School Assessment Report

cde Improving Academic Achievement

District: Arriba-Flagler C-20
School: Flagler ES/MS/HS
Date: Mar 18, 2013

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Executive Summary

School Name: Flagler ES/MS/HS

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	74,607
Replacement Value:	$20,073,593
Condition Budget:	$12,877,740
Total FCI:	64.15%
Energy Budget:	$26,112
Suitability Budget:	$1,442,200
Total RSLI:	15%
Total CFI:	71.5%
Condition Score: (60%)	3.64
Energy Score: (0%)	1.83
Suitability Score: (40%)	4.57
School Score:	4.01

Summary:
The Flagler ES/MS/HS consists of one building located on 421 Julian Avenue, in Flagler, Colorado. The original campus was constructed in 1954. This report contains condition and adequacy data collected during the fiscal year 2009 “Statewide Financial Assistance Priority Assessment.” The detailed condition and deficiency statements are contained in this report for each building.

Condition Budget Summary

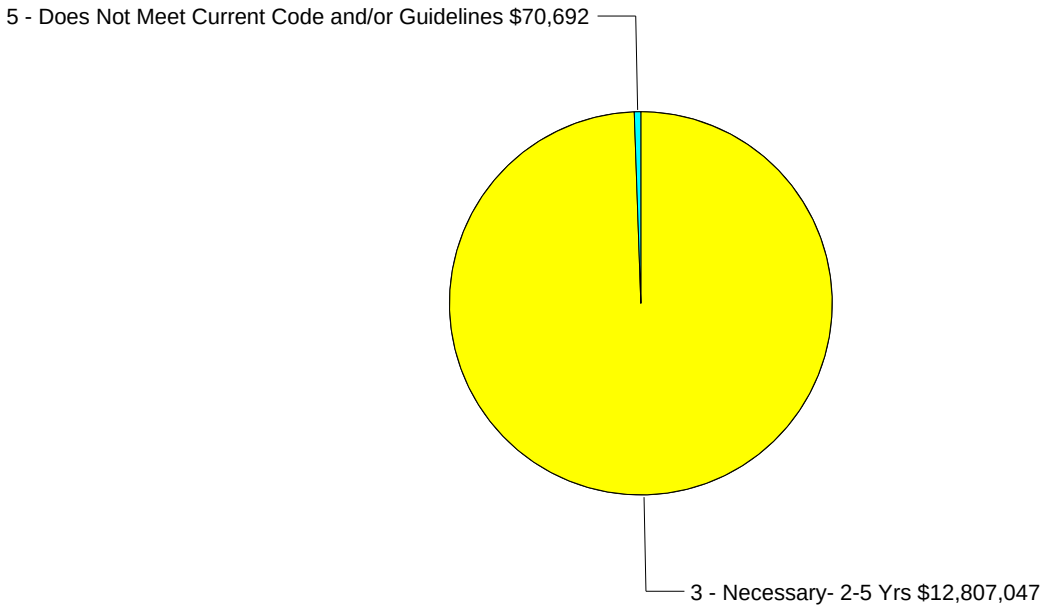
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System’s remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	14%	0.75%	$15,125
B30 Roofing	17%	102.33%	$1,399,682
C10 Interior Construction	41%	1.39%	$14,700
C20 Stairs	0%	0.00%	$0
C30 Interior Finishes	17%	102.33%	$2,107,522
D20 Plumbing	28%	93.60%	$819,383
D30 HVAC	14%	94.19%	$4,144,467
D40 Fire Protection	0%	121.36%	$470,366
D50 Electrical	27%	97.91%	$1,847,902
E10 Equipment	7%	110.00%	$79,582
E20 Furnishings	16%	102.33%	$154,965
F10 Special Construction	0%	110.00%	$409,117
G20 Site Improvements	3%	111.47%	$878,828

Uniformat Classification	RSLI	SCI	Condition Budget
G30 Site Mechanical Utilities	1%	110.00%	$207,413
G40 Site Electrical Utilities	1%	112.90%	$328,689
		Total:	**$12,877,740**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Site		100%	$0	$0	$1,414,930	$0	$0	$1,414,930
Main	65,292	64.7%	$0	$0	$10,807,270	$0	$70,692	$10,877,962
1983 Add	1,200	79.6%	$0	$0	$202,827	$0	$0	$202,827
1996 Add	2,915	49.8%	$0	$0	$321,776	$0	$0	$321,776
2003 Add	5,200	5.5%	$0	$0	$60,245	$0	$0	$60,245
Total:	74,607	64.2%	$0	$0	$12,807,047	$0	$70,692	$12,877,740



School Condition Budget: $12,877,739

Suitability Budget Summary

Educational Suitability Budget Calculation
The report below provides information about the Educational Suitability of this school, based on the data in Appendix 1. Each area was scored 5, 4, 3, 2, 1, or N/A with 5 being a high score. Items are scored N/A if they are not appropriate to that level (i.e., football fields at an elementary school or preschool at a high school) or are not needed at a school (i.e., no computer lab at a school where every student has a laptop). All scores are shown. However, the budget reflects only the deficiencies identified with scores of 4 or lower.

The budget for correcting suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult (if not impossible) to calculate the cost of correcting items such as classrooms that are sized incorrectly, inappropriate adjacencies, lack of a variety of teaching/learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. We can, however, develop a budget for suitability improvements based on the overall suitability score of a particular school and our experience in correcting the overall deficiencies based on that score. Budget projections for each facility are included in the report and should be used as a starting place for long range planning.

Suitability Narrative:
Flagler Elementary School is a PK-6 school housed in a building with the middle and high school. It occupies one wing of the school and shares administrative as well as food service, PE and special programs. It has its own playground areas separate from the secondary areas.

Flager ES

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Chemicals & Hazardous Materials	133 - Chemical Storage	5
		135 - Emergency Nurse Station	5
	General Classrooms	142.1 - Guidelines	5
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	3
	Kindergarten	140.1 - Guidelines	5
		140.2 - Adjacencies	5
		140.3 - Storage\Fixed Equip.	5
	Library - Multimedia Center (LMC)	150.1 - Guidelines	5
		150.2 - Adjacencies	5
		150.3 - Storage\Fixed Equip.	5
	P.E.	152.1 - Guidelines	5
		152.2 - Adjacencies	5
		152.3 - Storage\Fixed Equip.	5
	Preschool	139.1 - Guidelines	5
		139.2 - Adjacencies	5
		139.3 - Storage\Fixed Equip.	5
	Special Education	141.1 - Size	5
		141.2 - Adjacencies	5
		141.3 - Storage\Fixed Equip.	5
	Special Programs	143.1 - Size	5
		143.2 - Adjacencies	5
		143.3 - Storage\Fixed Equip.	5
Administrative/Support	Administration	157.1 - Guidelines	5

Group	Space Category	Appendix 1 Criteria	Score
Administrative/Support	Administration	157.2 - Adjacencies	5
		157.3 - Storage\Fixed Equip.	2
	Suitability	157.4 - Restrooms (Student)	5
		157.5 - Cafeteria	5
		157.6 - Food Prep	5
Fields/Courts	Elementary	25 - Playground	5
		26 - Playground ADA	5
		65.3 - Playground Fencing	5
		66 - Lines of Sight	5
Learning Environment	School Climate	137.1 - Natural Light	5
		137.2 - Learning Style Variety	5
		137.3 - Acoustics	5
		138 - CAP4K & NCLB	5
Site Circulation	Parking	18.1 - Staff & Visitor Parking	5
		18.2 - Staff & Visitor Parking Lots	3
		18.3 - Staff & Visitor ADA	5
		18.4 - Staff & Visitor Guidelines	5
		18.6 - Main Entry	5
	Signage and Way Finding	43.1 - Site Way Finding Signage	5
		43.2 - Traffic Signage	5
	Site Circulation	16.1 - Bus Zone	5
		16.2 - Bus Separation	5
		16.3 - Pedestrian Traffic	5
		17.1 - Parent Traffic	1
		17.2 - Parent Routing	1
		17.4 - Parent Separation	4
		20 - Delivery Separation	5
		21.1 - Sidewalks	5
		22 - Bicycle Storage	5
		23 - Fire Lane	1
	Site Security	65.1 - Fencing	5
		65.2 - Gates	2
		125.1 - Controlled Access	5
		125.2 - Ease of Supervision	5
Technology Infrastructure	Technology Readiness	117 - Electrical Power	5
		124 - Event Alert Notification	5
		127 - Bldg Access	1
		169 - Video Distribution	5
		170 - LAN Connectivity	3
		171.1 - Backup Power	5
		171.2 - Cooling	1
		171.3 - Data Backups	5
		171.4 - Data Backup Storage	1
		173.1 - WAN Backbone	5
		173.2 - Wireless	1
		174.2 - Drops	5
		176.1 - Internet Access Control	5
		176.2 - Email Control	5
		176.3 - Phone Control	5

Group	Space Category	Appendix 1 Criteria	Score
Technology Infrastructure	Technology Readiness	176.4 - Website Control	5

Flager ES Suitability Budget Total: $366,400
Combined School Suitability Budget Total: $1,442,200

Suitability Narrative:
Flagler Senior High School is housed in a building with the middle and elementary schools. It occupies most of two wings, and shares administrative as well as other common areas such as food service, PE, Special Programs, music, art, library, athletic fields, and CTE spaces with the middle school.

Flager HS

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	2
		146.2 - Adjacencies	5
		146.3 - Storage\Fixed Equip.	5
	Career & Technical Education	149.1 - Guidelines	5
		149.2 - Adjacencies	5
		149.3 - Storage\Fixed Equip.	5
	Chemicals & Hazardous Materials	133 - Chemical Storage	5
		135 - Emergency Nurse Station	5
	Computer Labs	147.1 - Guidelines	5
		147.2 - Adjacencies	5
		147.3 - Storage\Fixed Equip.	5
	Distance Learning	151.1 - Guidelines	5
		151.2 - Adjacencies	5
		151.3 - Storage\Fixed Equip.	5
	General Classrooms	142.1 - Guidelines	5
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	3
	Library - Multimedia Center (LMC)	150.1 - Guidelines	5
		150.2 - Adjacencies	5
		150.3 - Storage\Fixed Equip.	5
	Music	144.1 - Guidelines	5
		144.2 - Adjacencies	5
		144.3 - Storage\Fixed Equip.	5
	P.E.	152.1 - Guidelines	5
		152.2 - Adjacencies	5
		152.3 - Storage\Fixed Equip.	5
	Performing Arts\Auditorium	156.1 - Guidelines	2
		156.2 - Adjacencies	5
		156.3 - Storage\Fixed Equip.	5
	Science	158.1 - Guidelines	5
		158.2 - Adjacencies	5
		158.3 - Storage\Fixed Equip.	5
	Secondary	134 - Science Lab & Shop Safety	5
		148 - Guidance & Career Ctr	5
	Special Education	141.1 - Size	5
		141.2 - Adjacencies	5
		141.3 - Storage\Fixed Equip.	5
	Special Programs	143.1 - Size	5
		143.2 - Adjacencies	5

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Special Programs	143.3 - Storage\Fixed Equip.	5
Administrative/Support	Administration	157.1 - Guidelines	5
		157.2 - Adjacencies	5
		157.3 - Storage\Fixed Equip.	2
	Suitability	157.4 - Restrooms (Student)	5
		157.5 - Cafeteria	5
		157.6 - Food Prep	5
Fields/Courts	Baseball Fields	6.1 - Guidelines	5
		6.2 - Approval	5
	Football Fields	4.1 - Guidelines	5
		4.2 - Approval	5
	Softball Fields	7.1 - Guidelines	5
		7.2 - Approval	5
	Tracks	5.1 - Guidelines	5
		5.2 - Approval	5
Learning Environment	School Climate	137.1 - Natural Light	5
		137.2 - Learning Style Variety	5
		137.3 - Acoustics	5
		138 - CAP4K & NCLB	5
Site Circulation	Parking	18.1 - Staff & Visitor Parking	5
		18.2 - Staff & Visitor Parking Lots	3
		18.3 - Staff & Visitor ADA	5
		18.4 - Staff & Visitor Guidelines	5
		18.6 - Main Entry	5
		19.1 - Student Parking	5
		19.2 - Student Parking Lots	2
		19.3 - Student ADA	5
		19.4 - Student Guidelines	5
	Signage and Way Finding	43.1 - Site Way Finding Signage	3
		43.2 - Traffic Signage	5
	Site Circulation	16.1 - Bus Zone	5
		16.2 - Bus Separation	5
		16.3 - Pedestrian Traffic	5
		17.1 - Parent Traffic	5
		17.2 - Parent Routing	1
		17.4 - Parent Separation	4
		20 - Delivery Separation	5
		21.1 - Sidewalks	5
		22 - Bicycle Storage	5
		23 - Fire Lane	1
	Site Security	65.1 - Fencing	5
		65.2 - Gates	2
		125.1 - Controlled Access	5
		125.2 - Ease of Supervision	5
Technology Infrastructure	Technology Readiness	117 - Electrical Power	5
		124 - Event Alert Notification	5
		127 - Bldg Access	1

Group	Space Category	Appendix 1 Criteria	Score
Technology Infrastructure	Technology Readiness	169 - Video Distribution	5
		170 - LAN Connectivity	3
		171.1 - Backup Power	5
		171.2 - Cooling	1
		171.3 - Data Backups	5
		171.4 - Data Backup Storage	3
		173.1 - WAN Backbone	5
		173.2 - Wireless	1
		174.1 - Distant Learning Networks	5
		174.2 - Drops	5
		176.1 - Internet Access Control	5
		176.2 - Email Control	5
		176.3 - Phone Control	5
		176.4 - Website Control	5

Flager HS Suitability Budget Total: $615,700
Combined School Suitability Budget Total: $1,442,200

Suitability Narrative:
Flagler Middle School is housed in a building with the PK-6 elementary school and the high school. It occupies one wing of the school with the elementary and shares administrative as well as other common areas such as food service, PE, Special Programs, music, shop, and library with the high school.

Flager MS

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	2
		146.2 - Adjacencies	5
		146.3 - Storage\Fixed Equip.	5
	Chemicals & Hazardous Materials	133 - Chemical Storage	5
		135 - Emergency Nurse Station	5
	Computer Labs	147.1 - Guidelines	5
		147.2 - Adjacencies	5
		147.3 - Storage\Fixed Equip.	5
	General Classrooms	142.1 - Guidelines	5
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	3
	Library - Multimedia Center (LMC)	150.1 - Guidelines	5
		150.2 - Adjacencies	5
		150.3 - Storage\Fixed Equip.	5
	Music	144.1 - Guidelines	5
		144.2 - Adjacencies	5
		144.3 - Storage\Fixed Equip.	5
	P.E.	152.1 - Guidelines	5
		152.2 - Adjacencies	5
		152.3 - Storage\Fixed Equip.	5
	Performing Arts\Auditorium	156.1 - Guidelines	5
		156.2 - Adjacencies	5
		156.3 - Storage\Fixed Equip.	5
	Science	158.1 - Guidelines	5
		158.2 - Adjacencies	5
		158.3 - Storage\Fixed Equip.	2
	Secondary	134 - Science Lab & Shop Safety	5
		148 - Guidance & Career Ctr	5
	Special Education	141.1 - Size	5
		141.2 - Adjacencies	5
		141.3 - Storage\Fixed Equip.	5
	Special Programs	143.1 - Size	5
		143.2 - Adjacencies	5
		143.3 - Storage\Fixed Equip.	5
Administrative/Support	Administration	157.1 - Guidelines	5
		157.2 - Adjacencies	5
		157.3 - Storage\Fixed Equip.	2
	Suitability	157.4 - Restrooms (Student)	5
		157.5 - Cafeteria	5

Group	Space Category	Appendix 1 Criteria	Score
Administrative/Support	Suitability	157.6 - Food Prep	5
Fields/Courts	Baseball Fields	6.1 - Guidelines	5
		6.2 - Approval	5
	Football Fields	4.1 - Guidelines	5
		4.2 - Approval	5
	Softball Fields	7.1 - Guidelines	5
		7.2 - Approval	5
	Tracks	5.1 - Guidelines	5
		5.2 - Approval	5
Learning Environment	School Climate	137.1 - Natural Light	5
		137.2 - Learning Style Variety	5
		137.3 - Acoustics	5
		138 - CAP4K & NCLB	5
Site Circulation	Parking	18.1 - Staff & Visitor Parking	5
		18.2 - Staff & Visitor Parking Lots	3
		18.3 - Staff & Visitor ADA	5
		18.4 - Staff & Visitor Guidelines	5
		18.6 - Main Entry	5
	Signage and Way Finding	43.1 - Site Way Finding Signage	3
		43.2 - Traffic Signage	5
	Site Circulation	16.1 - Bus Zone	5
		16.2 - Bus Separation	5
		16.3 - Pedestrian Traffic	5
		17.1 - Parent Traffic	5
		17.2 - Parent Routing	5
		17.4 - Parent Separation	4
		20 - Delivery Separation	5
		21.1 - Sidewalks	5
		22 - Bicycle Storage	5
		23 - Fire Lane	1
	Site Security	65.1 - Fencing	5
		65.2 - Gates	2
		125.1 - Controlled Access	5
		125.2 - Ease of Supervision	5
Technology Infrastructure	Technology Readiness	117 - Electrical Power	5
		124 - Event Alert Notification	5
		127 - Bldg Access	1
		169 - Video Distribution	5
		170 - LAN Connectivity	3
		171.1 - Backup Power	5
		171.2 - Cooling	1
		171.3 - Data Backups	5
		171.4 - Data Backup Storage	3
		173.1 - WAN Backbone	5
		173.2 - Wireless	1
		174.2 - Drops	5
		176.1 - Internet Access Control	5
		176.2 - Email Control	5

Group	Space Category	Appendix 1 Criteria	Score
Technology Infrastructure	Technology Readiness	176.3 - Phone Control	5
		176.4 - Website Control	5

Flager MS Suitability Budget Total: $460,100
Combined School Suitability Budget Total: $1,442,200

Energy Budget Summary

The Energy Utilization Index (EUI) – Thousand British thermal units per square foot per year (KBtu/sf/yr) (Three-year average) - metric is the generally accepted standard within the energy and facilities industries by which a building's energy use, or energy density, is compared to other similar buildings on a square foot basis. School energy sources that were analyzed include electricity, natural gas, propane, oil, coal, woody biomass, and geo-thermal heat. By using the appropriate conversion factors for each energy type, each public school facility's annual usage information was converted to annual Btus consumed and then combined into a single total annual energy use value (Btus), converted to KBtu and then divided by the school's gross square feet resulting in KBtu/sf/yr. For this report, in order to perform a first-level normalization for differing and potentially influencing weather and occupancy conditions, the school's final EUI was calculated using the average of the provided three-year annual utility use.

Each school's three-year average EUI value was compared to school benchmark values that were established using generally accepted national and Colorado-specific data and resultant scoring of 1 to 5 was developed. (Note: An assigned score of 0 (zero) or "NA" indicates that inadequate information was available for analysis.) Scores of 3 or less represent public school facilities that have the potential for substantial energy use and cost savings. A budget was then calculated for a comprehensive energy audit to identify detailed options for energy retrofit, renovation, and recommissioning services.

The adopted scoring approach is a starting point whereby school districts can develop an initial understanding of how their schools' energy use situation looks today relative to other schools and to begin to develop strategies for improving their energy efficiency. It should be noted that this exercise is very general in nature and that there are many other factors that influence the efficiency and energy use densities of a school that are not taken into account, such as the differing general energy usage and densities in a high school, middle school, and an elementary school as well as varying climate and weather conditions. The resulting EUI also is dependent on the accuracy and completeness of all information provided for use in its calculation.

Site

Site Summary

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

		Condition Budget:	$1,414,930
Site Acreage	31.4	Total FCI:	111.58%
Replacement Value:	$1,268,118	Total RSLI:	2%
		Condition Score:	3.64

Site:
The original site was constructed in 1954. There were major additions in 1964, 1983, 1996, and 2003. The cafeteria and

music room were added in 1964, boys' locker room and weight room in 1983, middle school computer lab in 1996 and four classrooms were added in 2003. The campus site contains additional improvements including sports fields, storage sheds, bleachers, concession stands and press box. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Deficiency Condition Budget Summary: Site

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	3%	111.47%	$878,828
G30 Site Mechanical Utilities	1%	110.00%	$207,413
G40 Site Electrical Utilities	1%	112.90%	$328,689
		Total:	**$1,414,930**

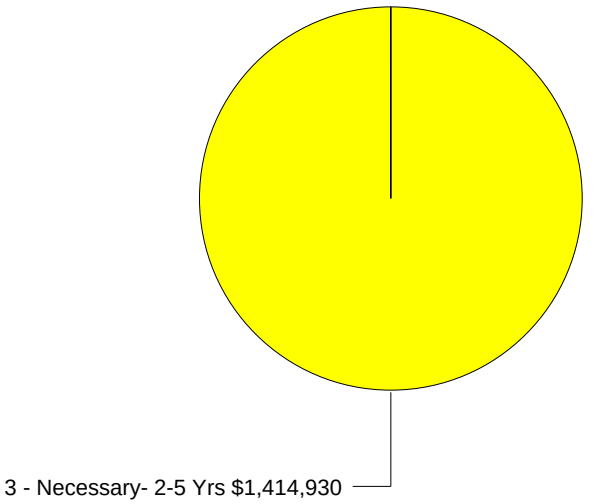
Site Deficiencies Budget Detail

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	$1.41	50	1954	2004	$137,754	0%	110%	$151,529
G2020	Parking Lots	$2.64	50	1954	2004	$257,922	0%	110%	$283,715
G2030	Pedestrian Paving	$0.70	50	1954	2004	$68,389	0%	110%	$75,227
G2040	Site Development	$0.78	30	1954	1984	$76,204	0%	125%	$95,389
G2050	Landscaping	$2.54	10	1954	1964	$248,153	0%	110%	$272,968
G3010	Water Supply	$0.46	50	1954	2004	$44,941	0%	110%	$49,435
G3020	Sanitary Sewer	$0.92	50	1954	2004	$89,882	0%	110%	$98,870
G3030	Storm Sewer	$0.55	50	1954	2004	$53,734	0%	110%	$59,107
G4010	Electrical Distribution	$1.22	30	1954	1984	$119,191	0%	110%	$131,111
G4020	Site Lighting	$1.21	30	1954	1984	$118,214	0%	110%	$130,036
G4030	Site Communication and Security	$0.55	30	1954	1984	$53,734	0%	126%	$67,543
Total		$12.98				$1,268,118	0%	112%	$1,414,930

Site Deficiency Priority

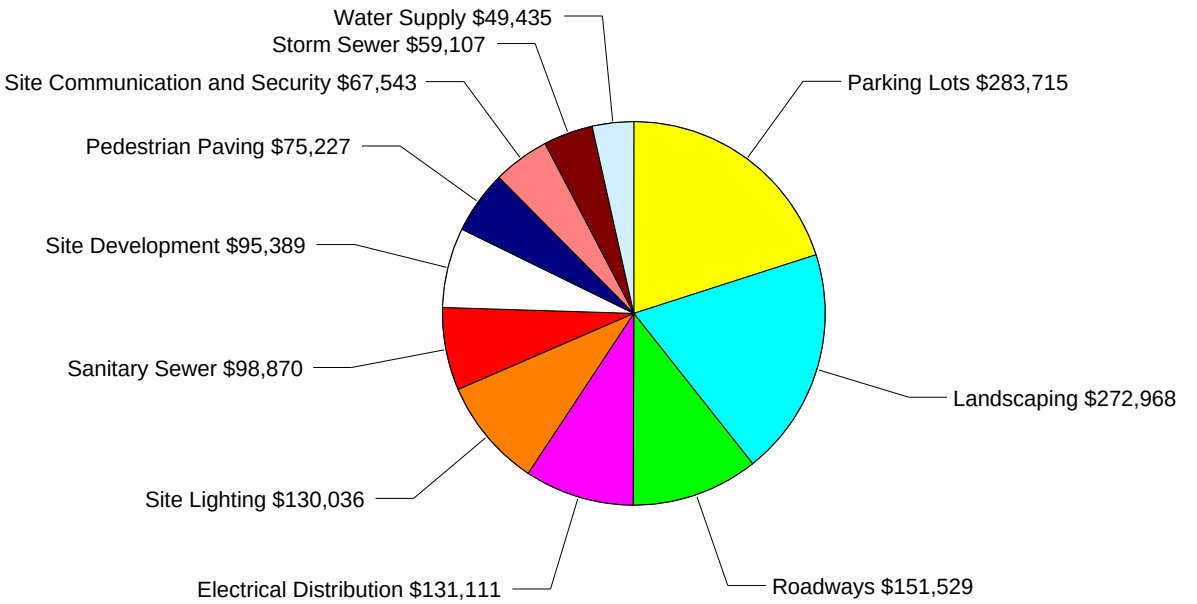
Site Deficiencies by Priority:



Site Condition Budget: $1,414,930

Site Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.



Site Condition Budget: $1,414,930

Site Deficiencies Budget Narrative

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.

System: G2010 - Roadways
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 50-year service life which expired in 2004.
Recommendation: The system should be replaced.

Deficiency
Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Roadways are beyond expected life and need resurfacing.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $151,529

System: G2020 - Parking Lots
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 50-year service life which expired in 2004.
Recommendation: The system should be replaced.

Deficiency
Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Student parking area is beyond expected life and needs surfacing and markings throughout the parking lot.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $283,715

System: G2030 - Pedestrian Paving
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1954. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $75,227

System: G2040 - Site Development
Analysis: The system is missing.
Recommendation: The system should be installed.

Deficiency
Location: Site
Material: Site Development
Distress: Missing
Category: Environmental
Priority: 3 - Necessary- 2-5 Yrs
Notes: There is no fencing around dumpsters. Installation is recommended.
Correction: Replace and/or add fencing for security/appearance
Qty: 1-Ea.
Condition Budget: $5,782

Deficiency
Location: Site
Material: Site Development
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The electrical distribution system has no fencing around it. Installation is recommended.
Correction: Replace and/or add fencing for security/appearance
Qty: 1-Ea.
Condition Budget: $5,782

Photo is not available.

Deficiency
Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $83,825

System: G2050 - Landscaping
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1954. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $272,968

System: G3010 - Water Supply
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1954. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $49,435

System: G3020 - Sanitary Sewer
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1954. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $98,870

System: G3030 - Storm Sewer
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1954. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $59,107

System: G4010 - Electrical Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.
Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The electrical distribution system has no room for additional capacity. Recommend upgrade.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $131,111

System: G4020 - Site Lighting
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1954. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $130,036

System: G4030 - Site Communication and Security
Analysis: The system is missing.
Recommendation: The system should be installed.

Deficiency

Location:	Site
Material:	Site Communications and Security
Distress:	Missing
Category:	Compliance
Priority:	3 - Necessary- 2-5 Yrs
Notes:	There are no bollards or any other means to protect the forced entry at the main entrance. Installation is recommended.
Correction:	Add security barrier/ bollards at front entry.
Qty:	30-L.F.
Condition Budget:	$4,288

Deficiency

Location:	Site
Material:	Site Development
Distress:	Missing
Category:	Compliance
Priority:	3 - Necessary- 2-5 Yrs
Notes:	The TV tower beside the school building needs to be fenced as it provides uncontrolled access to the roof.
Correction:	Replace and/or add fencing for security/appearance
Qty:	1-Ea.
Condition Budget:	$4,147

Photo is not available.

Deficiency

Location:	Site
Distress:	Beyond Useful Life
Category:	Deferred Maintenance
Priority:	3 - Necessary- 2-5 Yrs
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$59,107

Buildings

Building Name: Main

Year Built:	1954
Gross Area (SF):	65,292

The Flagler ES/MS/HS is a 1-story building located on 421 Julian Avenue, Flagler, Colorado. There were major additions in 1964, 1983, 1996 and 2003. The cafeteria and music room were added in 1964, boys' locker room and weight room in 1983, middle school computer lab in 1996 and four classrooms were added in 2003. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Building Condition Budget Summary

Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
A20 Basement Construction	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	7%	0.00%	$0
B30 Roofing	5%	110.00%	$1,316,698
C10 Interior Construction	30%	0.00%	$0
C20 Stairs	0%	0.00%	$0
C30 Interior Finishes	3%	110.00%	$1,982,571
D20 Plumbing	8%	104.62%	$801,460
D30 HVAC	3%	100.91%	$3,965,142
D40 Fire Protection	0%	110.00%	$368,675
D50 Electrical	0%	110.00%	$1,812,341
E10 Equipment	0%	110.00%	$76,180
E20 Furnishings	0%	110.00%	$145,777
F10 Special Construction	0%	110.00%	$409,117
		Total:	**$10,877,962**

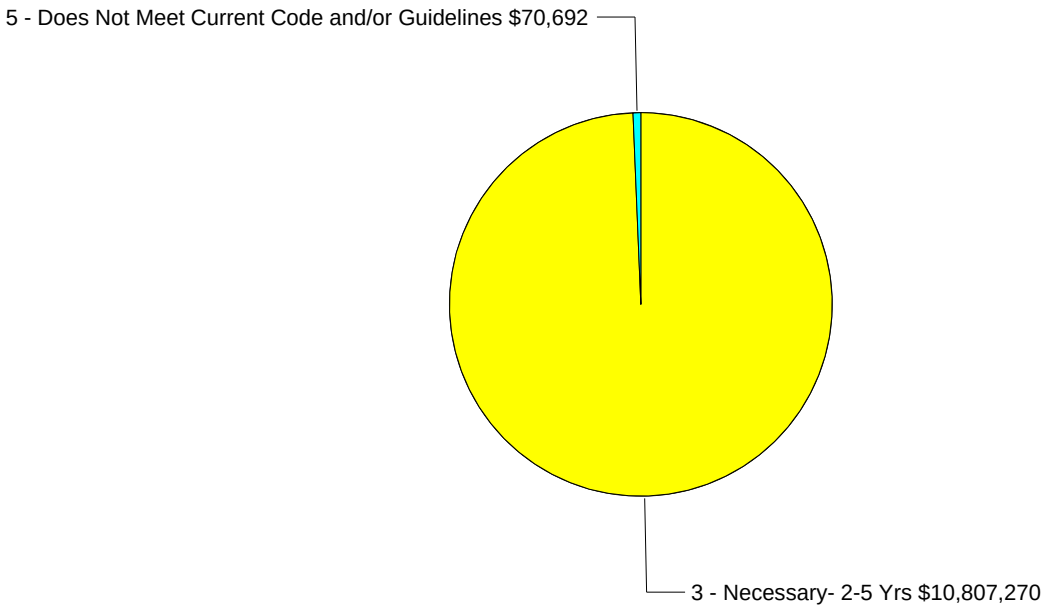
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.01	100	1954	2054	$599,354	-	0.00%	$0
A1020	Special Foundations	$0.34	100	1954	2054	$29,070	-	0.00%	$0
A1030	Slab on Grade	$6.06	100	1954	2054	$518,129	-	0.00%	$0
A2010	Basement Excavation	$0.19	100	1954	2054	$16,245	-	0.00%	$0
A2020	Basement Walls	$2.76	100	1954	2054	$235,980	-	0.00%	$0
B1010	Floor Construction	$15.16	100	1954	2054	$1,296,178	-	0.00%	$0
B1020	Roof Construction	$10.98	100	1954	2054	$938,789	-	0.00%	$0
B2010	Exterior Walls	$12.00	100	1954	2054	$1,025,998	-	0.00%	$0
B2020	Exterior Windows	$8.07	30	1982	2012	$689,984	0%	0.00%	$0
B2030	Exterior Doors	$0.68	30	1999	2029	$58,140	53%	0.00%	$0
B3010	Roof Coverings	$14.00	20	1994	2014	$1,196,998	5%	110%	$1,316,698

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C1010	Partitions	$5.06	40	1954	1994	$432,629	-	0.00%	$0
C1020	Interior Doors	$3.32	40	2003	2043	$283,860	75%	0.00%	$0
C1030	Fittings	$2.48	20	2003	2023	$212,040	50%	0.00%	$0
C2010	Stair Construction	$2.49	100	1954	2054	$212,895	-	0.00%	$0
C3010	Wall Finishes	$4.37	20	1994	2014	$373,634	5%	110%	$410,998
C3020	Floor Finishes	$8.96	20	1994	2014	$766,079	5%	110%	$842,687
C3030	Ceiling Finishes	$7.75	20	1954	1974	$662,624	0%	110%	$728,886
D2010	Plumbing Fixtures	$6.17	30	1954	1984	$527,534	0%	123%	$650,980
D2020	Domestic Water Distribution	$0.61	30	2000	2030	$52,155	57%	0.00%	$0
D2030	Sanitary Waste	$1.60	30	1954	1984	$136,800	0%	110%	$150,480
D2090	Other Plumbing Systems	$0.58	20	2000	2020	$49,590	35%	0.00%	$0
D3020	Heat Generating Systems	$3.21	30	1990	2020	$274,455	23%	0.00%	$0
D3030	Cooling Generating Systems	$6.10	30	2003	2033	$521,549	67%	110%	$573,704
D3040	Distribution Systems	$8.44	30	1996	2026	$721,619	43%	110%	$793,781
D3050	Terminal & Package Units	$25.56	15	1996	2011	$2,185,377	0%	110%	$2,403,914
D3060	Controls & Instrumentation	$2.06	20	1996	2016	$176,130	15%	110%	$193,743
D3070	Systems Testing & Balance	$0.59	30	1996	2026	$50,445	43%	0.00%	$0
D4010	Sprinklers	$3.83	30			$327,465	0%	110%	$360,211
D4030	Fire Protection Specialties	$0.09	15	2000	2015	$7,695	13%	110%	$8,464
D5010	Electrical Service/Distribution	$3.17	30	1954	1984	$271,035	0%	110%	$298,138
D5020	Lighting and Branch Wiring	$11.93	30	1954	1984	$1,020,013	0%	110%	$1,122,015
D5030	Communications and Security	$4.17	30	1954	1984	$356,534	0%	110%	$392,188
E1020	Institutional Equipment	$0.10	20	1954	1974	$8,550	0%	110%	$9,405
E1090	Other Equipment	$0.71	20	1954	1974	$60,705	0%	110%	$66,775
E2010	Fixed Furnishings	$1.55	20	1954	1974	$132,525	0%	110%	$145,777
F1040	Special Facilities	$4.35	40	1964	2004	$371,924	0%	110%	$409,117
Total		$196.50				$16,800,725	11%	64.75%	$10,877,962

Building Deficiency Priority

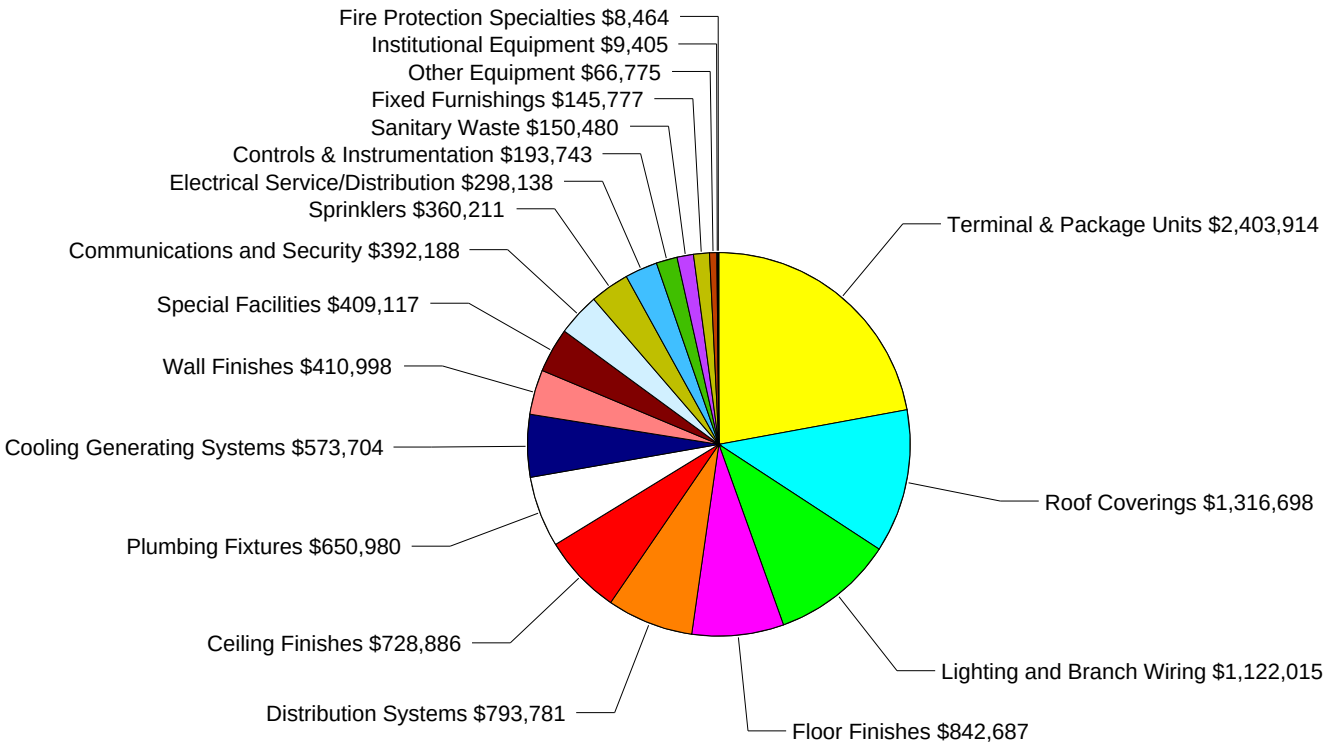
Deficiencies by Priority:



Main Condition Budget: $10,877,962

Building Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this facility.



Main Condition Budget: $10,877,961

Building Condition Deficiencies Narrative

System: A1010 - Standard Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.
Recommendation: No action is required.

System: A1020 - Special Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Slab on Grade
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.
Recommendation: No action is required.

System: A2010 - Basement Excavation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.
Recommendation: No action is required.

System: A2020 - Basement Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.
Recommendation: No action is required.

System: B1010 - Floor Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.
Recommendation: No action is required.

System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1982. It has a 30-year service life. Based on the assessment, it is expected to expire in 2017.
Recommendation: No action is required.

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1999. It has a 30-year service life. Based on the assessment, it is expected to expire in 2029.
Recommendation: No action is required.

System: B3010 - Roof Coverings
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1994. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,316,698

System: C1010 - Partitions
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 40-year service life which expired in 1994 and is non-renewable.
Recommendation: The system should be replaced.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 40-year service life. Based on the assessment, it is expected to expire in 2043.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: C2010 - Stair Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1994. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $410,998

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1994. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $842,687

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 20-year service life which expired in 1974.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The ceiling finishes are beyond their expected lives. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $728,886

System: D2010 - Plumbing Fixtures
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1954. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Material: Plumbing Fixtures
Distress: Inadequate
Category: Compliance
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Notes: Additional plumbing fixtures are needed to comply with code requirements.
Correction: Additional plumbing fixture installation for code
Qty: 828-S.F.
Condition Budget: $70,692

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $580,288

System: D2020 - Domestic Water Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.
Recommendation: No action is required.

System: D2030 - Sanitary Waste
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The sanitary sewer system is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $150,480

System: D2090 - Other Plumbing Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D3020 - Heat Generating Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 30-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D3030 - Cooling Generating Systems
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 2003. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $573,704

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $793,781

System: D3050 - Terminal & Package Units
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 15-year service life which expired in 2011.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The terminal and package units are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,403,914

Photo is not available.

System: D3060 - Controls & Instrumentation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $193,743

System: D3070 - Systems Testing & Balance
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D4010 - Sprinklers
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency

Location: Main
Distress: Missing
Category: Capital Renewal
Priority: 3 - Necessary- 2-5 Yrs
Notes: The building has no fire protection sprinkler system. Installation is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $360,211

System: D4030 - Fire Protection Specialties
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 2000. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $8,464

System: D5010 - Electrical Service/Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The electrical service and distribution is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $298,138

System: D5020 - Lighting and Branch Wiring
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The lighting and branch wiring is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,122,015

System: D5030 - Communications and Security
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: Fire Alarm system has numerous reported trouble alerts.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $392,188

System: E1020 - Institutional Equipment
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 20-year service life which expired in 1974.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The theater and stage equipment is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $9,405

System: E1090 - Other Equipment
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 20-year service life which expired in 1974.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The athletic equipment is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $66,775

System: E2010 - Fixed Furnishings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 20-year service life which expired in 1974.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The fixed furnishings are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $145,777

System: F1040 - Special Facilities
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1964. It has a 40-year service life which expired in 2004.
Recommendation: The system should be replaced.

Deficiency

Location: Swimming Pool
Distress: Beyond Useful Life
Category: Capital Renewal
Priority: 3 - Necessary- 2-5 Yrs
Notes: The indoor swimming pool is original to the buidling construction and beyond expected life. It is recommended to be renovated and equipment replaced as required. Clinet reported, "The issue with the boiler is that the pool is heated with the same hot water boiler as the rest of the 1964 building. We have been told that it would be more efficient to have a small separate boiler to heat the pool."
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $409,117

Building Name: 1983 Add

Year Built:	1983
Gross Area (SF):	1,200

The 1983 Addition is a 1-story boys' locker room and weight room building located at 421 Julian Avenue, Flagler, Colorado. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	0%	46.39%	$15,125
B30 Roofing	0%	110.00%	$24,200
C10 Interior Construction	18%	25.12%	$4,287
C30 Interior Finishes	0%	110.00%	$36,438
D20 Plumbing	0%	110.00%	$15,488
D30 HVAC	0%	110.00%	$63,351
D40 Fire Protection	0%	110.00%	$7,294
D50 Electrical	0%	110.00%	$33,966
E20 Furnishings	0%	110.00%	$2,679
		Total:	**$202,827**

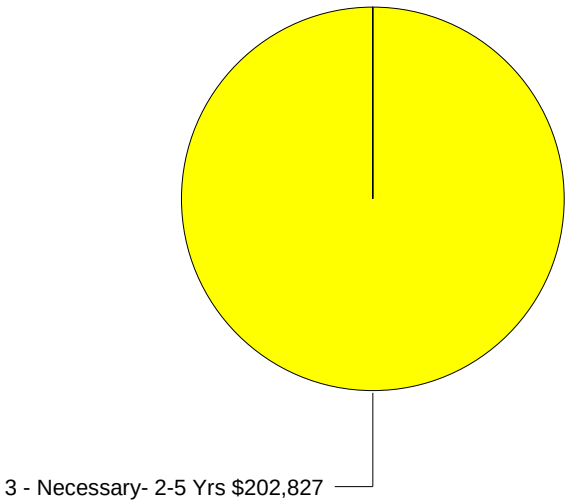
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.01	100	1983	2083	$11,016	-	0.00%	$0
A1020	Special Foundations	$0.34	100	1983	2083	$534	-	0.00%	$0
A1030	Slab on Grade	$6.06	100	1983	2083	$9,523	-	0.00%	$0
B1020	Roof Construction	$10.98	100	1983	2083	$17,254	-	0.00%	$0
B2010	Exterior Walls	$12.00	100	1983	2083	$18,857	-	0.00%	$0
B2020	Exterior Windows	$8.07	30	1983	2013	$12,681	0%	110%	$13,949
B2030	Exterior Doors	$0.68	30	1983	2013	$1,069	0%	110%	$1,175
B3010	Roof Coverings	$14.00	20	1983	2003	$22,000	0%	110%	$24,200
C1010	Partitions	$5.06	40	1983	2023	$7,951	25%	0.00%	$0
C1020	Interior Doors	$3.32	40	1983	2023	$5,217	25%	0.00%	$0
C1030	Fittings	$2.48	20	1983	2003	$3,897	0%	110%	$4,287
C3010	Wall Finishes	$4.37	20	1983	2003	$6,867	0%	110%	$7,554
C3020	Floor Finishes	$8.96	20	1983	2003	$14,080	0%	110%	$15,488
C3030	Ceiling Finishes	$7.75	20	1983	2003	$12,178	0%	110%	$13,396
D2010	Plumbing Fixtures	$6.17	30	1983	2013	$9,696	0%	110%	$10,665
D2020	Domestic Water Distribution	$0.61	30	1983	2013	$959	0%	110%	$1,054
D2030	Sanitary Waste	$1.60	30	1983	2013	$2,514	0%	110%	$2,766
D2090	Other Plumbing Systems	$0.58	20	1983	2003	$911	0%	110%	$1,003
D3040	Distribution Systems	$8.44	30	1983	2013	$13,263	0%	110%	$14,589
D3050	Terminal & Package Units	$25.56	15	1983	1998	$40,165	0%	110%	$44,181
D3060	Controls & Instrumentation	$2.06	20	1983	2003	$3,237	0%	110%	$3,561
D3070	Systems Testing & Balance	$0.59	30	1983	2013	$927	0%	110%	$1,020
D4010	Sprinklers	$4.22	30			$6,631	0%	110%	$7,294
D5010	Electrical Service/Distribution	$3.17	30	1983	2013	$4,981	0%	110%	$5,479
D5020	Lighting and Branch Wiring	$11.93	30	1983	2013	$18,747	0%	110%	$20,621
D5030	Communications and Security	$4.17	30	1983	2013	$6,553	0%	110%	$7,208

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5090	Other Electrical Systems	$0.38	15	1983	1998	$597	0%	110%	$657
E2010	Fixed Furnishings	$1.55	20	1983	2003	$2,436	0%	110%	$2,679
Total		$162.11				$254,740	1%	79.62%	$202,827

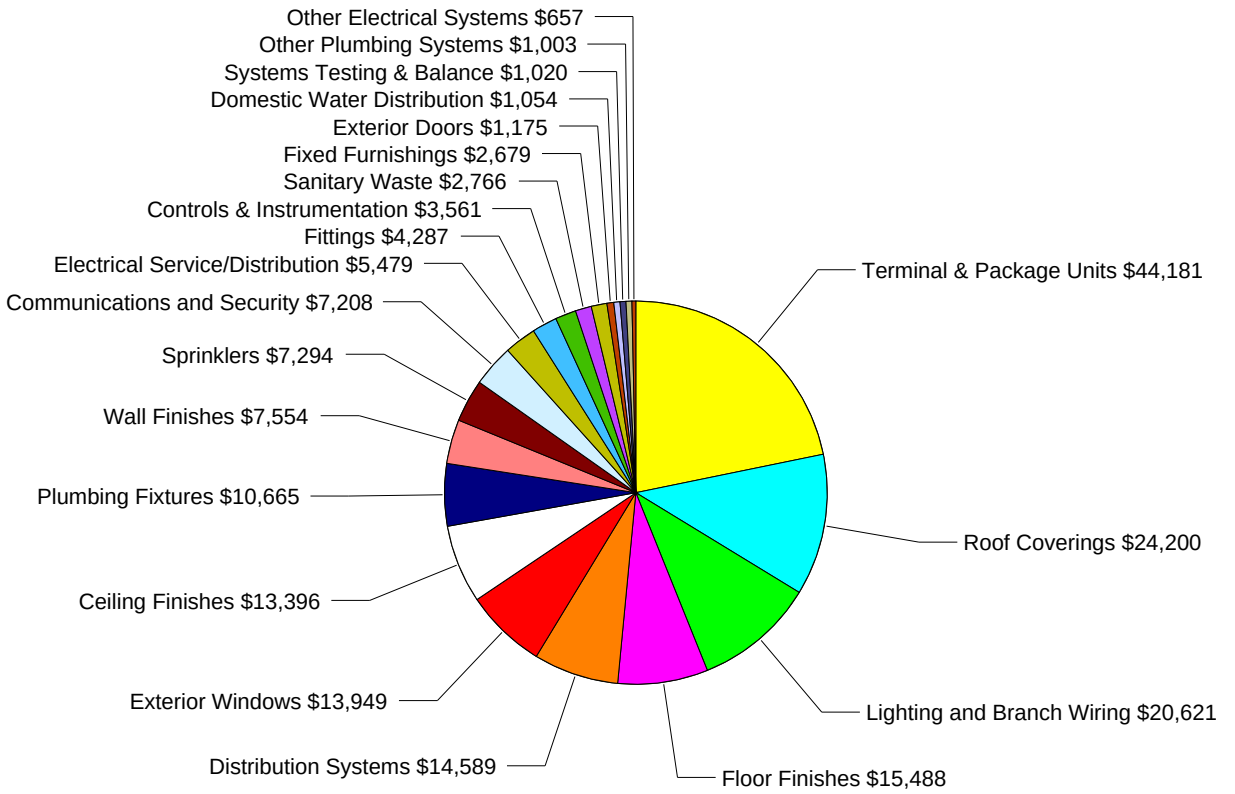
Building Deficiency Priority

Deficiencies by Priority:



1983 Add Condition Budget: $202,827

Building Deficiencies Budget Detail



1983 Add Condition Budget: $202,826

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 and is non-renewable.
Recommendation: No action is required.

System: A1020 - Special Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Slab on Grade
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 and is non-renewable.
Recommendation: No action is required.

System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $13,949

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,175

System: B3010 - Roof Coverings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

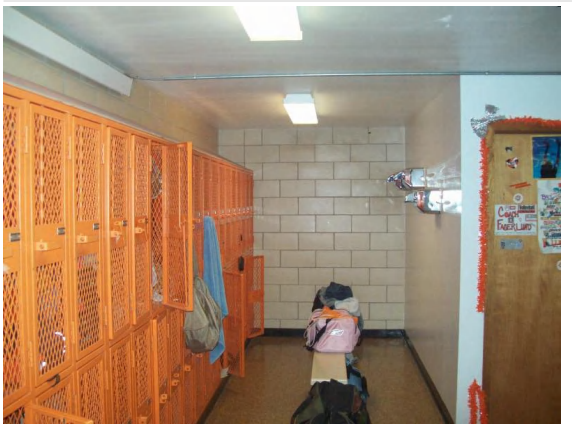
Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The roof covering is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $24,200

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 40-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 40-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency
Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The fittings are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $4,287



System: C3010 - Wall Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency
Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The wall finishes are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $7,554

System: C3020 - Floor Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency
Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The floor finishes are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $15,488

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency
Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The ceiling finishes are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $13,396

System: D2010 - Plumbing Fixtures
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $10,665

System: D2020 - Domestic Water Distribution
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,054

System: D2030 - Sanitary Waste
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,766

System: D2090 - Other Plumbing Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The gas piping is beyond its expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,003

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $14,589

System: D3050 - Terminal & Package Units
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 15-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The terminal and package units are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $44,181

System: D3060 - Controls & Instrumentation
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency
Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The controls mounted on the unit heaters are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $3,561

System: D3070 - Systems Testing & Balance
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,020

System: D4010 - Sprinklers
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency
Location: 1983 Add
Distress: Missing
Category: Capital Renewal
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $7,294

System: D5010 - Electrical Service/Distribution
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $5,479

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $20,621

System: D5030 - Communications and Security
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1983. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $7,208

System: D5090 - Other Electrical Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 15-year service life which expired in 1998.
Recommendation: The system should be replaced.

Deficiency

Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The other electrical systems are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $657

System: E2010 - Fixed Furnishings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.
Recommendation: The system should be replaced.

Deficiency

Location: 1983 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The fixed furnishings are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,679

Building Name: 1996 Add

Year Built:	1996
Gross Area (SF):	2,915

The 1996 Addition is a 1-story middle school computer lab building located at 421 Julian Avenue, Flagler, Colorado. This report contains condition and adequacy data collected during the fiscal year 2009 “Statewide Financial Assistance Priority Assessment.” The detailed condition and deficiency statements are contained in this report for each building.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	19%	0.00%	$0
B30 Roofing	15%	110.00%	$58,785
C10 Interior Construction	46%	25.12%	$10,413
C30 Interior Finishes	14%	110.00%	$88,513
D20 Plumbing	41%	7.12%	$2,435
D30 HVAC	16%	71.07%	$115,974
D40 Fire Protection	0%	207.57%	$34,150
D50 Electrical	42%	2.13%	$1,596
E10 Equipment	15%	110.00%	$3,401
E20 Furnishings	15%	110.00%	$6,508
		Total:	**$321,776**

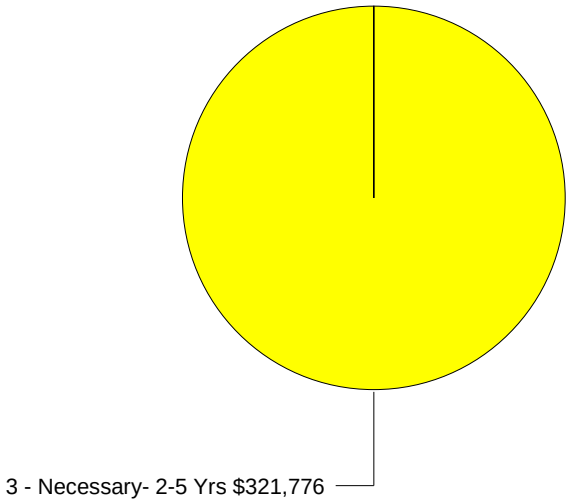
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.01	100	1996	2096	$26,759	-	0.00%	$0
A1020	Special Foundations	$0.34	100	1996	2096	$1,298	-	0.00%	$0
A1030	Slab on Grade	$6.06	100	1996	2096	$23,132	-	0.00%	$0
B1020	Roof Construction	$10.98	100	1996	2096	$41,913	-	0.00%	$0
B2010	Exterior Walls	$12.00	100	1996	2096	$45,806	-	0.00%	$0
B2020	Exterior Windows	$8.07	30	1996	2026	$30,805	43%	0.00%	$0
B2030	Exterior Doors	$0.68	30	1996	2026	$2,596	43%	0.00%	$0
B3010	Roof Coverings	$14.00	20	1996	2016	$53,441	15%	110%	$58,785
C1010	Partitions	$5.06	40	1996	2036	$19,315	58%	0.00%	$0
C1020	Interior Doors	$3.32	40	1996	2036	$12,673	58%	0.00%	$0
C1030	Fittings	$2.48	20	1996	2016	$9,467	15%	110%	$10,413
C3010	Wall Finishes	$4.37	20	1996	2016	$16,681	15%	110%	$18,349
C3020	Floor Finishes	$8.96	20	1996	2016	$34,202	15%	110%	$37,622
C3030	Ceiling Finishes	$7.75	20	1996	2016	$29,583	15%	110%	$32,542
D2010	Plumbing Fixtures	$6.17	30	1996	2026	$23,552	43%	0.00%	$0
D2020	Domestic Water Distribution	$0.61	30	1996	2026	$2,328	43%	0.00%	$0
D2030	Sanitary Waste	$1.60	30	1996	2026	$6,108	43%	0.00%	$0
D2090	Other Plumbing Systems	$0.58	20	1996	2016	$2,214	15%	110%	$2,435
D3030	Cooling Generating Systems	$6.10	30	1996	2026	$23,285	43%	0.00%	$0
D3040	Distribution Systems	$8.44	30	1996	2026	$32,217	43%	0.00%	$0
D3050	Terminal & Package Units	$25.56	15	1996	2011	$97,567	0%	110%	$107,324
D3060	Controls & Instrumentation	$2.06	20	1996	2016	$7,863	15%	110%	$8,650
D3070	Systems Testing & Balance	$0.59	30	1996	2026	$2,252	43%	0.00%	$0
D4010	Sprinklers	$4.22	30			$16,109	0%	210%	$33,772
D4030	Fire Protection Specialties	$0.09	15	1996	2011	$344	0%	110%	$378

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	$3.17	30	1996	2026	$12,101	43%	0.00%	$0
D5020	Lighting and Branch Wiring	$11.93	30	1996	2026	$45,539	43%	0.00%	$0
D5030	Communications and Security	$4.17	30	1996	2026	$15,918	43%	0.00%	$0
D5090	Other Electrical Systems	$0.38	15	1996	2011	$1,451	0%	110%	$1,596
E1020	Institutional Equipment	$0.10	20	1996	2016	$382	15%	110%	$420
E1090	Other Equipment	$0.71	20	1996	2016	$2,710	15%	110%	$2,981
E2010	Fixed Furnishings	$1.55	20	1996	2016	$5,917	15%	110%	$6,508
Total		$169.11				$645,525	25%	49.85%	$321,776

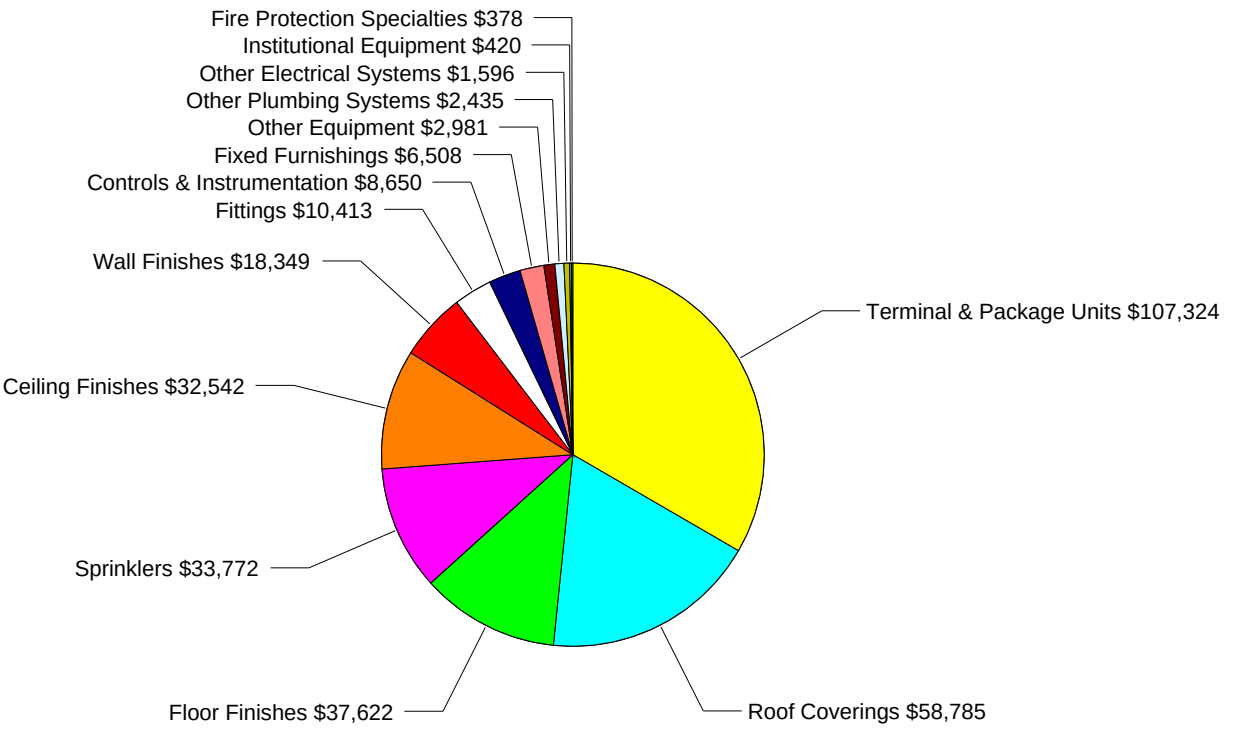
Building Deficiency Priority

Deficiencies by Priority:



1996 Add Condition Budget: $321,776

Building Deficiencies Budget Detail



1996 Add Condition Budget: $321,775

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: A1020 - Special Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Slab on Grade
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: B3010 - Roof Coverings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $58,785

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 40-year service life. Based on the assessment, it is expected to expire in 2036.
Recommendation: No action is required.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 40-year service life. Based on the assessment, it is expected to expire in 2036.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $10,413

System: C3010 - Wall Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $18,349

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $37,622

System: C3030 - Ceiling Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $32,542

System: D2010 - Plumbing Fixtures
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D2020 - Domestic Water Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D2030 - Sanitary Waste
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D2090 - Other Plumbing Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,435

System: D3030 - Cooling Generating Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D3050 - Terminal & Package Units
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 15-year service life which expired in 2011.
Recommendation: The system should be replaced.

Deficiency

Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The terminal and package units are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $107,324

System: D3060 - Controls & Instrumentation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $8,650

System: D3070 - Systems Testing & Balance
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D4010 - Sprinklers
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency

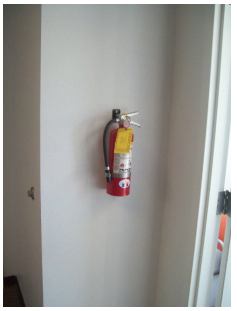
Location: 1996 Add
Material: Sprinklers
Distress: Missing
Category: Capital Renewal
Priority: 3 - Necessary- 2-5 Yrs
Notes: There is no fire protection sprinkler system in this building. Installation is recommended.
Correction: R/R Sprinkler System
Qty: 2,915-S.F.
Condition Budget: $16,053

Photo is not available.

Deficiency

Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $17,719

System: D4030 - Fire Protection Specialties
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 15-year service life which expired in 2011.
Recommendation: The system should be replaced.



Deficiency

Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The fire protection specialties are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $378

System: D5010 - Electrical Service/Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D5030 - Communications and Security
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D5090 - Other Electrical Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 15-year service life which expired in 2011.
Recommendation: The system should be replaced.

Deficiency

Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The other electrical systems are beyond their expected life. Replacement is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,596

System: E1020 - Institutional Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $420

System: E1090 - Other Equipment
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1996 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,981

System: E2010 - Fixed Furnishings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location:	1996 Add
Distress:	Beyond Useful Life
Category:	Deferred Maintenance
Priority:	3 - Necessary- 2-5 Yrs
Correction:	Renew System
Qty:	1-Ea.
Condition Budget:	$6,508

Building Name: 2003 Add

Year Built:	2003
Gross Area (SF):	5,200

The 2003 Addition is a 1-story, 4-classroom building located at 421 Julian Avenue, Flagler, Colorado. This report contains condition and adequacy data collected during the fiscal year 2009 “Statewide Financial Assistance Priority Assessment.” The detailed condition and deficiency statements are contained in this report for each building.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	$0
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	29%	0.00%	$0
B30 Roofing	50%	0.00%	$0
C10 Interior Construction	68%	0.00%	$0
C30 Interior Finishes	50%	0.00%	$0
D20 Plumbing	65%	0.00%	$0
D30 HVAC	42%	0.00%	$0
D40 Fire Protection	0%	205.28%	$60,245
D50 Electrical	66%	0.00%	$0
E20 Furnishings	50%	0.00%	$0
		Total:	**$60,245**

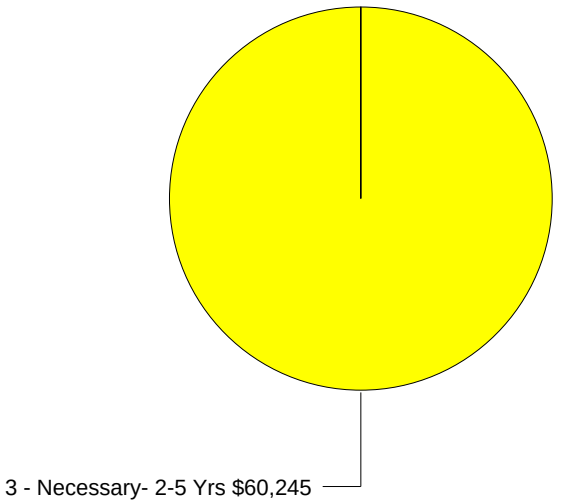
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.01	100	2003	2103	$47,734	-	0.00%	$0
A1020	Special Foundations	$0.34	100	2003	2103	$2,315	-	0.00%	$0
A1030	Slab on Grade	$6.06	100	2003	2103	$41,265	-	0.00%	$0
B1020	Roof Construction	$10.98	100	2003	2103	$74,767	-	0.00%	$0
B2010	Exterior Walls	$12.00	100	2003	2103	$81,713	-	0.00%	$0
B2020	Exterior Windows	$8.07	30	2003	2033	$54,952	67%	0.00%	$0
B2030	Exterior Doors	$0.68	30	2003	2033	$4,630	67%	0.00%	$0
B3010	Roof Coverings	$14.00	20	2003	2023	$95,332	50%	0.00%	$0
C1010	Partitions	$5.06	40	2003	2043	$34,456	75%	0.00%	$0
C1020	Interior Doors	$3.32	40	2003	2043	$22,607	75%	0.00%	$0
C1030	Fittings	$2.48	20	2003	2023	$16,887	50%	0.00%	$0
C3010	Wall Finishes	$4.37	20	2003	2023	$29,757	50%	0.00%	$0
C3020	Floor Finishes	$8.96	20	2003	2023	$61,012	50%	0.00%	$0
C3030	Ceiling Finishes	$7.75	20	2003	2023	$52,773	50%	0.00%	$0
D2010	Plumbing Fixtures	$6.17	30	2003	2033	$42,014	67%	0.00%	$0
D2020	Domestic Water Distribution	$0.61	30	2003	2033	$4,154	67%	0.00%	$0
D2030	Sanitary Waste	$1.60	30	2003	2033	$10,895	67%	0.00%	$0
D2090	Other Plumbing Systems	$0.58	20	2003	2023	$3,949	50%	0.00%	$0
D3040	Distribution Systems	$8.44	30	2003	2033	$57,471	67%	0.00%	$0
D3050	Terminal & Package Units	$25.56	15	2003	2018	$174,048	33%	0.00%	$0
D3060	Controls & Instrumentation	$2.06	20	2003	2023	$14,027	50%	0.00%	$0
D3070	Systems Testing & Balance	$0.59	30	2003	2033	$4,018	67%	0.00%	$0
D4010	Sprinklers	$4.22	30			$28,736	0%	210%	$60,245
D4030	Fire Protection Specialties	$0.09	15	2003	2018	$613	33%	0.00%	$0
D5010	Electrical Service/Distribution	$3.17	30	2003	2033	$21,586	67%	0.00%	$0
D5020	Lighting and Branch Wiring	$11.93	30	2003	2033	$81,236	67%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5030	Communications and Security	$4.17	30	2003	2033	$28,395	67%	0.00%	$0
D5090	Other Electrical Systems	$0.38	15	2003	2018	$2,588	33%	0.00%	$0
E2010	Fixed Furnishings	$1.55	20	2003	2023	$10,555	50%	0.00%	$0
Total		$162.20				$1,104,485	52%	5.45%	$60,245

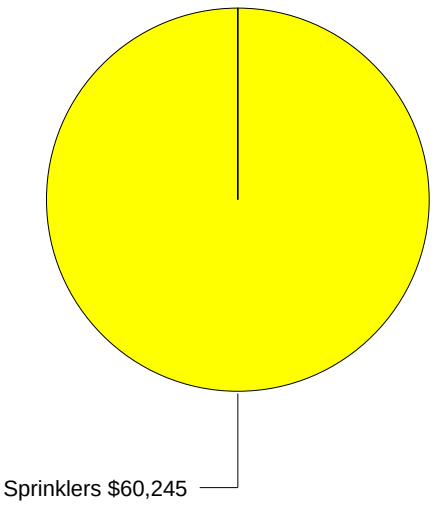
Building Deficiency Priority

Deficiencies by Priority:



2003 Add Condition Budget: $60,245

Building Deficiencies Budget Detail



2003 Add Condition Budget: $60,245

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 100-year service life. Based on the assessment, it is expected to expire in 2103 and is non-renewable.
Recommendation: No action is required.

System: A1020 - Special Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 100-year service life. Based on the assessment, it is expected to expire in 2103 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Slab on Grade
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 100-year service life. Based on the assessment, it is expected to expire in 2103 and is non-renewable.
Recommendation: No action is required.

System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 100-year service life. Based on the assessment, it is expected to expire in 2103 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 100-year service life. Based on the assessment, it is expected to expire in 2103 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
Recommendation: No action is required.

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
Recommendation: No action is required.

System: B3010 - Roof Coverings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 40-year service life. Based on the assessment, it is expected to expire in 2043.
Recommendation: No action is required.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 40-year service life. Based on the assessment, it is expected to expire in 2043.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: C3030 - Ceiling Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: D2010 - Plumbing Fixtures
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
Recommendation: No action is required.

System: D2020 - Domestic Water Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
Recommendation: No action is required.

System: D2030 - Sanitary Waste
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
Recommendation: No action is required.

System: D2090 - Other Plumbing Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
Recommendation: No action is required.

System: D3050 - Terminal & Package Units
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: D3060 - Controls & Instrumentation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: D3070 - Systems Testing & Balance
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
Recommendation: No action is required.

System: D4010 - Sprinklers
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency

Location: 2003 Add
Material: Sprinklers
Distress: Missing
Category: Capital Renewal
Priority: 3 - Necessary- 2-5 Yrs
Notes: There is no fire protection sprinkler system in this building. Installation is recommended.
Correction: R/R Sprinkler System
Qty: 1-S.F.
Condition Budget: $28,636

Photo is not available.

Deficiency

Location: 2003 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $31,609

System: D4030 - Fire Protection Specialties
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
Recommendation: No action is required.

System: D5030 - Communications and Security
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 30-year service life. Based on the assessment, it is expected to expire in 2033.
Recommendation: No action is required.

System: D5090 - Other Electrical Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 15-year service life. Based on the assessment, it is expected to expire in 2018.
Recommendation: No action is required.

System: E2010 - Fixed Furnishings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2003. It has a 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

Appendix 1 - Assessment Criteria

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Assessment Criteria

Task No	Task Description	Score	Comments
0.00	Site Size		
1.00	Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools.	N/A	31.4
2.00	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.7?	N/A	
3.00	Sports Fields		
4.10	Do Football Fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
4.20	Are Football Fields approved by the Colorado High School Activities Association?	N/A	
5.10	Does the track meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
5.20	Is the track approved by the Colorado High School Activities Association?	N/A	
6.10	Do Baseball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
6.20	Are Baseball Fields approved by the Colorado High School Activities Association?	N/A	
7.10	Do Softball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
7.20	Are Softball Fields approved by the Colorado High School Activities Association?	N/A	
8.10	Do tennis courts meet recommended CDE Construction Guidelines 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
8.20	Are tennis courts approved by the Colorado High School Activities Association?	N/A	
9.10	Do soccer fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
9.20	Are soccer fields approved by the Colorado High School Activities Association?	N/A	
10.10	Do practice fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
12.00	Site location and access		

Task No	Task Description	Score	Comments
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	5	The school is not located on a highway or street with daily traffic counts exceeding 25,000 per day.
13.10	If 4 lanes wide OR traffic count exceeding 25000 cars is there a traffic light or dedicated turn lane into the school?	N/A	This question is not applicable to the school.
13.20	Is there signage warning of school zone?	3	There is a sign, but no light.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 3.19.1?	5	The school is not located close to any of the following sites: hazardous waste disposal, industries, gas wells, railroad tracks, major highways, liquor stores, adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations, power easements and others.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	5	There is an off-street bus loading and unloading zone.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	5	Traffic routing is characterized by safety and good separation. Bus lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. There is adequate bus parking near entrances to the building.
16.30	Do pedestrians have to cross traffic lanes to enter school?	5	Pedestrian traffic routing is characterized by safety and good separation. Routes funnel students to main entrances. Routing adequately meets needs for pedestrian access to the school.
17.10	Is there a parent drop off and pick up area?	1	
17.20	Is the parent drop off and pickup area one way?	1	
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	4	The parent traffic routing is in the front of the school, on the street. Minor conflicts with other visitor or public traffic exists.
18.10	Are there staff and visitor parking?	5	AGREE: There is staff and visitor parking.
18.20	Is the staff and visitor parking area paved with marked parking stalls?	3	Some of the areas for staff and visitor parking are paved with marked parking stalls.
18.30	Are there marked ADA staff and visitor parking stalls?	5	AGREE: There are marked ADA stalls for staff and visitors.
18.40	Does the staff and visitor parking provided meet the CDE Construction Guidelines 3.18?	5	There is adequate off-street parking for staff and visitors. Solid-surfaced parking spaces are identified past the student loading area and are near the building entrance.
18.60	Is there a dedicated well marked traffic lane to the main entry?	5	AGREE: There is a dedicated well-marked pedestrian traffic lane to the main entry.
19.10	Is there student parking?	N/A	
19.20	Is the parking area paved with marked parking stalls?	N/A	
19.30	Are there marked ADA student parking spaces?	N/A	
19.40	Does the student parking provided meet the CDE Construction Guidelines 3.18?	N/A	
20.00	Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds?	5	AGREE: The service delivery area are separated from pedestrian traffic, sports fields and playgrounds.

Task No	Task Description	Score	Comments
21.10	Are there concrete walks that provide circulation around the school?	5	All areas have concrete walks that provide circulation to all necessary areas around school.
22.00	Is there an area for bicycle storage?	5	AGREE: There is an area for bicycle access and storage.
23.00	Is there a marked fire lane with "no parking" signs posted?	1	There is a designated fire lane to the north side of the facility. While there are roads around the rest of the facilities, they are not designated as fire lanes.
24.00	Playgrounds		
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 3.19.6?	5	All playgrounds are large enough to allow organized and free play. Playgrounds are adjacent to the school, and well developed. Equipment is age-appropriate. Meets guidelines in Exhibit C - 3.19.6
25.10	If there is playground equipment; is the equipment in good condition?	4	Yes, the play equipment meets the size and adequacy guidelines.
26.00	Is playground equipment available for persons with disabilities?	5	All of the playground equipment is available for persons with disabilities.
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	5	Yes, the parking area is well lit.
29.00	Are sports fields lit? Describe condition.	3	Yes, the sports field is well lit. The softball fields are not lit.
30.00	Are school entries lit? Describe condition.	5	Yes, the building entrance is well lit
31.00	Are school perimeters lit? Describe condition.	5	Yes, the building perimeter is well lit.
32.00	Site drainage		
33.00	Is the school floor slab raised 6? above grade or more? Describe condition.	5	The entire floor slab is 6" or more above grade.
34.00	Does water drain positively away from the school?	5	Yes, the water drains positively away from the building.
35.00	Is there a drainage path on site?	5	Yes, there is a drainage path on the site and it is in good condition.
35.10	Is the site erosion free?	3	Yes, the site is erosion free.
36.00	Is there a water retaining area?	1	There is no water retaining area.
36.10	Does it have a drain at the basin?	N/A	This question is not applicable to the school.
36.20	Describe the condition of the retaining area.	N/A	This question is not applicable to the school.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	5	The ADA parking is located in close proximity to the main entrance.
39.00	Is there an identifiable path of ingress?	3	The accessible route has some compliant signage, but less than required.
40.00	Are there curb cuts at curbs?	5	There are code compliant curb cuts at all necessary sidewalks.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	3	The parking signage is identified, but not the path of ingress.
42.00	Signage		
43.10	Is there site way-finding signage?	5	The site has new large signage or graphics to direct the public to major spaces (e.g. entrance office gym auditorium etc.) of the school building and grounds.
43.20	Is there traffic signage as recommended in the CDE Construction Guidelines 3.9 & 3.18.1? Describe deficiencies.	5	AGREE: Site has adequate traffic signage and meets standards as described in Exhibit C - 3.18.1.
44.00	Site utilities		

Task No	Task Description	Score	Comments
45.00	Is the school heated with natural gas propane coal electricity or other?	N/A	The school is heated with natural gas for 95 percent of the school and the other 5 percent is heated with electricity.
45.10	Are the propane tank or tanks installed as required by code?	N/A	This question is not applicable to the school.
45.20	Is the natural gas service protected?	3	The natural gas meter is not fenced, but has bollards around it.
46.00	Is the site served by a private or a public water system?	N/A	The site is served by public water system.
47.00	Is the site served by a well?	5	Yes, the site is served by a well and it is used only for irrigation.
47.10	Is the well secured to limit access? Describe condition.	3	The well has a well house around it.
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	5	No, the major electrical equipment is not located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	1	No, the major electrical equipment is not at a secured location and it is not fenced.
49.00	Is the site served by a public or private waste water system?	N/A	The site is served by public waste water system.
50.00	Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field?	N/A	No, the site is not served by a Colorado Health Department or local approved septic tank and leach field.
50.10	Is there a manhole to the service tank?	N/A	This question is not applicable to the school.
51.00	Is there a fire hydrant(s) located within 200 ft of the school?	5	There is a fire hydrant within 200 feet of the school.
51.10	How far away is the fire hydrant from the school building?	N/A	The fire hydrant is approximately 90 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	5	Yes, the landscape is well developed and maintained.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is automatically watered.
54.10	Describe the condition of the landscaping watering system.	3	The system is on a timer.
55.00	Does the landscaping aid passive solar techniques as described in the CDE Construction Guidelines 5.1.9?	5	Landscaping techniques have a clear intent of minimizing heat island effect, helping with storm water management and providing seasonal protection of the building: deciduous trees to the south; evergreens to the north; landscape or green roof; and use of native grasses instead of turf.
56.00	Is the landscaping drought tolerant as described in the CDE Construction Guidelines 5.1.20?	5	The landscaping system has been designed to support the reduction of heat island effects, is drought tolerant and adequate for the region.
57.00	Are weeds under control?	4	The landscaping is well maintained with no weeds.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	4	The trash area meets most of the following requirements: located in isolated area, fenced and secured and 25 feet away from food service areas and classrooms.

Task No	Task Description	Score	Comments
61.00	Is the trash area enclosed?	1	There is no trash enclosure and/or the trash enclosure is failing or broken.
62.00	Site sanitation		
63.00	Is the site clean and free of litter and trash?	5	At the time of visit no trash was observed on the school grounds.
64.00	Site security		
65.10	Is the site fenced?	5	The school site is adequately fenced. Entrances and egresses are limited, where appropriate.
65.20	Are gates provided at fences with locking capability?	2	Few areas of ingress and egress have gates with locking capabilities.
65.30	Are playgrounds fenced separately?	5	AGREE: Pre-school and kindergarten playgrounds are fenced separately.
66.00	Are there good open lines of site from a single vantage point of playgrounds?	5	AGREE: There are good open lines of site from a single vantage point of playgrounds.
67.00	Is the school roof controlled for restricted access?	2	There is a radio tower that allows access to the roof.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	1	There are no security barriers at entrances, such as concrete or landscaped flowering beds, barrier islands, bollards or chained access points.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	4	There is a continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit or public way. Doors shall open in the direction of the path of egress and have panic hardware when required and be constructed with firerated corridors and area separation walls.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	5	The corridor doors, as a system, are fire rated.
70.20	Describe the condition of the corridors.	4	The corridor doors and their components are in very good condition.
71.00	Is the school segregated with area separation fire walls?	4	The building has fire rated separations at horizontal exits AND/OR occupancy separations and its elements (doors, walls, magnetic door holders, automated closers, etc.) are operational, clearly labeled and in excellent condition.
72.00	What is the school construction type? E.g. III-A, 1-B, etc.	4	This is a Type II facility (II-A or II-B).
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	N/A	
74.00	Is there an unobstructed path of egress from all points in the school?	5	The building has a clear path of egress meeting the width and other requirements of the code; proper signage, adequate floor finishes, free of protruding objects (4" max) and others.
74.10	Describe the condition of the unobstructed path of egress.	4	The paths of egress are in good condition.
75.00	Are stairways protected for exiting as required by code?	5	All paths are clear of materials and the egress paths are open.

Task No	Task Description	Score	Comments
75.10	Determine the adequate number of stairways	3	This building appears to have the appropriate number of stairs.
75.20	Describe condition of stair(s)	4	The stairs are in good condition.
76.00	Do stair treads risers and landings meet code? 1) Riser restrictions are 7' maximum and 4" minimum. 2) Tread depth must be a minimum of 11". 3) Minimum stair width must be 60" for educational group with an occupancy of 100 or more.	4	The stairs system is part of original building construction, but it does meet codes.
76.10	Describe condition of treads risers and landings	4	The treads, risers and landings, including floor finishes, are in good condition.
77.00	Are classroom doors recessed and open in the exiting direction?	5	The doors are fully recessed and open in the direction of egress without encroaching into the corridor.
78.00	Are there guardrails and handrails by stairways and landings as required by code? 1) Top of handrail must be 34" to 38' above the stair nosing. 2) handrail extension for the top and bottom must extend a minimum of 12" plus the return to wall dimension.	5	The guardrail and handrail systems are part of original school construction, but it has the proper requirements, spacing and dimensions.
78.10	Describe condition of guardrails and handrails	4	The guardrails and handrails are in good condition.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	3	Most of the interior glass is not tempered, laminated or wired in proper locations as required.
80.00	Does the school provide exits as required by code?	3	Exits from the school are original and not to current code. For example, the exits lead to sidewalks that lead away from the building to safe areas of refuge.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	3	Corridors are original and terminate into exits and landings with no fire door applications.
81.00	Is the path of egress ADA accessible?	3	The egress path is compliant, however, the systems are expired. For example, this type of exit has an enhanced automated door application. Also included equitable school egress. For example, one half of the exits are ADA compliant.
81.10	Are there areas of refuge?	4	The area of refuge has proper fire rated systems that are expected to have a life cycle that extends beyond the outlook of this report.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	5	This school meets the accessibility requirements for the physically challenged, including: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room; access ramps, compliant handrails and guardrails and accessible parking.
83.00	Does the school have emergency exiting lighting on an independent electrical service?	3	The emergency lighting system is in fair condition.
84.00	Does the district/school have a backup generator?	1	The school does not have a backup generator.
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	This school's primary power source is natural gas.
84.20	Is fuel stored as required by code? Describe condition.	N/A	There is no fuel storage area that is controlled by the school.

Task No	Task Description	Score	Comments
85.00	Does the school have fire extinguishers located as required by code?	5	The fire extinguisher systems are newly installed and meet the modern requirements for access and location.
86.00	Is the school provided with a sprinkler system?	1	The school is not sprinkled.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	5	The fire alarm system and its components are in excellent condition and meet current codes.
87.10	Is the alarm monitored?	5	The alarm system is monitored in fail safe mode with reporting to multiple sites; for example, 911, District and Facilities and is tracked with computer backup systems and logging.
87.20	Describe the type age and condition of the fire alarm system.	5	The alarm system was installed two years ago. The system is addressable and made by Silent Knight.
89.00	Will photographs be taken of facility deficiencies found?	N/A	Yes, photos are included with deficiencies.
90.00	Include exterior photographs of all district owned facilities, North, East, West, and South.	N/A	Yes, photos are included with all buildings.
91.00	Collect pdf files of existing floor plans. CDE prefers this information be collected from the school district for inclusion into database	N/A	Existing .pdf files of floor plans are collected when available.
92.00	List all facilities as described in section 4 of the RFP by name and description. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Facilities are listed in the COMET facility tree.
93.00	List square footages of all facilities, including roof footprint square footage. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main GSF: 65,292 1983 Add GSF: 1,200 1996 Add GSF: 2,915 2003 Add GSF: 5,200 Total Roof GSF: 67,200
94.00	List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main: built 1954 (59 years old) 1983 Add: built 1983 (30 years old) 1996 Add: built 1996 (17 years old) 2003 Add: built 2003 (10 years old)
95.00	List Grades Attending School.	N/A	The Flagler School serves grades PK-12.
96.00	List number of building stories.	N/A	Main: 1 Plus Basement 1983 Add: 1 1996 Add: 1 2003 Add: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	5	Yes
100.10	Does the foundation or basement walls have any observable cracks?	4	The foundation wall is in excellent condition and shows no evidence of foundation problems or cracking.
101.00	Is the school constructed on a slab on grade?	5	The school is constructed on a slab on grade foundation.
101.10	Does the slab on grade show signs of heaving or cracking?	3	The slab is in excellent condition and does not show signs of heaving and/or cracking.
101.20	If visually possible from the exterior, note whether the slab is post tensioned.	N/A	It is not visually possible to see if the slab is post tensioned.

Task No	Task Description	Score	Comments
102.00	Are the exterior/interior walls bearing?	N/A	Yes, the exterior walls are bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior walls are cement block and brick.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	3	There are a fair amount of cracks and/or other areas of failure in the gym.
102.30	Are there expansion joints for expansion and contraction of building materials?	3	There are some expansion joints for expansion and contraction of building materials.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	This question is not applicable to the school.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	3	The exterior walls are in fair condition.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing brick and cement blocks; metal beams and metal roofs in 1996 addition; wood trusses and wood frame in 2003 addition.
104.20	Describe the condition of the school's structural system.	3	The school's structural system is in very good condition.
105.00	What are the exterior walls veneered with? Lath and plaster stucco brick CMU block stone wood lap siding metal siding other?	N/A	The exterior walls are veneered with brick.
105.20	Describe condition of veneer.	3	The veneer is in fair condition.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	Some corridor walls are plaster on block, some are just block. There is drywall on metal studs in some areas.
106.10	Describe condition of interior corridor walls.	4	Non-load bearing corridor walls are in good condition.
107.00	What are interior walls, other than corridors, constructed of?	N/A	Some interior walls are plaster on block, some are just block. There is drywall on metal studs in some areas.
107.10	Describe condition of the interior walls and veneering.	4	The interior walls and veneering are in good condition.
108.00	What is the ceiling/roof assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and concrete other?	N/A	There are metal beams in 1954 building; pre-stressed concrete in 1964 addition; wood trusses in 2003 addition; and metal beam in 1996 addition.
108.10	Describe the condition of the school's ceiling/roof assembly.	4	The ceiling assembly is in good condition.
109.00	What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other?	N/A	The floor is constructed of concrete.
109.10	Describe the condition of the school's ceiling/floor assembly.	4	The floor assembly is structurally sound and in good condition.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more) ?	N/A	The school's roof covering is low sloping.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	The roofing system is asphalt.
110.20	What is the approximate age of the roof covering?	N/A	The roof is 10 years old.

Task No	Task Description	Score	Comments
110.30	Is water draining positively with water being removed off?	4	The roof is draining and a good amount of water is being removed.
110.40	What is the condition of the roof covering?	2	The roof is in fair condition.
111.00	Building systems		
112.00	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.	N/A	Heating is provided by natural gas fired steam boilers and radiators in 1954 building; hot water boiler with radiators in 1964 building; roof top units in 1996 and 2003 additions; and natural gas and hot water heating in 1983 addition.
112.10	What is the approximate age of the HVAC system?	N/A	Boiler in 1954 building is 19 years old; it is 10 years old in 1964 addition and same as construction year in other parts of the building.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 3.12 and as required by code? Please refer to CO2 test results.	3	The HVAC system provides a fair amount of fresh air in the school with CO2 results at approximately 600 ppm.
112.30	How is the fresh air controlled?	N/A	The fresh air is controlled through windows.
112.40	How many zones are there?	N/A	There are five zones.
114.00	What is the air quality for carbon dioxide?	4	The level of carbon dioxide is good, as measured at time of visit, being between 350 ppm and 750 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	5	At the time of visit the air quality for carbon monoxide in boiler rooms or at air supply ducts tested at less than 2 ppm.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 3.19.3 and as required by code?	5	Yes, the electrical utilities lines, service equipment and distribution system are installed as recommended in the guidelines (CDE Guidelines) and as required by code.
116.10	Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	1	The current electrical configuration does not have room for additional electrical capacity.
116.20	Is power single or three phase?	N/A	The power is single phase.
116.30	Describe the age and condition of the electrical system.	N/A	It is in good condition.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	5	All instructional spaces (classrooms and teaching areas) have sufficient electrical outlets and do not rely on ext cords & power strips.
117.10	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?	1	Extension cords and multiple outlet receptacle outlets are used to make up for lack of wall/floor outlets.
118.00	What type of lighting does the school have? Compact fluorescents, T-8 lamps, T-5 lamps, other?	N/A	There are fluorescent bulbs in the entire building and metal halo lights in the gym.
118.10	Describe condition of the lighting in the school.	2	The lighting in the school is in fair condition.
119.00	Do current lighting levels meet electrical lighting codes?	5	The current lighting levels meet electrical lighting codes.
119.10	Describe lighting levels.	3	The lighting levels in the school are fair and are = 50-60 fc.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	2	There are no odors in the school, but the overall condition of the piping within the walls is unknown.

Task No	Task Description	Score	Comments
120.10	Does the school have adequate bathrooms to support the building population as required by code?	5	The school has adequate bathrooms to support the building population as required by code.
120.20	Are plumbing fixtures equipped with low flow water saving devices?	5	The plumbing fixtures are equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	4	The system and fixtures are in good condition.
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	1	The fixture count does not meet code nor the requirements of the actual building population
121.00	Test water at one location in each school for lead and copper. Provide testing results in database.	2	There was no lead or copper content found in the water.
122.00	What is the condition of the school's water treatment system?	N/A	There is no water treatment system.
123.00	Building security		
124.00	Is there an event alert notification system as recommended in the CDE Construction Guidelines 3.8?	5	AGREE: Event Alerting & Notification system (EAN) utilizing a intercom/phone system with comm. devices located in all classrooms and throughout the school to provide efficient inter-school communications on a daily basis and with emergency entities.
125.10	Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9?	5	AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines (Exhibit C - 3.9)
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	5	AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	The main entrance has a buzzer that notifies the adjacent office staff that someone has entered. There is also a mirror posted to aid visibility for supervision.
128.00	Hazardous materials		
129.00	Are there any noticeable friable hazardous materials in the school or any suspected hazardous materials not on the school's Asbestos Hazard Emergency Response Act (AHERA) plan?	5	No suspect material, in addition to ones already reported, was readily observable at time of visit.
129.10	Are hazardous materials safely managed?	5	No hazardous material is stored on site AND/OR any such materials are kept in adequate containers and in a well ventilated area that is fire resistant and locked for security.
129.20	Is there an updated copy of the Asbestos Management Plan on file?	5	All documentation regarding asbestos management complies with Colorado Air Quality Control Commission Regulation No. 8, is kept updated in file and used as a reference tool by the staff.
130.00	Building sanitation		

Task No	Task Description	Score	Comments
131.00	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance	5	The school's wet areas and food preparation and storage areas exceed the standards set by the State of Colorado, which include: non-absorbent, easy to clean floors; floor drains; coved baseboard sealed at wall/base junction; non-obtrusive utility lines for easy cleaning of floor & walls; sealed CMU walls or other non-absorbent, easy to clean wall finishes; if used, porous ACT allowed in toilet rooms or their vestibules; if used, removable easy to clean floor mats; concealed studs, frames and other support elements; shielded light fixtures at every food related area (except storage); 50 FC at food prep area; 20 FC at 30" in all other areas, except storage (10 FC at 30" permitted); use of dustless cleaning methods only; proper and orderly storage of cleaning equipment; and only items stored in area are related to operation and maintenance of food retail.
131.10	Please list deficiencies in relation to major clean and sanitary non-compliance issues.	N/A	There are no deficiencies.
132.00	Chemical Storage/Science Labs/Shops		
133.00	Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 3.15?	5	AGREE: Chemicals and Cleaning supplies are stored in approved containers and stored in ventilated, locked, fire resistive areas or cabinets. Storage meets guidelines as recommended in (Exhibit C - 3.15.x)
134.00	Are Science labs and shops safe as recommended in the CDE Construction Guidelines 3.15?	N/A	
135.00	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	5	AGREE: There is an emergency nurse''s station with a dedicated bathroom and secure area to store student medications.
136.00	Educational Programs		
137.10	Does the school have daylight with views in all learning areas?	5	All learning areas have adequate daylight with views.
137.20	Learning style variety	5	AGREE: Facility designed to allow for small group discussions projects and individual workstations. Spaces are flexible allowing for different teaching administrative and learning styles in accordance with district priorities.
137.30	Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	5	All of the facility has acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas.
138.00	Is there anything in the physical make-up of the school that does not allow the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)	5	AGREE: There is nothing in the physical make-up of the building that prevents the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)
139.10	Does the school have preschool classroom as described in the CDE Construction Guidelines 4.10 & 4.10.2?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C 4.10.2

Task No	Task Description	Score	Comments
139.20	Preschool Adjacencies	5	All of the preschool spaces are near the other academic programs and an adjacent restroom. Spaces provide convenient access from parent drop-off areas. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
139.30	Preschool Storage/Fixed Equipment	5	All or nearly all of the preschool spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. Some of the flooring is a "wet area".
140.10	Does the school have kindergarten classrooms as described in the CDE Construction Guidelines 4.10?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C 4.10.2
140.20	Kindergarten Adjacencies	5	All of the kindergarten spaces are near the other academic programs and an adjacent restroom. Spaces provide convenient access from parent drop-off areas. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
140.30	Kindergarten Storage/Fixed Equipment	5	All, or nearly all of the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. Some of the flooring is a "wet area".
141.10	Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.	5	All, or nearly all of the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.
141.20	Special Ed Adjacencies	5	All of the special education spaces are near the media center, computer rooms, and general classrooms. Testing rooms, offices, etc. are near programs they serve. They are acoustically isolated from noisy spaces.
141.30	Special Ed Storage/Fixed Equipment	5	All of the special education spaces (including testing rooms, offices, etc) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment.
142.10	Does the school have general classrooms as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
142.20	General Classroom Adjacencies	5	All or nearly all of the general classrooms are near the media ctr., computer rms, and support spaces. They are acoustically isolated from noisy spaces & acoustics are internally appropriate (e.g. gyms, kitchens, music).
142.30	General Classroom Storage/Fixed Equipment	3	Some of the general classrooms have adequate casework, storage shelves, and cabinets.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	5	All, or nearly all of the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.

Task No	Task Description	Score	Comments
143.20	Special Programs Adjacencies	5	All of the special program spaces are located as an integral part of the facility (near media center, computer rooms, gen. clssrms). Therapy rooms, testing rooms, offices are near programs they serve. They are acoustically isolated from noisy spaces.
143.30	Special Programs Storage/Fixed Equipment	5	All of the special program spaces (including Title 1, Speech, PT/OT, ESL, etc) have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
144.10	Does the school have a Music room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
144.20	Music Adjacencies	N/A	
144.30	Music Storage/Fixed Equipment	N/A	
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?)?	N/A	
146.20	Art Adjacencies	N/A	
146.30	Art Fixed Equipment	N/A	
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
147.20	Computer Lab Adjacencies	N/A	
147.30	Computer Lab Fixed Equipment	N/A	
148.00	Does the school have a career center for students to access materials and research higher education opportunities which meets local needs	N/A	
149.10	Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
149.20	CTC Adjacencies	N/A	
149.30	CTC Storage/Fixed Equipment	N/A	
150.10	Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
150.20	Library Adjacencies	5	All, or nearly all of the LMC spaces (including office, work rooms, conference room, etc.) are near the academic programs they serve. The spaces are acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.).
150.30	Library Storage/Fixed Equipment	5	All ,or nearly all, of the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment.
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	

Task No	Task Description	Score	Comments
151.20	Distance Learning Adjacencies	N/A	
151.30	Distance Learning Storage/Fixed Equipment	N/A	
152.10	Does the school have a adequate PE facilities as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
152.20	PE Adjacencies	5	All P.E. spaces are near the other "noisy" programs (music, kitchen, etc.). The spaces are acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces.
152.30	PE Storage/Fixed Equipment	5	All or nearly all of the physical education spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.).
152.40	Does school have dance program and appropriate space for program	N/A	
156.10	Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	N/A	
156.20	Performing Arts/Auditorium Adjacencies	N/A	
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	N/A	
157.10	Does the school have an administrative support area + reception area including teacher lounge guidance area etc. as described in the CDE Construction Guidelines 4.4 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
157.20	Administration Adjacencies	5	All, or nearly all of the administration and reception spaces are located near the main entrance areas, have sight lines of the school entrance, and are near instructional areas.
157.30	Administration Storage/Fixed Equipment	2	Few of the administration and reception areas have adequate and appropriate storage.
157.40	Student Restrooms	5	All or nearly all restrooms are adequate in number and location. Fixtures are age-appropriate. Toilet partitions urinal privacy partitions towel dispensers and soap dispensers are in place and functional.
157.50	Cafeteria	5	All or nearly all of the cafeteria spaces (cafeteria table and chair storage etc.) are sized correctly. Circulation and routing are good. They are acoustically isolated have appropriate storage and seating.
157.60	Food Prep	5	All or nearly all of the food prep spaces (kitchen freezer cooler storage office etc.) are sized correctly. They are acoustically isolated have provisions for pickup and delivery _ have adequate storage utilities and fixed equip.
158.10	Science Labs as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	N/A	
158.20	Science Labs Adjacencies	N/A	
158.30	Science Labs Storage/Fixed Equipment	N/A	

Task No	Task Description	Score	Comments
160.00	Interior walls finishes? Describe type and condition.	2	Interior wall finish is Latex paint on drywall or block. It is in fair condition with only some cosmetic deficiencies.
161.00	Interior flooring? Describe type and condition.	2	The interior flooring is carpet and tiles. It is in fair condition with only some cosmetic deficiencies.
162.00	Interior ceilings? Describe type and condition.	2	Ceilings are dropdown and in fair condition with only some cosmetic deficiencies.
163.00	Exterior doors, frames and glazing? Describe type and condition.	4	The exterior doors are metal frame with glass in good condition and/or some of the components have some minor damage.
163.10	What is condition of weather stripping and caulk?	4	Most weather stripping and caulking are in good condition.
163.20	How many exterior doors are there?	N/A	There are 23 exterior doors.
164.00	Interior doors and frames? Describe type and condition.	4	Interior doors are metal framed, wood fire rated doors in good condition AND/OR some of the components have some minor damage.
165.00	Windows/glazing? Describe type and condition.	3	Windows and glazing are in fair condition AND/OR some of its components are damaged. The thermal paned windows with wood frames, metal frames or plastic frames were replaced in 1983.
166.00	Technology		
168.00	Telephone system? Describe type and condition.	4	Telephone system is digital, its components are in good condition and have good performance.
169.00	Video distribution system? Describe type and description.	5	The facility has the infrastructure for video distribution, wired for Direct TV to each room. They are only able to use 4 or 5 connections at one time.
170.00	Does the school have a data/network system?	3	Staff computers, and computers in the student labs are connected to a local area network.
171.10	Is the school facility protected to maintain business continuity with emergency power backup?	5	AGREE: The school facility is protected to maintain business continuity with emergency power backup. The school will not lose critical district supported business and IT data.
171.20	Is the school facility protected to maintain business continuity with redundant air conditioning for data centers?	1	
171.30	Is the school facility protected to maintain business continuity with data backup systems?	5	AGREE: The school facility is protected to maintain business continuity with data backup systems. The school will not lose critical district supported business and IT data.
171.40	Where are data backups stored?	1	Data backups occur onsite. Tech staff person takes backups offsite (home) after hours.
173.10	Is the school connected to the internet? How is it connected?	5	FIBER: The facility has fiber based connectivity to the Internet.
173.20	Does the school have wireless internet access throughout?	1	The facility has limited wireless capability, less than half.
174.10	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?	N/A	
174.20	Do the buildings have high speed drops or wireless?	5	AGREE: Instructional spaces have computer drops or are wireless.

Task No	Task Description	Score	Comments
176.10	School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.	5	AGREE: School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.
176.20	School administrative offices are provided with the technological hardware and software that provides email for staff.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides email for staff.
176.30	School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.
177.00	High Performance Design		
176.40	School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.	5	AGREE: School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.
178.10	Is the school energy efficient? (Btus/SF/Yr)	3	This school's score is average on the energy efficiency scale. This score indicates that some energy efficient equipment is in use and efficient operational practices are in place. There remain additional opportunities for energy efficiency improvements.
178.20	Is the school water efficient? (Gals/SF/Student)	1	This school's score is at the low end of the water efficiency scale. This score may be due to the age and condition of the school's water system and the water use efficiency of faucets and plumbing fixtures and other factors. There are significant opportunities for water efficiency improvements.
179.00	Does the school have low life cycle costs? (Compare current FCI with Parsons K12 Historical FCI curve and establish + deviation (worse) or - deviation (better) to estimate total effect of life cycle costs.)	1	The school's inferred combined installation cost, operating costs, maintenance and upgrade costs suggest that the school has comparatively high life cycle costs.
180.00	Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO2) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics))	4	There are observable or anecdotal data available regarding indoor air quality, building and finish materials, thermal comfort and control, lighting quality, acoustics, and ergonomic design to infer that the overall school environments are healthy for its occupants.
181.00	Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies))	1	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively higher than average impact on the environment.
182.00	Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design?	1	The school does not reduce the demand on the community infrastructure; it is not densely developed and does not attempt water use efficiency.

Task No	Task Description	Score	Comments
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles as described in the CDE Construction Guidelines 5.1.5?	3	Parking appears to meet the guidelines for parking count but only partially addresses the heat island effect.
184.00	Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr)	3	The school uses some energy efficient equipment in primary MEP locations.
184.10	Does the building utilize renewable energy strategies?	1	The school does not incorporate wind geothermal wave or biomass system renewable energy strategies.
185.00	Does the school meter all utilities with the ability to submeter selected systems?	5	The school meters all utilities and has the ability to sub meter selected systems.
186.00	Does the school increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook?	1	The school appears not to increase the community HPD knowledge through educational displays.
187.00	What are exterior walls insulated with? Describe age type and condition. Condition Score	N/A	Exterior wall insulation could not be determined at time of visit. It is presumed to be un-insulated.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	Yes, there is an unshaded south facing wall. It is approximately 20,000 square feet.
189.00	What percent of exterior facade are windows dedicated to?	N/A	On average, windows constitute 15-30% of the area of the elevations.
190.00	Is the school site located to encourage use of bicycling walking and mass transportation?	5	The school location encourages walking AND/OR bicycling.
191.00	Is the school used jointly with the community?	5	The school facilities are used by the community.
191.10	What are the typical community uses of the building?	N/A	The school is used for public meetings, family reunions, fund raising dinners, community recreation, etc.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school is available for community use approximately four to six hours a day, year round.
192.00	How many exit doors are there?	N/A	There are 23 exit doors.
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	3	The school is oriented to take limited advantage of passive solar, wind, natural ventilation green roofs, etc.
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	2	The building receives some natural light; AND/OR the sources of natural light are in poor condition. Windows in the rooms are very small and there are no skylights.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	4	The building has new energy efficient fixtures throughout.
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	5	Yes, the site lighting has minimal impact at night on neighboring properties.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	1	The mechanical system was not commissioned or retro-commissioned during the last decade or longer AND/OR it lacks a third party certification by CO-CHPS or LEED.
198.00	What are exterior walls insulated with? Describe age type and condition. Energy Score	1	There are observable or anecdotal data available regarding exterior wall insulation to infer that the walls are uninsulated.

Task No	Task Description	Score	Comments
199.00	Are corridor walls insulated for sound? Describe age type and condition.	4	Corridor walls are insulated AND/OR provide good sound separation between the corridor and adjacent rooms. The insulation is in good condition. There is sound insulation only in 1954 and 1964 construction.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	4	Walls are insulated AND/OR provide good sound separation between adjacent rooms. The insulation, as described in comments, is in good condition. There is sound insulation only in 1954 and 1964 construction.
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	4	Floor/ceiling assemblies are insulated AND/OR provide good sound separation between floors. The insulation is in good condition. There is sound insulation only in 1954 and 1964 construction.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	3	The ceiling/roof assembly is insulated with at least an R 30. The insulation is in fair condition.
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	4	The windows are double pane low-e glass in good condition.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	4	Most windows are fully operable and easy to operate. They are often used to control temperature and ventilation. Some windows have mechanical problems.
203.20	Describe condition of caulking	3	Window caulking is in fair condition.
204.00	Are school wastes reclaimed?	4	Paper and aluminum cans are recycled.
205.00	Does the site incorporate responsible storm water management and treatment design?	1	Only a marginal amount of features of the site incorporate responsible storm water management and treatment design; and/or their incorporation into the site is not readily evident.
206.00	Are there entry vestibules at the main school entrances?	5	There are entry vestibules at all main entries, including floor mats and/or other systems to reduce tracking dirt into the structure.
206.10	Are there entry vestibules at the secondary school entrances?	1	There are no entry vestibules at secondary exits.
207.00	Does the district/school have a recent active energy management plan?	1	At the time of visit the school did not have plans or procedures in place for energy management.
208.00	Does the district/school have preventative maintenance procedures in place?	1	As of time of visit, the school has a marginal number of preventive maintenance procedures, if any; they are rarely implemented on schedule.
209.00	Obtain past and current utility records (three year) from school and include in database. Include dollars per kilowatt-hour (kwh), kilowatt (kW), and Therms used. This item must be coordinated with the Governor's Energy Office.	N/A	The database has been uploaded.
210.00	Should the facility be placed on a list for further due diligence by CDE to determine historical significance based on the CDE Construction Guidelines section 6?	2	The school has limited potential to qualify as being of historic significance: it displays few or none of the following traits: over 50 years old, work of a notable architect, linked to a historic event or person, exhibits use of historical materials, styles and forms and exhibits historic construction techniques.

Task No	Task Description	Score	Comments
211.00	Remaining Useful Life of facility. Use industry standard cost data (Building Owners and Managers Association (BOMA) or equivalent).	N/A	Site: Built 1954, 0 years remaining Main: Built 1954, 0 years remaining 1983 Add: Built 1983, 20 years remaining 1996 Add: Built 1996, 33 years remaining 2003 Add: Built 2003, 40 years remaining (based on 50-year expected life)
212.00	Current facility/school replacement value (CRV)	N/A	$20,073,593
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=64.15%

Flager HS

Assessment Criteria

Task No	Task Description	Score	Comments
0.00	Site Size		
1.00	Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools.	N/A	31.4
2.00	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.7?	N/A	
3.00	Sports Fields		
4.10	Do Football Fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Football fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
4.20	Are Football Fields approved by the Colorado High School Activities Association?	5	AGREE: Football fields are approved by the Colorado High School Activities Association (CHSAA).
5.10	Does the track meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Tracks exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
5.20	Is the track approved by the Colorado High School Activities Association?	5	AGREE: Tracks are approved by the Colorado High School Activities Association (CHSAA)
6.10	Do Baseball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Baseball fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
6.20	Are Baseball Fields approved by the Colorado High School Activities Association?	5	AGREE: Baseball fields are approved by the Colorado High School Activities Association (CHSAA)
7.10	Do Softball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Softball fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
7.20	Are Softball Fields approved by the Colorado High School Activities Association?	5	AGREE: Softball fields are approved by the Colorado High School Activities Association (CHSAA)
8.10	Do tennis courts meet recommended CDE Construction Guidelines 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
8.20	Are tennis courts approved by the Colorado High School Activities Association?	N/A	
9.10	Do soccer fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
9.20	Are soccer fields approved by the Colorado High School Activities Association?	N/A	
10.10	Do practice fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
12.00	Site location and access		

Task No	Task Description	Score	Comments
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	5	The school is not located on a highway or street with daily traffic counts exceeding 25,000 per day.
13.10	If 4 lanes wide OR traffic count exceeding 25000 cars is there a traffic light or dedicated turn lane into the school?	N/A	This question is not applicable to the school.
13.20	Is there signage warning of school zone?	3	There is a sign, but no light.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 3.19.1?	5	The school is not located close to any of the following sites: hazardous waste disposal, industries, gas wells, railroad tracks, major highways, liquor stores, adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations, power easements and others.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	5	There is an off-street bus loading and unloading zone.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	5	Traffic routing is characterized by safety and good separation. Bus lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. There is adequate bus parking near entrances to the building.
16.30	Do pedestrians have to cross traffic lanes to enter school?	5	Pedestrian traffic routing is characterized by safety and good separation. Routes funnel students to main entrances. Routing adequately meets needs for pedestrian access to the school.
17.10	Is there a parent drop off and pick up area?	5	AGREE: There is a parent drop-off and pickup area.
17.20	Is the parent drop off and pickup area one way?	1	
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	4	The parent traffic routing is in the front of the school, on the street. Minor conflicts with other visitor or public traffic exists.
18.10	Are there staff and visitor parking?	5	AGREE: There is staff and visitor parking.
18.20	Is the staff and visitor parking area paved with marked parking stalls?	3	Some of the areas for staff and visitor parking are paved with marked parking stalls.
18.30	Are there marked ADA staff and visitor parking stalls?	5	AGREE: There are marked ADA stalls for staff and visitors.
18.40	Does the staff and visitor parking provided meet the CDE Construction Guidelines 3.18?	5	There is adequate off-street parking for staff and visitors. Solid-surfaced parking spaces are identified past the student loading area and are near the building entrance.
18.60	Is there a dedicated well marked traffic lane to the main entry?	5	AGREE: There is a dedicated well-marked pedestrian traffic lane to the main entry.
19.10	Is there student parking?	5	AGREE: There is student parking.
19.20	Is the parking area paved with marked parking stalls?	2	Very little of the available student parking is paved with marked parking stalls.
19.30	Are there marked ADA student parking spaces?	5	AGREE: There are marked ADA stalls for students.
19.40	Does the student parking provided meet the CDE Construction Guidelines 3.18?	5	There is adequate off-street parking for students. Solid-surfaced parking spaces are identified past the student loading area and are near the building entrance.

Task No	Task Description	Score	Comments
20.00	Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds?	5	AGREE: The service delivery area are separated from pedestrian traffic, sports fields and playgrounds.
21.10	Are there concrete walks that provide circulation around the school?	5	All areas have concrete walks that provide circulation to all necessary areas around school.
22.00	Is there an area for bicycle storage?	5	AGREE: There is an area for bicycle access and storage.
23.00	Is there a marked fire lane with "no parking" signs posted?	1	There is a designated fire lane to the north side of the facility. While there are roads around the rest of the facilities, they are not designated as fire lanes.
24.00	Playgrounds		
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 3.19.6?	N/A	
25.10	If there is playground equipment; is the equipment in good condition?	4	Yes, the play equipment meets the size and adequacy guidelines.
26.00	Is playground equipment available for persons with disabilities?	N/A	
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	5	Yes, the parking area is well lit.
29.00	Are sports fields lit? Describe condition.	3	Yes, the sports field is well lit. The softball fields are not lit.
30.00	Are school entries lit? Describe condition.	5	Yes, the building entrance is well lit
31.00	Are school perimeters lit? Describe condition.	5	Yes, the building perimeter is well lit.
32.00	Site drainage		
33.00	Is the school floor slab raised 6? above grade or more? Describe condition.	5	The entire floor slab is 6" or more above grade.
34.00	Does water drain positively away from the school?	5	Yes, the water drains positively away from the building.
35.00	Is there a drainage path on site?	5	Yes, there is a drainage path on the site and it is in good condition.
35.10	Is the site erosion free?	3	Yes, the site is erosion free.
36.00	Is there a water retaining area?	1	There is no water retaining area.
36.10	Does it have a drain at the basin?	N/A	This question is not applicable to the school.
36.20	Describe the condition of the retaining area.	N/A	This question is not applicable to the school.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	5	The ADA parking is located in close proximity to the main entrance.
39.00	Is there an identifiable path of ingress?	3	The accessible route has some compliant signage, but less than required.
40.00	Are there curb cuts at curbs?	5	There are code compliant curb cuts at all necessary sidewalks.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	3	The parking signage is identified, but not the path of ingress.
42.00	Signage		
43.10	Is there site way-finding signage?	3	Some of the site has large signage or graphics to direct the public to major spaces. All rooms are identified with a number and sign.
43.20	Is there traffic signage as recommended in the CDE Construction Guidelines 3.9 & 3.18.1? Describe deficiencies.	5	AGREE: Site has adequate traffic signage and meets standards as described in Exhibit C - 3.18.1.
44.00	Site utilities		

Task No	Task Description	Score	Comments
45.00	Is the school heated with natural gas propane coal electricity or other?	N/A	The school is heated with natural gas for 95 percent of the school and the other 5 percent is heated with electricity.
45.10	Are the propane tank or tanks installed as required by code?	N/A	This question is not applicable to the school.
45.20	Is the natural gas service protected?	3	The natural gas meter is not fenced, but has bollards around it.
46.00	Is the site served by a private or a public water system?	N/A	The site is served by public water system.
47.00	Is the site served by a well?	5	Yes, the site is served by a well and it is used only for irrigation.
47.10	Is the well secured to limit access? Describe condition.	3	The well has a well house around it.
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	5	No, the major electrical equipment is not located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	1	No, the major electrical equipment is not at a secured location and it is not fenced.
49.00	Is the site served by a public or private waste water system?	N/A	The site is served by public waste water system.
50.00	Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field?	N/A	No, the site is not served by a Colorado Health Department or local approved septic tank and leach field.
50.10	Is there a manhole to the service tank?	N/A	This question is not applicable to the school.
51.00	Is there a fire hydrant(s) located within 200 ft of the school?	5	There is a fire hydrant within 200 feet of the school.
51.10	How far away is the fire hydrant from the school building?	N/A	The fire hydrant is approximately 90 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	5	Yes, the landscape is well developed and maintained.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is automatically watered.
54.10	Describe the condition of the landscaping watering system.	3	The system is on a timer.
55.00	Does the landscaping aid passive solar techniques as described in the CDE Construction Guidelines 5.1.9?	5	Landscaping techniques have a clear intent of minimizing heat island effect, helping with storm water management and providing seasonal protection of the building: deciduous trees to the south; evergreens to the north; landscape or green roof; and use of native grasses instead of turf.
56.00	Is the landscaping drought tolerant as described in the CDE Construction Guidelines 5.1.20?	5	The landscaping system has been designed to support the reduction of heat island effects, is drought tolerant and adequate for the region.
57.00	Are weeds under control?	4	The landscaping is well maintained with no weeds.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	4	The trash area meets most of the following requirements: located in isolated area, fenced and secured and 25 feet away from food service areas and classrooms.

Task No	Task Description	Score	Comments
61.00	Is the trash area enclosed?	1	There is no trash enclosure and/or the trash enclosure is failing or broken.
62.00	Site sanitation		
63.00	Is the site clean and free of litter and trash?	5	At the time of visit no trash was observed on the school grounds.
64.00	Site security		
65.10	Is the site fenced?	5	The school site is adequately fenced. Entrances and egresses are limited, where appropriate.
65.20	Are gates provided at fences with locking capability?	2	Few areas of ingress and egress have gates with locking capabilities.
65.30	Are playgrounds fenced separately?	N/A	
66.00	Are there good open lines of site from a single vantage point of playgrounds?	N/A	
67.00	Is the school roof controlled for restricted access?	2	There is a radio tower that allows access to the roof.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	1	There are no security barriers at entrances, such as concrete or landscaped flowering beds, barrier islands, bollards or chained access points.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	4	There is a continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit or public way. Doors shall open in the direction of the path of egress and have panic hardware when required and be constructed with firerated corridors and area separation walls.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	5	The corridor doors, as a system, are fire rated.
70.20	Describe the condition of the corridors.	4	The corridor doors and their components are in very good condition.
71.00	Is the school segregated with area separation fire walls?	4	The building has fire rated separations at horizontal exits AND/OR occupancy separations and its elements (doors, walls, magnetic door holders, automated closers, etc.) are operational, clearly labeled and in excellent condition.
72.00	What is the school construction type? E.g. III-A, 1-B, etc.	4	This is a Type II facility (II-A or II-B).
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	N/A	
74.00	Is there an unobstructed path of egress from all points in the school?	5	The building has a clear path of egress meeting the width and other requirements of the code; proper signage, adequate floor finishes, free of protruding objects (4" max) and others.
74.10	Describe the condition of the unobstructed path of egress.	4	The paths of egress are in good condition.
75.00	Are stairways protected for exiting as required by code?	5	All paths are clear of materials and the egress paths are open.
75.10	Determine the adequate number of stairways	3	This building appears to have the appropriate number of stairs.

Task No	Task Description	Score	Comments
75.20	Describe condition of stair(s)	4	The stairs are in good condition.
76.00	Do stair treads risers and landings meet code? 1) Riser restrictions are 7' maximum and 4" minimum. 2) Tread depth must be a minimum of 11". 3) Minimum stair width must be 60" for educational group with an occupancy of 100 or more.	4	The stairs system is part of original building construction, but it does meet codes.
76.10	Describe condition of treads risers and landings	4	The treads, risers and landings, including floor finishes, are in good condition.
77.00	Are classroom doors recessed and open in the exiting direction?	5	The doors are fully recessed and open in the direction of egress without encroaching into the corridor.
78.00	Are there guardrails and handrails by stairways and landings as required by code? 1) Top of handrail must be 34" to 38' above the stair nosing. 2) handrail extension for the top and bottom must extend a minimum of 12" plus the return to wall dimension.	5	The guardrail and handrail systems are part of original school construction, but it has the proper requirements, spacing and dimensions.
78.10	Describe condition of guardrails and handrails	4	The guardrails and handrails are in good condition.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	3	Most of the interior glass is not tempered, laminated or wired in proper locations as required.
80.00	Does the school provide exits as required by code?	3	Exits from the school are original and not to current code. For example, the exits lead to sidewalks that lead away from the building to safe areas of refuge.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	3	Corridors are original and terminate into exits and landings with no fire door applications.
81.00	Is the path of egress ADA accessible?	3	The egress path is compliant, however, the systems are expired. For example, this type of exit has an enhanced automated door application. Also included equitable school egress. For example, one half of the exits are ADA compliant.
81.10	Are there areas of refuge?	4	The area of refuge has proper fire rated systems that are expected to have a life cycle that extends beyond the outlook of this report.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	5	This school meets the accessibility requirements for the physically challenged, including: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room; access ramps, compliant handrails and guardrails and accessible parking.
83.00	Does the school have emergency exiting lighting on an independent electrical service?	3	The emergency lighting system is in fair condition.
84.00	Does the district/school have a backup generator?	1	The school does not have a backup generator.
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	This school's primary power source is natural gas.
84.20	Is fuel stored as required by code? Describe condition.	N/A	There is no fuel storage area that is controlled by the school.

Task No	Task Description	Score	Comments
85.00	Does the school have fire extinguishers located as required by code?	5	The fire extinguisher systems are newly installed and meet the modern requirements for access and location.
86.00	Is the school provided with a sprinkler system?	1	The school is not sprinkled.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	5	The fire alarm system and its components are in excellent condition and meet current codes.
87.10	Is the alarm monitored?	5	The alarm system is monitored in fail safe mode with reporting to multiple sites; for example, 911, District and Facilities and is tracked with computer backup systems and logging.
87.20	Describe the type age and condition of the fire alarm system.	5	The alarm system was installed two years ago. The system is addressable and made by Silent Knight.
89.00	Will photographs be taken of facility deficiencies found?	N/A	Yes, photos are included with deficiencies.
90.00	Include exterior photographs of all district owned facilities, North, East, West, and South.	N/A	Yes, photos are included with all buildings.
91.00	Collect pdf files of existing floor plans. CDE prefers this information be collected from the school district for inclusion into database	N/A	Existing .pdf files of floor plans are collected when available.
92.00	List all facilities as described in section 4 of the RFP by name and description. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Facilities are listed in the COMET facility tree.
93.00	List square footages of all facilities, including roof footprint square footage. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main GSF: 65,292 1983 Add GSF: 1,200 1996 Add GSF: 2,915 2003 Add GSF: 5,200 Total Roof GSF: 67,200
94.00	List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main: built 1954 (59 years old) 1983 Add: built 1983 (30 years old) 1996 Add: built 1996 (17 years old) 2003 Add: built 2003 (10 years old)
95.00	List Grades Attending School.	N/A	The Flagler School serves grades PK-12.
96.00	List number of building stories.	N/A	Main: 1 Plus Basement 1983 Add: 1 1996 Add: 1 2003 Add: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	5	Yes
100.10	Does the foundation or basement walls have any observable cracks?	4	The foundation wall is in excellent condition and shows no evidence of foundation problems or cracking.
101.00	Is the school constructed on a slab on grade?	5	The school is constructed on a slab on grade foundation.
101.10	Does the slab on grade show signs of heaving or cracking?	3	The slab is in excellent condition and does not show signs of heaving and/or cracking.
101.20	If visually possible from the exterior, note whether the slab is post tensioned.	N/A	It is not visually possible to see if the slab is post tensioned.

Task No	Task Description	Score	Comments
102.00	Are the exterior/interior walls bearing?	N/A	Yes, the exterior walls are bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior walls are cement block and brick.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	3	There are a fair amount of cracks and/or other areas of failure in the gym.
102.30	Are there expansion joints for expansion and contraction of building materials?	3	There are some expansion joints for expansion and contraction of building materials.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	This question is not applicable to the school.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	3	The exterior walls are in fair condition.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing brick and cement blocks; metal beams and metal roofs in 1996 addition; wood trusses and wood frame in 2003 addition.
104.20	Describe the condition of the school's structural system.	3	The school's structural system is in very good condition.
105.00	What are the exterior walls veneered with? Lath and plaster stucco brick CMU block stone wood lap siding metal siding other?	N/A	The exterior walls are veneered with brick.
105.20	Describe condition of veneer.	3	The veneer is in fair condition.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	Some corridor walls are plaster on block, some are just block. There is drywall on metal studs in some areas.
106.10	Describe condition of interior corridor walls.	4	Non-load bearing corridor walls are in good condition.
107.00	What are interior walls, other than corridors, constructed of?	N/A	Some interior walls are plaster on block, some are just block. There is drywall on metal studs in some areas.
107.10	Describe condition of the interior walls and veneering.	4	The interior walls and veneering are in good condition.
108.00	What is the ceiling/roof assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and concrete other?	N/A	There are metal beams in 1954 building; pre-stressed concrete in 1964 addition; wood trusses in 2003 addition; and metal beam in 1996 addition.
108.10	Describe the condition of the school's ceiling/roof assembly.	4	The ceiling assembly is in good condition.
109.00	What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other?	N/A	The floor is constructed of concrete.
109.10	Describe the condition of the school's ceiling/floor assembly.	4	The floor assembly is structurally sound and in good condition.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more) ?	N/A	The school's roof covering is low sloping.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	The roofing system is asphalt.
110.20	What is the approximate age of the roof covering?	N/A	The roof is 10 years old.

Task No	Task Description	Score	Comments
110.30	Is water draining positively with water being removed off?	4	The roof is draining and a good amount of water is being removed.
110.40	What is the condition of the roof covering?	2	The roof is in fair condition.
111.00	Building systems		
112.00	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.	N/A	Heating is provided by natural gas fired steam boilers and radiators in 1954 building; hot water boiler with radiators in 1964 building; roof top units in 1996 and 2003 additions; and natural gas and hot water heating in 1983 addition.
112.10	What is the approximate age of the HVAC system?	N/A	Boiler in 1954 building is 19 years old; it is 10 years old in 1964 addition and same as construction year in other parts of the building.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 3.12 and as required by code? Please refer to CO2 test results.	3	The HVAC system provides a fair amount of fresh air in the school with CO2 results at approximately 600 ppm.
112.30	How is the fresh air controlled?	N/A	The fresh air is controlled through windows.
112.40	How many zones are there?	N/A	There are five zones.
114.00	What is the air quality for carbon dioxide?	4	The level of carbon dioxide is good, as measured at time of visit, being between 350 ppm and 750 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	5	At the time of visit the air quality for carbon monoxide in boiler rooms or at air supply ducts tested at less than 2 ppm.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 3.19.3 and as required by code?	5	Yes, the electrical utilities lines, service equipment and distribution system are installed as recommended in the guidelines (CDE Guidelines) and as required by code.
116.10	Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	1	The current electrical configuration does not have room for additional electrical capacity.
116.20	Is power single or three phase?	N/A	The power is single phase.
116.30	Describe the age and condition of the electrical system.	N/A	It is in good condition.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	5	All instructional spaces (classrooms and teaching areas) have sufficient electrical outlets and do not rely on ext cords & power strips.
117.10	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?	1	Extension cords and multiple outlet receptacle outlets are used to make up for lack of wall/floor outlets.
118.00	What type of lighting does the school have? Compact fluorescents, T-8 lamps, T-5 lamps, other?	N/A	There are fluorescent bulbs in the entire building and metal halo lights in the gym.
118.10	Describe condition of the lighting in the school.	2	The lighting in the school is in fair condition.
119.00	Do current lighting levels meet electrical lighting codes?	5	The current lighting levels meet electrical lighting codes.
119.10	Describe lighting levels.	3	The lighting levels in the school are fair and are = 50-60 fc.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	2	There are no odors in the school, but the overall condition of the piping within the walls is unknown.

Task No	Task Description	Score	Comments
120.10	Does the school have adequate bathrooms to support the building population as required by code?	5	The school has adequate bathrooms to support the building population as required by code.
120.20	Are plumbing fixtures equipped with low flow water saving devices?	5	The plumbing fixtures are equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	4	The system and fixtures are in good condition.
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	1	The fixture count does not meet code nor the requirements of the actual building population
121.00	Test water at one location in each school for lead and copper. Provide testing results in database.	2	There was no lead or copper content found in the water.
122.00	What is the condition of the school's water treatment system?	N/A	There is no water treatment system.
123.00	Building security		
124.00	Is there an event alert notification system as recommended in the CDE Construction Guidelines 3.8?	5	AGREE: Event Alerting & Notification system (EAN) utilizing a intercom/phone system with comm. devices located in all classrooms and throughout the school to provide efficient inter-school communications on a daily basis and with emergency entities.
125.10	Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9?	5	AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines (Exhibit C - 3.9)
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	5	AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	The main entrance has a buzzer that notifies the adjacent office staff that someone has entered. There is also a mirror posted to aid visibility for supervision.
128.00	Hazardous materials		
129.00	Are there any noticeable friable hazardous materials in the school or any suspected hazardous materials not on the school's Asbestos Hazard Emergency Response Act (AHERA) plan?	5	No suspect material, in addition to ones already reported, was readily observable at time of visit.
129.10	Are hazardous materials safely managed?	5	No hazardous material is stored on site AND/OR any such materials are kept in adequate containers and in a well ventilated area that is fire resistant and locked for security.
129.20	Is there an updated copy of the Asbestos Management Plan on file?	5	All documentation regarding asbestos management complies with Colorado Air Quality Control Commission Regulation No. 8, is kept updated in file and used as a reference tool by the staff.
130.00	Building sanitation		

Task No	Task Description	Score	Comments
131.00	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance	5	The school's wet areas and food preparation and storage areas exceed the standards set by the State of Colorado, which include: non-absorbent, easy to clean floors; floor drains; coved baseboard sealed at wall/base junction; non-obtrusive utility lines for easy cleaning of floor & walls; sealed CMU walls or other non-absorbent, easy to clean wall finishes; if used, porous ACT allowed in toilet rooms or their vestibules; if used, removable easy to clean floor mats; concealed studs, frames and other support elements; shielded light fixtures at every food related area (except storage); 50 FC at food prep area; 20 FC at 30" in all other areas, except storage (10 FC at 30" permitted); use of dustless cleaning methods only; proper and orderly storage of cleaning equipment; and only items stored in area are related to operation and maintenance of food retail.
131.10	Please list deficiencies in relation to major clean and sanitary non-compliance issues.	N/A	There are no deficiencies.
132.00	Chemical Storage/Science Labs/Shops		
133.00	Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 3.15?	5	AGREE: Chemicals and Cleaning supplies are stored in approved containers and stored in ventilated, locked, fire resistive areas or cabinets. Storage meets guidelines as recommended in (Exhibit C - 3.15.x)
134.00	Are Science labs and shops safe as recommended in the CDE Construction Guidelines 3.15?	5	AGREE: Science labs & shops are safe as recommended in guidelines (Exhibit C - 3.15.x)
135.00	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	5	AGREE: There is an emergency nurse''s station with a dedicated bathroom and secure area to store student medications.
136.00	Educational Programs		
137.10	Does the school have daylight with views in all learning areas?	5	All learning areas have adequate daylight with views.
137.20	Learning style variety	5	AGREE: Facility designed to allow for small group discussions projects and individual workstations. Spaces are flexible allowing for different teaching administrative and learning styles in accordance with district priorities.
137.30	Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	5	All of the facility has acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas.
138.00	Is there anything in the physical make-up of the school that does not allow the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)	5	AGREE: There is nothing in the physical make-up of the building that prevents the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)
139.10	Does the school have preschool classroom as described in the CDE Construction Guidelines 4.10 & 4.10.2?	N/A	
139.20	Preschool Adjacencies	N/A	

Task No	Task Description	Score	Comments
139.30	Preschool Storage/Fixed Equipment	N/A	
140.10	Does the school have kindergarten classrooms as described in the CDE Construction Guidelines 4.10?	N/A	
140.20	Kindergarten Adjacencies	N/A	
140.30	Kindergarten Storage/Fixed Equipment	N/A	
141.10	Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.	5	All, or nearly all of the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.
141.20	Special Ed Adjacencies	5	All of the special education spaces are near the media center, computer rooms, and general classrooms. Testing rooms, offices, etc. are near programs they serve. They are acoustically isolated from noisy spaces.
141.30	Special Ed Storage/Fixed Equipment	5	All of the special education spaces (including testing rooms, offices, etc) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment.
142.10	Does the school have general classrooms as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
142.20	General Classroom Adjacencies	5	All or nearly all of the general classrooms are near the media ctr., computer rms, and support spaces. They are acoustically isolated from noisy spaces & acoustics are internally appropriate (e.g. gyms, kitchens, music).
142.30	General Classroom Storage/Fixed Equipment	3	Some of the general classrooms have adequate casework, storage shelves, and cabinets.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	5	All, or nearly all of the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.
143.20	Special Programs Adjacencies	5	All of the special program spaces are located as an integral part of the facility (near media center, computer rooms, gen. clssrms). Therapy rooms, testing rooms, offices are near programs they serve. They are acoustically isolated from noisy spaces.
143.30	Special Programs Storage/Fixed Equipment	5	All of the special program spaces (including Title 1, Speech, PT/OT, ESL, etc) have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
144.10	Does the school have a Music room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	The music room is adjacent to the cafeteria and has a movable wall for separation. It is used for some performances, school and community events, but there is no sound equipment or lighting.
144.20	Music Adjacencies	5	All of the music spaces are isolated from the other "noisy" programs (gyms. kitchen etc.). The spaces are acoustically isolated from the quiet academic spaces of the school.

Task No	Task Description	Score	Comments
144.30	Music Storage/Fixed Equipment	5	All of the music spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment.
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?)?	2	The art room does not meet the guidelines related to an art room facility. The program contained is mainly drawing with some painting, not needing standard sinks, kilns, or other art program equipment.
146.20	Art Adjacencies	5	All of the art spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
146.30	Art Fixed Equipment	5	All of the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment. Finish materials are smooth, cleanable and nonabsorbent.
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
147.20	Computer Lab Adjacencies	5	All of the computer lab spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
147.30	Computer Lab Fixed Equipment	5	All of the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment.
148.00	Does the school have a career center for students to access materials and research higher education opportunities which meets local needs	5	AGREE: The school has a resource area (career center) for students to access materials and research higher education opportunities. Space meets school expectations and requirements.
149.10	Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
149.20	CTC Adjacencies	5	All, or nearly all of the career & technical ed spaces are near the other academic programs. The technology lab spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
149.30	CTC Storage/Fixed Equipment	5	All of the career & technical ed spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment.
150.10	Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C

Task No	Task Description	Score	Comments
150.20	Library Adjacencies	5	All, or nearly all of the LMC spaces (including office, work rooms, conference room, etc.) are near the academic programs they serve. The spaces are acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.).
150.30	Library Storage/Fixed Equipment	5	All ,or nearly all, of the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment.
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
151.20	Distance Learning Adjacencies	5	All, or nearly all of the distance learning lab spaces are near the other academic programs. The technology lab spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
151.30	Distance Learning Storage/Fixed Equipment	5	All of the distance learning lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, lighting, and technology equipment.
152.10	Does the school have a adequate PE facilities as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
152.20	PE Adjacencies	5	All P.E. spaces are near the other "noisy" programs (music, kitchen, etc.). The spaces are acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces.
152.30	PE Storage/Fixed Equipment	5	All or nearly all of the physical education spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.).
152.40	Does school have dance program and appropriate space for program	N/A	
156.10	Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	2	The performing arts stage is located in the gymnasium. It has some lighting and sound capabilities, but no dedicated dressing rooms, green room, set or prop storage or construction space..
156.20	Performing Arts/Auditorium Adjacencies	5	All, or nearly all of the performing arts/dance spaces are near each other and other performing arts spaces (e.g. music, drama, etc.). They provide convenient public and after-hours access plus separation from other spaces in the building.

Task No	Task Description	Score	Comments
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	5	All or nearly all of the performing arts/dance spaces have adequate casework and appropriate storage, water fountains, fixed equipment and technology equipment.
157.10	Does the school have an administrative support area + reception area including teacher lounge guidance area etc. as described in the CDE Construction Guidelines 4.4 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
157.20	Administration Adjacencies	5	All, or nearly all of the administration and reception spaces are located near the main entrance areas, have sight lines of the school entrance, and are near instructional areas.
157.30	Administration Storage/Fixed Equipment	2	Few of the administration and reception areas have adequate and appropriate storage.
157.40	Student Restrooms	5	All or nearly all restrooms are adequate in number and location. Fixtures are age-appropriate. Toilet partitions urinal privacy partitions towel dispensers and soap dispensers are in place and functional.
157.50	Cafeteria	5	All or nearly all of the cafeteria spaces (cafeteria table and chair storage etc.) are sized correctly. Circulation and routing are good. They are acoustically isolated have appropriate storage and seating.
157.60	Food Prep	5	All or nearly all of the food prep spaces (kitchen freezer cooler storage office etc.) are sized correctly. They are acoustically isolated have provisions for pickup and delivery _ have adequate storage utilities and fixed equip.
158.10	Science Labs as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
158.20	Science Labs Adjacencies	5	All, or nearly all of the science spaces are near the other academic programs. The science spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
158.30	Science Labs Storage/Fixed Equipment	5	All, or nearly all of the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. The flooring is a VCT or tile.
160.00	Interior walls finishes? Describe type and condition.	2	Interior wall finish is Latex paint on drywall or block. It is in fair condition with only some cosmetic deficiencies.
161.00	Interior flooring? Describe type and condition.	2	The interior flooring is carpet and tiles. It is in fair condition with only some cosmetic deficiencies.
162.00	Interior ceilings? Describe type and condition.	2	Ceilings are dropdown and in fair condition with only some cosmetic deficiencies.
163.00	Exterior doors, frames and glazing? Describe type and condition.	4	The exterior doors are metal frame with glass in good condition and/or some of the components have some minor damage.
163.10	What is condition of weather stripping and caulk?	4	Most weather stripping and caulking are in good condition.
163.20	How many exterior doors are there?	N/A	There are 23 exterior doors.

Task No	Task Description	Score	Comments
164.00	Interior doors and frames? Describe type and condition.	4	Interior doors are metal framed, wood fire rated doors in good condition AND/OR some of the components have some minor damage.
165.00	Windows/glazing? Describe type and condition.	3	Windows and glazing are in fair condition AND/OR some of its components are damaged. The thermal paned windows with wood frames, metal frames or plastic frames were replaced in 1983.
166.00	Technology		
168.00	Telephone system? Describe type and condition.	4	Telephone system is digital, its components are in good condition and have good performance.
169.00	Video distribution system? Describe type and description.	5	The facility has the infrastructure for video distribution, wired for Direct TV to each room. They are only able to use 4 or 5 connections at one time.
170.00	Does the school have a data/network system?	3	Staff computers, and computers in the student labs are connected to a local area network.
171.10	Is the school facility protected to maintain business continuity with emergency power backup?	5	AGREE: The school facility is protected to maintain business continuity with emergency power backup. The school will not lose critical district supported business and IT data.
171.20	Is the school facility protected to maintain business continuity with redundant air conditioning for data centers?	1	
171.30	Is the school facility protected to maintain business continuity with data backup systems?	5	AGREE: The school facility is protected to maintain business continuity with data backup systems. The school will not lose critical district supported business and IT data.
171.40	Where are data backups stored?	3	Data backups occur onsite. Tech staff person takes backups offsite (home) after hours.
173.10	Is the school connected to the internet? How is it connected?	5	FIBER: The facility has fiber based connectivity to the Internet.
173.20	Does the school have wireless internet access throughout?	1	The facility has limited wireless capability, less than half.
174.10	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?	5	AGREE: The high school facility is connected to the Colorado Institutions of Higher Education Distant Learning Network"s "internet two".
174.20	Do the buildings have high speed drops or wireless?	5	AGREE: Instructional spaces have computer drops or are wireless.
176.10	School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.	5	AGREE: School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.
176.20	School administrative offices are provided with the technological hardware and software that provides email for staff.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides email for staff.
176.30	School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.
177.00	High Performance Design		

Task No	Task Description	Score	Comments
176.40	School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.	5	AGREE: School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.
178.10	Is the school energy efficient? (Btus/SF/Yr)	3	This school's score is average on the energy efficiency scale. This score indicates that some energy efficient equipment is in use and efficient operational practices are in place. There remain additional opportunities for energy efficiency improvements.
178.20	Is the school water efficient? (Gals/SF/Student)	1	This school's score is at the low end of the water efficiency scale. This score may be due to the age and condition of the school's water system and the water use efficiency of faucets and plumbing fixtures and other factors. There are significant opportunities for water efficiency improvements.
179.00	Does the school have low life cycle costs? (Compare current FCI with Parsons K12 Historical FCI curve and establish + deviation (worse) or - deviation (better) to estimate total effect of life cycle costs.)	1	The school's inferred combined installation cost, operating costs, maintenance and upgrade costs suggest that the school has comparatively high life cycle costs.
180.00	Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO2) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics))	4	There are observable or anecdotal data available regarding indoor air quality, building and finish materials, thermal comfort and control, lighting quality, acoustics, and ergonomic design to infer that the overall school environments are healthy for its occupants.
181.00	Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies))	1	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively higher than average impact on the environment.
182.00	Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design?	1	The school does not reduce the demand on the community infrastructure; it is not densely developed and does not attempt water use efficiency.
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles as described in the CDE Construction Guidelines 5.1.5?	3	Parking appears to meet the guidelines for parking count but only partially addresses the heat island effect.
184.00	Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr)	3	The school uses some energy efficient equipment in primary MEP locations.
184.10	Does the building utilize renewable energy strategies?	1	The school does not incorporate wind geothermal wave or biomass system renewable energy strategies.
185.00	Does the school meter all utilities with the ability to submeter selected systems?	5	The school meters all utilities and has the ability to sub meter selected systems.

Task No	Task Description	Score	Comments
186.00	Does the school increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook?	1	The school appears not to increase the community HPD knowledge through educational displays.
187.00	What are exterior walls insulated with? Describe age type and condition. Condition Score	N/A	Exterior wall insulation could not be determined at time of visit. It is presumed to be un-insulated.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	Yes, there is an unshaded south facing wall. It is approximately 20,000 square feet.
189.00	What percent of exterior facade are windows dedicated to?	N/A	On average, windows constitute 15-30% of the area of the elevations.
190.00	Is the school site located to encourage use of bicycling walking and mass transportation?	5	The school location encourages walking AND/OR bicycling.
191.00	Is the school used jointly with the community?	5	The school facilities are used by the community.
191.10	What are the typical community uses of the building?	N/A	The school is used for public meetings, family reunions, fund raising dinners, community recreation, etc.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school is available for community use approximately four to six hours a day, year round.
192.00	How many exit doors are there?	N/A	There are 23 exit doors.
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	3	The school is oriented to take limited advantage of passive solar, wind, natural ventilation green roofs, etc.
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	2	The building receives some natural light; AND/OR the sources of natural light are in poor condition. Windows in the rooms are very small and there are no skylights.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	4	The building has new energy efficient fixtures throughout.
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	5	Yes, the site lighting has minimal impact at night on neighboring properties.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	1	The mechanical system was not commissioned or retro-commissioned during the last decade or longer AND/OR it lacks a third party certification by CO-CHPS or LEED.
198.00	What are exterior walls insulated with? Describe age type and condition. Energy Score	1	There are observable or anecdotal data available regarding exterior wall insulation to infer that the walls are uninsulated.
199.00	Are corridor walls insulated for sound? Describe age type and condition.	4	Corridor walls are insulated AND/OR provide good sound separation between the corridor and adjacent rooms. The insulation is in good condition. There is sound insulation only in 1954 and 1964 construction.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	4	Walls are insulated AND/OR provide good sound separation between adjacent rooms. The insulation, as described in comments, is in good condition. There is sound insulation only in 1954 and 1964 construction.

Task No	Task Description	Score	Comments
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	4	Floor/ceiling assemblies are insulated AND/OR provide good sound separation between floors. The insulation is in good condition. There is sound insulation only in 1954 and 1964 construction.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	3	The ceiling/roof assembly is insulated with at least an R 30. The insulation is in fair condition.
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	4	The windows are double pane low-e glass in good condition.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	4	Most windows are fully operable and easy to operate. They are often used to control temperature and ventilation. Some windows have mechanical problems.
203.20	Describe condition of caulking	3	Window caulking is in fair condition.
204.00	Are school wastes reclaimed?	4	Paper and aluminum cans are recycled.
205.00	Does the site incorporate responsible storm water management and treatment design?	1	Only a marginal amount of features of the site incorporate responsible storm water management and treatment design; and/or their incorporation into the site is not readily evident.
206.00	Are there entry vestibules at the main school entrances?	5	There are entry vestibules at all main entries, including floor mats and/or other systems to reduce tracking dirt into the structure.
206.10	Are there entry vestibules at the secondary school entrances?	1	There are no entry vestibules at secondary exits.
207.00	Does the district/school have a recent active energy management plan?	1	At the time of visit the school did not have plans or procedures in place for energy management.
208.00	Does the district/school have preventative maintenance procedures in place?	1	As of time of visit, the school has a marginal number of preventive maintenance procedures, if any; they are rarely implemented on schedule.
209.00	Obtain past and current utility records (three year) from school and include in database. Include dollars per kilowatt-hour (kwh), kilowatt (kW), and Therms used. This item must be coordinated with the Governor's Energy Office.	N/A	The database has been uploaded.
210.00	Should the facility be placed on a list for further due diligence by CDE to determine historical significance based on the CDE Construction Guidelines section 6?	2	The school has limited potential to qualify as being of historic significance: it displays few or none of the following traits: over 50 years old, work of a notable architect, linked to a historic event or person, exhibits use of historical materials, styles and forms and exhibits historic construction techniques.
211.00	Remaining Useful Life of facility. Use industry standard cost data (Building Owners and Managers Association (BOMA) or equivalent).	N/A	Site: Built 1954, 0 years remaining Main: Built 1954, 0 years remaining 1983 Add: Built 1983, 20 years remaining 1996 Add: Built 1996, 33 years remaining 2003 Add: Built 2003, 40 years remaining (based on 50-year expected life)
212.00	Current facility/school replacement value (CRV)	N/A	$20,073,593

Task No	Task Description	Score	Comments
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=64.15%

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Assessment Criteria

Task No	Task Description	Score	Comments
0.00	Site Size		
1.00	Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools.	N/A	31.4
2.00	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.7?	N/A	
3.00	Sports Fields		
4.10	Do Football Fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Football fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
4.20	Are Football Fields approved by the Colorado High School Activities Association?	5	AGREE: Football fields are approved by the Colorado High School Activities Association (CHSAA).
5.10	Does the track meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Tracks exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
5.20	Is the track approved by the Colorado High School Activities Association?	5	AGREE: Tracks are approved by the Colorado High School Activities Association (CHSAA)
6.10	Do Baseball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Baseball fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
6.20	Are Baseball Fields approved by the Colorado High School Activities Association?	5	AGREE: Baseball fields are approved by the Colorado High School Activities Association (CHSAA)
7.10	Do Softball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Softball fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
7.20	Are Softball Fields approved by the Colorado High School Activities Association?	5	AGREE: Softball fields are approved by the Colorado High School Activities Association (CHSAA)
8.10	Do tennis courts meet recommended CDE Construction Guidelines 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
8.20	Are tennis courts approved by the Colorado High School Activities Association?	N/A	
9.10	Do soccer fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
9.20	Are soccer fields approved by the Colorado High School Activities Association?	N/A	
10.10	Do practice fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
12.00	Site location and access		

Task No	Task Description	Score	Comments
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	5	The school is not located on a highway or street with daily traffic counts exceeding 25,000 per day.
13.10	If 4 lanes wide OR traffic count exceeding 25000 cars is there a traffic light or dedicated turn lane into the school?	N/A	This question is not applicable to the school.
13.20	Is there signage warning of school zone?	3	There is a sign, but no light.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 3.19.1?	5	The school is not located close to any of the following sites: hazardous waste disposal, industries, gas wells, railroad tracks, major highways, liquor stores, adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations, power easements and others.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	5	There is an off-street bus loading and unloading zone.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	5	Traffic routing is characterized by safety and good separation. Bus lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. There is adequate bus parking near entrances to the building.
16.30	Do pedestrians have to cross traffic lanes to enter school?	5	Pedestrian traffic routing is characterized by safety and good separation. Routes funnel students to main entrances. Routing adequately meets needs for pedestrian access to the school.
17.10	Is there a parent drop off and pick up area?	5	AGREE: There is a parent drop-off and pickup area.
17.20	Is the parent drop off and pickup area one way?	5	AGREE: Parent drop-off and pickup area is one way.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	4	The parent traffic routing is in the front of the school, on the street. Minor conflicts with other visitor or public traffic exists.
18.10	Are there staff and visitor parking?	5	AGREE: There is staff and visitor parking.
18.20	Is the staff and visitor parking area paved with marked parking stalls?	3	Some of the areas for staff and visitor parking are paved with marked parking stalls.
18.30	Are there marked ADA staff and visitor parking stalls?	5	AGREE: There are marked ADA stalls for staff and visitors.
18.40	Does the staff and visitor parking provided meet the CDE Construction Guidelines 3.18?	5	There is adequate off-street parking for staff and visitors. Solid-surfaced parking spaces are identified past the student loading area and are near the building entrance.
18.60	Is there a dedicated well marked traffic lane to the main entry?	5	AGREE: There is a dedicated well-marked pedestrian traffic lane to the main entry.
19.10	Is there student parking?	N/A	
19.20	Is the parking area paved with marked parking stalls?	N/A	
19.30	Are there marked ADA student parking spaces?	N/A	
19.40	Does the student parking provided meet the CDE Construction Guidelines 3.18?	N/A	
20.00	Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds?	5	AGREE: The service delivery area are separated from pedestrian traffic, sports fields and playgrounds.

Task No	Task Description	Score	Comments
21.10	Are there concrete walks that provide circulation around the school?	5	All areas have concrete walks that provide circulation to all necessary areas around school.
22.00	Is there an area for bicycle storage?	5	AGREE: There is an area for bicycle access and storage.
23.00	Is there a marked fire lane with "no parking" signs posted?	1	There is a designated fire lane to the north side of the facility. While there are roads around the rest of the facilities, they are not designated as fire lanes.
24.00	Playgrounds		
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 3.19.6?	N/A	
25.10	If there is playground equipment; is the equipment in good condition?	4	Yes, the play equipment meets the size and adequacy guidelines.
26.00	Is playground equipment available for persons with disabilities?	N/A	
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	5	Yes, the parking area is well lit.
29.00	Are sports fields lit? Describe condition.	3	The sports field is lit, but needs more lights.
30.00	Are school entries lit? Describe condition.	5	Yes, the building entrance is well lit
31.00	Are school perimeters lit? Describe condition.	5	Yes, the building perimeter is well lit.
32.00	Site drainage		
33.00	Is the school floor slab raised 6? above grade or more? Describe condition.	5	The entire floor slab is 6" or more above grade.
34.00	Does water drain positively away from the school?	5	Yes, the water drains positively away from the building.
35.00	Is there a drainage path on site?	5	Yes, there is a drainage path on the site and it is in good condition.
35.10	Is the site erosion free?	3	Yes, the site is erosion free.
36.00	Is there a water retaining area?	1	There is no water retaining area.
36.10	Does it have a drain at the basin?	N/A	This question is not applicable to the school.
36.20	Describe the condition of the retaining area.	N/A	This question is not applicable to the school.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	5	The ADA parking is located in close proximity to the main entrance.
39.00	Is there an identifiable path of ingress?	3	The accessible route has some compliant signage, but less than required.
40.00	Are there curb cuts at curbs?	5	There are code compliant curb cuts at all necessary sidewalks.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	3	The parking signage is identified, but not the path of ingress.
42.00	Signage		
43.10	Is there site way-finding signage?	3	Some of the site has large signage or graphics to direct the public to major spaces. All rooms are identified with a number and sign.
43.20	Is there traffic signage as recommended in the CDE Construction Guidelines 3.9 & 3.18.1? Describe deficiencies.	5	AGREE: Site has adequate traffic signage and meets standards as described in Exhibit C - 3.18.1.
44.00	Site utilities		
45.00	Is the school heated with natural gas propane coal electricity or other?	N/A	The school is heated with natural gas for 95 percent of the school and the other 5 percent is heated with electricity.

Task No	Task Description	Score	Comments
45.10	Are the propane tank or tanks installed as required by code?	N/A	This question is not applicable to the school.
45.20	Is the natural gas service protected?	3	The natural gas meter is not fenced, but has bollards around it.
46.00	Is the site served by a private or a public water system?	N/A	The site is served by public water system.
47.00	Is the site served by a well?	5	Yes, the site is served by a well and it is used only for irrigation.
47.10	Is the well secured to limit access? Describe condition.	3	The well has a well house around it.
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	5	No, the major electrical equipment is not located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	1	No, the major electrical equipment is not at a secured location and it is not fenced.
49.00	Is the site served by a public or private waste water system?	N/A	The site is served by public waste water system.
50.00	Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field?	N/A	No, the site is not served by a Colorado Health Department or local approved septic tank and leach field.
50.10	Is there a manhole to the service tank?	N/A	This question is not applicable to the school.
51.00	Is there a fire hydrant(s) located within 200 ft of the school?	5	There is a fire hydrant within 200 feet of the school.
51.10	How far away is the fire hydrant from the school building?	N/A	The fire hydrant is approximately 90 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	5	Yes, the landscape is well developed and maintained.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is automatically watered.
54.10	Describe the condition of the landscaping watering system.	3	The system is on a timer.
55.00	Does the landscaping aid passive solar techniques as described in the CDE Construction Guidelines 5.1.9?	5	Landscaping techniques have a clear intent of minimizing heat island effect, helping with storm water management and providing seasonal protection of the building: deciduous trees to the south; evergreens to the north; landscape or green roof; and use of native grasses instead of turf.
56.00	Is the landscaping drought tolerant as described in the CDE Construction Guidelines 5.1.20?	5	The landscaping system has been designed to support the reduction of heat island effects, is drought tolerant and adequate for the region.
57.00	Are weeds under control?	4	The landscaping is well maintained with no weeds.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	4	The trash area meets most of the following requirements: located in isolated area, fenced and secured and 25 feet away from food service areas and classrooms.
61.00	Is the trash area enclosed?	1	There is no trash enclosure and/or the trash enclosure is failing or broken.
62.00	Site sanitation		

Task No	Task Description	Score	Comments
63.00	Is the site clean and free of litter and trash?	5	At the time of visit no trash was observed on the school grounds.
64.00	Site security		
65.10	Is the site fenced?	5	The school site is adequately fenced. Entrances and egresses are limited, where appropriate.
65.20	Are gates provided at fences with locking capability?	2	Few areas of ingress and egress have gates with locking capabilities.
65.30	Are playgrounds fenced separately?	N/A	
66.00	Are there good open lines of site from a single vantage point of playgrounds?	N/A	
67.00	Is the school roof controlled for restricted access?	2	There is a radio tower that allows access to the roof.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	1	There are no security barriers at entrances, such as concrete or landscaped flowering beds, barrier islands, bollards or chained access points.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	4	There is a continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit or public way. Doors shall open in the direction of the path of egress and have panic hardware when required and be constructed with firerated corridors and area separation walls.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	5	The corridor doors, as a system, are fire rated.
70.20	Describe the condition of the corridors.	4	The corridor doors and their components are in very good condition.
71.00	Is the school segregated with area separation fire walls?	4	The building has fire rated separations at horizontal exits AND/OR occupancy separations and its elements (doors, walls, magnetic door holders, automated closers, etc.) are operational, clearly labeled and in excellent condition.
72.00	What is the school construction type? E.g. III-A, 1-B, etc.	4	This is a Type II facility (II-A or II-B).
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	N/A	
74.00	Is there an unobstructed path of egress from all points in the school?	5	The building has a clear path of egress meeting the width and other requirements of the code; proper signage, adequate floor finishes, free of protruding objects (4" max) and others.
74.10	Describe the condition of the unobstructed path of egress.	4	The paths of egress are in good condition.
75.00	Are stairways protected for exiting as required by code?	5	All paths are clear of materials and the egress paths are open.
75.10	Determine the adequate number of stairways	3	This building appears to have the appropriate number of stairs.
75.20	Describe condition of stair(s)	4	The stairs are in good condition.

Task No	Task Description	Score	Comments
76.00	Do stair treads risers and landings meet code? 1) Riser restrictions are 7' maximum and 4" minimum. 2) Tread depth must be a minimum of 11". 3) Minimum stair width must be 60" for educational group with an occupancy of 100 or more.	4	The stairs system is part of original building construction, but it does meet codes.
76.10	Describe condition of treads risers and landings	4	The treads, risers and landings, including floor finishes, are in good condition.
77.00	Are classroom doors recessed and open in the exiting direction?	5	The doors are fully recessed and open in the direction of egress without encroaching into the corridor.
78.00	Are there guardrails and handrails by stairways and landings as required by code? 1) Top of handrail must be 34" to 38' above the stair nosing. 2) handrail extension for the top and bottom must extend a minimum of 12" plus the return to wall dimension.	5	The guardrail and handrail systems are part of original school construction, but it has the proper requirements, spacing and dimensions.
78.10	Describe condition of guardrails and handrails	4	The guardrails and handrails are in good condition.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	3	Most of the interior glass is not tempered, laminated or wired in proper locations as required.
80.00	Does the school provide exits as required by code?	3	Exits from the school are original and not to current code. For example, the exits lead to sidewalks that lead away from the building to safe areas of refuge.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	3	Corridors are original and terminate into exits and landings with no fire door applications.
81.00	Is the path of egress ADA accessible?	3	The egress path is compliant, however, the systems are expired. For example, this type of exit has an enhanced automated door application. Also included equitable school egress. For example, one half of the exits are ADA compliant.
81.10	Are there areas of refuge?	4	The area of refuge has proper fire rated systems that are expected to have a life cycle that extends beyond the outlook of this report.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	5	This school meets the accessibility requirements for the physically challenged, including: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room; access ramps, compliant handrails and guardrails and accessible parking.
83.00	Does the school have emergency exiting lighting on an independent electrical service?	3	The emergency lighting system is in fair condition.
84.00	Does the district/school have a backup generator?	1	The school does not have a backup generator.
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	This school's primary power source is natural gas.
84.20	Is fuel stored as required by code? Describe condition.	N/A	There is no fuel storage area that is controlled by the school.
85.00	Does the school have fire extinguishers located as required by code?	5	The fire extinguisher systems are newly installed and meet the modern requirements for access and location.

Task No	Task Description	Score	Comments
86.00	Is the school provided with a sprinkler system?	1	The school is not sprinkled.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	5	The fire alarm system and its components are in excellent condition and meet current codes.
87.10	Is the alarm monitored?	5	The alarm system is monitored in fail safe mode with reporting to multiple sites; for example, 911, District and Facilities and is tracked with computer backup systems and logging.
87.20	Describe the type age and condition of the fire alarm system.	5	The alarm system was installed two years ago. The system is addressable and made by Silent Knight.
89.00	Will photographs be taken of facility deficiencies found?	N/A	Yes, photos are included with deficiencies.
90.00	Include exterior photographs of all district owned facilities, North, East, West, and South.	N/A	Yes, photos are included with all buildings.
91.00	Collect pdf files of existing floor plans. CDE prefers this information be collected from the school district for inclusion into database	N/A	Existing .pdf files of floor plans are collected when available.
92.00	List all facilities as described in section 4 of the RFP by name and description. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Facilities are listed in the COMET facility tree.
93.00	List square footages of all facilities, including roof footprint square footage. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main GSF: 65,292 1983 Add GSF: 1,200 1996 Add GSF: 2,915 2003 Add GSF: 5,200 Total Roof GSF: 67,200
94.00	List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main: built 1954 (59 years old) 1983 Add: built 1983 (30 years old) 1996 Add: built 1996 (17 years old) 2003 Add: built 2003 (10 years old)
95.00	List Grades Attending School.	N/A	The Flagler School serves grades PK-12.
96.00	List number of building stories.	N/A	Main: 1 Plus Basement 1983 Add: 1 1996 Add: 1 2003 Add: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	5	Yes
100.10	Does the foundation or basement walls have any observable cracks?	4	The foundation wall is in excellent condition and shows no evidence of foundation problems or cracking.
101.00	Is the school constructed on a slab on grade?	5	The school is constructed on a slab on grade foundation.
101.10	Does the slab on grade show signs of heaving or cracking?	3	The slab is in excellent condition and does not show signs of heaving and/or cracking.
101.20	If visually possible from the exterior, note whether the slab is post tensioned.	N/A	It is not visually possible to see if the slab is post tensioned.
102.00	Are the exterior/interior walls bearing?	N/A	Yes, the exterior walls are bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior walls are cement block and brick.

Task No	Task Description	Score	Comments
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	3	There are a fair amount of cracks and/or other areas of failure in the gym.
102.30	Are there expansion joints for expansion and contraction of building materials?	3	There are some expansion joints for expansion and contraction of building materials.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	This question is not applicable to the school.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	3	The exterior walls are in fair condition.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing brick and cement blocks; metal beams and metal roofs in 1996 addition; wood trusses and wood frame in 2003 addition.
104.20	Describe the condition of the school's structural system.	3	The school's structural system is in very good condition.
105.00	What are the exterior walls veneered with? Lath and plaster stucco brick CMU block stone wood lap siding metal siding other?	N/A	The exterior walls are veneered with brick.
105.20	Describe condition of veneer.	3	The veneer is in fair condition.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	Some corridor walls are plaster on block, some are just block. There is drywall on metal studs in some areas.
106.10	Describe condition of interior corridor walls.	4	Non-load bearing corridor walls are in good condition.
107.00	What are interior walls, other than corridors, constructed of?	N/A	Some interior walls are plaster on block, some are just block. There is drywall on metal studs in some areas.
107.10	Describe condition of the interior walls and veneering.	4	The interior walls and veneering are in good condition.
108.00	What is the ceiling/roof assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and concrete other?	N/A	There are metal beams in 1954 building; pre-stressed concrete in 1964 addition; wood trusses in 2003 addition; and metal beam in 1996 addition.
108.10	Describe the condition of the school's ceiling/roof assembly.	4	The ceiling assembly is in good condition.
109.00	What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other?	N/A	The floor is constructed of concrete.
109.10	Describe the condition of the school's ceiling/floor assembly.	4	The floor assembly is structurally sound and in good condition.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more) ?	N/A	The school's roof covering is low sloping.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	The roofing system is asphalt.
110.20	What is the approximate age of the roof covering?	N/A	The roof is 10 years old.
110.30	Is water draining positively with water being removed off?	4	The roof is draining and a good amount of water is being removed.
110.40	What is the condition of the roof covering?	2	The roof is in fair condition.
111.00	Building systems		

Task No	Task Description	Score	Comments
112.00	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.	N/A	Heating is provided by natural gas fired steam boilers and radiators in 1954 building; hot water boiler with radiators in 1964 building; roof top units in 1996 and 2003 additions; and natural gas and hot water heating in 1983 addition.
112.10	What is the approximate age of the HVAC system?	N/A	Boiler in 1954 building is 19 years old; it is 10 years old in 1964 addition and same as construction year in other parts of the building.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 3.12 and as required by code? Please refer to CO2 test results.	3	The HVAC system provides a fair amount of fresh air in the school with CO2 results at approximately 600 ppm.
112.30	How is the fresh air controlled?	N/A	The fresh air is controlled through windows.
112.40	How many zones are there?	N/A	There are five zones.
114.00	What is the air quality for carbon dioxide?	4	The level of carbon dioxide is good, as measured at time of visit, being between 350 ppm and 750 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	5	At the time of visit the air quality for carbon monoxide in boiler rooms or at air supply ducts tested at less than 2 ppm.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 3.19.3 and as required by code?	5	Yes, the electrical utilities lines, service equipment and distribution system are installed as recommended in the guidelines (CDE Guidelines) and as required by code.
116.10	Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	1	The current electrical configuration does not have room for additional electrical capacity.
116.20	Is power single or three phase?	N/A	The power is single phase.
116.30	Describe the age and condition of the electrical system.	N/A	It is in good condition.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	5	All instructional spaces (classrooms and teaching areas) have sufficient electrical outlets and do not rely on ext cords & power strips.
117.10	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?	1	Extension cords and multiple outlet receptacle outlets are used to make up for lack of wall/floor outlets.
118.00	What type of lighting does the school have? Compact fluorescents, T-8 lamps, T-5 lamps, other?	N/A	There are fluorescent bulbs in the entire building and metal halo lights in the gym.
118.10	Describe condition of the lighting in the school.	2	The lighting in the school is in fair condition.
119.00	Do current lighting levels meet electrical lighting codes?	5	The current lighting levels meet electrical lighting codes.
119.10	Describe lighting levels.	3	The lighting levels in the school are fair and are = 50-60 fc.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	2	There are no odors in the school, but the overall condition of the piping within the walls is unknown.
120.10	Does the school have adequate bathrooms to support the building population as required by code?	5	The school has adequate bathrooms to support the building population as required by code.
120.20	Are plumbing fixtures equipped with low flow water saving devices?	5	The plumbing fixtures are equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	4	The system and fixtures are in good condition.

Task No	Task Description	Score	Comments
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	1	The fixture count does not meet code nor the requirements of the actual building population
121.00	Test water at one location in each school for lead and copper. Provide testing results in database.	2	There was no lead or copper content found in the water.
122.00	What is the condition of the school's water treatment system?	N/A	There is no water treatment system.
123.00	Building security		
124.00	Is there an event alert notification system as recommended in the CDE Construction Guidelines 3.8?	5	AGREE: Event Alerting & Notification system (EAN) utilizing a intercom/phone system with comm. devices located in all classrooms and throughout the school to provide efficient inter-school communications on a daily basis and with emergency entities.
125.10	Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9?	5	AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines (Exhibit C - 3.9)
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	5	AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	The main entrance has a buzzer that notifies the adjacent office staff that someone has entered. There is also a mirror posted to aid visibility for supervision.
128.00	Hazardous materials		
129.00	Are there any noticeable friable hazardous materials in the school or any suspected hazardous materials not on the school's Asbestos Hazard Emergency Response Act (AHERA) plan?	5	No suspect material, in addition to ones already reported, was readily observable at time of visit.
129.10	Are hazardous materials safely managed?	5	No hazardous material is stored on site AND/OR any such materials are kept in adequate containers and in a well ventilated area that is fire resistant and locked for security.
129.20	Is there an updated copy of the Asbestos Management Plan on file?	5	All documentation regarding asbestos management complies with Colorado Air Quality Control Commission Regulation No. 8, is kept updated in file and used as a reference tool by the staff.
130.00	Building sanitation		

Task No	Task Description	Score	Comments
131.00	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance	5	The school's wet areas and food preparation and storage areas exceed the standards set by the State of Colorado, which include: non-absorbent, easy to clean floors; floor drains; coved baseboard sealed at wall/base junction; non-obtrusive utility lines for easy cleaning of floor & walls; sealed CMU walls or other non-absorbent, easy to clean wall finishes; if used, porous ACT allowed in toilet rooms or their vestibules; if used, removable easy to clean floor mats; concealed studs, frames and other support elements; shielded light fixtures at every food related area (except storage); 50 FC at food prep area; 20 FC at 30" in all other areas, except storage (10 FC at 30" permitted); use of dustless cleaning methods only; proper and orderly storage of cleaning equipment; and only items stored in area are related to operation and maintenance of food retail.
131.10	Please list deficiencies in relation to major clean and sanitary non-compliance issues.	N/A	There are no deficiencies.
132.00	Chemical Storage/Science Labs/Shops		
133.00	Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 3.15?	5	AGREE: Chemicals and Cleaning supplies are stored in approved containers and stored in ventilated, locked, fire resistive areas or cabinets. Storage meets guidelines as recommended in (Exhibit C - 3.15.x)
134.00	Are Science labs and shops safe as recommended in the CDE Construction Guidelines 3.15?	5	AGREE: Science labs & shops are safe as recommended in guidelines (Exhibit C - 3.15.x)
135.00	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	5	AGREE: There is an emergency nurse''s station with a dedicated bathroom and secure area to store student medications.
136.00	Educational Programs		
137.10	Does the school have daylight with views in all learning areas?	5	All learning areas have adequate daylight with views.
137.20	Learning style variety	5	AGREE: Facility designed to allow for small group discussions projects and individual workstations. Spaces are flexible allowing for different teaching administrative and learning styles in accordance with district priorities.
137.30	Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	5	All of the facility has acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas.
138.00	Is there anything in the physical make-up of the school that does not allow the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)	5	AGREE: There is nothing in the physical make-up of the building that prevents the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)
139.10	Does the school have preschool classroom as described in the CDE Construction Guidelines 4.10 & 4.10.2?	N/A	
139.20	Preschool Adjacencies	N/A	

Task No	Task Description	Score	Comments
139.30	Preschool Storage/Fixed Equipment	N/A	
140.10	Does the school have kindergarten classrooms as described in the CDE Construction Guidelines 4.10?	N/A	
140.20	Kindergarten Adjacencies	N/A	
140.30	Kindergarten Storage/Fixed Equipment	N/A	
141.10	Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.	5	All, or nearly all of the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.
141.20	Special Ed Adjacencies	5	All of the special education spaces are near the media center, computer rooms, and general classrooms. Testing rooms, offices, etc. are near programs they serve. They are acoustically isolated from noisy spaces.
141.30	Special Ed Storage/Fixed Equipment	5	All of the special education spaces (including testing rooms, offices, etc) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment.
142.10	Does the school have general classrooms as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
142.20	General Classroom Adjacencies	5	All or nearly all of the general classrooms are near the media ctr., computer rms, and support spaces. They are acoustically isolated from noisy spaces & acoustics are internally appropriate (e.g. gyms, kitchens, music).
142.30	General Classroom Storage/Fixed Equipment	3	Some of the general classrooms have adequate casework, storage shelves, and cabinets.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	5	All, or nearly all of the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.
143.20	Special Programs Adjacencies	5	All of the special program spaces are located as an integral part of the facility (near media center, computer rooms, gen. clssrms). Therapy rooms, testing rooms, offices are near programs they serve. They are acoustically isolated from noisy spaces.
143.30	Special Programs Storage/Fixed Equipment	5	All of the special program spaces (including Title 1, Speech, PT/OT, ESL, etc) have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
144.10	Does the school have a Music room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
144.20	Music Adjacencies	5	All of the music spaces are isolated from the other "noisy" programs (gyms. kitchen etc.). The spaces are acoustically isolated from the quiet academic spaces of the school.
144.30	Music Storage/Fixed Equipment	5	All of the music spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment.

Task No	Task Description	Score	Comments
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?)?	2	The art room does not have items form the guidelines related to an art room facility. - art sinks, kilns, or other art program equipment. However, the program contained is mainly drawing with some painting.
146.20	Art Adjacencies	5	All of the art spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
146.30	Art Fixed Equipment	5	All of the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment. Finish materials are smooth, cleanable and nonabsorbent.
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
147.20	Computer Lab Adjacencies	5	All of the computer lab spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
147.30	Computer Lab Fixed Equipment	5	All of the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment.
148.00	Does the school have a career center for students to access materials and research higher education opportunities which meets local needs	5	AGREE: The school has a resource area (career center) for students to access materials and research higher education opportunities. Space meets school expectations and requirements.
149.10	Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
149.20	CTC Adjacencies	N/A	
149.30	CTC Storage/Fixed Equipment	N/A	
150.10	Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
150.20	Library Adjacencies	5	All, or nearly all of the LMC spaces (including office, work rooms, conference room, etc.) are near the academic programs they serve. The spaces are acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.).
150.30	Library Storage/Fixed Equipment	5	All ,or nearly all, of the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment.

Task No	Task Description	Score	Comments
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
151.20	Distance Learning Adjacencies	N/A	
151.30	Distance Learning Storage/Fixed Equipment	N/A	
152.10	Does the school have a adequate PE facilities as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
152.20	PE Adjacencies	5	All P.E. spaces are near the other "noisy" programs (music, kitchen, etc.). The spaces are acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces.
152.30	PE Storage/Fixed Equipment	5	All or nearly all of the physical education spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.).
152.40	Does school have dance program and appropriate space for program	N/A	
156.10	Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
156.20	Performing Arts/Auditorium Adjacencies	5	All, or nearly all of the performing arts/dance spaces are near each other and other performing arts spaces (e.g. music, drama, etc.). They provide convenient public and after-hours access plus separation from other spaces in the building.
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	5	All or nearly all of the performing arts/dance spaces have adequate casework and appropriate storage, water fountains, fixed equipment and technology equipment.
157.10	Does the school have an administrative support area + reception area including teacher lounge guidance area etc. as described in the CDE Construction Guidelines 4.4 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
157.20	Administration Adjacencies	5	All, or nearly all of the administration and reception spaces are located near the main entrance areas, have sight lines of the school entrance, and are near instructional areas.
157.30	Administration Storage/Fixed Equipment	2	Few of the administration and reception areas have adequate and appropriate storage.
157.40	Student Restrooms	5	All or nearly all restrooms are adequate in number and location. Fixtures are age-appropriate. Toilet partitions urinal privacy partitions towel dispensers and soap dispensers are in place and functional.

Task No	Task Description	Score	Comments
157.50	Cafeteria	5	All or nearly all of the cafeteria spaces (cafeteria table and chair storage etc.) are sized correctly. Circulation and routing are good. They are acoustically isolated have appropriate storage and seating.
157.60	Food Prep	5	All or nearly all of the food prep spaces (kitchen freezer cooler storage office etc.) are sized correctly. They are acoustically isolated have provisions for pickup and delivery _ have adequate storage utilities and fixed equip.
158.10	Science Labs as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
158.20	Science Labs Adjacencies	5	All, or nearly all of the science spaces are near the other academic programs. The science spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
158.30	Science Labs Storage/Fixed Equipment	2	The middle science room does not have adequate casework and cabinets, sinks, whiteboards, lighting and technology equipment. The flooring is carpet.
160.00	Interior walls finishes? Describe type and condition.	2	Interior wall finish is Latex paint on drywall or block. It is in fair condition with only some cosmetic deficiencies.
161.00	Interior flooring? Describe type and condition.	2	The interior flooring is carpet and tiles. It is in fair condition with only some cosmetic deficiencies.
162.00	Interior ceilings? Describe type and condition.	2	Ceilings are dropdown and in fair condition with only some cosmetic deficiencies.
163.00	Exterior doors, frames and glazing? Describe type and condition.	4	The exterior doors are metal frame with glass in good condition and/or some of the components have some minor damage.
163.10	What is condition of weather stripping and caulk?	4	Most weather stripping and caulking are in good condition.
163.20	How many exterior doors are there?	N/A	There are 23 exterior doors.
164.00	Interior doors and frames? Describe type and condition.	4	Interior doors are metal framed, wood fire rated doors in good condition AND/OR some of the components have some minor damage.
165.00	Windows/glazing? Describe type and condition.	3	Windows and glazing are in fair condition AND/OR some of its components are damaged. The thermal paned windows with wood frames, metal frames or plastic frames were replaced in 1983.
166.00	Technology		
168.00	Telephone system? Describe type and condition.	4	Telephone system is digital, its components are in good condition and have good performance.
169.00	Video distribution system? Describe type and description.	5	The facility has the infrastructure for video distribution, wired for Direct TV to each room. They are only able to use 4 or 5 connections at one time.
170.00	Does the school have a data/network system?	3	Staff computers, and computers in the student labs are connected to a local area network.
171.10	Is the school facility protected to maintain business continuity with emergency power backup?	5	AGREE: The school facility is protected to maintain business continuity with emergency power backup. The school will not lose critical district supported business and IT data.

Task No	Task Description	Score	Comments
171.20	Is the school facility protected to maintain business continuity with redundant air conditioning for data centers?	1	
171.30	Is the school facility protected to maintain business continuity with data backup systems?	5	AGREE: The school facility is protected to maintain business continuity with data backup systems. The school will not lose critical district supported business and IT data.
171.40	Where are data backups stored?	3	Data backups occur onsite. Tech staff person takes backups offsite (home) after hours.
173.10	Is the school connected to the internet? How is it connected?	5	FIBER: The facility has fiber based connectivity to the Internet.
173.20	Does the school have wireless internet access throughout?	1	The facility has limited wireless capability, less than half.
174.10	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?	N/A	
174.20	Do the buildings have high speed drops or wireless?	5	AGREE: Instructional spaces have computer drops or are wireless.
176.10	School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.	5	AGREE: School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.
176.20	School administrative offices are provided with the technological hardware and software that provides email for staff.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides email for staff.
176.30	School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.
177.00	High Performance Design		
176.40	School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.	5	AGREE: School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.
178.10	Is the school energy efficient? (Btus/SF/Yr)	3	This school's score is average on the energy efficiency scale. This score indicates that some energy efficient equipment is in use and efficient operational practices are in place. There remain additional opportunities for energy efficiency improvements.
178.20	Is the school water efficient? (Gals/SF/Student)	1	This school's score is at the low end of the water efficiency scale. This score may be due to the age and condition of the school's water system and the water use efficiency of faucets and plumbing fixtures and other factors. There are significant opportunities for water efficiency improvements.
179.00	Does the school have low life cycle costs? (Compare current FCI with Parsons K12 Historical FCI curve and establish + deviation (worse) or - deviation (better) to estimate total effect of life cycle costs.)	1	The school's inferred combined installation cost, operating costs, maintenance and upgrade costs suggest that the school has comparatively high life cycle costs.

Task No	Task Description	Score	Comments
180.00	Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO2) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics))	4	There are observable or anecdotal data available regarding indoor air quality, building and finish materials, thermal comfort and control, lighting quality, acoustics, and ergonomic design to infer that the overall school environments are healthy for its occupants.
181.00	Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies))	1	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively higher than average impact on the environment.
182.00	Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design?	1	The school does not reduce the demand on the community infrastructure; it is not densely developed and does not attempt water use efficiency.
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles as described in the CDE Construction Guidelines 5.1.5?	3	Parking appears to meet the guidelines for parking count but only partially addresses the heat island effect.
184.00	Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr)	3	The school uses some energy efficient equipment in primary MEP locations.
184.10	Does the building utilize renewable energy strategies?	1	The school does not incorporate wind geothermal wave or biomass system renewable energy strategies.
185.00	Does the school meter all utilities with the ability to submeter selected systems?	5	The school meters all utilities and has the ability to sub meter selected systems.
186.00	Does the school increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook?	1	The school appears not to increase the community HPD knowledge through educational displays.
187.00	What are exterior walls insulated with? Describe age type and condition. Condition Score	N/A	Exterior wall insulation could not be determined at time of visit. It is presumed to be un-insulated.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	Yes, there is an unshaded south facing wall. It is approximately 20,000 square feet.
189.00	What percent of exterior facade are windows dedicated to?	N/A	On average, windows constitute 15-30% of the area of the elevations.
190.00	Is the school site located to encourage use of bicycling walking and mass transportation?	5	The school location encourages walking AND/OR bicycling.
191.00	Is the school used jointly with the community?	5	The school facilities are used by the community.
191.10	What are the typical community uses of the building?	N/A	The school is used for public meetings, family reunions, fund raising dinners, community recreation, etc.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school is available for community use approximately four to six hours a day, year round.
192.00	How many exit doors are there?	N/A	There are 23 exit doors.
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	3	The school is oriented to take limited advantage of passive solar, wind, natural ventilation green roofs, etc.

Task No	Task Description	Score	Comments
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	2	The building receives some natural light; AND/OR the sources of natural light are in poor condition. Windows in the rooms are very small and there are no skylights.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	4	The building has new energy efficient fixtures throughout.
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	5	Yes, the site lighting has minimal impact at night on neighboring properties.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	1	The mechanical system was not commissioned or retro-commissioned during the last decade or longer AND/OR it lacks a third party certification by CO-CHPS or LEED.
198.00	What are exterior walls insulated with? Describe age type and condition. Energy Score	1	There are observable or anecdotal data available regarding exterior wall insulation to infer that the walls are uninsulated.
199.00	Are corridor walls insulated for sound? Describe age type and condition.	4	Corridor walls are insulated AND/OR provide good sound separation between the corridor and adjacent rooms. The insulation is in good condition. There is sound insulation only in 1954 and 1964 construction.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	4	Walls are insulated AND/OR provide good sound separation between adjacent rooms. The insulation, as described in comments, is in good condition. There is sound insulation only in 1954 and 1964 construction.
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	4	Floor/ceiling assemblies are insulated AND/OR provide good sound separation between floors. The insulation is in good condition. There is sound insulation only in 1954 and 1964 construction.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	3	The ceiling/roof assembly is insulated with at least an R 30. The insulation is in fair condition.
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	4	The windows are double pane low-e glass in good condition.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	4	Most windows are fully operable and easy to operate. They are often used to control temperature and ventilation. Some windows have mechanical problems.
203.20	Describe condition of caulking	3	Window caulking is in fair condition.
204.00	Are school wastes reclaimed?	4	Paper and aluminum cans are recycled.
205.00	Does the site incorporate responsible storm water management and treatment design?	1	Only a marginal amount of features of the site incorporate responsible storm water management and treatment design; and/or their incorporation into the site is not readily evident.
206.00	Are there entry vestibules at the main school entrances?	5	There are entry vestibules at all main entries, including floor mats and/or other systems to reduce tracking dirt into the structure.
206.10	Are there entry vestibules at the secondary school entrances?	1	There are no entry vestibules at secondary exits.
207.00	Does the district/school have a recent active energy management plan?	1	At the time of visit the school did not have plans or procedures in place for energy management.

Task No	Task Description	Score	Comments
208.00	Does the district/school have preventative maintenance procedures in place?	1	As of time of visit, the school has a marginal number of preventive maintenance procedures, if any; they are rarely implemented on schedule.
209.00	Obtain past and current utility records (three year) from school and include in database. Include dollars per kilowatt-hour (kwh), kilowatt (kW), and Therms used. This item must be coordinated with the Governor's Energy Office.	N/A	The database has been uploaded.
210.00	Should the facility be placed on a list for further due diligence by CDE to determine historical significance based on the CDE Construction Guidelines section 6?	2	The school has limited potential to qualify as being of historic significance: it displays few or none of the following traits: over 50 years old, work of a notable architect, linked to a historic event or person, exhibits use of historical materials, styles and forms and exhibits historic construction techniques.
211.00	Remaining Useful Life of facility. Use industry standard cost data (Building Owners and Managers Association (BOMA) or equivalent).	N/A	Site: Built 1954, 0 years remaining Main: Built 1954, 0 years remaining 1983 Add: Built 1983, 20 years remaining 1996 Add: Built 1996, 33 years remaining 2003 Add: Built 2003, 40 years remaining (based on 50-year expected life)
212.00	Current facility/school replacement value (CRV)	N/A	$20,073,593
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=64.15%

Glossary

Abandoned	A facility owned by a district that is not occupied and not maintained.
Building	An enclosed and roofed structure that can be traversed without exiting to the exterior.
Building addition	An area space or component of a building added to a building after the original building's year built date.
Capital renewal	Capital renewal is condition work (excluding suitability and energy audit work) that includes the replacement of building systems or elements (as they become obsolete or beyond their useful life) not normally included in an annual operating budget. Calculated next renewal The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system. Next renewal The assessor adjusted expected useful life of a system or element based on on-site inspection.
Colorado Facility Index (CFI)	CFI is the ratio of condition needs plus suitability needs plus energy audit needs to Current Replacement Value (CRV).
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Score	Condition Score is a factor used in the calculation of School Score. The Condition Score is developed from scoring of those criteria questions addressing facility condition referenced in SchoolHouse from the CDE Construction Guidelines. Each criteria question is set up in the database Administration with specific possible points. As the questions are graded from 0-5 by an assessor a percentage of the possible points is established as follows:NA = No points are awarded and the questions possible points are nulled. • 1 = 20 of the possible points awarded • 2 = 40 of the possible points awarded • 3 = 60 of the possible points awarded • 4 = 80 of the possible points awarded • 5 = 100 of the possible points awarded The sum of all possible points awarded divided by the sum of all possible points yields the Condition Score. See School Score.
Current Period	The Current Period is the present year of the report plus three forward years.
Current Replacement Value (CRV)	Current Replacement Value (CRV) represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to its optimal condition (excluding auxiliary facilities) under current codes and construction standards.
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and energy audit needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged missing inadequate or insufficient for an intended purpose.
Element	Elements are the major components that comprise building systems.
Energy audit needs	Energy audit needs represent the need for a detailed energy audit for those schools that used more than the average Energy Utilization Index (EUI) of 87 KBtu per square foot per year.

Energy Score	Energy Score is a factor that may be used in the calculation of School ScoreThe Energy Score is developed from scoring of those criteria questions addressing facility energy issues referenced in SchoolHouse from the CDE Construction Guidelines. Each criteria question is set up in the database Administration with specific possible points. As the questions are graded from 0-5 by an assessor a percentage of the possible points is established as follows: • NA = No points are awarded and the questions possible points are nulled. • 1 = 20 of the possible points awarded • 2 = 40 of the possible points awarded • 3 = 60 of the possible points awarded • 4 = 80 of the possible points awarded • 5 = 100 of the possible points awarded The sum of all possible points awarded divided by the sum of all possible points yields the Suitability Score. See School Score. Score.
Energy Utilization Index (EUI)	EUI is the measure of total energy consumed in the cooling or heating of a building in a period expressed as British thermal unit (BTU) per (cooled or heated) gross square foot.
Extended Facility Condition Index (EFCI)	Extended Facility Condition Index (EFCI) is calculated as the condition needs for the current year plus facility system renewal three years in advance (the Current Period) divided by Current Replacement Value.
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.
Facility Condition Index (FCI)	FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.
Forecast Period	The Forecast Period includes five years following the Current Period (report year plus three forward years).
Gross square feet (GSF)	The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.
Install year	The year a building or system was built or the most recent major renovation date (where a minimum of 70 of the system’s Current Replacement Value (CRV) was replaced).
Life cycle	The period of time that a building or site system or element can be expected to adequately serve its intended function.
Modernization	Modernization (adequacy or suitability) means the alteration or replacement of facilities solely to implement new or higher standards to accommodate new functions or to replace building components that typically last more than 50 years (such as the framework or foundation)
No Educational Program (NEP)	Tier 1 facility that does not have an active traditional educational program (elementary middle or high school program).
Order of magnitude	Rough approximation made with a degree of knowledge and confidence that the estimated figure falls within a reasonable range of cost values.
Recapitalization	Recapitalization (capital renewal) means the major renovation or reconstruction activities (including facility replacements) needed to keep existing facilities modern and relevant in an environment of changing standards and missions. Recapitalization extends the service life of facilities or restores lost service life. It includes restoration and modernization of existing facilities as well as replacement of existing facilities with new.
Remaining Service Life (RSL)	Remaining service life is a measure of a system's or component's predicted remaining useful life or RSL = (Next Renewal or Calculated Next Renewal Year - Current Year).
Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI) also known as the Condition Index (CI)= Sum of Renewable Systems Remaining Service Life (RSL) Value divided by Sum of System Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 0.00 - 100.00 percent.

Remaining Service Life Percent	Remaining Service Life Percent is a calculated amount such that RSL Percent = RSL divided by its system Design Life (not displayed).
Remaining Service Life Value	RSL Value or RSL Weight is a calculated value used to determine the RSLI = System Value (Unit Cost * Qty) * RSL (not displayed).
Repair Evaluation	Repair Evaluation Maintenance and Rehabilitation (REMR) this is a scale used to objectively rank systems based on its condition
Restoration	Restoration (capital renewal or deferred maintenance) means the restoration of real property to such a condition that it may be used for its designated purpose. Restoration includes repair or replacement work to restore facilities damaged by inadequate sustainment (deferred maintenance) excessive age natural disaster fire accident or other causes.
School Score	The School Score is calculated as the combined scores of the Criteria Groups of facility Condition educational Suitability and Energy criteria referenced in SchoolHouse from the CDE Construction Guidelines. Each Group is set up in the database Administration with weighting factors that modify the calculated score for each group as follows: • [Condition Score x Weight] + [Suitability Score x Weight] + [Energy Score x Weight] = School Score Current weighting is set as follows: • Condition = 60 • Suitability = 40 • Energy = 0 See Condition Suitability and Energy Score.
Site	A facility's grounds and its utilities roadways landscaping fencing and other typical land improvements needed to support the facility.
Suitability	Suitability indicates how well a facility supports the programs that it houses.
Suitability Score	The Suitability Score is developed from scoring of those criteria questions addressing facility suitability referenced in SchoolHouse from the CDE Construction Guidelines or from best practices generally referenced from Council of Educational Facility Planners International (CEFPI). Each criteria question is set up in the database Administration with specific possible points. As the questions are graded from 0-5 by an assessor a percentage of the possible points is established as follows: • NA = No points are awarded and the questions possible points are nulled. • 1 = 20 of the possible points awarded • 2 = 40 of the possible points awarded • 3 = 60 of the possible points awarded • 4 = 80 of the possible points awarded • 5 = 100 of the possible points awarded The sum of all possible points awarded divided by the sum of all possible points yields the Suitability Score. See School Score.
Sustainment	Sustainment means the ordinary maintenance and repair activities necessary to keep an inventory of facilities in good working order. It includes regularly scheduled adjustments and inspections preventive maintenance tasks and emergency response and service calls for minor repairs. It also includes major repairs or replacement of facility components (usually accomplished by contract) that are expected to occur periodically throughout the life cycle of facilities. This work includes regular roof replacement refinishing of wall surfaces repairing and replacement of heating and cooling systems replacing tile and carpeting and similar types of work. It does not include environmental compliance costs facility leases or other tasks associated with facilities operations (such as custodial services grounds services waste disposal and the provision of central utilities).
Sustainment Restoration and Modernization (S/RM)	S/RM is currently not used in SchoolHouse. Sustainment Restoration and Modernization (S/RM) refers to the Department of Defense program to keep the Department's inventory of facilities in good working order (i.e. day to day maintenance requirements). In addition it provides resources to restore facilities whose age is excessive or have been damaged by fire accident or natural disasters and alternations of facilities to implement new or higher standards to accommodate new functions or mission.

System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
System Condition Index (SCI)	System Condition Index (SCI) This is an index that is used to rank various building system against each other. It usually ranges from 0 to 100
Tier	For the purpose of the Assessment facilities were assigned as Tier 1 Tier 2 or Tier 3 as follows:
Tier 1	A Tier 1 facility generally has a teaching-learning purpose and may include the following: Sites Educational buildings Classrooms Libraries and media centers Cafeterias and kitchens Auditoriums gymnasiums and multipurpose rooms Vocational Agricultural buildings and greenhouses New school facilities built within the past 12 months not in current CDE inventory records
Tier 2	A Tier 2 building is an ancillary building that typically is not occupied or does not have a teaching-learning purpose or is a temporary structure. Sites Storage buildings Temporary modular structures Other modulars Teacherages / residences Storage sheds Sports bleachers concession stands press boxes Abandoned buildings Buildings under construction
Tier 3	A Tier 3 building is an ancillary building that typically is occupied but typically does not have a teaching-learning purpose. Sites Administration buildings Maintenance buildings Transportation facilities
Uniformat II	Uniformat IIa publication of CSI is ASTM Uniformat II Classification for Building Elements (E1557-97). UniFormat is a method of arranging construction information based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Vacant	A facility that is not occupied but is maintained by a district.
Weight (Weighting)	Weighting is a user defined factor that can be used to provide more or less emphasis to various assessment elements such as deficiency category deficiency priority or functional adequacy standard. For example 100 of a Priority 1 issue by default has the same cost value (1x) as 100 of a Priority 5 item. Using weighting factors the user can establish a priority factor so that for ranking or sorting purposes the facility (District School Building Room etc.) with say Priority 1 now has a greater weighting (say 2x) thereby elevating it in rank order over the facility with Priority 1.
Year built	The year that a building or addition was originally built based on substantial completion or occupancy.