



WIGGINS SCHOOL DISTRICT RE-50J 2016 DISTRICT MASTERPLAN

JULY 2016



hord | coplan | macht

 Adolfson
& Peterson
Construction

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ACKNOWLEDGEMENTS

The creation of this document was a joint effort between the Wiggins School District Facilities Planning Committee, the School Administration and Staff, and the planning team of Hord Coplan Macht with Adolfson + Peterson Construction. Listed below are the key contributors:

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Progress lies not in embracing what is, but in advancing toward what will be.

--John Mitchell Mason

EXECUTIVE SUMMARY

“Our mission is to provide a safe and secure learning environment for all staff and students which empowers all students to be life-long learners and ethical decision makers who are well prepared for the 21st century.”

-Wiggins RE-50J School District

EXECUTIVE SUMMARY

Purpose

The intent of this document is to establish the challenges facing the Wiggins School Facilities at present, as well as to establish guidelines for facility upgrade or replacement choices that will support the ongoing educational needs of the community. The school district retained the services of educational facility planners and architects, Hord Coplan Macht of Denver, partnered with Adolfson and Peterson Construction. HCM and team were hired to conduct an analysis of the current educational program, assess the facilities, and study options and priorities for resolving the school’s challenges and needs for continued growth and success. Wiggins School District is now prepared to take the necessary steps to build a replacement Middle / High School facility as a result of this study. The purpose of this Master Plan is to outline a plan of action that will guide future decisions.

Format

This report is formatted in sections as recommended by the Colorado Department of Education’s Facility Master Plan Guidelines, which includes facility assessment, compiled regional information, options for future growth and recommendations to help meet future goals.

School Overview

The Wiggins School District RE-50J includes several facilities on a single campus in Wiggins, Colorado, located about 60 miles northeast of Denver. The school currently serves approximately 565 students from throughout the Wiggins area. The campus consists of a Preschool building, an Elementary School building, a Middle School and a High School building, plus an Events Center with gym, cafeteria and stage. There are multiple smaller support buildings, including a vocational shop. None of the buildings are physically connected to one another.



Demographics

The school district has been in existence since 1946 and the current high school was first completed in 1949. The newest building was completed in 2003 (the Events Center). The population of the town of Wiggins is approximately 900, though the school draws students from surrounding Morgan County as well. The district enrollment has seen relatively steady, but not significant, growth since its inception. Over the past three years, Wiggins has seen fluctuations in its student enrollment of about 10% at each grade level. With the promise of a new 100-home housing development immediately south of the school, some amount of growth is being anticipated in the coming years, and this foresight has driven the development of this master plan study.

Adequacy & Conditions

The primary school concerns include the fact that students are travelling between buildings on a regular basis during the school day. This requires them to cross drives and parking lots, as well as to enter and exit from numerous exterior doors. Additionally, the high school building is older, inflexible, does not meet ADA requirements, and has poor indoor air quality, inadequate ventilation, and insufficient natural lighting. The existing rooms are small and are not conducive to 21st-century learning and technology.

Proposed Solution / Recommendation

Immediate goals for the school include improved safety and better educational environments for students. An educationally suitable, energy-efficient, code-compliant building would be best achieved through the construction of a new facility for the Middle and High School students; however, during the planning process, numerous options were analyzed that included acquiring adjacent land, renovating the existing facilities, and connecting the existing buildings. It became clear; however, that an expansion connected to the Events Center would provide students with superior learning environments and a safer campus, at the highest value and longevity for the community's investment.



HISTORY

History of the School

Mission

“Our mission is to provide a safe and secure learning environment for all staff and students which empowers all students to be life-long learners and ethical decision makers who are well prepared for the 21st century.”

School Overview

The school district in the area was formally organized October 13, 1883. After reorganization, Wiggins School District RE-50J was established in 1946. Soon after consolidation, a bond issue was passed and the current high school was built in 1948 and occupied in January of 1949. The current Ag Shop was built in 1954. An addition to the North end of the high school was built in 1964 and used as the Junior High School. The current Middle School was built in 1997 as a wrestling room / weight room as well as Music and Special Ed rooms. The current gymnasium (called the Events Center) bond was passed in 2001. The facility was built in 2002 and opened at the end of 2002-2003 school year. The north end of the current Elementary building was built in 1964 and the south end in 1974. It was remodeled in 2002. The current bond issue for the Event Center and the Elementary school will be paid of early, possibly in the spring of 2017. There are no historically significant structures in use by or related to the Wiggins School campus. The town of Wiggins was officially incorporated in 1974 and since then has seen some modest but inconsistent growth. Over the past three years, Wiggins has seen fluctuations in its student enrollment of about 10% at each grade level, averaging 308 students at the Elementary level, 108 students in Middle School, and 149 students in High School. A new housing development immediately south and west of the school will possibly add 100 or more households to the Wiggins community, feeding into the school's anticipated near-term growth.

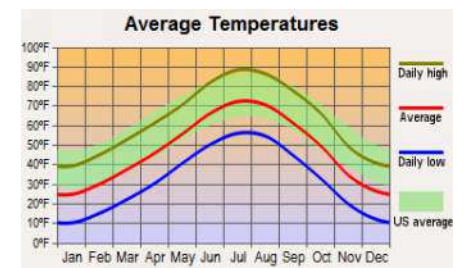
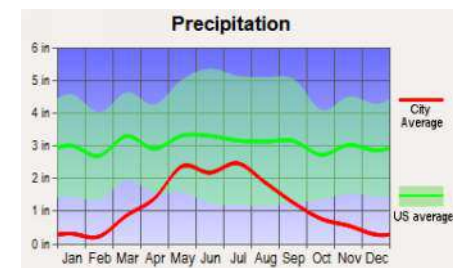
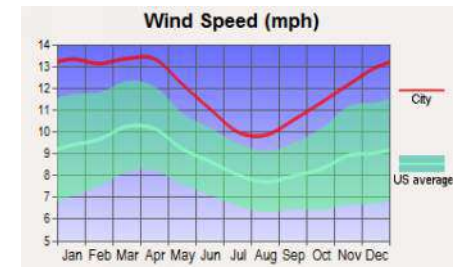


SCHOOL LOCATION & CLIMATE

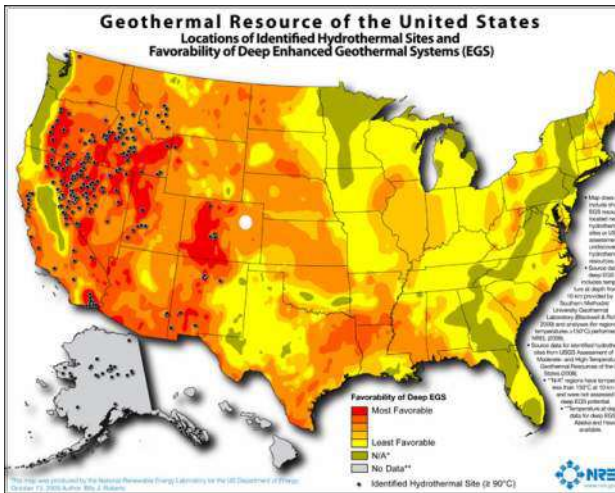
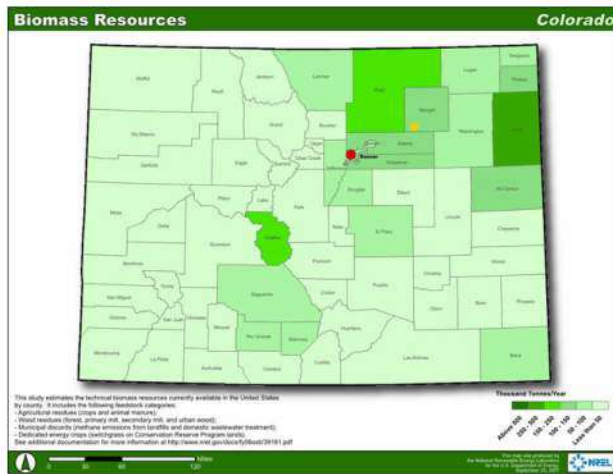
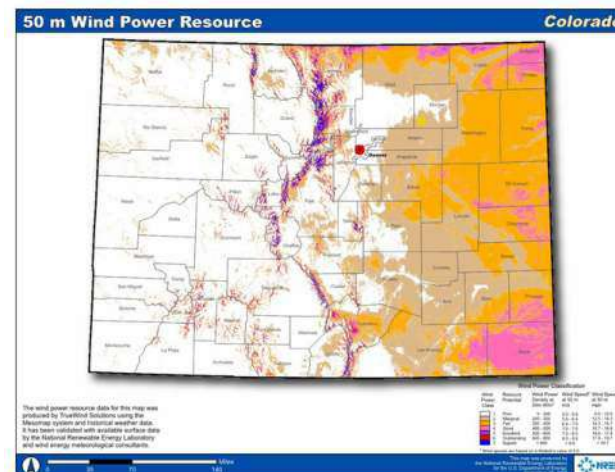
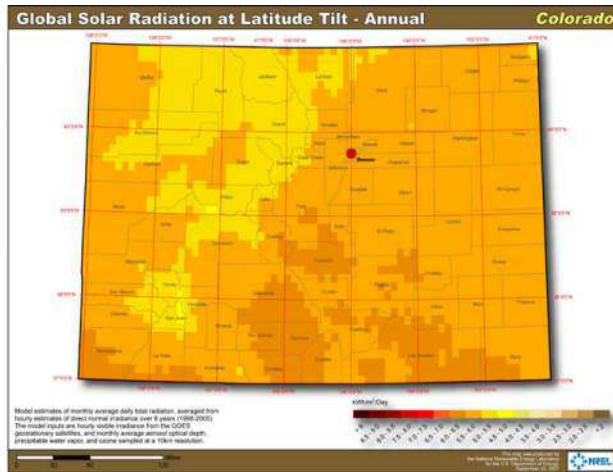
REGIONAL CLIMATE

Wiggins, Colorado is located at an elevation of 4,548 feet above sea level and about 60 miles northeast of Downtown Denver. The climate is typically semi-arid as is typical of many northeastern areas of Colorado. Summer high average temperatures are about 75 degrees F in July, while winter low temperatures are around 10 degrees F in January. Summer highs often reach 90-95 degrees F. The area is extremely dry and subject to frequent winds significantly stronger than the national average.

The rainiest months are May through July at an average of 2.5 inches, with the rest of the year averaging between .5 and 1.5 inches of precipitation per month. The location is largely dominated by heating degree days, with around 1150 heating degree days in peak December and January. The yearly average is 498 heating degree days per month. In July, there are an average of 279 Cooling Degree days, the peak cooling month for the year.



The potential for harnessing renewable resources in the area are high for solar and photo-voltaic applications. There is a great deal of solar exposure during the course of the year. There are not known hydrothermal energy sites in the area, and harnessing this resource is likely cost-prohibitive for a small school project. The potential for wind and for biomass applications are low average to poor in this area of Colorado. Ground-source energy in a heat pump loop has very good potential in the area, depending on site-specific soils tests.



AREA DEMOGRAPHICS

POPULATION & DEMOGRAPHICS

Population

The population of Morgan County grew by less than 5% between 2000 and 2015, for a total of 28,360 residents at last count, up from 27,171 in 2000. The Town of Wiggins has grown by roughly 7% in the same period to reach approximately 900 residents. These rates are much lower than population growth averages across Colorado. By 2025, population in Morgan County is projected to reach 35,692.

Age

The median age in Morgan County is 34 years old and is remaining stable. The median age in Wiggins is 30 years.

Race

In Morgan County, the population is approximately 79.65% white; 82% white in Wiggins, with the remainder of the population composed of minorities.

Income

Median household income for Wiggins is \$33,438. The poverty rate in Wiggins is roughly 15%, which is higher than the Colorado state average of 12%.

Industry

The primary industry by far in Wiggins is Agriculture and Farming-related. Morgan County is invested in Manufacturing and production industries overall.

The numerous higher education institutions in the area include Morgan Community College in Fort Morgan, the University of Northern Colorado in Greeley, three Aims Community College Campuses in Weld County, and Colorado State University in Ft. Collins, CO.

SCHOOL PERFORMANCE MEASURES

Proficiency Testing scores for Wiggins, administered since 2012, have been typically above the Colorado State average scores. The graduation rate at Wiggins High School has steadily risen from about 75% in 2012 to over 90% in 2014. In the same time period this rate has grown to exceed the statewide graduation rate.

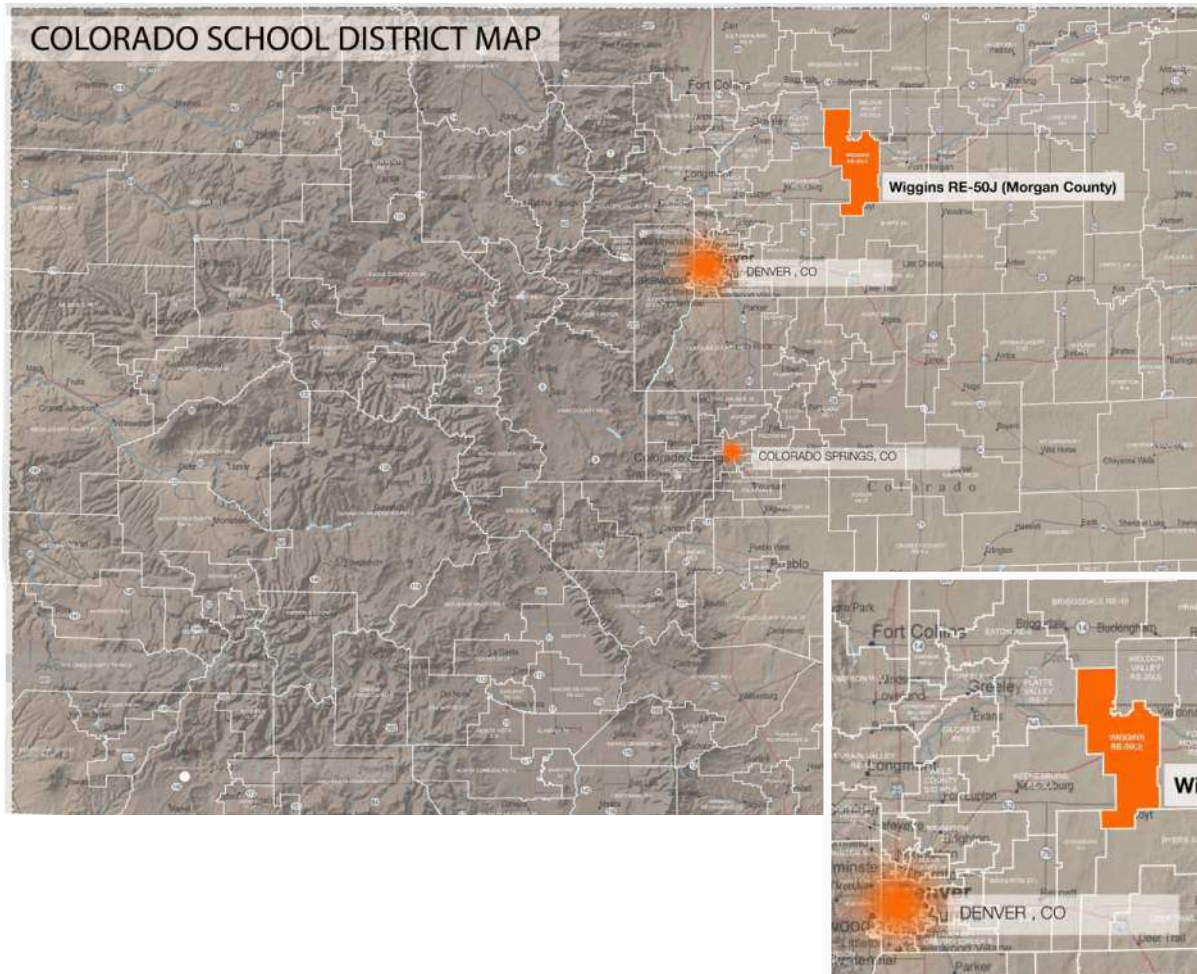
DISTRICT LOCATION & BOUNDARIES

Geographic Location

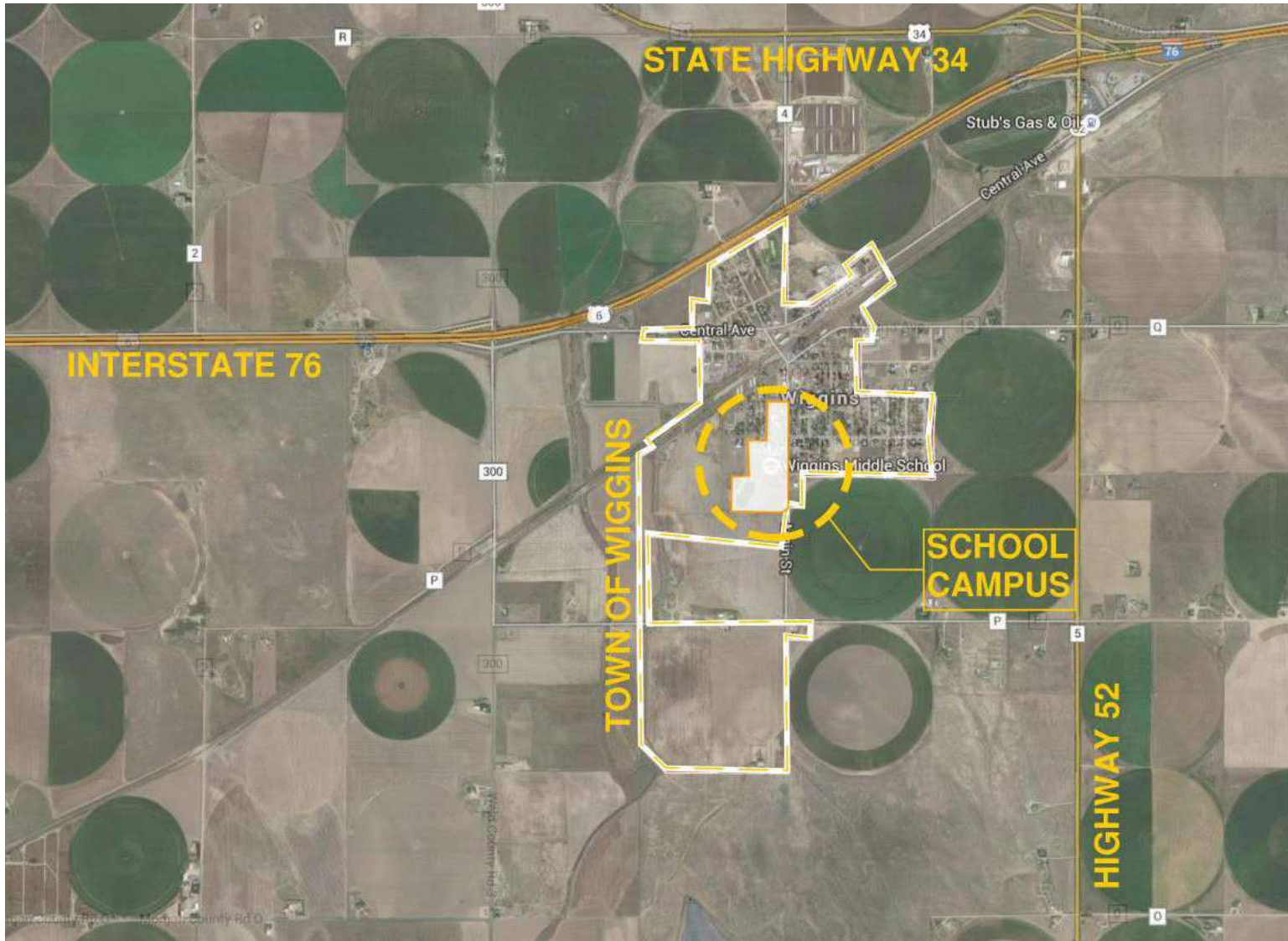
Wiggins School District RE-50J is located in Morgan County, Colorado, in the northeastern vicinity of the state. The district area covers the cities of Wiggins, between the Rocky Mountain Front Range area and the eastern plains of Colorado.

Maps

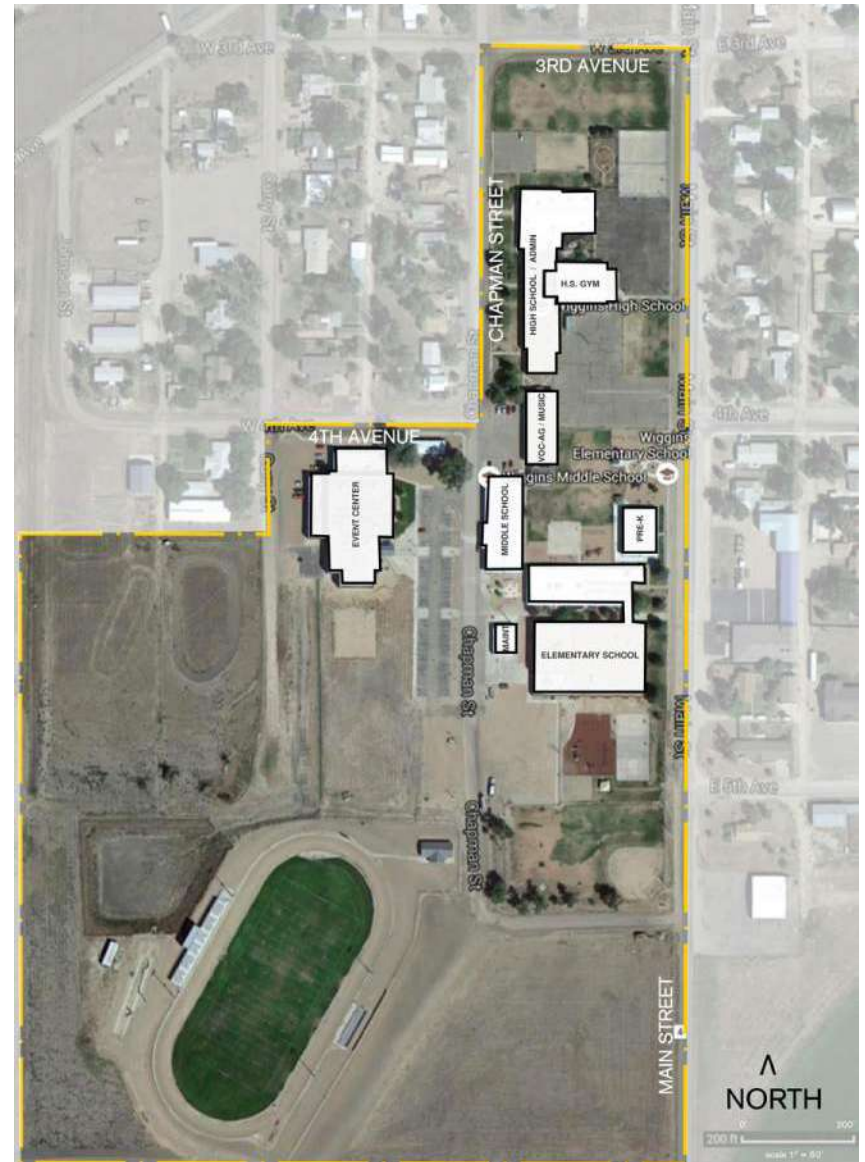
The images collected on the following pages summarize and illustrate the current district and facilities locations.



STATE DISTRICTS AND REGIONAL LOCATION



WIGGINS, COLORADO



EXISTING SCHOOL LOCATION

HISTORIC SIGNIFICANCE

HISTORICAL SIGNIFICANCE

There are no historically significant structures currently owned or operated by the Wiggins School District RE-50J.

BEST FACILITY ASSESSMENTS

STATEWIDE FACILITY ASSESSMENT

Please refer to Appendix B for the Colorado BEST Statewide Facility Assessments of the Wiggins Schools.

EDUCATIONAL ADEQUACY

EDUCATIONAL ADEQUACY

Proficiency Testing scores for Wiggins, administered since 2012, have been typically above the Colorado State average scores, as indicated below. The school Meets or exceeds metrics for Academic Achievement, Academic Growth, and Postsecondary and Workforce Readiness. The School is approaching compliance with Academic Growth Gaps category. In total, the school has maintained Accreditation in the State of Colorado.

TCAP 2013	Wiggins	Colorado
Reading	81.29%	69.53%
Writing	65.76%	55.03%
Math	60%	56.68%
Science	54.87%	50.44%

The graduation rate at Wiggins High School has steadily risen from about 75% in 2012 to over 90% in 2014. In the same time period this rate has grown to exceed the statewide graduation rate. There is a low dropout rate, well below the state average, and attendance at Wiggins is steady at approximately 95%.

Colorado Model Content Standards

Civics: There are no facility deficiencies that specifically relate to the ability to teach a Civics curriculum.

Dance: Not offered by Wiggins School District due to lack of facilities and program demand.

Economics: There are no facility deficiencies that specifically relate to the ability to teach an Economics curriculum. The high school offers a Business class with appropriate technology and is in demand.

World Language: There are no facility deficiencies that specifically relate to the ability to teach an Language curriculum.

Geography: There are no facility deficiencies that specifically relate to the ability to teach a Geography curriculum.

History: There are no facility deficiencies that specifically relate to the ability to teach a history curriculum.

Mathematics: There are no facility deficiencies that specifically relate to the ability to teach an Math curriculum.

Music: Music is taught in middle and high school at Wiggins; however, the current Music room is located in the shop building and leaves a lot to be desired in terms of acoustics, space, access, and instrument storage..

Physical Education: There are no facility deficiencies that specifically relate to the ability to teach a Geography curriculum

Reading and Writing: There are no facility deficiencies that specifically relate to the ability to teach a reading curriculum.

Science: There are no facility deficiencies that specifically relate to the ability to teach a reading curriculum. The high school science program has a separate classroom and laboratory; the program has received grants recently for the addition of significant classroom instruction technology and workstation monitors in the lab.

Theater: Drama classes and programs take place in the Events Center, which now requires students to walk next door to get to the space. The acoustics in the performance space are not adequate and, since it doubles as a cafeteria, the house seating area is stepped in a way that is a hazard. The school has constructed a platform in the performance area to try to improve sightlines, but the platform is loud and unsteady, becoming a hazard and a detriment to the program space. The school is in need of a dedicated theater / performance space of better quality.

Visual Art Technology and New Media: There are no facility deficiencies that specifically relate to the ability to teach a art curriculum.



The current campus with the latest renovations now accommodates 42 classrooms. The school-wide assembly spaces are the Event Center or High School Gym. The Event Center cafeteria is newer but the kitchen is not large enough to support it. So, high school and middle school students walk outdoors to use the Elementary School cafeteria at lunch.

Additional Curriculum

The school includes one program that is not a part of the Colorado Model Academic Standards and that is the Vocation Agriculture program, which is conducted in the shop building. Although adequately equipped for the Voc-Ag program, the shop is one of the older buildings on campus, and currently shares space with the music program and its storage. There is also limited dedicated outdoor space (yard) for the program. Despite some of drawbacks to the facilities, Voc-Ag remains one of the more vital parts of the school curriculum.

Sports and Extracurricular

The major sports supported by the school district are wrestling, football, basketball and baseball. Facilities are adequate for these sports, although baseball plays on a city-owned field without lights so playing time is limited. Staff noted that an additional gym would reduce the need for student teams to have to practice late at night.

FACILITY INVENTORY

FACILITY INVENTORY

Wiggins School is composed of several structures on a single site in Wiggins, Colorado. The structures are all single-story buildings, and include all school programs, administrative offices, school district offices, and district board room.

Campus: *Wiggins School District RE-50J Campus*

Use: *Public School for Preschool through 12th grades, alternative High School and Community distance learning*

Square Footage: *Total GSF: Approximately 125,000 square feet Campus Wide*

Site Size: *Approximately 33 acres*

Individual Facilities:

High School Building

Building Area: *Approx. 32,350 sf*

Year Built: *1949*

Description of Construction: *Load bearing masonry on concrete footings and slab on grade, with steel roof structure.*

Additions to Facility: *North Addition for Junior High School, 1964*

Capacity: *266 students*

Middle School Building

Building Area: 9,821 sf

Year Built: 1997

Description of Construction: *Steel structure with brick masonry veneer on concrete footings and slab on grade, with steel roof structure.*

Additions to Facility: *Renovated in 2002*

Capacity: *166 students*

Vocational Shop Building

Building Area: 5,937 sf

Year Built: 1954

Description of Construction: *Load bearing masonry on concrete footings and slab on grade, with steel roof structure.*

Additions to Facility: *None*

Capacity: *55 students*

Events Center

Building Area: 25,378 sf

Year Built: 2003

Description of Construction: *See Assessment*

Additions to Facility: *None*

Capacity: *Gymnasium sets 1000+; Cafetorium Seats 250*

Elementary School Building

Building Area: *42,362 sf*

Year Built: *1964*

Description of Construction: *Load bearing masonry on concrete footings and slab on grade, with steel roof structure.*

Additions to Facility: *South End, 1974*

Capacity: *340 students*

Early Childhood Education (PK) Building

Building Area: *4,300 sf*

Year Built: *unknown*

Description of Construction: *Load bearing masonry on concrete footings and slab on grade, with steel roof structure.*

Additions to Facility: *None*

Capacity: *Approx. 50*

Supplemental Structures (Freestanding Storage, Maintenance Shed, Athletics Field House)

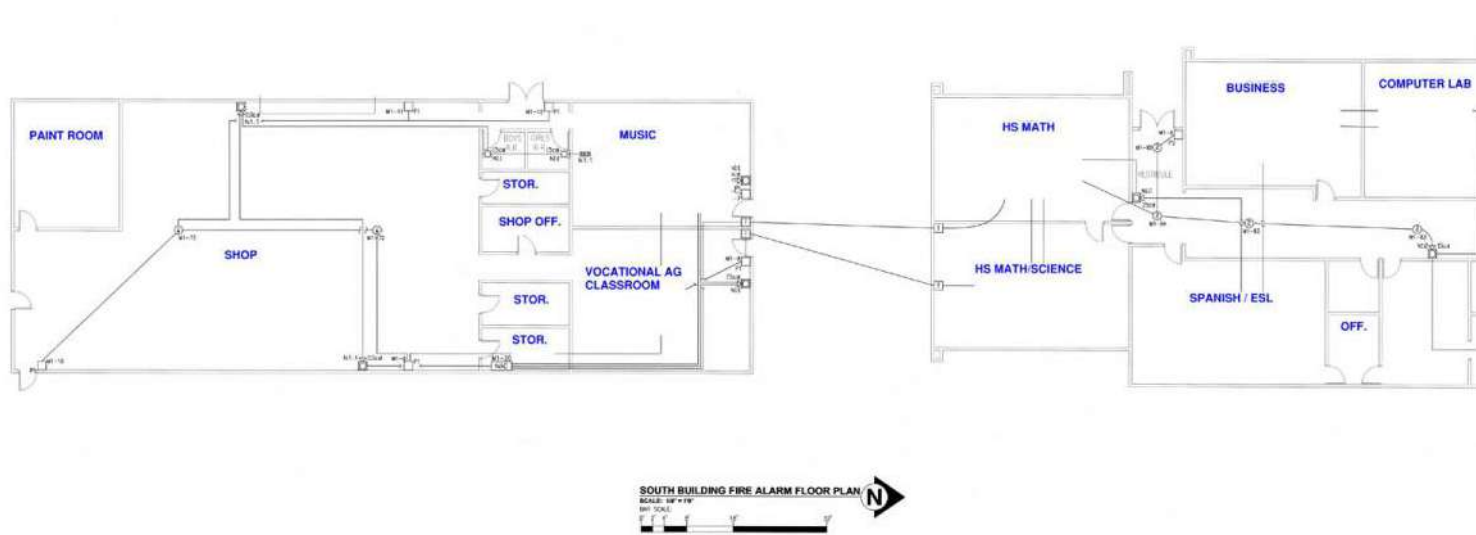
Total Building Area: *2,200 sf + 1,800 sf + 1,280 sf) = 5,280 sf*

Year Built: *varies*

Description of Construction: *See Assessment*

Additions to Facility: *None*

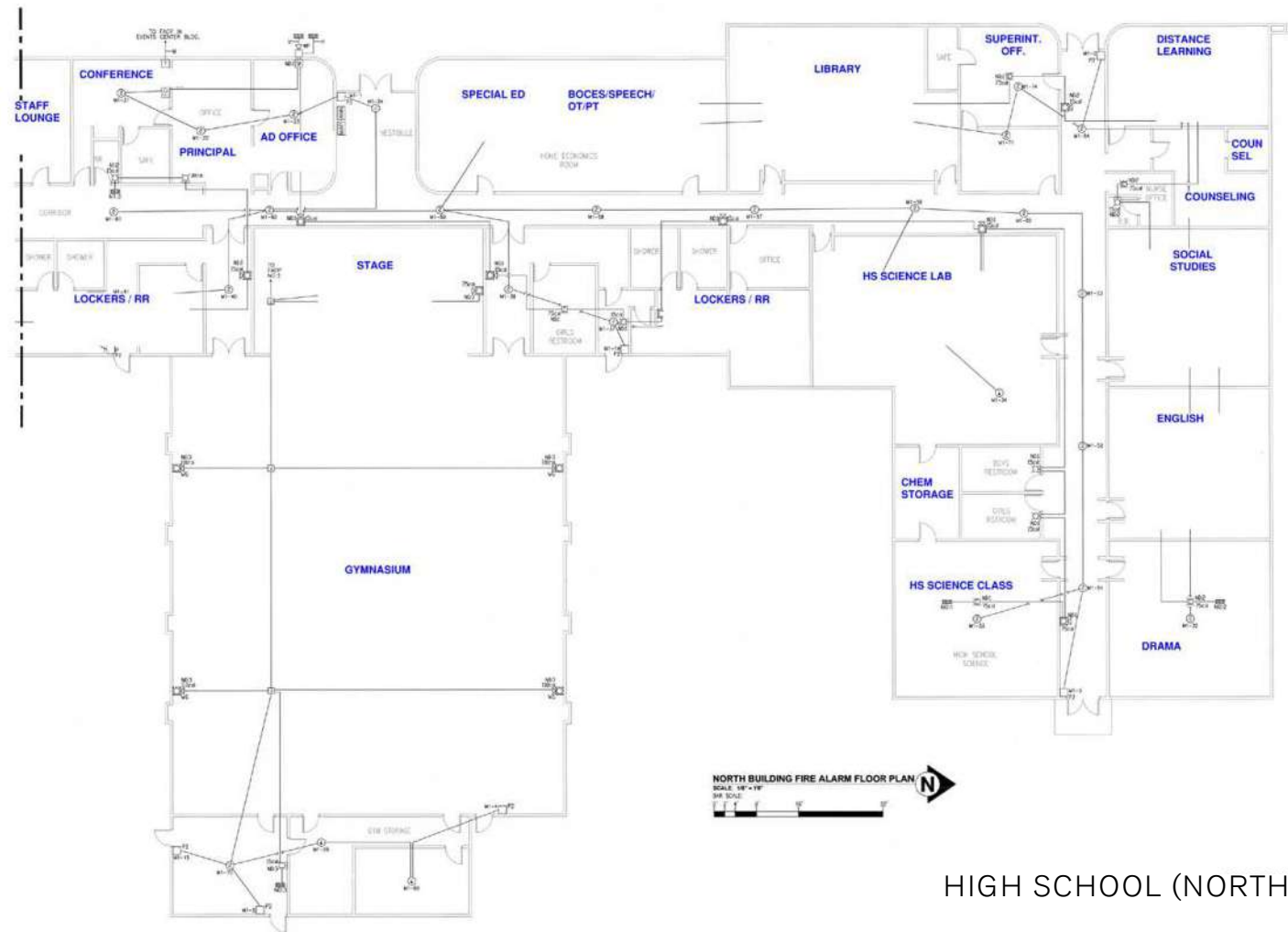
Capacity: *None*



VOCATIONAL SHOP)

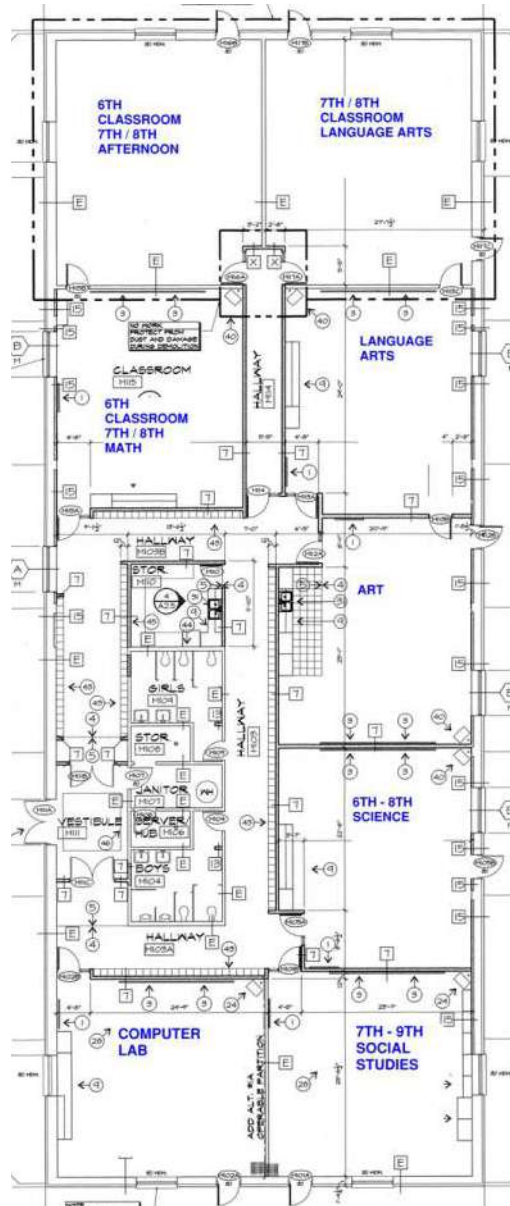
HIGH SCHOOL (SOUTH)

HIGH SCHOOL: EXISTING FLOOR PLAN

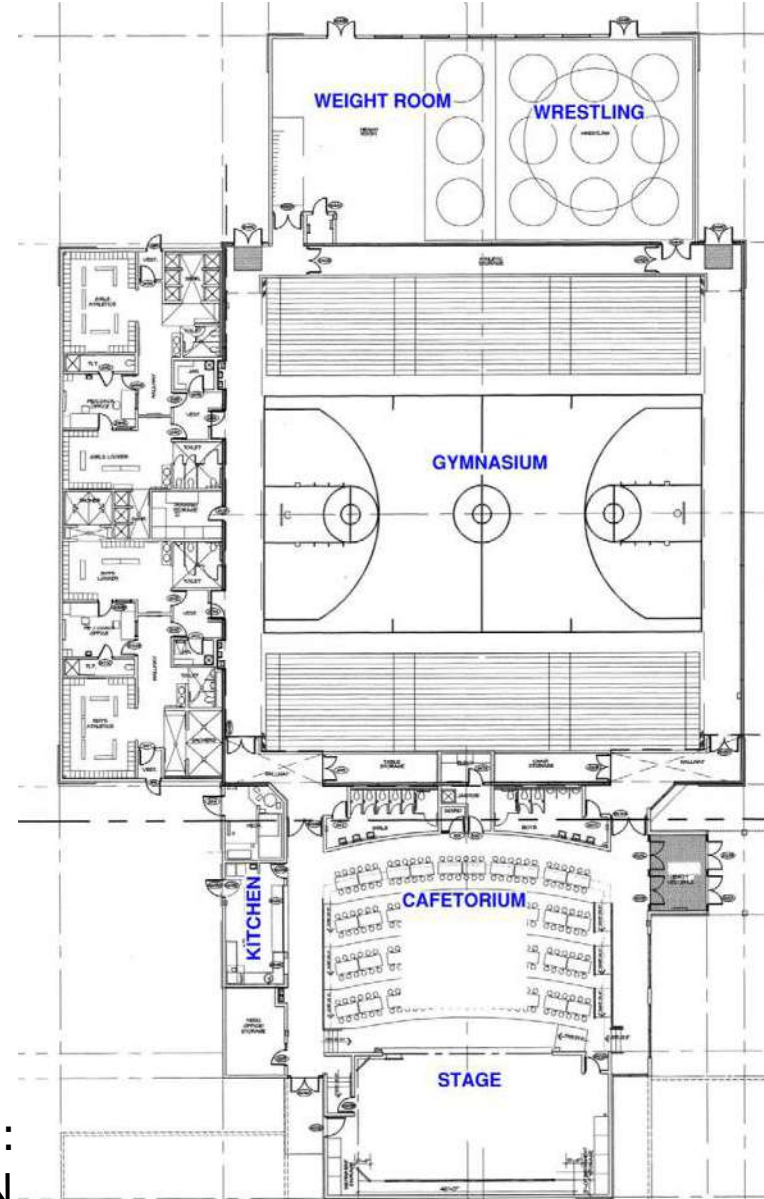


HIGH SCHOOL (NORTH)

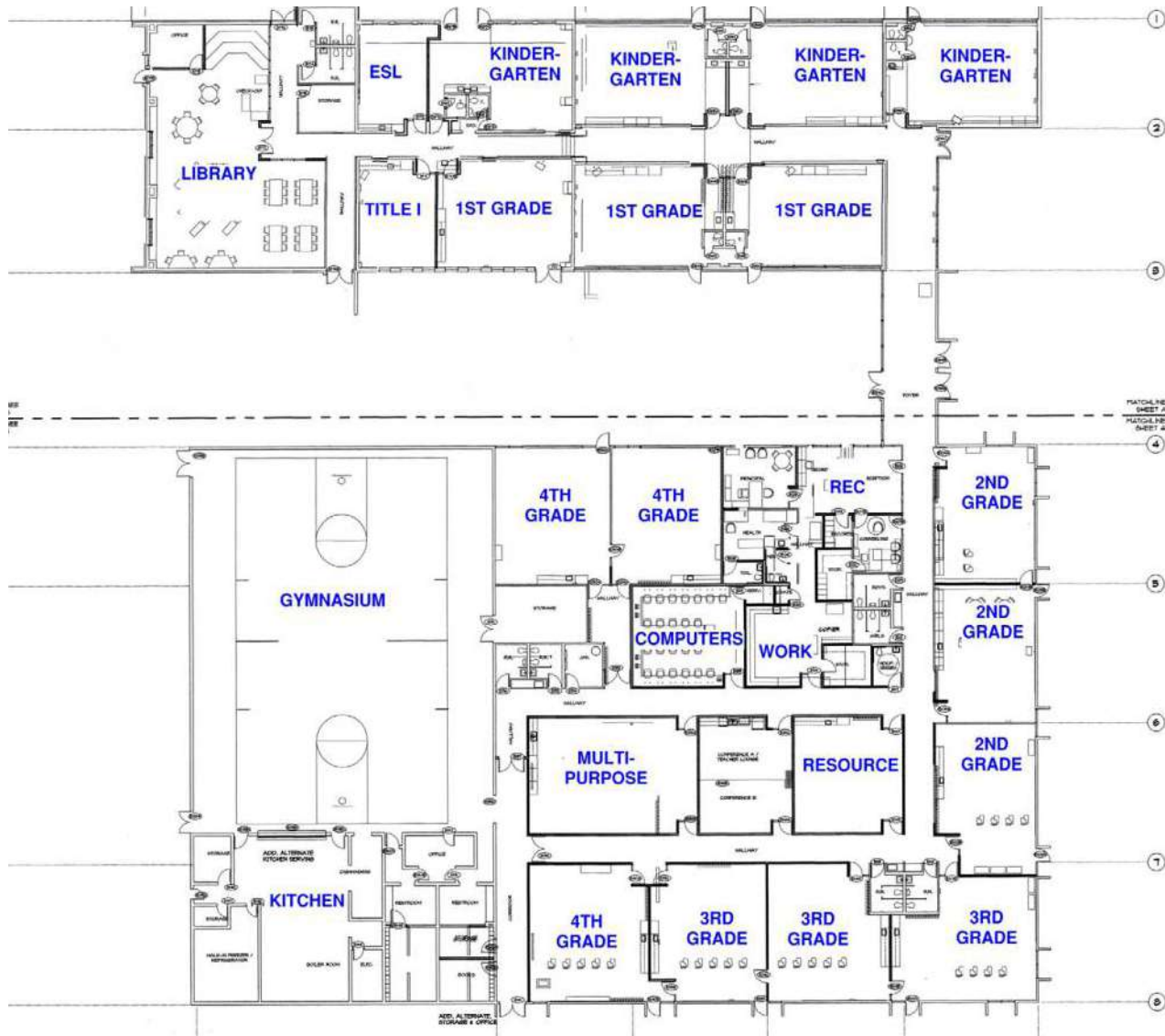
HIGH SCHOOL: EXISTING FLOOR PLAN



MIDDLE SCHOOL:
EXISTING FLOOR PLAN



EVENT CENTER:
EXISTING FLOOR PLAN



ELEMENTARY SCHOOL:
EXISTING FLOOR PLAN

FACILITY EVALUATION & FUTURE USE

WIGGINS EVENTS CENTER

320 Chapman Street
Wiggins, CO 80645

WIGGINS ELEMENTARY SCHOOL

415 Main Street
Wiggins, CO 80645

WIGGINS HIGH SCHOOL

320 Chapman Street
Wiggins, CO 80645

WIGGINS MIDDLE SCHOOL

410 Chapman Street
Wiggins, CO 80645

WIGGINS VOCATIONAL SHOP BUILDING

320 Chapman Street
Wiggins, CO 80645

WIGGINS EVENTS CENTER

320 Chapman Street
Wiggins, CO 80645

YEAR CONSTRUCTED: 2003
RENOVATIONS: None
BUILDING AREA: 25,378 SF



ASSESSMENT VERIFICATION SUMMARY

Building history and use :

The building was constructed in 2003 including the high school gym, stage and cafeteria.

Foundation & Structural summary:

The building is constructed of interior load bearing concrete masonry with exterior brick veneer, and structural steel superstructure with masonry veneer. The roof structure is steel framing with metal deck, and the foundation is spread footing with slab on grade.

BUILDING ENVELOPE SUMMARY:

Overall:

The exterior envelope is in overall good condition and is well maintained.

Exterior Wall:

The exterior wall is constructed of highly durable material and is in good condition.

Wall Insulation:

These load-bearing CMU walls with brick veneer have rigid insulation board located in the cavity between the two wythes of masonry.



Windows:

The windows are insulated aluminum storefront.

Roof:

The roof is EPDM membrane over insulation over metal roof deck. The roof is in good condition.

Roof Insulation:

The roof insulation is likely located above the metal roof deck and the thickness of the insulation is unknown. A core sample is required to determine the thickness and condition of the insulation. A typical roof assembly constructed at that time would include 5" of polyisocyanurate rigid board insulation. A roof of that type would have an insulating R-Value of 30.

BUILDING CODE / FIRE CODE / CONSTRUCTION TYPE:

The building is constructed of non-combustible materials including mainly concrete, brick and steel, with steel roof decks and concrete slab on grade. The school is a Type II-B construction and is not fire sprinklered. As a single story, non-sprinklered building, the existing school at 25,378 SF is in excess of the area allowed by code at 25,375 SF.

HAZARDOUS MATERIALS:

There is no asbestos containing materials or other hazardous materials located in this building.

ACCESSIBILITY SUMMARY:

As a newly constructed building, the event center is fully ADA accessible. This includes entrances, parking, toilet rooms and door hardware.

TECHNOLOGY:

A newer and serviceable simplex system provides service to the building.



Classroom Technology – Most classrooms are equipped with overhead projectors, however, there are no audio enhancement systems.

INTERIOR FINISHES & EASE OF MAINTENANCE:

All of the interior walls are painted gypsum board or CMU. Interior floors are VCT in the stepped floor area of the multi-purpose room, poured epoxy in the restrooms, sprung wood in the gymnasium and poured concrete in the locker rooms. The interior finishes are in good condition.

Overall, the building is well-maintained and the interior materials are performing well. Most of the interior finishes require on-going painting and maintenance, which is typical based on these types of materials.

DOORS & HARDWARE:

All of the exterior doors are hollow metal with hollow metal frames. Interior doors are wood with hollow metal frames. The hardware throughout is accessible lever sets.

SECURITY AND SUPERVISION:

There appears to be no Card Access Stations or other means to restrict access into building.

HVAC SYSTEM:

As a newly constructed building, the mechanical system is in good condition.

PLUMBING SYSTEM:

The plumbing systems are in good condition and in working order.

FIRE PROTECTION SYSTEM:

The building does not have a fire sprinkler system.

ELECTRICAL SYSTEM:

Lack of documentation – electrical one-lines and proper labeling throughout.

- The one-line appears fairly complete, however, it lacks, fault calculations. In addition, it indicates secondary metering, however, the entire facility appears to be primary metered at the south end of the campus. Revisiting and updating all existing ones and fault current calculations is necessary.



CODE CONCERNS:

- Improperly rated equipment (see “Documentation”, above).

AESTHETICS AND REMODEL/MAINTENANCE CONCERNS:

- There is no surge protection installed.
- Building is not equipped with a generator, while not required, it may be worth consideration for emergency and optional standby loads such as emergency lighting and certain voice/data and security systems.

BUILDING LIGHTING:

Lighting is fluorescent T8 and Metal Halide. While the technology remains relevant today, it is uncertain if the building would pass present International Energy Code Conservation (IECC) requirements in terms of watts allowed per square foot. There are no energy conservation methods in place for interior lighting control, such as occupancy/vacancy sensors, relay panels, dimming etc and is not compliant with today's IECC lighting control requirements. There appears to be no exterior egress lighting installed.

FIRE ALARM:

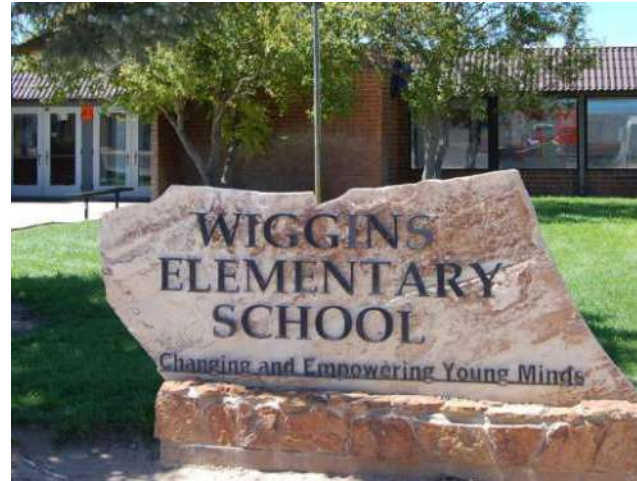
Fire alarm was upgraded approximately ten years ago to Simplex 4100, appears functional. Does not appear any detection was installed in the gymnasium. Present code is voice evacuation, which the present system does not meet and an upgrade would be required (FACP is upgradeable to voice, however, replacement of hornstobes to speaker strobes throughout would be necessary).



WIGGINS ELEMENTARY SCHOOL

415 Main Street
Wiggins, CO 80645

YEAR CONSTRUCTED: 1964
ADDITIONS CONSTRUCTED: 1974
BUILDING AREA: 42,362 SF



ASSESSMENT VERIFICATION SUMMARY

Building history and use:

The building was originally constructed in 1964 as the Wiggins Elementary School, and had the south end addition constructed in 1974 and a significant building renovation in 2002. The school provides the south and east border to the campus and is the only building whose entrance is in Main Street.

Foundation & Structural summary:

The 1964 building is constructed of load-bearing CMU with exterior brick masonry veneer. The 1974 addition is double wythe load bearing structural brick. The roof throughout is metal deck on structural steel framing. The building foundation is spread footing with slab on grade.

The structural system of the building is in generally good condition. There is no sign of foundation settling or cracking along the load-bearing exterior walls or interior CMU partitions.

BUILDING ENVELOPE SUMMARY:

Overall:

The exterior envelope is in overall good condition and is well maintained. Specific deficiencies and recommended maintenance are listed below.

Exterior Wall:

The exterior wall system is in good condition. There are minimal signs of cracking in the structural brick along window sill in the east corridor. This is likely from lack of control joints at these openings in the masonry, not from movement at the foundation. It is recommended to cut in masonry control joints and infill with flexible elastomeric sealant to account for movement in the brick around the entire building.

Wall Insulation:

At the double wythe structural brick walls of the 1974 addition, there is likely no insulation in this assembly. The mass of the brick provides an equivalent R-Value of 2. At the 1964 addition, the load-bearing CMU walls with brick veneer could have rigid insulation board located in the cavity between the two wythes of masonry. This insulation has an approximate R-Value of 10. Both of these are assumed wall assemblies with typical wall insulation indicated. These wall assemblies could only be verified by selective demolition to expose the wall elements and observe the components of the assemblies. Neither of these assemblies meet the minimum insulation requirements of the current building code.

Windows:

There is a combination of original and replacement windows around the building. All of the classroom windows in the north wing have been replaced with insulated translucent fiberglass panels. These panels are worn, brittle and have yellowed over time with UV exposure. The assemblies are weather-tight, with no noticeable water infiltration. However, the interiors of these panels in the classrooms have been covered with tackable wall surface, eliminating all natural daylight except at the operable units. This doesn't allow for visual connection to the outside and forces the use of electric lighting to illuminate the interior. The classroom windows in the south building are a combination of bronze anodized aluminum with insulated glazing and painted hollow metal frames with non-insulated single pane glazing. It is recommended to replace all the translucent fiberglass panels and single pane glazing around the entire building with new insulated glass units. The frames can be either hollow metal or aluminum depending on the desired aesthetic.



Roof:

The north wing roof is a white membrane with internal roof drains. The south building is built-up roofing with an SBS modified bituminous cap top coating with internal roof drains. The roof over the kitchen in the south building is also built-up with an SBS modified bituminous cap top coating with internal roof drains. The perimeter cap flashing and surface mounted drains to transfer roof drainage from high roofs to low roofs is new and in good condition. The roof assemblies are also in good condition.

Roof Insulation:

The roof insulation is likely located above the metal roof deck and the thickness of the insulation is unknown. A core sample is required to determine the thickness and condition of the insulation. A typical roof assembly constructed at that time would include 4" of polyisocyanurate rigid board insulation. A roof of that type would have an insulating R-Value of 28. Current code minimum roof insulation requires an R-Value of 30. Likely the depth of the other existing insulation does not meet current code minimums for energy efficiency, however it is insulated and performing well. Additional insulation could be added when the roofing is redone in the future.



BUILDING CODE / FIRE CODE / CONSTRUCTION TYPE:

The building is constructed of non-combustible materials including mainly concrete, concrete masonry, brick and steel, with steel roof decks and concrete slab on grade. The school is a Type II-B construction and is not fire sprinklered. As a single story, non-sprinklered building, the existing school at 42,362 SF and exceeds the area allowed by code at 25,375 SF. Any significant renovations would require the building to be brought up current codes. Any new additions would be required to be fire-separated, and all significant renovations would require the building to be brought up current codes.

HAZARDOUS MATERIALS:

Per the REMS Re-inspection/Management report from April 2001, there is asbestos containing materials in 8,950 SF of vinyl floor tile, 210 SF of transite ceiling panels, 22 wood doors and 6 hollow metal doors.

ACCESSIBILITY SUMMARY:

The exterior of the building is accessible, including an ADA-accessible front entrance. However, there is not an adjacent parking lot with accessible parking spaces near the elementary school. It is recommended to stripe dedicated handicap parking spaces in the drop-off lane in the front of the school for accessible parking. These will have to



be parallel parking spaces and will impact the queuing length of the pick-up / drop-off lane at the front of the school. The exterior classroom doors around the perimeter are located above grade, with stoops and steps to the accessible egress path. These doors are not required for exiting and are not required to be accessible. Door hardware throughout the building has been upgraded to compliant lever-sets and exit doors have upgraded panic hardware. There is one unisex ADA accessible restroom serving the entire school. The remainder of the student restrooms do not have an accessible toilet stall, do not have an accessible lavatory and do not have the required maneuverability clearances. Significant renovation would be required to bring these restrooms into code compliance and ADA accessible. Likely plumbing fixture would need to be removed to create an accessible toilet stall, which could impact the number of toilet stalls required by building code.

TECHNOLOGY:

Most classrooms are equipped with overhead projectors, however, there are no audio enhancement systems.

MEDIA CENTER:

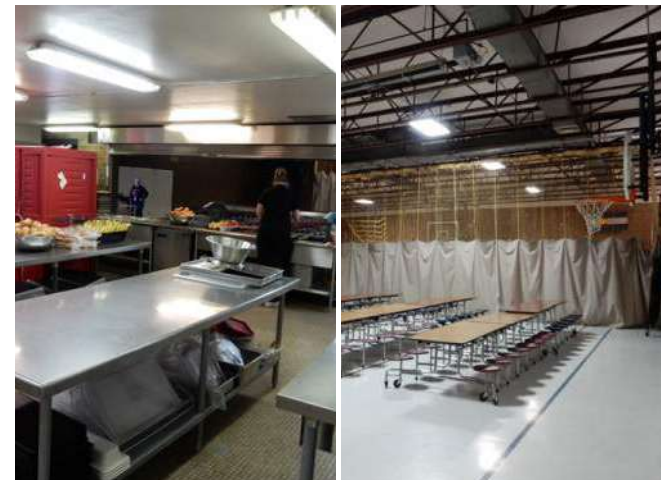
The Media Center is located in the 1974 addition and was renovated in 2002. This space serves both the elementary and middle school students. There are stacks located around the perimeter of the room, as well as in the center. There are several computer stations for student use. There is also an elevated reading platform in the corner for small group use. There are adequate support spaces for book storage and librarian work spaces. This room is in good condition and meets the needs of the students.

KITCHEN:

There is a full service kitchen located adjacent to the elementary gym that serves the entire district staff and students. The kitchen is well-equipped with no health department issues. The biggest issue is scheduling lunches for all of the students and maintaining elementary PE classes.

GYMNASIUM:

The gymnasium was built in the 1974 addition and serves the elementary and middle school students. There is one full size basketball court and two practice courts. This gym is also used for practice for the middle and high school students. There is a curtain divider to separate half the gym for cafeteria space which limits its use as a gymnasium.



STORAGE ADEQUACY:

Each classroom has extensive casework storage dedicated curriculum or teacher storage. Lack of current storage was not identified by the staff of the school during recent interviews.

Interior finishes & ease of maintenance:

Most of the interior walls are painted gypsum board, painted brick and concrete masonry. Interior floors are carpet and VCT in the classrooms, carpet in corridors and offices, ceramic tile in restrooms and kitchen, and poured rubber floor in the gym. The majority of interior finishes were replaced during the 2002 renovation project. The carpet throughout the school is worn and is due for replacement. The interior gypsum board walls are showing damage and wear, with some isolated locations of cracking. All of the interior painted brick and CMU walls are low-maintenance and highly durable wall finishes which are in good condition.

Most of the ceilings are finished with suspended acoustical ceiling tile installed below the original hardboard ceiling tile. The tiles are made of a scrubbable vinyl finish with fiberglass batt insulation for sound absorption. The tiles throughout the building appear to be in fair condition. These types of ceiling tiles are not as durable as mineral fiber and are susceptible to damage.

Overall, the building is well-maintained and all of the highly-durable materials are performing well. Some of the other interior materials require on-going painting and maintenance, which is typical based on these types of materials.

DOORS & HARDWARE:

The main entrance is aluminum storefront, with the remainder of the exterior doors hollow metal with hollow metal frames. Interior doors are wood with hollow metal frames. The classroom doors have vision lites. The exterior hollow metal doors are a combination of solid doors and those with vision lites. The hardware throughout has been upgraded to ADA accessible lever sets and panic bars. There are some exterior doors that have the original panic bars. Several of the exterior classroom doors do not have adequate weather-stripping and are difficult to latch closed. This creates both a security issue and a thermal comfort issue. It is recommended to repair the doors to improve the latching and install perimeter weather-stripping to eliminate infiltration of cold, dirt and leaves.



SECURITY AND SUPERVISION:

There is not a secure entry vestibule into the high school. There appears to be no Card Access Stations or other means to restrict access into building. The building is not equipped with an Intrusion detection system.

HVAC SYSTEM:

The elementary school is served by 6 cooling only direct expansion rooftop units with duct mounted hot water reheat coils, Installed in 2003 they are nearing the end of their serviceable life of 15 years. The heating plant is an atmospheric hot water boiler and two inline circulation pumps that were installed in 2003. There are baseboard radiators providing heat to the perimeter areas and hot water cabinet unit heaters serving the entryways.

The boiler plant installed in 2003 is at 50% of its 30 year life and is in good working order. Control of mechanical systems are through the Invensys direct digital control system installed in 2003 and is nearing the end of its serviceable life. The kitchen is served by a MUA unit and a gas fired heating, direct expansion cooling unit, age unknown and appears to be nearing the end of its serviceable life.

Envision Mechanical Engineers Inc. (EME) recommends upgrading Rooftop Units and DDC system with new high efficiency equipment with CO2 control that will enhance occupant comfort and increase energy savings. (elem school - mechanical equipment, rtus).

PLUMBING SYSTEM:

The water supply, sanitary were installed in 1964. The plumbing fixtures were upgraded in 1974 and are beyond their serviceable life of 30 years. There have been some upgrades to restrooms in 2002.

EME recommends upgrade of building water supply, DHW system, sanitary and plumbing fixtures. A more detailed assessment would be needed to address specific upgrades.

Fire Protection System:

The building does not have a fire sprinkler system. If a major renovation or addition is incorporated into this existing building, it is recommended to install a fire sprinkler system.



ELECTRICAL SYSTEM:

Lack of documentation – electrical one-lines and proper labeling throughout.

- There is no indication of fault current calculations having been performed; it is uncertain if the installed equipment is capable of interrupting the available fault current at any panel location throughout the building. Improperly rated equipment poses a fire and arc flash hazard.
- Panel schedules have not been documented well, locating branch circuits for troubleshooting and general maintenance poses safety concerns as well as make inefficient use of staff's time attempting to identify existing conditions.
- The one-line appears fairly complete, however, it lacks feeder size information, fault calculations and it was noted that one panel located during the walk through was not on the existing one-line. In addition it indicates secondary metering, however, the entire facility appears to be primary metered at the south end of the campus. Revisiting and updating all existing ones and fault current calculations is necessary.

CODE CONCERNS:

- Improperly rated equipment (see "Documentation", above).
- Recommend firestopping of all penetrations be evaluated; no fire-stopped penetrations were observed.

AESTHETICS AND REMODEL/MAINTENANCE CONCERNS:

- There is no surge protection installed.
- The electric room off of the kitchen is very warm and should be evaluated for additional cooling/air-flow.
- A fair amount of electrical distribution equipment within the building is beyond useful life and should be evaluated for replacement.
- Building is not equipped with a generator, while not required, it may be worth consideration for emergency and optional standby loads such as emergency lighting and certain voice/data and security systems.

BUILDING LIGHTING:

Lighting was upgraded to fluorescent linear T8 roughly 12 years ago. While the technology remains relevant today, it is uncertain if the building would pass present International Energy Code Conservation (IECC) requirements in terms of watts allowed per square foot (T8 lighting design for schools generally does pass in terms of wattage). There are no energy conservation methods in place for interior lighting control, such as occupancy/vacancy sensors, relay panels, dimming etc and is not compliant with today's IECC lighting control requirements. Present dimming requirements for today's (2015) IECC makes use of fluorescent lighting difficult and expensive due to extensive dimming requirements of the IECC. It was noted ballast failures were problematic in the Elementary school.

There is limited interior emergency egress lighting and no exterior egress lighting installed.

FIRE ALARM:

Fire alarm was upgraded approximately ten years ago to Simplex 4100, appears functional. Does not appear any detection was installed in the gymnasium. Present code is voice evacuation, which the present system does not meet and an upgrade would be required (FACP is upgradeable to voice, however, replacement of horn-strobes to speaker strobes throughout would be necessary).

WIGGINS HIGH SCHOOL

320 Chapman Street
Wiggins, CO 80645

YEAR CONSTRUCTED: 1949
ADDITIONS CONSTRUCTED:
(high school exterior) 1953, 1964
BUILDING AREA: 32,345 SF
SITE AREA: 33 AC

MISSION:

“The Wiggins School District shall strive to provide a safe environment for all students and staff and meaningful opportunities and innovated educational programs for all students so that they reach their learning potential, including that they meet or exceed state and district content standards, through partnerships between home, school and the community.”

ASSESSMENT VERIFICATION SUMMARY

Building history and use:

Wiggins School District RE-50J was established in 1946. Soon after consolidation, a bond issue was passed and the high school was constructed in 1948 and occupied in January 1949. A gym addition was constructed in 1953, then a classroom addition in 1964 on the north end of the high school to serve the junior high students. This building currently serves the 9th – 12th grade students.

The 32,345 SF high school is just one building on the Wiggins School District campus. The building is a single-story masonry structure located on the north side of the campus along Chapman Street. The school is organized with a double-loaded corridor with classrooms on both sides. The district administration offices are located at the north end of the building and the gym is centrally located within the building on the east side of the school.

Foundation & Structural summary:

The original building structure consists of load bearing, multiple wythe brick masonry that is exposed on both the interior and exterior of the school. The gym addition, built in 1953 is similar masonry construction, while the classroom addition of 1964 is interior load bearing concrete masonry with exterior brick veneer. The roof structure throughout is steel framing with metal deck. The roof structure of the gym are long span steel trusses with metal deck. The majority of the foundation is concrete spread footings with slab on grade. There is a partial basement under the stage, made of site cast concrete walls and slab on grade.



The structural systems of the building are in generally good condition. There are no visible signs of cracking or settlement at the foundation elements, basement walls, or the interior load-bearing walls. There are vines covering the entire north elevation of the gym which can contribute to masonry deterioration over time. It is recommended to remove the vines and repair any damaged mortar joints. There are also holes in the masonry of the gym visible from the roof, likely from pipe penetrations that have since been removed. It is recommended to fill these holes with compatible mortar to eliminate water infiltration into the masonry cavity.

BUILDING ENVELOPE SUMMARY

Overall:

The exterior envelope is in overall good condition and is well maintained. Specific deficiencies and recommended maintenance are listed below.

Exterior Wall:

The exterior load bearing masonry wall is in overall good condition and is well maintained. There are no visible signs of foundation settlement or cracking in the mortar joints of the brick. This level of condition was observed both on the interior and exterior faces of the brick wall. The integral roof drain discharge adjacent to the building foundation which allows roof water to pond adjacent to the foundations. It is recommended to add splash blocks at each of the roof drain "lamb's tongues" to help divert water away from these foundations.

Wall Insulation:

At the multiple wythe brick walls of the 1948 building and the 1953 gym addition, there is likely no insulation in these walls. The mass of the brick provides an equivalent R-Value of 2. At the 1964 addition, the load-bearing CMU walls with brick veneer likely have rigid insulation board located in the cavity between the two wythes of masonry. This insulation has an approximate R-Value of 10. Both of these are assumed wall assemblies with typical wall insulation indicated. These wall assemblies could only be verified by selective demolition to expose the wall elements and observe the components of the assemblies.

Windows:

The original windows of the 1948 building and the 1953 gym have been removed and replaced with insulated translucent fiberglass panels. These panels are worn, brittle and have yellowed over time with UV exposure. The assemblies are weather-tight, with no noticeable water infiltration. However, the aging of these panels has made them darker, reducing the amount of daylighting within the building, and forcing the use of electric lighting to illuminate the interior. These panel systems are also translucent, which prevents visual connection to the exterior of the building. The 1964 addition has the original single pane, aluminum frame side sliding windows.



While both of these window assemblies are functioning, it is recommended to replace all of the windows in the building. The translucent panels do not provide visual connection to the exterior which is important in learning environments, nor does the interior of building benefit from natural daylight which improves indoor environmental quality and can help reduce electric lighting usage. The aluminum frame windows are single pane and do not provide adequate insulation or proper control of visible light transmittance and solar heat gain.



Roof:

There are three roof assemblies on the building, each corresponding with the additions. The original school has a built-up asphalt roof with rock ballast with internal roof drains. The edge condition is a sheet metal gravel stop. The gymnasium addition has a liquid rubber roofing poured directly over urethane foam insulation, also with internal roof drains. The 1964 classroom addition has a low-slope standing seam metal roof with perimeter roof drainage gutter and downspout systems. The built-up roof and standing seam metal roof over the main classroom building are in good condition. The ballast is intact and properly sized around the roof drains. The standing seam metal roof is new, with no visible damage to the assembly. New sheet metal flashing and downspouts have been installed at these two roof assemblies, which are properly installed and functioning well. The poured rubber roof over the gym is failing around the perimeter where the rubber terminates into the adjacent wood fascia. This will lead to water infiltration, compromised insulation and damaged interior finishes. The perimeter wood fascia is also deteriorated due to weather exposure, also contributing to water infiltration around the roof. It is recommended to replace this roofing with a sheet rubber membrane, and remove and replace the wood fascia with sheet metal flashing around the perimeter of the gym.



Roof Insulation:

The roof insulation at all three different roof assemblies is above deck. The thickness of the insulation at the three assemblies is unknown and would require core samples to determine the thickness and condition of the insulation. The rubber along the edge condition of the gym roof has cracked and exposed the insulation. It appears that the urethane insulation in this location is approximately 1" thick, providing an R-Value of 6. Current code minimum roof insulation requires an R-Value of 30. Likely the depth of the other existing insulation does not meet current code requirements for energy conservation as well.

BUILDING CODE / FIRE CODE / CONSTRUCTION TYPE:

The building is constructed of non-combustible materials including mainly concrete, concrete masonry units, brick and steel, with steel roof decks and concrete slab on grade. The school is a Type II-B construction and is not fire sprinklered. As a single story, non-sprinklered building, the existing school at 32,345 SF is in excess of the size allowed by code at 25,375 SF. Any new additions would be required to be fire-separated, and all significant renovations would require the building to be brought up current codes.

HAZARDOUS MATERIALS:

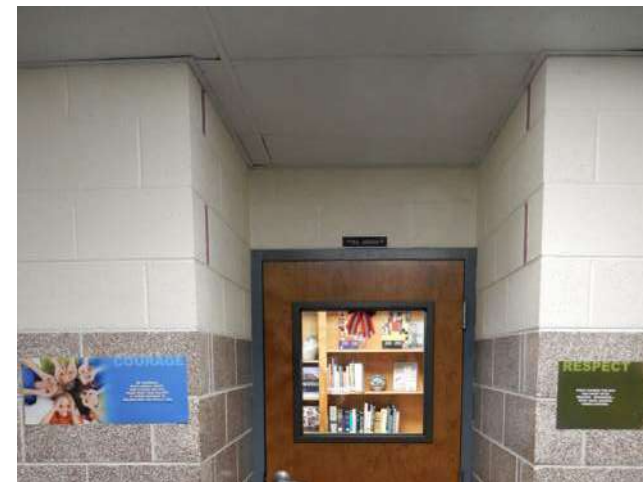
Per the REMS Re-inspection/Management report from April 2004, there is asbestos containing materials in 6,000 SF of vinyl floor tile, 160 SF of transite ceiling panels and 1,185 LF of pipe insulation around the steam pipes under the gym. The pipe insulation has deteriorated due to flooding, will continue to deteriorate and is considered friable.

ACCESSIBILITY SUMMARY:

The exterior of the building is accessible, including an ADA-accessible front entrance from the adjacent parking lot. There are not dedicated accessible parking spaces in the parking lot, these need to be striped and signage added. The exterior doors around the perimeter are located at grade, providing for an accessible route from the building exits. Door hardware throughout the building has been upgraded to compliant lever-sets. The recessed doors in the interior masonry partitions do not provide the required push/pull clearances for wheelchair accessibility. These walls are load bearing and there is no simple way to modify these for accessibility without extensive demolition and reconfiguration. There is no dedicated handicap toilet stall, no accessible lavatory and lacking wheelchair maneuverability clearance in the existing student restrooms throughout the school. Significant renovation would be required to bring these restrooms into code compliance and ADA accessible. Likely plumbing fixture would need to be removed to create an accessible toilet stall, which could impact the number of toilet stalls required by building code.

TECHNOLOGY:

The IT closet is located above a door in the stage, prohibiting ease of access to equipment; equipment can only be serviced by a ladder. The building is in need of a true telecom room. The present Bogan intercom is beyond useful life and in need of replacement. The original Simplex clock system is no longer functional and in need of replacement. Most classrooms are equipped with overhead projectors, however, there are no audio enhancement systems.



MEDIA CENTER:

The Media Center is located in the 1964 addition. There are built-in stacks around the perimeter of the room, with tables/chairs and soft seating in the center of the room. The configuration works well as a flex classroom space, with a projector to provide digital media. There is adequate daylighting into this space, which makes for a comfortable room. However, the mechanical controls for the district administration staff also control the temperature of this room, making it uncomfortable for most users. The students tend to congregate in this space, without other 'hang out' spaces provided in the school, which impacts the usability of this room as a Media Center.

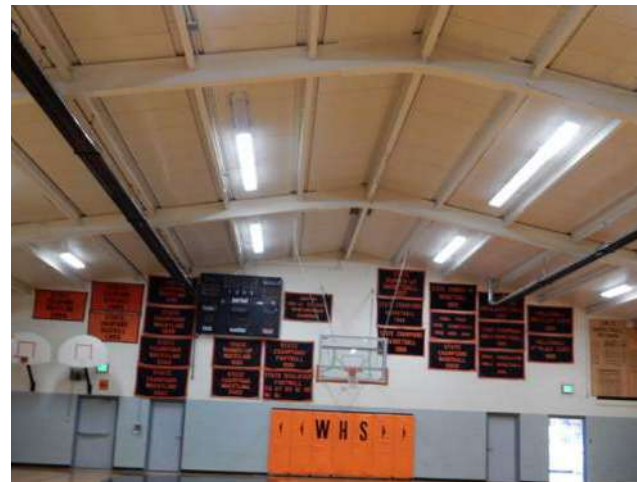


CAFETERIA:

There is no cafeteria in this building. The intended cafeteria was located in the Event Center, however the school is using the elementary school kitchen and gym to serve all of the district's staff and students.

GYMNASIUM:

The gymnasium was built in 1953 and is adequate in size for competitive basketball and volleyball. With the construction of the new Event Center, this gym is more often used for JV games or practice. There is natural daylighting throughout the gym, filtered through the translucent fiberglass panels. There are telescoping bleacher seats on the north and south sides of the gym providing seating for 450 spectators. There is one main court and two side courts, all with ceiling mounted basketball backboards. The original stage is located on the west wall, but has been infilled and remodeled into a storage room. This renovation took place at the time the Event Center, with music and theater performances relocating to that building.



STORAGE ADEQUACY:

There is little to no dedicated curriculum or teacher storage space other than that which is provided by the casework in each classroom. There is adequate equipment storage to support the athletic and science curriculum. Lack of current storage was identified by the staff of the school during recent interviews.

INTERIOR FINISHES & EASE OF MAINTENANCE:

Most of the interior walls are painted gypsum board, painted brick and concrete masonry. Interior floors are carpet in the classrooms, corridors and offices, VCT in the science classrooms, and sprung wood floor in the

gym. Locker rooms are sealed concrete throughout. The main restrooms at the center of the school have poured epoxy flooring. The carpet throughout the school is worn and is due for replacement. The interior gypsum board walls do not provide the needed durability for a high school and are showing damage and wear, with some isolated locations of cracking. All of the interior brick and CMU walls are low-maintenance and highly durable wall finishes which are in good condition.

Most of the ceilings are finished with suspended acoustical ceiling tile installed below the original hardboard ceiling tile. The tiles are made of a scrubbable vinyl finish with fiberglass batt insulation for sound absorption. The tiles throughout the building appear to be in fair condition. These types of ceiling tiles are not as durable as mineral fiber and are susceptible to damage. There is visible staining around the pipe penetrations, likely due to condensation build-up on the face of the pipes.

Overall, the building is well-maintained and all of the highly-durable materials are performing well. Some of the other interior materials require on-going painting and maintenance, which is typical based on these types of materials.

DOORS & HARDWARE:

The main entrance is aluminum storefront, with the remainder of the exterior doors hollow metal with hollow metal frames. Interior doors are wood with hollow metal frames. The classroom entries include a wood door with vision lite. The doors and frames are in good condition. The door hardware is ADA compliant lever set.

SECURITY AND SUPERVISION:

There is not a secure entrance into the high school. There appears to be no Card Access Stations or other means to restrict access into building. The building is not equipped with an Intrusion detection system.

HVAC SYSTEM:

The High school building is served by 17 Trane Precedent gas fired heating, direct expansion cooling rooftop units installed in 2003. Each rooftop unit serves a classroom or office area.

Control of the rooftop units is with Digital thermostats in each classroom/



office. Building engineer and staff indicate numerous problems with temperature control in classrooms and offices. Most of the original controls, pneumatic tubing, wiring and thermostats have been abandoned in place. There appears to be adequate ventilation in occupied spaces and no ventilation in the original high school hallways. The gym area is heated with gas fired radiant heaters mounted on the ceiling. There is little to no ventilation in this area. There is no conditioned air for the IT equipment room.

The rooftop units are nearing the end of their serviceable life of 15 years. The serviceable life of the equipment is a measure of equipment life to a point where component parts are no longer available or the service of the equipment will be of little benefit to the operation of the equipment. Envision Mechanical Engineers Inc. (EME) recommends upgrading Rooftop Units and Integrating Direct Digital Controls (DDC) with new high efficiency equipment with CO2 control that will enhance occupant comfort and increase energy savings.



PLUMBING SYSTEM:

The water supply is original to the building and well beyond its serviceable life, with a mixture of cast iron with lead-oakum sealed drainage pipe, galvanized water supply and intermittent copper, PVC and PEX. There is severe corrosion and numerous plumbing code issues. Bathroom and plumbing fixtures are original and beyond their 20 year serviceable life. There appears to be an insufficient fixture count for the facility. There are no ADA accommodations in the main high school.

Domestic hot water (DHW) is being supplied by several 5 gallon electric water heaters and instantaneous gas fired water heaters. The DHW system is beyond its serviceable life of 15 years.

The science room appears to have all original equipment. The acid neutralization is accomplished through lead based fixtures that are well beyond their serviceable life. Emergency gas shutoff is via a single pole electrical switch that is not up to current code. The chemical fume hood and exhaust is beyond its serviceable life and not up to current code standards. There are no fire sprinklers in this building.

EME recommends the water service and all plumbing systems and fixtures be upgraded for water conservation and to bring systems up to current code. (high school – piping, waste piping) If only one of these pictures lays out best – use ‘waste piping’



FIRE PROTECTION SYSTEM:

The building does not have a fire sprinkler system. If a major renovation or addition is incorporated into this existing building, it is recommended to install a fire sprinkler system.

ELECTRICAL SYSTEM:

Service appears to consist of three un-documented service entrances, two installed more recently for HVAC upgrades and the original. Additional services may be present, however, labeling is conflicting and it's difficult to tell without detailed investigation. Issues discovered and discussed with staff are as follows:

Lack of documentation – electrical one-lines and proper labeling throughout.

- In an event creating the need to shut-down all power to the building, it is difficult to tell where all necessary shut-downs are located in a timely manner.
- There is conflicting data as to if the HVAC service addition is 120/208 wye or 120/240 delta high leg (differentiation is critical as to how neutral connections are made).
- There is no indication of fault current calculations having been performed; it is uncertain if the installed equipment is capable of interrupting the available fault current at any panel location throughout the building. Improperly rated equipment poses a fire and arc flash hazard.
- Panel schedules have not been maintained/updated, locating branch circuits for troubleshooting and general maintenance poses safety concerns as well as creating inefficient use of staff's time attempting to identify existing conditions.
- Existing one-lines, where available, indicate secondary metering, however, the entire facility appears to be primary metered at the south end of the campus. Revisiting and updating all existing ones and fault current calculations is necessary.

CODE CONCERNS:

- Improperly rated equipment (see "Documentation" and one-lines, above).
- Use of flexible cords penetrating ceiling spaces and similar spaces
- Use of exposed NM cable in some areas.
- Non ADA compliant receptacle locations in some areas.
- Multiple service entrances

- Staff has noted the availability of electrical outlets is limited and undersized.
- Lack of gfci outlets where required (near faucets, science rooms, etc).
- Does not appear there is an emergency power shut down of outlets at work stations in the science rooms.
- Staff mentioned improper grounding has created issues in the past. It is likely, given the age of the facility, ground conductors are not installed in a majority of the feeders posing ineffective ground paths which can prevent overcurrent devices from properly operating presenting shock and arc flash hazards.
- Recommend firestopping of all penetrations be evaluated; no fire-stopped penetrations were observed.
- Rooftop raceway concerns. Present code requires derating of conductors routed across roofs, it is unlikely present installation accounts for thermal effects of conductor sizing accordingly. Multiple broken runs of conduit; compression type fittings used where threaded type GRC conduit might be more appropriate.



AESTHETICS AND REMODEL/MAINTENANCE CONCERNS:

- Extensive use of surface mounted raceway and plug strips for power and low voltage systems throughout.
- Exposed rooftop conduit runs impede future work on roof/repairs.
- A majority of equipment and wiring in the facility is beyond useful life (1940's vintage) and no longer manufactured requiring complete replacement
- Older panels are generally full, outdated, undocumented and have no spare capacity.
- There is no surge protection installed at any of the service entrance facilities.
- Building is not equipped with a generator, while not required, it may be worth consideration for emergency and optional standby loads such as emergency lighting and certain voice/data and security systems.



BUILDING LIGHTING:

Lighting was upgraded to fluorescent linear T8 roughly 12 years ago. While the technology remains relevant today, it is uncertain if the building would pass present International Energy Code Conservation (IECC) requirements in terms of watts allowed per square foot (T8 lighting design for schools generally does pass in terms of wattage). There are no energy conservation methods in place for interior lighting control, such as occupancy/vacancy sensors, relay panels, dimming etc. and is not compliant with today's IECC lighting control requirements. Present dimming requirements for today's (2015) IECC makes use of fluorescent lighting difficult and expensive due to extensive dimming requirements of the IECC.

FIRE ALARM:

The fire alarm was upgraded approximately ten years ago to Simplex 4100 and appears functional. It does not appear that any detection was installed in the gymnasium. Present code is voice evacuation, which the existing system does not meet and an upgrade would be required (FACP is upgradeable to voice, however, replacement of horn-strobes to speaker strobes throughout would be necessary).

WIGGINS MIDDLE SCHOOL

410 Chapman Street
Wiggins, CO 80645

YEAR CONSTRUCTED: 1997
RENOVATIONS: 2002
BUILDING AREA: 9,821 SF

ASSESSMENT VERIFICATION SUMMARY

Building history and use:

The building was originally constructed as a wrestling facility in 1997 and renovated into the middle school in 2002. The building is a single-story, pre-engineered structure with brick veneer centrally located on campus along Chapman Street. The building houses 7 classrooms and restroom facilities.

Foundation & Structural summary:

The building is constructed of a steel exterior wall structure, with steel free-spanning roof framing, allowing for no internal steel columns. The exterior is clad in brick veneer. The building foundation is spread footing with slab on grade.

The structural system of the building is in generally good condition. There are minimal signs of cracking or settlement at the foundation elements. There is evidence of foundation settling at the northwest corner of the building which has led to cracking in the exterior veneer. It is recommended to stabilize the soils beneath the foundation, divert any storm water which may be contributing to the sinking and repair the masonry joints.

BUILDING ENVELOPE SUMMARY

Overall:

The exterior envelope is in overall good condition and is well maintained. Specific deficiencies and recommended maintenance are listed below.



Exterior Wall:

The exterior wall is in good condition except for the one location of masonry cracking listed above.

Wall Insulation

There is likely 4" of batt insulation installed between the studs along the exterior masonry veneer wall. Selective demolition would be required to verify this, however this would be a typical installation of a building of this type. The R-Value of this assembly is around 12. If installed between the studs, the batt insulation is not continuous which is a code requirement under the 2015 IECC. As an existing building, the insulation is adequate to maintain thermal comfort within the building.

Windows

The original windows installed with the 1997 building are still in place, with additional windows installed as part of the 2002 renovation. The windows are bronze anodized aluminum side sliders with insulated glazing and screens. The windows are in good condition.

Roof:

The building has a low-slope standing seam metal roof with perimeter roof drainage gutter and downspout systems. The roof is in good condition. The perimeter sheet metal flashing is also in good condition.

Roof Insulation:

The roof insulation is likely located above the metal roof deck and the thickness of the insulation is unknown. A core sample is required to determine the thickness and condition of the insulation. A typical roof assembly constructed at that time would include 4" of polyisocyanurate rigid board insulation. A roof of that type would have an insulating R-Value of 28. Current code minimum roof insulation requires an R-Value of 30. Likely the depth of the other existing insulation does not meet current code minimums for energy efficiency, however it is insulated and performing well. Additional insulation could be added when the roofing is redone in the future.



BUILDING CODE / FIRE CODE / CONSTRUCTION TYPE:

The building is constructed of non-combustible materials including mainly concrete, brick and steel, with steel roof decks and concrete slab on grade. The school is a Type II-B construction and is not fire sprinklered. As a single story, non-sprinklered building, the existing school at 9,821 SF is in within the area allowed by code at 25,375 SF. Any significant renovations would require the building to be brought up current codes.

HAZARDOUS MATERIALS:

There is no asbestos containing materials or other hazardous materials located in this building.

ACCESSIBILITY SUMMARY:

The entrance to this building is at grade, however the cross slope of the sidewalk in front of the school exceeds 2% which is the maximum allowed. There are dedicated accessible parking spaces serving the Event Center across the street, however there is not an accessible route from those spaces to the entry of middle school. ADA parking spaces should be striped on the east side of the Event Center parking lot and curb ramps installed to provide an accessible route to the middle school. Some of the door hardware has been upgraded to accessible lever sets, but not all. It is recommended to upgrade any old hardware sets with new accessible lever sets. There are handicap stalls provided in each of the student toilet rooms. These stalls are not the compliant width, as they are narrower than the minimum 5' required. There are grab bars installed within this toilet compartment, a vertical grab bar is required. The lavatories have insulated waste piping, but the faucet hardware is not compliant for those with dexterity issues. The restrooms would require some modest renovations to become fully accessible.



TECHNOLOGY:

Cabling appears to enter the building through the side wall overhead with no physical protection of cabling through the wall. The voice data closet shares space with mechanical equipment and washer dryers creating a high temperature/humidity environment. Storage adequacy

There is little to no dedicated curriculum or teacher storage space other than that which is provided by the casework in each classroom. Lack of current storage was not identified by the staff of the school during recent interviews Interior finishes & ease of maintenance



INTERIOR FINISHES & EASE OF MAINTENANCE:

All of the interior walls are painted gypsum board. Interior floors are carpet in the classrooms, corridors and work room, VCT in the science classroom and restrooms. The carpet tile is worn and stained, with some of the seams between tiles becoming more visible. This carpet is at the end of its anticipated life and it is recommended to replace. The interior gypsum board walls do not provide the needed durability for a middle school and are showing minimal damage and wear. Overall, the interior finishes are in good condition.

The majority of the ceilings are finished with suspended acoustical ceiling tile, with the restrooms having painted gypsum board ceilings. The tile and grid is in good condition, showing normal wear and tear for a 15 year old building.

Overall, the building is well-maintained and the interior materials are performing well. Most of the interior finishes require on-going painting and maintenance, which is typical based on these types of materials.



DOORS & HARDWARE:

The main entrance is aluminum storefront, with the remainder of the exterior doors hollow metal with hollow metal frames. Interior doors are wood with hollow metal frames. The classroom doors are solid, with no vision lite. The exterior hollow metal doors all have half high vision lites. The hardware throughout is a mix of older orbital knobs and upgraded accessible lever sets.

SECURITY AND SUPERVISION:

There is not a secure entrance into the high school. The entrance door remains locked at all times for building security, which requires students to knock each time the need entry into the building. Each classroom has an exterior door, which can impact the overall building security if these are not latched properly. There is no Card Access Stations nor is the building equipped with an Intrusion detection system.



HVAC SYSTEM:

The Middle School is served by 5 RHEEM residential style split system heat pumps installed in 1998. The units are controlled through the Invensys DDC system. Units and controls are beyond their 15 year serviceable life. There is a radon mitigation system installed and appears to be functional but is beyond its serviceable life. Envision Mechanical Engineers Inc. (EME) recommends upgrading heating/cooling units and controls with new high efficiency equipment with CO2 control that will enhance occupant comfort and increase energy savings. EME also recommends updating the radon mitigation system.



PLUMBING SYSTEM:

The water supply was installed in 1998 and has a serviceable life of 50 years. Domestic hot water is served by an 80 gallon gas fired water heater which is functional but nearing the end of its serviceable life. Restroom plumbing and fixtures are original from 1998 construction and appear to be adequate with ADA accessibility. EME recommends upgrading the DHW system.

FIRE PROTECTION SYSTEM:

The building does not have a fire sprinkler system. If a major renovation or addition is incorporated into this existing building, it is recommended to install a fire sprinkler system.

ELECTRICAL SYSTEM:

Lack of documentation – electrical one-lines and proper labeling throughout.

- There is no indication of fault current calculations having been performed; it is uncertain if the installed equipment is capable of interrupting the available fault current at any panel location throughout the building. Improperly rated equipment poses a fire and arc flash hazard.
- Unable to gain access to exterior panels at time of observation.
- Existing one-lines, where available, indicate secondary metering, however, the entire facility appears to be primary metered at the south end of the campus. Revisiting and updating all existing ones and fault current calculations is necessary.

CODE CONCERNS:

- Improperly rated equipment (see “Documentation”, above).
- Appears Condensing units have been installed in front of service equipment, preventing proper code clearances.
- Recommend firestopping of all penetrations be evaluated; no fire-stopped penetrations were observed.

AESTHETICS AND REMODEL/MAINTENANCE CONCERNS:

- There is no surge protection installed at the service entrance facilities.
- Building is not equipped with a generator, while not required, it may be worth consideration for emergency and optional standby loads such as emergency lighting and certain voice/data and security systems.

BUILDING LIGHTING:

Lighting is fluorescent linear T8. While the technology remains relevant today, it is uncertain if the building would pass present International Energy Code Conservation (IECC) requirements in terms of watts allowed per square foot. There are no energy conservation methods in place lighting control, such as occupancy/vacancy sensors, relay panels, dimming etc. Present energy codes (IECC) would not permit use of undimmed fixtures in areas with natural light and would require vacancy sensing in all areas.

There is limited interior emergency egress lighting and no exterior egress lighting installed.

FIRE ALARM:

Fire alarm was upgraded approximately ten years ago to Simplex 4100, appears functional. Does not appear any detection was installed in the gymnasium. Present code is voice evacuation, which the present system does not meet and an upgrade would be required (FACP is upgradeable to voice, however, replacement of horn-strobes to speaker strobes throughout would be necessary).

WIGGINS VOCATIONAL SHOP BUILDING

320 Chapman Street

Wiggins, CO 80645

YEAR CONSTRUCTED: 1954

RENOVATIONS: None

BUILDING AREA: 5,937 SF

ASSESSMENT VERIFICATION SUMMARY

Building history and use

The building was originally constructed in 1954 as a district maintenance building. The district built a new maintenance building, located adjacent to this building and converted this building into the high school vocational shop building. The building houses two classrooms and shop space. Once classroom has since been converted into the high school music classroom.

Foundation & Structural summary

The building is constructed of interior load bearing concrete masonry with exterior brick veneer. The roof structure is steel framing with metal deck, and the foundation is spread footing with slab on grade.

The structural system of the building is in generally good condition. There are no visible signs of cracking or settlement at the foundation elements. (ag shop DSCN1708)

BUILDING ENVELOPE SUMMARY

Overall

The exterior envelope is in overall good condition and is well maintained. Specific deficiencies and recommended maintenance are listed below.



Exterior Wall

The exterior wall is constructed of highly durable material and is in good condition.

Wall Insulation

These load-bearing CMU walls with brick veneer likely have rigid insulation board located in the cavity between the two wythes of masonry. This insulation has an approximate R-Value of 10. This is an assumed wall assembly with typical wall insulation. The insulation condition and extent can only be verified by selective demolition to expose the wall elements and observe the components of the assembly.

Windows

The original single pane steel windows are still in place and in good condition. This building has excellent natural daylighting due to these windows. They are operable hoppers, but due to their location high on the wall, they are never opened. As a single pane window, there is no insulation within the glazing. It is recommended to either replace the windows with insulated glazing or install storm windows on the inside face of the existing to improve thermal comfort.



Roof

The ag shop has a built-up asphalt roof with rock ballast with internal roof drains. The edge condition is a sheet metal gravel stop with new perimeter cap flashing and fascia. The roof is in good condition.

Roof Insulation

The roof insulation is likely located above the metal roof deck and the thickness of the insulation is unknown. A core sample is required to determine the thickness and condition of the insulation. A typical roof assembly constructed at that time would include 4" of polyisocyanurate rigid board insulation. A roof of that type would have an insulating R-Value of 28. Current code minimum roof insulation requires an R-Value of 30. Likely the depth of the other existing insulation does not meet current code minimums for energy efficiency, however it is insulated and performing well. Additional insulation could be added when the roofing is redone in the future.



BUILDING CODE / FIRE CODE / CONSTRUCTION TYPE:

The building is constructed of non-combustible materials including mainly concrete, brick and steel, with steel roof decks and concrete slab on grade. The school is a Type II-B construction and is not fire sprinklered. As a single story, non-sprinklered building, the existing school at 5,937 SF is in within the area allowed by code at 25,375 SF. Any significant renovations would require the building to be brought up current codes.

HAZARDOUS MATERIALS:

Per the REMS Re-inspection/Management report from April 2001, there is asbestos containing material in 1,882 SF of vinyl floor tile, one transite chalkboard in the Music classroom and one fire welding blanket.

ACCESSIBILITY SUMMARY:

The exterior of the building is accessible, including an ADA-accessible front entrance from the adjacent parking lot. There are not dedicated accessible parking spaces in the parking lot, these need to be striped and signage added. The exterior doors around the perimeter are located at grade, providing for an accessible route from the building exits. Door hardware throughout the building has been upgraded to compliant lever-sets. The two single use restrooms are not accessible due to the size of each restroom. These would need to be removed and reconfigured to provide full accessibility, they can't be renovated. Plumbing fixture analysis should be conducted at the time to reconfiguration to determine the code minimum number of fixtures required. One fixture per gender does not provide the required number of fixtures.



TECHNOLOGY:

The present Bogan intercom is beyond useful life and in need of replacement. The original Simplex clock system is no longer functional and in need of replacement. Most classrooms are equipped with overhead projectors, however, there are no audio enhancement systems. (ag shop DSCN1691)

STORAGE ADEQUACY:

There is extensive building storage in the loft for the vocational arts program. However, music storage is limited and is located in the main shop space. The instruments are often covered in construction dust which can damage the instruments. It is recommended to move the music room out of this building and provide adequate, dedicated instrument and sheet music storage.



INTERIOR FINISHES & EASE OF MAINTENANCE:

All of the interior walls are painted gypsum board or CMU. Interior floors are carpet in the music classroom, vinyl tile in the shop classroom and poured concrete throughout the shop spaces. The carpet is at the end of its anticipated life and it is recommended to replace. The interior gypsum board walls do not provide the needed durability for a middle school and are showing minimal damage and wear. Overall, the CMU walls are durable and are in good condition. The interior finishes are in fair condition based on the abuse they receive as a shop building.

The shop building has a painted gypsum board ceiling that is in good condition. This is a hard ceiling which affects the acoustics of the space. It is recommended to add acoustic panels to help absorb sounds from the equipment. The shop and music classrooms have suspended acoustic tile. The tile and grid is in good condition, showing normal wear and tear. The acoustics also need to be improved in the music classroom, as well as between the music and shop spaces. Both are very active programs and constant sound transfer between the two creates educational challenges.

Overall, the building is well-maintained and the interior materials are performing well. Most of the interior finishes require on-going painting and maintenance, which is typical based on these types of materials.



DOORS & HARDWARE:

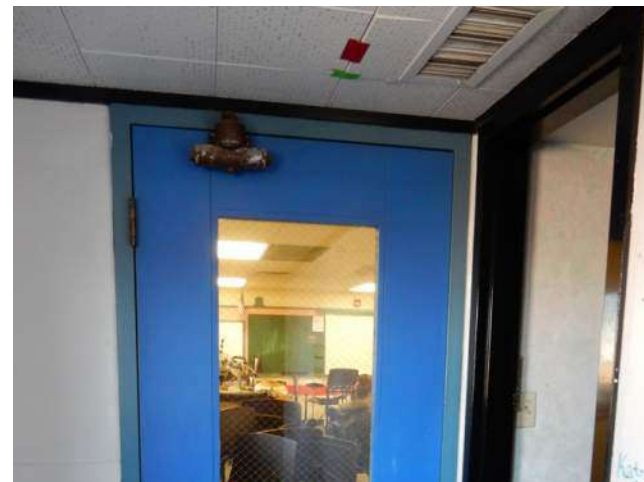
All of the exterior doors are hollow metal with hollow metal frames. Interior doors are wood with hollow metal frames, and hollow metal doors with hollow metal frames. The hardware throughout has been upgraded accessible lever sets.

SECURITY AND SUPERVISION:

There is not a secure entrance into the high school. There appears to be no Card Access Stations or other means to restrict access into building. The building is not equipped with an Intrusion detection system.

HVAC SYSTEM:

The Agricultural classrooms are served by two Trane gas fired heating, direct expansion cooling rooftop units installed in 2003 and are nearing the end of their serviceable life. The units are controlled by the Invensys



Direct Digital control system that was installed for the elementary building in 2003. Staff and building engineer indicated numerous problems with temperature control and scheduling. The shop area is heated by gas fired radiant heaters mounted on ceiling. There is no cooling for this area. There is currently no dust collection system in place. The exhaust system for the welding arms was upgraded in 2003 and appears to be in good working order. The paint room is heated via a gas fired radiant heater and ventilated via a propeller exhaust fan, this system is not code compliant. The green house is heated by two gas fired unit heaters and cooled by an evaporative cooler that are beyond their 15 year serviceable life. (ag shop DSCN1670)



EME recommends upgrading Rooftop Units and controls with new high efficiency equipment with CO2 control that will enhance occupant comfort and increase energy savings. It is also recommended to add a dust collection system, install a paint booth and replace the heating and cooling units in the green house.

PLUMBING SYSTEM:

The emergency eye wash and shower is functional but beyond its serviceable life. Restroom plumbing and fixtures are functional but beyond serviceable life and are not ADA accessible. The wash basin in shop area is well beyond its serviceable life. EME recommends upgrade of all plumbing systems and fixtures to bring up to current code and functionality. (ag shop DSCN1667)

FIRE PROTECTION SYSTEM:

The building does not have a fire sprinkler system. If a major renovation or addition is incorporated into this existing building, it is recommended to install a fire sprinkler system.

ELECTRICAL SYSTEM:

Served by the high school, and has nearly all of the same issues and features as the high school, however, its distribution equipment is more modern. Per comments from staff the facility lacks adequate capacity to support all equipment desired and like the high school requires updated documentation to be provided as part of any upgrade.



Lack of documentation – electrical one-lines and proper labeling throughout.

- In an event creating the need to shut-down all power to the building, it is difficult to tell where all necessary shut-downs are located in a timely manner.
- There is conflicting data as to if 120/208 wye or 120/240 delta high leg (differentiation is critical as to how neutral connections are made).
- There is no indication of fault current calculations having been performed; it is uncertain if the installed equipment is capable of interrupting the available fault current at any panel location throughout the building. Improperly rated equipment poses a fire and arc flash hazard.

CODE CONCERNS:

- Improperly rated equipment (see “Documentation” and one-lines, above).
- Staff has noted the availability of electrical outlets is limited and undersized.
- Lack of gfcı outlets, outlets in greenhouse should have “while-in-use” type weatherproof covers.
- Does not appear there is an emergency power shut down in the shop.

AESTHETICS AND REMODEL/MAINTENANCE CONCERNS:

- There is no surge protection installed

BUILDING LIGHTING:

Lighting was upgraded to fluorescent linear T8 roughly 12 years ago. While the technology remains relevant today, it is uncertain if the building would pass present International Energy Code Conservation (IECC) requirements in terms of watts allowed per square foot (T8 lighting design for schools generally does pass in terms of wattage). There are no energy conservation methods in place for interior lighting control, such as occupancy/vacancy sensors, relay panels, dimming etc and is not compliant with today’s IECC lighting control requirements. Present dimming requirements for today’s (2015) IECC makes use of fluorescent lighting difficult and expensive due to extensive dimming requirements of the IECC. There is limited interior emergency egress lighting and no exterior egress lighting installed.

FIRE ALARM:

The fire alarm was upgraded approximately ten years ago to Simplex 4100 and appears functional. It does not appear that any detection was installed in the gymnasium. Present code is voice evacuation, which the existing system does not meet and an upgrade would be required (FACP is upgradeable to voice, however, replacement of horn-strobes to speaker strobes throughout would be necessary).

BUILDING AREA ANALYSIS

School Building Area

Total GSF: Approximately 124,000 square feet Campus Wide **(220 SF / student Campus Wide)**

Capacity: (based on 20 Students per Classroom) = **840 Capacity / 565 Current average enrollment, excluding PK**

The current campus with the latest renovations now accommodates 42 classrooms. The Elementary School contains 17 classrooms with a capacity of approximately 340 students. Enrollment has recently reached about 324 students (about 90% of capacity), but since then, enrollment has decreased. The Elementary will have room to accommodate growth with the relocation of the School Board meeting room.

The Middle School contains 8 teaching stations and a capacity of about 160 students. The Middle School enrollment reached 116 students in 2016 (about 70% of capacity) and further growth can be expected after peak Elementary enrollments in 2014.

The high school building has the capacity to house about 280 students at 14 teaching stations. Enrollment recently reached 157 students in 2014, which is still well below capacity. This number can be somewhat misleading because the existing classrooms are small and cannot expand with demand for certain programs. Special Education space is very limited, to support the students' individual learning styles, and there is little space for counseling in the existing building.

The Vocational Agriculture Shop, with Music room, has 3 teaching stations and a capacity of approximately 60 students.

CAPACITY ANALYSIS

Facility	# of Classrooms	Students per Classroom	Total Capacity	(3-Yr. Avg. Actual Enrollment)
Elementary School	17	20	340	(308)
		24	408	
		28	476	
Middle School	8	20	160	(108)
		24	192	
		28	224	
High School + Voc-Ag Shop	14+3	20	340	(149)
		24	408	
		28	476	

SITE EVALUATION

Site Size and Amenities:

Wiggins School District is located on 33 acres in the center of town between Main Street and Chapman Street. The overall site is of ample size to support the existing buildings, as well as for expansion of new buildings and additional athletic fields.

A major concern of the site is the lack of security as students are required to circulate between the various buildings throughout the school day. The high school students utilize the high school, vocational building, events center and elementary school each day.

There is adequate parking around the site in the current configuration. However, there is not adequate ADA accessible parking. These can be added with striping and signage. There is also not a parking lot adjacent to the existing elementary school. To provide accessible parking for the elementary school, spaces could be added in the drop-off lane which reduces the number of cars that can queue for pick-up and drop-off. There is limited queuing for all of the school buildings, which is a concern of the district. There is also a conflict on Chapman Street with pedestrian traffic and school buses. The district is interested in re-directing the buses off of Chapman Street to eliminate this safety issue. The condition of the asphalt in the parking lots is poor and it is recommended to mill and overlay all of the parking lots.

The site is very flat that has led to some site drainage issues. Water ponds along the east side of the Events Center. There are also site drainage issues around the elementary school which has caused some concrete deterioration of the retaining walls and settling of the concrete steps adjacent to the exterior classroom doors. (event center DSCN1916)

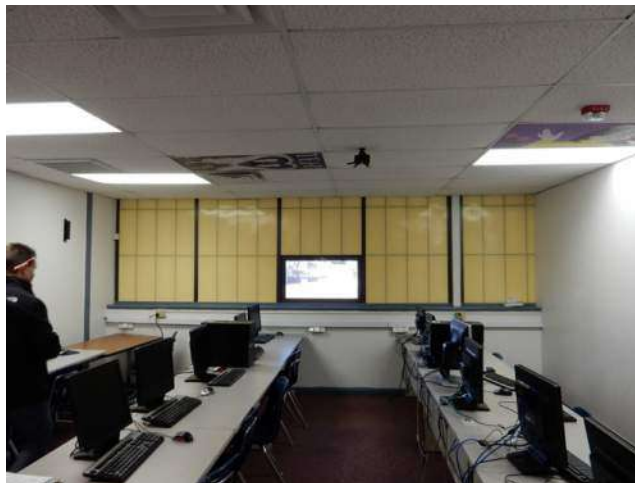
There are multiple playgrounds around the site. The preschool and elementary school playground to the north of the elementary school is large and well-used. Due to seasonal shadows during winter months, a large sheet of ice accumulates on the north side of the playground that can create a dangerous condition for the students. The playground on the south side of the elementary school is also large and has new playground structures. The rubber mats surrounding the equipment is deteriorated from weathering and should be replaced. (elem school DSCN1904, 1875)



TECHNOLOGY

Summary of Technology Goals

The District IT Staff would like to achieve a 1-to-1 student to Chromebook ratio within the next few years. The District would like to move from smart boards in each classroom to large touch-screen monitors for presentations and interaction. Additionally, staff is interested in using the Ubiquiti system of Wireless Access points. This system would enhance wireless signals throughout the school, expand wireless coverage, and at the same time provide a speaker at each WAP to double as a school-wide intercomm system. The school technology is currently using thin client.



The school is not served by cable television but the Elementary School does have Dish Network satellite television available. The Elementary School is also the entrance for Fiberoptic data cabling providing internet and data for the entire campus, branching out to each building from the Elementary hub.

The business classroom is a heavy user of technology, and the science labs have individual networked monitors for each group lab workstation and the teaching station (funded by a grant.) Distance learning labs are very important, especially to the community at large and to students in more advanced studies looking for higher education level classes or prerequisites. Also, testing still occurs two weeks out of the year, with students in the gymnasiums using 70-90 chromebooks at once. Despite the heavy technology use at Wiggins, staff envisions the school moving more and more away from dedicated computer labs and seeing more distribution of devices into every classroom.

Network typology / Network Infrastructure / System Standards and Specifications

Thin Client with Fiberoptic Data Cabling - further Information not available at this time

Educational Technology

Smartboards – Typical in High School and Middle School Classroom (Approximately 20)

Student Tablets – Not typically used

FUTURE USE ANALYSIS

FUTURE USE ANALYSIS

Existing High School Building

It is the intent of the district to abate and demolish most of the main high school building, originally constructed in 1949. There is a desire to preserve the High School Gymnasium and provide a small amount of renovation to keep the gym in use as an additional amenity for both the school and for the community of Wiggins. A renovation project would likely require the construction of new restrooms and possibly locker rooms for the gym, as it is not clear whether those existing portions could be saved during demolition. Surrounding Site area and parking is planned to be converted to athletics practice fields for the school.

Existing Middle School Building

The 1997 Middle School building currently houses Middle School classrooms, computer labs, and the Art classroom for MS / HS students. Upon the completion of the new facility, this facility will be renovated to accommodate an office suite for District Administration, a Superintendent's office and the District Board Room. The remainder of the facility will be used as-is for an Alternative High School program, which will include 3 classrooms, a commons, storage and a dining area.

Existing Vocational Shop Building



The existing vocational shop program and music classroom will be relocated to larger space in the new MS / HS facility. The shop building will remain and will be shared between Wrestling and Facilities Maintenance, who will move in largely as-is after equipment and furnishings have been relocated.

Existing Preschool Building

The Preschool building will remain in place under its current use and operation.

Existing Elementary School Building

The Elementary School building will remain in place under its current use and operation. There will be some minor upgrades for security at the entry area, and areas of renovation to upgrade finishes, restroom fixtures, and ADA compliance.

Existing Maintenance Building

The maintenance shed will be removed from the site and Maintenance storage and operations will move to the existing Shop building.

Existing Athletics Fieldhouse Building

The fieldhouse building will remain in place under its current use and operation.

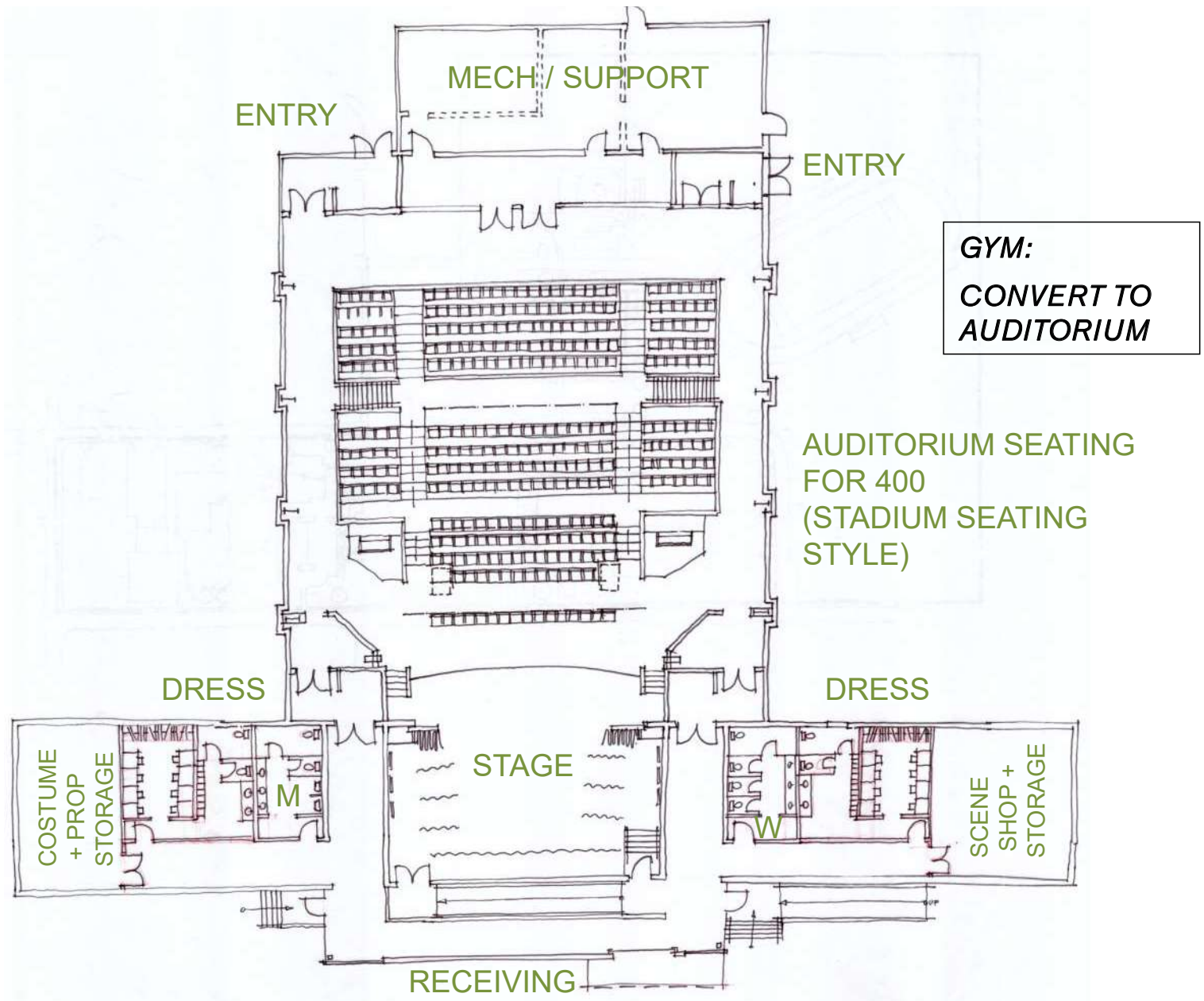
Existing Auxiliary Storage Building

The storage building will remain on the school site if necessary, but will be relocated to a different area of campus.



****Alternate Future Use:**

An alternate option for the existing gymnasium would be to convert it to a dedicated Performing Arts center by keeping the shell and the stage, and renovating the interior for drama productions, including stadium seating (on the gym floor), acoustical treatments inside the



STRATEGIC PLAN

STRATEGIC PLAN

As mentioned previously, part of the impetus for considering the Wiggins School expansion is the imminent housing development that is likely to begin just south and west of the school site. With increased student population likely and also increased traffic in the area, the District is concerned with improving campus security as well as developing higher student capacity and flexibility in the near future.

Master Plan Options

Option A

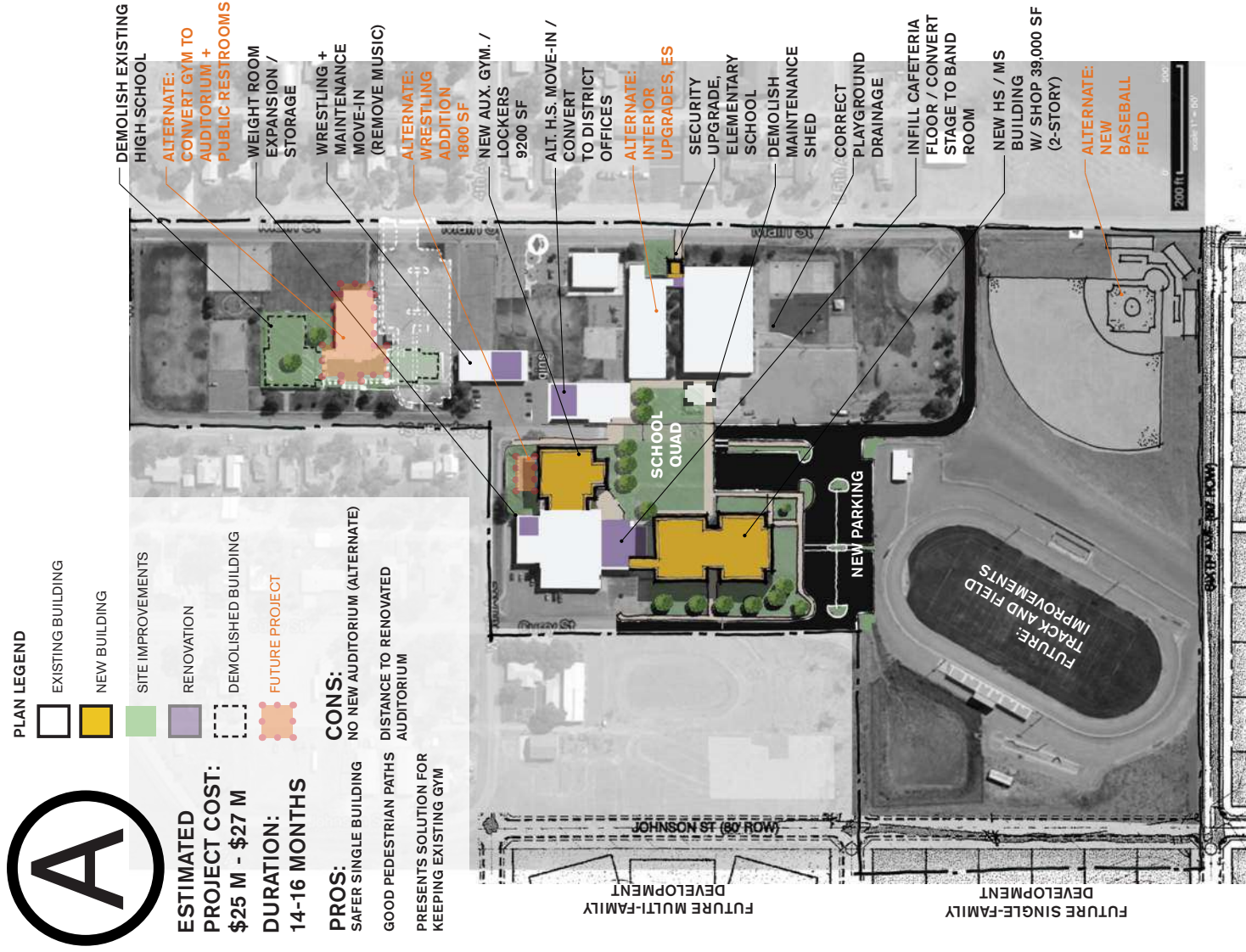
The first option studied proposed an addition to the existing Events Center which would provide new facilities for the High School and Middle School in one building. Connecting to the Event Center, plus replacing the shop as part of this addition, would ensure that students would not be required to walk outside or across the street on a daily basis to get to class or eat lunch. As part of the addition, the Event Center Kitchen would be expanded and the Cafetorium floor levelled so that it could function as a proper cafeteria for several hundred students. An auxiliary gymnasium with lockers and a wrestling room would be added to the east side of the Events Center as well.

In this plan, most of the existing 1949 high school would be demolished with the exception of the gym. In an effort to provide dedicated drama / theater space, the old gym would be converted to a performing arts center with a stage, stadium seating, acoustical treatments, sound and lighting, plus back-of-house amenities including dressing rooms, a scene shop, costume storage and a loading dock.

The existing Middle School and Shop buildings would be reused for District Admin, Maintenance and the Alternative High School program. The preschool building would remain in place. The Elementary school would receive some security upgrades such as an entry vestibule, as well as interior finish and fixture upgrades, particularly for ADA accessibility.

The site plan for this option would extend the current central parking lot to the south and west, providing a drop-off point for students at a south-facing entry to the building. This would provide a one-way traffic loop from the southeast corner of the site around to the north end of the site. A new baseball field was proposed in this option. A small central school quad was proposed to the south east of the Event Center.

The advantages of this plan would be creating a single connected building for HS / MS, providing good exterior pedestrian paths, and presenting a creative solution for keeping the old gym building. The disadvantages of this plan are that there is no new auditorium and the proposed gym renovation is remote from the rest of the buildings. The preliminary cost estimate for this option was \$25-\$27 million.



A

ESTIMATED PROJECT COST:
\$25 M - \$27 M
DURATION:
14-16 MONTHS

PROS:
SAFER SINGLE BUILDING
GOOD PEDESTRIAN PATHS
PRESENTS SOLUTION FOR KEEPING EXISTING GYM

CONS:
NO NEW AUDITORIUM (ALTERNATE)
DISTANCE TO RENOVATED AUDITORIUM

- PLAN LEGEND**
- EXISTING BUILDING
 - NEW BUILDING
 - SITE IMPROVEMENTS
 - RENOVATION
 - DEMOLISHED BUILDING
 - FUTURE PROJECT

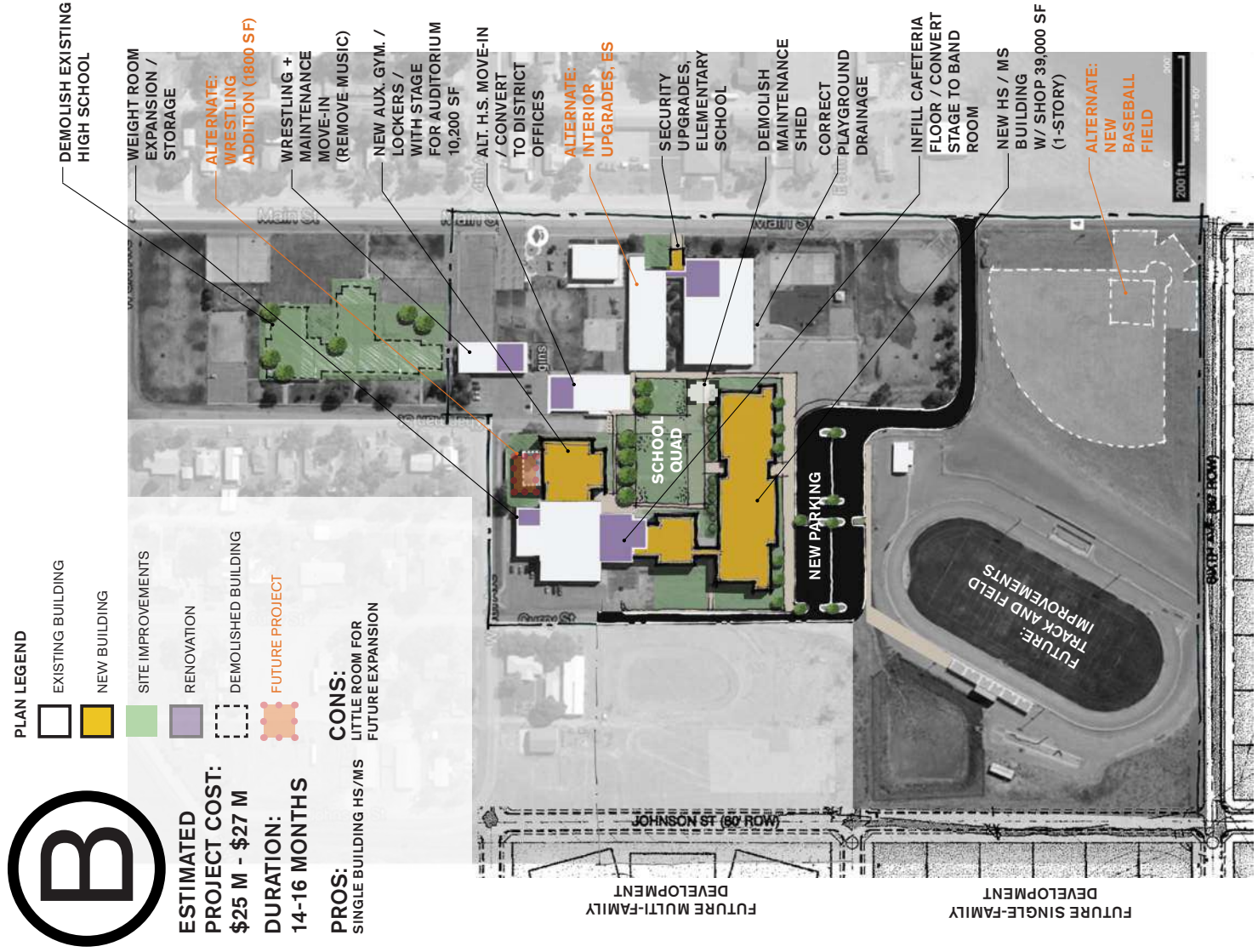
Option B

The second option studied was very similar to Option A in that it proposed a south classroom addition to the Events Center and an East Auxiliary gym addition. In this plan, all of the existing 1949 high school would be demolished, including the gym.

The existing Middle School and Shop buildings would be reused for District Admin, Maintenance and the Alternative High School program. The preschool building would remain in place. The Elementary school would receive some security upgrades such as an entry vestibule, as well as interior finish and fixture upgrades, particularly for ADA accessibility.

The site plan for this option would remove the current central parking lot and replace it to the south and west, providing a drop-off point for students at a south-facing entry to the building. This would provide a one-way traffic loop from the southeast corner of the site around to the north end of the site. A new baseball field was proposed in this option. A small central school quad was proposed to the south east of the Event Center. In this plan, the classroom addition turns across the south side of the quad to provide some enclosure.

The advantages of this plan would be creating a single connected building for HS / MS, and providing good exterior pedestrian paths and a very compact campus site area for security. The disadvantages of this plan are that the gym-auditorium is a compromise, the old gym is not saved, and the plan leaves little room for future expansion, except at the north end of the site. The preliminary cost estimate for this option was \$25-\$27 million.



- PLAN LEGEND**
- EXISTING BUILDING
 - NEW BUILDING
 - SITE IMPROVEMENTS
 - RENOVATION
 - DEMOLISHED BUILDING
 - FUTURE PROJECT

ESTIMATED PROJECT COST:
\$25 M - \$27 M

DURATION:
14-16 MONTHS

PROS:
SINGLE BUILDING HS/MS
LITTLE ROOM FOR FUTURE EXPANSION

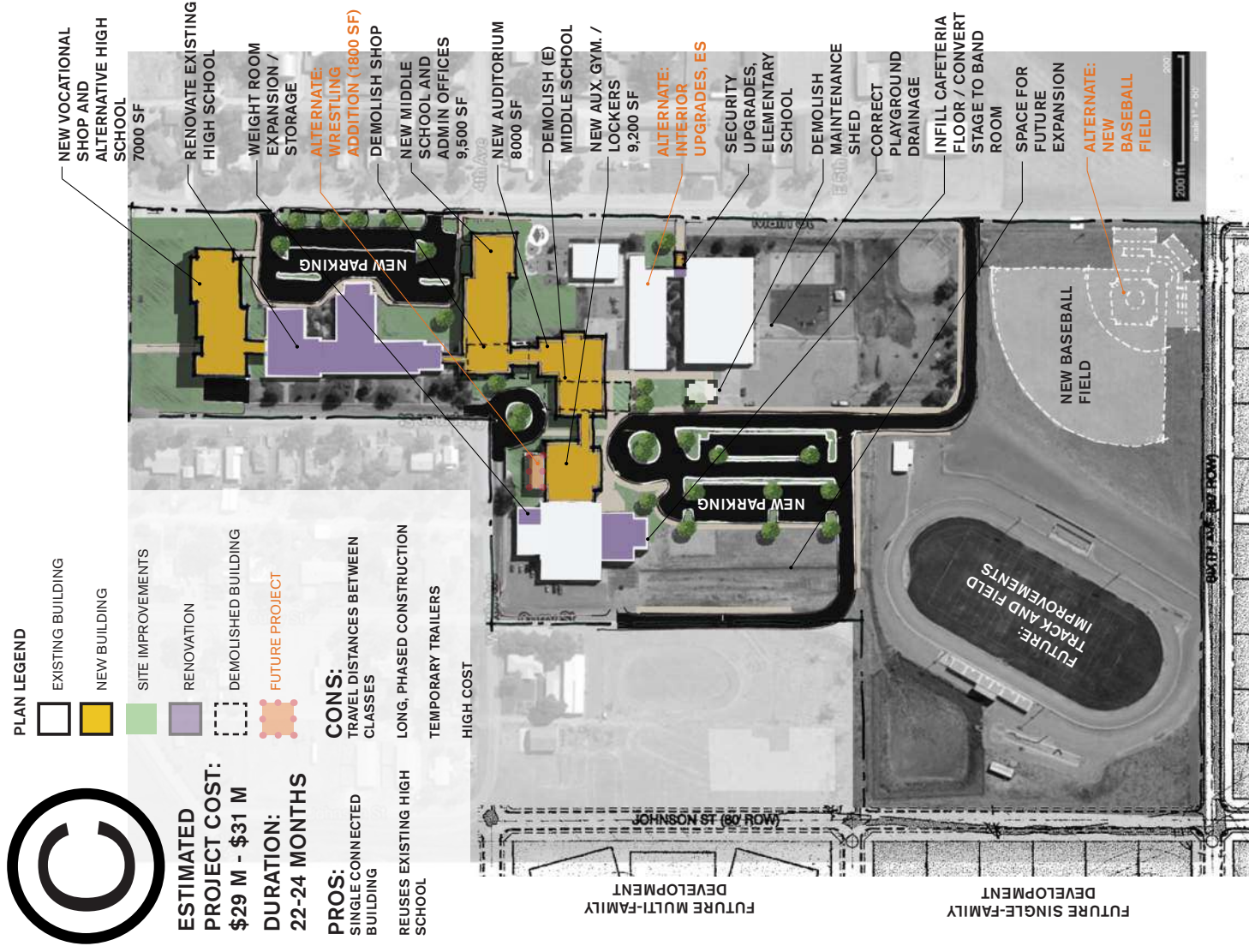
Option C

The third option studied proposed a pair of additions to the existing High School. One addition would connect at the north end of the school and house the vocational shop and the alternative high school classrooms. The south addition would remove the current middle school and shop buildings, and house a new middle school, new administrative offices, a new auditorium and a new auxiliary gymnasium with lockers and wrestling room. The second addition would take a "L" shape to turn and connect with the existing Events Center. Upon completion, this scheme would ultimately connect a fully renovated existing high school with the Events Center. With this solution, students would not be required to walk outside or across the street on a daily basis to get to class or eat lunch. The Event Center Kitchen would be expanded and the Cafetorium floor levelled so that it could function as a proper cafeteria for several hundred students.

The existing Middle School and Shop buildings would be demolished to make room for the south addition. Maintenance would stay in place. The preschool building would remain in place. The Elementary school would receive some security upgrades such as an entry vestibule, as well as interior finish and fixture upgrades, particularly for ADA accessibility.

The site plan for this option would expand the current central parking lot to provide a drop-off point for students at a south-facing entry to the building. An additional parking and drop-off lot would be provided at the east side of the renovated high school, providing 2 separate areas of traffic at the school. A new baseball field was proposed in this option.

The advantages of this plan would be creating a single connected building for HS / MS, and presenting a solution for keeping the entire existing high school building. The disadvantages of this plan are that there are long travel distances between classes in the resulting building, the logistics would require several phases and multiple temporary trailers, and these factors would also drive up the cost. The preliminary cost estimate for this option was \$29-\$31 million. Its construction duration would reach almost 24 months due to the phasing, much longer than the other options.



WIGGINS SCHOOL DISTRICT MASTER PLAN
 WIGGINS, COLORADO

OPTION C
 scale: 1" = 60'-0"

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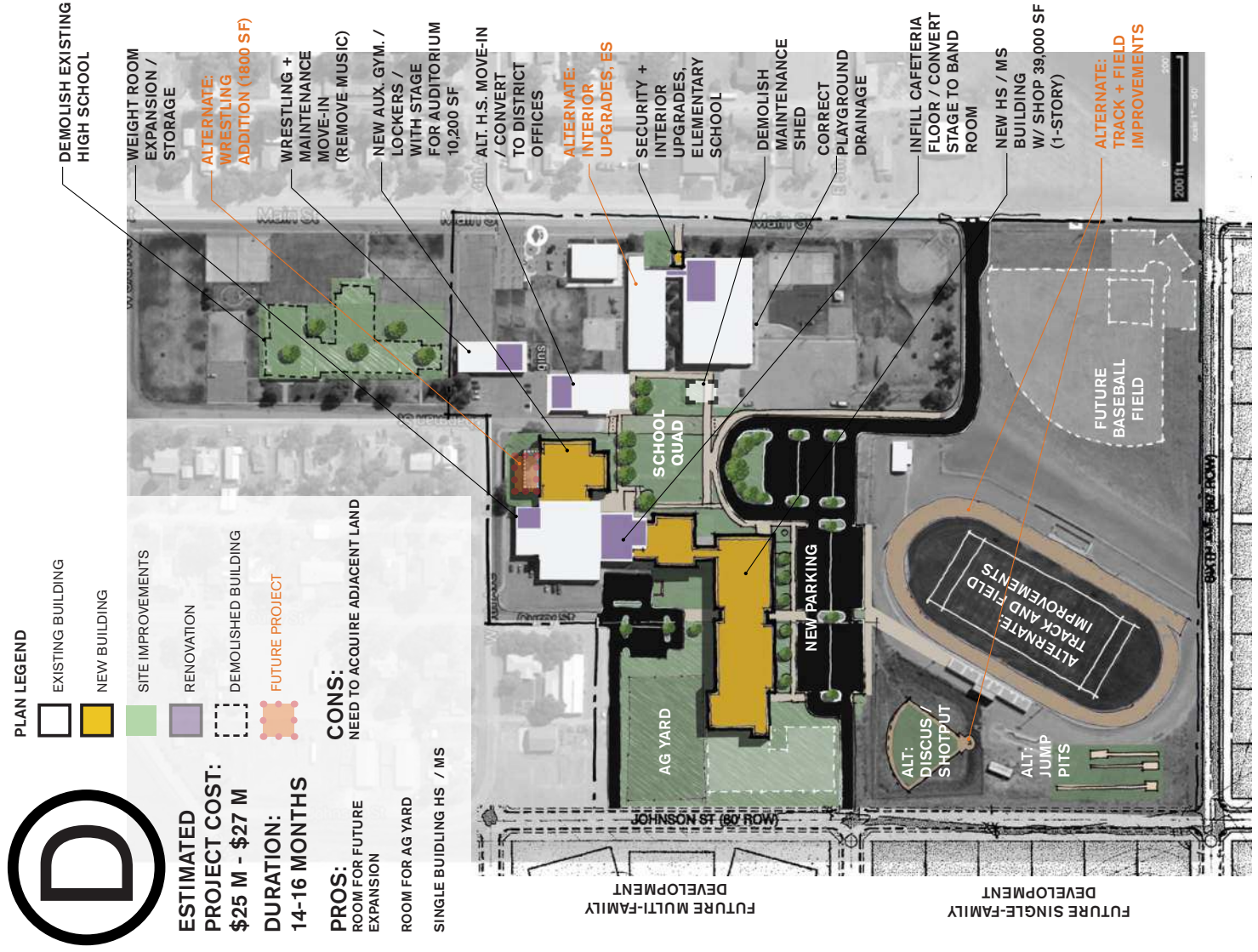
Option D

The fourth option studied was also similar to Options A + B because it proposed a south classroom addition to the Events Center and an East Auxiliary gym addition. The auxiliary gym addition would include a stage to double as a performance space. In this plan, all of the existing 1949 high school would be demolished, including the gym. This proposal extended the new addition westward onto adjacent land that would need to be acquired by the District. Even though this would be an added expense for the project, this plan would leave room future growth by the school.

The existing Middle School and Shop buildings would be reused for District Admin, Maintenance and the Alternative High School program. The preschool building would remain in place. The Elementary school would receive some security upgrades such as an entry vestibule, as well as interior finish and fixture upgrades, particularly for ADA accessibility.

The site plan for this option would remove the current central parking lot and replace it with a central quad, also providing a generous drop-off point for students at a south-facing entry to the building. This would provide a one-way traffic loop from the southeast corner of the site around to the west end of the site. New track and field amenities and an improved track surface were proposed in this plan, so that the school could better host full track meets.

The advantages of this plan would be creating a single connected building for HS / MS, providing good exterior pedestrian paths, plus extra room for future expansion, traffic flow, and a vocational-ag yard. The disadvantages of this plan are that the gym-auditorium is a compromise, the old gym is not saved, and the plan requires the purchase of the adjacent lot. The preliminary cost estimate for this option was \$25-\$27 million plus undetermined land cost.



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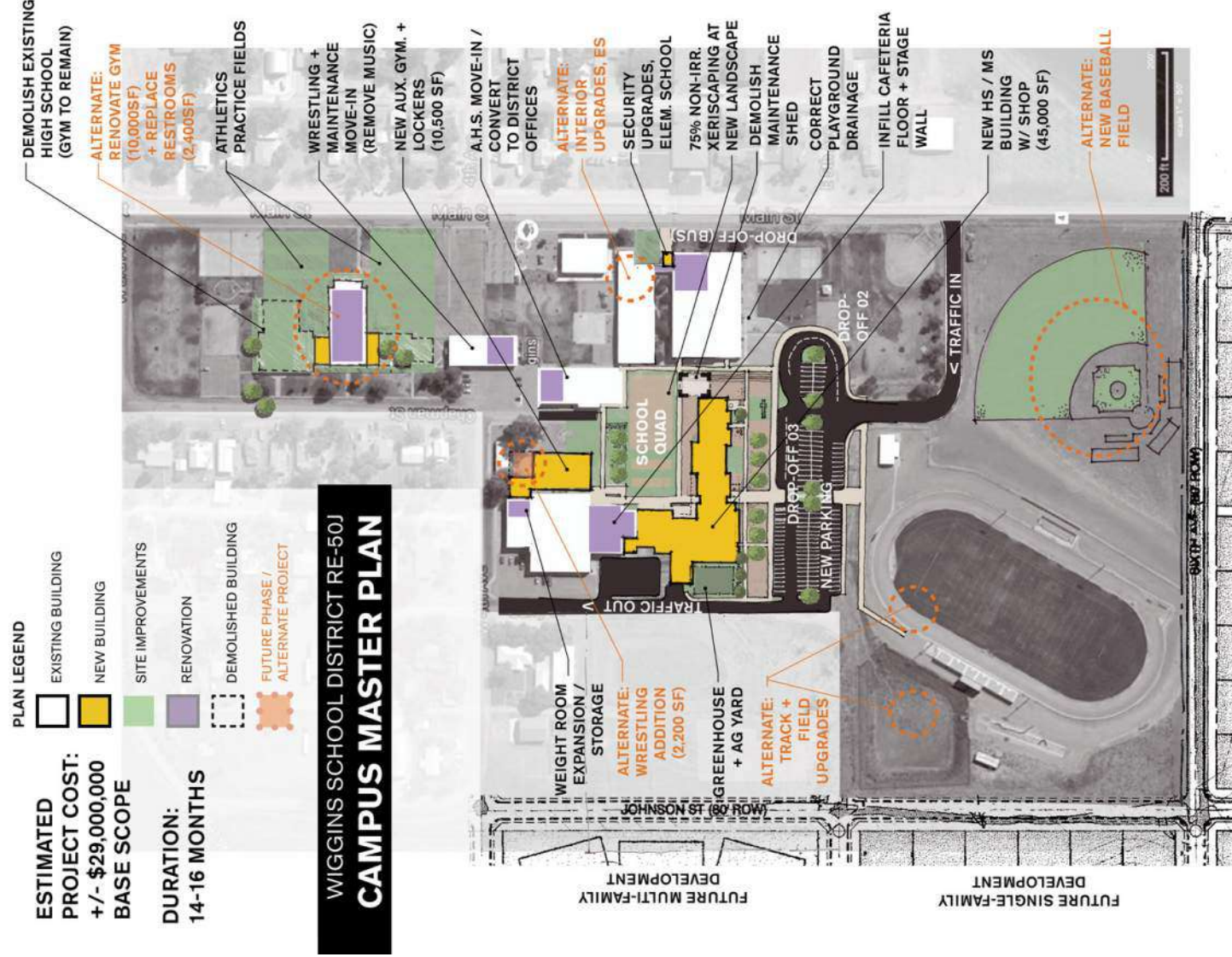
OPTION D
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WIGGINS SCHOOL DISTRICT MASTER PLAN
WIGGINS, COLORADO

Recommended Solution

The planning team and the District ultimately decided to pursue a modified version of Option "B." The modifications included removing the stage from the new gymnasium design, and instead using the new band room to double as a theater house. This will be accomplished by installing retractable platform theater seating in the music classroom, sized to seat from 300-400 people. The exterior wall of the existing stage would be opened and the current stage reversed to face the addition. Also in this final plan, the existing high school gym would remain in place while the high school is demolished. The gym would be lightly renovated for further use by athletics. The surrounding land and parking would be converted to additional practice fields for the school.

RECOMMENDED OPTION



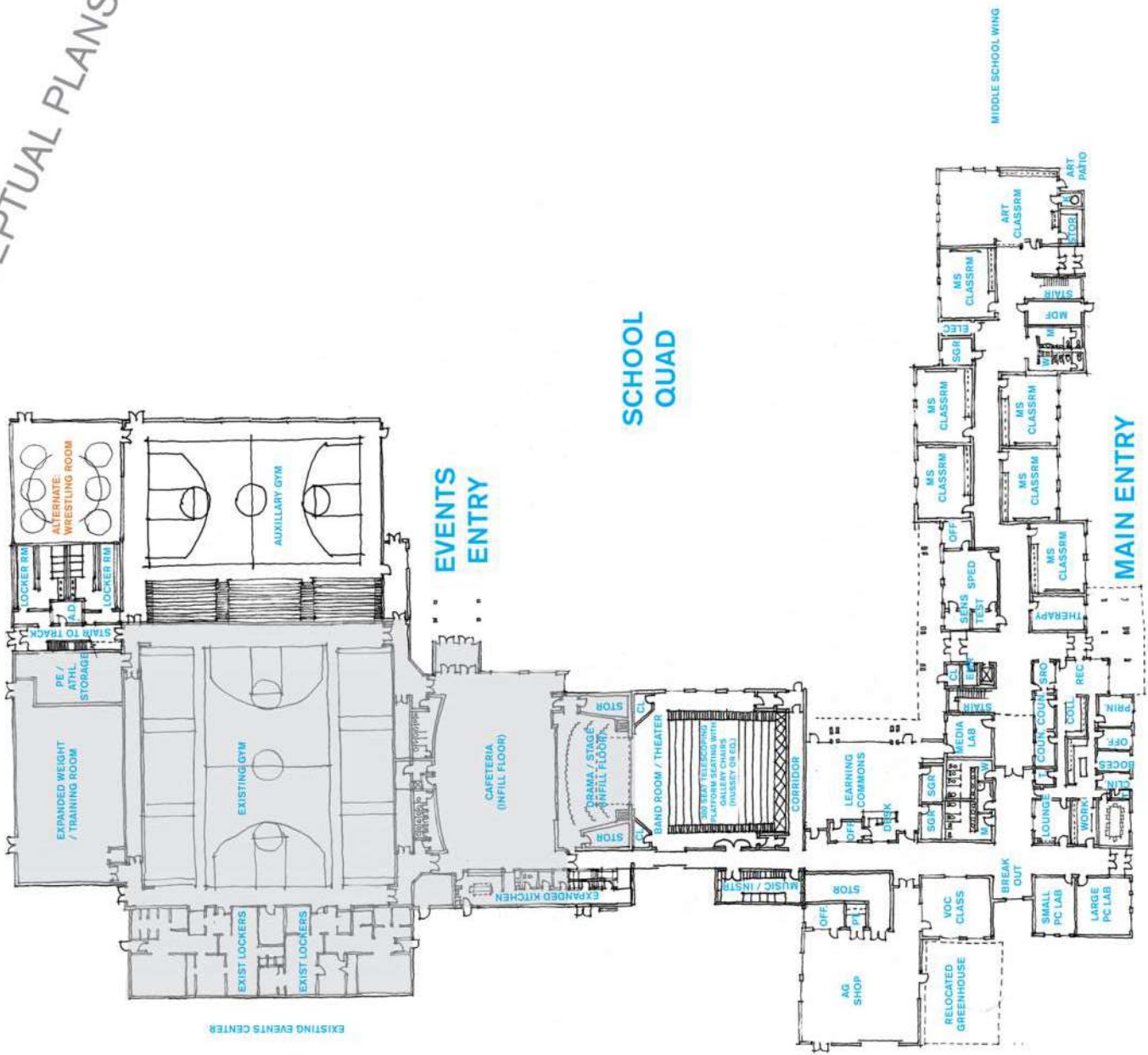
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RECOMMENDED PLAN
scale: 1" = 60'-0"

WIGGINS SCHOOL DISTRICT MASTER PLAN
WIGGINS, COLORADO

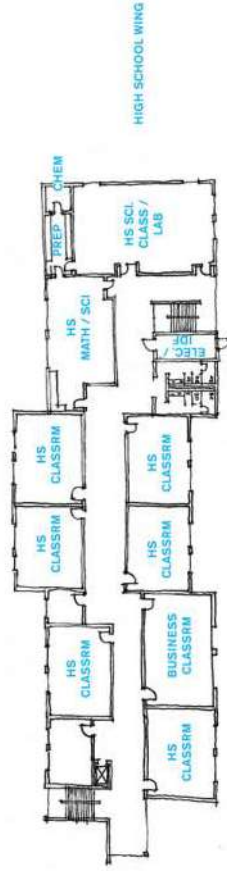
CONCEPTUAL PLANS

**WIGGINS SCHOOL DISTRICT RE-50J
CAMPUS MASTER PLAN**

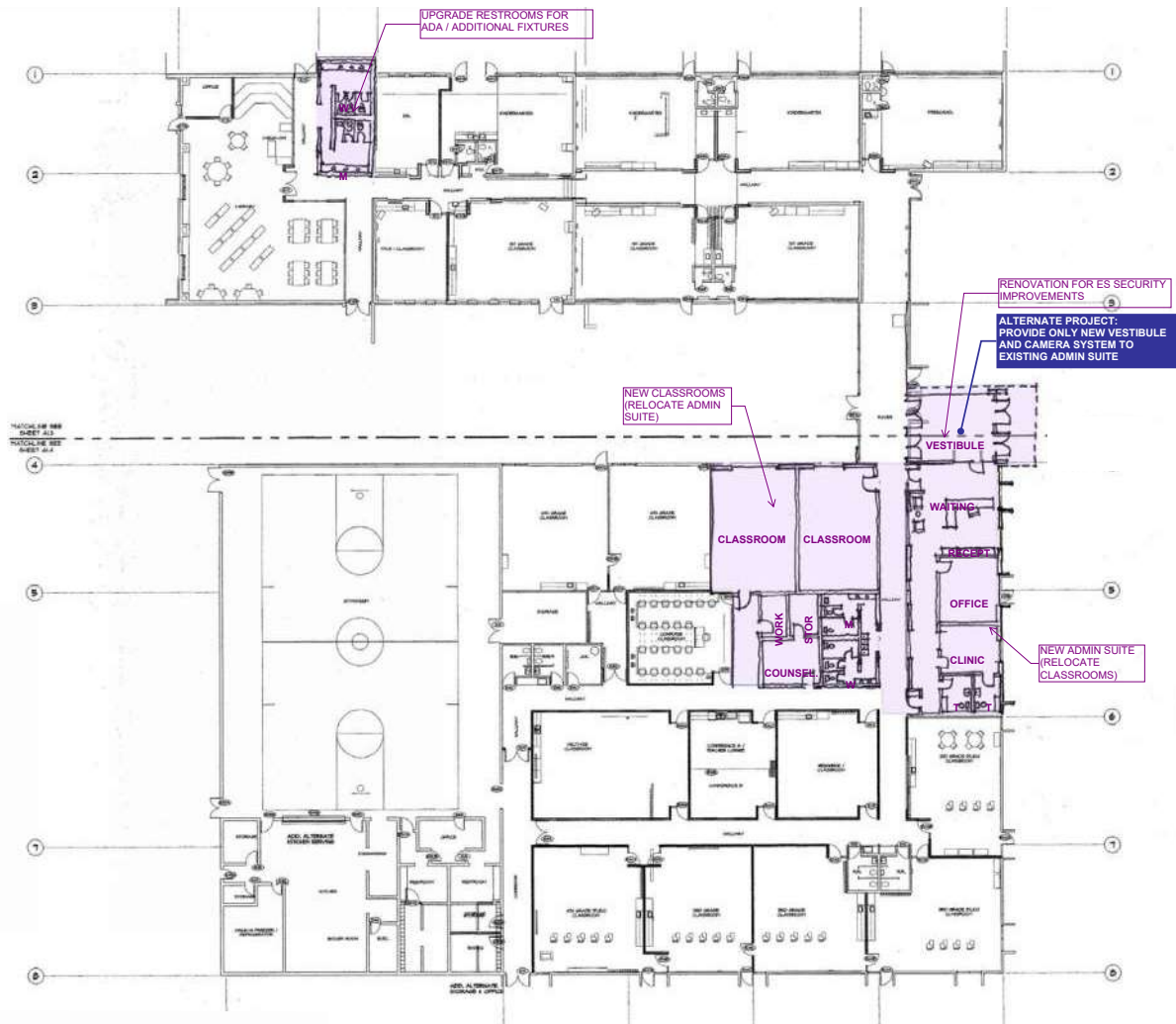


WIGGINS JR / SR HIGH SCHOOL FIRST FLOOR PLAN

**WIGGINS SCHOOL DISTRICT RE-50J
CAMPUS MASTER PLAN**



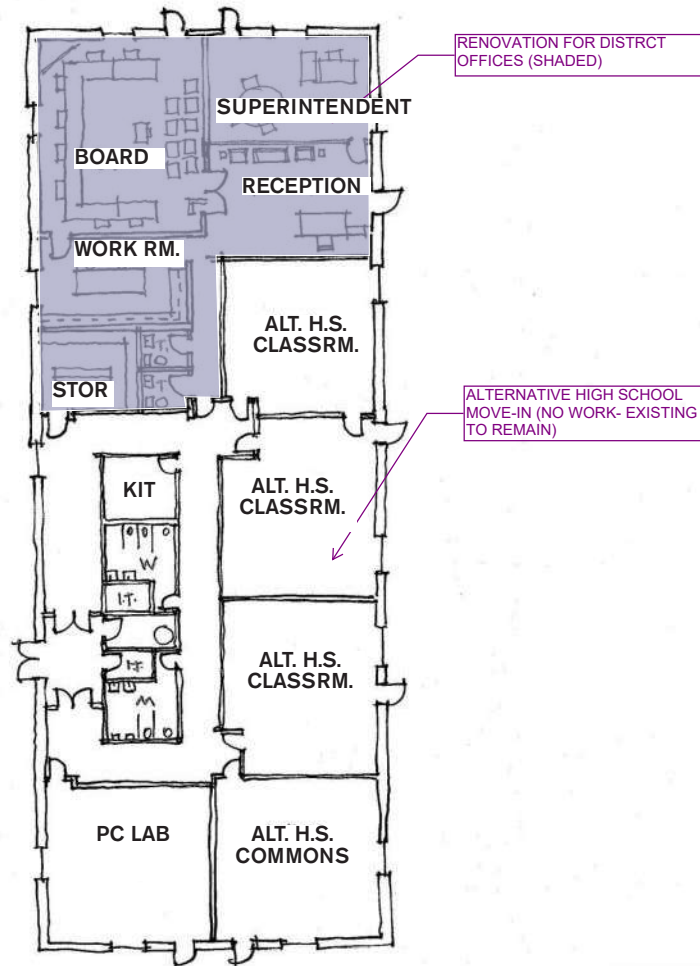
WIGGINS JR / SR HIGH SCHOOL SECOND FLOOR PLAN



WIGGINS SCHOOL DISTRICT RE-50J
CAMPUS MASTER PLAN

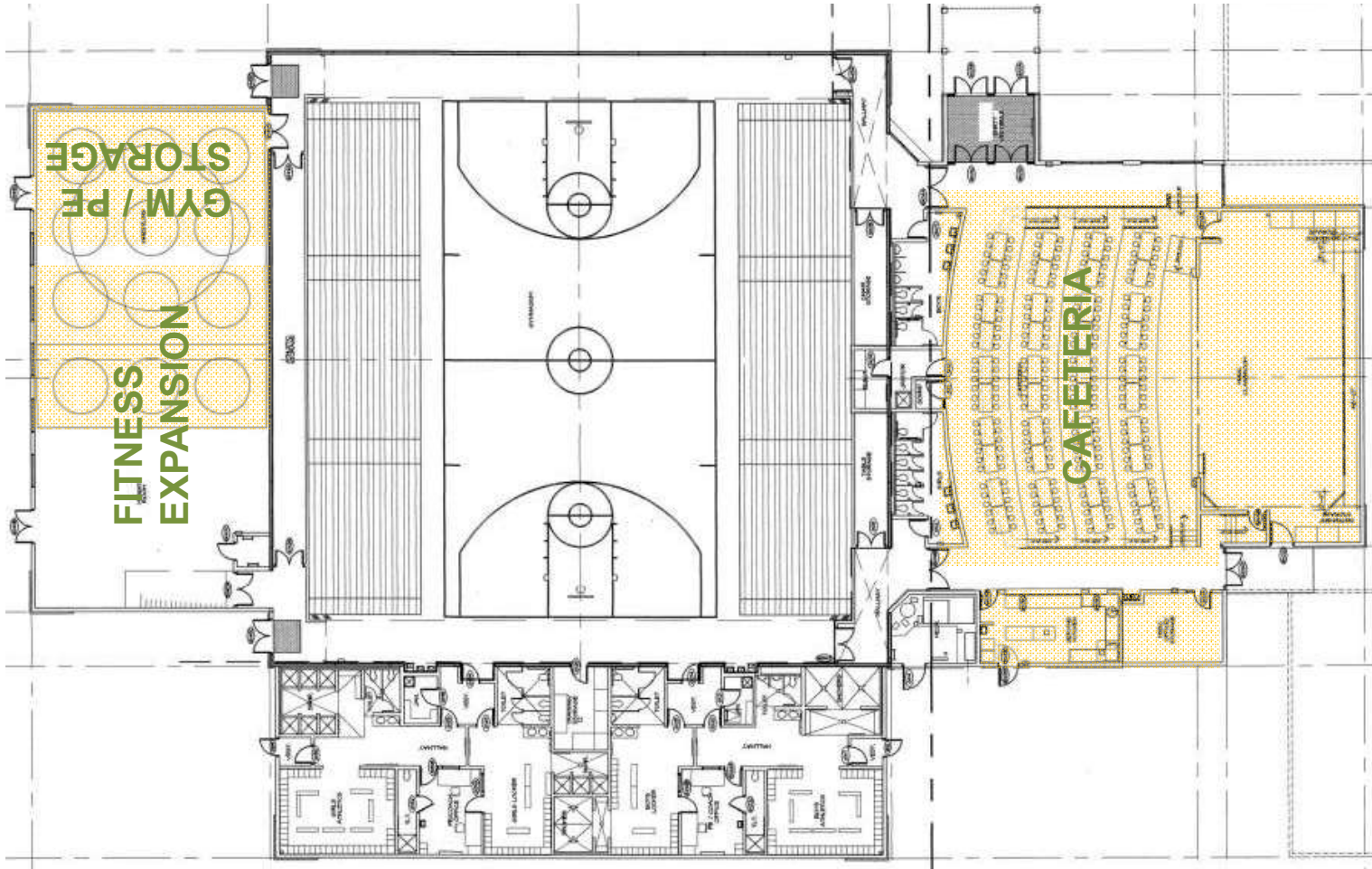
WIGGINS ELEMENTARY SCHOOL
PROPOSED SECURITY UPGRADES + RENOVATIONS





WIGGINS MIDDLE SCHOOL
PROPOSED CONVERSION TO DISTRICT OFFICES AND
ALTERNATIVE HIGH SCHOOL

WIGGINS SCHOOL DISTRICT RE-50J
CAMPUS MASTER PLAN



WIGGINS SCHOOL DISTRICT RE-50J
CAMPUS MASTER PLAN

BUILDING SPACE PROGRAM

WIGGINS SCHOOL DISTRICT

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Replacement School Program

WIGGINS JR.-SR. HIGH SCHOOL PROGRAM

HIGH SCHOOL						Notes:	existing size:
	qty.	size	total sf	TS	occ		
HS Social Studies Classroom	1	800	800	1.0	40		870
HS World Language (Spanish)	1	800	800	1.0	40		705
HS English Classroom	2	800	1600	1.0	80		830/860
HS Math Classroom	1	800	800	1.0	40		
HS Math / Science Classroom	1	1000	1000	1.0	50		
HS Science Laboratory / Class	1	1300	1300	1.0	26		1330
HS Science / Chem. Storage	1	100	100		1		
HS Science Prep.	1	150	150		1		235
Business Classroom	1	900	900	1.0	45		640
HS Small Group Room	1	150	150		2		
HS/MS Teacher Workroom	1	150	150		2		

ALTERNATIVE HIGH SCHOOL

Alt. H.S. Classroom	0	600	0	2.4			
---------------------	---	-----	---	-----	--	--	--

MIDDLE SCHOOL

	qty.	size	total sf	TS		
MS Social Studies Classroom	1	800	800	1.0	40	770
MS World Language (Spanish)	1	800	800	1.0	40	920
MS Language Arts Classroom	2	800	1600	1.0	80	760
MS Math Classroom	1	800	800	1.0	40	920
MS Science Classroom	1	800	800	1.0	40	760
MS Science Storage	1	150	150	1.0	1	
MS Small Group Room	1	150	150	1.0	2	

COMMON

	qty.	size	total sf	TS		
Distance Learning Computer Lab	1	600	600	1.0	30	555
General Computer Lab	0	800	0			450
Computer Lab, Seminar/Open Lab	1	500	500	1.0	25	
Learning Commons	1	1500	1500			1150
Library Storage/Office	2	150	300		2	
MultiMedia Studio	1	400	400		20	
Small Group Rooms	2	150	300		2	
Student Lounge	1	900	900			

SPECIAL EDUCATION

Special Ed classroom / Lifeskills	1	600	600	0.5	30	723
Special Ed office	1	150	150		2	
Severe Needs / Therapy Room	1	300	300	0.5	15	
Sensory Room	1	120	120		2	
Testing Room	1	150	150		2	

ARTS

2D / 3D Art studio	1	1000	1000	1.0	50	760
Storage	1	150	150		1	
Art office	0	0	0			
Kiln Room	1	80	80		1	
Band Room	0	1200	0	1.0	60	Combined w/ Auditorium
Instrument Storage	1	300	300		1	
Music Office	0	0	0			
Choir / Vocal Room	0	800	0			
Music Storage	1	100	100		1	
Auditorium, 400 seats	1	4000	4000			
Stage	0	1200	0	1.0		Renovation of Exist
Storage	1	400	400			
Scenery shop	0	500	0			

VOCATIONAL / AGRICULTURAL SHOP

Vocational Shop	1	2000	2000		40	3200
Vocational Classroom	1	700	700	1.0	35	725
Shop Storage	1	400	400		2	

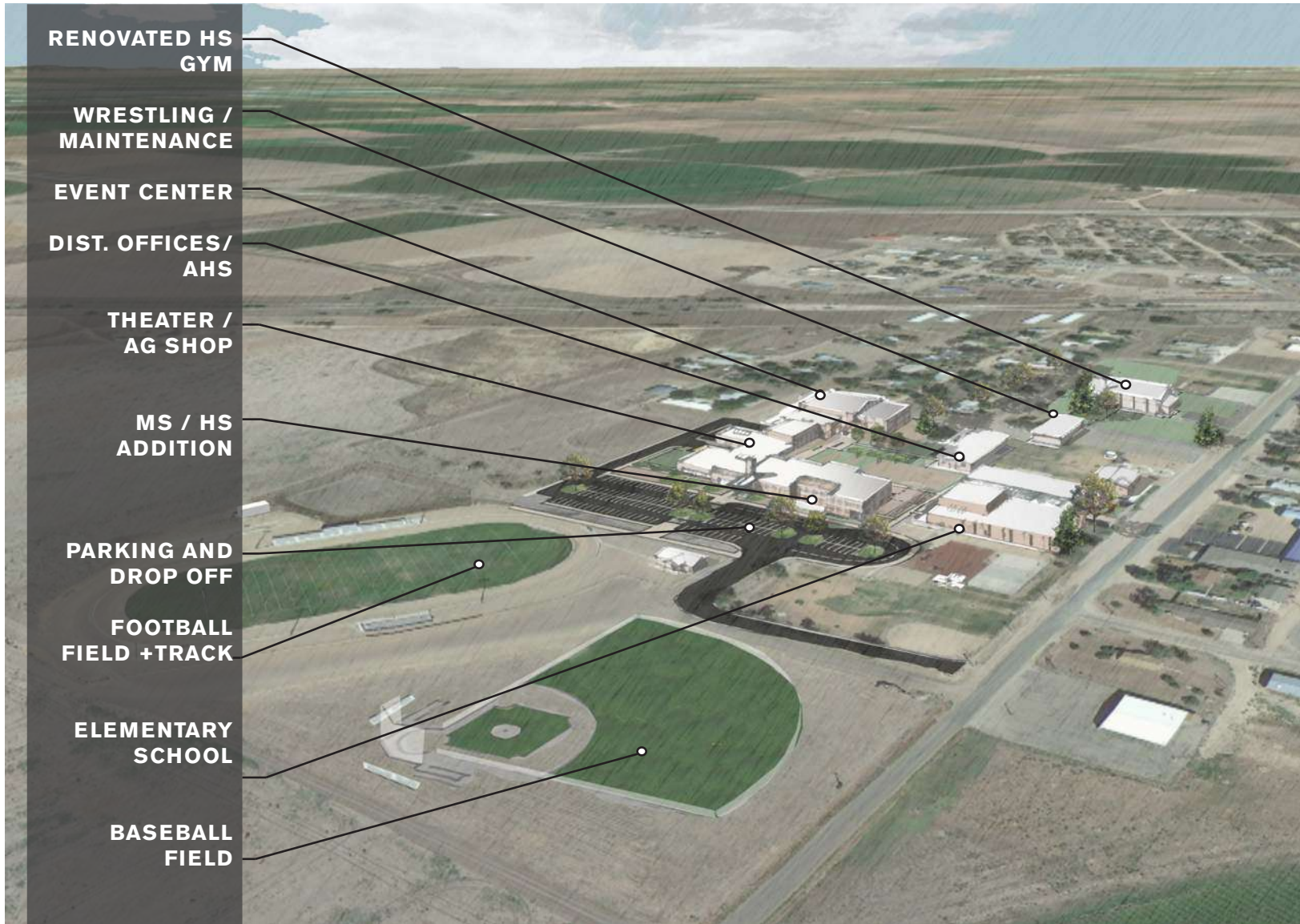
Vocational Office	1	150	150	2	
Paint Room	1	200	200	1	
Greenhouse	0	1200	0		Relocated Exist

ATHLETICS

Auxilliary Gymnasium	1	7600	7600	2.0	500 seats
Locker rooms	2	350	700		
Gym storage	0	250	0	1	In Weight Room reno
Wrestling Room	0	1800	0	36	Alternate

ADMINISTRATION

	qty	size	total sf		
HS reception	1	250	250	15	
HS principal	1	200	200	2	250
Office	1	120	120	2	
Conference	1	220	220	15	220
Workroom	1	150	150	2	
Staff RR	2	50	100		
Staff Lounge	1	250	250	15	185
Clinic / Nurse Office	1	200	200	2	
Clinic RR	1	80	80		
Athletic Director	1	180	180	2	167
SRO Office	1	120	120	2	
District reception	0	200	0		in MS reno 210
Superintendent Office	0	200	0		in MS reno 330
District Board Room	0	900	0		in MS reno
District Workroom	0	120	0		in MS reno
District Staff RR	0	80	0		in MS reno
Counselor	2	150	300	4	61
College / Career Area	1	250	250	15	282
BOCES Staff Office	1	120	120	2	
New Construction Totals		total nsf	38990	1009	
	30%	gross factor	16710		
		total gross sf	55700		



DETAILED COST ESTIMATE

Wiggins School District

Replacement Middle School and High School

Conceptual Project Costs

Construction Costs				
Description	Qty	Unit	Unit Cost	Subtotal
Site Construction and Development	8.80	Acre	\$298,537	\$2,627,829
Baseball Field	3.08	Acre	\$0	Phase II
New MS / HS Building	55,700	GSF	\$328.85	\$18,317,217
Renovate Café at events center	6,000	GSF	\$68.79	\$412,726
Minor Renovation Weight room	2,900	GSF	\$43.18	\$125,236
Elementary School Security upgrades	1	ls	\$250,000	\$250,000
Demo (e) Bldgs	27,434	sf	\$5.00	\$137,170
Abate (e) Bldgs	27,434	sf	\$7.00	\$192,038
District Office / Alt HS	11,100	sf	\$25.00	\$277,500
Relocate Greenhouse	1	ea	\$2,880	\$2,880
Relocate Maintenance	7,200	sf	\$0	By District
Subtotal				\$22,342,596

Soft Costs

A / E Fees	8.00%		\$1,787,408
Owner's Representative	1.10%		\$245,769
Offsite Work	0.50%		\$111,713
Land Costs	0.00%		\$0
Survey	0.20%		\$44,685
Geotech / Testing	0.90%		\$201,083
Printing and Reimbursables	0.45%		\$100,542
Building Permits	0.21%		\$46,919
Miscealleneous	0.80%		\$178,741
FFE	5.50%		\$1,228,843
Technology	3.20%		\$714,963
Utility Company Charges	0.80%		\$178,741
Owner's Contingency	5.00%		\$1,117,130

TOTAL Project Costs

\$28,299,131

Cost Options

Renovate Existing Gym and Bathrooms	1 ls	\$3,078,150	\$3,078,150
Allowance for other ES upgrades	1 ls	\$519,306	\$519,306
Add new wrestling space	1 ls	\$616,435	\$616,435
Add Baseball Field	1 ls	\$1,659,046	\$1,659,046
Add all weather track and field	1 ls	\$1,274,473	\$1,274,473
Convert existing gym to auditorium	1 ls	\$3,196,839	\$3,196,839

HIGH PERFORMANCE OBJECTIVES

Sustainable Features

The ultimate goal for the project will be achieving an energy-efficient facility that minimizes maintenance costs and maximizes the performance of the students. The following goals should be addressed as a path to certification and high-performance:

- Maximize energy and water conservation
- Energy efficient building envelope
- Appropriate day lighting in all learning environments
- High level of acoustic performance in learning environments
- Improved indoor air quality
- Use local and lowest “embodied energy” materials
- Eliminate toxic and hazardous substances
- Use materials and products with recycled content
- Provide recycling and composting programs for the school

Daylight

Of all the elements that make up a high performance school, none has greater impact on quality of learning than daylight. Daylight can be introduced in to school buildings in many ways — including windows, skylights and light shelves. Sometimes, entire outside walls can disappear through the use of overhead doors and moveable panels so that daylight can wash into interior spaces.

Durability

All educational facilities should be constructed with the longevity of the building in mind. That means not only using durable materials but also designing the facility with as much built-in flexibility as possible.

When considering the materials to be used, the most durable, such as masonry, also become the most sustainable. The issues of resource control - what to build, where to build, and budget, are basic to sustainability in design. The use of materials that are timeless in nature as well as durable will lead to a structure that retains its usefulness for an extended period of time.

L.E.E.D. Certification

Should the project team decide to target a L.E.E.D. level of certification for the school, the proposed scope and budget contain specific allowances for reaching Certified. If this project will target LEED certification standards, the main areas of emphasis would be water conservation and energy efficiency.

The Wiggins site is in an arid climate that is friendly to agriculture. Some of the Site-based LEED points that could be readily achieved would include:

- Minimize parking capacity
- Roof heat island reduction
- Site Master Plan
- Joint use of facilities

Focusing on water efficiency will earn the project bonus points due to the regional considerations of LEED for Schools. Low-flow faucets and plumbing fixtures will contribute to an above-average use reduction.

Local, recycled and renewable materials are possible for the school, as is construction waste management. Many points from the Materials & Resources section will be attainable by specifying the proper finishes for classroom and restroom finishes.

The attainable Indoor air quality points for the project would include the following:

- Construction Indoor Air Quality Management Plan – During Construction
- Low-Emitting Materials
- Thermal Comfort
- Daylight and Views
- Mold Prevention

Systems Recommendations

The proposed scope and budget for the new construction projects include an HVAC system that would be highly energy-efficient as well as contribute to indoor air quality. A system that includes heat pumps and an energy recovery ventilator could achieve at least half of the 20 energy credits, and very likely more.

The primary solution for new mechanical system in this report is a “California Loop” heat pump system. Such a system is highly energy-efficient and typically simple to maintain.

A fully-completed LEED for Schools Preliminary checklist is located below, which outlines a potential strategy for achieving the LEED Gold certification for the new high school and elementary school construction projects.

8 4 8		Sustainable Sites		Possible Points: 24	Materials and Resources, Continued				
Y	N	?			Y	N	?		
1			Prereq 1 Construction Activity Pollution Prevention		1		Credit 3 Materials Reuse	1 to 2	
1			Prereq 1 Environmental Site Assessment		1		Credit 4 Recycled Content	1 to 2	
			Credit 1 Site Selection	1	1		Credit 5 Regional Materials	1 to 2	
		4	Credit 2 Development Density and Community Connectivity	4	1		Credit 6 Rapidly Renewable Materials	1	
		1	Credit 3 Brownfield Redevelopment	1	1	1	Credit 7 Certified Wood	1	
		1	Credit 4.1 Alternative Transportation—Public Transportation Access	4					
		1	Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	1					
		1	Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	2					
		1	Credit 4.4 Alternative Transportation—Parking Capacity	2					
		1	Credit 5.1 Site Development—Protect or Restore Habitat	1					
		1	Credit 5.2 Site Development—Maximize Open Space	1					
		1	Credit 6.1 Stormwater Design—Quantity Control	1					
		1	Credit 6.2 Stormwater Design—Quality Control	1					
		1	Credit 7.1 Heat Island Effect—Non-roof	1					
		1	Credit 7.2 Heat Island Effect—Roof	1					
		1	Credit 8 Light Pollution Reduction	1					
		1	Credit 9 Site Master Plan	1					
		1	Credit 10 Joint Use of Facilities	1					
3 3		Water Efficiency		Possible Points: 11	13 5 1		Indoor Environmental Quality		Possible Points: 19
Y			Prereq 1 Water Use Reduction—20% Reduction		Y		Prereq 1 Minimum Indoor Air Quality Performance		
2			Credit 1 Water Efficient Landscaping	2 to 4	Y		Prereq 2 Environmental Tobacco Smoke (ETS) Control		
		2	Credit 2 Innovative Wastewater Technologies	2		1	Prereq 3 Minimum Acoustical Performance		
		1	Credit 3 Water Use Reduction	2 to 4		1	Credit 1 Outdoor Air Delivery Monitoring	1	
		1	Credit 3 Process Water Use Reduction	1		1	Credit 2 Increased Ventilation	1	
16 9 10		Energy and Atmosphere		Possible Points: 33		1	Credit 3.1 Construction IAQ Management Plan—During Construction	1	
Y			Prereq 1 Fundamental Commissioning of Building Energy Systems			1	Credit 3.2 Construction IAQ Management Plan—Before Occupancy	1	
Y			Prereq 2 Minimum Energy Performance			4	Credit 4 Low-Emitting Materials	1 to 4	
Y			Prereq 3 Fundamental Refrigerant Management			1	Credit 5 Indoor Chemical and Pollutant Source Control	1	
14		5	Credit 1 Optimize Energy Performance	1 to 19		1	Credit 6.1 Controllability of Systems—Lighting	1	
		7	Credit 2 On-Site Renewable Energy	1 to 7		1	Credit 6.2 Controllability of Systems—Thermal Comfort	1	
		2	Credit 3 Enhanced Commissioning	2		1	Credit 7.1 Thermal Comfort—Design	1	
		1	Credit 4 Enhanced Refrigerant Management	1		2	Credit 7.2 Thermal Comfort—Verification	1	
		2	Credit 5 Measurement and Verification	2		1	Credit 8.1 Daylight and Views—Daylight	1 to 3	
		2	Credit 6 Green Power	2		1	Credit 8.2 Daylight and Views—Views	1	
5 4		Materials and Resources		Possible Points: 13		1	Credit 9 Enhanced Acoustical Performance	1	
Y			Prereq 1 Storage and Collection of Recyclables			1	Credit 10 Mold Prevention	1	
		2	Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 2	4 2		Innovation and Design Process		Possible Points: 6
		1	Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements	1	1		Credit 1.1 Innovation in Design: Specific Title	1	
		1	Credit 2 Construction Waste Management	1 to 2		1	Credit 1.2 Innovation in Design: Specific Title	1	
50 27 22		Total		Possible Points: 110		1	Credit 1.3 Innovation in Design: Specific Title	1	
						1	Credit 1.4 Innovation in Design: Specific Title	1	
						1	Credit 2 LEED Accredited Professional	1	
						1	Credit 3 The School as a Teaching Tool	1	
					1 2 1		Regional Priority Credits		Possible Points: 4
						1	Credit 1.1 Regional Priority: Specific Credit	1	
						1	Credit 1.2 Regional Priority: Specific Credit	1	
						1	Credit 1.3 Regional Priority: Specific Credit	1	
						1	Credit 1.4 Regional Priority: Specific Credit	1	
					50 27 22		Total		Possible Points: 110
									Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

PROJECT MANAGEMENT

Project Management Plan

Replacement Facility for Wiggins Middle School / High School and Campus Improvements

The planning team recommends that the new Middle-High School project would be managed by an Owner's Representative (OR). The OR would manage the project on the school's behalf to ensure the project is progressing appropriately pursuant to the schedule, monitor quality and budget as the project progresses, and interact with the school representatives and architect to provide direction/alternatives to matters that may arise. The design phase would be overseen by an architect as selected by the Owner. The architect would be involved with management of project with respect to administering questions related to design from the construction team and provide regular site visits to inspect the project with the OR for quality, conformance to the construction documents, and review of the contractor monthly progress billings.

The school will likely consider the delivery method of Construction Manager-General Contractor (CMGC) approach. A CMGC would provide pre-construction services in the form of cost estimating, scheduling, and other advisory roles during the design phase of the project in cooperation with the architect. The delivery methods will be evaluated based on the scope and complexity of the project, the apparent bidding and construction cost climate, and the necessary schedule for completion.

Funding

Overall Funding Strategy

It is the intent of this master plan to provide a comprehensive strategy for improving the educational facilities and offerings of Wiggins School District. While successfully analyzing the options available and laying out a comprehensive plan for meeting campus needs, the planning team arrived at an overall project cost of approximately \$30 Million.

The District is considering funding the Master Plan work through a bond election to take place in November of 2016. As noted by the District, payments towards the last bond project (the Events Center) could be finished by mid-2017, in time for this project to get underway. This fact would minimize the tax impact on Wiggins residents and businesses.

Additional Funding Sources or Options for the Wiggins Campus

Other considerations for helping fund the project improvements could include applying for a BEST grant, a Gates grant, or a GOCO (Great Outdoors COLORado) grant. The BEST grant is a State-funded grant program intended to achieve equity in school facilities throughout Colorado. The grant tends to fund projects that correct issues of life safety and security, and that provide technology in classrooms. Gates and GOCO grants assist in funding projects that can be considered joint amenities for the school and community, such as athletic fields.

Capital Renewal

Wiggins School District will take measures to ensure the facility is funded for ongoing maintenance and operations through the use of its annual operating budget. It should be noted that the construction of a new efficient facility will not necessarily lower operating costs; new building codes mandate higher ventilation rates and electrical power supplies, and accommodating this often results in operations costs equal or greater than that of older facilities.

CONCLUSION

Initial Process & Methodology

The planning team and the school leadership together conducted tours of the site and the existing facilities in order to assess their conditions and to discuss potential opportunities for replacing buildings or reusing some existing structures.. The team explored and analyzed 4 different options for the future of Wiggins schools. Each option included some form of new facility, a certain level of building reuse, proposed improvements for all grade levels, athletic field improvements, and studies for on-site traffic improvement. Through a series of Facilities Committee and Community meetings, the options were evaluated with various tools allowing for all attendees to provide input. The community was also asked to help develop the school program by establishing priorities for school spaces, improvements and amenities.

Options explored

The planning team assessed the viability of four options discussed in the previous section of this document. Considerations of cost, schedule, logistics and efficiency of site circulation were presented and the options were vetted by the community and by the facilities committee through dot voting, grading criteria sheets and general comments during meetings. Together, the groups established a final option which is recommended by the planning team for support in the 2016 bond election.

Recommended Solution

The final solution is meant to accomplish the goals of providing a safer campus both from a security standpoint and a pedestrian safety standpoint. The solution provides the school with new educational spaces, ready to accept growth, and benefitting almost all of the current students in the community. Technology and 21st Century educational models will be more easily implemented with the new facility, and traffic on site will be better organized and safe.

APPENDIX A MEETINGS

MEETING 1: STAFF INTERVIEWS AND TRENDS PRESENTATION

Date: March 02, 2016
Time: 7:30 a.m. - 2:30pm
Location: Wiggins High School Library / Teachers' Lounge

The goal of this Staff meeting was to collect feedback and additional input from building users as to their concerns and needs throughout the campus. Initial feedback was sought from the group regarding their reactions to ideas about possible new programs and spaces at the high school.

Adele Willson, Lyn Eller and Lisa Gardner of HCM presented educational best practices

Adele, Lyn and Lisa presented numerous examples of the latest best practices in school design. These examples included technology throughout the school, creating a variety of learning space types and sizes, as well as providing connections to the outdoors.

The HCM team followed the presentation by conducting Individual interviews over the course of the day to gather information from teachers, staff, and students regarding their facilities and program needs. The following groups or individuals were interviewed:

1. School Counseling
2. High School Principal
3. Campus Technology Director
4. Social Studies Department (MS+HS)
5. Art and Music Teachers
6. High School Students (4)
7. School Superintendent
8. Facilities Maintenance
9. Language Arts (MS)
10. Middle School PE
11. Athletics Director, Health and HS PE
12. Spanish
13. School Security
14. Math, MS
15. Science, MS+HS
16. Assessment Coordinator (Testing)

The team documented all staff and student input in preparation for reviewing it with the community at the subsequent meeting on March 8, 2016.

ELEMENTARY SCHOOL PRIORITIES



SECURE MAIN ENTRY



PLAYGROUND IMPROVEMENTS



RESTROOM / ADA UPGRADES



INTERIOR FINISHES / NEW CARPET



STUDENT COMFORT, NATURAL LIGHT AND FRESH AIR

MEETING 2: PROGRAM PRIORITIES

Date: March 08, 2016
 Time: 5:30 -7:00pm
 Location: Wiggins High School Library

The goal of this Community meeting was to measure community support for various ideas about possible improvements or additions to the Elementary, Middle and High Schools in Wiggins.

Adele Willson and Lyn Eller of HCM presented educational best practices and a Facility Assessment Summary

Adele and Lyn presented numerous examples of the latest best practices in school design. These examples included technology throughout the school, creating a variety of learning space types and sizes, as well as providing connections to the outdoors. They also presented an overview of the findings from the facility and site walks conducted with HCM and Adolfson and Peterson Construction. They documented some feedback and additions to the findings and answered community questions.

The HCM team followed the presentation by conducting two exercises that allowed attendees to prioritize potential improvements to the campus buildings and program offerings. During the first exercise, attendees filled out the trends questionnaire that asked them to rate the trends presented, 1-10, based on their importance or relevance to Wiggins' Schools. Secondly, community members were asked to vote with a limited number of "dot" stickers for which projects or amenities they would support for the school.

Results, Exercise #1

<u>Design Trends:</u>	<u>Staff:</u>	<u>Community:</u>
<u>CTE Programs</u>	<u>7.6</u>	<u>8.1</u>
<u>Dining Commons</u>	<u>7.5</u>	<u>8.3</u>
<u>Security</u>	<u>9.1</u>	<u>9.5</u>
<u>Technology</u>	<u>9.7</u>	<u>9.0</u>
<u>High-Performance</u>	<u>8.7</u>	<u>7.7</u>
<u>Outdoor Connection</u>	<u>8.0</u>	<u>6.9</u>
<u>Active Classrooms</u>	<u>8.7</u>	<u>7.8</u>
<u>STEM / Makerspace</u>	<u>6.8</u>	<u>7.2</u>
<u>Learning Commons</u>	<u>8.0</u>	<u>7.8</u>
<u>Variety of Learning Spaces</u>	<u>8.7</u>	<u>8.3</u>

MIDDLE SCHOOL | HIGH SCHOOL PRIORITIES

Results, Exercise #2:

Project:	# of Votes
Single Connected Building (MS/HS)	27
Classroom Technology and AV (MS/HS)	20
Secure Main Entry (ES)	14
New Vocational / AG Shop (MS/HS)	14
Auditorium & Stage (MS/HS)	9
Keep Historic High School Gym (MS/HS)	9
Distance Learning Lab (MS/HS)	5
Learning Commons & Media Center (MS/HS)	5
Athletic Fields (MS/HS)	5
Student Comfort, Natural Light & Fresh Air (ES)	5
Music / Band Room (MS/HS)	4
Playground Improvements (ES)	4
Weight Room Expansion (MS/HS)	3
Culinary Arts Facilities (MS/HS)	2
Break-Out Instructional Spaces (MS/HS)	2
Student Lounge (MS/HS)	1
New Gym & Locker Rooms (MS/HS)	1
Restroom & ADA Upgrades (ES)	1
New Art Classroom (MS/HS)	1
Interior Finish Upgrades / New Carpet (ES)	0



AUDITORIUM AND STAGE



SINGLE CONNECTED BUILDING



STUDENT LOUNGE



ADVANCED CLASSROOM TECHNOLOGY AND AUDIO-VISUALS



DISTANCE LEARNING LAB (COMPUTER LAB)

MIDDLE SCHOOL | HIGH SCHOOL PRIORITIES



NEW VOCATIONAL / AG SHOP



NEW ART ROOM



WEIGHT ROOM EXPANSION



BREAK-OUT INSTRUCTIONAL SPACES



KEEP OLD H.S. / HISTORIC GYMNASIUM

WIGGINS SCHOOL DISTRICT RE50J
WIGGINS, COLORADO

POSSIBLE SCHOOL IMPROVEMENTS / AMENITIES

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MIDDLE SCHOOL | HIGH SCHOOL PRIORITIES



NEW AUXILIARY GYMNASIUM AND ADDITIONAL LOCKER ROOMS



MUSIC / BAND ROOM WITH STORAGE



CULINARY ARTS FACILITIES



LEARNING COMMONS AND MEDIA CENTER

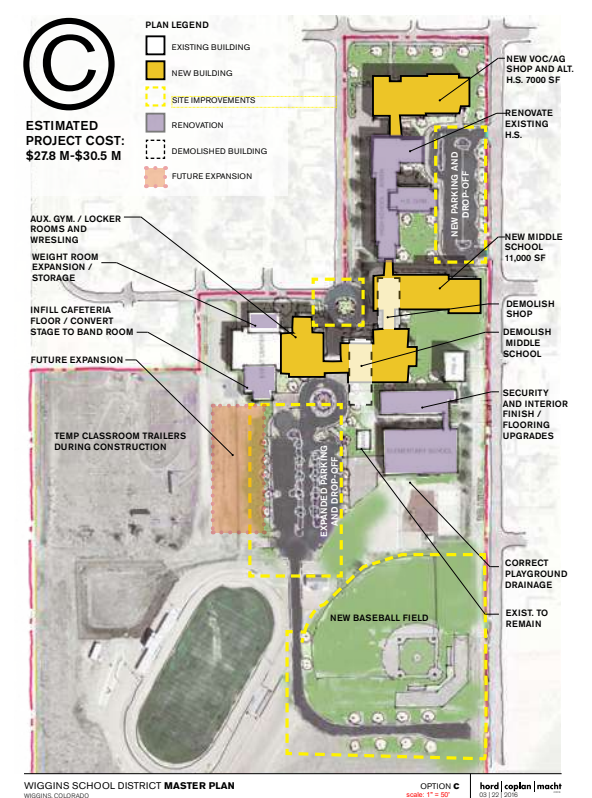
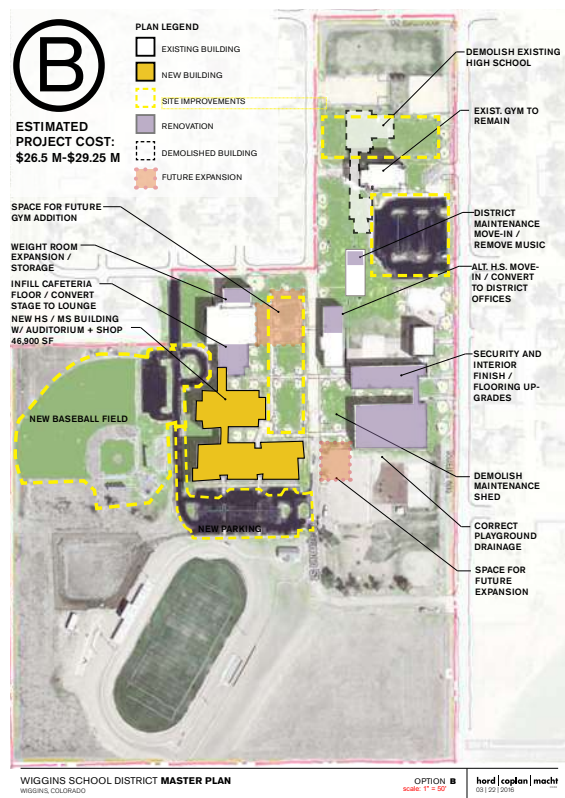
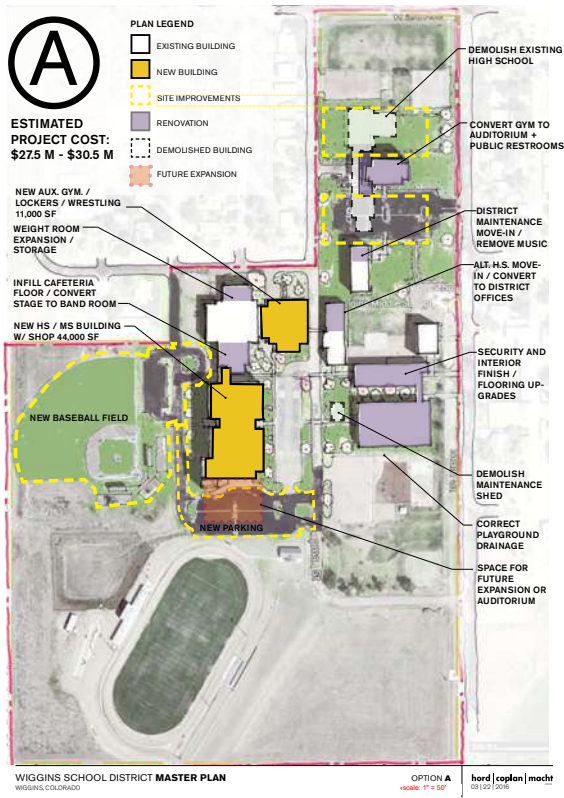


ATHLETIC FIELDS

WIGGINS SCHOOL DISTRICT RE50J
WIGGINS, COLORADO

POSSIBLE SCHOOL IMPROVEMENTS / AMENITIES

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© 2016

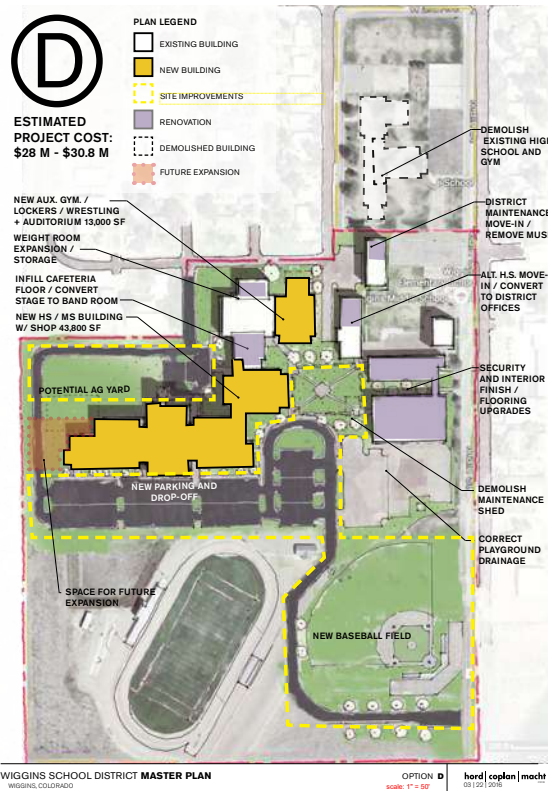


MEETING 3: OPTIONS EVALUATION

Date: March 22, 2016
 Time: 3:30-5:30 p.m.
 Location: Wiggins High School Library

The goal of this Building Committee meeting was to review four possible master plan site options and several floor plan options as developed by HCM, with the intent of editing or eliminating one or more prior to the next Community Presentation.

Adele Willson and Lyn Eller of HCM presented four master plan options (A,B,C,D). They then led a discussion with the Building Committee to take input on each of the options.



Option A:
MS/HS Addition to the Event Center-South End, Gym Addition, Convert HS Gym to Auditorium

1. The committee was supportive of this option and asked for the gym-to-auditorium conversion to be studied further.
2. This option would be presented to the community with updated costs.

Option B:
MS/HS Addition to the Event Center-South End, Including New Auditorium (No Gym Addition)

1. The committee was supportive of this option and liked the campus quad. The traffic pattern created seemed congested.
2. This option would be presented to the community with updated costs. It should be combined with the good aspects of "D."

Option C:
Renovate existing HS, Provide multiple Additions (MS, Gym, Auditorium, Shop) for connection to Event Center

1. The committee was not supportive of this option due to expense and difficulty of construction phasing.
2. This option would be presented to the community but without updated costs and not recommended by the team.

Option D:
MS/HS Addition to the Event Center-South End, Gym-Stage Addition, Expand to adjacent property

1. The committee was supportive of this option and liked the campus quad and traffic pattern created. Unsure of the land availability.
2. This option would be presented to the community with updated costs. It should be combined with the good aspects of "B."

The results of the exercise showed strong support for a new High School / Middle School addition to the Event Center, consideration for traffic flow, and mindfulness of future expansion needs by the committee.

WIGGINS SCHOOL DISTRICT
MASTER PLAN APRIL 19, 2016

PART ONE: GRADE THE OPTIONS

RATE EACH OPTION (1-5) BASED ON HOW WELL IT SATISFIES THE MASTER PLAN GOALS AND CRITERIA (GUIDING PRINCIPLES).

1= POOR | 2=FAIR | 3= NEUTRAL | 4=GOOD | 5=BEST

CIRCLE YOUR FAVORITE OPTION

GUIDING PRINCIPLES:

ENHANCE SAFETY + SECURITY

PROVIDES A SINGLE CONNECTED BUILDING FOR JH/HS + SECURE ENTRY FOR ES

DEVELOP THE CAMPUS ENVIRONMENT

PROVIDES BETTER TRAFFIC FLOW, PEDESTRIAN ENVIRONMENT + ATHLETICS FIELDS

IMPLEMENT 21ST CENTURY DESIGN

CREATES A VARIETY OF MODERN LEARNING SPACES WITH EASY ACCESS TO TECHNOLOGY + RESOURCES

LOOK TO THE FUTURE

CONSIDERS LONG-TERM EXPANSION AND THE ABILITY TO ADD FUTURE PROGRAMS + SPACE



ENHANCE SAFETY + SECURITY PROVIDES A SINGLE CONNECTED BUILDING FOR JH/HS + SECURE ENTRY FOR ES				
DEVELOP THE CAMPUS ENVIRONMENT PROVIDES BETTER TRAFFIC FLOW, PEDESTRIAN ENVIRONMENT + ATHLETICS FIELDS				
IMPLEMENT 21ST CENTURY DESIGN CREATES A VARIETY OF MODERN LEARNING SPACES WITH EASY ACCESS TO TECHNOLOGY + RESOURCES				
LOOK TO THE FUTURE CONSIDERS LONG-TERM EXPANSION AND THE ABILITY TO ADD FUTURE PROGRAMS + SPACE				
TOTAL SCORE:	/20	/20	/20	/20

PART TWO: PRIORITIZE ALTERNATES

- A ■ NEW BASEBALL FIELD**
COST RANGE: \$1.0 - \$1.5 MILLION
- B ■ ELEMENTARY SCHOOL UPGRADES:**
PAINT, CARPET AND OTHER INTERIOR FINISH UPGRADES
COST RANGE: \$350,000 - \$500,000
- C ■ REUSE EXIST. GYM AS AUDITORIUM:**
COST RANGE: \$3.0 - \$3.5 MILLION
- D ■ UPGRADE TRACK AND FIELD:**
ALL-WEATHER TRACK + NEW DISCUS, SHOT PUT, LONG JUMP
COST RANGE: \$1.0 - \$1.5 MILLION
- E ■ PURCHASE ADDITIONAL LAND FOR EXPANSION:**
ALLOWS FOR BIGGER AG YARD AND POTENTIAL FUTURE PROJECTS
POTENTIAL COST: ??
- F ■ NEW WRESTLING ROOM:**
ADDS A WRESTLING ROOM TO THE NEW AUXILIARY GYM PROJECT
COST RANGE: \$400,000-\$600,000

WHICH EXTRA OPTIONS (ALTERNATES) ON THE LEFT ARE THE MOST IMPORTANT TO INCLUDE IN THIS YEAR'S PROJECT?

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

MEETING 4: OPTIONS GRADING

Date: April 19, 2016
Time: 5:30-7:00 p.m.
Location: Wiggins Event Center

The goal of this Community meeting was to review four possible master plan site options and several floor plan options as developed by HCM, to measure support and gather feedback from the Community regarding each option.

Adele Willson and Lisa Gardner of HCM presented the Master Plan Options

Adele and Lisa then led an exercise to allow the attendees to grade the options based on Guiding Principles for the District Master Plan, as well as to rank some alternate projects in order of priority.

The results of the exercise were as follows:

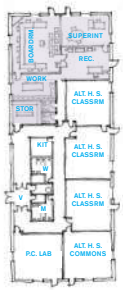
Master Plan Options

- 1. Master Plan Option D (294 points)**
2. Master Plan Option B (203 points)
3. Master Plan Option A (195 points)
4. Master Plan Option C (85 points)
5. Do Nothing at this Time (60 points)

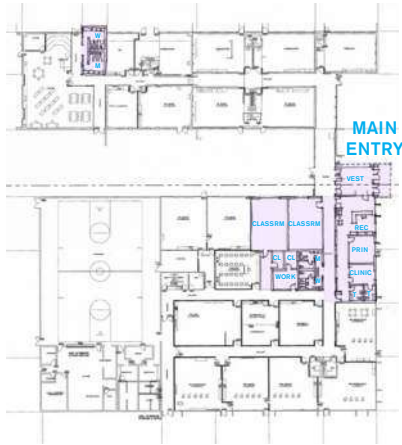
Alternative Project Priorities

- 1. Track and Field Improvements**
2. Acquire Additional Land for Expansion
3. Elementary School Interior Renovations
4. Convert Existing HS Gym to Auditorium
5. Wrestling Room Addition
6. New Baseball Field

**WIGGINS SCHOOL DISTRICT RE-50J
CAMPUS MASTER PLAN**

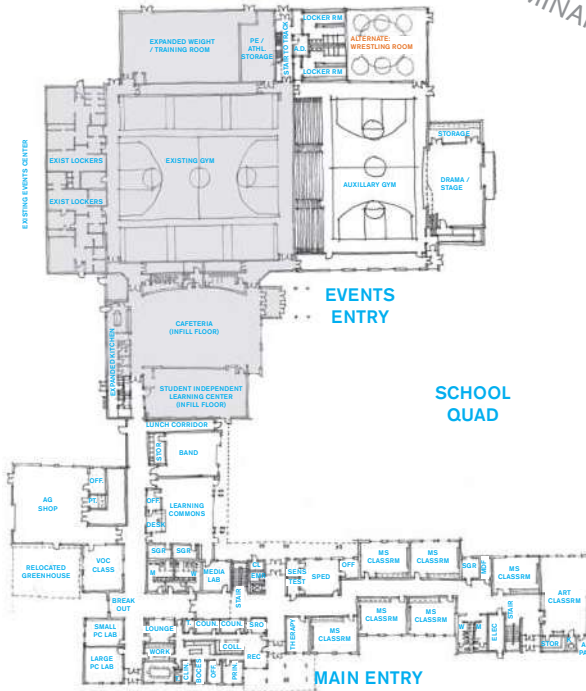


WIGGINS MIDDLE SCHOOL FLOOR PLAN
PROPOSED DISTRICT OFFICES / ALTERNATIVE HIGH SCHOOL

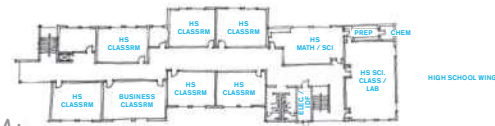


WIGGINS ELEMENTARY SCHOOL FLOOR PLAN
PROPOSED SECURITY RENOVATIONS

**WIGGINS SCHOOL DISTRICT RE-50J
CAMPUS MASTER PLAN**



WIGGINS JR / SR HIGH SCHOOL FIRST FLOOR PLAN



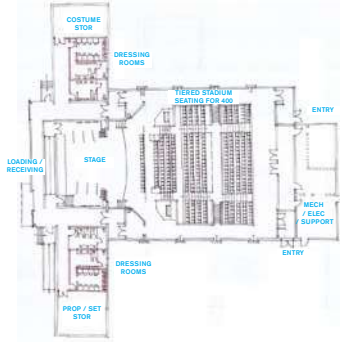
WIGGINS JR / SR HIGH SCHOOL SECOND FLOOR PLAN

PRELIMINARY PLANS

PRELIMINARY PLANS

PRELIMINARY PLANS

ALTERNATIVE PROJECT: GYM TO AUDITORIUM:



**ALTERNATIVE PROJECT:
WIGGINS JR. / SR. HIGH GYM FLOOR PLAN**
PROPOSED CONVERSION TO AUDITORIUM

MEETING 5: SUMMARY



Date: May 26, 2016
Time: 6:30 - 8:00 p.m.
Location: Wiggins Event Center

The goal of this Community meeting was to inform all stakeholders about the details of the latest version of the Master Plan, discuss strategy details, program elements and generally answer questions regarding the recommendations of the Master Plan.

Adele Willson and Lyn Eller of HCM presented the Proposed Site Plan and Floor Plans

Adele and Lyn walked attendees through the latest version of the plan drawings and answered questions regarding room sizes, programs, capacity of the new school. There was some discussion of the funding and the anticipated size of the bond election. Also, several attendees provided suggestions regarding the traffic flow and the high school floor plan which were included in the final version of the Master Plan.

The HCM team also distributed Q+A Frequently Asked Question Sheets and Facility Assessment summary sheets to help explain the Master Plan goals.

FREQUENTLY ASKED QUESTIONS

Why do we need to replace the current Jr./Sr. High Building?

Each portion of the existing Jr./ Sr. High School building is over 50 years old. This is beyond the normal life expectancy for a building without a major renovation or overhaul. The building does not comply with the Americans with Disabilities Act (ADA). The building has numerous roof leak problems which are damaging the exterior walls. The exterior masonry walls are poorly sealed and insulated. Additionally the heating cooling and ventilation system is aging and beginning to fail. 50% of the classrooms are too small for class sizes that have now grown to as many as 25 students.

Why don't we simply Renovate and Reuse the existing facilities?

Renovations are definitely possible. The project would take longer than a summer, though, putting students in modular trailers for at least 1 semester if not an entire school year. The construction phasing and duration necessary to conduct a major renovation on the High School would add to costs and, likely make the expense comparable to building a new school.

Why do we need a new baseball field?

The current baseball field actually belongs to the city. Also, when the high school team practices on the field, other games must take place elsewhere, without lights, so the games are often called early.

What needs to be corrected at the Track / Stadium?

In order to host track meets at the school, the track surface needs to be upgraded from gravel to a surface such as latex. Also, facilities such as long jump and triple jump pits need to be added, as well as shotput and discus areas.

How are you going to fix the Event Center problems?

The stepped floor at the events center can be filled in even with the top floor level of the space. It could then be a dedicated cafeteria for Middle and High School with an expansion of the existing kitchen. The stage area can be permanently separated from the cafeteria space with a new wall. The stage space could be converted to a student independent learning space and/or a community room.

How will a replacement school make the students safer?

The current school layout requires students to travel between 5 different buildings during the course of a day. Lockdown, Lockout, traffic, lightning/adverse weather conditions and general security is a major difficulty with students moving from building to building between each class period and to lunch. A single MS / HS building connected to a working Events Center dining hall would mean a single controlled point of entry, plus students would not need to go outside to get to classes and lunch. A new design would also reduce the number of exterior doors (which can be propped open) and provide modern key card access and other security features.

Why would we need to acquire additional land for the district?

Additional land would accomplish a number of things. It would provide possible outdoor yard space for the Voc-Ag program. It would also provide room for better traffic flow and more drive access / exit points around the school. Parking could be closer to the school and fields. Most importantly, it would allow for the school to expand easily as it continues to grow in the future.

What will happen to the current high school gym?

The district has considered several options for the old gym, including



The original high school gym can remain with a number of possibilities for future uses.



The event center kitchen should be expanded and the floor filled in to function solely as a cafeteria.



The middle school and high school should be combined as an addition to the event center, creating a single, secure school facility for grades 6-12.

selling to the city as a rec center, converting it to a dedicated auditorium, or demolishing it to make room for new community sports fields or even a future replacement elementary school. The current plan calls for leaving the gym standing with a future use to be determined.

Will the school build a dedicated auditorium?

The target budget currently will not fund a new, dedicated auditorium; however the master plan options include a new gym space with an attached stage for performances, or perhaps converting the old gym to a performance space.

How long will it take to construct the project?

The project can be designed in six to eight months and be constructed within an additional 12-14 months.

What are the plans to increase security at the Elementary School?

A minimal option would be to add security cameras and remote controls to monitor the front entry doors. A more complete option would be to move the main office to the front of the building and trade places with 2 classrooms, which would move to the center of the school. The offices would then be able to monitor people approaching the front entry and control their path into the school.

How many students will the new school hold, and how can it expand in the future?

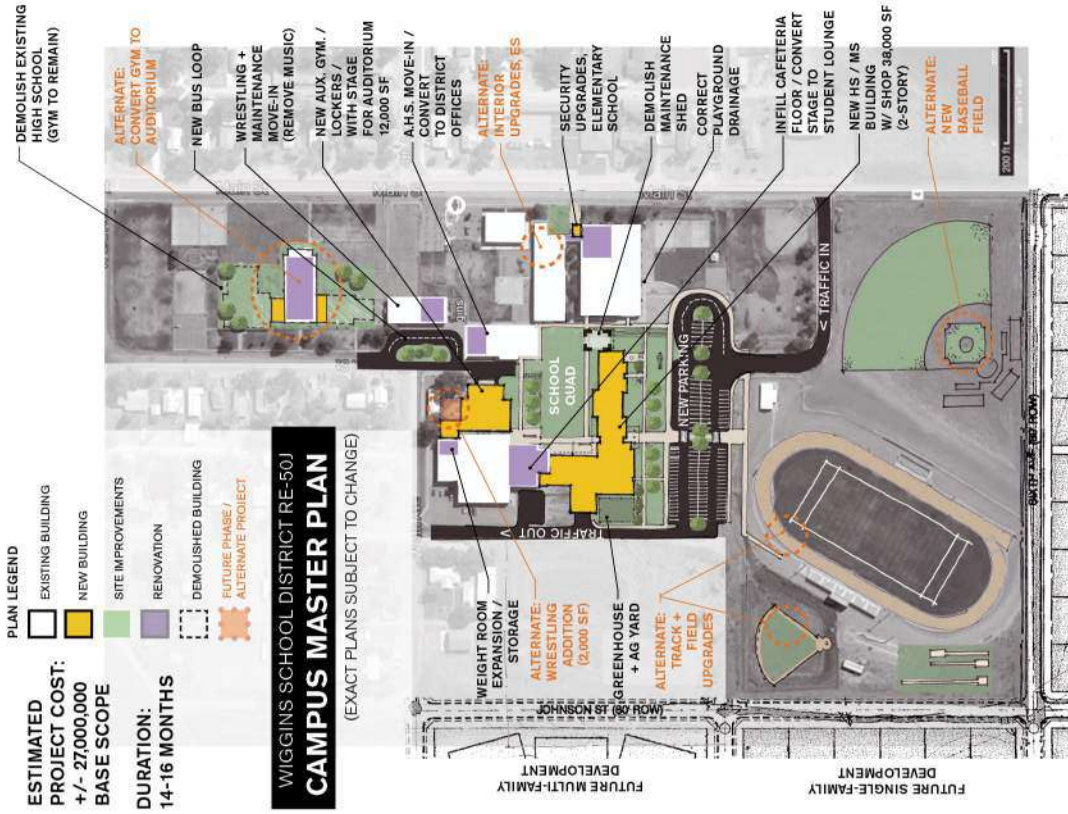
The current combined enrollment of the middle school and high school is approximately 260 students. New classrooms will be designed to hold 25 students per class by State recommendations. If typical class sizes grow to 25 students, the school will hold up to 518 students. In the future, the school can grow in two ways: 1) expand the building by adding on classrooms, and 2) increasing the students per class up to 25.

How much will my taxes go up if the Bond passes for this project?

For a mid-range project costing \$27 Million dollars, the estimated tax impact per \$100,000 of home value would be about \$5.42 per month. For a business valued at \$100,000, the monthly impact would be about \$19.74 per month. Please refer to the table below for further scenarios.

Estimated Monthly Tax Impact

Bond	Residential		Business		Agricultural			
	per \$100,000 home	\$	per \$100,000 business	\$	1/4 Sec (Sprnklr)	1/4 Sec (Flood)	1/4 Sec (Dry)	1/4 Sec (Grz)
\$25 Million	\$4.82		\$17.56		\$11.73	\$10.53	\$1.97	\$0.75
\$27 Million	\$5.42		\$19.74		\$13.19	\$11.84	\$2.22	\$0.84
\$32 Million	\$7.18		\$26.17		\$17.48	\$15.70	\$2.34	\$1.12



WIGGINS SCHOOL DISTRICT RE-50J
CAMPUS MASTER PLAN
(EXACT PLANS SUBJECT TO CHANGE)

ESTIMATED PROJECT COST:
+/- 27,000,000
BASE SCOPE

DURATION:
14-16 MONTHS

PLAN LEGEND

- EXISTING BUILDING
- NEW BUILDING
- SITE IMPROVEMENTS
- RENOVATION
- DEMOLISHED BUILDING
- FUTURE PHASE / ALTERNATE PROJECT



The current high school windows do not allow adequate light and are not weatherproof.

MAJOR SCHOOL + CAMPUS DEFICIENCIES

High School Building Deficiencies

- The original building was constructed in 1949 as a high school.
- The current ag shop, and band classrooms were constructed in 1954.
- The North wing was built in 1964, to accommodate the middle school.
- The building no longer meets updated structural codes for school buildings
- Plumbing fixtures are outdated, do not meet the current code, and water distribution is past its life expectancy
- Roof deficiencies in places causing water to leak into the interior brick walls.
- The old gym is not air conditioned; hallways are neither heated nor air-conditioned. (Student discomfort during instruction)
- Windows do not keep out heat in fall, cold in winter, nor wind in spring.
- The school district is currently growing causing overcrowding in most classrooms.
- High school classrooms were designed to accommodate fewer students than current existing numbers.
- Classrooms were not designed for hands-on and personalized learning, the modern form of instruction used in today's schools.
- Infrastructure cannot handle current technological needs

- Ag classroom and Band room are next to one another causing instructional issues.
- Mechanical and electrical systems approaching end of useful life
- Drainage issues with internal plumbing systems
- Building intercom and paging system not connected with elementary school
- Building ADA accessibility issues
- Worn interior finishes
- Aged restroom finishes
- Limited natural daylight with aged fiberglass panel systems
- Site drainage issues around gymnasium
- Poor ventilation and air quality

Middle School Building Deficiencies

- The current middle school was not originally designed for 8 classrooms and hallways. The small hallways are overcrowded which causes issues, unsafe conditions and accidents.
- Mechanical and electrical systems approaching end of useful life – lacking adequate ventilation
- Educational spaces are undersized, lacking break-out opportunities
- Building code violations with current room configuration
- Worn interior finishes
- District servers located in high humidity room



The middle school building is not being used as it was originally intended and the building is crowded and disorganized as a result.

- Damaged site paving, notably at roof drain locations

Elementary School Deficiencies

- Mechanical and electrical systems approaching end of useful life
- Lack of a secure building entry
- Worn interior finishes
- Aged restroom finishes requiring ADA accessibility upgrades
- Limited natural daylight with aged fiberglass panel systems
- Exterior classroom doors don't latch easily, need weather-stripping
- Site drainage issues around building
- Weathered playground and hard court surfacing

Event Center Deficiencies

- Cafetorium has functionality issues with stepped flooring, poor acoustics and sight line issues during performances
- Serving kitchen is lacking adequate space and equipment as a full cooking kitchen to support the high school
- Running track around gym is difficult to access, has tight turns and inadequate athletic surfacing (exposed concrete)
- Site drainage issues along west side of building

Ag Shop Deficiencies

- Mechanical and electrical systems approaching end of useful life – lack of power to support shop equipment, lack of dust collection system, lacking adequate exhaust at paint booth
- Adjacency of shop, shop classroom and music classroom creates scheduling issues and inhibits proper supervision
- Music and shop classrooms are undersized, lack technology, have inadequate mechanical ventilation and temperature controls



Music class is held in the shop building. Instruments are now stored in the woodshop, and must be cleaned of sawdust each day as part of class time.



From the front door, visitors to the Elementary School can gain access to the whole building without facing an adult administrator

Handicap Accessibility/School Safety Needs

- Current school layout has students traveling between 5 different buildings during the course of a day. (Lockdown, Lockout, and general security is a problem)
- The handicap accessibility is not up to standards. Handicap parking is limited, restrooms are not accessible, and parts of the building remain without a handicap accessible route, classroom entrances are not in compliance.
- District wide need for new locking mechanism on all doors, to keep doors locked during school hours. (Fire and Safety Code)
- Lack of surveillance video system.

District Wide Needs

- Communications for student safety is outdated district wide.
- Phone system is antiquated, needing a complete overhaul district wide.
- HVAC communication (controls) not working properly and many units need replaced, requiring over \$100,000 to upgrade. Maintenance staff has to crawl up on roof in mornings to manually turn on some units.
- Fiber optic needs replacement from the High school to the other buildings in the district.
- Asbestos ceiling tiles are continuing to fall onto false roof.
- Mold and mildew content under High school is a possible health risk to students and staff
- Flooring in High School and Middle School needs replaced
- Parking lot pavement needs redone on both parking lots east of the high school and Ag shop and between.
- To do just minor renovation to the current building, the voters would have to pass a mill levy override in order to pay the costs.
- Without an override, annual small scale fixes of deficiencies on the aging buildings would come from the general fund taking away money from our students in the classrooms

APPENDIX B

C.D.E. STATEWIDE ASSESSMENTS

School Assessment Report

CODE

Improving
Academic
Achievement



District: Wiggins RE-50(J)

School: Wiggins ES

Date: Mar 17, 2015

Revised

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Revised

Executive Summary

School Name: Wiggins ES

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	42,362
Replacement Value:	\$11,423,291
Condition Budget:	\$5,646,426
Total FCI:	49.43%
Energy Budget:	\$0
Suitability Budget:	\$1,790,800
Total RSLI:	36%
Total CFI:	65.1%
Condition Score: (60%)	3.20
Energy Score: (0%)	2.40
Suitability Score: (40%)	3.88
School Score:	3.47



Summary:

The Wiggins Elementary School campus consists of two buildings located at 415 Main Street, Wiggins, Colorado 80645. The original campus was constructed in 1951. A Preschool Building was added in 2009. 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.

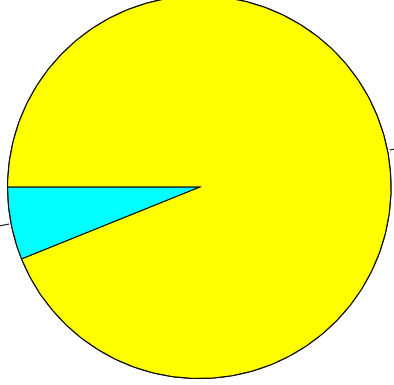
Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	17%	41.08%	\$537,410
B30 Roofing	34%	99.01%	\$906,894
C10 Interior Construction	39%	90.13%	\$661,997
C30 Interior Finishes	54%	0.00%	\$0
D20 Plumbing	36%	118.64%	\$717,963
D30 HVAC	51%	67.05%	\$1,717,482
D40 Fire Protection	0%	109.75%	\$317,496
D50 Electrical	65%	2.03%	\$22,946
E10 Equipment	62%	54.94%	\$6,525
E20 Furnishings	54%	0.00%	\$0
F10 Special Construction	-	-	\$33,724
G20 Site Improvements	0%	110.00%	\$490,316

Uniformat Classification				
	RSLI	SCI	Condition Budget	
G30 Site Mechanical Utilities	0%	110.00%	\$130,553	
G40 Site Electrical Utilities	24%	64.92%	\$103,121	
		Total:	\$5,646,426	

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Site		100%	\$0	\$0	\$723,989	\$0	\$0	\$723,989
Main	37,562	51.6%	\$0	\$0	\$4,577,417	\$0	\$311,554	\$4,888,972
Preschool	4,800	2.7%	\$0	\$0	\$0	\$0	\$33,465	\$33,465
Total:	42,362	49.4%	\$0	\$0	\$5,301,407	\$0	\$345,019	\$5,646,426

5 - 5 Does Not Meet Current Code and/or Guidelines \$345,019



3 - 3 Necessary- 2-5 Yrs \$5,301,407

School Condition Budget: \$5,646,426

Revised

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:

Wiggins Elementary School houses Pre-K through 5th grades

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	1
		146.2 - Adjacencies	5
		146.3 - Storage\Fixed Equip.	1
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.	1
General Classrooms		142.1 - Guidelines	5
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	5
Kindergarten		140.1 - Guidelines	1
		140.2 - Adjacencies	5
		140.3 - Storage\Fixed Equip.	5
Library - Multimedia Center (LMC)		150.1 - Guidelines	5
		150.2 - Adjacencies	1
		150.3 - Storage\Fixed Equip.	4
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	1
		156.2 - Adjacencies	1
		156.3 - Storage\Fixed Equip.	1
Preschool		139.1 - Guidelines	5
		139.2 - Adjacencies	5

Revised

Revised Suitability - Wiggins RE-50(J), Wiggins ES

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

Revised

Group	Space Category	Appendix 1 Criteria	Score
Technology Infrastructure	Technology Readiness	173.2 - Wireless	3
		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

Wiggins ES Suitability Budget Total: \$1,790,800

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.

Revised

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.



Site Acreage 32.8 (Shared site with HS,MS,ES)
 Replacement Value: \$723,257

Condition Budget: \$723,989
 Total FCI: 100.10%
 Total RSLI: 5%
 Condition Score: 3.20

Site:

The original site was constructed in 1960. There was an addition in 1974 and the Preschool Building was added in 2009.

The campus site contains additional improvements including sports fields and storage sheds. 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	0%	110.00%	\$490,316
G30 Site Mechanical Utilities	0%	110.00%	\$130,553
G40 Site Electrical Utilities	24%	64.92%	\$103,121
		Total:	\$723,989

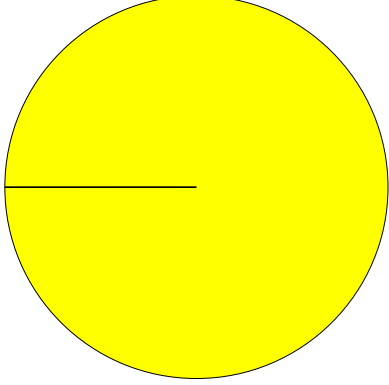
Site Deficiencies Budget Detail

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	\$1.63	50	1960	2010	\$80,392	0%	110%	\$88,431
G2020	Parking Lots	\$2.99	50	1960	2010	\$147,287	0%	110%	\$162,016
G2030	Pedestrian Paving	\$0.76	50	1960	2010	\$37,412	0%	110%	\$41,153
G2040	Site Development	\$0.91	30	1960	1990	\$44,888	0%	110%	\$49,377
G2050	Landscaping	\$2.76	10	1960	1970	\$135,762	0%	110%	\$149,338
G3010	Water Supply	\$0.48	50	1960	2010	\$23,389	0%	110%	\$25,727
G3020	Sanitary Sewer	\$1.07	50	1960	2010	\$52,439	0%	110%	\$57,683
G3030	Storm Sewer	\$0.57	50	1960	2010	\$28,135	0%	110%	\$30,949
G3060	Fuel Distribution	\$0.30	50	1960	2010	\$14,722	0%	110%	\$16,194
G4010	Electrical Distribution	\$1.32	30	2003	2033	\$65,085	60%	0.00%	\$0
G4020	Site Lighting	\$1.31	30	1960	1990	\$64,534	0%	110%	\$70,987
G4030	Site Communication and Security	\$0.59	30	1960	1990	\$29,212	0%	110%	\$32,134
Total		\$14.70				\$723,257	5%	100%	\$723,989

Site Deficiency Priority

Site Deficiencies by Priority:



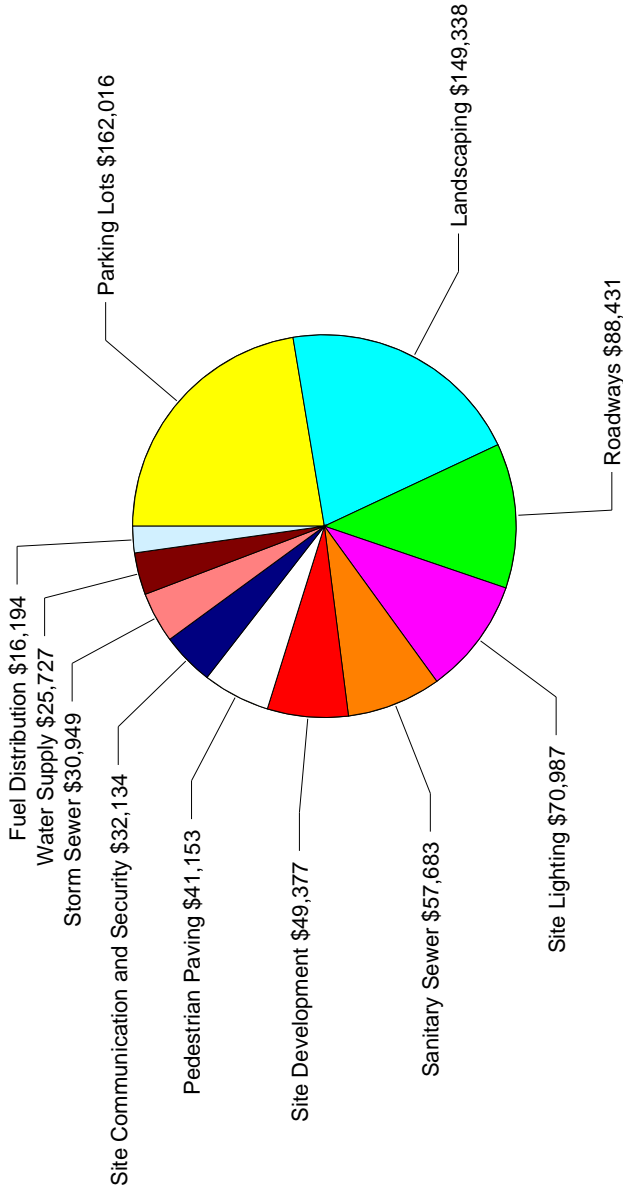
3 - 3 Necessary - 2-5 Yrs \$723,989

Site Condition Budget: \$723,989

Revised

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: \$723,989

Revised

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 1960. It has a 50-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$88,431



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 1960. It has a 50-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$162,016

Revised



System: G2030 - Pedestrian Paving.

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 1960. It has a 50-year service life which expired in 2010.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$41,153



System: G2040 - Site Development.

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 1960. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Electrical equipment and trash containers are not fenced and secure. It is recommended that fencing be installed.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$49,377

System: G2050 - Landscaping.

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 1960. It has a 10-year service life which expired in 2009.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Landscaping is mature, but has some bare spots due to inadequate sprinkler system coverage.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$149,338

System: **G3010 - Water Supply**

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 1960. It has a 50-year service life which expired in 2009.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$25,727

System: **G3020 - Sanitary Sewer**

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 1960. It has a 50-year service life which expired in 2009.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$57,683

Revised

System: G3030 - Storm Sewer

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 1960. It has a 50-year service life which expired in 2009.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$30,949

System: G3060 - Fuel 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 1960. It has a 50-year service life which expired in 2009.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$16,194

System: G4010 - Electrical 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.

Revised



System: G4020 - Site Lighting

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 1960. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$70,987



System: G4030 - Site Communication 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 1960. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: School lacks bollards or other security measures.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$32,134

Revised

Buildings

Building Name: Main

Year Built: 1960
 Gross Area (SF): 37,562

The Wiggins Elementary School, number 9576, is a 1-story building located at 415 Main Street, Wiggins, Colorado 80645. There was an addition in 1974 and renovations 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	
B10 Superstructure			0%	0.00%	\$0	
B20 Exterior Enclosure			0%	46.04%	\$537,410	
B30 Roofing			0%	111.36%	\$906,894	
C10 Interior Construction			0%	101.00%	\$661,997	
C30 Interior Finishes			39%	0.00%	\$0	
D20 Plumbing			1%	133.88%	\$717,963	
D30 HVAC			30%	77.28%	\$1,717,482	
D40 Fire Protection			0%	110.00%	\$284,030	
D50 Electrical			54%	2.28%	\$22,946	
E10 Equipment			0%	110.00%	\$6,525	
E20 Furnishings			39%	0.00%	\$0	
F10 Special Construction			-	-	\$33,724	
				Total:	\$4,888,972	

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.01	100	1960	2060	\$394,129	-	0.00%	\$0
A1020	Special Foundations	\$0.40	100	1960	2060	\$19,473	-	0.00%	\$0
A1030	Slab on Grade	\$6.84	100	1960	2060	\$336,260	-	0.00%	\$0
B1020	Roof Construction	\$13.49	100	1960	2060	\$663,327	-	0.00%	\$0
B2010	Exterior Walls	\$13.80	100	1960	2060	\$678,718	-	0.00%	\$0
B2020	Exterior Windows	\$9.16	30	1974	2004	\$450,311	0%	110%	\$495,342
B2030	Exterior Doors	\$0.78	30	1974	2004	\$38,243	0%	110%	\$42,068
B3010	Roof Coverings	\$16.56	20	1980	2000	\$814,357	0%	111%	\$906,894
C1010	Partitions	\$6.18	40	1974	2014	\$303,772	0%	110%	\$334,149
C1020	Interior Doors	\$4.00	40	1974	2014	\$196,686	0%	80.00%	\$157,349
C1030	Fittings	\$3.15	20	1974	1994	\$154,999	0%	110%	\$170,499

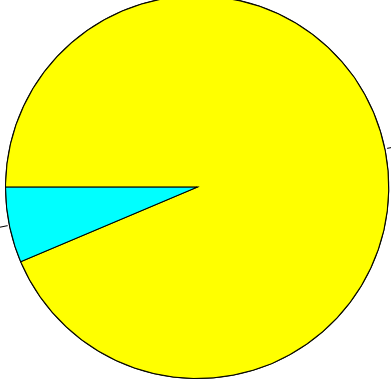
Revised

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C3010	Wall Finishes	\$5.29	20	2003	2023	\$260,236	40%	0.00%	\$0
C3020	Floor Finishes	\$11.45	20	2003	2023	\$563,427	40%	0.00%	\$0
C3030	Ceiling Finishes	\$9.49	20	2003	2023	\$466,705	40%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.73	30	1974	2004	\$380,017	0%	150%	\$570,026
D2020	Domestic Water Distribution	\$0.84	30	1974	2004	\$41,214	0%	110%	\$45,336
D2030	Sanitary Waste	\$1.90	30	1974	2004	\$93,274	0%	110%	\$102,602
D2040	Rain Water Drainage	\$0.44	30	2003	2033	\$21,751	60%	0.00%	\$0
D3040	Distribution Systems	\$10.29	30	2003	2033	\$506,178	60%	0.00%	\$0
D3050	Terminal & Package Units	\$31.74	15	2003	2018	\$1,561,347	20%	110%	\$1,717,482
D3060	Controls & Instrumentation	\$2.45	20	2003	2023	\$120,435	40%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.70	30	2003	2033	\$34,338	60%	0.00%	\$0
D4010	Sprinklers	\$5.13	30	1960	1990	\$252,573	0%	110%	\$277,830
D4030	Fire Protection Specialties	\$0.11	15	2003	2018	\$5,637	20%	110%	\$6,201
	Electrical								
D5010	Service/Distribution	\$2.23	30	2003	2033	\$109,678	60%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$13.14	30	2003	2033	\$646,333	60%	0.00%	\$0
	Communications and								
D5030	Security	\$4.70	20	2003	2023	\$231,166	40%	0.00%	\$0
D5090	Other Electrical Systems	\$0.42	15	2003	2018	\$20,860	20%	110%	\$22,946
E1020	Institutional Equipment	\$0.12	20	1974	1994	\$5,932	0%	110%	\$6,525
E2010	Fixed Furnishings	\$2.07	20	2003	2023	\$101,572	40%	0.00%	\$0
F1040910	Special Construction, EACH	\$0.00				\$0	-	-	\$33,724
Total		\$192.59				\$9,472,950	24%	51.61%	\$4,888,972

Building Deficiency Priority

Deficiencies by Priority:

5 - 5 Does Not Meet Current Code and/or Guidelines \$311,554



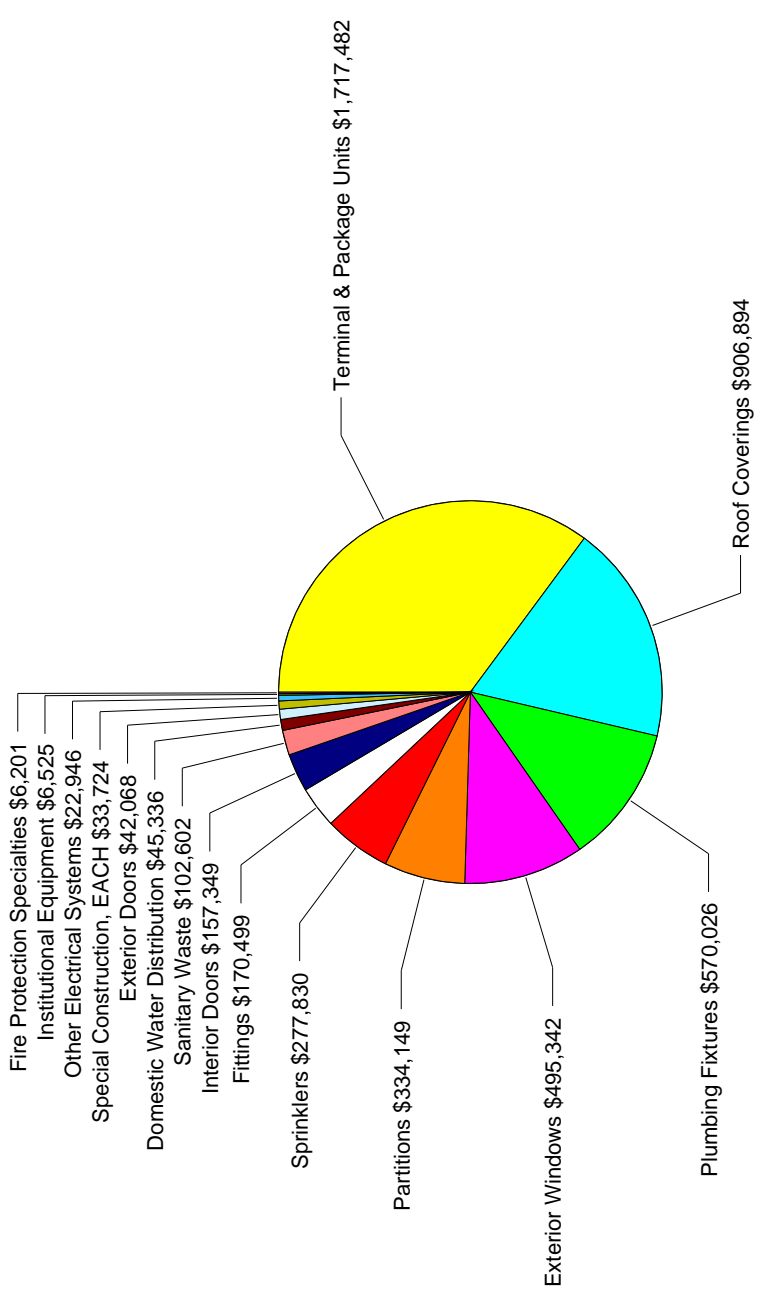
3 - 3 Necessary- 2-5 Yrs \$4,577,417

Main Condition Budget: \$4,888,971

Revised

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: \$4,888,973

Revised

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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 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 1960. It has a 100-year service life. Based on the assessment, it is expected to expire in 2060 and is non-renewable.

Recommendation: No action is required.

Revised



System: B2020 - Exterior Windows

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 1974. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$495,342



System: B2030 - Exterior Doors

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 1974. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$42,068

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 1980. It has a 20-year service life which expired in 2000.

Recommendation: The system should be replaced.

Revised



Photo is not available.

Deficiency

Location: Main
Material: Roof Covering
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Wood shingle roofing over windows presents a significant fire hazard. Recommend removal of shingles and replacement with metal panels.
Correction: Roof and flashing repair.
Qty: 1,000-S.F.
Condition Budget: \$11,101

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Client reported, "The roof system was installed in 1980. A partial re-roof project is currently underway over the Library wing. The remainder of the Elementary School roof is in need of replacement due to age, in addition to the wood shingle roofing over windows." See separate deficiency for roofing replacement over windows.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$895,793

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 1974. It has a 40-year service life which expired in 2014.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$334,149

Revised

System: C1020 - Interior Doors

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 1974. It has a 40-year service life which expired in 2014.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$157,349



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 1974. It has a 20-year service life which expired in 1994.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$170,499

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.

Revised

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 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 1974. It has a 30-year service life which expired in 2009.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The plumbing fixtures have reached the end of their expected useful life, in addition, the building does not comply with fixture count required by code, the installation of additional plumbing fixtures including bathroom expansion is necessary.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$570,026

System: D2020 - Domestic Water 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 1974. It has a 30-year service life which expired in 2009.
Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$45,336

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 1974. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$102,602

System: D2040 - Rain Water Drainage

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: 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 but is recommended for renewal within the next 3 – 5 years. The system was installed in 2003. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,717,482

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: Main
Distress: Missing
Category: Capital Renewal
Priority: 5 - 5 Does Not Meet Current Code and/or Guidelines
Notes: Building does not have a sprinkler system. Install sprinkler system.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$277,830

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 2003. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$6,201

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 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: D5090 - Other Electrical 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 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 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$22,946

Revised



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 1974. It has a 20-year service life which expired in 1994.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$6,525

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.

System: F1040910 - Special Construction, EACH

Analysis: see Deficiency

Recommendation: see Deficiency

Photo is not available.

Deficiency

Location: Main
Material: Special Facility or Professional Compliance Study
Distress: Missing
Category: Compliance
Priority: 5 - 5 Does Not Meet Current Code and/or Guidelines
Notes: Perform a detailed study for additional plumbing fixtures and additional space requirements to comply with current code. Perform a detailed study to address non-compliant fire code items, including fire sprinkler system design.
Correction: Professional study to address non-compliant items
Qty: 1-Ea.
Condition Budget: \$33,724

Revised

Building Name: Preschool

Year Built: 2009
 Gross Area (SF): 4,800

The Wiggins Preschool is a 1-story building located at 413 MainStreet, Wiggins, Colorado 80645. Ther have been no additions and no renovations. 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						35%	0.00%	\$0
B30 Roofing						70%	0.00%	\$0
C10 Interior Construction						81%	0.00%	\$0
C30 Interior Finishes						69%	0.00%	\$0
D20 Plumbing						79%	0.00%	\$0
D30 HVAC						68%	0.00%	\$0
D40 Fire Protection						1%	107.67%	\$33,465
D50 Electrical						77%	0.00%	\$0
E10 Equipment						70%	0.00%	\$0
E20 Furnishings						69%	0.00%	\$0
							Total:	\$33,465

Building Deficiency Condition Budget Detail

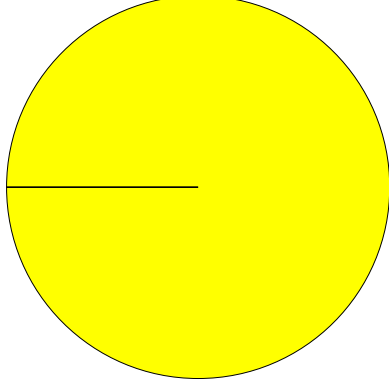
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$7.53	100	2009	2109	\$47,639	-	0.00%	\$0
A1020	Special Foundations	\$0.38	100	2009	2109	\$2,375	-	0.00%	\$0
A1030	Slab on Grade	\$6.40	100	2009	2109	\$40,547	-	0.00%	\$0
B1020	Roof Construction	\$12.63	100	2009	2109	\$79,964	-	0.00%	\$0
B2010	Exterior Walls	\$12.95	100	2009	2109	\$81,961	-	0.00%	\$0
B2020	Exterior Windows	\$8.59	30	2009	2039	\$54,388	80%	0.00%	\$0
B2030	Exterior Doors	\$0.73	30	2009	2039	\$4,598	80%	0.00%	\$0
B3010	Roof Coverings	\$15.52	20	2009	2029	\$98,241	70%	0.00%	\$0
B3020	Roof Openings	\$0.53	30	2009	2039	\$3,329	80%	0.00%	\$0
C1010	Partitions	\$5.79	40	2009	2049	\$36,682	85%	0.00%	\$0
C1020	Interior Doors	\$3.74	40	2009	2049	\$23,704	85%	0.00%	\$0
C1030	Fittings	\$2.95	20	2009	2029	\$18,665	70%	0.00%	\$0
C3010	Wall Finishes	\$4.97	20	2009	2029	\$31,486	70%	0.00%	\$0
C3020	Floor Finishes	\$10.75	20	2009	2029	\$68,070	70%	0.00%	\$0
C3030	Ceiling Finishes	\$8.90	20	2009	2029	\$56,335	70%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.25	30	2009	2039	\$45,900	80%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.79	30	2009	2039	\$5,005	80%	0.00%	\$0
D2030	Sanitary Waste	\$1.78	30	2009	2039	\$11,279	80%	0.00%	\$0
D2040	Rain Water Drainage	\$0.42	30	2009	2039	\$2,666	80%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.64	20	2009	2029	\$4,035	70%	0.00%	\$0
D3020	Heat Generating Systems	\$4.08	30	2009	2039	\$25,839	80%	0.00%	\$0
D3030	Cooling Generating Systems	\$7.09	30	2009	2039	\$44,861	80%	0.00%	\$0
D3040	Distribution Systems	\$9.66	30	2009	2039	\$61,144	80%	0.00%	\$0

Revised

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3050	Terminal & Package Units	\$29.79	15	2009	2024	\$188,611	60%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.30	20	2009	2029	\$14,577	70%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.66	30	2009	2039	\$4,155	80%	0.00%	\$0
D4010	Sprinklers	\$4.81	30	2009	2039	\$30,423	80%	110%	\$33,465
D4030	Fire Protection Specialties	\$0.10	15	2009	2024	\$660	60%	0.00%	\$0
	Electrical								
D5010	Service/Distribution	\$2.09	30	2009	2039	\$13,256	80%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$12.33	30	2009	2039	\$78,068	80%	0.00%	\$0
	Communications and								
D5030	Security	\$4.40	20	2009	2029	\$27,881	70%	0.00%	\$0
D5090	Other Electrical Systems	\$0.39	15	2009	2024	\$2,498	60%	0.00%	\$0
E1020	Institutional Equipment	\$0.10	20	2009	2029	\$636	70%	0.00%	\$0
E1090	Other Equipment	\$0.84	20	2009	2029	\$5,310	70%	0.00%	\$0
E2010	Fixed Furnishings	\$1.94	20	2009	2029	\$12,295	70%	0.00%	\$0
Total		\$193.83				\$1,227,084	73%	2.73%	\$33,465

Building Deficiency Priority

Deficiencies by Priority:

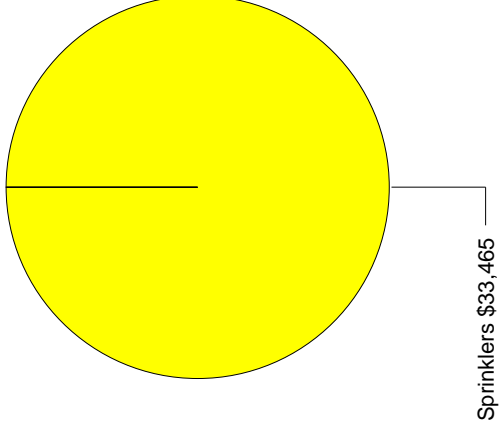


5 - 5 Does Not Meet Current Code and/or Guidelines \$33,465

Preschool Condition Budget: \$33,465

Revised

Building Deficiencies Budget Detail



Preschool Condition Budget: \$33,465

Revised

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 2009. It has a 100-year service life. Based on the assessment, it is expected to expire in 2109 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 2009. It has a 100-year service life. Based on the assessment, it is expected to expire in 2109 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 2009. It has a 100-year service life. Based on the assessment, it is expected to expire in 2109 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 2009. It has a 100-year service life. Based on the assessment, it is expected to expire in 2109 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 2009. It has a 100-year service life. Based on the assessment, it is expected to expire in 2109 and is non-renewable.

Recommendation: No action is required.

Revised

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.

Recommendation: No action is required.

System: **B3020 - Roof Openings**

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

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 2009. It has a 40-year service life. Based on the assessment, it is expected to expire in 2049.

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 2009. It has a 40-year service life. Based on the assessment, it is expected to expire in 2049.

Recommendation: No action is required.

Revised

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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.
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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.
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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.
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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.
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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.
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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.
Recommendation: No action is required.

Revised

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

Recommendation: No action is required.

System: **D2040 - Rain Water Drainage**

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

Recommendation: No action is required.

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

Recommendation: No action is required.

Revised

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 2009. It has a 15-year service life. Based on the assessment, it is expected to expire in 2024.

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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

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: Preschool
Distress: Missing
Category: Capital Renewal
Priority: 5 - 5 Does Not Meet Current Code and/or Guidelines
Notes: The building does not have a sprinkler system.
Correction: Install sprinkler system.
Qty: Renew System
1-Ea.
Condition Budget: \$33,465

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 2009. It has a 15-year service life. Based on the assessment, it is expected to expire in 2024.

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

Recommendation: No action is required.

Revised

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 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.

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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.

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 2009. It has a 15-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.

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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.

Recommendation: No action is required.

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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.

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 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.

Recommendation: No action is required.

Revised

Appendix 1 - Assessment Criteria

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	32.8 (Shared site with HS,MS,ES)
2.00	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.1.13?	N/A	
3.00	Sports Fields		
4.10	Do Football Fields meet the school's program requirements? 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 the school's program requirements? 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 the school's program requirements? 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 the school's program requirements? 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 the school's program requirements? 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 the school's program requirements? 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 the school's program requirements? If not comment on deficiencies.	N/A	
12.00	Site location and access		
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	N/A	The school is not located on a highway or street with daily traffic counts exceeding 25,000 per day.

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School Assessment Report - Wiggins RE-50(J), Wiggins ES

Task No	Task Description	Score	Comments
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	The school is located on a 2-lane road with traffic counts not exceeding 25,000 vehicles per day.
13.20	Is there signage warning of school zone?	2	Signage is very limited at the site.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 4.1.13?	4	The school is located away from undesirable businesses.
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	There is no parent drop off zone.
17.20	Is the parent drop off and pickup area one way?	1	The drop off zone is the street in front of the building and is not one way.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	3	The students are dropped off on both sides of the street which causes safety issues.
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?	1	The staff and visitor parking lots are not paved and marked.
18.30	Are there marked ADA staff and visitor parking stalls?	5	There are handicapped parking areas in front of the building on the street.
18.40	Does the staff and visitor parking provided meet the CDE Construction Guidelines 4.1.13?	5	The solid surface is crushed gravel.
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 4.1.13?	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.
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 are no marked fire lanes.
24.00	Playgrounds		

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School Assessment Report - Wiggins RE-50(J), Wiggins ES

Task No	Task Description	Score	Comments
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 4.1.13?	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?	5	The playground equipment was recently installed and shows no depreciation.
26.00	Is playground equipment available for persons with disabilities?	5	Currently the preschool is using the K thru 1 playground
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	2	The existing site lighting appears inadequate and aged.
29.00	Are sports fields lit? Describe condition.	N/A	There are no sports fields.
30.00	Are school entries lit? Describe condition.	4	Yes, the entry lighting is adequate.
31.00	Are school perimeters lit? Describe condition.	4	The building perimeter is lit.
32.00	Site drainage		
33.00	Is the school floor slab raised 6" or more above grade? Describe condition.	3	Most areas of the floor slab are 6" or more above grade.
34.00	Does water drain positively away from the school?	3	Yes, the water drains positively away from the building.
35.00	Is there a drainage path on site?	2	There are some drainage paths on site, but they are not serving the purpose.
35.10	Is the site erosion free?	2	There are several areas in the site that show signs of erosion and there is ponding in areas as well.
36.00	Is there a water retaining area?	N/A	There is no water retention area.
36.10	Does it have a drain at the basin?	N/A	This question does not apply to this School.
36.20	Describe the condition of the retaining area.	N/A	This question does not apply to this School.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	1	There was no ADA parking observed.
39.00	Is there an identifiable path of ingress?	1	No, there is not an identifiable path of ingress.
40.00	Are there curb cuts at curbs?	1	No, there are no curb cuts; the parking area is gravel until the concrete sidewalk at the entry.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	1	There is no ADA signage or identifiable path of ingress.
42.00	Signage		
43.10	Is there site way-finding signage?	3	The school does not have internal directional signage. There is a sign denoting the main entrance to the building.
43.20	Is there traffic signage? Describe deficiencies.	1	The traffic signs are not adequate. There are no crosswalks signs, directional signs for parking or signs identifying the bus and parent drop off zones.
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.
45.10	Are the propane tank or tanks installed as required by code?	N/A	This question does not apply to this School.
45.20	Is the natural gas service protected?	4	The natural gas meter is fenced and locked.
46.00	Is the site served by a private or a public water system?	N/A	The site is served by a public water system.
47.00	Is the site served by a well?	N/A	No, the site is not served by a well.
47.10	Is the well secured to limit access? Describe condition.	N/A	This question is not applicable to the school.

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School Assessment Report - Wiggins RE-50(J), Wiggins ES

Task No	Task Description	Score	Comments
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	N/A	Yes, the major electrical equipment is located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	2	The major electrical equipment is away from the students and staff, but 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 a 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	This question does not apply to this school.
50.10	Is there a manhole to the service tank?	N/A	This question does not apply to this School.
51.00	Is there a fire hydrant(s) located within 200 ft of the school?	5	Yes, 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	There is a fire hydrant located approximately 100 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	3	The landscaping is mature, but there are bare spots in the turf in high traffic areas. It is well maintained for what is there.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is watered by a sprinkler system.
54.10	Describe the condition of the landscaping watering system.	2	The sprinkler system needs to be expanded to cover the entire campus and upgraded with newer hardware.
55.00	Does the landscaping aid passive solar techniques?	3	Some of the recommend landscaping techniques have been implemented to minimize heat island effect, and to help with storm water management and provide seasonal protection of the building. However, most of the landscaping is mature and should be replaced.
56.00	Is the landscaping drought tolerant?	3	Most of the trees and plants used are drought tolerant and adequate for the region.
57.00	Are weeds under control?	2	At time of visit, weeds were observed in some areas. This appears to be due to an inadequate sprinkler system.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	2	The trash area meets only a few of the following requirements: located in isolated area, and 25 feet away from food service areas and classrooms.
61.00	Is the trash area enclosed?	1	No, the trash area is not enclosed.
62.00	Site sanitation		
63.00	Is the site clean and free of litter and trash?	3	Yes, the site is clean and free of litter and trash.
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?	5	All 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.

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School Assessment Report - Wiggins RE-50(J), Wiggins ES

Task No	Task Description	Score	Comments
67.00	Is the school roof controlled for restricted access?	3	Yes, the access to the roof is restricted and controlled.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	2	The entrance is near a drop-off and has no barriers to restrict vehicular access.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	1	No, the corridors are not fire rated.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	1	No, there are no smoke seals and closers.
70.20	Describe the condition of the corridors.	3	The corridor doors and components are in fair condition.
71.00	Is the school segregated with area separation fire walls?	1	The building does not have fire rated separations at horizontal exits or occupancy separations.
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). These buildings are constructed of noncombustible materials. Typically these are masonry bearing wall structures with steel studs for walls and steel bar joists for floor and roof structures. Type II-A has fire rated building elements.
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	5	The school occupant load is in compliance with code.
74.00	Is there an unobstructed path of egress from all points in the school?	5	Yes, 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 egress paths are acceptable.
75.00	Are stairways protected for exiting as required by code?	N/A	There are no stairs.
75.10	Determine the adequate number of stairways	N/A	There are no stairs.
75.20	Describe condition of stair(s)	N/A	This building has no stairs.
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.	N/A	The building has no stairs.
76.10	Describe condition of treads risers and landings	N/A	This building has no stairs.
77.00	Are classroom doors recessed and open in the exiting direction?	4	The doors are recessed and open in the direction of egress.
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.	N/A	The building has no stairs.
78.10	Describe condition of guardrails and handrails	N/A	There are no stairs.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	4	The interior glass has wire in proper locations as required.

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School Assessment Report - Wiggins RE-50(J), Wiggins ES

Task No	Task Description	Score	Comments
80.00	Does the school provide exits as required by code?	5	Yes, the school provides exits as required by code.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	5	Yes, the corridors terminate at an exit.
81.00	Is the path of egress ADA accessible?	4	The egress path is compliant.
81.10	Are there areas of refuge?	N/A	This is a single story building with direct exits.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	4	This school meets most of the following requirements for the physically challenged: 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?	4	The emergency lighting system has battery backup power systems.
84.00	Does the district/school have a backup generator?	1	The district/school does not have a generator.
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	This question is not applicable to the school.
84.20	Is fuel stored as required by code? Describe condition.	N/A	This question is not applicable to the school.
85.00	Does the school have fire extinguishers located as required by code?	5	Yes, the school has fire extinguishers located as required by code.
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	Yes, there is a building fire alarm system that meets current fire codes.
87.10	Is the alarm monitored?	4	This alarm system is monitored by a commercial dispatch center.
87.20	Describe the type age and condition of the fire alarm system.	4	The alarm system was replaced in 2003. The system is addressable.
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: 37,562 Preschool GSF: 4,800 Total Roof GSF: 57,900
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 1960 (55 years old), last renovated 2003 (12 years ago) Preschool: built 2009 (6 years old)

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Task No	Task Description	Score	Comments
95.00	List Grades Attending School.	N/A	This school serves grades Pre-Kindergarten through 5th.
96.00	List number of building stories.	N/A	Main: 1 Preschool: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	N/A	The building does not have a basement.
100.10	Does the foundation or basement walls have any observable cracks?	N/A	The building does not have a basement.
101.00	Is the school constructed on a slab on grade?	N/A	Yes, the school is constructed on a slab on grade.
101.10	Does the slab on grade show signs of heaving or cracking?	5	The slab 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	Exterior walls and corridor walls are load bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior walls are brick veneer on CMU.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	3	There are some cracks and/or other areas of failure.
102.30	Are there expansion joints for expansion and contraction of building materials?	N/A	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	The exterior walls are load bearing.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	3	The exterior walls are well maintained, but showing some signs of age.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing with masonry construction.
104.20	Describe the condition of the school's structural system.	4	The school's structural system is in 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 well maintained, but showing signs of age.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	The interior corridor walls are constructed of CMU.
106.10	Describe condition of interior corridor walls.	4	The interior corridor walls are in good condition with some depreciation.
107.00	What are interior walls, other than corridors, constructed of?	N/A	The other interior walls are CMU and drywall.
107.10	Describe condition of the interior walls and veneering.	4	The interior walls are in good condition with some depreciation.
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	Roof construction is steel joists and metal deck.
108.10	Describe the condition of the school's ceiling/roof assembly.	4	The ceiling assembly is in good condition.

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Task No	Task Description	Score	Comments
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	It is a single story structure.
109.10	Describe the condition of the school's ceiling/floor assembly.	N/A	It is a single story structure.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more)?	N/A	The roof is low slope.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	It is a built up roof that is currently under bid for replacement.
110.20	What is the approximate age of the roof covering?	N/A	The roof was constructed in 1980 and so is approximately 29 years old.
110.30	Is water draining positively with water being removed off?	3	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 poor 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	Roof mounted, gas fired, package units supply heating and cooling.
112.10	What is the approximate age of the HVAC system?	N/A	The HVAC system was installed in 2003 and so is approximately six years old.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 4.1.3? Please refer to CO2 test results.	4	The HVAC system provides a good level of fresh air in the school.
112.30	How is the fresh air controlled?	N/A	Fresh air is controlled using manually set outside air dampers.
112.40	How many zones are there?	N/A	The number of zones cannot be determined without engineering drawings or a control points list.
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?	N/A	This question is not applicable to the school.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 4.1.3?	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?	5	Yes, the current electrical configuration does have room for additional electrical capacity.
116.20	Is power single or three phase?	N/A	The power is 3-phase.
116.30	Describe the age and condition of the electrical system.	N/A	Electrical system had some upgrades to install air conditioning. Much of the wiring is original and should be replaced in next renovation.
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.

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Task No	Task Description	Score	Comments
117.10	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?	5	Extension cords and multiple outlet power adaptors are not 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	Lighting has been retrofitted to electronic ballasts and T-8 lamps.
118.10	Describe condition of the lighting in the school.	4	The lighting in the school is in generally good condition.
119.00	Do current lighting levels meet electrical lighting codes?	5	The current lighting levels appear to meet electrical lighting codes.
119.10	Describe lighting levels.	4	The lighting levels in the school are good and are 60-70 fc, with the exception of the corridors.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	3	No, there are no noticeable odors in the building.
120.10	Does the school have adequate bathrooms to support the building population as required by code?	1	The school does not have adequate bathrooms to support the building population as required by code.
120.20	Are plumbing fixtures equipped with low flow water saving devices?	1	No, the plumbing fixtures are not equipped with low-flow water saving devices.
120.30	Describe condition of system and fixtures.	3	The system and plumbing fixtures are functioning and in use, but are showing signs of age.
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.	5	Test results are as follows: negative lead and 0 ppm copper.
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 4.1.9.5?	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 4.1.9?	1	The main front door to the building remains unlocked during school hours. The line of site to the front door is poor.
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	1	The older portion of the school has a U shaped hallway. The newer portion of the building is separated by a courtyard and has one hallway. This configuration is difficult to supervise.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	The school does not have a video monitoring capability.
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.

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School Assessment Report - Wiggins RE-50(J), Wiggins ES

Task No	Task Description	Score	Comments
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. Currently under contract with consultant to update.
130.00	Building sanitation		
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; covered 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. There are no deficiencies.
131.10	Please list deficiencies in relation to major clean and sanitary non-compliance issues.	5	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 4.1.8?	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 4.1.8?	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.

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School Assessment Report - Wiggins RE-50(J), Wiggins ES

Task No	Task Description	Score	Comments
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 classrooms as needed for the school program?	5	The rooms are 850 square feet and serve 15 students. As long as the capacity does not exceed 15 they are adequate. The preschool building opened in January of 2009.
139.20	Preschool Adjacencies	5	The preschool is contained entirely in a new building adjacent to the grade school.
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 needed for the school program?	1	The kindergarten classrooms are 768 square feet with enrollments of 18 students.
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 4.3?	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).

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Task No	Task Description	Score	Comments
142.30	General Classroom Storage/Fixed Equipment	5	All, or nearly all of the general classrooms have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
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. classrooms). 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 4.3?	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.
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.3?	1	General classrooms are not adequate for art instruction. They lack the proper number of sinks, storage casework, storage areas and equipments such as kilns.
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	1	General classrooms are not adequate for art instruction. They lack the proper number of sinks, storage casework, storage areas and equipments such as kilns.
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.3?	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	1	The computer lab does not have adequate built in storage.
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	

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Task No	Task Description	Score	Comments
149.10	Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.3?	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 4.3?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
150.20	Library Adjacencies	1	The library is located at the end of the hallway of the new addition to the school and is not easily accessible to parts of the building. The library does not have a workstation for the library staff.
150.30	Library Storage/Fixed Equipment	4	
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.3?	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 4.3?	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 4.3?	1	The school uses the gym for programs but it is not equipped with a stage or lighting.
156.20	Performing Arts/Auditorium Adjacencies	1	The school does not have a performing arts area.
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	1	The school does not have a performing arts area.
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 4.3?	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	5	All, or nearly all of the administration and reception spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment.
157.40	Student Restrooms	3	The restrooms in the older building were not adequately ventilated.

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Task No	Task Description	Score	Comments
157.50	Cafeteria	4	The cafeteria/gym does not have any table storage. When the gym is used they are stored in the hallway.
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 4.3?	N/A	
158.20	Science Labs Adjacencies	N/A	
158.30	Science Labs Storage/Fixed Equipment	N/A	
160.00	Interior walls finishes? Describe type and condition.	4	The painted CMU and glazed CMU are showing some signs of wear and deterioration.
161.00	Interior flooring? Describe type and condition.	4	The interior flooring is in good condition with only some cosmetic deficiencies.
162.00	Interior ceilings? Describe type and condition.	4	Interior ceilings have acoustical tiles. They are in good condition with only some cosmetic deficiencies.
163.00	Exterior doors, frames and glazing? Describe type and condition.	2	The exterior door system is a metal framed metal door application original to the building's construction. Universal upgrades are recommended.
163.10	What is condition of weather stripping and caulk?	2	Most weather stripping and caulking are in poor to fair condition.
163.20	How many exterior doors are there?	N/A	There are 33 exterior doors.
164.00	Interior doors and frames? Describe type and condition.	4	Doors are solid core wood and frames are hollow metal.
165.00	Windows/glazing? Describe type and condition.	2	Windows and glazing are in poor condition and/or some components shows significant damage.
166.00	Technology		
168.00	Telephone system? Describe type and condition.	4	The telephone system is digital and in good condition.
169.00	Video distribution system? Describe type and description.	1	The video distribution is limited to the internet. The community does not have cable TV.
170.00	Does the school have a data/network system?	5	All, or nearly all computers are connected to the local area network.
171.10	Is the school facility protected to maintain business continuity with emergency power backup?	N/A	The school building does not house a server.
171.20	Is the school facility protected to maintain business continuity with redundant air conditioning for data centers?	N/A	
171.30	Is the school facility protected to maintain business continuity with data backup systems?	N/A	
171.40	Where are data backups stored?	N/A	The school building does not house a server.
173.10	Is the school connected to the internet? How is it connected?	4	T1: The facility has T1 based connectivity to the Internet.
173.20	Does the school have wireless internet access throughout?	3	The wireless access is only in about 50% of the building.
174.10	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?	N/A	

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Task No	Task Description	Score	Comments
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)	5	This school's score ranks high on the energy efficiency scale. This score indicates that the school employs extensive and effective energy efficiency practices and that energy efficient equipment and its efficient operation are in place. The school should continue to strive to maintain or improve its present level of efficiency.
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.)	N/A	N/A=There are insufficient combined installation cost, operating costs, maintenance and upgrade cost data available to assess the life cycle costs of this school.
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))	2	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.

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School Assessment Report - Wiggins RE-50(J), Wiggins ES

Task No	Task Description	Score	Comments
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?	3	The school performs fairly in reducing the demand on the community infrastructure; it attempts denser development and more efficient management of water resources.
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles?	2	Parking appears to exceed the guidelines for parking count but partially addresses the heat island effect.
184.00	Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr)	5	The school uses energy efficient equipment throughout the facility.
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.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	More than 2,500 square feet of wall gets direct sunlight.
189.00	What percent of exterior facade are windows dedicated to?	N/A	On average, windows constitute 30-45% of the area of the elevations.
190.00	Is the school site located to encourage use of bicycling walking and mass transportation?	2	The school location is convenient to walking and/or cycling, if students live in the small town. The town is small and rather remote, so most students have to be bussed in or dropped off and picked up by parents.
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 building is used by 4H club, scouts, co-op, seniors, and funerals.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The availability is subject to school use.
192.00	How many exit doors are there?	N/A	There are 26 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.	3	Yes, the natural light is available through the windows.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	4	Most light fixtures have been replaced with energy efficient fixtures
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	3	Yes, lighting has minimal impact. This issue has been recently addressed.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	4	The mechanical system was commissioned at the end of construction or retro-commissioned sometime over the last five years, with a third party certification by CO-CHPS or LEED.

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Task No	Task Description	Score	Comments
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.	N/A	The presence of insulation in corridor walls could not be determined by visual observation. During the condition assessment site visit, no problems with sound transmission at corridor walls were detected.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	N/A	The presence of insulation in corridor walls could not be determined by visual observation. During the condition assessment site visit, no problems with sound transmission at corridor walls were detected.
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	N/A	It is not necessary since it is a single story building.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	4	The ceiling/roof assembly is insulated with R-19 insulation in good condition.
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	2	The predominant system is single pane aluminum framed windows and is present throughout the older section. The new section has aluminum framed, double paned glass.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	2	A few windows are operable. They are not usually used to control temperature and ventilation.
203.20	Describe condition of caulking	2	Window caulking is in poor condition.
204.00	Are school wastes reclaimed?	N/A	Could not be determined at time of assessment.
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.
206.00	Are there entry vestibules at the main school entrances?	2	There is one entry vestibule, which is at the main entrance; it doesn't have 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?	3	At the time of visit, the school has delineated some energy management procedures that are revised periodically and with which most key personnel are familiar; some of these procedures are being implemented.
208.00	Does the district/school have preventative maintenance procedures in place?	4	Yes, the school has a preventative maintenance procedures schedule that is limited by available staff.
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 4.5?	1	The school is less than 50 years old and cannot be associated with any known historic events or persons.

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Task No	Task Description	Score	Comments
212.00	Current facility/school replacement value (CRV)	N/A	\$11,423,291
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=49.43%

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Glossary

Abandoned Building	A facility owned by a district that is not occupied and not maintained. 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. <ul style="list-style-type: none"> • 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.

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Energy Score	<p>Energy Score is a factor that may be used in the calculation of School Score. The 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:</p> <ul style="list-style-type: none"> • 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 <p>The sum of all possible points awarded divided by the sum of all possible points yields the Suitability Score. See School Score.</p>
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 $RSL = (\text{Next Renewal or Calculated Next Renewal Year} - \text{Current Year})$.
Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI) also known as the Condition Index (CI) = $\text{Sum of Renewable Systems Remaining Service Life (RSL) Value divided by Sum of System Replacement Value (both values exclude softcost to simplify calculation updates)}$ 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	<p>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:</p> <ul style="list-style-type: none"> • [Condition Score x Weight] + [Suitability Score x Weight] + [Energy Score x Weight] = School Score <p>Current weighting is set as follows:</p> <ul style="list-style-type: none"> • Condition = 60 • Suitability = 40 • Energy = 0 <p>See Condition Suitability and Energy Score.</p>
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	<p>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:</p> <ul style="list-style-type: none"> • NA = No points are awarded and the questions possible points are nullified. • 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 <p>The sum of all possible points awarded divided by the sum of all possible points yields the Suitability Score. See School Score.</p>
Sustainment	<p>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).</p> <p>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.</p>

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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	<p>A Tier 1 facility generally has a teaching-learning purpose and may include the following:</p> <ul style="list-style-type: none"> 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	<p>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.</p> <ul style="list-style-type: none"> 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	<p>A Tier 3 building is an ancillary building that typically is occupied but typically does not have a teaching-learning purpose.</p> <ul style="list-style-type: none"> 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.

Revised

School Assessment Report

CODE

Improving
Academic
Achievement



District: Wiggins RE-50(J)

School: Wiggins MS

Date: Mar 10, 2015

Revised

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Revised

Executive Summary

School Name: Wiggins MS

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	9,821
Replacement Value:	\$3,082,362
Condition Budget:	\$1,603,012
Total FCI:	52.01%
Energy Budget:	\$0
Suitability Budget:	\$456,900
Total RSLI:	19%
Total CFI:	66.8%
Condition Score: (60%)	3.33
Energy Score: (0%)	2.40
Suitability Score: (40%)	4.08
School Score:	3.63



Summary:

The Wiggins Middle School (converted from the Learning Center) campus is a 1-story building located at 320 Chapman Street, Wiggins, Colorado 80645. There have been no additions and no renovations. 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.

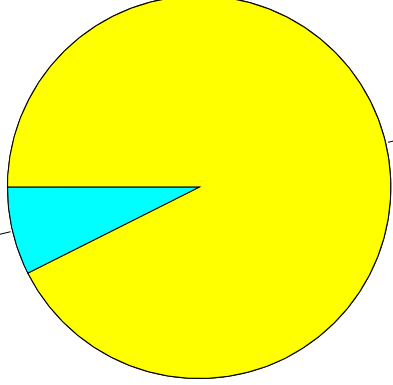
Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	19%	0.00%	\$0
B30 Roofing	15%	106.34%	\$272,520
C10 Interior Construction	46%	25.91%	\$51,682
C30 Interior Finishes	15%	110.00%	\$416,024
D20 Plumbing	41%	6.56%	\$11,414
D30 HVAC	11%	83.22%	\$563,444
D40 Fire Protection	0%	110.00%	\$79,946
D50 Electrical	35%	27.38%	\$83,917
E10 Equipment	14%	110.00%	\$16,782
E20 Furnishings	15%	110.00%	\$34,430
F10 Special Construction	-	-	\$33,808

Uniformat Classification				
	RSLI	SCI	Condition Budget	
G20 Site Improvements	43%	33.50%	\$39,046	
G30 Site Mechanical Utilities	65%	0.00%	\$0	
G40 Site Electrical Utilities	43%	0.00%	\$0	
Total:		Total:	\$1,603,012	

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Site		21.1%	\$0	\$0	\$39,046	\$0	\$0	\$39,046
Main	9,821	54.0%	\$0	\$0	\$1,445,152	\$0	\$118,814	\$1,563,966
Total:	9,821	52.0%	\$0	\$0	\$1,484,198	\$0	\$118,814	\$1,603,012

5 - 5 Does Not Meet Current Code and/or Guideline \$118,814



3 - 3 Necessary- 2-5 Yrs \$1,484,198

School Condition Budget: \$1,603,012

Revised

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:

Wiggins Middle School serves students in a building that was converted to their use in 1998. They share some facilities with the high school.

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	3
		146.2 - Adjacencies	5
		146.3 - Storage\Fixed Equip.	2
Chemicals & Hazardous Materials		133 - Chemical Storage	5
		135 - Emergency Nurse Station	1
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.	5
Library - Multimedia Center (LMC)		150.1 - Guidelines	5
		150.2 - Adjacencies	3
		150.3 - Storage\Fixed Equip.	3
Music		144.1 - Guidelines	2
		144.2 - Adjacencies	5
		144.3 - Storage\Fixed Equip.	2
P.E.		152.1 - Guidelines	5
		152.2 - Adjacencies	5
		152.3 - Storage\Fixed Equip.	5
Performing Arts\Auditorium		156.1 - Guidelines	4
		156.2 - Adjacencies	5
		156.3 - Storage\Fixed Equip.	4
Science		158.1 - Guidelines	3
		158.2 - Adjacencies	5
		158.3 - Storage\Fixed Equip.	5
Secondary		134 - Science Lab & Shop Safety	5

Revised

Revised Suitability - Wiggins RE-50(J), Wiggins MS

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Special Programs	143.1 - Size	5
		143.2 - Adjacencies	5
		143.3 - Storage\Fixed Equip.	5
Administrative/Support	Administration	157.1 - Guidelines	4
		157.2 - Adjacencies	4
		157.3 - Storage\Fixed Equip.	5
		157.4 - Restrooms (Student)	5
Fields/Courts	Football Fields	4.1 - Guidelines	5
		4.2 - Approval	5
	Practice Fields	10.1 - Guidelines	5
		Tracks	5.1 - Guidelines 5.2 - Approval
Learning Environment	School Climate	137.1 - Natural Light	3
		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	5
		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 43.2 - Traffic Signage
Site Circulation	Site Circulation	16.1 - Bus Zone	3
		16.2 - Bus Separation	4
		16.3 - Pedestrian Traffic	4
		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	1
		23 - Fire Lane	1
		Site Security	65.1 - Fencing 65.2 - Gates
Technology Infrastructure	Technology Readiness	125.1 - Controlled Access	5
		125.2 - Ease of Supervision	5
		117 - Electrical Power	5
		124 - Event Alert Notification	5
		127 - Bldg Access	1
		169 - Video Distribution	5
		170 - LAN Connectivity	5
		171.1 - Backup Power	5
		171.2 - Cooling	5
		171.3 - Data Backups	5
		171.4 - Data Backup Storage	1
	173.1 - WAN Backbone 173.2 - Wireless	4 5	

Revised

Group	Space Category	Appendix 1 Criteria	Score
Technology Infrastructure	Technology Readiness	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

Wiggins MS Suitability Budget Total: \$456,900

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.

Revised

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.



Site Acreage
Replacement Value: 32.8 (Shared site with HS,MS,ES)
\$165,254

Condition Budget:
Total FCI:
Total RSLI:
Condition Score:

\$39,046
21.08%
46%
3.33

Site:

The original site was constructed in 1949. The building was converted for Middle School use and was renovated in 1998.

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	43%	33.50%	\$39,046
G30 Site Mechanical Utilities	65%	0.00%	\$0
G40 Site Electrical Utilities	43%	0.00%	\$0
		Total:	\$39,046

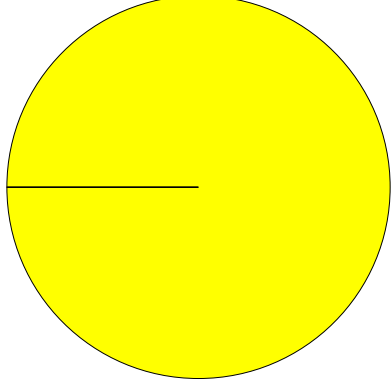
Site Deficiencies Budget Detail

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	\$1.63	50	1998	2048	\$21,019	66%	0.00%	\$0
G2020	Parking Lots	\$2.99	50	1998	2048	\$38,510	66%	0.00%	\$0
G2030	Pedestrian Paving	\$0.76	50	1998	2048	\$9,782	66%	0.00%	\$0
G2040	Site Development	\$0.91	30	1998	2028	\$11,737	43%	0.00%	\$0
G2050	Landscaping	\$2.76	10	1998	2008	\$35,497	0%	110%	\$39,046
G3010	Water Supply	\$0.48	50	1998	2048	\$6,115	66%	0.00%	\$0
G3020	Sanitary Sewer	\$1.07	50	1998	2048	\$13,711	66%	0.00%	\$0
G3030	Storm Sewer	\$0.57	50	1998	2048	\$7,356	66%	0.00%	\$0
G4010	Electrical Distribution	\$1.32	30	1998	2028	\$17,017	43%	0.00%	\$0
G4020	Site Lighting	\$1.31	30	1998	2028	\$16,873	43%	0.00%	\$0
G4030	Site Communication and Security	\$0.59	30	1998	2028	\$7,638	43%	0.00%	\$0
Total		\$14.40				\$185,254	47%	21.08%	\$39,046

Site Deficiency Priority

Site Deficiencies by Priority:



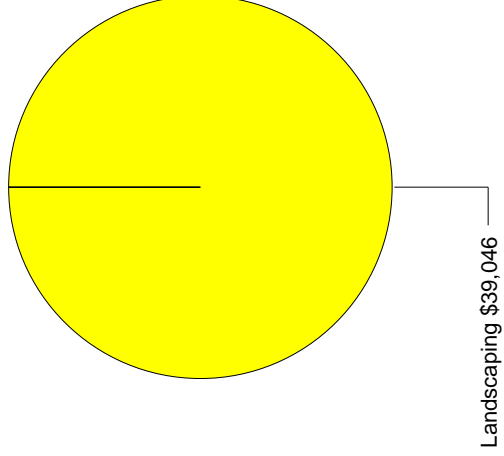
3 - 3 Necessary- 2-5 Yrs \$39,046

Site Condition Budget: \$39,046

Revised

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: \$39,046

Revised

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 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 1998. It has a 50-year service life. Based on the assessment, it is expected to expire in 2048.
Recommendation: No action is required.

System: G2020 - Parking Lots

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 1998. It has a 50-year service life. Based on the assessment, it is expected to expire in 2048.
Recommendation: No action is required.

System: G2030 - Pedestrian Paving

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 1998. It has a 50-year service life. Based on the assessment, it is expected to expire in 2048.
Recommendation: No action is required.

System: G2040 - Site Development

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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
Recommendation: No action is required.

System: G2050 - Landscaping

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 1998. It has a 10-year service life which expired in 2009.
Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$39,046

System: G3010 - Water Supply
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 1998. It has a 50-year service life. Based on the assessment, it is expected to expire in 2048.
Recommendation: No action is required.

System: G3020 - Sanitary Sewer
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 1998. It has a 50-year service life. Based on the assessment, it is expected to expire in 2048.
Recommendation: No action is required.

System: G3030 - Storm Sewer
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 1998. It has a 50-year service life. Based on the assessment, it is expected to expire in 2048.
Recommendation: No action is required.

System: G4010 - Electrical 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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
Recommendation: No action is required.

System: G4020 - Site Lighting
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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
Recommendation: No action is required.

Revised

System: G4030 - Site Communication 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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

Revised

Buildings

Building Name: Main

Year Built: 1998
 Gross Area (SF): 9,821

The Wiggins Middle School, number 9263, is a 1-story building located at 320 Chapman Street, Wiggins, Colorado. The building was converted from the Learning Center in 1998. There have been no further additions. 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
B10 Superstructure				0%	0.00%	\$0
B20 Exterior Enclosure				19%	0.00%	\$0
B30 Roofing				15%	106.34%	\$272,520
C10 Interior Construction				46%	25.91%	\$51,682
C30 Interior Finishes				15%	110.00%	\$416,024
D20 Plumbing				41%	6.56%	\$11,414
D30 HVAC				11%	83.22%	\$563,444
D40 Fire Protection				0%	110.00%	\$79,946
D50 Electrical				35%	27.38%	\$83,917
E10 Equipment				14%	110.00%	\$16,782
E20 Furnishings				15%	110.00%	\$34,430
F10 Special Construction				-	-	\$33,808
Total:						\$1,563,966

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.35	100	1998	2098	\$120,203	-	0.00%	\$0
A1020	Special Foundations	\$0.49	100	1998	2098	\$6,298	-	0.00%	\$0
A1030	Slab on Grade	\$7.98	100	1998	2098	\$102,678	-	0.00%	\$0
B1020	Roof Construction	\$15.70	100	1998	2098	\$201,935	-	0.00%	\$0
B2010	Exterior Walls	\$16.07	100	1998	2098	\$206,724	-	0.00%	\$0
B2020	Exterior Windows	\$10.65	30	1998	2028	\$136,989	43%	0.00%	\$0
B2030	Exterior Doors	\$0.89	30	1998	2028	\$11,447	43%	0.00%	\$0
B3010	Roof Coverings	\$19.26	20	1998	2018	\$247,745	15%	110%	\$272,520
B3020	Roof Openings	\$0.66	30	1998	2028	\$8,523	43%	0.00%	\$0
C1010	Partitions	\$7.20	40	1998	2038	\$92,551	58%	0.00%	\$0
C1020	Interior Doors	\$4.66	40	1998	2038	\$59,929	58%	0.00%	\$0

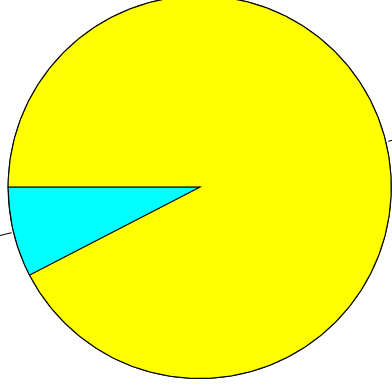
Revised

Unformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C1030	Fittings	\$3.65	20	1998	2018	\$46,984	15%	110%	\$51,682
C3010	Wall Finishes	\$6.14	20	1998	2018	\$78,967	15%	110%	\$86,863
C3020	Floor Finishes	\$12.21	20	1998	2018	\$156,983	15%	110%	\$172,681
C3030	Ceiling Finishes	\$11.06	20	1998	2018	\$142,254	15%	110%	\$156,479
D2010	Plumbing Fixtures	\$9.00	30	1998	2028	\$115,806	43%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.98	30	1998	2028	\$12,597	43%	0.00%	\$0
D2030	Sanitary Waste	\$2.21	30	1998	2028	\$28,408	43%	0.00%	\$0
D2040	Rain Water Drainage	\$0.54	30	1998	2028	\$6,905	43%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.81	20	1998	2018	\$10,376	15%	110%	\$11,414
D3040	Distribution Systems	\$12.01	30	1998	2028	\$154,402	43%	0.00%	\$0
D3050	Terminal & Package Units	\$36.99	15	1998	2013	\$475,775	0%	110%	\$523,353
D3060	Controls & Instrumentation	\$2.83	20	1998	2018	\$36,447	15%	110%	\$40,092
D3070	Systems Testing & Balance	\$0.81	30	1998	2028	\$10,452	43%	0.00%	\$0
D4010	Sprinklers	\$5.52	30	1998	2028	\$70,935	43%	110%	\$78,029
D4030	Fire Protection Specialties	\$0.14	15	1998	2013	\$1,743	0%	110%	\$1,917
	Electrical								
D5010	Service/Distribution	\$2.59	30	1998	2028	\$33,363	43%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$15.31	30	1998	2028	\$196,847	43%	0.00%	\$0
	Communications and Security								
D5030	Communications and Security	\$5.44	20	1998	2018	\$69,945	15%	110%	\$76,939
D5090	Other Electrical Systems	\$0.49	15	1998	2013	\$6,343	0%	110%	\$6,977
E1020	Institutional Equipment	\$0.14	20	1998	2018	\$1,808	15%	110%	\$1,989
E1090	Other Equipment	\$1.05	20	1998	2018	\$13,448	15%	110%	\$14,793
E2010	Fixed Furnishings	\$2.43	20	1998	2018	\$31,300	15%	110%	\$34,430
F1040910	Special Construction, EACH	\$0.00				\$0	-	-	\$33,808
Total		\$225.27				\$2,897,107	24%	53.98%	\$1,563,966

Building Deficiency Priority

Deficiencies by Priority:

5 - 5 Does Not Meet Current Code and/or Guideline \$118,814



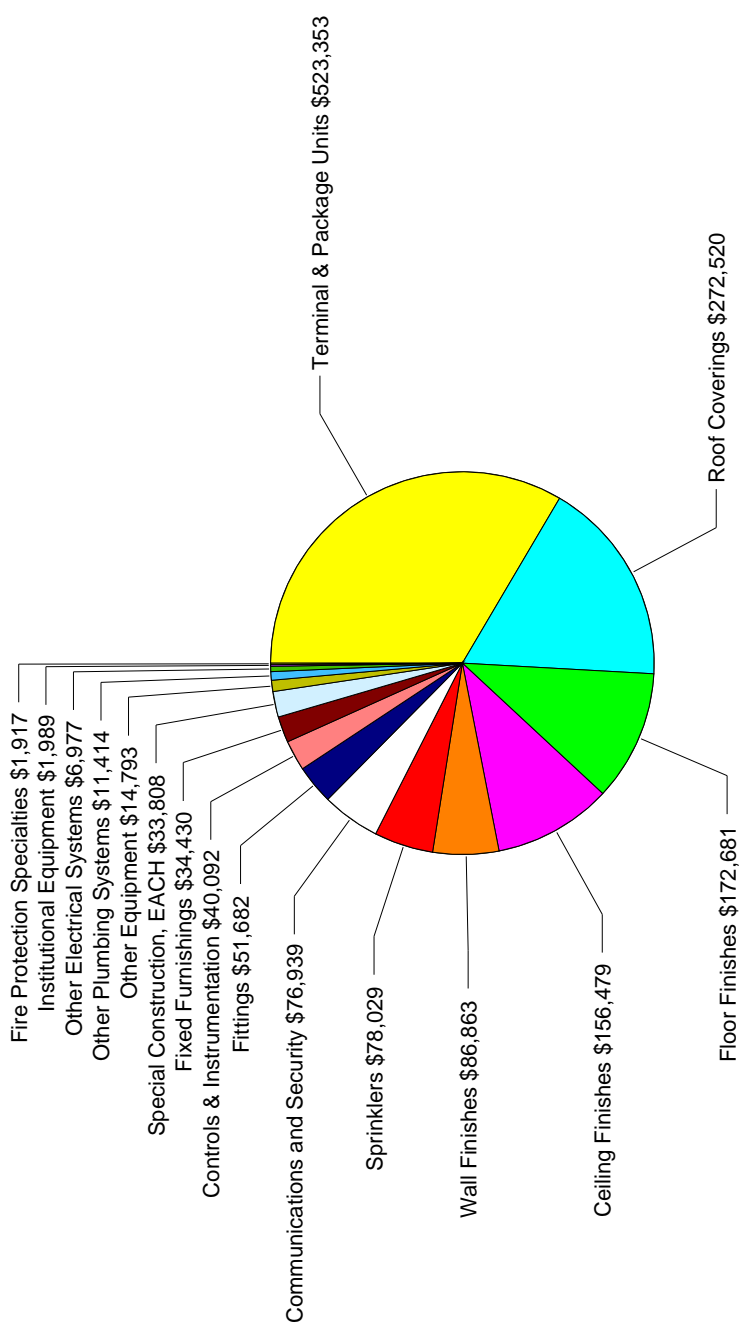
3 - 3 Necessary- 2-5 Yrs \$1,445,152

Main Condition Budget: \$1,563,966

Revised

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: \$1,563,966

Revised

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 1998. It has a 100-year service life. Based on the assessment, it is expected to expire in 2098 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 1998. It has a 100-year service life. Based on the assessment, it is expected to expire in 2098 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 1998. It has a 100-year service life. Based on the assessment, it is expected to expire in 2098 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 1998. It has a 100-year service life. Based on the assessment, it is expected to expire in 2098 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 1998. It has a 100-year service life. Based on the assessment, it is expected to expire in 2098 and is non-renewable.

Recommendation: No action is required.

Revised

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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
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 1998. 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 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$272,520

System: B3020 - Roof Openings

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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
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 1998. It has a 40-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

Revised

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 1998. It has a 40-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

System: C1030 - Fittings

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1998. 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 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$51,682

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 1998. 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 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$86,863

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 1998. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$172,681

System: **C3030 - Ceiling 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 1998. 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 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$156,479

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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
Recommendation: No action is required.

Revised

System: D2040 - Rain Water Drainage

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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

System: D2090 - Other Plumbing 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 1998. 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 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$11,414

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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.

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 1998. It has a 15-year service life which expired in 2013.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$523,353

Revised

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1998. It has a 20-year service life. However, in the assessment, it was found to be currently deficient. The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$40,092

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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.

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: 5 - 5 Does Not Meet Current Code and/or Guidelines
Notes: Building lacks a sprinkler system. Install sprinkler system.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$78,029

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 1998. It has a 15-year service life which expired in 2013.

Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,917

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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.
Recommendation: No action is required.

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 1998. 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 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$76,939

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 1998. It has a 15-year service life which expired in 2009.
Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Inadequate
Category: Deferred Maintenance
Priority: 5 - 5 Does Not Meet Current Code and/or Guidelines
Notes: Building lacks exit signs and emergency lighting. Install emergency battery powered exit lighting.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$6,977

System: E1020 - Institutional Equipment

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1998. 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 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,989

System: E1090 - Other Equipment

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1998. 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 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$14,793

System: E2010 - Fixed Furnishings

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1998. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$34,430

System: F1040910 - Special Construction. EACH

Analysis: see Deficiency
Recommendation: see Deficiency

Photo is not available.

Deficiency

Location: Main
Material: Special Facility or Professional Compliance Study
Distress: Missing
Category: Compliance
Priority: 5 - 5 Does Not Meet Current Code and/or Guidelines
Notes: Perform a detailed study to address non-compliant fire code items, including fire sprinkler system design.
Correction: Professional study to address non-compliant items
Qty: 1-Ea.
Condition Budget: \$33,808

Revised

Appendix 1 - Assessment Criteria

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	32.8 (Shared site with HS,MS,ES)
2.00	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.1.13?	N/A	
3.00	Sports Fields		
4.10	Do Football Fields meet the school's program requirements? 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 the school's program requirements? 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 the school's program requirements? 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 the school's program requirements? 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 the school's program requirements? 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 the school's program requirements? 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 the school's program requirements? If not comment on deficiencies.	5	Practice fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
12.00	Site location and access		
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	4	The school is not located on a highway or street with daily traffic counts exceeding 25,000 per day. It is located on a low volume, two-lane street that dead-ends just past the school.

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Task No	Task Description	Score	Comments
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 does not apply to this school.
13.20	Is there signage warning of school zone?	3	There are school zone signs, but no lights.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 4.1.13?	4	The school is located away from undesirable businesses.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	3	The buses pick-up and release students on the street, but they block the street so that there is no other use.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	4	The buses pick-up and release students on the street, but they block the street so that there is no other use.
16.30	Do pedestrians have to cross traffic lanes to enter school?	4	Students coming from the parking area at the event center must cross a street.
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	Parent drop-off can be on the two-way street or one-way through the parking lot and out the far end and around the elementary school.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	4	Parents drop students off at the curb in front of the building or in the parking lot at the event center.
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?	5	All of the area is 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 4.1.13?	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 4.1.13?	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.
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?	1	
23.00	Is there a marked fire lane with "no parking" signs posted?	1	There are no red marked fire lanes, but there is a small no parking zone in front of the office.
24.00	Playgrounds		

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Task No	Task Description	Score	Comments
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 4.1.13?	N/A	
25.10	If there is playground equipment; is the equipment in good condition?	N/A	This question is not applicable to the school.
26.00	Is playground equipment available for persons with disabilities?	N/A	
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	1	No, parking area on the north side of the building is not lit.
29.00	Are sports fields lit? Describe condition.	N/A	This question does not apply to this school.
30.00	Are school entries lit? Describe condition.	4	Yes, the entry lighting is adequate.
31.00	Are school perimeters lit? Describe condition.	4	The building perimeter is lit.
32.00	Site drainage		
33.00	Is the school floor slab raised 6" above grade or more? Describe condition.	3	Most areas of the floor slab are 6" or more above grade.
34.00	Does water drain positively away from the school?	3	Yes, the water drains positively away from the building.
35.00	Is there a drainage path on site?	3	There is a drainage path in some areas.
35.10	Is the site erosion free?	3	Yes, the site is mostly erosion free.
36.00	Is there a water retaining area?	N/A	There is no water retention area.
36.10	Does it have a drain at the basin?	N/A	This is not applicable at this school.
36.20	Describe the condition of the retaining area.	N/A	This question does not apply to this School.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	1	No there is no ADA parking.
39.00	Is there an identifiable path of ingress?	1	There is not an accessible route.
40.00	Are there curb cuts at curbs?	2	There are only a few curb cuts; accessibility is not provided to all necessary sidewalks.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	1	ADA parking spaces are not identified.
42.00	Signage		
43.10	Is there site way-finding signage?	2	There is very little signage for two schools that share the same campus.
43.20	Is there traffic signage? 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.
45.10	Are the propane tank or tanks installed as required by code?	N/A	This question does not apply to this School.
45.20	Is the natural gas service protected?	1	No, the natural gas meter is not at a secure location and it is not fenced or padlocked.
46.00	Is the site served by a private or a public water system?	N/A	The school is served by a public water system.
47.00	Is the site served by a well?	N/A	No, the site is not served by a well.
47.10	Is the well secured to limit access? Describe condition.	N/A	This question is not applicable to the school.
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	N/A	Yes, the major electrical equipment is 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 or padlocked.

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Task No	Task Description	Score	Comments
49.00	Is the site served by a public or private waste water system?	N/A	The school is served by a 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	This question does not apply to this school.
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?	4	Yes, there is a fire hydrant located 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 50 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	1	The landscaping is minimal.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	This question does not apply to the school.
54.10	Describe the condition of the landscaping watering system.	N/A	The landscaping is not watered.
55.00	Does the landscaping aid passive solar techniques?	1	No, the landscaping does not aid passive solar techniques as described in the guidelines.
56.00	Is the landscaping drought tolerant?	N/A	This question is not applicable to the school.
57.00	Are weeds under control?	N/A	This question is not applicable to the school.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	N/A	There is no trash area.
61.00	Is the trash area enclosed?	N/A	This question is not applicable to the school.
62.00	Site sanitation		
63.00	Is the site clean and free of litter and trash?	N/A	This question is not applicable to the school.
64.00	Site security		
65.10	Is the site fenced?	1	There are no fences at this site and with multiple buildings this is an area of concern.
65.20	Are gates provided at fences with locking capability?	1	There are no fences and therefore no gates.
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?	3	Yes, the building roof is controlled for restricted access. Access is by manually placed ladder.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	N/A	No, the main entrance is not protected.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	1	No, the corridors are not fire rated.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	1	No, there are no smoke seals and closers.
70.20	Describe the condition of the corridors.	4	The corridor doors and components are in good condition.
71.00	Is the school segregated with area separation fire walls?	1	No, the building does not have fire rated separations at horizontal exits or occupancy separations.

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Task No	Task Description	Score	Comments
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). These buildings are constructed of noncombustible materials. Typically these are masonry bearing wall structures with steel studs for walls and steel bar joists for floor and roof structures. Type II-A has fire rated building elements.
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	Yes, there is an unobstructed path of egress from all points in the school.
74.10	Describe the condition of the unobstructed path of egress.	4	The egress paths are acceptable.
75.00	Are stairways protected for exiting as required by code?	N/A	There are no stairs.
75.10	Determine the adequate number of stairways	N/A	There are no stairs.
75.20	Describe condition of stair(s)	N/A	This question is not applicable to the school.
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.	N/A	This building has no stairs.
76.10	Describe condition of treads risers and landings	N/A	This building has no stairs.
77.00	Are classroom doors recessed and open in the exiting direction?	1	The classroom doors are not recessed and open in the exiting direction.
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.	N/A	There are no stairs.
78.10	Describe condition of guardrails and handrails	N/A	This building has no stairs.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	4	The new interior glass is tempered, laminated, or wired in proper locations as required.
80.00	Does the school provide exits as required by code?	4	Exits have been renovated and have paths that lead away from the building to safe areas.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	4	Yes, the corridors terminate at an exit.
81.00	Is the path of egress ADA accessible?	4	The egress path is compliant.
81.10	Are there areas of refuge?	N/A	This is a single story building with direct exits.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	4	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?	2	The emergency lighting system is inadequate; recommend that exit lights and additional battery lighting be installed.
84.00	Does the district/school have a backup generator?	1	The district/school does not have a generator.

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Task No	Task Description	Score	Comments
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	The school does not have a generator.
84.20	Is fuel stored as required by code? Describe condition.	N/A	This question is not applicable to 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.
86.00	Is the school provided with a sprinkler system?	1	No, the building is not provided with a sprinkler system.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	5	Yes, there is a building fire alarm system that meets current fire codes.
87.10	Is the alarm monitored?	4	This alarm system is monitored by a commercial dispatch center.
87.20	Describe the type age and condition of the fire alarm system.	4	The alarm system was replaced in 2003. The system is addressable.
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	GSF: 9,821 Total Roof GSF: 48,100
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	built 1998 (17 years old)
95.00	List Grades Attending School.	N/A	06-08
96.00	List number of building stories.	N/A	Main: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	N/A	The building does not have a basement.
100.10	Does the foundation or basement walls have any observable cracks?	N/A	This question is not applicable to the school.
101.00	Is the school constructed on a slab on grade?	N/A	Yes, the school is constructed on a slab on grade.
101.10	Does the slab on grade show signs of heaving or cracking?	3	There is no heaving or cracking visible.
101.20	If visually possible from the exterior, note whether the slab is post tensioned.	N/A	It is not visually possible to see whether 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 brick veneer on CMU.

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Task No	Task Description	Score	Comments
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	4	There are no observable cracks or failures visible.
102.30	Are there expansion joints for expansion and contraction of building materials?	N/A	The exterior finish has expansion joints.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	The exterior walls are load bearing.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	4	The walls appeared to be in good condition.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing steel frame with masonry construction.
104.20	Describe the condition of the school's structural system.	4	The school's structural system is in 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.	4	The brick veneer appears to be in good condition.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	The interior corridor walls are constructed with drywall on metal studs.
106.10	Describe condition of interior corridor walls.	4	The interior corridor walls are in good condition with some depreciation.
107.00	What are interior walls, other than corridors, constructed of?	N/A	The interior walls are constructed with drywall on metal studs.
107.10	Describe condition of the interior walls and veneering.	4	The interior walls 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	Roof construction is steel joists and metal deck.
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	It is a single story structure.
109.10	Describe the condition of the school's ceiling/floor assembly.	N/A	This question is not applicable to the school.
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	Metal seam roofing.
110.20	What is the approximate age of the roof covering?	N/A	The roof covering was constructed in 1998 and so is approximately 11 years old.
110.30	Is water draining positively with water being removed off?	5	The roof is draining positively and water is being removed.
110.40	What is the condition of the roof covering?	4	All the roofs appear to be in good condition. There are no reports of leaks.
111.00	Building systems		

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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	Split system heat pumps provide heating and cooling.
112.10	What is the approximate age of the HVAC system?	N/A	The HVAC system was installed in 1998 and so is approximately 11 years old.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 4.1.3? Please refer to CO2 test results.	4	The HVAC system provides a good level of fresh air in the school.
112.30	How is the fresh air controlled?	N/A	Fresh air is controlled using manually set outside air dampers.
112.40	How many zones are there?	N/A	There are four 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 550 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	N/A	The building does not have a boiler room.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 4.1.3?	5	Yes, the electrical utilities lines, service equipment, and distribution system appear to be installed as recommended in the guidelines.
116.10	Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	5	The current electrical configuration has room for additional electrical capacity.
116.20	Is power single or three phase?	N/A	The power is 3-phase.
116.30	Describe the age and condition of the electrical system.	N/A	The electrical system was upgraded in 1998 and so is approximately 11 years old.
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?	5	Extension cords and multiple outlet receptacle outlets were not visibly 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	Lighting has been retrofitted to electronic ballasts and T-8 lamps.
118.10	Describe condition of the lighting in the school.	4	The lighting in the school is in generally good condition.
119.00	Do current lighting levels meet electrical lighting codes?	5	The current lighting levels appear to meet electrical lighting codes.
119.10	Describe lighting levels.	3	The lighting levels in the school are fair and are in the range of 50-60 fc.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	5	There are no odors in the school.
120.10	Does the school have adequate bathrooms to support the building population as required by code?	5	The school appears to have adequate bathrooms to support the building population as required by code.
120.20	Are plumbing fixtures equipped with low flow water saving devices?	1	No, the plumbing fixtures are not equipped with low-flow water saving devices.
120.30	Describe condition of system and fixtures.	4	The system and fixtures are in good condition.

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Task No	Task Description	Score	Comments
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	3	The fixture count meets current code and most of 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.	5	Test results are as follows: negative lead and 0 ppm copper.
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 4.1.9.5?	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 4.1.9?	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	There are some video cameras, but no key card system.
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		
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	N/A	The school has no kitchen.
131.10	Please list deficiencies in relation to major clean and sanitary non-compliance issues.	N/A	This question is not applicable to the school.
132.00	Chemical Storage/Science Labs/Shops		

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Task No	Task Description	Score	Comments
133.00	Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 4.1.8?	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 4.1.8?	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?	1	There is a small nurse's area in the high school, but it doesn't contain a locking cabinet for medications.
136.00	Educational Programs		
137.10	Does the school have daylight with views in all learning areas?	3	Most of the classrooms in the middle school have only one small window.
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 classrooms as needed for the school program?	N/A	
139.20	Preschool Adjacencies	N/A	
139.30	Preschool Storage/Fixed Equipment	N/A	
140.10	Does the school have kindergarten classrooms as needed for the school program?	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.	N/A	
141.20	Special Ed Adjacencies	N/A	
141.30	Special Ed Storage/Fixed Equipment	N/A	
142.10	Does the school have general classrooms as described in the CDE Construction Guidelines 4.3?	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	5	All, or nearly all of the general classrooms have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.

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Task No	Task Description	Score	Comments
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. classrooms). 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 4.3?	2	The band and chorus classes meet on the stage in the event center. There is limited storage and no practice rooms. Some storage takes place off-stage and some in an office near the event seating space. The stage area is dark and the stage is noisy.
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	2	There is limited storage.
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.3?	3	The art room meets in a regular classroom with only one sink and limited work space.
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	2	There is limited storage, some of which is in the next door classroom. The kiln is located in the corner of the room adjacent to a pottery wheel. There is limited work space.
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.3?	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	N/A	
149.10	Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.3?	N/A	
149.20	CTC Adjacencies	N/A	

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Task No	Task Description	Score	Comments
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 4.3?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
150.20	Library Adjacencies	3	The junior high school students must go to the high school to use the library.
150.30	Library Storage/Fixed Equipment	3	There is limited storage and work space for the librarian.
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.3?	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 4.3?	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 4.3?	4	The performing areas area is in the event center. The stage area is portable and seating is on portable chairs in a cafeteria type room. There is no set construction area and storage is limited. This is adequate for junior high school use.
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	4	There is limited storage.
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 4.3?	4	The junior high assistant principal has a small office area in the back of a classroom.
157.20	Administration Adjacencies	4	Administrative activities are in the high school building.
157.30	Administration Storage/Fixed Equipment	5	All, or nearly all of the administration and reception spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment.

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Task No	Task Description	Score	Comments
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	N/A	Students go to the elementary school for lunch.
157.60	Food Prep	N/A	Students go to the elementary school for lunch.
158.10	Science Labs as described in the CDE Construction Guidelines 4.3?	3	The science room is a general classroom with a sink and one portable demonstration table.
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.	4	The interior wall finishes are in good condition with minor cosmetic deficiencies.
161.00	Interior flooring? Describe type and condition.	4	The interior flooring is carpet and tiles. It is in good condition with only some cosmetic deficiencies.
162.00	Interior ceilings? Describe type and condition.	4	Interior ceilings have acoustical tiles. They are in good condition with only some cosmetic deficiencies.
163.00	Exterior doors, frames and glazing? Describe type and condition.	3	Exterior doors are metal framed doors in fair condition.
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 eight exterior doors.
164.00	Interior doors and frames? Describe type and condition.	4	The interior doors are solid wood in steel frames with glass panel; they are in good condition.
165.00	Windows/glazing? Describe type and condition.	4	Windows and glazing are in good condition. Most windows are double pane energy efficient applications.
166.00	Technology		
168.00	Telephone system? Describe type and condition.	4	The telephone system is digital and in good condition.
169.00	Video distribution system? Describe type and description.	5	The buildings are wired for cable TV, but the community currently doesn't have cable service. With computers and LCD projectors streaming is available.
170.00	Does the school have a data/network system?	5	All, or nearly all computers are connected to the 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?	5	AGREE: The facility is protected to maintain business continuity with redundant air conditioning for data centers. The school will not lose critical district supported business and IT data.

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Task No	Task Description	Score	Comments
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 is not currently being stored off-site.
173.10	Is the school connected to the internet? How is it connected?	4	T1: The facility has T1 based connectivity to the Internet.
173.20	Does the school have wireless internet access throughout?	5	AGREE: The facility has wireless capability.
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)	5	This school's score ranks high on the energy efficiency scale. This score indicates that the school employs extensive and effective energy efficiency practices and that energy efficient equipment and its efficient operation are in place. The school should continue to strive to maintain or improve its present level of efficiency.
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.)	N/A	N/A=There are insufficient combined installation cost, operating costs, maintenance and upgrade cost data available to assess the life cycle costs of this school.

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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))	2	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?	3	The school performs fairly in reducing the demand on the community infrastructure; it attempts denser development and more efficient management of water resources.
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles?	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)	5	The school uses energy efficient equipment throughout the facility.
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.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	There is an unshaded south facing wall; approximately 800 square feet receives direct sunlight.
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?	3	The school is located in a small, remote town. Public transportation is not an option. It is accessible by foot or bike for those who live in the town, but most students need to be and are bussed to school.
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 building is used approximately 20 times per year by 4H-club, garden club, seniors, and co-op.
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 subject to school use.
192.00	How many exit doors are there?	N/A	There are seven exit doors.

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School Assessment Report - Wiggins RE-50(J), Wiggins MS

Task No	Task Description	Score	Comments
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	2	The school is partially oriented to take insignificant 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.	3	The building receives natural light; the sources of natural light are fair but client reported, "Most classrooms have only one small window, so natural light is limited."
195.00	Has the school lighting been replaced with new energy efficient fixtures?	4	Most light fixtures have been replaced with energy efficient fixtures
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	4	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?	4	The mechanical system was commissioned at the end of air conditioning system replacement.
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.	N/A	The presence of insulation in corridor walls could not be determined by visual observation. During the condition assessment site visit, no problems with sound transmission at corridor walls were detected.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	N/A	The presence of insulation in interior walls could not be determined by visual observation. During the condition assessment site visit, no problems with sound transmission at corridor walls were detected.
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	N/A	It is not necessary since it is a single story building.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	4	The ceiling/roof assembly is insulated with R-19 insulation in good 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 glass in good condition.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	2	A few windows are operable, require hardship to operate, or their operation mechanism has been disabled. They are not usually used to control temperature and ventilation.
203.20	Describe condition of caulking	4	Window caulking is in overall good condition.
204.00	Are school wastes reclaimed?	N/A	This could not be determined at time of assessment.
205.00	Does the site incorporate responsible storm water management and treatment design?	N/A	Storm water runs directly to the street.
206.00	Are there entry vestibules at the main school entrances?	1	There are no entry vestibules in the school.
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?	2	At the time of visit, the school did not have a clearly delineated set of energy management procedures; all or part of these procedures are known to some key personnel; a few of these procedures are being implemented.

Revised

Task No	Task Description	Score	Comments
208.00	Does the district/school have preventative maintenance procedures in place?	4	Yes, the school has a preventative maintenance procedures schedule that is limited by available staff.
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 4.5?	1	The school is less than 50 years old and cannot be associated with any known historic events or persons.
212.00	Current facility/school replacement value (CRV)	N/A	\$3,082,362
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=52.01%

Revised

Glossary

Abandoned Building	A facility owned by a district that is not occupied and not maintained. 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. <ul style="list-style-type: none"> • 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.

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Energy Score	<p>Energy Score is a factor that may be used in the calculation of School Score. The 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:</p> <ul style="list-style-type: none"> • 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 <p>The sum of all possible points awarded divided by the sum of all possible points yields the Suitability Score. See School Score.</p>
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 $RSL = (\text{Next Renewal or Calculated Next Renewal Year} - \text{Current Year})$.
Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI) also known as the Condition Index (CI) = $\text{Sum of Renewable Systems Remaining Service Life (RSL) Value divided by Sum of System Replacement Value (both values exclude softcost to simplify calculation updates)}$ expressed as a percentage ranging from 0.00 - 100.00 percent.

<p>Remaining Service Life Percent</p>	<p>Remaining Service Life Percent is a calculated amount such that RSL Percent = RSL divided by its system Design Life (not displayed).</p>
<p>Remaining Service Life Value</p>	<p>RSL Value or RSL Weight is a calculated value used to determine the RSLI = System Value (Unit Cost * Qty) * RSL (not displayed).</p>
<p>Repair Evaluation</p>	<p>Repair Evaluation Maintenance and Rehabilitation (REMR) this is a scale used to objectively rank systems based on its condition</p>
<p>Restoration</p>	<p>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.</p>
<p>School Score</p>	<p>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:</p> <ul style="list-style-type: none"> • [Condition Score x Weight] + [Suitability Score x Weight] + [Energy Score x Weight] = School Score <p>Current weighting is set as follows:</p> <ul style="list-style-type: none"> • Condition = 60 • Suitability = 40 • Energy = 0 <p>See Condition Suitability and Energy Score.</p>
<p>Site</p>	<p>A facility's grounds and its utilities roadways landscaping fencing and other typical land improvements needed to support the facility.</p>
<p>Suitability</p>	<p>Suitability indicates how well a facility supports the programs that it houses.</p>
<p>Suitability Score</p>	<p>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:</p> <ul style="list-style-type: none"> • NA = No points are awarded and the questions possible points are nullified. • 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 <p>The sum of all possible points awarded divided by the sum of all possible points yields the Suitability Score. See School Score.</p>
<p>Sustainment</p>	<p>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).</p>
<p>Sustainment Restoration and Modernization (S/RM)</p>	<p>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.</p>

Revised

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	<p>A Tier 1 facility generally has a teaching-learning purpose and may include the following:</p> <ul style="list-style-type: none"> 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	<p>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.</p> <ul style="list-style-type: none"> 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	<p>A Tier 3 building is an ancillary building that typically is occupied but typically does not have a teaching-learning purpose.</p> <ul style="list-style-type: none"> 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.

Revised

School Assessment Report

CODE

Improving
Academic
Achievement



District: Wiggins RE-50(J)

School: Wiggins HS

Date: Mar 10, 2015

Revised

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Executive Summary

School Name: Wiggins HS

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	111,108
Replacement Value:	\$36,089,494
Condition Budget:	\$11,955,376
Total FCI:	33.13%
Energy Budget:	\$0
Suitability Budget:	\$5,794,000
Total RSLI:	20%
Total CFI:	49.2%
Condition Score: (60%)	3.11
Energy Score: (0%)	2.19
Suitability Score: (40%)	4.06
School Score:	3.49



Summary:

The Wiggins High School Campus name consists of three buildings located at 320 Chapman Street, Wiggins, Colorado 80645. The original campus was constructed in 1949. 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.

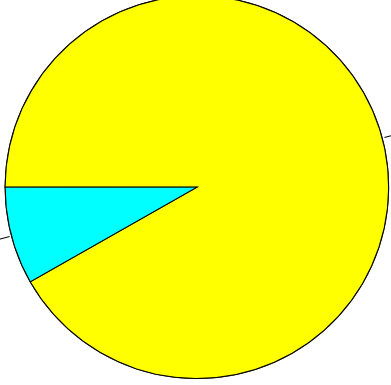
	Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations		0%	0.00%	\$0
B10 Superstructure		0%	0.00%	\$0
B20 Exterior Enclosure		12%	2.65%	\$110,899
B30 Roofing		19%	38.41%	\$1,156,753
C10 Interior Construction		22%	34.97%	\$819,818
C30 Interior Finishes		19%	21.17%	\$897,453
D20 Plumbing		19%	45.97%	\$942,838
D30 HVAC		27%	73.66%	\$5,806,831
D40 Fire Protection		1%	110.00%	\$1,109,915
D50 Electrical		48%	5.90%	\$212,989
E10 Equipment		18%	39.84%	\$72,942
E20 Furnishings		27%	33.37%	\$121,789
F10 Special Construction		-	-	\$67,449
G20 Site Improvements		10%	44.58%	\$587,799

Uniformat Classification				
	RSLI	SCI	Condition Budget	
G30 Site Mechanical Utilities	66%	13.64%	\$47,902	
G40 Site Electrical Utilities	60%	0.00%	\$0	
Total:			\$11,955,376	

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Site								
Main	34,916	29.7%	\$0	\$0	\$635,701	\$0	\$0	\$635,701
Agriculture	6,192	56.3%	\$0	\$0	\$5,366,295	\$0	\$338,561	\$5,704,856
Events Ctr	70,000	47.1%	\$0	\$0	\$886,518	\$0	\$0	\$886,518
Total:	111,108	33.1%	\$0	\$0	\$4,082,919	\$0	\$645,382	\$4,728,302
					\$10,971,433	\$0	\$983,943	\$11,955,376

5 - 5 Does Not Meet Current Code and/or Guideline \$983,943



3 - 3 Necessary- 2-5 Yrs \$10,971,433

School Condition Budget: \$11,955,376

Revised

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:

Wiggins High School serves students in a building that was built in three stages. The original building was built in 1949, the second phase in 1968 and the event center in 2003. The campus shares facilities with the middle school, using three buildings, the main building, Ag building, and the event center which is across the street.

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	3
		146.2 - Adjacencies	3
		146.3 - Storage\Fixed Equip.	2
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	1
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.	4
Library - Multimedia Center (LMC)		150.1 - Guidelines	5
		150.2 - Adjacencies	5
		150.3 - Storage\Fixed Equip.	3
Music		144.1 - Guidelines	2
		144.2 - Adjacencies	5
		144.3 - Storage\Fixed Equip.	2
P.E.		152.1 - Guidelines	5
		152.2 - Adjacencies	5
		152.3 - Storage\Fixed Equip.	5
Performing Arts\Auditorium		156.1 - Guidelines	2

Revised Suitability - Wiggins RE-50(J), Wiggins HS

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Performing Arts\Auditorium	156.2 - Adjacencies	5
		156.3 - Storage\Fixed Equip.	4
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
		143.3 - Storage\Fixed Equip.	5
Administrative/Support	Administration	157.1 - Guidelines	5
		157.2 - Adjacencies	5
		157.3 - Storage\Fixed Equip.	5
Suitability		157.4 - Restrooms (Student)	5
Fields/Courts	Baseball Fields	6.1 - Guidelines	1
		6.2 - Approval	1
Football Fields		4.1 - Guidelines	5
		4.2 - Approval	5
Practice Fields		10.1 - Guidelines	1
Soccer Fields		9.1 - Guidelines	1
		9.2 - Approval	1
Tennis Courts		8.1 - Guidelines	2
		8.2 - Approval	1
Tracks		5.1 - Guidelines	5
		5.2 - Approval	1
Learning Environment	School Climate	137.1 - Natural Light	4
		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	5
		18.3 - Staff & Visitor ADA	5
		18.4 - Staff & Visitor Guidelines	5
		18.6 - Main Entry	5
		19.1 - Student Parking	5
Signage and Way Finding		19.2 - Student Parking Lots	5
		19.3 - Student ADA	5
		19.4 - Student Guidelines	4
Site Circulation		43.1 - Site Way Finding Signage	2
		43.2 - Traffic Signage	5
		16.1 - Bus Zone	3
		16.2 - Bus Separation	4
		16.3 - Pedestrian Traffic	4

Revised

Revised Suitability - Wiggins RE-50(J), Wiggins HS

Group	Space Category	Appendix 1 Criteria	Score	
Site Circulation	Site Circulation	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	1	
		23 - Fire Lane	1	
		Site Security		
		65.1 - Fencing	1	
		65.2 - Gates	1	
Technology Infrastructure	Technology Readiness	125.1 - Controlled Access	5	
		125.2 - Ease of Supervision	1	
		117 - Electrical Power	5	
		124 - Event Alert Notification	5	
		127 - Bldg Access	1	
		169 - Video Distribution	5	
		170 - LAN Connectivity	5	
		171.1 - Backup Power	5	
		171.2 - Cooling	5	
		171.3 - Data Backups	5	
		171.4 - Data Backup Storage	1	
		173.1 - WAN Backbone	4	
		173.2 - Wireless	5	
		174.1 - Distant Learning Networks	1	
		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	

Wiggins HS Suitability Budget Total: \$5,794,000

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.

Revised

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.

Revised

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.



Site Acreage	32.8 (Shared site with HS,MS,ES)	Condition Budget:	\$635,701
Replacement Value:	\$2,139,387	Total FCI:	29.71%
		Total RSLI:	30%
		Condition Score:	3.11

Site: The original site was constructed in 1948. There was an addition to the high school in the 1960's and one to the AG Shop

in 1949, and the Events Center 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	10%	44.58%	\$587,799
G30 Site Mechanical Utilities	66%	13.64%	\$47,902
G40 Site Electrical Utilities	60%	0.00%	\$0
		Total:	\$635,701

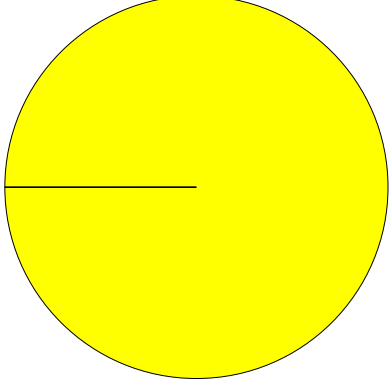
Site Deficiencies Budget Detail

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	\$1.63	50	1974	2024	\$237,799	18%	0.00%	\$0
G2020	Parking Lots	\$2.99	50	1974	2024	\$435,673	18%	0.00%	\$0
G2030	Pedestrian Paving	\$0.76	50	1974	2024	\$110,664	18%	0.00%	\$0
G2040	Site Development	\$0.91	30	1974	2004	\$132,780	0%	110%	\$146,058
G2050	Landscaping	\$2.76	10	1974	1984	\$401,583	0%	110%	\$441,742
G3010	Water Supply	\$0.48	50	2003	2053	\$69,183	76%	0.00%	\$0
G3020	Sanitary Sewer	\$1.07	50	2003	2053	\$155,113	76%	0.00%	\$0
G3030	Storm Sewer	\$0.57	50	2003	2053	\$83,224	76%	0.00%	\$0
G3060	Fuel Distribution	\$0.30	50	1948	1998	\$43,547	0%	110%	\$47,902
G4010	Electrical Distribution	\$1.32	30	2003	2033	\$192,520	60%	0.00%	\$0
G4020	Site Lighting	\$1.31	30	2003	2033	\$190,891	60%	0.00%	\$0
G4030	Site Communication and Security	\$0.59	30	2003	2033	\$86,410	60%	0.00%	\$0
Total		\$14.70				\$2,139,387	31%	29.71%	\$635,701

Site Deficiency Priority

Site Deficiencies by Priority:



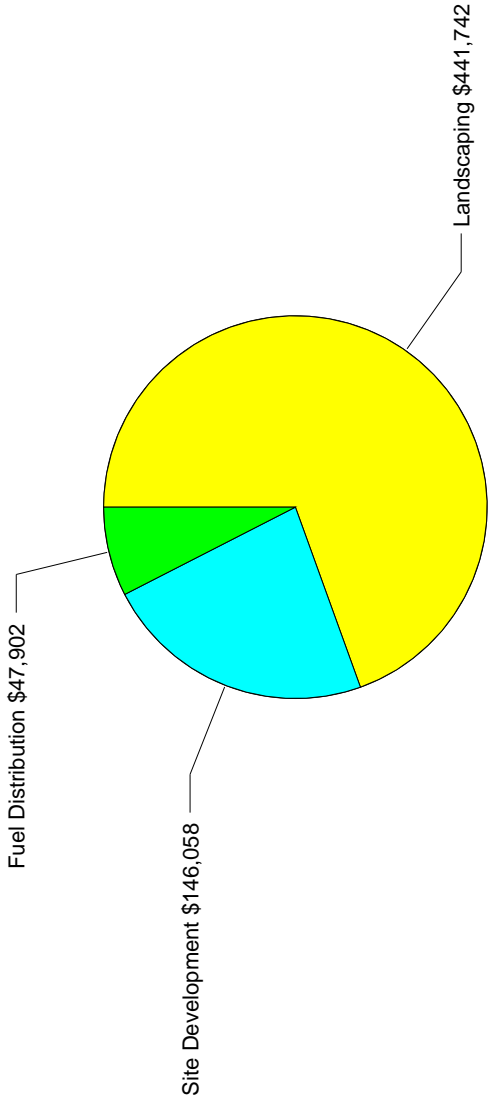
3 - 3 Necessary - 2-5 Yrs \$635,701

Site Condition Budget: \$635,701

Revised

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: \$635,702

Revised

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 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 1974. It has a 50-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.

System: G2020 - Parking Lots

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 1974. It has a 50-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.

System: G2030 - Pedestrian Paving

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 1974. It has a 50-year service life. Based on the assessment, it is expected to expire in 2024.

Recommendation: No action is required.



System: G2040 - Site Development

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 1974. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - 3 Necessary- 2-5 Yrs

Notes: Electrical equipment and trash containers are not fenced and secure. It is recommended that fencing be installed.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$146,058

Revised



System: G2050 - Landscaping.

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 1974. It has a 10-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - 3 Necessary- 2-5 Yrs

Notes: Landscaping is non-existent in some areas (i.e. south end of building and entire east side of building is asphalt parking lot) and could be enhanced; existing landscaping is mature and some is showing bare spots.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$441,742

System: G3010 - Water Supply

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 50-year service life. Based on the assessment, it is expected to expire in 2053.

Recommendation: No action is required.

System: G3020 - Sanitary Sewer

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 50-year service life. Based on the assessment, it is expected to expire in 2053.

Recommendation: No action is required.

System: G3030 - Storm Sewer

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 50-year service life. Based on the assessment, it is expected to expire in 2053.

Recommendation: No action is required.

Revised

System: G3060 - Fuel 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 1948. It has a 50-year service life which expired in 2009.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$47,902

System: G4010 - Electrical 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: G4020 - Site Lighting

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: G4030 - Site Communication 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.

Revised

Buildings

Building Name: Main

Year Built: 1949
 Gross Area (SF): 34,916

The Wiggins High School, number 9582, is a 1-story building located at 320 Chapman Street, Wiggins, Colorado 80645. There was an addition in the 1960s. 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		
B10 Superstructure	0%	0.00%	\$0		
B20 Exterior Enclosure	10%	0.00%	\$0		
B30 Roofing	1%	106.41%	\$971,569		
C10 Interior Construction	0%	101.00%	\$715,783		
C30 Interior Finishes	19%	54.29%	\$614,919		
D20 Plumbing	1%	132.05%	\$818,272		
D30 HVAC	30%	77.39%	\$1,866,246		
D40 Fire Protection	0%	110.00%	\$311,123		
D50 Electrical	48%	14.32%	\$156,522		
E10 Equipment	0%	110.00%	\$61,184		
E20 Furnishings	0%	110.00%	\$121,789		
F10 Special Construction	-	-	\$67,449		
		Total:	\$5,704,856		

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.35	100	1948	2048	\$427,350	-	0.00%	\$0
A1020	Special Foundations	\$0.51	100	1948	2048	\$23,346	-	0.00%	\$0
A1030	Slab on Grade	\$7.98	100	1948	2048	\$365,044	-	0.00%	\$0
B1020	Roof Construction	\$15.73	100	1948	2048	\$719,370	-	0.00%	\$0
B2010	Exterior Walls	\$16.08	100	1948	2048	\$735,428	-	0.00%	\$0
B2020	Exterior Windows	\$10.68	30	1991	2021	\$488,431	20%	0.00%	\$0
B2030	Exterior Doors	\$0.88	30	2003	2033	\$40,227	60%	0.00%	\$0
B3010	Roof Coverings	\$19.32	20	1995	2015	\$883,244	0%	110%	\$971,569
B3020	Roof Openings	\$0.65	30	1995	2025	\$29,820	33%	0.00%	\$0
C1010	Partitions	\$7.19	40	1948	1988	\$328,571	0%	110%	\$361,428
C1020	Interior Doors	\$4.65	40	1948	1988	\$212,600	0%	80.00%	\$170,080

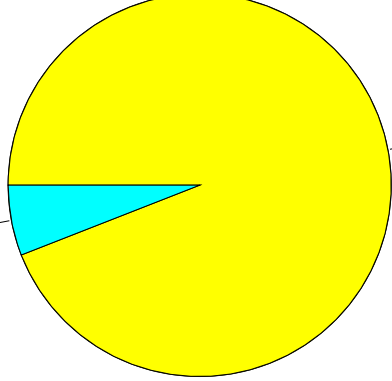
Revised

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
C1030	Fittings	\$3.66	20	1948	1968	\$167,523	0%	110%	\$184,275
C3010	Wall Finishes	\$1.48	20	1960	1980	\$67,843	0%	0.00%	\$0
C3020	Floor Finishes	\$12.23	20	1960	1980	\$559,017	0%	110%	\$614,919
C3030	Ceiling Finishes	\$11.06	20	2003	2023	\$505,746	40%	0.00%	\$0
D2010	Plumbing Fixtures	\$9.00	30	1948	1978	\$411,717	0%	150%	\$617,576
D2020	Domestic Water Distribution	\$1.01	30	1948	1978	\$46,404	0%	110%	\$51,044
D2030	Sanitary Waste	\$2.20	30	1948	1978	\$100,521	0%	110%	\$110,573
D2040	Rain Water Drainage	\$0.56	30	2003	2033	\$25,513	60%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.78	20	1948	1968	\$35,526	0%	110%	\$39,079
D3040	Distribution Systems	\$12.01	30	2003	2033	\$548,935	60%	0.00%	\$0
D3050	Terminal & Package Units	\$37.05	15	2003	2018	\$1,693,891	20%	110%	\$1,866,246
D3060	Controls & Instrumentation	\$2.85	20	2003	2023	\$130,529	40%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.83	30	2003	2033	\$38,110	60%	0.00%	\$0
D4010	Sprinklers	\$6.06	30	1948	1978	\$277,124	0%	110%	\$304,836
D4030	Fire Protection Specialties	\$0.13	15	2003	2018	\$5,715	20%	110%	\$6,287
	Electrical								
D5010	Service/Distribution	\$2.62	30	1948	1978	\$119,743	0%	110%	\$131,717
D5020	Lighting and Branch Wiring	\$15.33	30	2003	2033	\$700,716	60%	0.00%	\$0
	Communications and								
D5030	Security	\$5.47	20	2003	2023	\$250,015	40%	0.00%	\$0
D5090	Other Electrical Systems	\$0.49	15	2003	2018	\$22,550	20%	110%	\$24,805
E1020	Institutional Equipment	\$0.17	20	1948	1968	\$7,809	0%	110%	\$8,590
E1090	Other Equipment	\$1.05	20	1948	1968	\$47,812	0%	110%	\$52,593
E2010	Fixed Furnishings	\$2.42	20	1948	1968	\$110,717	0%	110%	\$121,789
F1040910	Special Construction, EACH	\$0.00				\$0	-	-	\$33,724
Total		\$221.49				\$10,126,908	20%	56.00%	\$5,671,132

Building Deficiency Priority

Deficiencies by Priority:

5 - 5 Does Not Meet Current Code and/or Guidelines \$338,561



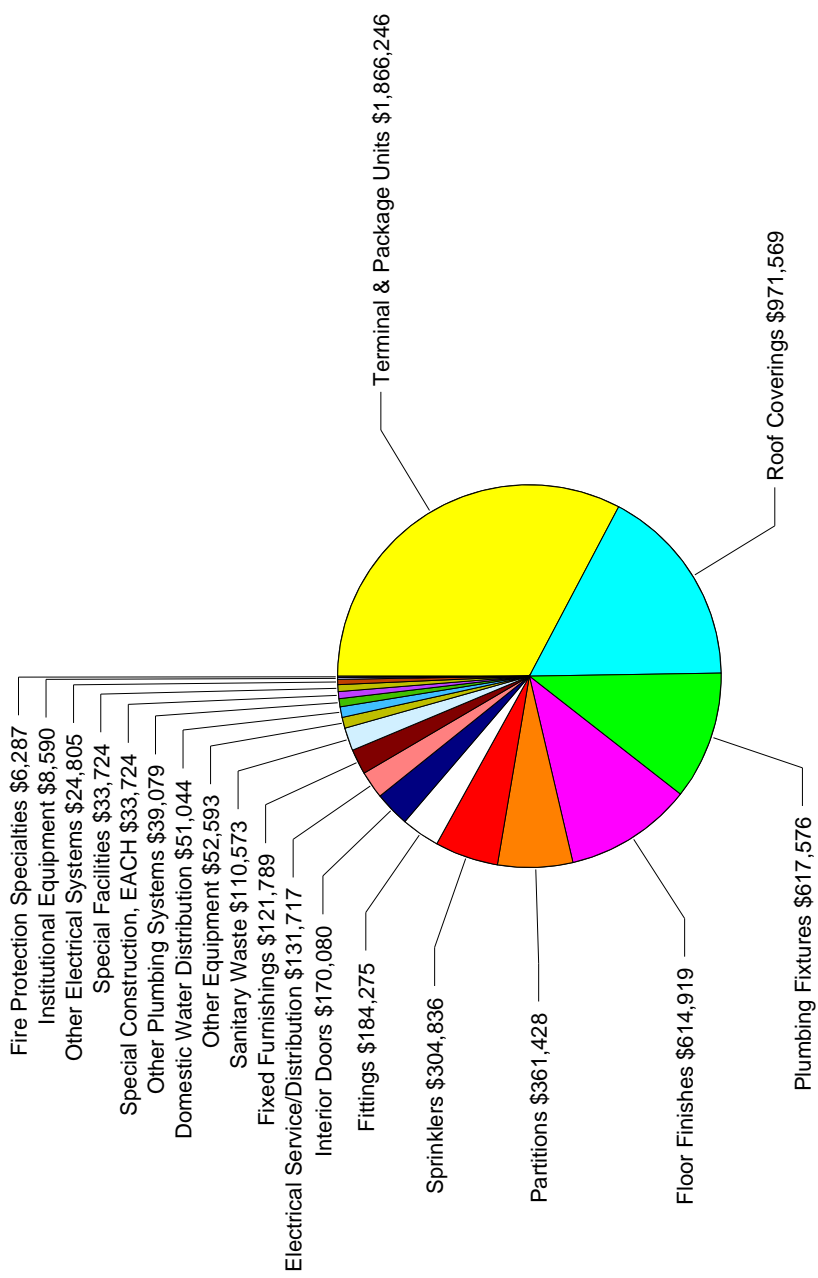
3 - 3 Necessary- 2-5 Yrs \$5,366,295

Main Condition Budget: \$5,704,856

Revised

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: \$5,704,854

Revised

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 1948. It has a 100-year service life. Based on the assessment, it is expected to expire in 2048 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 1948. It has a 100-year service life. Based on the assessment, it is expected to expire in 2048 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 1948. It has a 100-year service life. Based on the assessment, it is expected to expire in 2048 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 1948. It has a 100-year service life. Based on the assessment, it is expected to expire in 2048 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 1948. It has a 100-year service life. Based on the assessment, it is expected to expire in 2048 and is non-renewable.

Recommendation: No action is required.

Revised

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 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.

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 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 1995. It has a 20-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - 3 Necessary- 2-5 Yrs

Notes: Foam cover roofing needs to be replaced.

Recommend complete strip off and installation of a new roof covering.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$971,569

System: B3020 - Roof Openings

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 1995. It has a 30-year service life. Based on the assessment, it is expected to expire in 2025.

Recommendation: No action is required.

Revised

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 1948. It has a 40-year service life which expired in 2009.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$361,428



System: C1020 - Interior Doors

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 1948. It has a 40-year service life which expired in 2009.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$170,080

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 1948. It has a 20-year service life which expired in 2009.
Recommendation: The system should be replaced.

Revised



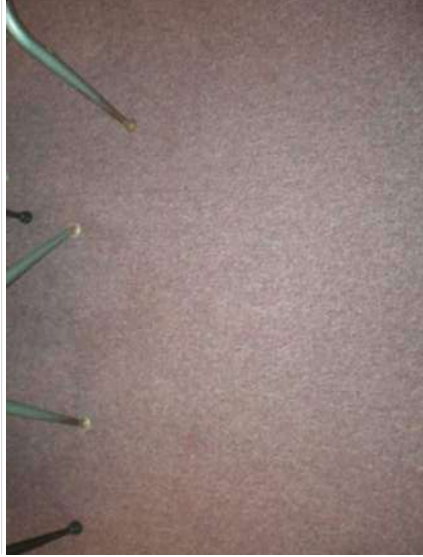
Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$184,275

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 1960. It has a 20-year service life which expired in 1980. However, based on the 2009 assessment, the service life has been extended to 2020.

Recommendation: No action is required.



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 1960. It has a 20-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Client reported, "There is suspect friable material (ACM) installed underneath the current 2-layers of carpeting." Recommend an engineering study be performed to determine abatement plan for removal of all friable material prior to beginning work on replacing floor coverings. See additional deficiency for study contained in F1040 for abatement plan.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$614,919

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.

Revised



System: D2010 - Plumbing Fixtures

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 1948. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The plumbing fixtures have reached the end of their expected useful life, in addition, the building does not comply with fixture count required by code, the installation of additional plumbing fixtures including bathroom expansion is necessary.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$617,576

System: D2020 - Domestic Water 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 1948. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$51,044

Revised

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 1948. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$110,573

System: D2040 - Rain Water Drainage

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 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 1948. It has a 20-year service life which expired in 1968.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$39,079

Revised

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.



Photo is not available.

System: D3050 - Terminal & Package Units

Analysis: The system is missing.
Recommendation: The system should be installed.

Deficiency

Location: Main
Material: Terminal and Package Units
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Computer server lacks independent cooling.
Correction: Install CRCU for equipment protection
Qty: 300-Each
Condition Budget: \$2,966

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,863,280

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.

Revised

Photo is not available.

Deficiency

Location: Main
Distress: Missing
Category: Capital Renewal
Priority: 5 - 5 Does Not Meet Current Code and/or Guidelines

Notes: Building does not have a sprinkler system. Install sprinklers.

Correction: Renew System
Qty: 1-Ea.

Condition Budget: \$304,836

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 2003. 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 - 3 Necessary- 2-5 Yrs

Correction: Renew System
Qty: 1-Ea.

Condition Budget: \$6,287



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 1948. It has a 30-year service life which expired in 2009.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs

Correction: Renew System
Qty: 1-Ea.

Condition Budget: \$131,717

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.

Review

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 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: D5090 - Other Electrical 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 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 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$24,805



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 1948. It has a 20-year service life which expired in 1968.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$8,590

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 1948. It has a 20-year service life which expired in 1968.
Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Replace kitchen equipment as required.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$52,593



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 1948. It has a 20-year service life which expired in 1968.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$121,789

System: E1040 - 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 1948. It has a 20-year service life which expired in 1968.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Material: Hazardous Components Abatement
Distress: Beyond Useful Life
Category: Environmental
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Recommend study to determine scope of abatement plan for removal of suspect friable material under floor covering.
Correction: Study to determine scope of abatement
Qty: 1-Ea.
Condition Budget: \$33,724

Revised

System: F1040910 - Special Construction, EACH

Analysis: see Deficiency

Recommendation: see Deficiency

Photo is not available.

Deficiency

Location: Main

Material: Special Facility or Professional Compliance Study

Distress: Missing

Category: Compliance

Priority: 5 - 5 Does Not Meet Current Code and/or Guidelines

Notes: Perform a detailed study for additional plumbing fixtures and additional space requirements to comply with current code. Perform a detailed study to address non-compliant fire code items, including fire sprinkler system design

Correction: Professional study to address non-compliant items
Qty: 1-Ea.

Condition Budget: \$33,724

Revised

Building Name: Agriculture

Year Built: 1949
 Gross Area (SF): 6,192

The Ag Shop is a 1-story building located at 320 Chapman Street, Wiggins, Colorado 80645. A greenhouse was added to the south end in 1990. 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%	46.03%	\$110,899
B30 Roofing		15%	110.00%	\$185,184
C10 Interior Construction		2%	76.97%	\$104,034
C30 Interior Finishes		0%	110.00%	\$282,534
D20 Plumbing		1%	105.39%	\$124,566
D30 HVAC		19%	0.00%	\$0
D40 Fire Protection		0%	110.00%	\$62,793
D50 Electrical		42%	2.28%	\$4,750
E10 Equipment		14%	110.00%	\$11,758
E20 Furnishings		40%	0.00%	\$0
Total:				\$886,518

Building Deficiency Condition Budget Detail

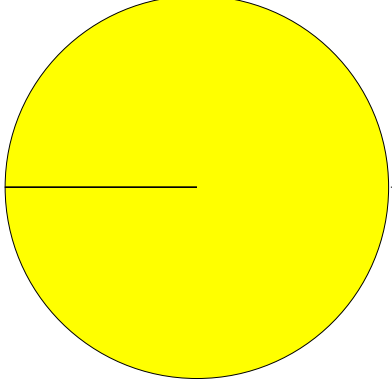
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$10.04	100	1949	2049	\$81,436	-	0.00%	\$0
A1020	Special Foundations	\$0.54	100	1949	2049	\$4,393	-	0.00%	\$0
A1030	Slab on Grade	\$8.57	100	1949	2049	\$69,509	-	0.00%	\$0
B1020	Roof Construction	\$16.90	100	1949	2049	\$137,070	-	0.00%	\$0
B2010	Exterior Walls	\$17.28	100	1949	2049	\$140,109	-	0.00%	\$0
B2020	Exterior Windows	\$11.48	30	1949	1979	\$93,103	0%	110%	\$102,413
B2030	Exterior Doors	\$0.95	30	1949	1979	\$7,714	0%	110%	\$8,486
B3010	Roof Coverings	\$20.76	20	1998	2018	\$168,350	15%	110%	\$185,184
C1010	Partitions	\$7.72	40	1949	1989	\$62,616	0%	110%	\$68,877
C1020	Interior Doors	\$5.01	40	1980	2020	\$40,590	13%	0.00%	\$0
C1030	Fittings	\$3.94	20	1949	1969	\$31,961	0%	110%	\$35,157
C3010	Wall Finishes	\$6.64	20	1949	1969	\$53,853	0%	110%	\$59,238
C3020	Floor Finishes	\$13.15	20	1949	1969	\$106,595	0%	110%	\$117,254
C3030	Ceiling Finishes	\$11.89	20	1949	1969	\$96,401	0%	110%	\$106,041
D2010	Plumbing Fixtures	\$9.67	30	1949	1979	\$78,413	0%	110%	\$86,255
D2020	Domestic Water Distribution	\$1.07	30	1949	1979	\$8,708	0%	110%	\$9,578
D2030	Sanitary Waste	\$2.35	30	1949	1979	\$19,094	0%	110%	\$21,003
D2040	Rain Water Drainage	\$0.61	30	1998	2028	\$4,951	43%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.87	20	1949	1969	\$7,027	0%	110%	\$7,729
D3050	Terminal & Package Units	\$45.92	15	2003	2018	\$372,306	20%	0.00%	\$0
D4010	Sprinklers	\$6.50	30	1949	1979	\$52,733	0%	110%	\$58,006
D4020	Standpipes	\$0.40	30	1949	1979	\$3,252	0%	110%	\$3,578
D4030	Fire Protection Specialties	\$0.14	15	2003	2018	\$1,099	20%	110%	\$1,209

Revised

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	\$2.82	30	1998	2028	\$22,838	43%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$16.47	30	1998	2028	\$133,553	43%	0.00%	\$0
	Communications and Security	\$5.88	20	2003	2023	\$47,693	40%	0.00%	\$0
D5030	Other Electrical Systems	\$0.53	15	2003	2018	\$4,319	20%	110%	\$4,750
E1020	Institutional Equipment	\$0.18	20	1998	2018	\$1,466	15%	110%	\$1,613
E1090	Other Equipment	\$1.14	20	1998	2018	\$9,223	15%	110%	\$10,146
E2010	Fixed Furnishings	\$2.59	20	2003	2023	\$21,030	40%	0.00%	\$0
Total		\$232.03				\$1,881,403	14%	47.12%	\$886,518

Building Deficiency Priority

Deficiencies by Priority:

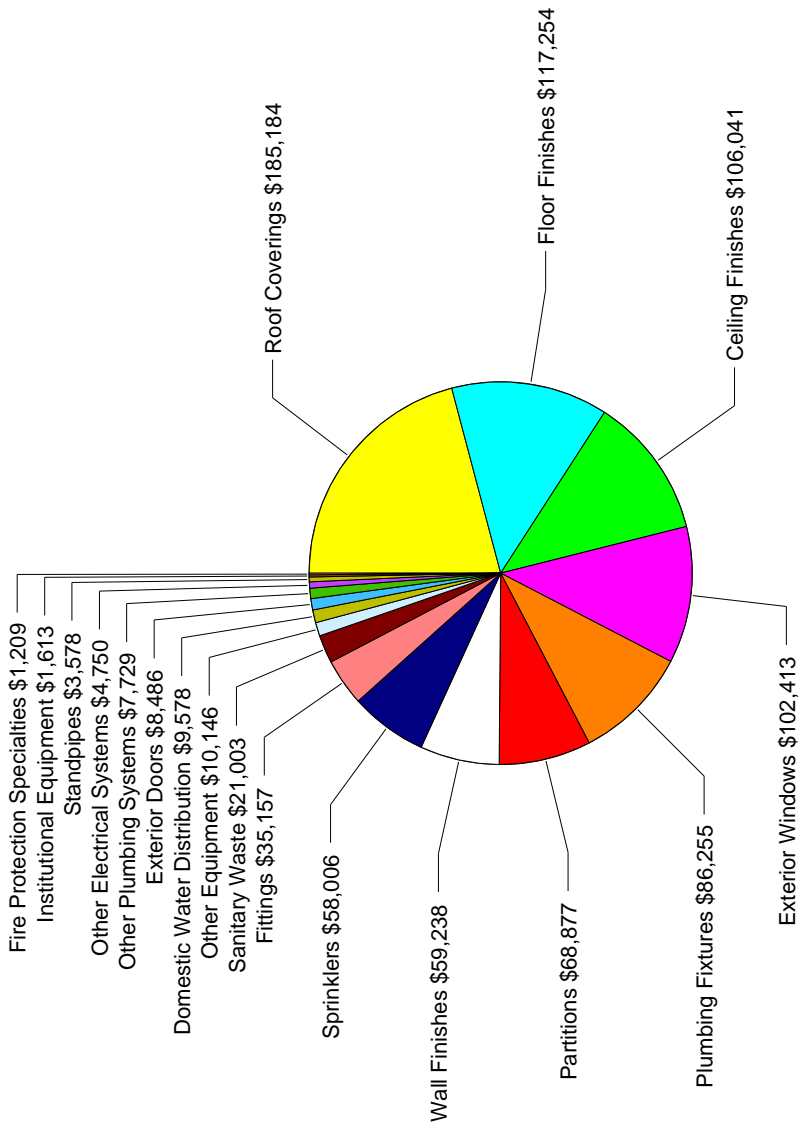


3 - 3 Necessary- 2-5 Yrs \$886,518

Agriculture Condition Budget: \$886,518

Revised

Building Deficiencies Budget Detail



Agriculture Condition Budget: \$886,517

Revised

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 1949. It has a 100-year service life. Based on the assessment, it is expected to expire in 2049 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 1949. It has a 100-year service life. Based on the assessment, it is expected to expire in 2049 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 1949. It has a 100-year service life. Based on the assessment, it is expected to expire in 2049 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 1949. It has a 100-year service life. Based on the assessment, it is expected to expire in 2049 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 1949. It has a 100-year service life. Based on the assessment, it is expected to expire in 2049 and is non-renewable.

Recommendation: No action is required.

Revised



System: B2020 - Exterior Windows

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 1949. It has a 30-year service life which expired in 1979.
Recommendation: The system should be replaced.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$102,413



System: B2030 - Exterior Doors

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 1949. It has a 30-year service life which expired in 1979.
Recommendation: The system should be replaced.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$8,486

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 1998. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$185,184

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 1949. It has a 40-year service life which expired in 1989.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$68,877

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 1980. It has a 40-year service life. Based on the assessment, it is expected to expire in 2020.

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 1949. It has a 20-year service life which expired in 1969.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$35,157



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 1949. It has a 20-year service life which expired in 1969.

Recommendation: The system should be replaced.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$59,238



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 1949. It has a 20-year service life which expired in 1969.

Recommendation: The system should be replaced.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$117,254

Revised



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 1949. It has a 20-year service life which expired in 1969.
Recommendation: The system should be replaced.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$106,041



System: D2010 - Plumbing Fixtures

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 1949. It has a 30-year service life which expired in 1979.
Recommendation: The system should be replaced.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$86,255

System: D2020 - Domestic Water 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 1949. It has a 30-year service life which expired in 1979.
Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$9,578

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 1949. It has a 30-year service life which expired in 1979.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$21,003

System: D2040 - Rain Water Drainage

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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

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 1949. It has a 20-year service life which expired in 1969.

Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$7,729

System: D3050 - Terminal & Package Units

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 15-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: The system should be replaced.

System: D4010 - Sprinklers

Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

Deficiency

Location: Agriculture
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Building lacks a sprinkler system. Install sprinkler system.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$58,006

System: D4020 - Standpipes

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 1949. It has a 30-year service life which expired in 1979.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$3,578

Revised

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 2003. 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: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,209

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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028. **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 1998. It has a 30-year service life. Based on the assessment, it is expected to expire in 2028. **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 20-year service life. Based on the assessment, it is expected to expire in 2023. **Recommendation:** No action is required.

System: D5090 - Other Electrical 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 15-year service life. However, in the assessment, it was found to be currently deficient. **Recommendation:** The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$4,750

System: E1020 - Institutional Equipment

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1998. 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: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,613

System: E1090 - Other Equipment

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1998. 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: Agriculture
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$10,146

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.

Revised

Building Name: Events Ctr

Year Built: 2003
 Gross Area (SF): 70,000

The Event Center is a 1-story building located at 400 Chapman Street, Wiggins, Colorado 80645. There have been no additions and no renovations. 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		26%	0.00%	\$0
B30 Roofing		40%	0.00%	\$0
C10 Interior Construction		62%	0.00%	\$0
C30 Interior Finishes		40%	0.00%	\$0
D20 Plumbing		58%	0.00%	\$0
D30 HVAC		30%	77.27%	\$3,940,586
D40 Fire Protection		2%	110.00%	\$735,999
D50 Electrical		54%	2.24%	\$51,716
E10 Equipment		40%	0.00%	\$0
E20 Furnishings		39%	0.00%	\$0
Total:				\$4,728,302

Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.86	100	2003	2103	\$904,202	-	0.00%	\$0
A1020	Special Foundations	\$0.54	100	2003	2103	\$49,664	-	0.00%	\$0
A1030	Slab on Grade	\$8.42	100	2003	2103	\$771,398	-	0.00%	\$0
B1020	Roof Construction	\$16.59	100	2003	2103	\$1,520,548	-	0.00%	\$0
B2010	Exterior Walls	\$16.97	100	2003	2103	\$1,555,344	-	0.00%	\$0
B2020	Exterior Windows	\$11.27	30	2003	2033	\$1,032,780	60%	0.00%	\$0
B2030	Exterior Doors	\$0.93	30	2003	2033	\$85,331	60%	0.00%	\$0
B3010	Roof Coverings	\$20.38	20	2003	2023	\$1,867,849	40%	0.00%	\$0
B3020	Roof Openings	\$0.68	30	2003	2033	\$62,681	60%	0.00%	\$0
C1010	Partitions	\$7.58	40	2003	2043	\$694,628	70%	0.00%	\$0
C1020	Interior Doors	\$4.91	40	2003	2043	\$450,469	70%	0.00%	\$0
C1030	Fittings	\$3.88	20	2003	2023	\$355,440	40%	0.00%	\$0
C3010	Wall Finishes	\$6.53	20	2003	2023	\$598,490	40%	0.00%	\$0
C3020	Floor Finishes	\$12.89	20	2003	2023	\$1,181,470	40%	0.00%	\$0
C3030	Ceiling Finishes	\$11.67	20	2003	2023	\$1,069,877	40%	0.00%	\$0
D2010	Plumbing Fixtures	\$9.51	30	2003	2033	\$871,927	60%	0.00%	\$0
D2020	Domestic Water Distribution	\$1.06	30	2003	2033	\$97,357	60%	0.00%	\$0
D2030	Sanitary Waste	\$2.31	30	2003	2033	\$212,030	60%	0.00%	\$0
D2040	Rain Water Drainage	\$0.61	30	2003	2033	\$55,971	60%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.83	20	2003	2033	\$75,789	40%	0.00%	\$0
D3040	Distribution Systems	\$12.66	30	2003	2033	\$1,160,451	60%	0.00%	\$0
D3050	Terminal & Package Units	\$39.08	15	2003	2018	\$3,582,351	20%	110%	\$3,940,586
D3060	Controls & Instrumentation	\$3.02	20	2003	2023	\$276,975	40%	0.00%	\$0

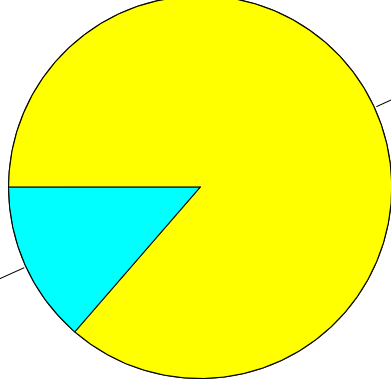
Revised

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D3070	Systems Testing & Balance	\$0.88	30	2003	2033	\$80,225	60%	0.00%	\$0
D4010	Sprinklers	\$6.40	30	2003	2033	\$586,711	60%	110%	\$645,382
D4030	Fire Protection Specialties	\$0.14	15	2003	2018	\$12,421	20%	110%	\$13,663
D4090	Other Fire Protection Systems	\$0.76	15	2003	2018	\$69,959	20%	110%	\$76,955
D5010	Electrical Service/Distribution	\$2.75	30	2003	2033	\$252,519	60%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$16.15	30	2003	2033	\$1,480,692	60%	0.00%	\$0
D5030	Communications and Security	\$5.77	20	2003	2023	\$529,237	40%	0.00%	\$0
D5090	Other Electrical Systems	\$0.51	15	2003	2018	\$47,015	20%	110%	\$51,716
E1020	Institutional Equipment	\$0.17	20	2003	2023	\$15,656	40%	0.00%	\$0
E1090	Other Equipment	\$1.10	20	2003	2023	\$101,106	40%	0.00%	\$0
E2010	Fixed Furnishings	\$2.54	20	2003	2023	\$233,232	40%	0.00%	\$0
Total		\$239.37				\$21,941,796	44%	21.55%	\$4,728,302

Building Deficiency Priority

Deficiencies by Priority:

5 - 5 Does Not Meet Current Code and/or Guid \$645,382

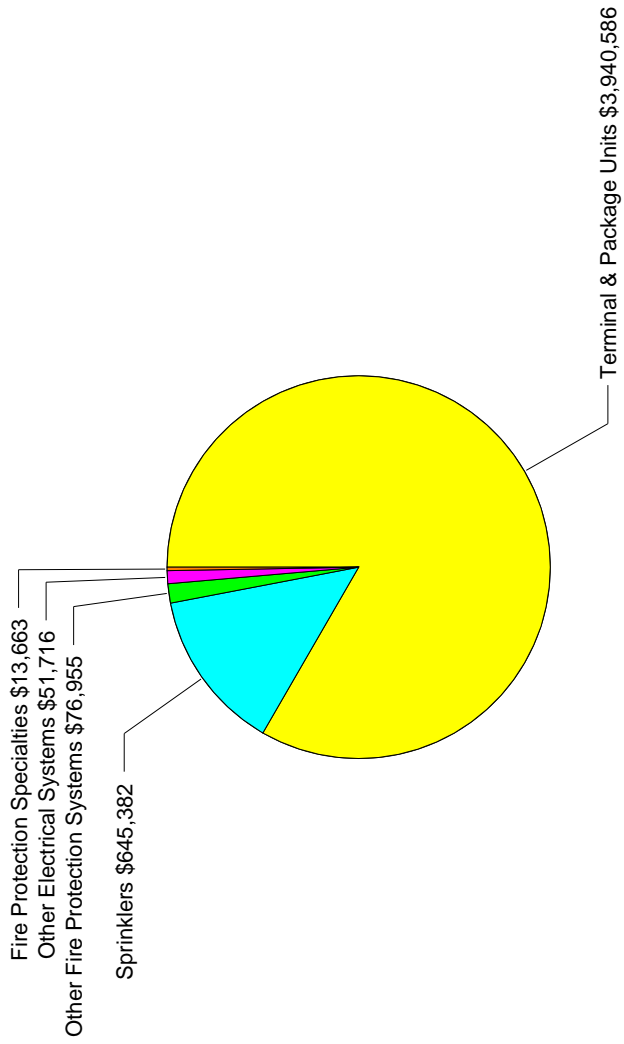


3 - 3 Necessary- 2-5 Yrs \$4,082,919

Events Ctr Condition Budget: \$4,728,301

Revised

Building Deficiencies Budget Detail



Events Ctr Condition Budget: \$4,728,302

Revised

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.

Revised

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: **B3020 - Roof Openings**

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: **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.

Revised

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 2033.
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 2033.
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 2033.
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 2033.
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.

Revised

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: D2040 - Rain Water Drainage

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 but is recommended for renewal within the next 3 – 5 years. The system was installed in 2003. 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: Events Ctr
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$3,940,586

Revised

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: Events Ctr

Distress: Missing

Category: Capital Renewal

Priority: 5 - 5 Does Not Meet Current Code and/or Guidelines

Notes: Only the stage area has sprinklers. Recommend installing a complete sprinkler system.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$645,382

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 2003. 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: Events Ctr

Distress: Beyond Useful Life

Category: Deferred Maintenance

Priority: 3 - 3 Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$13,663

System: D4090 - Other Fire Protection 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 15-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Events Ctr
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$76,955

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 20-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: D5090 - Other Electrical 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 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: Events Ctr
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$51,716

Revised

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 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: 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 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: 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.

Revised

Appendix 1 - Assessment Criteria

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	32.8 (Shared site with HS,MS,ES)
2.00	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.1.13?	N/A	
3.00	Sports Fields		
4.10	Do Football Fields meet the school's program requirements? 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 the school's program requirements? 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?	1	This is a dirt track.
6.10	Do Baseball fields meet the school's program requirements? If not comment on deficiencies.	1	The school has a baseball program but uses a field owned by the city. There are some shared expenses at that field.
6.20	Are Baseball Fields approved by the Colorado High School Activities Association?	1	It is a city owned field.
7.10	Do Softball fields meet the school's program requirements? 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 the school's program requirements? If not comment on deficiencies.	2	The two tennis courts are old, with poor playing surfaces and nets.
8.20	Are tennis courts approved by the Colorado High School Activities Association?	1	These courts did not qualify for competition use.
9.10	Do soccer fields meet the school's program requirements? If not comment on deficiencies.	1	Soccer is played on the football field.
9.20	Are soccer fields approved by the Colorado High School Activities Association?	1	
10.10	Do practice fields meet the school's program requirements? If not comment on deficiencies.	1	The football field is used for practices.
12.00	Site location and access		
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	4	The school is located on a lightly transited 2 lane road, with daily traffic counts not exceeding 25,000.

Revised

Task No	Task Description	Score	Comments
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 does not apply to this school.
13.20	Is there signage warning of school zone?	2	Signage is very limited at the site.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 4.1.13?	4	The school is located away from undesirable businesses.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	3	The buses pick-up and release students on the street, but they block the street so that there is no other use.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	4	The buses pick-up and release students on the street, but they block the street so that there is no other use.
16.30	Do pedestrians have to cross traffic lanes to enter school?	4	Students coming from the parking area at the event center must cross a street.
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	Parent drop-off can be on the two-way street or one-way through the parking lot and out the far end and around the elementary school.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	4	Parents drop students off at the curb in front of the building or in the parking lot at the event center.
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?	5	All of the area is 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 4.1.13?	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?	5	Area 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 4.1.13?	4	This is a spread out campus, with the majority of the student parking some distance from the main building. As a result many students park on the street.
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?	1	
23.00	Is there a marked fire lane with "no parking" signs posted?	1	There are no red marked fire lanes, but there is a small no parking zone in front of the office.
24.00	Playgrounds		

Revised

Task No	Task Description	Score	Comments
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 4.1.13?	N/A	
25.10	If there is playground equipment; is the equipment in good condition?	N/A	This question is not applicable to the school.
26.00	Is playground equipment available for persons with disabilities?	N/A	
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	2	The existing lighting in the east parking lot appears inadequate and aged. There is no lighting in the north parking lot.
29.00	Are sports fields lit? Describe condition.	4	Yes, the sports field is well lit.
30.00	Are school entries lit? Describe condition.	4	Yes, the entry lighting is adequate.
31.00	Are school perimeters lit? Describe condition.	4	The building perimeter is lit. Lighting level was reduced due to neighbor complaints.
32.00	Site drainage		
33.00	Is the school floor slab raised 6" above grade or more? Describe condition.	3	Most areas of the floor slab are 6" or more above grade.
34.00	Does water drain positively away from the school?	3	Yes, the water drains positively away from the building.
35.00	Is there a drainage path on site?	3	There is a drainage path in some areas.
35.10	Is the site erosion free?	3	Some areas of the site shows signs of erosion.
36.00	Is there a water retaining area?	N/A	There is no water retention 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	There is no water retaining area.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	3	The ADA parking is located close to an accessible route and to the rear and side building entrances.
39.00	Is there an identifiable path of ingress?	3	The path of ingress is not well marked, but is identifiable.
40.00	Are there curb cuts at curbs?	3	There are some curb cuts; accessibility is provided to most necessary sidewalks.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	2	There is signage for ADA parking, but no identifiable path of ingress.
42.00	Signage		
43.10	Is there site way-finding signage?	2	There is very little signage for two schools that share the same campus.
43.20	Is there traffic signage? 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.
45.10	Are the propane tank or tanks installed as required by code?	N/A	There are no propane tanks.
45.20	Is the natural gas service protected?	4	The natural gas meter is fenced and is locked.
46.00	Is the site served by a private or a public water system?	N/A	The site is served by a public water system.
47.00	Is the site served by a well?	N/A	The site is not served by a well.
47.10	Is the well secured to limit access? Describe condition.	N/A	This question is not applicable to the school.

Revised

School Assessment Report - Wiggins RE-50(J), Wiggins HS

Task No	Task Description	Score	Comments
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	N/A	Yes, the major electrical equipment is located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	2	The major electrical equipment is away from the students and staff, but 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 a 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	This question does not apply to this school.
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 from the school.
51.10	How far away is the fire hydrant from the school building?	N/A	The fire hydrant is approximately 100 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	3	The landscaping is well maintained for what is there, but it is mature and does little to enhance the property.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is watered by a sprinkler system.
54.10	Describe the condition of the landscaping watering system.	2	The system is on a timer, which could use a partial replacement.
55.00	Does the landscaping aid passive solar techniques?	2	The landscape does not do much to aid in passive solar techniques.
56.00	Is the landscaping drought tolerant?	3	Most of the trees and plants used are drought tolerant and adequate for the region.
57.00	Are weeds under control?	2	At time of visit, weeds were observed in some areas.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	2	The trash area is located in isolated area, and 25 feet away from food service areas and classrooms, but is not fenced and secured.
61.00	Is the trash area enclosed?	1	No, the trash area is not enclosed.
62.00	Site sanitation		
63.00	Is the site clean and free of litter and trash?	3	At time of visit, a minimum amount of trash was observed on the school grounds.
64.00	Site security		
65.10	Is the site fenced?	1	There are multiple buildings at this site and no fences.
65.20	Are gates provided at fences with locking capability?	1	There are no fences, therefore no gates.
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?	3	Yes, the building roof is controlled for restricted access.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	3	Yes, the main entry is protected with steps and with handrails and guard rails.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	1	The doors do not have an UL label and are presumed to not be fire rated.

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Task No	Task Description	Score	Comments
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	1	No, there are no smoke seals and closers.
70.20	Describe the condition of the corridors.	3	The corridors and its components are in fair condition.
71.00	Is the school segregated with area separation fire walls?	1	No, the building does not have fire rated separations at horizontal exits or occupancy separations.
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). These buildings are constructed of noncombustible materials. Typically these are masonry bearing wall structures with steel studs for walls and steel bar joists for floor and roof structures. Type II-A has fire rated building elements.
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	5	The school occupant load is in compliance with code.
74.00	Is there an unobstructed path of egress from all points in the school?	4	Yes, egress paths are unobstructed.
74.10	Describe the condition of the unobstructed path of egress.	4	The egress paths are acceptable.
75.00	Are stairways protected for exiting as required by code?	N/A	There are no stairs.
75.10	Determine the adequate number of stairways	N/A	There are no stairs.
75.20	Describe condition of stair(s)	N/A	There are no stairs.
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.	N/A	This building has no stairs.
76.10	Describe condition of treads risers and landings	N/A	This building has no stairs.
77.00	Are classroom doors recessed and open in the exiting direction?	3	The classroom doors are recessed and open in the exiting direction in the 1960 addition. Classroom doors in the original building open inward.
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.	N/A	This building has no stairs.
78.10	Describe condition of guardrails and handrails	N/A	There are no stairs.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	4	The interior glass has wire in proper locations as required.
80.00	Does the school provide exits as required by code?	5	Yes, the school provides exits as required by code.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	4	Yes, the corridors terminate at an exit.
81.00	Is the path of egress ADA accessible?	4	Yes, the ADA egress path is compliant.
81.10	Are there areas of refuge?	N/A	This is a single story building with direct exits.

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Task No	Task Description	Score	Comments
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	4	This school meets most of the following requirements for the physically challenged: 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?	4	The emergency lighting system is in good condition with backup power systems.
84.00	Does the district/school have a backup generator?	1	The district/school does not have a generator.
84.10	How is the backup generator powered?	N/A	This question is not applicable to the school.
84.20	Natural gas propane wind other? Is fuel stored as required by code? Describe condition.	N/A	There is no fuel storage area.
85.00	Does the school have fire extinguishers located as required by code?	5	The school has up-to-date fire extinguishers located as required by code.
86.00	Is the school provided with a sprinkler system?	1	The school does not have a sprinkler system.
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?	4	This alarm system is monitored by a commercial company dispatch center.
87.20	Describe the type age and condition of the fire alarm system.	4	The alarm system was replaced in 2003. The system is addressable.
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: 34,916 Agriculture GSF: 6,192 Events Ctr GSF: 70,000 Total Roof GSF: 28,600
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 1949 (66 years old) Agriculture: built 1949 (66 years old) Events Ctr: built 2003 (12 years old)
95.00	List Grades Attending School.	N/A	This school serves grades 9th through 12th.
96.00	List number of building stories.	N/A	Agriculture: 1 Events Ctr: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	N/A	There is no basement.

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Task No	Task Description	Score	Comments
100.10	Does the foundation or basement walls have any observable cracks?	N/A	This question is not applicable to the school.
101.00	Is the school constructed on a slab on grade?	N/A	
101.10	Does the slab on grade show signs of heaving or cracking?	3	There is no heaving or cracking visible.
101.20	If visually possible from the exterior, note whether the slab is post tensioned.	N/A	It is not visually possible to see whether the slab is post-tensioned.
102.00	Are the exterior/interior walls bearing?	N/A	Yes, walls are load bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior walls are brick veneer on CMU.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	3	There are no cracks visible.
102.30	Are there expansion joints for expansion and contraction of building materials?	N/A	The exterior finish has expansion joints.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	Exterior walls are load bearing.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	3	The exterior walls are well maintained, but are showing some signs of age.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing with masonry construction.
104.20	Describe the condition of the school's structural system.	4	The school's structural system is in 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 well maintained, but showing signs of age.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	All interior walls are CMU.
106.10	Describe condition of interior corridor walls.	4	The interior corridor walls are in good condition with some depreciation.
107.00	What are interior walls, other than corridors, constructed of?	N/A	The other interior walls are CMU and drywall.
107.10	Describe condition of the interior walls and veneering.	4	The interior walls 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	Roof construction is steel joists and metal deck.
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	It is a single story structure.
109.10	Describe the condition of the school's ceiling/floor assembly.	N/A	It is a single story structure.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more)?	N/A	The roof is low sloped.

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Task No	Task Description	Score	Comments
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	The roof is a built up roof with a foam coating.
110.20	What is the approximate age of the roof covering?	N/A	The roof was last coated in 1995.
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?	1	The roof is in poor condition and should be scheduled for complete replacement.
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	Gas fired, roof mounted, package units provide heating and cooling.
112.10	What is the approximate age of the HVAC system?	N/A	The HVAC system was installed in 2003 and so is approximately six years old.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 4.1.3? Please refer to CO2 test results.	4	The HVAC system provides a good level of fresh air in the school.
112.30	How is the fresh air controlled?	N/A	The fresh air is controlled by manually set outside air dampers.
112.40	How many zones are there?	N/A	Unable to determine without engineering drawings or control points list.
114.00	What is the air quality for carbon dioxide?	3	The level of carbon dioxide is fair, as measured at time of visit, being between 750 ppm and 1,000 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	N/A	The building does not have a boiler room.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 4.1.3?	1	Much of the wiring and original lines date from 1948. Some added power lines have been added but school needs to be completely rewired.
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 3-phase.
116.30	Describe the age and condition of the electrical system.	N/A	Main panel and wiring was installed in 1948. Additions have been added, but most of the system is obsolete and insufficient.
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	Yes, 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	Lighting has been retrofitted to electronic ballasts and T-8 lamps.
118.10	Describe condition of the lighting in the school.	4	The lighting in the school is in generally good condition.
119.00	Do current lighting levels meet electrical lighting codes?	5	The current lighting levels appear to meet electrical lighting codes.

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Task No	Task Description	Score	Comments
119.10	Describe lighting levels.	4	Lighting levels were measured as follows: conference room=51 FC; LRC=82 FC; science lab=84 FC; and classroom=64 FC.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	3	No, there are no noticeable odors in the building.
120.10	Does the school have adequate bathrooms to support the building population as required by code?	1	The school does not have adequate bathrooms to support the building population as required by code.
120.20	Are plumbing fixtures equipped with low flow water saving devices?	1	No, the plumbing fixtures are not equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	3	The system and plumbing fixtures are functioning and in use, but are showing signs of age.
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.	5	Test results are as follows: negative lead and 0 ppm copper.
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 4.1.9.5?	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 4.1.9?	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?	1	With multiple buildings, supervision becomes somewhat difficult.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	There are some video cameras, but no key card system.
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		

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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; covered 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.	5	Very Good sanitary conditions.
132.00	Chemical Storage/Science Labs/Shops		
133.00	Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 4.1.8?	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 4.1.8?	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?	1	There is a small nurse's area in the high school, but it doesn't contain a locking cabinet for medications.
136.00	Educational Programs		
137.10	Does the school have daylight with views in all learning areas?	4	The classrooms in the older section of the building have two small windows. The area near the junior high gym and locker rooms is dark.
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 classrooms as needed for the school program?	N/A	

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Task No	Task Description	Score	Comments
139.20	Preschool Adjacencies	N/A	
139.30	Preschool Storage/Fixed Equipment	N/A	
140.10	Does the school have kindergarten classrooms as needed for the school program?	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 4.3?	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	4	There is limited storage in the general classrooms.
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. clsrms). 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 4.3?	2	The band and chorus classes meet on the stage in the event center. There is limited storage and no practice rooms. Some storage takes place off-stage and some in an office near the event seating space. The stage area is dark and the stage is noisy.
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	2	There is limited storage.

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Task No	Task Description	Score	Comments
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.3?	3	The art room meets in a regular classroom with only one sink and limited work space.
146.20	Art Adjacencies	3	High school art meets in a regular classroom located in the junior high, next to other classrooms.
146.30	Art Fixed Equipment	2	There is limited storage, some of which is in the next door classroom. The kiln is located in the corner of the room adjacent to a pottery wheel. There is limited work space.
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.3? Computer Lab Adjacencies	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 4.3? CTC Adjacencies	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 4.3? Library Adjacencies	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	3	There is limited storage and work space for the librarian.
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.3?	5	There are two windows into the distance learning center that are blacked out with heavy curtains.

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Task No	Task Description	Score	Comments
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 4.3?	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 4.3?	2	Music classes have been relocated from the event center to a standard classroom, in order to improve lighting conditions. The classroom space is still inadequate, due to small square footage and lack of storage.
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	4	There is limited storage and construction area.
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 4.3?	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	5	All, or nearly all of the administration and reception spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment.

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Task No	Task Description	Score	Comments
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	N/A	Students go to the elementary school for lunch.
157.60	Food Prep	N/A	Students go to the elementary school for lunch.
158.10	Science Labs as described in the CDE Construction Guidelines 4.3?	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.	4	The painted CMU and glazed CMU are showing some signs of wear and deterioration.
161.00	Interior flooring? Describe type and condition.	3	The interior flooring is in fair condition. The finishes consist of vinyl asbestos tiles covered with carpet, vinyl tiles, and ceramic tiles.
162.00	Interior ceilings? Describe type and condition.	4	Interior ceilings have acoustical tiles. They are in good condition, with only some cosmetic deficiencies.
163.00	Exterior doors, frames and glazing? Describe type and condition.	3	Exterior doors are metal framed metal doors in fair condition.
163.10	What is condition of weather stripping and caulk?	3	Most weather stripping and caulking are acceptable, but are showing signs of wear and age.
163.20	How many exterior doors are there?	N/A	There are 13 exterior doors.
164.00	Interior doors and frames? Describe type and condition.	3	Interior wooden doors and metal frames and glazing are in fair condition; most lack ADA hardware.
165.00	Windows/glazing? Describe type and condition.	2	Windows and glazing are in fair condition and/or some of its components are damaged.
166.00	Technology		
168.00	Telephone system? Describe type and condition.	4	The telephone system is digital and in good condition.
169.00	Video distribution system? Describe type and description.	5	The buildings are wired for cable TV, but the community currently doesn't have cable service. With computers and LCD projectors streaming is available.
170.00	Does the school have a data/network system?	5	All, or nearly all computers are connected to the 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?	5	AGREE: The facility is protected to maintain business continuity with redundant air conditioning for data centers. The school will not lose critical district supported business and IT data.

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Task No	Task Description	Score	Comments
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 isn't currently being stored off-site.
173.10	Is the school connected to the internet? How is it connected?	4	T1: The facility has T1 based connectivity to the Internet.
173.20	Does the school have wireless internet access throughout?	5	AGREE: The facility has wireless capability.
174.10	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?	1	
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)	5	This school's score ranks high on the energy efficiency scale. This score indicates that the school employs extensive and effective energy efficiency practices and that energy efficient equipment and its efficient operation are in place. The school should continue to strive to maintain or improve its present level of efficiency.
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.)	N/A	N/A=There are insufficient combined installation cost, operating costs, maintenance and upgrade cost data available to assess the life cycle costs of this school.

Revised

School Assessment Report - Wiggins RE-50(J), Wiggins HS

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))	2	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?	3	The school performs fairly in reducing the demand on the community infrastructure; it attempts denser development and more efficient management of water resources.
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles?	2	Parking appears to exceed the guidelines for parking count but partially addresses the heat island effect.
184.00	Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr)	5	The school uses energy efficient equipment throughout the facility.
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 is unknown.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	There is an unshaded south facing wall; approximately 1,000 square feet receives direct sunlight.
189.00	What percent of exterior facade are windows dedicated to?	N/A	On average, windows constitute 30-45% of the area of the elevations.
190.00	Is the school site located to encourage use of bicycling walking and mass transportation?	2	The school location is convenient for walking or biking if the student lives in town, but this is a small, remote town and most of the students are bussed or drive themselves.
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, 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 to the community, year round, subject to school use.
192.00	How many exit doors are there?	N/A	There are 9 exit doors.
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	1	The school is not oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.

Revised

School Assessment Report - Wiggins RE-50(J), Wiggins HS

Task No	Task Description	Score	Comments
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	3	Yes, the natural light is available through the windows.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	4	Most light fixtures have been replaced with energy efficient fixtures
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	3	Yes, lighting has minimal impact.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	4	The mechanical system was commissioned at the end of construction or retro-commissioned sometime over the last five years, with 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.	N/A	The presence of insulation in corridor walls could not be determined by visual observation. During the condition assessment site visit, no problems with sound transmission at corridor walls were detected.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	N/A	The presence of insulation in interior walls could not be determined by visual observation. During the condition assessment site visit, no problems with sound transmission at corridor walls were detected.
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	N/A	It is not necessary since it is a single story building.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	N/A	Most of ceiling/roof assembly is insulated, but the R-value of insulation could not be determined at the time of condition assessment and is possibly less than R19.
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	2	The predominant system is single pane aluminum framed windows and is present throughout the older section. There are some double paned glass.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	3	Some windows are operable. They could be used to control temperature and ventilation.
203.20	Describe condition of caulking	2	Window caulking is in fair condition.
204.00	Are school wastes reclaimed?	1	No, the school does not reclaim any of the school's waste.
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?	4	There are entry vestibules at one, or some, main entrances, some 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?	3	There is one entry vestibule at a secondary entrance with floor mats and/or other systems to reduce tracking dirt into the structure.

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Task No	Task Description	Score	Comments
207.00	Does the district/school have a recent active energy management plan?	3	At the time of visit, the school has delineated some energy management procedures that are revised periodically and with which most key personnel are familiar; some of these procedures are being implemented.
208.00	Does the district/school have preventative maintenance procedures in place?	3	Yes, the district has a preventative management plan that is limited by available staff.
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 4.5?	1	The school is less than 50 years old and cannot be associated with any known historic events or persons.
212.00	Current facility/school replacement value (CRV)	N/A	\$36,089,494
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=33.13%

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Glossary

Abandoned Building	A facility owned by a district that is not occupied and not maintained. 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. <ul style="list-style-type: none"> • 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.

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Energy Score	<p>Energy Score is a factor that may be used in the calculation of School Score. The 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:</p> <ul style="list-style-type: none"> • 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 <p>The sum of all possible points awarded divided by the sum of all possible points yields the Suitability Score. See School Score.</p>
Energy Utilization Index (EUI)	<p>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.</p>
Extended Facility Condition Index (EFCI)	<p>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.</p>
Facility	<p>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.</p>
Facility Condition Index (FCI)	<p>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.</p>
Forecast Period	<p>The Forecast Period includes five years following the Current Period (report year plus three forward years).</p>
Gross square feet (GSF)	<p>The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.</p>
Install year	<p>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).</p>
Life cycle	<p>The period of time that a building or site system or element can be expected to adequately serve its intended function.</p>
Modernization	<p>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)</p>
No Educational Program (NEP)	<p>Tier 1 facility that does not have an active traditional educational program (elementary middle or high school program).</p>
Order of magnitude	<p>Rough approximation made with a degree of knowledge and confidence that the estimated figure falls within a reasonable range of cost values.</p>
Recapitalization	<p>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.</p>
Remaining Service Life (RSL)	<p>Remaining service life is a measure of a system's or component's predicted remaining useful life or $RSL = (\text{Next Renewal or Calculated Next Renewal Year} - \text{Current Year})$.</p>
Remaining Service Life Index (RSLI)	<p>The Remaining Service Life Index (RSLI) also known as the Condition Index (CI) = $\text{Sum of Renewable Systems Remaining Service Life (RSL) Value divided by Sum of System Replacement Value (both values exclude softcost to simplify calculation updates)}$ expressed as a percentage ranging from 0.00 - 100.00 percent.</p>

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	<p>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:</p> <ul style="list-style-type: none"> • [Condition Score x Weight] + [Suitability Score x Weight] + [Energy Score x Weight] = School Score <p>Current weighting is set as follows:</p> <ul style="list-style-type: none"> • Condition = 60 • Suitability = 40 • Energy = 0 <p>See Condition Suitability and Energy Score.</p>
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	<p>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:</p> <ul style="list-style-type: none"> • NA = No points are awarded and the questions possible points are nullified. • 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 <p>The sum of all possible points awarded divided by the sum of all possible points yields the Suitability Score. See School Score.</p>
Sustainment	<p>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).</p>
Sustainment Restoration and Modernization (S/RM)	<p>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.</p>

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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	<p>A Tier 1 facility generally has a teaching-learning purpose and may include the following:</p> <ul style="list-style-type: none"> 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	<p>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.</p> <ul style="list-style-type: none"> 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	<p>A Tier 3 building is an ancillary building that typically is occupied but typically does not have a teaching-learning purpose.</p> <ul style="list-style-type: none"> 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.

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