School Assessment Report

cde Improving Academic Achievement

District: Dolores RE-4A
School: Dolores MS/HS
Date: Mar 17, 2015

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Executive Summary

School Name: Dolores MS/HS

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	37,609
Replacement Value:	$11,291,499
Condition Budget:	$4,205,890
Total FCI:	37.25%
Energy Budget:	$0
Suitability Budget:	$1,598,000
Total RSLI:	27%
Total CFI:	51.4%
Condition Score: (60%)	3.49
Energy Score: (0%)	1.09
Suitability Score: (40%)	4.14
School Score:	3.75

Summary:

The Dolores Middle/High School consisting of four buildings located on 1301 Central Avenue, in Dolores, Colorado. The original school campus was constructed in 1954. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Condition Budget Summary

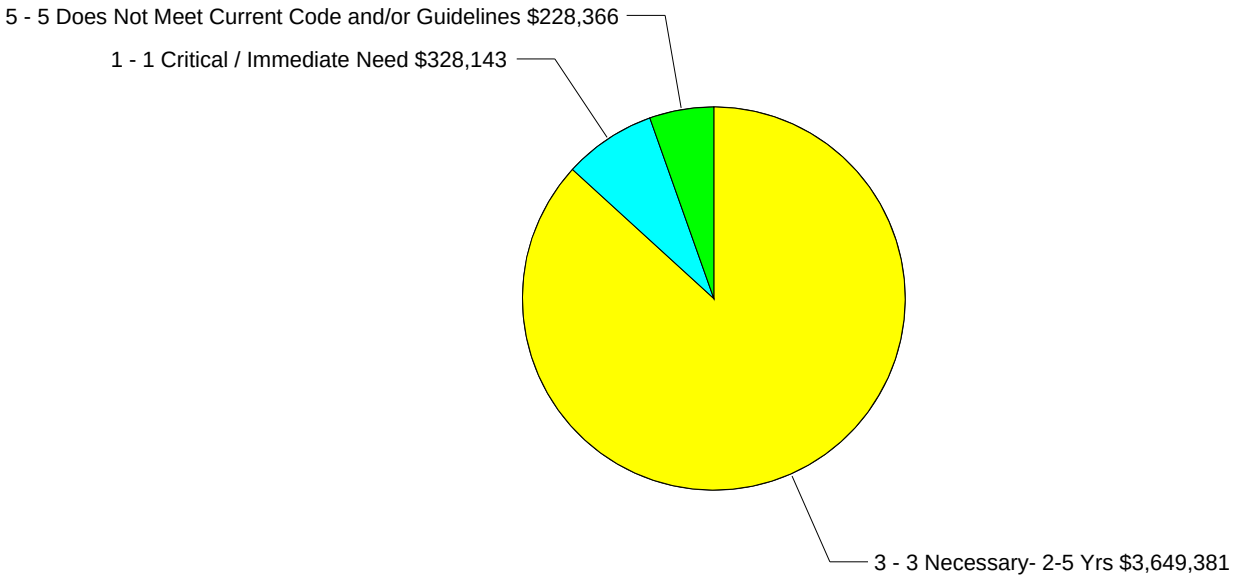
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	15.10%	$131,478
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	15%	23.54%	$315,076
B30 Roofing	15%	48.61%	$478,230
C10 Interior Construction	21%	49.05%	$358,240
C20 Stairs	0%	0.00%	$0
C30 Interior Finishes	41%	34.01%	$472,925
D20 Plumbing	18%	90.12%	$508,713
D30 HVAC	42%	29.53%	$724,944
D40 Fire Protection	19%	99.09%	$238,346
D50 Electrical	49%	44.58%	$513,085
E10 Equipment	0%	110.00%	$16,338
E20 Furnishings	12%	92.44%	$89,010
F10 Special Construction	-	-	$34,249
G20 Site Improvements	40%	52.03%	$224,221
G30 Site Mechanical Utilities	62%	0.00%	$0

Uniformat Classification	RSLI	SCI	Condition Budget
G40 Site Electrical Utilities	14%	65.42%	$101,034
		Total:	**$4,205,890**

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Site		48.3%	$0	$0	$325,256	$0	$0	$325,256
Main	15,987	17.2%	$0	$0	$633,725	$0	$141,361	$775,086
1971 Add	4,400	37.1%	$0	$0	$495,915	$0	$25,181	$521,097
Art/Wood	4,050	0.3%	$0	$0	$4,202	$0	$0	$4,202
Band	1,826	34.7%	$0	$0	$205,393	$0	$0	$205,393
Science/Vo-Ag	11,346	86.4%	$328,143	$0	$1,984,890	$0	$61,823	$2,374,856
Total:	37,609	37.2%	$328,143	$0	$3,649,381	$0	$228,366	$4,205,890



School Condition Budget: $4,205,890

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:
Dolores High School serves students in grades 9 - 12 in a well maintained contemporary facility which shares most of its facility with the Middle School.

Dolores HS

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	5
		146.2 - Adjacencies	5
		146.3 - Storage\Fixed Equip.	5
	Career & Technical Education	149.1 - Guidelines	5
		149.2 - Adjacencies	5
		149.3 - Storage\Fixed Equip.	5
	Chemicals & Hazardous Materials	133 - Chemical Storage	5
		135 - Emergency Nurse Station	1
	Computer Labs	147.1 - Guidelines	4
		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	3
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	4
	Library - Multimedia Center (LMC)	150.1 - Guidelines	5
		150.2 - Adjacencies	4
		150.3 - Storage\Fixed Equip.	5
	Music	144.1 - Guidelines	5
		144.2 - Adjacencies	5
		144.3 - Storage\Fixed Equip.	5
	P.E.	152.1 - Guidelines	5
		152.2 - Adjacencies	5

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	P.E.	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	2
		158.2 - Adjacencies	5
		158.3 - Storage\Fixed Equip.	2
	Secondary	134 - Science Lab & Shop Safety	5
		148 - Guidance & Career Ctr	5
	Special Education	141.1 - Size	5
		141.2 - Adjacencies	5
		141.3 - Storage\Fixed Equip.	5
	Special Programs	143.1 - Size	5
		143.2 - Adjacencies	5
		143.3 - Storage\Fixed Equip.	5
Administrative/Support	Administration	157.1 - Guidelines	3
		157.2 - Adjacencies	3
		157.3 - Storage\Fixed Equip.	5
	Suitability	157.4 - Restrooms (Student)	5
		157.5 - Cafeteria	5
		157.6 - Food Prep	5
Fields/Courts	Baseball Fields	6.1 - Guidelines	5
		6.2 - Approval	5
	Football Fields	4.1 - Guidelines	5
		4.2 - Approval	5
	Practice Fields	10.1 - Guidelines	5
Learning Environment	School Climate	137.1 - Natural Light	3
		137.2 - Learning Style Variety	5
		137.3 - Acoustics	3
		138 - CAP4K & NCLB	5
Site Circulation	Parking	18.1 - Staff & Visitor Parking	1
		18.3 - Staff & Visitor ADA	5
		18.4 - Staff & Visitor Guidelines	5
		18.6 - Main Entry	5
		19.1 - Student Parking	5
		19.2 - Student Parking Lots	3
		19.3 - Student ADA	5
		19.4 - Student Guidelines	3
	Signage and Way Finding	43.1 - Site Way Finding Signage	5
		43.2 - Traffic Signage	1
	Site Circulation	16.1 - Bus Zone	3
		16.2 - Bus Separation	4
		16.3 - Pedestrian Traffic	5
		17.1 - Parent Traffic	5
		17.2 - Parent Routing	5
		17.4 - Parent Separation	5
		20 - Delivery Separation	5

Group	Space Category	Appendix 1 Criteria	Score
Site Circulation	Site Circulation	21.1 - Sidewalks	4
		22 - Bicycle Storage	5
		23 - Fire Lane	1
	Site Security	65.1 - Fencing	5
		65.2 - Gates	4
		125.1 - Controlled Access	1
		125.2 - Ease of Supervision	1
Technology Infrastructure	Technology Readiness	117 - Electrical Power	2
		124 - Event Alert Notification	5
		127 - Bldg Access	1
		169 - Video Distribution	1
		170 - LAN Connectivity	5
		171.1 - Backup Power	5
		171.2 - Cooling	1
		171.3 - Data Backups	5
		171.4 - Data Backup Storage	1
		173.1 - WAN Backbone	5
		173.2 - Wireless	5
		174.1 - Distant Learning Networks	5
		174.2 - Drops	5
		176.1 - Internet Access Control	5
		176.2 - Email Control	5
		176.3 - Phone Control	1
		176.4 - Website Control	5

Dolores HS Suitability Budget Total: $1,082,300
Combined School Suitability Budget Total: $1,598,000

Suitability Narrative:
The Dolores Middle School and the Dolores High School share a campus including music, art, PE, and cafeteria facilities. The middle school serves grades 6-8. The two schools operate in separate wings of the main buildings and have separate classrooms.

Dolores MS

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	5
		146.2 - Adjacencies	5
		146.3 - Storage\Fixed Equip.	5
	Chemicals & Hazardous Materials	133 - Chemical Storage	5
		135 - Emergency Nurse Station	5
	Computer Labs	147.1 - Guidelines	5
		147.2 - Adjacencies	5
		147.3 - Storage\Fixed Equip.	3
	Distance Learning	151.1 - Guidelines	5
		151.2 - Adjacencies	5
		151.3 - Storage\Fixed Equip.	5
	General Classrooms	142.1 - Guidelines	4
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	5
	Library - Multimedia Center (LMC)	150.1 - Guidelines	5
		150.2 - Adjacencies	5
		150.3 - Storage\Fixed Equip.	5
	Music	144.1 - Guidelines	5
		144.2 - Adjacencies	5
		144.3 - Storage\Fixed Equip.	5
	P.E.	152.1 - Guidelines	5
		152.2 - Adjacencies	5
		152.3 - Storage\Fixed Equip.	5
	Performing Arts\Auditorium	156.1 - Guidelines	4
		156.2 - Adjacencies	5
		156.3 - Storage\Fixed Equip.	4
	Science	158.1 - Guidelines	2
		158.2 - Adjacencies	5
		158.3 - 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	3
		157.2 - Adjacencies	3
		157.3 - Storage\Fixed Equip.	3
	Suitability	157.4 - Restrooms (Student)	5

Group	Space Category	Appendix 1 Criteria	Score
Administrative/Support	Suitability	157.5 - Cafeteria	5
		157.6 - Food Prep	5
Fields/Courts	Baseball Fields	6.1 - Guidelines	5
		6.2 - Approval	5
	Football Fields	4.1 - Guidelines	5
		4.2 - Approval	5
	Practice Fields	10.1 - Guidelines	5
Learning Environment	School Climate	137.1 - Natural Light	4
		137.2 - Learning Style Variety	5
		137.3 - Acoustics	4
		138 - CAP4K & NCLB	5
Site Circulation	Parking	18.1 - Staff & Visitor Parking	5
		18.2 - Staff & Visitor Parking Lots	4
		18.3 - Staff & Visitor ADA	5
		18.4 - Staff & Visitor Guidelines	5
		18.6 - Main Entry	5
		19.3 - Student ADA	5
	Signage and Way Finding	43.1 - Site Way Finding Signage	5
		43.2 - Traffic Signage	1
	Site Circulation	16.1 - Bus Zone	3
		16.2 - Bus Separation	3
		16.3 - Pedestrian Traffic	5
		17.1 - Parent Traffic	5
		17.2 - Parent Routing	5
		17.4 - Parent Separation	5
		20 - Delivery Separation	5
		21.1 - Sidewalks	4
		22 - Bicycle Storage	5
		23 - Fire Lane	1
	Site Security	65.1 - Fencing	5
		65.2 - Gates	4
		125.1 - Controlled Access	1
		125.2 - Ease of Supervision	1
Technology Infrastructure	Technology Readiness	117 - Electrical Power	4
		124 - Event Alert Notification	5
		127 - Bldg Access	1
		169 - Video Distribution	1
		170 - LAN Connectivity	5
		171.1 - Backup Power	5
		171.2 - Cooling	1
		171.3 - Data Backups	5
		171.4 - Data Backup Storage	1
		173.1 - WAN Backbone	5
		173.2 - Wireless	5
		174.2 - Drops	5
		176.1 - Internet Access Control	5
		176.2 - Email Control	5
		176.3 - Phone Control	1

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

Dolores MS Suitability Budget Total: $515,700
Combined School Suitability Budget Total: $1,598,000

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.

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

Site

Site Summary

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

		Condition Budget:	$325,256
Site Acreage	11.5 (Site shared between ES, MS, HS)	Total FCI:	48.34%
Replacement Value:	$672,918	Total RSLI:	37%
		Condition Score:	3.49

Site:
The original site was constructed in 1954. There have been four additions to the site and some renovations. There have been additions over the years for new buildings. The campus site contains additional improvements including 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	40%	52.03%	$224,221
G30 Site Mechanical Utilities	62%	0.00%	$0
G40 Site Electrical Utilities	14%	65.42%	$101,034
		Total:	**$325,256**

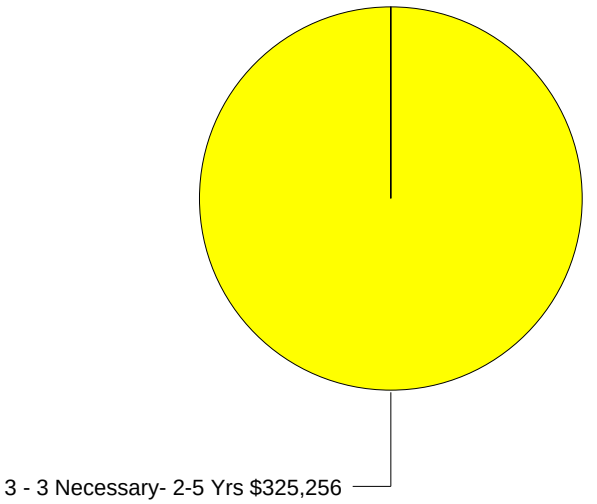
Site Deficiencies Budget Detail

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	$1.57	50	1996	2046	$77,227	62%	0.00%	$0
G2020	Parking Lots	$2.91	50	1996	2046	$143,196	62%	0.00%	$0
G2030	Pedestrian Paving	$0.73	50	1996	2046	$35,917	62%	103%	$37,047
G2040	Site Development	$0.88	30	1996	2026	$43,280	37%	98.76%	$42,742
G2050	Landscaping	$2.67	10	1996	2006	$131,303	0%	110%	$144,433
G3010	Water Supply	$0.46	50	1996	2046	$22,462	62%	0.00%	$0
G3020	Sanitary Sewer	$1.03	50	1996	2046	$50,884	62%	0.00%	$0
G3060	Fuel Distribution	$0.29	50	1996	2046	$14,218	62%	0.00%	$0
G4010	Electrical Distribution	$1.28	30	1968	1998	$63,113	0%	110%	$69,424
G4020	Site Lighting	$1.27	30	1996	2026	$62,581	37%	0.00%	$0
G4030	Site Communication and Security	$0.58	30	1954	1984	$28,737	0%	110%	$31,610
Total		$13.66				$672,918	37%	48.34%	$325,256

Site Deficiency Priority

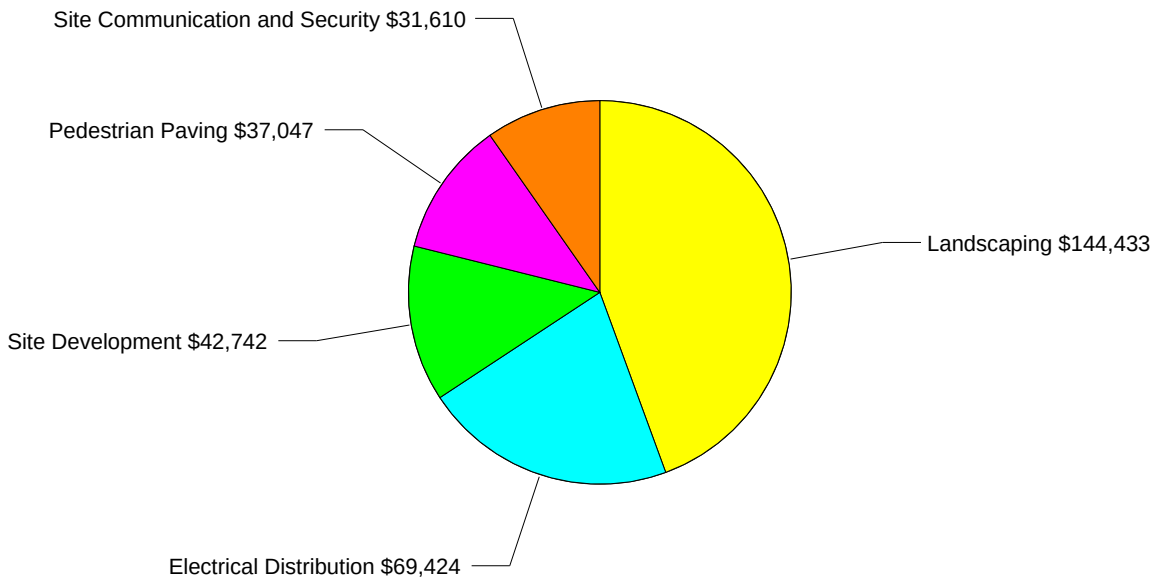
Site Deficiencies by Priority:



Site Condition Budget: $325,256

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: $325,256

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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.
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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.
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 1996. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Deficiency
Location: Pedestrian paving
Material: Pedestrian Paving
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The pedestrian paving is damaged and should be replaced.
Correction: Replace damaged sidewalks 5'wide X 4"thick
Qty: 1,000-L.F.
Condition Budget: $37,047

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

Deficiency

Location: Site Development
Material: Site Development
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The field is fenced but the rest of the site is not fenced. Fencing should be installed.
Correction: Replace and/or add fencing for security/appearance
Qty: 20-Ea.
Condition Budget: $42,742

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 1996. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $144,433

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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.
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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.
Recommendation: No action is required.

System: G3060 - Fuel Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.
Recommendation: No action is required.

System: G4010 - Electrical Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.
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: $69,424

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

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

Deficiency
Location: Site
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Site communication and security does not exist and should be installed in the site.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $31,610

Buildings

Building Name: Main

Year Built:	1954
Gross Area (SF):	15,987

The Dolores Middle/High School is a one-story building located on 1301 Central Avenue, Dolores, Colorado. There have been additions and few renovations. There were additions in 1968 and 1996. 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	20%	3.51%	$20,498
B30 Roofing	39%	0.00%	$0
C10 Interior Construction	0%	49.98%	$155,571
C30 Interior Finishes	79%	0.00%	$0
D20 Plumbing	0%	110.00%	$266,997
D30 HVAC	61%	0.00%	$0
D40 Fire Protection	1%	107.35%	$107,112
D50 Electrical	56%	27.40%	$134,330
E20 Furnishings	0%	110.00%	$56,330
F10 Special Construction	-	-	$34,249
		Total:	**$775,086**

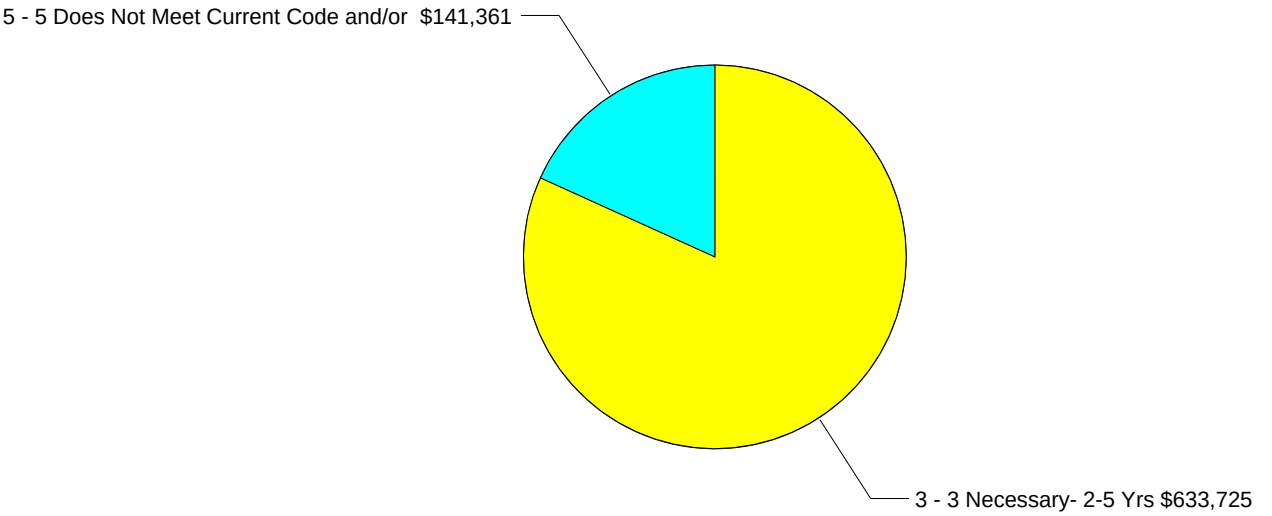
Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$9.29	100	1954	2054	$194,421	-	0.00%	$0
A1020	Special Foundations	$0.51	100	1954	2054	$10,689	-	0.00%	$0
A1030	Slab on Grade	$7.93	100	1954	2054	$165,910	-	0.00%	$0
B1020	Roof Construction	$15.47	100	1954	2054	$323,856	-	0.00%	$0
B2010	Exterior Walls	$16.24	100	1954	2054	$339,992	-	0.00%	$0
B2020	Exterior Windows	$10.79	30	2000	2030	$225,784	50%	0.00%	$0
B2030	Exterior Doors	$0.89	30	1954	1984	$18,634	0%	110%	$20,498
B3010	Roof Coverings	$19.86	20	2003	2023	$415,838	40%	0.00%	$0
C1010	Partitions	$6.90	40	1954	1994	$144,397	-	0.00%	$0
C1020	Interior Doors	$4.46	40	1954	1994	$93,297	0%	80.00%	$74,637
C1030	Fittings	$3.51	20	1954	1974	$73,576	0%	110%	$80,934
C3010	Wall Finishes	$5.95	20	2011	2031	$124,475	80%	0.00%	$0
C3020	Floor Finishes	$11.73	20	2011	2031	$245,603	80%	0.00%	$0
C3030	Ceiling Finishes	$10.63	20	2011	2031	$222,468	80%	0.00%	$0
D2010	Plumbing Fixtures	$7.66	30	1954	1984	$160,414	0%	110%	$176,456
D2020	Domestic Water Distribution	$0.87	30	1954	1984	$18,283	0%	110%	$20,111

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2030	Sanitary Waste	$1.91	30	1954	1984	$39,917	0%	110%	$43,908
D2040	Rain Water Drainage	$0.48	30	1954	1984	$10,139	0%	110%	$11,153
D2090	Other Plumbing Systems	$0.67	20	1954	1974	$13,972	0%	110%	$15,369
D3020	Heat Generating Systems	$4.32	30	2008	2038	$90,487	77%	0.00%	$0
D3040	Distribution Systems	$10.43	30	2008	2038	$218,354	77%	0.00%	$0
D3050	Terminal & Package Units	$31.47	15	2008	2023	$658,830	53%	0.00%	$0
D3060	Controls & Instrumentation	$2.48	20	2008	2028	$51,915	65%	0.00%	$0
D3070	Systems Testing & Balance	$0.73	30	2008	2038	$15,268	77%	0.00%	$0
D4010	Sprinklers	$4.65	30	1954	1984	$97,375	0%	110%	$107,112
D4030	Fire Protection Specialties	$0.11	15	2008	2023	$2,399	53%	0.00%	$0
D5010	Electrical Service/Distribution	$2.56	30	1996	2026	$53,663	37%	0.00%	$0
D5020	Lighting and Branch Wiring	$15.02	30	2009	2039	$314,389	80%	0.00%	$0
D5030	Communications and Security	$5.35	20	1996	2016	$112,000	5%	110%	$123,200
D5090	Other Electrical Systems	$0.48	15	1954	1969	$10,118	0%	110%	$11,130
E2010	Fixed Furnishings	$2.45	20	1954	1974	$51,209	0%	110%	$56,330
F1040910	Special Construction, EACH	$0.00				$0	-	-	$34,249
Total		$215.80				$4,517,670	50%	17.16%	$775,086

Building Deficiency Priority

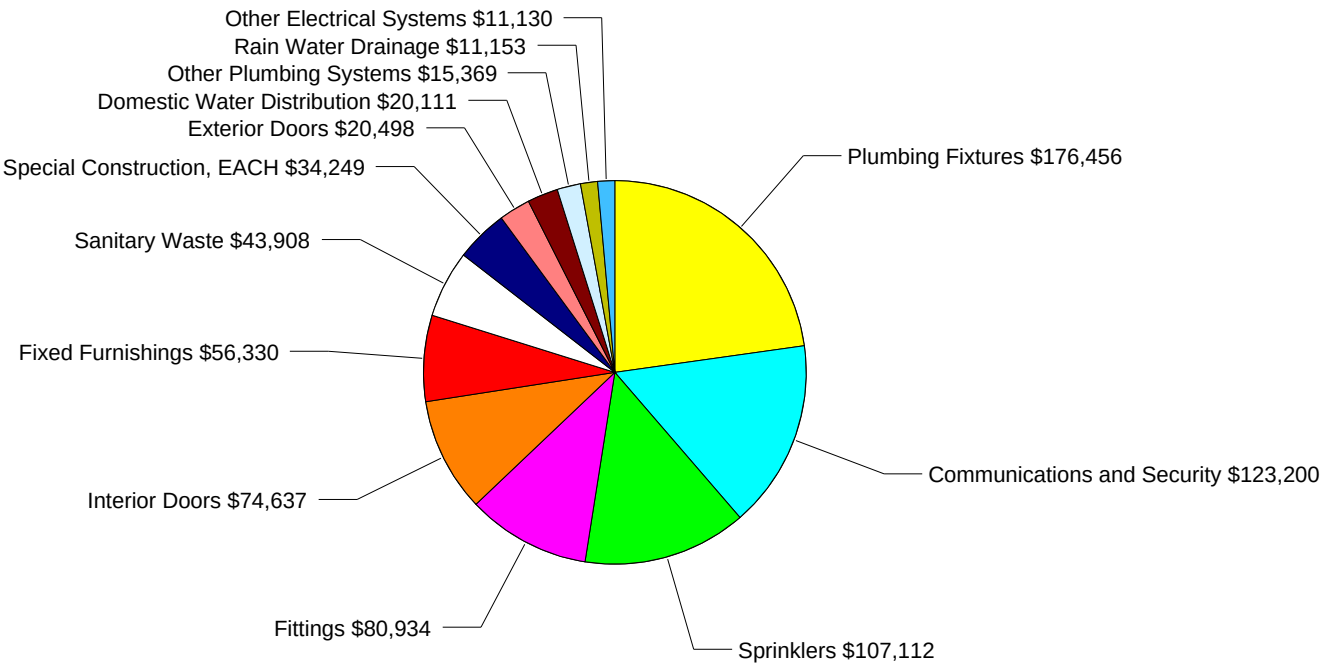
Deficiencies by Priority:



Main Condition Budget: $775,086

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: $775,087

Building Condition Deficiencies Narrative

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

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

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

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

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

System: B2020 - Exterior Windows
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.
Recommendation: No action is required.

System: 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 1954. It has a 30-year service life which expired in 1984.
Recommendation: The system should be replaced.

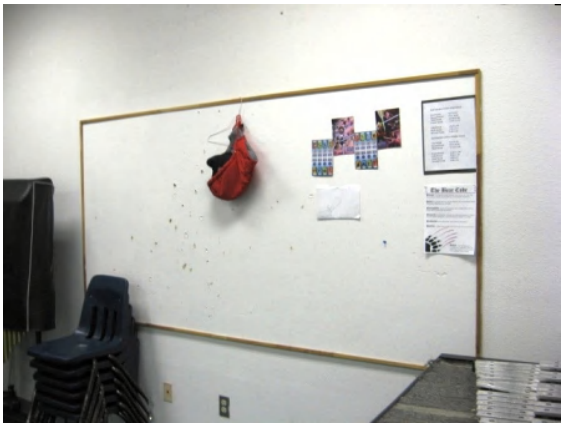
Deficiency
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $20,498

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

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

System: C1020 - Interior Doors
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 40-year service life which expired in 1994.
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: $74,637



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 1954. It has a 20-year service life which expired in 1974.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $80,934

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 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.
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 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.
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 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.
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 1954. It has a 30-year service life which expired in 1984.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $176,456

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 1954. It has a 30-year service life which expired in 1984.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $20,111

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

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $43,908

System: D2040 - Rain Water Drainage
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1954. It has a 30-year service life which expired in 1984.
Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $11,153

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 1954. It has a 20-year service life which expired in 1974.
Recommendation: The system should be replaced.

Deficiency
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $15,369

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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

System: D3050 - Terminal & Package Units
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 15-year service life. Based on the assessment, it is expected to expire in 2023.
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 2008. It has a 20-year service life. Based on the assessment, it is expected to expire in 2028.
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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
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: The sprinkler system is missing and should be installed in the building.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $107,112

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 2008. It has a 15-year service life. Based on the assessment, it is expected to expire in 2023.
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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

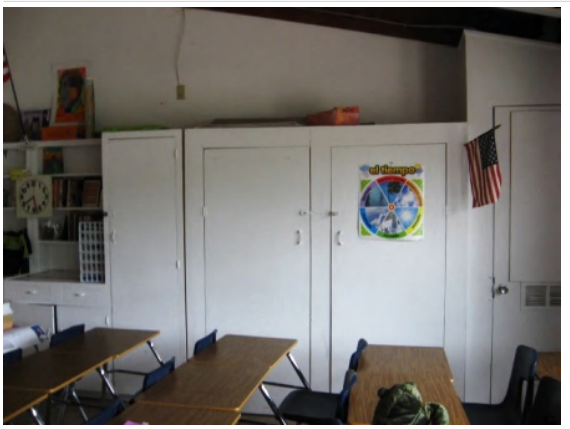
Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $123,200

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 1954. It has a 15-year service life which expired in 1969.
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: $11,130



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

Deficiency

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $56,330

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:	Inadequate
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:	$34,249

Building Name: 1971 Add

Year Built:	1971
Gross Area (SF):	4,400

Addition 1971 is a one-story building located on 1301 Central Avenue, Dolores, Colorado. 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	0%	46.01%	$86,080
B30 Roofing	0%	110.00%	$146,513
C10 Interior Construction	0%	101.02%	$100,711
C20 Stairs	0%	0.00%	$0
C30 Interior Finishes	80%	0.00%	$0
D20 Plumbing	0%	110.00%	$85,342
D30 HVAC	51%	0.00%	$0
D40 Fire Protection	1%	186.23%	$59,422
D50 Electrical	56%	27.42%	$43,029
		Total:	**$521,097**

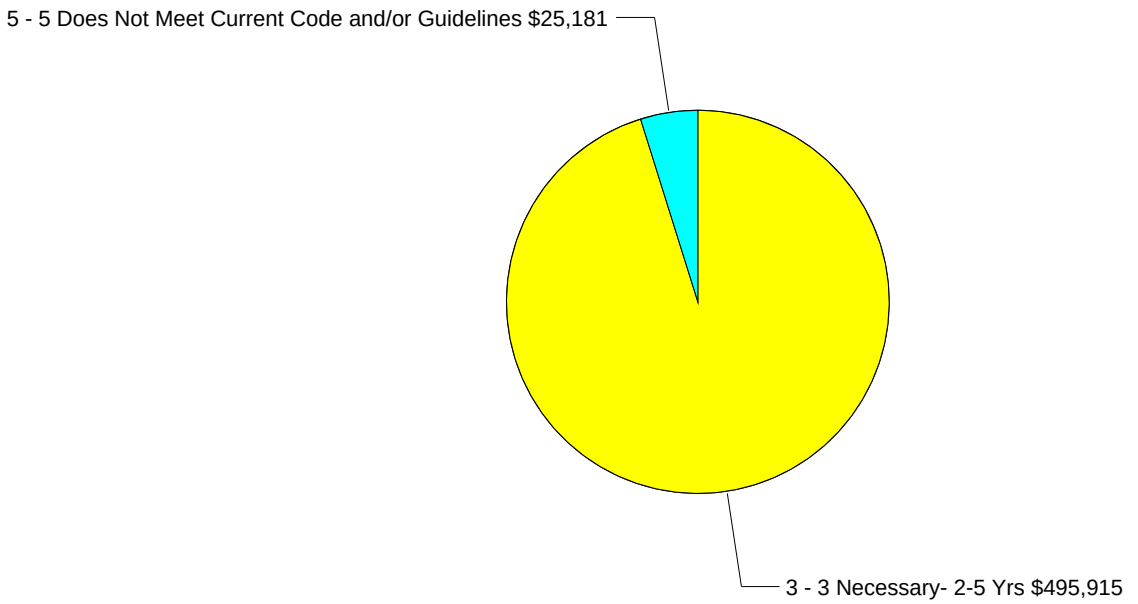
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$10.80	100	1971	2071	$62,227	-	0.00%	$0
A1020	Special Foundations	$0.59	100	1971	2071	$3,422	-	0.00%	$0
A1030	Slab on Grade	$9.21	100	1971	2071	$53,066	-	0.00%	$0
B1020	Roof Construction	$17.98	100	1971	2071	$103,603	-	0.00%	$0
B2010	Exterior Walls	$18.89	100	1971	2071	$108,840	-	0.00%	$0
B2020	Exterior Windows	$12.54	30	1971	2001	$72,242	0%	110%	$79,466
B2030	Exterior Doors	$1.04	30	1971	2001	$6,012	0%	110%	$6,614
B3010	Roof Coverings	$23.12	20	1971	1991	$133,194	0%	110%	$146,513
C1010	Partitions	$8.01	40	1971	2011	$46,158	0%	110%	$50,774
C1020	Interior Doors	$5.18	40	1971	2011	$29,839	0%	80.00%	$23,871
C1030	Fittings	$4.11	20	1971	1991	$23,696	0%	110%	$26,066
C2010	Stair Construction	$4.03	100	1971	2071	$23,237	-	0.00%	$0
C3010	Wall Finishes	$6.92	20	2011	2031	$39,860	80%	0.00%	$0
C3020	Floor Finishes	$13.64	20	2011	2031	$78,596	80%	0.00%	$0
C3030	Ceiling Finishes	$12.35	20	2011	2031	$71,184	80%	0.00%	$0
D2010	Plumbing Fixtures	$8.90	30	1971	2001	$51,275	0%	110%	$56,402
D2020	Domestic Water Distribution	$0.99	30	1971	2001	$5,712	0%	110%	$6,283
D2030	Sanitary Waste	$2.22	30	1971	2001	$12,787	0%	110%	$14,066
D2040	Rain Water Drainage	$0.57	30	1971	2001	$3,276	0%	110%	$3,604
D2090	Other Plumbing Systems	$0.79	20	1971	1991	$4,534	0%	110%	$4,987
D3020	Heat Generating Systems	$5.03	30	2008	2038	$29,000	77%	0.00%	$0
D3040	Distribution Systems	$12.12	30	2008	2038	$69,854	77%	0.00%	$0
D3050	Terminal & Package Units	$27.97	15	2005	2020	$161,151	33%	0.00%	$0
D3060	Controls & Instrumentation	$2.90	20	2008	2028	$16,690	65%	0.00%	$0
D3070	Systems Testing & Balance	$0.83	30	2008	2038	$4,802	77%	0.00%	$0
D4010	Sprinklers	$5.40	30	1971	2001	$31,128	0%	191%	$59,422
D4030	Fire Protection Specialties	$0.14	15	2008	2023	$781	53%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	$2.98	30	1996	2026	$17,189	37%	0.00%	$0
D5020	Lighting and Branch Wiring	$17.46	30	2009	2039	$100,615	80%	0.00%	$0
D5030	Communications and Security	$6.23	20	1996	2016	$35,878	5%	110%	$39,465
D5090	Other Electrical Systems	$0.56	15	1991	2006	$3,239	0%	110%	$3,563
Total		$243.52				$1,403,086	37%	37.14%	$521,097

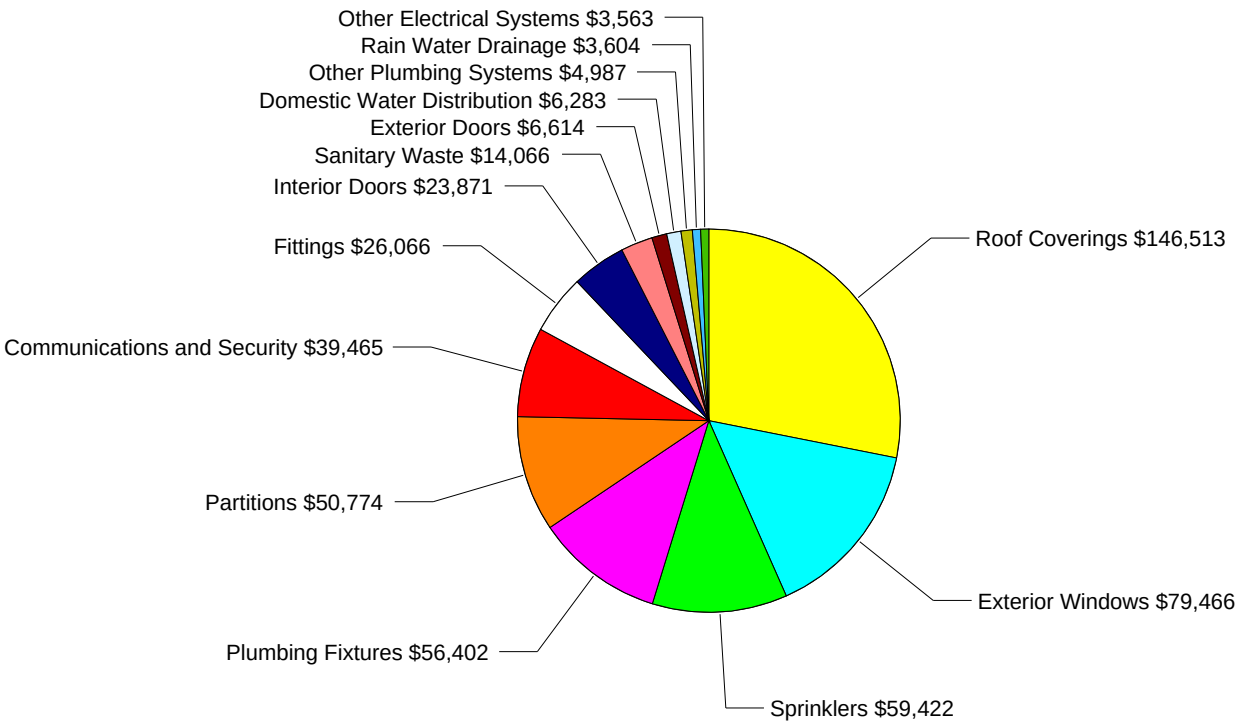
Building Deficiency Priority

Deficiencies by Priority:



1971 Add Condition Budget: $521,096

Building Deficiencies Budget Detail



1971 Add Condition Budget: $521,096

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 1971. It has a 100-year service life. Based on the assessment, it is expected to expire in 2071 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 1971. It has a 100-year service life. Based on the assessment, it is expected to expire in 2071 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 1971. It has a 100-year service life. Based on the assessment, it is expected to expire in 2071 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 1971. It has a 100-year service life. Based on the assessment, it is expected to expire in 2071 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 1971. It has a 100-year service life. Based on the assessment, it is expected to expire in 2071 and is non-renewable.
Recommendation: No action is required.

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 1971. It has a 30-year service life which expired in 2001.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $79,466

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 1971. It has a 30-year service life which expired in 2001.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,614

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 1971. It has a 20-year service life which expired in 1991.
Recommendation: The system should be replaced.

Deficiency
Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $146,513

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 1971. It has a 40-year service life which expired in 2011.
Recommendation: The system should be replaced.

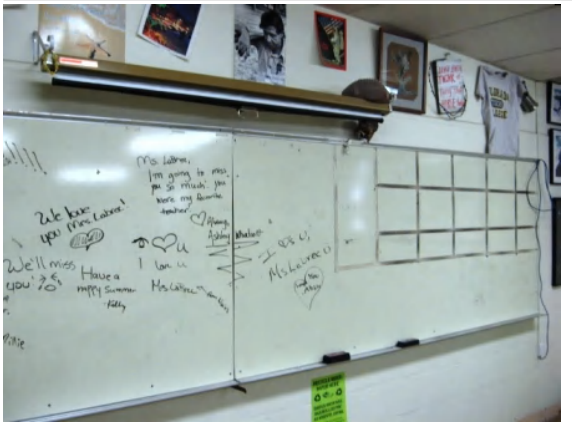
Photo is not available.

Deficiency
Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $50,774

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 1971. It has a 40-year service life which expired in 2011.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $23,871



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 1971. It has a 20-year service life which expired in 1991.
Recommendation: The system should be replaced.

Deficiency
Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $26,066

System: C2010 - Stair Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1971. It has a 100-year service life. Based on the assessment, it is expected to expire in 2071 and is non-renewable.
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 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.
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 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.
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 2011. It has a 20-year service life. Based on the assessment, it is expected to expire in 2031.
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 1971. It has a 30-year service life which expired in 2001.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $56,402

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 1971. It has a 30-year service life which expired in 2001.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,283

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 1971. It has a 30-year service life which expired in 2001.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $14,066

System: D2040 - Rain Water Drainage
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 1971. It has a 30-year service life which expired in 2001.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $3,604

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 1971. It has a 20-year service life which expired in 1991.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $4,987

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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
Recommendation: No action is required.

System: D3050 - Terminal & Package Units
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
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 2008. It has a 20-year service life. Based on the assessment, it is expected to expire in 2028.
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 2008. It has a 30-year service life. Based on the assessment, it is expected to expire in 2038.
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: Sprinklers
Material: Sprinklers
Distress: Missing
Category: Capital Renewal
Priority: 5 - 5 Does Not Meet Current Code and/or Guidelines
Notes: The sprinkler system is missing and should be installed in the building.
Correction: R/R Sprinkler System
Qty: 4,400-S.F.
Condition Budget: $25,181

Photo is not available.

Deficiency

Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $34,241

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 2008. It has a 15-year service life. Based on the assessment, it is expected to expire in 2023.
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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: 1971 Add
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $39,465

System: D5090 - Other Electrical Systems
Analysis: The system is missing.
Recommendation: The system should be installed.

Deficiency

Location: 1971 Add
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The emergency lighting system is missing and should be installed.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $3,563

Building Name: Art/Wood

Year Built:	2002
Gross Area (SF):	4,050

The Dolores Art/Wood Shop is a one-story building located on 1301 Central Avenue, Dolores, Colorado. 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	25%	0.00%	$0
B30 Roofing	35%	0.00%	$0
C10 Interior Construction	59%	0.00%	$0
C30 Interior Finishes	34%	0.00%	$0
D20 Plumbing	55%	0.00%	$0
D30 HVAC	60%	0.00%	$0
D40 Fire Protection	55%	2.64%	$792
D50 Electrical	65%	2.31%	$3,410
E20 Furnishings	34%	0.00%	$0
		Total:	**$4,202**

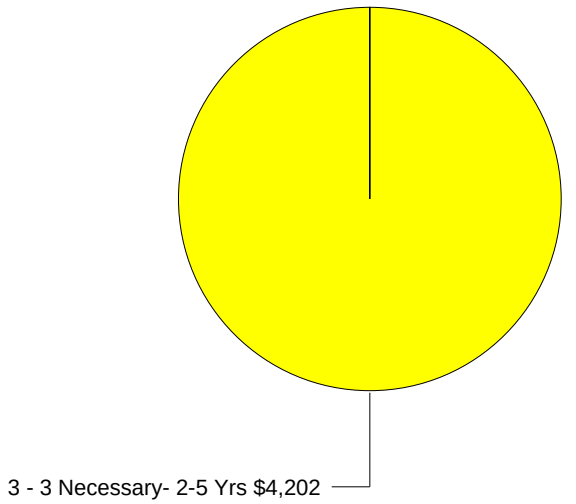
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$9.31	100	2002	2102	$58,499	-	0.00%	$0
A1020	Special Foundations	$0.51	100	2002	2102	$3,209	-	0.00%	$0
A1030	Slab on Grade	$7.93	100	2002	2102	$49,875	-	0.00%	$0
B1020	Roof Construction	$15.50	100	2002	2102	$97,435	-	0.00%	$0
B2010	Exterior Walls	$16.27	100	2002	2102	$102,276	-	0.00%	$0
B2020	Exterior Windows	$10.82	30	2002	2032	$67,984	57%	0.00%	$0
B2030	Exterior Doors	$0.90	30	2002	2032	$5,659	57%	0.00%	$0
B3010	Roof Coverings	$19.92	20	2002	2022	$125,189	35%	0.00%	$0
C1010	Partitions	$6.91	40	2002	2042	$43,420	68%	0.00%	$0
C1020	Interior Doors	$4.48	40	2002	2042	$28,139	68%	0.00%	$0
C1030	Fittings	$3.53	20	2002	2022	$22,157	35%	0.00%	$0
C3010	Wall Finishes	$5.96	20	2002	2022	$37,437	35%	0.00%	$0
C3020	Floor Finishes	$11.75	20	2002	2022	$73,865	35%	0.00%	$0
C3030	Ceiling Finishes	$10.65	20	2002	2022	$66,925	35%	0.00%	$0
D2010	Plumbing Fixtures	$7.67	30	2002	2032	$48,230	57%	0.00%	$0
D2020	Domestic Water Distribution	$0.87	30	2002	2032	$5,489	57%	0.00%	$0
D2030	Sanitary Waste	$1.92	30	2002	2032	$12,051	57%	0.00%	$0
D2090	Other Plumbing Systems	$0.67	20	2002	2022	$4,195	35%	0.00%	$0
D3020	Heat Generating Systems	$4.32	30	2009	2039	$27,168	80%	0.00%	$0
D3040	Distribution Systems	$10.45	30	2002	2032	$65,694	57%	0.00%	$0
D3050	Terminal & Package Units	$31.53	15	2009	2024	$198,204	60%	0.00%	$0
D3060	Controls & Instrumentation	$2.49	20	2002	2022	$15,652	35%	0.00%	$0
D3070	Systems Testing & Balance	$0.73	30	2009	2039	$4,584	80%	0.00%	$0
D4010	Sprinklers	$4.66	30	2002	2032	$29,300	57%	0.00%	$0
D4030	Fire Protection Specialties	$0.11	15	2002	2017	$720	13%	110%	$792
D5010	Electrical Service/Distribution	$2.57	30	2002	2032	$16,151	57%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5020	Lighting and Branch Wiring	$15.05	30	2009	2039	$94,574	80%	0.00%	$0
D5030	Communications and Security	$5.37	20	2002	2022	$33,752	35%	0.00%	$0
D5090	Other Electrical Systems	$0.49	15	2002	2017	$3,100	13%	110%	$3,410
E2010	Fixed Furnishings	$2.45	20	2002	2022	$15,375	35%	0.00%	$0
Total		$215.78				$1,356,311	52%	0.31%	$4,202

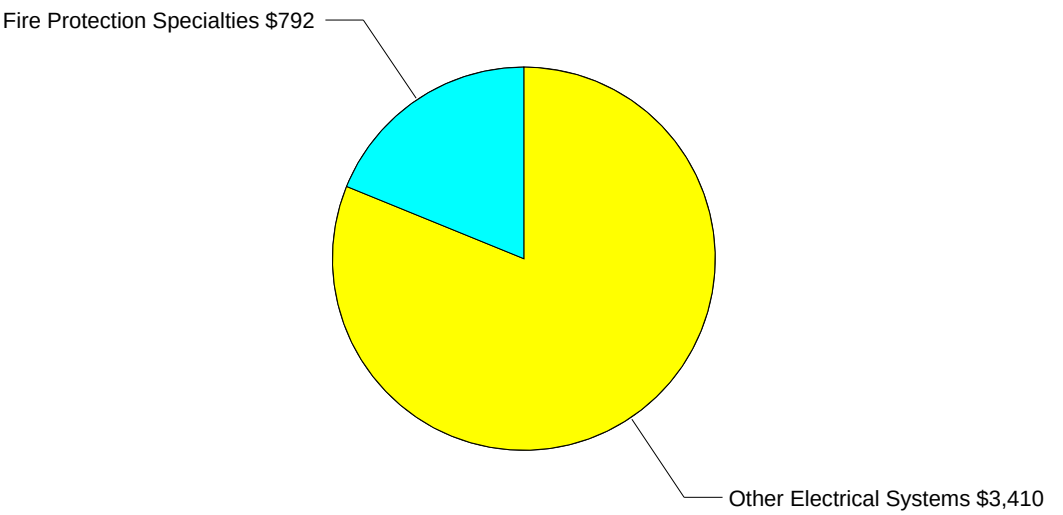
Building Deficiency Priority

Deficiencies by Priority:



Art/Wood Condition Budget: $4,202

Building Deficiencies Budget Detail



Art/Wood Condition Budget: $4,202

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 2002. It has a 100-year service life. Based on the assessment, it is expected to expire in 2102 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 2002. It has a 100-year service life. Based on the assessment, it is expected to expire in 2102 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 2002. It has a 100-year service life. Based on the assessment, it is expected to expire in 2102 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 2002. It has a 100-year service life. Based on the assessment, it is expected to expire in 2102 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 2002. It has a 100-year service life. Based on the assessment, it is expected to expire in 2102 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.
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 2002. It has a 40-year service life. Based on the assessment, it is expected to expire in 2042.
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 2002. It has a 40-year service life. Based on the assessment, it is expected to expire in 2042.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.
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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.
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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.
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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.
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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.
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: 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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: D3050 - Terminal & Package Units
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.
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 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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

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 2002. 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: Art/Wood
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $792

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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
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 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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.
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 2002. 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: Art/Wood
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $3,410

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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

Recommendation: No action is required.

Building Name: Band

Year Built:	1996
Gross Area (SF):	1,826

The Band Building is a one-story building located on 1301 Central Avenue, Dolores, Colorado. 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	2%	0.00%	$0
B30 Roofing	5%	110.00%	$67,140
C10 Interior Construction	40%	26.02%	$11,884
C30 Interior Finishes	4%	110.00%	$95,698
D20 Plumbing	34%	6.68%	$2,280
D30 HVAC	32%	6.78%	$8,392
D40 Fire Protection	36%	1.74%	$253
D50 Electrical	56%	27.43%	$19,747
		Total:	**$205,393**

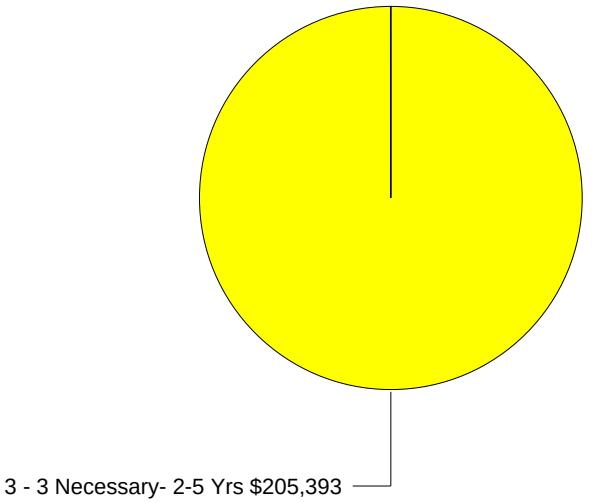
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$11.67	100	1996	2096	$28,567	-	0.00%	$0
A1020	Special Foundations	$0.66	100	1996	2096	$1,607	-	0.00%	$0
A1030	Slab on Grade	$9.95	100	1996	2096	$24,354	-	0.00%	$0
B1020	Roof Construction	$19.41	100	1996	2096	$47,520	-	0.00%	$0
B2010	Exterior Walls	$20.39	100	1996	2096	$49,921	-	0.00%	$0
B2030	Exterior Doors	$1.12	30	1996	2026	$2,731	37%	0.00%	$0
B3010	Roof Coverings	$24.93	20	1996	2016	$61,036	5%	110%	$67,140
C1010	Partitions	$8.64	40	1996	2036	$21,157	53%	0.00%	$0
C1020	Interior Doors	$5.60	40	1996	2036	$13,703	53%	0.00%	$0
C1030	Fittings	$4.41	20	1996	2016	$10,803	5%	110%	$11,884
C3010	Wall Finishes	$7.46	20	1996	2016	$18,269	5%	110%	$20,095
C3020	Floor Finishes	$14.72	20	1996	2016	$36,043	5%	110%	$39,648
C3030	Ceiling Finishes	$13.35	20	1996	2016	$32,686	5%	110%	$35,954
D2010	Plumbing Fixtures	$9.61	30	1996	2026	$23,526	37%	0.00%	$0
D2020	Domestic Water Distribution	$1.10	30	1996	2026	$2,688	37%	0.00%	$0
D2030	Sanitary Waste	$2.40	30	1996	2026	$5,868	37%	0.00%	$0
D2090	Other Plumbing Systems	$0.85	20	1996	2016	$2,073	5%	110%	$2,280
D3020	Heat Generating Systems	$5.43	30	1996	2026	$13,308	37%	0.00%	$0
D3040	Distribution Systems	$13.08	30	1996	2026	$32,024	37%	0.00%	$0
D3050	Terminal & Package Units	$27.97	15	2005	2020	$68,489	33%	0.00%	$0
D3060	Controls & Instrumentation	$3.12	20	1996	2016	$7,629	5%	110%	$8,392
D3070	Systems Testing & Balance	$0.92	30	1996	2026	$2,245	37%	0.00%	$0
D4010	Sprinklers	$5.82	30	1996	2026	$14,263	37%	0.00%	$0
D4030	Fire Protection Specialties	$0.09	15	1996	2011	$230	0%	110%	$253
D5010	Electrical Service/Distribution	$3.21	30	1996	2026	$7,865	37%	0.00%	$0
D5020	Lighting and Branch Wiring	$18.86	30	2009	2039	$46,180	80%	0.00%	$0

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5030	Communications and Security	$6.73	20	1996	2016	$16,478	5%	110%	$18,126
D5090	Other Electrical Systems	$0.60	15	1996	2011	$1,473	0%	110%	$1,620
Total		$242.06				$592,736	28%	34.65%	$205,393

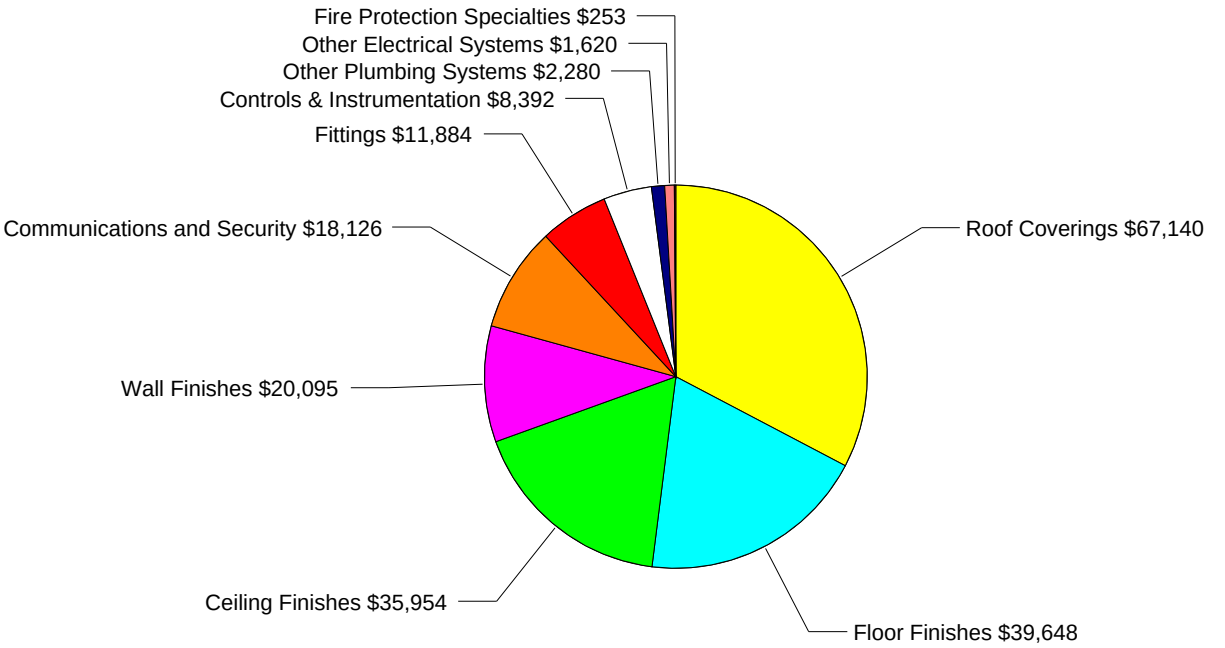
Building Deficiency Priority

Deficiencies by Priority:



Band Condition Budget: $205,393

Building Deficiencies Budget Detail



Band Condition Budget: $205,392

Building Deficiencies Budget Narrative

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

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

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

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

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

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

System: B3010 - Roof Coverings
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Band
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $67,140

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

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

System: C1030 - Fittings
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Band
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $11,884

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 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Band
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $20,095

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 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Band
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $39,648

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 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Band
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $35,954

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

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

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

System: D2090 - Other Plumbing Systems
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

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

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

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

System: D3050 - Terminal & Package Units
Analysis: The system 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 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

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 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Band
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $8,392

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

System: D4010 - Sprinklers
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

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

Photo is not available.

Deficiency
Location: Band
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $253

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

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 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 but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Band
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $18,126

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

Photo is not available.

Deficiency

Location: Band
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,620

Building Name: Science/Vo-Ag

Year Built:	1976
Gross Area (SF):	11,346

The Science/Vo-Ag building is a one-story building located on 1301 Central Avenue, Dolores, Colorado. 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%	61.18%	$131,478
B10 Superstructure	0%	0.00%	$0
B20 Exterior Enclosure	32%	61.64%	$208,499
B30 Roofing	0%	106.42%	$264,576
C10 Interior Construction	0%	50.03%	$90,075
C30 Interior Finishes	0%	110.00%	$377,228
D20 Plumbing	0%	110.00%	$154,093
D30 HVAC	4%	101.82%	$716,553
D40 Fire Protection	0%	110.00%	$70,766
D50 Electrical	0%	110.00%	$312,570
E10 Equipment	0%	110.00%	$16,338
E20 Furnishings	0%	110.00%	$32,680
		Total:	**$2,374,856**

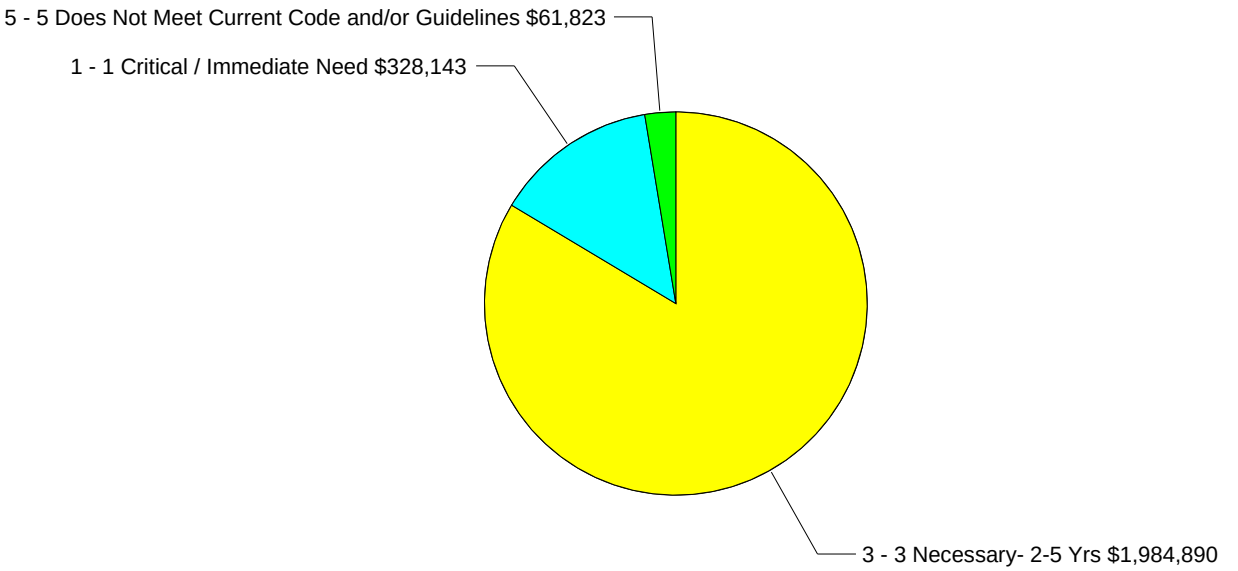
Building Deficiency Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	$7.18	100	1976	2076	$112,634	-	117%	$131,478
A1020	Special Foundations	$0.39	100	1976	2076	$6,050	-	0.00%	$0
A1030	Slab on Grade	$6.13	100	1976	2076	$96,210	-	0.00%	$0
B1020	Roof Construction	$11.92	100	1976	2076	$187,140	-	0.00%	$0
B2010	Exterior Walls	$12.53	100	1976	2076	$196,664	61%	100%	$196,664
B2020	Exterior Windows	$8.33	30	2009	2039	$130,809	80%	0.00%	$0
B2030	Exterior Doors	$0.69	30	1976	2006	$10,758	0%	110%	$11,834
B3010	Roof Coverings	$15.33	20	1993	2013	$240,524	0%	110%	$264,576
B3020	Roof Openings	$0.52	30	1993	2023	$8,090	27%	0.00%	$0
C1010	Partitions	$5.32	40	1976	2016	$83,494	-	0.00%	$0
C1020	Interior Doors	$3.43	40	1976	2016	$53,813	3%	80.00%	$43,050
C1030	Fittings	$2.72	20	1976	1996	$42,750	0%	110%	$47,025
C3010	Wall Finishes	$4.58	20	1976	1996	$71,952	0%	110%	$79,148
C3020	Floor Finishes	$9.06	20	1976	1996	$142,205	0%	110%	$156,426
C3030	Ceiling Finishes	$8.21	20	1976	1996	$128,777	0%	110%	$141,655
D2010	Plumbing Fixtures	$5.91	30	1976	2006	$92,722	0%	110%	$101,994
D2020	Domestic Water Distribution	$0.67	30	1976	2006	$10,558	0%	110%	$11,613
D2030	Sanitary Waste	$1.47	30	1976	2006	$23,057	0%	110%	$25,362
D2040	Rain Water Drainage	$0.36	30	1976	2006	$5,619	0%	110%	$6,180
D2090	Other Plumbing Systems	$0.52	20	1976	1996	$8,130	0%	110%	$8,943
D3020	Heat Generating Systems	$3.34	30	2002	2032	$52,361	57%	0.00%	$0
D3040	Distribution Systems	$8.04	30	1976	2006	$126,176	0%	110%	$138,794
D3050	Terminal & Package Units	$24.28	15	1976	1991	$381,040	0%	110%	$419,144
D3060	Controls & Instrumentation	$1.93	20	1976	1996	$30,252	0%	110%	$33,278
D3070	Systems Testing & Balance	$0.56	30	1976	2006	$8,830	0%	110%	$9,713
D3090	Other HVAC Systems/Equip	$6.70	30	1976	2006	$105,113	0%	110%	$115,624

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4010	Sprinklers	$3.58	30	1976	2006	$56,203	0%	110%	$61,823
D4030	Fire Protection Specialties	$0.08	15	1976	1991	$1,309	0%	110%	$1,440
D4090	Other Fire Protection Systems	$0.43	15	1976	1991	$6,821	0%	110%	$7,503
D5010	Electrical Service/Distribution	$1.98	30	1976	2006	$31,117	0%	110%	$34,229
D5020	Lighting and Branch Wiring	$11.59	30	1976	2006	$181,902	0%	110%	$200,093
D5030	Communications and Security	$4.15	20	1976	1996	$65,099	0%	110%	$71,608
D5090	Other Electrical Systems	$0.38	15	1976	1991	$6,036	0%	110%	$6,640
E1020	Institutional Equipment	$0.13	20	1976	1996	$2,050	0%	110%	$2,255
E1090	Other Equipment	$0.82	20	1976	1996	$12,803	0%	110%	$14,084
E2010	Fixed Furnishings	$1.89	20	1976	1996	$29,709	0%	110%	$32,680
Total		$175.14				$2,748,777	11%	86.40%	$2,374,856

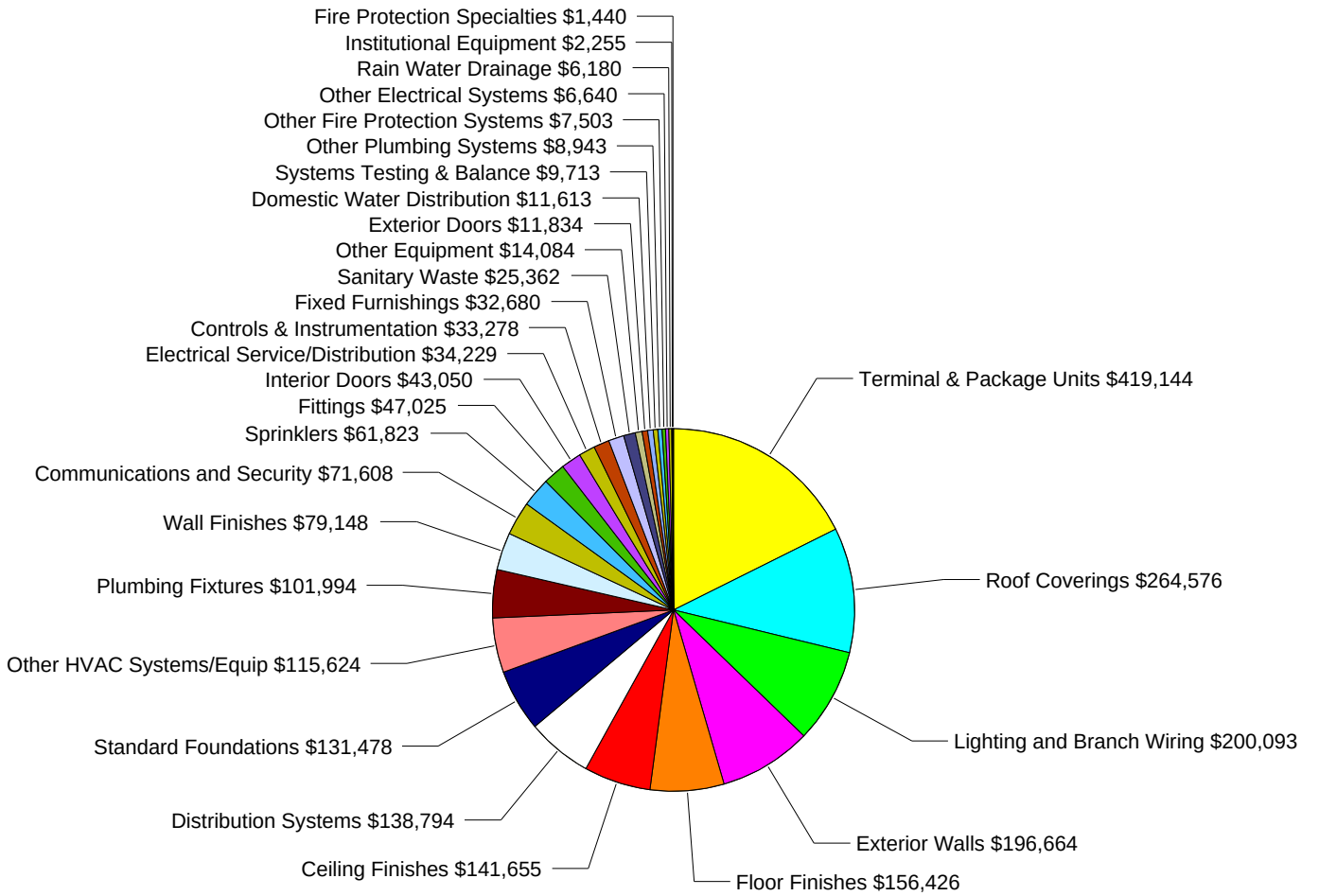
Building Deficiency Priority

Deficiencies by Priority:



Science/Vo-Ag Condition Budget: $2,374,856

Building Deficiencies Budget Detail



Science/Vo-Ag Condition Budget: $2,374,856

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 1976. It has a 100-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Science/Vo-Ag
Material: Foundations
Distress: Failing
Category: Capital Renewal
Priority: 1 - 1 Critical / Immediate Need
Notes: Dolores RE-4A's estimate to repair foundation.
Correction: Professional Service - Investigate Foundation
Qty: 1-Ea.
Condition Budget: $131,478

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 1976. It has a 100-year service life. Based on the assessment, it is expected to expire in 2076 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 1976. It has a 100-year service life. Based on the assessment, it is expected to expire in 2076 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 1976. It has a 100-year service life. Based on the assessment, it is expected to expire in 2076 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
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 1976. It has a 100-year service life which expired in 2009.
Recommendation: The system should be replaced.

Deficiency
Location: Science/Vo-Ag
Distress: Failing
Category: Capital Renewal
Priority: 1 - 1 Critical / Immediate Need
Notes: A professional engineering study should be conducted for this building to determine viability of the structure prior to any renovation. There are many observable cracks in the exterior building walls due to an unknown and chronic cause.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $196,664

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 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 1976. It has a 30-year service life which expired in 2006.
Recommendation: The system should be replaced.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $11,834

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 1993. It has a 20-year service life which expired in 2013.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $264,576

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 1993. It has a 30-year service life. Based on the assessment, it is expected to expire in 2023.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1976. It has a 40-year service life. Based on the assessment, it is expected to expire in 2016 and is non-renewable.
Recommendation: The system should be replaced.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1976. It has a 40-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: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $43,050

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 1976. It has a 20-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $47,025

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 1976. It has a 20-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $79,148

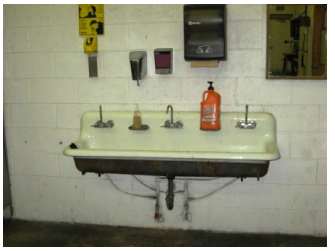
System: C3020 - Floor Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1976. It has a 20-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency
Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $156,426

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 1976. It has a 20-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency
Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $141,655

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 1976. It has a 30-year service life which expired in 2006.
Recommendation: The system should be replaced.



Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $101,994

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 1976. It has a 30-year service life which expired in 2006.
Recommendation: The system should be replaced.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $11,613

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 1976. It has a 30-year service life which expired in 2006.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $25,362

System: D2040 - Rain Water Drainage
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 1976. It has a 30-year service life which expired in 2006.
Recommendation: The system should be replaced.

Deficiency
Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,180

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 1976. It has a 20-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency
Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $8,943

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 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.
Recommendation: No action is required.

System: D3040 - Distribution 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 1976. It has a 30-year service life which expired in 2006.
Recommendation: The system should be replaced.

Deficiency
Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $138,794

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 1976. It has a 15-year service life which expired in 1991.
Recommendation: The system should be replaced.

Deficiency
Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $419,144

System: D3060 - Controls & Instrumentation
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1976. It has a 20-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $33,278

System: D3070 - Systems Testing & Balance
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 1976. It has a 30-year service life which expired in 2006.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $9,713

System: D3090 - Other HVAC Systems/Equip
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 1976. It has a 30-year service life which expired in 2006.
Recommendation: The system should be replaced.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $115,624

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

Photo is not available.

Deficiency

Location: Science/Vo-Ag
Distress: Missing
Category: Capital Renewal
Priority: 5 - 5 Does Not Meet Current Code and/or Guidelines
Notes: A sprinkler system is missing and should be installed in the building.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $61,823

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 1976. It has a 15-year service life which expired in 1991.
Recommendation: The system should be replaced.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,440

System: D4090 - Other Fire Protection 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 1976. It has a 15-year service life which expired in 1991.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $7,503

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 1976. It has a 30-year service life which expired in 2006.
Recommendation: The system should be replaced.

Deficiency
Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: District notes: The electrical service in the science and vocational building is a single phase service, which should be upgraded to a three phase service like the rest of the campus.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $34,229

System: D5020 - Lighting and Branch Wiring
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1976. It has a 30-year service life which expired in 2006.
Recommendation: The system should be replaced.

Deficiency
Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $200,093

System: D5030 - Communications and Security
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1976. It has a 20-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $71,608

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 1976. It has a 15-year service life which expired in 1991.
Recommendation: The system should be replaced.

Deficiency

Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,640

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 1976. It has a 20-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency

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

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 1976. It has a 20-year service life which expired in 1996.
Recommendation: The system should be replaced.

Photo is not available.

Deficiency
Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $14,084

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 1976. It has a 20-year service life which expired in 1996.
Recommendation: The system should be replaced.

Deficiency
Location: Science/Vo-Ag
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $32,680

Appendix 1 - Assessment Criteria

Dolores HS

Assessment Criteria

Task No	Task Description	Score	Comments
0.00	Site Size		
1.00	Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools.	N/A	11.5 (Site shared between ES, MS, HS)
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.	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.	5	Facility shared and jointly owned with community
6.20	Are Baseball Fields approved by the Colorado High School Activities Association?	5	AGREE: Baseball fields are approved by the Colorado High School Activities Association (CHSAA)
7.10	Do Softball fields meet 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		

Task No	Task Description	Score	Comments
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	1	No, it is located on a two way street, having less than 25,000 per day.
13.10	If 4 lanes wide OR traffic count exceeding 25000 cars is there a traffic light or dedicated turn lane into the school?	N/A	This question is not applicable to the school.
13.20	Is there signage warning of school zone?	5	Yes, there is a signage warning of school zone.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 4.1.13?	5	Yes, the school is not located close to any of the following sites: hazardous waste disposal, industries, gas wells, railroad tracks, major highways, liquor stores, adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations, power easements and others.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	3	Buses unload on street in front of building in designated area.. Then load in off-street area with turn around
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	4	Buses off load on street.
16.30	Do pedestrians have to cross traffic lanes to enter school?	5	Pedestrian traffic routing is characterized by safety and good separation. Routes funnel students to main entrances. Routing adequately meets needs for pedestrian access to the school.
17.10	Is there a parent drop off and pick up area?	5	AGREE: There is a parent drop-off and pickup area.
17.20	Is the parent drop off and pickup area one way?	5	AGREE: Parent drop-off and pickup area is one way.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	5	Traffic routing is characterized by safety and good separation. Parent service lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas.
18.10	Are there staff and visitor parking?	1	Staff and visitor parking is on street, nose-in, in front of the building.
18.20	Is the staff and visitor parking area paved with marked parking stalls?	N/A	
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?	3	The parking for students in on street or across street from school. It is unmarked.
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?	3	All student parking is on street or across street n designated areas.

Task No	Task Description	Score	Comments
20.00	Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds?	5	AGREE: The service delivery area are separated from pedestrian traffic, sports fields and playgrounds.
21.10	Are there concrete walks that provide circulation around the school?	4	There are a few unpaved areas, most concrete and some in poor condition.
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	Some difficult access. All fire lanes are unmarked
24.00	Playgrounds		
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 4.1.13?	N/A	
25.10	If there is playground equipment; is the equipment in good condition?	N/A	The school does not have any play equipment.
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, there are no lights in the parking area, lighting is provided from the street lighting along the roadway.
29.00	Are sports fields lit? Describe condition.	5	Yes, the sports field is well lit.
30.00	Are school entries lit? Describe condition.	5	Yes, the building entrance is well lit.
31.00	Are school perimeters lit? Describe condition.	3	Yes, the building perimeter is lit, but needs more lights.
32.00	Site drainage		
33.00	Is the school floor slab raised 6? above grade or more? Describe condition.	5	Yes, the entire floor slab is 6" or more above grade.
34.00	Does water drain positively away from the school?	3	The water drains away from the building, but it drains towards the building at certain places. District notes: there are significant problems with site drainage including: • The ponding of water at a number of locations around the site. • The fact that water does flow into some of the middle school classrooms on the east side of the building. • There is ponding of water on the north side of the new gymnasium building. • There is ponding of water between the new elementary school area and the commons and library area. • There is ponding of water on the east side of the middle school building. These drainage conditions are aggravated in the winter months when Dolores does receive a significant snow fall that does aggravate these drainage conditions and does lead to unsafe conditions for the students passing to and from classes.
35.00	Is there a drainage path on site?	2	The drainage path is there, but it does not serve its purpose well.
35.10	Is the site erosion free?	5	Yes, the site is erosion free.

Task No	Task Description	Score	Comments
36.00	Is there a water retaining area?	1	No, there are no provisions for a water retaining area.
36.10	Does it have a drain at the basin?	N/A	This question is not applicable to the school.
36.20	Describe the condition of the retaining area.	N/A	This question is not applicable to the school.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	5	Yes, the ADA parking is located in close proximity to the main entrance.
39.00	Is there an identifiable path of ingress?	1	The accessible route is not identified with the required signage or there is not an accessible route.
40.00	Are there curb cuts at curbs?	5	There are code compliant curb cuts at all necessary sidewalks.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	3	Yes, the parking signage is identified, but not the path of ingress.
42.00	Signage		
43.10	Is there site way-finding signage?	5	The site has new large signage or graphics to direct the public to major spaces (e.g. entrance office gym auditorium etc.) of the school building and grounds.
43.20	Is there traffic signage? Describe deficiencies.	1	Most parking un-marked
44.00	Site utilities		
45.00	Is the school heated with natural gas propane coal electricity or other?	N/A	Yes, the school is heated with natural gas. The natural gas is furnished by Atmos Gas
45.10	Are the propane tank or tanks installed as required by code?	N/A	This question is not applicable to the school.
45.20	Is the natural gas service protected?	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	Yes, the site is served by a public water system. The water system is furnished by The City of Dolores.
47.00	Is the site served by a well?	1	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?	1	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.
49.00	Is the site served by a public or private waste water system?	N/A	Yes, the site is served by a public waste water system. The waste water system is furnished by The City of Dolores.
50.00	Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field?	1	No, the site is not served by a Colorado Health Department or local approved septic tank and leach field.
50.10	Is there a manhole to the service tank?	N/A	This question is not applicable to the school.
51.00	Is there a fire hydrant(s) located within 200 ft of the school?	5	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	The fire hydrant is approximately 100 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	4	Yes, the landscaping is well developed and maintained.

Task No	Task Description	Score	Comments
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is automatically watered. The system is on a timer.
54.10	Describe the condition of the landscaping watering system.	4	The sprinkler system is in good condition.
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?	5	Yes, the landscaping system has been designed to support the reduction of heat island effects, is drought tolerant and adequate for the region.
57.00	Are weeds under control?	5	Yes, the landscaping is well maintained.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	1	No, the trash area meets only a marginal number 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, there is no trash enclosure.
62.00	Site sanitation		
63.00	Is the site clean and free of litter and trash?	5	At the time of visit no trash was observed on the school grounds.
64.00	Site security		
65.10	Is the site fenced?	5	The school site is adequately fenced. Entrances and egresses are limited, where appropriate.
65.20	Are gates provided at fences with locking capability?	4	Some missing 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?	5	Yes, the building roof is controlled for restricted access.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	1	No, there are no security barriers at entrances, such as concrete or landscaped flowering beds, barrier islands, bollards, or chained access points.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	4	Yes, the corridors are fire rated.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	4	Yes, the corridor doors, as a system, are fire rated.
70.20	Describe the condition of the corridors.	4	The corridor doors and their components are in good condition.
71.00	Is the school segregated with area separation fire walls?	5	Yes, the building has fire rated separations at horizontal exits AND/OR occupancy separations, and its elements (doors, walls, magnetic door holders, automated closers, etc?) are operational, clearly labeled and in excellent condition.
72.00	What is the school construction type? E.g. III-A, 1-B, etc.	5	This is a Type I facility (I-A or I-B) - least combustible. Typically these are concrete frame buildings made of noncombustible materials. All of the building elements (structural frame, bearing walls, floors, and roofs) are fire resistance rated.
73.00	What is the school occupant load?	N/A	

Task No	Task Description	Score	Comments
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, the building has a clear path of egress meeting the width and other requirements of the code; proper signage, adequate floor finishes, free of protruding objects (4" max) and others.
74.10	Describe the condition of the unobstructed path of egress.	4	The paths of egress are in good condition.
75.00	Are stairways protected for exiting as required by code?	5	Yes, all paths are clear of materials and the egress paths are open.
75.10	Determine the adequate number of stairways	N/A	The building has two sets of stairs.
75.20	Describe condition of stair(s)	4	The stairs are in good condition, but need a protective cover on the edges of each tread.
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.	3	The stairs have proper stair treads, closed risers, and enclosed landings from original construction. This system is expected to fail with in the outlook of this report.
76.10	Describe condition of treads risers and landings	4	The treads, risers and landings, including floor finishes, are in good condition.
77.00	Are classroom doors recessed and open in the exiting direction?	5	Yes, the classrooms doors are 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.	4	Yes, the guardrails and handrails are as required by code and in good condition.
78.10	Describe condition of guardrails and handrails	4	The guardrails and handrails are in good condition and well anchored.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	4	The 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?	5	Yes, the corridors terminate at an exit.
81.00	Is the path of egress ADA accessible?	5	Yes, the ADA egress path is compliant.
81.10	Are there areas of refuge?	1	No, there are no areas of refuge as required by code.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	5	Yes, 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?	1	No, the school does not have an emergency lighting system.
84.00	Does the district/school have a backup generator?	N/A	No, 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.

Task No	Task Description	Score	Comments
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?	3	Yes, the fire extinguisher systems are meet the modern requirements for access and location.
86.00	Is the school provided with a sprinkler system?	2	Yes, the school is only partially sprinkled; Band Room and Industrial Room.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	1	Yes, the fire alarm system and its components are in good condition and meet current codes.
87.10	Is the alarm monitored?	1	No, the alarm system is monitored to office only.
87.20	Describe the type age and condition of the fire alarm system.	2	The alarm system was replaced in 1996 with a Harrington Fire Alarm System. The fire alarm system is in good condition.
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: 15,987 1971 Add GSF: 4,400 Art/Wood GSF: 4,050 Band GSF: 1,826 Science/Vo-Ag GSF: 11,346 Total Roof GSF: 40,500
94.00	List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main: built 1954 (61 years old), last renovated 1996 (19 years ago) 1971 Add: built 1971 (44 years old) Art/Wood: built 2002 (13 years old) Band: built 1996 (19 years old) Science/Vo-Ag: built 1976 (39 years old)
95.00	List Grades Attending School.	N/A	Dolores MS/HS serves grades 6th thru 12th gradesl.
96.00	List number of building stories.	N/A	Main: 1 1971 Add: 1 Art/Wood: 1 Band: 1 Science/Vo-Ag: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	1	No, there is no basement.
100.10	Does the foundation or basement walls have any observable cracks?	4	The foundation wall is in very good condition and shows no evidence of foundation problems or cracking.
101.00	Is the school constructed on a slab on grade?	5	Yes, the school is constructed on a slab on grade foundation.
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.

Task No	Task Description	Score	Comments
101.20	If visually possible from the exterior, note whether the slab is post tensioned.	N/A	It is not visually possible to see if the slab is post tensioned.
102.00	Are the exterior/interior walls bearing?	N/A	Yes, exterior walls and corridor walls are load bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior bearing walls are constructed of CMU.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	5	There are no visible cracks or other areas of failure.
102.30	Are there expansion joints for expansion and contraction of building materials?	5	Yes, there are expansion joints.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	This question is not applicable to the school.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	4	The exterior walls are in good condition; however, there is some depreciation. District notes: There are some situations where the exterior walls are deteriorating at the high school area due to the freeze/thaw cycles and the fact that water is getting into the walls and causing the masonry to spaul on portions of the building.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing brick veneer covered CMU walls.
104.20	Describe the condition of the school's structural system.	4	The school's structural system appears to be 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 veneer/exterior brick is in good condition.
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 interior walls are drywall on metal and wooden studs.
107.10	Describe condition of the interior walls and veneering.	4	The painted drywall is in fair to 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 roof construction is in good condition.
109.00	What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other?	N/A	The floor is slab on grade.
109.10	Describe the condition of the school's ceiling/floor assembly.	4	The concrete slab floor is in good condition.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more) ?	N/A	Yes, the roof is mostly flat.

Task No	Task Description	Score	Comments
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	The roofing system is built up roof.
110.20	What is the approximate age of the roof covering?	N/A	The roof is five years old. The roof in the 1991 Addition is beyond expected life.
110.30	Is water draining positively with water being removed off?	5	Yes, water is draining positively from the various roof surfaces.
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		
112.00	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.	N/A	Heating is provided with boilers and rooftop units. There is no cooling provided to the school.
112.10	What is the approximate age of the HVAC system?	N/A	The furnaces have been replaced in 2008 and 2009.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 4.1.3? Please refer to CO2 test results.	5	Yes, the HVAC system provides very good fresh air in the school at less than 300 ppm. Fresh air dampers have been installed in 2009.
112.30	How is the fresh air controlled?	N/A	Fresh air is controlled by individual room thermostats.
112.40	How many zones are there?	N/A	Each room is a zone.
114.00	What is the air quality for carbon dioxide?	4	The CO2 has been tested in 3 locations. MS Classroom 581 ppm - Good HS Classroom 640 ppm - Fair Office 563 ppm - Fair
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	5	At the time of visit the air quality for carbon monoxide in furnace rooms or at air supply ducts tested at less than 2/ppm.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 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, 120/208 volts.
116.30	Describe the age and condition of the electrical system.	N/A	The electrical system is original, it is in fair condition. The electrical system is beyond expected life.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	2	There are insufficient power outlets throughout the building including computer labs
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.	2	The lighting in the school is in fair condition. The lighting and branch wiring system is beyond expected life.
119.00	Do current lighting levels meet electrical lighting codes?	1	No, the current lighting levels does NOT meet electrical lighting codes.

Task No	Task Description	Score	Comments
119.10	Describe lighting levels.	2	The lighting levels in the school are poor and are = 40 fc.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	2	No, there are no odors in the school; however the system is beyond expectedlife.
120.10	Does the school have adequate bathrooms to support the building population as required by code?	5	Yes, the school does have adequate bathrooms to support the building population as required by code.
120.20	Are plumbing fixtures equipped with low flow water saving devices?	5	Yes, the plumbing fixtures are equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	2	The system and fixtures are in good condition. The system is beyond expected life in the main and Science/Vo-Ag Building.
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	N/A	
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 1.3 ppm copper.
122.00	What is the condition of the school's water treatment system?	2	The water treatment system serves all the facility.
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	Because of missing gates, access control is marginal.
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	1	Complex campus has many blind spots.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	No video
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	Yes, all documentation regarding Asbestos Management complies with Colorado Air Quality Control Commission Regulation No. 8, is kept updated in file and used as a reference tool by the staff.
130.00	Building sanitation		

Task No	Task Description	Score	Comments
131.00	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance	5	Yes, the school's wet areas and food preparation and storage areas exceed the standards set by the State of Colorado, which include: non-absorbent, easy to clean floors; floor drains; coved baseboard sealed at wall/base junction; non-obtrusive utility lines for easy cleaning of floor & walls; sealed CMU walls or other non-absorbent, easy to clean wall finishes; if used, porous ACT allowed in toilet rooms or their vestibules; if used, removable easy to clean floor mats; concealed studs, frames and other support elements; shielded light fixtures at every food related area (except storage); 50 FC at food prep area; 20 FC at 30" in all other areas, except storage (10 FC at 30" permitted); use of dustless cleaning methods only; proper and orderly storage of cleaning equipment; 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	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?	5	Equipment such as shower and eyewash are in place,
135.00	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	1	No nurse's station.
136.00	Educational Programs		
137.10	Does the school have daylight with views in all learning areas?	3	Science building very dim
137.20	Learning style variety	5	While spaces are flexible, HVAC problems make using some areas difficult.
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?	3	Hard floor hallways are noisy and HVAC units are quite loud.
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	

Task No	Task Description	Score	Comments
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?	3	Many of the rooms are too small for the enrollment with many having less than 25sq ft/student. District notes: students need to go outside to go between their various classroom areas and the commons building as well as some elective class areas will potentially add to some students slipping on the ice and potentially being injured. It is also a security risk in that the students are exposed to outsiders in a non controlled environment.
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	Many rooms lack sufficient storage and case work.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	5	All, or nearly all of the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.
143.20	Special Programs Adjacencies	5	All of the special program spaces are located as an integral part of the facility (near media center, computer rooms, gen. clssrms). Therapy rooms, testing rooms, offices are near programs they serve. They are acoustically isolated from noisy spaces.
143.30	Special Programs Storage/Fixed Equipment	5	All of the special program spaces (including Title 1, Speech, PT/OT, ESL, etc) have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
144.10	Does the school have a Music room as described in the CDE Construction Guidelines 4.3?	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.

Task No	Task Description	Score	Comments
144.30	Music Storage/Fixed Equipment	5	All of the music spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment.
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.3?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
146.20	Art Adjacencies	5	All of the art spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
146.30	Art Fixed Equipment	5	All of the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment. Finish materials are smooth, cleanable and nonabsorbent.
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.3?	4	Some labs are undersized. Power outlets are minimal and require extensive extension chord usage.
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?	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?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
150.20	Library Adjacencies	4	Library adjoins cafeteria with noise transfer.

Task No	Task Description	Score	Comments
150.30	Library Storage/Fixed Equipment	5	All ,or nearly all, of the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment.
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.3?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
151.20	Distance Learning Adjacencies	5	All, or nearly all of the distance learning lab spaces are near the other academic programs. The technology lab spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
151.30	Distance Learning Storage/Fixed Equipment	5	All of the distance learning lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, lighting, and technology equipment.
152.10	Does the school have a adequate PE facilities as described in the CDE Construction Guidelines 4.3?	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 stage is between the gym and cafeteria. Storage is minimal and acoustics are poor
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	Storage is minimal.
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?	3	Offices are undersized and lack conference or work room. Student pass through the office to get to different parts of building creating continuous disruption.
157.20	Administration Adjacencies	3	Students must pass through the office to get to various parts of the school.

Task No	Task Description	Score	Comments
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	5	All or nearly all restrooms are adequate in number and location. Fixtures are age-appropriate. Toilet partitions urinal privacy partitions towel dispensers and soap dispensers are in place and functional.
157.50	Cafeteria	5	All or nearly all of the cafeteria spaces (cafeteria table and chair storage etc.) are sized correctly. Circulation and routing are good. They are acoustically isolated have appropriate storage and seating.
157.60	Food Prep	5	All or nearly all of the food prep spaces (kitchen freezer cooler storage office etc.) are sized correctly. They are acoustically isolated have provisions for pickup and delivery _ have adequate storage utilities and fixed equip.
158.10	Science Labs as described in the CDE Construction Guidelines 4.3?	2	Science is taught in a separate building. Though labs are functional, ventilation is poor and leaking ceiling causes difficulty.
158.20	Science Labs Adjacencies	5	All, or nearly all of the science spaces are near the other academic programs. The science spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
158.30	Science Labs Storage/Fixed Equipment	2	The ventilation is poor.
160.00	Interior walls finishes? Describe type and condition.	2	The interior wall finishes are in fair condition with cosmetic deficiencies AND/OR damage in limited areas. Wall finishes vary and include painted CMU, exposed brick, and painted plaster or gyp board. The interior wall finishes are beyond expected life.
161.00	Interior flooring? Describe type and condition.	5	Interior flooring is carpet and tile. It is in very good condition because the majority of the system (except for the Science/VoAg) was renewed in 2011.
162.00	Interior ceilings? Describe type and condition.	2	Ceiling finishes of ACT and paint are in fair condition with only some cosmetic deficiencies. The interior ceiling finishes are beyond expected life.
163.00	Exterior doors, frames and glazing? Describe type and condition.	2	The exterior metal doors, frame with glass in fair condition. The exterior door system is beyond expected life.
163.10	What is condition of weather stripping and caulk?	2	Most weather stripping and caulking are in fair condition with some areas where caulking is cracking.
163.20	How many exterior doors are there?	N/A	There are 14 exterior doors.
164.00	Interior doors and frames? Describe type and condition.	3	Interior wooden doors, frames and glazing are in fair condition, but beyond expected life.
165.00	Windows/glazing? Describe type and condition.	4	The metal windows and glazing are in good condition AND/OR some of its components have some minor damage.
166.00	Technology		

Task No	Task Description	Score	Comments
168.00	Telephone system? Describe type and condition.	2	Telephone system is digital, its components are in good condition and have good performance.
169.00	Video distribution system? Describe type and description.	1	No video system 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?	1	
171.30	Is the school facility protected to maintain business continuity with data backup systems?	5	AGREE: The school facility is protected to maintain business continuity with data backup systems. The school will not lose critical district supported business and IT data.
171.40	Where are data backups stored?	1	data backup is stored on site
173.10	Is the school connected to the internet? How is it connected?	5	FIBER: The facility has fiber based connectivity to the Internet.
173.20	Does the school have wireless internet access throughout?	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"?	5	AGREE: The high school facility is connected to the Colorado Institutions of Higher Education Distant Learning Network"s "internet two".
174.20	Do the buildings have high speed drops or wireless?	5	AGREE: Instructional spaces have computer drops or are wireless.
176.10	School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.	5	AGREE: School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.
176.20	School administrative offices are provided with the technological hardware and software that provides email for staff.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides email for staff.
176.30	School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.	1	System has no voicemail monitoring capacity.
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)	N/A	
178.20	Is the school water efficient? (Gals/SF/Student)	N/A	
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.

Task No	Task Description	Score	Comments
180.00	Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO2) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics))	4	There are observable or anecdotal data available regarding indoor air quality, building and finish materials, thermal comfort and control, lighting quality, acoustics, and ergonomic design to infer that the overall school environments are healthy for its occupants.
181.00	Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies))	1	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively higher than average impact on the environment.
182.00	Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design?	1	No, the school does not reduce the demand on the community infrastructure; it is not densely developed and does not attempt water use efficiency.
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles?	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)	N/A	
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?	N/A	
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	3	The exterior wall are insulated with fibreglass.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	No, there is no shading other than a limited roof overhang on the south elevation.
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?	5	Yes, the school location encourages walking AND/OR bicycling.
191.00	Is the school used jointly with the community?	5	Yes, the school facilities are used by the community.
191.10	What are the typical community uses of the building?	N/A	The building is typically used for scouts and church groups.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school is available for community use approximately four hours a day, year round, although this may vary.
192.00	How many exit doors are there?	N/A	There are 14 exit doors.
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.	2	Yes, the building receives abundant natural light throughout the building from the windows.

Task No	Task Description	Score	Comments
195.00	Has the school lighting been replaced with new energy efficient fixtures?	2	Yes, 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)?	5	Yes, the site lighting has minimal impact at night on neighboring properties.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	5	Yes, mechanical system was commissioned at the end of construction or retro commissioned within the last five years, with third party certification through CO-CHPS or LEED in 2009.
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.	2	Yes, corridor walls are not insulated but are of CMU construction and provide good sound separation between the corridor and adjacent rooms. Insulation is unknown.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	2	Walls are insulated AND/OR provide good sound separation between adjacent rooms. The insulation, as described in comments, is in good condition (Edit as necessary, identify insulated walls & describe type of insulation).
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	1	No, ceiling/floor assembly is not insulated for sound.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	3	Yes, the ceiling/roof assembly is insulated with at least an R 30. The insulation is unknown but in fair condition.
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	2	No, the windows are double pane, but are not low-e glass and are in fair condition. The interior pane can be removed. Blinds are contained between the two panes. Interior wood frames are in need of paint.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	3	Yes, some windows are operable and require some effort to operate. They could be used to control temperature and ventilation.
203.20	Describe condition of caulking	3	Window caulking is in fair condition with many areas where caulking is cracking.
204.00	Are school wastes reclaimed?	5	Yes, paper and plastic are being recycled.
205.00	Does the site incorporate responsible storm water management and treatment design?	5	Yes, the site incorporates responsible storm water management and treatment design.
206.00	Are there entry vestibules at the main school entrances?	5	Yes, there are entry vestibules at all main entries, including floor mats and/or other systems to reduce tracking dirt into the structure.
206.10	Are there entry vestibules at the secondary school entrances?	1	No, there are no entry vestibules at secondary exits.
207.00	Does the district/school have a recent active energy management plan?	5	Yes, the school has a comprehensive energy management plan that is revised and updated periodically and with which most key personnel is familiar; this plan is being implemented methodically.

Task No	Task Description	Score	Comments
208.00	Does the district/school have preventative maintenance procedures in place?	5	The school has a comprehensive preventive maintenance procedures schedule that is revised and updated periodically and with which most key personnel is familiar; it is being fully implemented.
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 is not 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	No, even though a part of the school is more than 50 years old, because of the additions and renovations, it cannot be associated with the historical data.
212.00	Current facility/school replacement value (CRV)	N/A	$11,291,499
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=37.25%

Dolores MS

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	11.5 (Site shared between ES, MS, HS)
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.	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.	5	Baseball fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
6.20	Are Baseball Fields approved by the Colorado High School Activities Association?	5	AGREE: Baseball fields are approved by the Colorado High School Activities Association (CHSAA)
7.10	Do Softball fields meet 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?	1	No, it is located on a two way street, having less than 25,000 per day.

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 is not applicable to the school.
13.20	Is there signage warning of school zone?	5	Yes, there is a signage warning of school zone.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 4.1.13?	5	Yes, the school is not located close to any of the following sites: hazardous waste disposal, industries, gas wells, railroad tracks, major highways, liquor stores, adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations, power easements and others.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	3	There is off street loading, but on street unloading
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	3	The unloading area is on street in a designated area.
16.30	Do pedestrians have to cross traffic lanes to enter school?	5	Pedestrian traffic routing is characterized by safety and good separation. Routes funnel students to main entrances. Routing adequately meets needs for pedestrian access to the school.
17.10	Is there a parent drop off and pick up area?	5	AGREE: There is a parent drop-off and pickup area.
17.20	Is the parent drop off and pickup area one way?	5	AGREE: Parent drop-off and pickup area is one way.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	5	Traffic routing is characterized by safety and good separation. Parent service lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas.
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?	4	Unpaved lot.
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?	5	AGREE: There are marked ADA stalls for students.
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?	4	A few areas are unpaved, but concrete in paved areas in poor condition.
22.00	Is there an area for bicycle storage?	5	AGREE: There is an area for bicycle access and storage.

Task No	Task Description	Score	Comments
23.00	Is there a marked fire lane with "no parking" signs posted?	1	The fire lane has challenging access and is unmarked.
24.00	Playgrounds		
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 4.1.13?	N/A	
25.10	If there is playground equipment; is the equipment in good condition?	N/A	The school does not have any play equipment.
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, there are no lights in the parking area, lighting is provided from the street lighting along the roadway.
29.00	Are sports fields lit? Describe condition.	5	Yes, the sports field is well lit.
30.00	Are school entries lit? Describe condition.	5	Yes, the building entrance is well lit.
31.00	Are school perimeters lit? Describe condition.	3	Yes, the building perimeter is lit, but needs more lights.
32.00	Site drainage		
33.00	Is the school floor slab raised 6? above grade or more? Describe condition.	5	Yes, the entire floor slab is 6" or more above grade.
34.00	Does water drain positively away from the school?	3	The water drains away from the building, but it drains towards the building at certain places. District notes: there are significant problems with site drainage including: • The ponding of water at a number of locations around the site. • The fact that water does flow into some of the middle school classrooms on the east side of the building. • There is ponding of water on the north side of the new gymnasium building. • There is ponding of water between the new elementary school area and the commons and library area. • There is ponding of water on the east side of the middle school building. These drainage conditions are aggravated in the winter months when Dolores does receive a significant snow fall that does aggravate these drainage conditions and does lead to unsafe conditions for the students passing to and from classes.
35.00	Is there a drainage path on site?	2	The drainage path is there, but it does not serve its purpose well.
35.10	Is the site erosion free?	5	Yes, the site is erosion free.
36.00	Is there a water retaining area?	1	No, there are no provisions for a water retaining area.
36.10	Does it have a drain at the basin?	N/A	This question is not applicable to the school.
36.20	Describe the condition of the retaining area.	N/A	This question is not applicable to the school.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	5	Yes, the ADA parking is located in close proximity to the main entrance.

Task No	Task Description	Score	Comments
39.00	Is there an identifiable path of ingress?	1	The accessible route is not identified with the required signage or there is not an accessible route.
40.00	Are there curb cuts at curbs?	5	There are code compliant curb cuts at all necessary sidewalks.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	3	Yes, the parking signage is identified, but not the path of ingress.
42.00	Signage		
43.10	Is there site way-finding signage?	5	The site has new large signage or graphics to direct the public to major spaces (e.g. entrance office gym auditorium etc.) of the school building and grounds.
43.20	Is there traffic signage? Describe deficiencies.	1	minimal traffic signage
44.00	Site utilities		
45.00	Is the school heated with natural gas propane coal electricity or other?	N/A	Yes, the school is heated with natural gas. The natural gas is furnished by Atmos Gas
45.10	Are the propane tank or tanks installed as required by code?	N/A	This question is not applicable to the school.
45.20	Is the natural gas service protected?	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	Yes, the site is served by a public water system. The water system is furnished by The City of Dolores.
47.00	Is the site served by a well?	1	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?	1	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.
49.00	Is the site served by a public or private waste water system?	N/A	Yes, the site is served by a public waste water system. The waste water system is furnished by The City of Dolores.
50.00	Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field?	1	No, the site is not served by a Colorado Health Department or local approved septic tank and leach field.
50.10	Is there a manhole to the service tank?	N/A	This question is not applicable to the school.
51.00	Is there a fire hydrant(s) located within 200 ft of the school?	5	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	The fire hydrant is approximately 100 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	4	Yes, the landscaping is well developed and maintained.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is automatically watered. The system is on a timer.
54.10	Describe the condition of the landscaping watering system.	4	The sprinkler system is in good condition.
55.00	Does the landscaping aid passive solar techniques?	1	No, the landscaping does not aid passive solar techniques as described in the guidelines.

Task No	Task Description	Score	Comments
56.00	Is the landscaping drought tolerant?	5	Yes, the landscaping system has been designed to support the reduction of heat island effects, is drought tolerant and adequate for the region.
57.00	Are weeds under control?	5	Yes, the landscaping is well maintained.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	1	No, the trash area meets only a marginal number 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, there is no trash enclosure.
62.00	Site sanitation		
63.00	Is the site clean and free of litter and trash?	5	At the time of visit no trash was observed on the school grounds.
64.00	Site security		
65.10	Is the site fenced?	5	The school site is adequately fenced. Entrances and egresses are limited, where appropriate.
65.20	Are gates provided at fences with locking capability?	4	There are some missing 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?	5	Yes, the building roof is controlled for restricted access.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	1	No, there are no security barriers at entrances, such as concrete or landscaped flowering beds, barrier islands, bollards, or chained access points.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	4	Yes, the corridors are fire rated.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	4	Yes, the corridor doors, as a system, are fire rated.
70.20	Describe the condition of the corridors.	4	The corridor doors and their components are in good condition.
71.00	Is the school segregated with area separation fire walls?	5	Yes, the building has fire rated separations at horizontal exits AND/OR occupancy separations, and its elements (doors, walls, magnetic door holders, automated closers, etc?) are operational, clearly labeled and in excellent condition.
72.00	What is the school construction type? E.g. III-A, 1-B, etc.	5	This is a Type I facility (I-A or I-B) - least combustible. Typically these are concrete frame buildings made of noncombustible materials. All of the building elements (structural frame, bearing walls, floors, and roofs) are fire resistance rated.
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	N/A	

Task No	Task Description	Score	Comments
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 paths of egress are in good condition.
75.00	Are stairways protected for exiting as required by code?	5	Yes, all paths are clear of materials and the egress paths are open.
75.10	Determine the adequate number of stairways	N/A	The building has two sets of stairs.
75.20	Describe condition of stair(s)	4	The stairs are in good condition, but need a protective cover on the edges of each tread.
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.	3	The stairs have proper stair treads, closed risers, and enclosed landings from original construction. This system is expected to fail with in the outlook of this report.
76.10	Describe condition of treads risers and landings	4	The treads, risers and landings, including floor finishes, are in good condition.
77.00	Are classroom doors recessed and open in the exiting direction?	5	Yes, the classrooms doors are 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.	4	Yes, the guardrails and handrails are as required by code and in good condition.
78.10	Describe condition of guardrails and handrails	4	The guardrails and handrails are in good condition and well anchored.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	4	The 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?	5	Yes, the corridors terminate at an exit.
81.00	Is the path of egress ADA accessible?	5	Yes, the ADA egress path is compliant.
81.10	Are there areas of refuge?	1	No, there are no areas of refuge as required by code.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	5	Yes, 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?	1	No, the school does not have an emergency lighting system.
84.00	Does the district/school have a backup generator?	N/A	No, 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.

Task No	Task Description	Score	Comments
85.00	Does the school have fire extinguishers located as required by code?	3	Yes, the fire extinguisher systems are meet the modern requirements for access and location.
86.00	Is the school provided with a sprinkler system?	2	Yes, the school is only partially sprinkled; Band Room and Industrial Room.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	1	Yes, the fire alarm system and its components are in good condition and meet current codes.
87.10	Is the alarm monitored?	1	No, the alarm system is monitored to office only.
87.20	Describe the type age and condition of the fire alarm system.	2	The alarm system was replaced in 1996 with a Harrington Fire Alarm System. The fire alarm system is in good condition.
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: 15,987 1971 Add GSF: 4,400 Art/Wood GSF: 4,050 Band GSF: 1,826 Science/Vo-Ag GSF: 11,346 Total Roof GSF: 40,500
94.00	List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main: built 1954 (61 years old), last renovated 1996 (19 years ago) 1971 Add: built 1971 (44 years old) Art/Wood: built 2002 (13 years old) Band: built 1996 (19 years old) Science/Vo-Ag: built 1976 (39 years old)
95.00	List Grades Attending School.	N/A	Dolores MS/HS serves grades 6th thru 12th gradesl.
96.00	List number of building stories.	N/A	Main: 1 1971 Add: 1 Art/Wood: 1 Band: 1 Science/Vo-Ag: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	1	No, there is no basement.
100.10	Does the foundation or basement walls have any observable cracks?	4	The foundation wall is in very good condition and shows no evidence of foundation problems or cracking.
101.00	Is the school constructed on a slab on grade?	5	Yes, the school is constructed on a slab on grade foundation.
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.

Task No	Task Description	Score	Comments
102.00	Are the exterior/interior walls bearing?	N/A	Yes, exterior walls and corridor walls are load bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior bearing walls are constructed of CMU.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	5	There are no visible cracks or other areas of failure.
102.30	Are there expansion joints for expansion and contraction of building materials?	5	Yes, there are expansion joints.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	This question is not applicable to the school.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	4	The exterior walls are in good condition; however, there is some depreciation. District notes: There are some situations where the exterior walls are deteriorating at the high school area due to the freeze/thaw cycles and the fact that water is getting into the walls and causing the masonry to spaul on portions of the building.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing brick veneer covered CMU walls.
104.20	Describe the condition of the school's structural system.	4	The school's structural system appears to be 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 veneer/exterior brick is in good condition.
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 interior walls are drywall on metal and wooden studs.
107.10	Describe condition of the interior walls and veneering.	4	The painted drywall is in fair to 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 roof construction is in good condition.
109.00	What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other?	N/A	The floor is slab on grade.
109.10	Describe the condition of the school's ceiling/floor assembly.	4	The floor assembly is structurally sound and in good condition.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more) ?	N/A	Yes, the roof is mostly flat.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	The roofing system is built up roof.

Task No	Task Description	Score	Comments
110.20	What is the approximate age of the roof covering?	N/A	The roof is five years old. The roof in the 1991 Addition is beyond expected life.
110.30	Is water draining positively with water being removed off?	5	Yes, water is draining positively from the various roof surfaces.
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		
112.00	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.	N/A	Heating is provided with boilers and rooftop units. There is no cooling provided to the school.
112.10	What is the approximate age of the HVAC system?	N/A	The furnaces have been replaced in 2008 and 2009.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 4.1.3? Please refer to CO2 test results.	5	Yes, the HVAC system provides very good fresh air in the school at less than 300 ppm. Fresh air dampers have been installed in 2009.
112.30	How is the fresh air controlled?	N/A	Fresh air is controlled by individual room thermostats.
112.40	How many zones are there?	N/A	Each room is a zone.
114.00	What is the air quality for carbon dioxide?	4	The CO2 has been tested in 3 locations. MS Classroom 581 ppm - Good HS Classroom 640 ppm - Fair Office 563 ppm - Fair
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	5	At the time of visit the air quality for carbon monoxide in furnace rooms or at air supply ducts tested at less than 2/ppm.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 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, 120/208 volts.
116.30	Describe the age and condition of the electrical system.	N/A	The electrical system is original, it is in fair condition. The electrical system is beyond expected life.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	4	There are some shortages throughout bldg.
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.	2	The lighting in the school is in fair condition. The lighting and branch wiring system is beyond expected life.
119.00	Do current lighting levels meet electrical lighting codes?	1	No, the current lighting levels does NOT meet electrical lighting codes.
119.10	Describe lighting levels.	2	The lighting levels in the school are poor and are = 40 fc.

Task No	Task Description	Score	Comments
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	2	No, there are no odors in the school; however the system is beyond expectedlife.
120.10	Does the school have adequate bathrooms to support the building population as required by code?	5	Yes, the school does have adequate bathrooms to support the building population as required by code.
120.20	Are plumbing fixtures equipped with low flow water saving devices?	5	Yes, the plumbing fixtures are equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	2	The system and fixtures are in good condition. The system is beyond expected life in the main and Science/Vo-Ag Building.
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	N/A	
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 1.3 ppm copper.
122.00	What is the condition of the school's water treatment system?	2	The water treatment system serves all the facility.
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	Access monitoring for the site is hampered by blind spots and missing gates
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	1	There are many blind spots on this complex campus.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	There is no video.
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	Yes, all documentation regarding Asbestos Management complies with Colorado Air Quality Control Commission Regulation No. 8, is kept updated in file and used as a reference tool by the staff.
130.00	Building sanitation		

Task No	Task Description	Score	Comments
131.00	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance	5	Yes, the school's wet areas and food preparation and storage areas exceed the standards set by the State of Colorado, which include: non-absorbent, easy to clean floors; floor drains; coved baseboard sealed at wall/base junction; non-obtrusive utility lines for easy cleaning of floor & walls; sealed CMU walls or other non-absorbent, easy to clean wall finishes; if used, porous ACT allowed in toilet rooms or their vestibules; if used, removable easy to clean floor mats; concealed studs, frames and other support elements; shielded light fixtures at every food related area (except storage); 50 FC at food prep area; 20 FC at 30" in all other areas, except storage (10 FC at 30" permitted); use of dustless cleaning methods only; proper and orderly storage of cleaning equipment; 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	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	Science room houses non-lab science only. No safety equipment is required.
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?	4	The science building is dim.
137.20	Learning style variety	5	The condition of some areas reduces flexible use.
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?	4	The hard floors makes halls noisy..
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	

Task No	Task Description	Score	Comments
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?	4	District notes: students need to go outside to go between their various classroom areas and the commons building as well as some elective class areas will potentially add to some students slipping on the ice and potentially being injured. It is also a security risk in that the students are exposed to outsiders in a non controlled environment.
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.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	5	All, or nearly all of the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.
143.20	Special Programs Adjacencies	5	All of the special program spaces are located as an integral part of the facility (near media center, computer rooms, gen. clssrms). Therapy rooms, testing rooms, offices are near programs they serve. They are acoustically isolated from noisy spaces.
143.30	Special Programs Storage/Fixed Equipment	5	All of the special program spaces (including Title 1, Speech, PT/OT, ESL, etc) have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
144.10	Does the school have a Music room as described in the CDE Construction Guidelines 4.3?	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.

Task No	Task Description	Score	Comments
144.30	Music Storage/Fixed Equipment	5	All of the music spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment.
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.3?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
146.20	Art Adjacencies	5	All of the art spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
146.30	Art Fixed Equipment	5	All of the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment. Finish materials are smooth, cleanable and nonabsorbent.
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.3?	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	3	Storage is limited.
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	
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	5	All, or nearly all of the LMC spaces (including office, work rooms, conference room, etc.) are near the academic programs they serve. The spaces are acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.).
150.30	Library Storage/Fixed Equipment	5	All ,or nearly all, of the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment.
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.3?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C

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?	4	Storage and acoustics issues
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	Storage lacking.
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?	3	The office is undersized for the. There is. minimal storage.
157.20	Administration Adjacencies	3	Students pass through office on their way to classes.
157.30	Administration Storage/Fixed Equipment	3	Minimal storage available.
157.40	Student Restrooms	5	All or nearly all restrooms are adequate in number and location. Fixtures are age-appropriate. Toilet partitions urinal privacy partitions towel dispensers and soap dispensers are in place and functional.
157.50	Cafeteria	5	All or nearly all of the cafeteria spaces (cafeteria table and chair storage etc.) are sized correctly. Circulation and routing are good. They are acoustically isolated have appropriate storage and seating.

Task No	Task Description	Score	Comments
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?	2	Building condition problems hamper program
158.20	Science Labs Adjacencies	5	All, or nearly all of the science spaces are near the other academic programs. The science spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
158.30	Science Labs Storage/Fixed Equipment	5	All, or nearly all of the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. The flooring is a VCT or tile.
160.00	Interior walls finishes? Describe type and condition.	2	The interior wall finishes are in fair condition with cosmetic deficiencies AND/OR damage in limited areas. Wall finishes vary and include painted CMU, exposed brick, and painted plaster or gyp board. The interior wall finishes are beyond expected life.
161.00	Interior flooring? Describe type and condition.	5	Interior flooring is carpet and tile. It is in very good condition because the majority of the system (except for the Science/VoAg) was renewed in 2011.
162.00	Interior ceilings? Describe type and condition.	2	Ceiling finishes of ACT and paint are in fair condition with only some cosmetic deficiencies. The interior ceiling finishes are beyond expected life.
163.00	Exterior doors, frames and glazing? Describe type and condition.	2	The exterior metal doors, frame with glass in fair condition. The exterior door system is beyond expected life.
163.10	What is condition of weather stripping and caulk?	2	Most weather stripping and caulking are in fair condition with some areas where caulking is cracking.
163.20	How many exterior doors are there?	N/A	There are 14 exterior doors.
164.00	Interior doors and frames? Describe type and condition.	3	Interior wooden doors, frames and glazing are in fair condition, but beyond expected life.
165.00	Windows/glazing? Describe type and condition.	4	The metal windows and glazing are in good condition AND/OR some of its components have some minor damage.
166.00	Technology		
168.00	Telephone system? Describe type and condition.	2	Telephone system is digital, its components are in good condition and have good performance.
169.00	Video distribution system? Describe type and description.	1	There is no central distribution.

Task No	Task Description	Score	Comments
170.00	Does the school have a data/network system?	5	District notes the following Technologies: There are currently fiber optic lines connecting all of the buildings on the campus. There are also CAT 5 network cables from network closets throughout the complex to the various classrooms. The systems also include 14 Procurve Network switches, 1,000 MBS fiber and Procurve switches. The band width and internet connectivity is provided from Cedar Networks, in Durango, Colorado. At present, the preschool has one T-1 line shared with the internet and telephone. The administrative building also has one T-1 line shared internet and telephone and the main school campus has three T-1 lines for data and one T-1 line dedicated for the telephone. The system also contains a fire wall, security features, backup and recovery systems. The system standards and specifications contain nine servers running a mix of Windows Server 2003 and Window Server 2008. The system also contains active directory standards and email services as well as wireless services. The wireless services include a campus-wide security WiFi access and a guest WiFi access in the commons area and high school. Some of the other educational technologies which the District has include one Smartboard, two Mimeo interactive whiteboards, 300 desktop computers and 100 laptop computers, 15 networked printers, two (24) workstation computer checkout computer labs and two (24) workstation computer labs for classroom teaching, three laptop carts with 20 laptops per cart, a multi-media projector in every classroom area from the kindergarten to the twelfth grade and 24 document cameras.
171.10	Is the school facility protected to maintain business continuity with emergency power backup?	5	AGREE: The school facility is protected to maintain business continuity with emergency power backup. The school will not lose critical district supported business and IT data.
171.20	Is the school facility protected to maintain business continuity with redundant air conditioning for data centers?	1	
171.30	Is the school facility protected to maintain business continuity with data backup systems?	5	AGREE: The school facility is protected to maintain business continuity with data backup systems. The school will not lose critical district supported business and IT data.
171.40	Where are data backups stored?	1	Data backup storage is in the building.
173.10	Is the school connected to the internet? How is it connected?	5	FIBER: The facility has fiber based connectivity to the Internet.
173.20	Does the school have wireless internet access throughout?	5	AGREE: The facility has wireless capability.

Task No	Task Description	Score	Comments
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.	1	School has no system for phone control.
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)	N/A	
178.20	Is the school water efficient? (Gals/SF/Student)	N/A	
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))	1	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively higher than average impact on the environment.
182.00	Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design?	1	No, the school does not reduce the demand on the community infrastructure; it is not densely developed and does not attempt water use efficiency.
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles?	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)	N/A	
184.10	Does the building utilize renewable energy strategies?	1	The school does not incorporate wind geothermal wave or biomass system renewable energy strategies.

Task No	Task Description	Score	Comments
185.00	Does the school meter all utilities with the ability to submeter selected systems?	N/A	
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	3	The exterior wall are insulated with fibreglass.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	No, there is no shading other than a limited roof overhang on the south elevation.
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?	5	Yes, the school location encourages walking AND/OR bicycling.
191.00	Is the school used jointly with the community?	5	Yes, the school facilities are used by the community.
191.10	What are the typical community uses of the building?	N/A	The building is typically used for scouts and church groups.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school is available for community use approximately four hours a day, year round, although this may vary.
192.00	How many exit doors are there?	N/A	There are 14 exit doors.
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.	2	The building receives some natural light and/or the sources of natural light are in poor condition (describe sources of natural light, skylights, windows?).
195.00	Has the school lighting been replaced with new energy efficient fixtures?	2	Only a few 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)?	5	Yes, the site lighting has minimal impact at night on neighboring properties.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	5	Yes, mechanical system was commissioned at the end of construction or retro commissioned within the last five years, with third party certification through CO-CHPS or LEED in 2009.
198.00	What are exterior walls insulated with? Describe age type and condition. Energy Score	3	The exterior walls have fiberglass insulation that is in fair condition.
199.00	Are corridor walls insulated for sound? Describe age type and condition.	2	Yes, corridor walls are not insulated but are of CMU construction and provide good sound separation between the corridor and adjacent rooms. Insulation is unknown.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	2	Walls are insulated AND/OR provide good sound separation between adjacent rooms. The insulation, as described in comments, is in good condition (Edit as necessary, identify insulated walls & describe type of insulation).
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	1	No, ceiling/floor assembly is not insulated for sound.

Task No	Task Description	Score	Comments
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	3	Yes, the ceiling/roof assembly is insulated with at least an R 30. The insulation is unknown but in fair condition.
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	2	No, the windows are double pane, but are not low-e glass and are in fair condition. The interior pane can be removed. Blinds are contained between the two panes. Interior wood frames are in need of paint.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	3	Yes, some windows are operable and require some effort to operate. They could be used to control temperature and ventilation.
203.20	Describe condition of caulking	3	Window caulking is in fair condition with many areas where caulking is cracking.
204.00	Are school wastes reclaimed?	5	Yes, paper and plastic are being recycled.
205.00	Does the site incorporate responsible storm water management and treatment design?	5	Yes, the site incorporates responsible storm water management and treatment design.
206.00	Are there entry vestibules at the main school entrances?	5	Yes, there are entry vestibules at all main entries, including floor mats and/or other systems to reduce tracking dirt into the structure.
206.10	Are there entry vestibules at the secondary school entrances?	1	No, there are no entry vestibules at secondary exits.
207.00	Does the district/school have a recent active energy management plan?	5	Yes, the school has a comprehensive energy management plan that is revised and updated periodically and with which most key personnel is familiar; this plan is being implemented methodically.
208.00	Does the district/school have preventative maintenance procedures in place?	5	The school has a comprehensive preventive maintenance procedures schedule that is revised and updated periodically and with which most key personnel is familiar; it is being fully implemented.
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 is not 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	No, even though a part of the school is more than 50 years old, because of the additions and renovations, it cannot be associated with the historical data.
212.00	Current facility/school replacement value (CRV)	N/A	$11,291,499
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=37.25%

Glossary

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

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

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

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