

PURPOSE OF THIS REPORT:

Relationship to the Master Plan: These Building Assessments are part of a Strategic Facilities Master Plan (SFMP). H+L Architecture was hired to assist the District in creating the SFMP. The SFMP will be developed according to the guidelines established by the Colorado Department of Education (CDE) Building Excellent Schools Today (BEST) Grant program. Such a master plan is a prerequisite for BEST Grant applications.

The Educational Planning component of the SFMP is focused on establishing the long-term vision and goals for education delivery and in identifying their subsequent facility needs.

The recommendations in the Building Assessments are focused on building repair and modernization. It is important to remember that the long-term planning for District facilities must be factored into the Educational Planning goals.

The SFMP Prioritization and Recommendations were undertaken after completion of the first three preliminary tasks; the diagram on the following page illustrates the components of this master plan and their interrelationships.

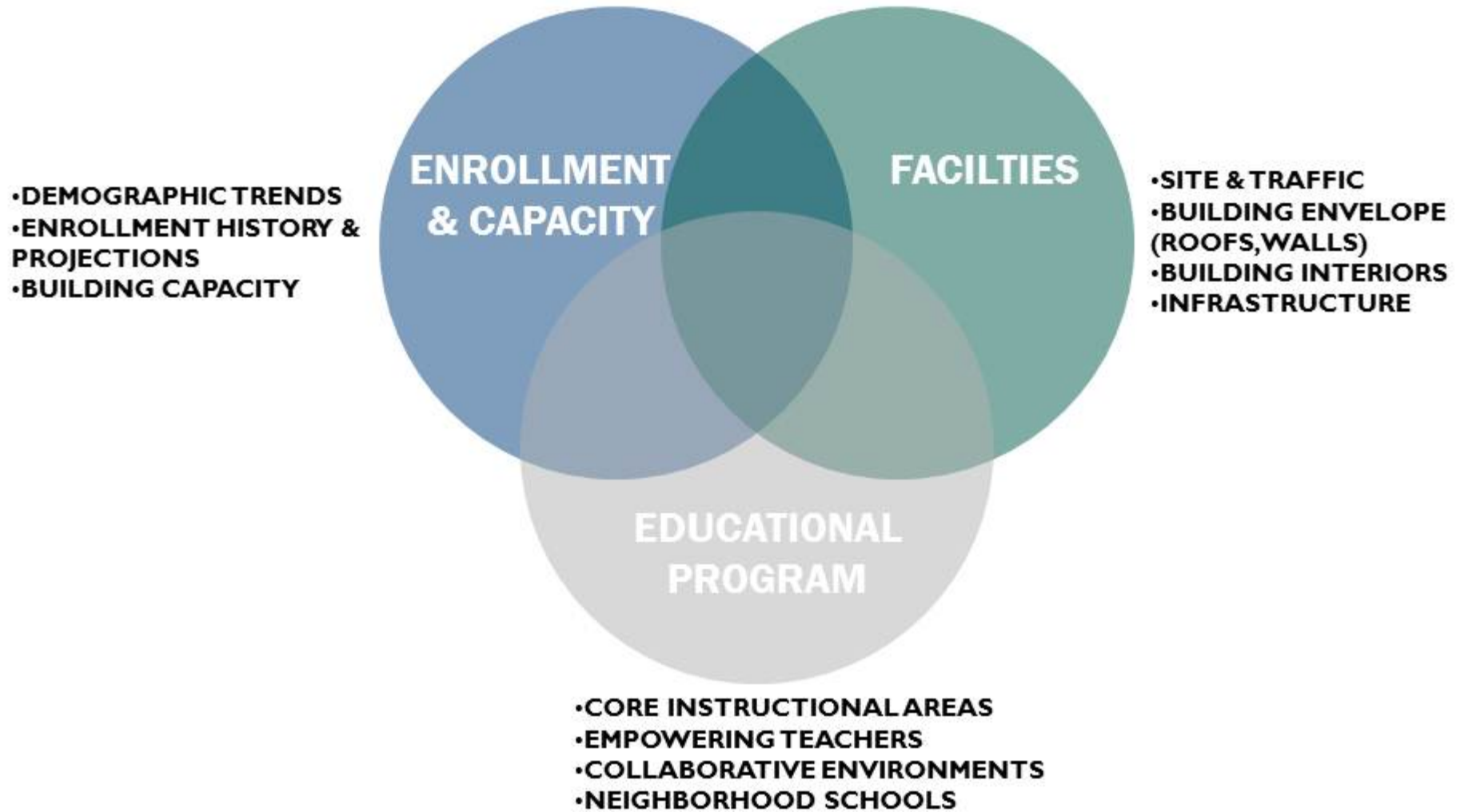
Master Plan Process: The Master Plan process consists of three components:

1. Demographic Analysis
2. Facility Assessments
3. Educational Programming.

The diagram below illustrates the relationships of these components, as well as the sub-components of each.

To meet these goals, three preliminary tasks were identified:

1. Building Assessments (built on the Colorado Department of Education (CDE) assessments)
2. Demographics/ enrollment analysis and projections
3. Educational Planning – curriculum models translated into educational criteria and plan diagrams



Comprehensive Master Plan

BUILDING ASSESSMENTS PROCESS:

The Building Assessments were conducted largely in the summer of 2013, by a group of consultants guided by Randy Kern, the District's Supervisor of Maintenance. The consultants walked every site and every building taking notes and photographs, and getting feedback from Randy about building issues as they progressed from space to space, building to building.

CRITERIA FOR THE ASSESSMENTS:

The scope and purpose of the building assessments is such that only a general level of understanding is required to satisfy the needs of the master planning process. The fact that the report at times identifies fairly detailed deficiencies does not imply that that level of scrutiny was applied in all situations or places.

LIMITATIONS OF THIS REPORT:

The following areas of discovery were beyond the scope of these assessments:

- The presence of Hazardous Materials
- Sufficiency of water and hydrants for fire suppression; i.e. fire flow calculations, hydrant volume, capacity and pressure, etc.
- Complete ADA compliance review
- Full Life/ Safety Code compliance review

The consultant team:

1. H+L Architecture – Building and Site
2. BCER Engineering – Mechanical, Plumbing & Electrical
3. Adolfson & Peterson – Opinion of Probable Cost for renovation or replacement

Key categories of assessment:

1. Probable code violations
2. Probable ADA violations
3. Probable expiration of product or system warranties
4. Probable expiration of normal product or system life expectancy
5. Improvements for reduction of maintenance, and energy costs
6. Improvements for reduction of natural resource use

COMMON DEFICIENCIES: The following deficiencies were found in most of the properties, and this list is meant to assist the District in quickly understanding the common deficiencies in all of the schools. More detailed information is provided within each individual school's section in this report.

Site:

- Vehicular asphalt is generally quite old, cracked and in need of replacement
- Drainage issues associated with roof drains and lawns that slope toward the building.
- Landscaping is very minimal and predominantly bluegrass sod.
- Many sites lack an irrigation-free zone around the building to prevent irrigation water from infiltrating at the foundation.
- Playgrounds lack ramps and surfacing to meet ADA requirements.
- Outdoor dining furniture does not meet ADA wheelchair access and clearance requirements.

Building Exteriors:

- Some buildings lack the recommended security system of electronic locksets, cameras, interior/external intercoms.
- Most roofing is out of warranty, and prone to leaks.
- There are many instances of improper methods of routing roof drainage to site safely away from foundations and pedestrian ways.
- Each building has a certain amount of original single pane, non-energy-efficient windows.
- Exterior lighting should be updated.

Interiors:

- Stained and deteriorated ceilings mostly in the older parts of the buildings.
- Carpeting that is near the end of its useful life. Some resilient flooring needs replaced.
- Older parts of the school's toilets and locker rooms need remodeling per current and future programmatic criteria.

Mechanical:

- HVAC units and their controls are in need of replacement.
- Plumbing fixtures in the older parts of the schools are nearing the end of their useful life.
- The IT Server Rooms lack a dedicated cooling unit.

Electrical:

- Most lighting is old and inefficient, and does not help the learning atmosphere.
- The quantity of power and data in the classrooms and some offices are less than desirable.
- Many schools need the Fire Alarm brought up to code and Security System upgrades.

POSITIVES ABOUT YOUR BUILDINGS: All six of your main classroom school buildings had building *additions in the 1990's* that remain in generally very good shape. It is largely the original portions of these buildings which are in need of repairs and improvements, despite the district's vigilant maintenance program – *decades old systems and materials do wear out.*

Original Construction Dates

- North Valley Middle School – 1920's
- Valley High School – 1950
- Platteville Elementary School – 1952
- Pete Mirich Elementary School – 1953
- South Valley Middle School – 1968
- Gilcrest Elementary School – 1975

The photographs on the following pages highlight some of the best attributes of Weld County RE-1's existing school buildings. The photographs show some of the older structures as well as some of the new additions. All together, the photographs show the pride of the community, and the dedication and hard work the district and the community have put into keeping these aging buildings functional, inviting and welcoming for their students.

North Valley Middle School



Valley High School



Platteville Elementary School



South Valley Middle School



Gilcrest Elementary School



Pete Mirich Elementary School

