

Lake County School District R-1  
Facility Assessment Report

# LAKE COUNTY INTERMEDIATE SCHOOL



October 12, 2018



## LAKE COUNTY INTERMEDIATE SCHOOL ARCHITECTURAL FACILITY ASSESSMENT

**Overview:**

West Park Elementary School is an approximately 142,600 square foot 3-story steel and masonry building, constructed in 1977. The building currently houses grades 3-6. In addition to the classrooms, the building contains a fully functioning kitchen, gymnasium, swimming pool, and locker rooms. The original design reflects an open-plan concept; consequently the classroom wings were renovated post construction to enclose the classrooms with walls around the existing cores. The school district has a lease agreement with the Lake County Recreation Department for use of the swimming pool and locker rooms, and as such that portion of the building is separate from the school and not used by the students.

The existing site consists of a large parking lot on the south side of the building. No permanent separation between buses, drop-off, parking, and recreation center parking exists; the school district currently provides this through use of concrete barricades. A playground remodel was completed in 2016 through the award of a GOCO grant, a new rubber gymnasium floor installed in 2015, and a partial reroof (flat roof areas) completed in 2015 through the BEST grant program.

Many elements within and around the building are beyond their life cycle and need to be replaced. In addition, ADA accessibility is limited, both at the exterior and interior of the facility.


Note that the Colorado Department of Education completed a full site and facility assessment in 2016; that report is attached. That report indicates an FCI of 0.45, making this building a candidate for renovation and renewal, but not replacement.


In conjunction with the CDE report, consideration of the following additional items should be taken if the building is to remain in service.

**Assessment**



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-1	Site safety, age and drainage related issues noted in many locations on the site. See attached civil report for more detail.				




DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-2	All exterior stairs at the building have varying levels of erosion and are in need of repair. Guardrails and handrails should also be replaced to meet current code and increase safety. See Supplemental Exhibit at end of this report for locations.				

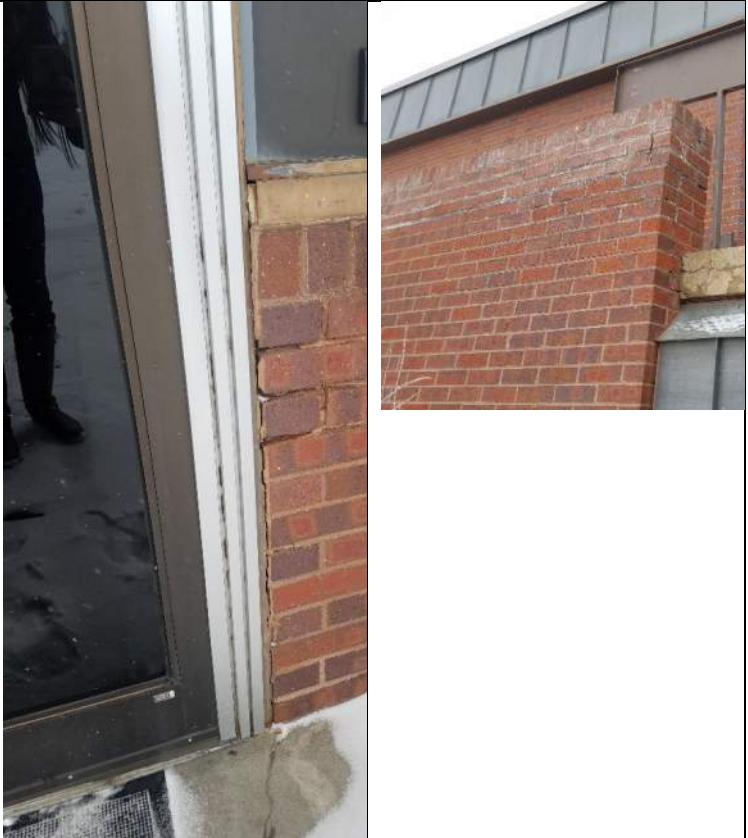
DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-3	Exterior Windows and doors are at the end of their useful life; recommend replacement. See Supplemental Exhibit at the end of this report for door locations.				




DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-4	Standing seam roofing and exterior fascia is original to the building and at the end of its useful life. Recommend replacement.				 

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-5	Exterior soffits exhibit signs of water damage due to water from adjacent fascia. Recommend replacement of these soffits in conjunction with replacement of standing seam roofing.				





DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-6	Some areas of damaged brick noted on exterior of building. Recommend re-tooling or replacement.				

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-7	Casework throughout is original to the building, and in poor shape as well as non-ADA compliant. Recommend replacing all casework throughout.				







DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-8	Doors at academic core areas, music rooms, and kitchen/gym area are in poor shape and have non-ADA compliant hardware. Recommend replacing with new doors and compliant hardware. See Supplemental Exhibit at the end of this report for locations.				


DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-9	Doors between the swimming pool and locker rooms are not fully secured to limit access to the school. Recommend providing magnetic security locks as shown on the attached Supplemental Exhibit.				
A-10	Lockers remain in corridors of buildings from original construction but are unused. In some instances, there is conflict with the fire alarm system. Recommend removal of lockers at time of flooring replacement.				
A-11	The majority of the academic areas of the building are sprinklered, however the gymnasium, kitchen, and music rooms are not. Recommend extending fire protection system to encompass these areas.				



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-12	Single fixture restrooms throughout the building have varying levels of accessibility. Recommend making improvements to the extent feasible, including adding grab bars and replacing fixtures.				

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-13	Interior railings and guardrails throughout the building are not compliant with current code. While not required to be replaced, it is recommended for additional student safety. See attached Supplemental Exhibit at the end of this report for locations.				

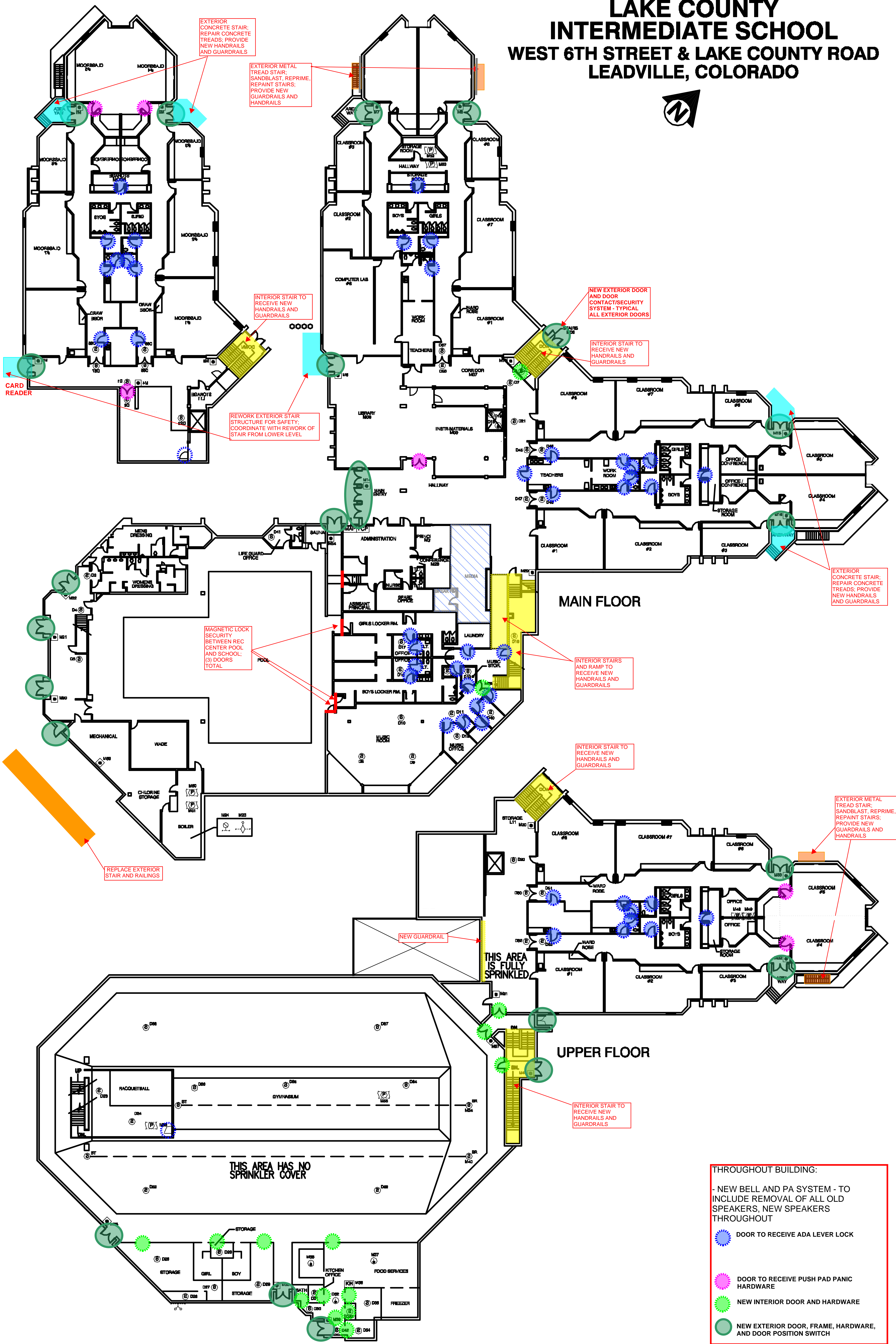
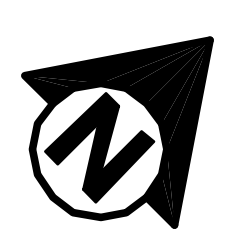


DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-14	Many areas of ceiling in the building are original, and show signs of damage and age. Recommend new ceilings throughout for both aesthetic and acoustic improvements.				
A-15	The drinking fountains throughout are original to the building, and are not ADA compliant. Recommend replacing all throughout with new bi-level water coolers with bottle fillers.				
A-16	The PA and bell system is original to the building, and doesn't function in the manner the school district needs it to. Recommend replacement throughout facility.				

# LAKE COUNTY INTERMEDIATE SCHOOL

## WEST 6TH STREET & LAKE COUNTY ROAD

### LEADVILLE, COLORADO



EXTERIOR CONCRETE STAIR; REPAIR CONCRETE TREADS; PROVIDE NEW HANDRAILS AND GUARDRAILS

EXTERIOR METAL TREAD STAIR; SANDBLAST, REPRIME, REPAINT STAIRS; PROVIDE NEW GUARDRAILS AND HANDRAILS

INTERIOR STAIR TO RECEIVE NEW HANDRAILS AND GUARDRAILS

NEW EXTERIOR DOOR AND DOOR CONTACT/SECURITY SYSTEM - TYPICAL ALL EXTERIOR DOORS

INTERIOR STAIR TO RECEIVE NEW HANDRAILS AND GUARDRAILS

REWORK EXTERIOR STAIR STRUCTURE FOR SAFETY; COORDINATE WITH REWORK OF STAIR FROM LOWER LEVEL

CARD READER

EXTERIOR CONCRETE STAIR; REPAIR CONCRETE TREADS; PROVIDE NEW HANDRAILS AND GUARDRAILS

MAGNETIC LOCK SECURITY BETWEEN REC CENTER POOL AND SCHOOL; (3) DOORS TOTAL

INTERIOR STAIRS AND RAMP TO RECEIVE NEW HANDRAILS AND GUARDRAILS

INTERIOR STAIR TO RECEIVE NEW HANDRAILS AND GUARDRAILS

REPLACE EXTERIOR STAIR AND RAILINGS

EXTERIOR METAL TREAD STAIR; SANDBLAST, REPRIME, REPAINT STAIRS; PROVIDE NEW GUARDRAILS AND HANDRAILS

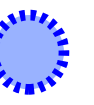



NEW GUARDRAIL

THIS AREA IS FULLY SPRINKLED

UPPER FLOOR

INTERIOR STAIR TO RECEIVE NEW HANDRAILS AND GUARDRAILS

THIS AREA HAS NO SPRINKLER COVER

- THROUGHOUT BUILDING:
- NEW BELL AND PA SYSTEM - TO INCLUDE REMOVAL OF ALL OLD SPEAKERS, NEW SPEAKERS THROUGHOUT
  -  DOOR TO RECEIVE ADA LEVER LOCK
  -  DOOR TO RECEIVE PUSH PAD PANIC HARDWARE
  -  NEW INTERIOR DOOR AND HARDWARE
  -  NEW EXTERIOR DOOR, FRAME, HARDWARE, AND DOOR POSITION SWITCH

## LAKE COUNTY INTERMEDIATE SCHOOL CIVIL FACILITY ASSESSMENT


**Overview:**

The Lake County Intermediate School site was primarily constructed in 1977 with renovations to the playground and some building accesses completed in 2016. The building is currently served by water and sewer mains in the adjacent roads. Site improvements include asphalt parking in the south with an integrated parent and bus drop-off, playground and basketball court in the northeast, and an access drive along the east property line. The site generally slopes from south to north and utilizes minor storm drainage infrastructure to convey flows off-site. It appears a small detention or sedimentation pond was constructed at the outfall of the playground at the time of those renovations.

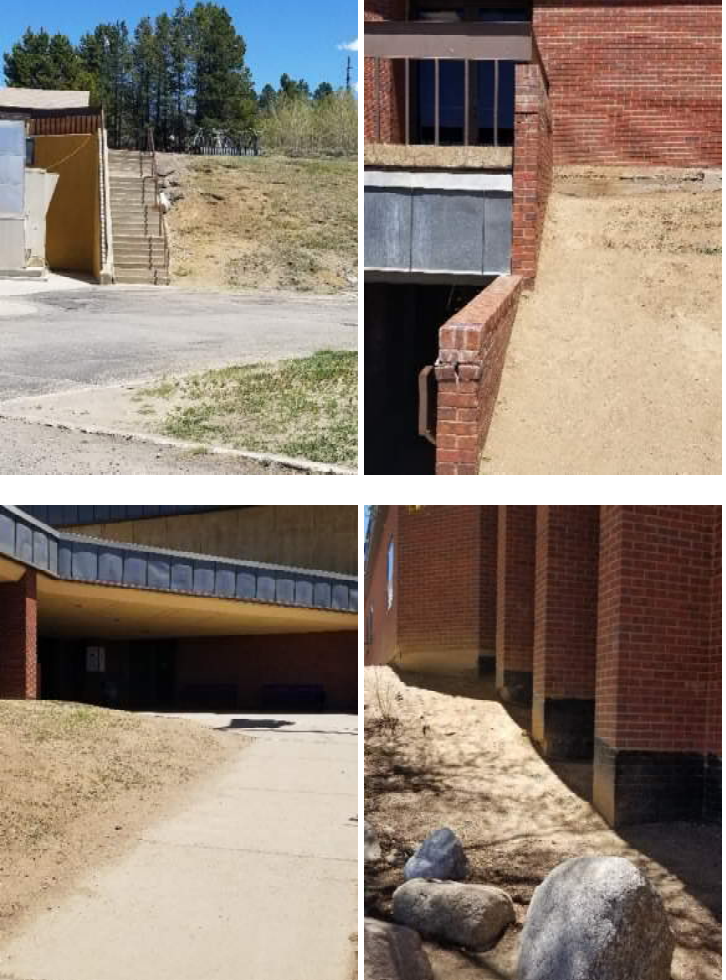
The majority of asphalt drives and parking areas as well as the adjacent concrete walks are at the end of their useful life. Recent renovations are generally in good shape.

While water and sanitary service connections appear to be functioning properly, they are at the end of their expected life. If the building is to be renovated, consideration should be taken towards the replacement of both these lines. In addition, it is understood that the existing building has partial fire sprinkler coverage. Renovations to the building could trigger the need for the building to become completely covered which may require the installation of a larger diameter water service line.



**Assessment**

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
C-1	Asphalt drives and parking lots have reached the end of their useful life. Recommend replacement.				





DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
C-2	Several slopes across the site have evidence of experiencing erosion. Recommend erosion control measures to be installed in selective locations.				



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
C-3	Site does not provide any access that conforms to ADA code. Recommend replacement at main entrance. Main entrance should connect to accessible routes that lead to ADA parking stalls and adjacent Right-of-Ways.				
C-4	Existing ADA parking stalls to not connect to an accessible route to the building. Recommend replacement.				
C-5	Hydrants on site appear inaccessible and possibly outdated. Recommend maintenance and barrel replacement to conform to current Fire District standards.				



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
C-6	Some grades adjacent the building do not have adequate slope away, causing ponding near or against the building. Recommend regrading and replacement of vegetation.				
C-7	Older concrete walks on site have experienced minor cracking and slab movement. Recommend maintenance to reduce effects of freeze/thaw and remove trip hazards caused by grade differences.				
C-8	Water service line is at end of expected life. Recommend full replacement.				
C-9	Sanitary sewer service line is at end of expected life. Recommend full replacement.				




## LAKE COUNTY INTERMEDIATE SCHOOL STRUCTURAL FACILITY ASSESSMENT

**Overview:**

Lake County Intermediate School is a three-story building, designed by Nixon Brown Brokaw Bowen Architects and constructed in 1977. Roof areas are typically framed with steel decking on sloping steel bar joists at 4 ft. on-center, spanning between steel wide flange beams that are supported on steel wide flange columns and steel pipe columns. Large steel trusses clear span over the expansive gymnasium. Elevated floors consist of non-composite concrete slabs-on-deck on steel bar joists at 2'-6" on-center. The floor joists span between the foundation walls and steel wide flange beams that are supported on steel wide flange columns and steel pipe columns. At the exterior of the building, non-bearing multi-wythe masonry walls with punched windows are interrupted periodically by window wall systems. Wood framing is assumed to back-up the wall areas that have metal panel and stucco finishes. The lateral force resisting system for the building appears to be the exterior and interior non-bearing multi-wythe masonry walls integrated with the steel superstructure, acting as shearwalls. The first floor of the building is a slab-on-grade and the foundation system is spread footings.

In general the building appears to be in nominally acceptable structural condition.

**Assessment**

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
S-1	The exterior brick walls generally appear to be in good condition for the age of the building. There are some areas, however, where weathered mortar joints or damaged brick should be replaced and treated with a penetrating surface sealer for visual reasons and to maintain the weather-resistant characteristics of the wall system. See photos for representative locations.		X		



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↑ Sill walls near aquatic center entry



↑ Monument at main entrance



↑ Cantilevered walls at library entrance

S-2	The stringers for the four exterior steel stairs (two at the end of the west wing and two at the end of the east wing) are severely corroded and should be replaced.			X
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↑West wing (west side)



↑West wing (east side)







↑East wing (west side)



↑East wing (east side)

<p>S-3</p>	<p>The exterior landing slab at the entrance to the library has cracks in it and signs of water intrusion are evident on the surface of the soffit below. Further investigation is required to determine the condition of the landing structure and what repairs will be required.</p>			<p>X</p>	 <p>↑Exterior landing at library entrance</p> <p>↑Soffit below landing at library entrance</p>
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<p>S-4</p>	<p>The soffits at the loading dock area have been damaged. Repair may be necessary to prevent water intrusion.</p>	<p>X</p>			
<p>S-5</p>	<p>Concrete at the entrances (flatwork and steps) and loading dock is deteriorating and should be replaced.</p>	<p>X</p>			 <p>↑Flatwork at main entrance</p>  <p>↑Entrance steps</p>



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↑ Entrance steps



↑ Loading dock



S-6	<p>The exterior steel railings appear to be in serviceable condition except that one of the railing posts at the main entrance is bent and the bases of some of the railing posts at the mechanical well stair are rusting. If the bent post is straightened for visual reasons, care should be taken to not damage the concrete wall. Removal of the rust and coating with a rust-inhibiting primer and paint is recommended. Repair of cracked concrete at the base of the rusting posts is also recommended.</p>	X			 <p>↑Railing at main entrance</p> <p>↑Railing at mechanical well stair</p>
S-7	Signs of interior slab-on-grade movement were not observed.				
S-8	Signs of foundation movement or distress were not observed.				
S-9	Due to snow on the ground, the condition of the elastomeric sealant between the building and abutting sidewalks could not be observed. The elastomeric sealant should be evaluated and replaced where it has deteriorated.				
S-10	Due to snow on the ground, the grading around the perimeter of the building and whether it provides adequate drainage away from the foundation could not be observed. The grading should be evaluated and improved where drainage is inadequate.				

## **LAKE COUNTY INTERMEDIATE SCHOOL** **MEP FACILITY ASSESSMENT**

### **Overview:**

#### Mechanical and Plumbing Systems

The Intermediate School is served via hydronic heating water boilers which distribute hot water to air handling units throughout the facility. The vast majority of the facility is served via overhead forced air heating, which is not ideal for the climate. The heating water system is not equipped with glycol. The air handling units are in good condition but nearing the end of their life expectancy. In addition, not all air handling units are equipped with proper ventilation air and controls. Where present, associated hot water reheat coils are in good condition and generally accessible via a catwalk system in each classroom wing.

Domestic hot water is provided via gas fired water heaters. Plumbing fixtures are in good condition throughout, but are not compliant to current ADA requirements.

The building is partially equipped with a fire sprinkler system. In addition, the indoor pool is served via an outdoor dehumidification air handling unit. For the purposes of this study, it is assumed any modifications to the pool dehumidification unit or associated pool equipment would be handled separately from modifications in the remainder of the facility.

Vestibules are not present at the facility, and the vast majority of the exterior exposures and entries are served via overhead forced air heating. This results in drafty conditions at entries, and some entries (such as the west stairwell) being extremely problematic to use during the winter months. The mechanical system controls for the facility are older, electronic controls and are reported as unreliable.

The hvac boilers and domestic water heaters are relatively new and in good condition. The remaining mechanical equipment is nearing the end of its useful life, but still in serviceable condition. In summary, the existing mechanical and plumbing systems could remain in service, pending long term plans for the facility. If major modifications or upgrades are planned for the facility within the next five to ten years, the following should be noted:

1. Exterior exposures should be modified to be served via floor level heating, not overhead.
2. Adding vestibules with floor level heating should be strongly considered.
3. Ventilation air and economizer functions should be reviewed for all air handling units. This will require circulation pumps and control sequences to protect unit heating water coils from freezing as glycol is not present in the system. Coil circulation pump to be provided for each air handling unit, assume (7) total for budget purposes. Circulation pump and revised ventilation and economizer controls per item 4 below.
4. An overall mechanical controls system upgrade should be pursued. Ideally this upgrade would provide connectivity to the new controls system installed at the high school. If pursued, provide new controls system for all existing mechanical systems. Existing raceways, wiring and terminal



controls (actuators, VFDs, dampers) may be re-used based on condition, but all new controllers and front end system to be provided, Alerton or similar as provided by ATS Rocky Mountain to allow connectivity to existing high school controls system.

5. If major modifications are planned which revise overall program and floor plan layouts, replacement of existing air handling units and associated reheat coils should be considered.
6. Plumbing fixtures should be replaced where required to meet current ADA requirements.
7. The fire sprinkler system should be expanded to provide a fully sprinklered building.

### Electrical Systems

The electrical service to the Lake County Intermediate School is 1200 Amp, 480/277V Volt, Three Phase, 4 Wire, served by pad mounted utility transformer. The main distribution switchboard is located in the main electrical room, located along the main corridor. 480V panelboard, stepdown transformers and 208V panelboards are provided for each classroom wing at each level, pool area, gym area, and kitchen area to serve power, lighting, mechanical equipment, etc. Existing generator had been removed from the system and emergency panelboard had been connected directly to normal system distribution.

Limited amount of convenience receptacles is provided throughout the building. In addition, surface mounted wiremold, outlets, and power strips had been added throughout the years to accommodate user's need in classrooms, corridors, offices, work area, etc. For lighting, some of the corridor lighting had been replaced with recessed LED lensed troffer and gym lighting had been replaced with LED modules recently. The rest of the lighting still utilized semi-recessed 4x4, 2x4, or 2x2 with T8-U fluorescent lamping had been provided throughout spaces, such as corridors, classrooms, seating area, restrooms, library reading area, etc. Multi-level/dual level manual toggle switches are provided in each area. Emergency lighting and exit signs are provided with individual battery unit in path of egress. Wall mounted area lights are provided throughout the perimeter of the building for general site lighting and parking lot lighting. Notifier Fire Alarm System were provided for the building to provide full coverage. This includes smoke detection, horn/strobes, and pull stations throughout the building.



Existing panelboards seems to have spare capacity for additional outlets. However, it seems that power conditioning would need to be provided, especially for critical loads, such as computer labs, server equipment, AV equipment, etc.

We recommend that existing semi-recessed fluorescent troffers to be replaced with LED replacement lamps or LED fixtures. Exterior area lights are replaced with wall or pole mounted fully cutoff area lighting to provide better coverage for parking lot and building perimeter.


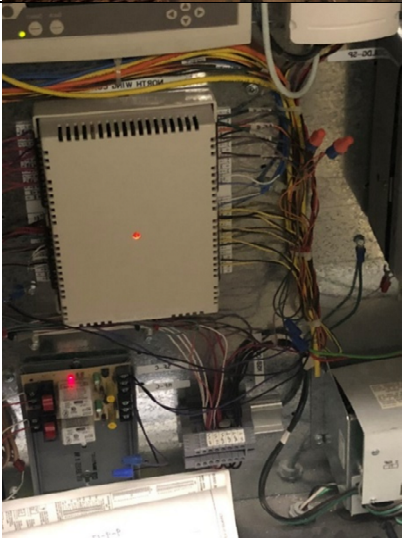
If modification required for the existing fire alarm system, new voice evacuation system would be required to meet the new 2015 International Fire Code.





Assessment

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
MP-1	Main entry- no vestibule provided.			X	
MP-2	Existing plumbing fixtures- ADA update required.			X	





DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
MP-3	Existing reheat coils with associated catwalk access.	X			
MP-4	Typical existing electronic control panel.		X		



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
E-1	There are a few spare/spaces within panelboards for future expansion.		X		
E-2	Existing linear fluorescent lighting should be replaced with LED, either with replacement lamps or new LED fixtures/modules.		X		



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
E-3	Existing battery packs were provided throughout interior path of egress. Exterior emergency fixtures would need to be provided on all exterior egress doors since it is required by code.		X		
E-4	Existing horn/strobes would need to be replaced with new speaker strobes to accommodate voice evacuation system, if modification is required for fire alarm system.		X		





# Colorado DOE Facility Insight Dashboard

Thursday, October 11, 2018 2:21 PM



**COLORADO**  
Department of Education

Lake County R-1, Lake County MS

## Lake County MS Main



State Level	District Level	Campus Level	<b>Asset Level</b>	Search:	Glossary
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Systems Requirements

### Total Asset Requirements Count and Costs\* by Action Year

Asset Requirement Count	Asset Requirement Costs
Campus Avg. Count	Campus Avg. Costs
District Avg. Count	District Avg. Costs
State Avg. Count	State Avg. Costs

**Note:** Hover over chart elements to see detailed information

Click legend elements to hide/show data

\* This asset has been assessed.



[B2020 - Exterior Windows](#)

#### Aluminum Windows Renewal

Action 2021  
Year:  
Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$240,269

#### Description

Auto generated renewal for Aluminum Windows. System Description: The building includes aluminum framed exterior units with insulating glass. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[B2030 - Exterior Doors](#)

#### Door Assembly - 6 x 7 Storefront Renewal

Action 2021  
Year:  
Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$294,956

#### Description

Auto generated renewal for Door Assembly - 6 x 7 Storefront. System Description: The exterior doors include pr. swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[B3022 - Roof Hatches](#)

### Roof Hatch Renewal

Action 2021

Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$6,224

### Description

Auto generated renewal for Roof Hatch. System Description: Roof hatch with insulated curb. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[C3010 - Wall Finishes](#)

### Painted Finish Renewal

Action 2021

Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$617,700

### Description

Auto generated renewal for Painted Finish. System Description: Interior wall finishes include paint finish. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[C3020 - Floor Finishes](#)

### Ceramic Tile Renewal

Action 2021

Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$54,707

### Description

Auto generated renewal for Ceramic Tile. System Description: Floor finishes include ceramic tile and base in restrooms. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[C3020 - Floor Finishes](#)

### Rubber Gym Floor Renewal

Action 2021

Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$477,812

### Description

Auto generated renewal for Rubber Gym Floor. System Description: Non-slip gym rubber flooring, continuous rubber floor surface. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[C3030 - Ceiling Finishes](#)

### GWB Taped and Finished Renewal

Action 2021

Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$236,430

### Description

Auto generated renewal for GWB Taped and Finished. System Description: GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to metal furring. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[C3030 - Ceiling Finishes](#)

### ACT System - 1977 Renewal

Action 2021

Year:

Priority: 3 - Due within 5  
Years of Inspection

### Description

Auto generated renewal for ACT System - 1977. System Description: Standard suspended ACT ceiling system with 2 x 2 regular tiles in 15/16 grids. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.

Category: Lifecycle

Cost: \$307,785



[D2010 - Plumbing Fixtures](#)

### Custodial/Utility Sinks Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$83,582

### Description

Auto generated renewal for Custodial/Utility Sinks. System Description: The plumbing fixtures include custodial/utility sinks. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D2010 - Plumbing Fixtures](#)

### Water Coolers -Wall- Mounted Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$34,244

### Description

Auto generated renewal for Water Coolers -Wall-Mounted. System Description: Plumbing fixtures include wall-mounted water coolers. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D2020 - Domestic Water Distribution](#)

### Water Dist Complete Renewal

Action 2021  
Year:

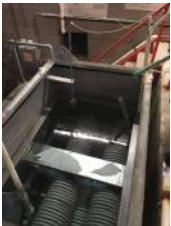
Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$630,421

### Description

Auto generated renewal for Water Dist Complete. System Description: The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. This System does not include a water heater. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D2090 - Other Plumbing Systems](#)

### Pool Equipment - Filter - Treatment and Pump Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$28,294

### Description

Auto generated renewal for Pool Equipment - Filter - Treatment and Pump. System Description: The building includes pool filtration, treatment and pumping system, including equipment related piping and valves. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D3040 - Distribution Systems](#)

### Exhaust System - Restroom Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$97,033

### Description

Auto generated renewal for Exhaust System - Restroom. System Description: HVAC ventilation system includes restroom exhaust fans with ducting. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D3040 - Distribution Systems](#)

### Central AHU - Const Volume -School area Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$2,395,457

### Description

Auto generated renewal for Central AHU - Const Volume - School area. System Description: The HVAC system includes constant volume air handling units, distribution ductwork, diffusers and plenum return. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D3040 - Distribution Systems](#)

### Exhaust System - Kitchen Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$31,247

### Description

Auto generated renewal for Exhaust System - Kitchen. System Description: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D3040 - Distribution Systems](#)

### Perimeter Heat System - Hydronic Fin Tube Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$544,587

### Description

Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D3060 - Controls and Instrumentation](#)

### Pneumatic Controls Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$248,425

### Description

Auto generated renewal for Pneumatic Controls. System Description: The building includes average pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D3060 - Controls and Instrumentation](#)

### DDC System Renewal

Action 2019  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$418,704

### Description

Auto generated renewal for DDC System. System Description: HVAC controls include average DDC system for system optimization, basic pc control, moderate sensor types and quantities. The system is approaching the end of its useful life and should be budgeted for replacement.



[D40 - Fire Protection](#)

### **Fire Extinguishers - Dry Chem w/Cabinet Renewal**

Action Year: 2021

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$7,068

### **Description**

Auto generated renewal for Fire Extinguishers - Dry Chem w/Cabinet. System Description: Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.



[D40 - Fire Protection](#)

### **Add: Wet Sprinkler System - Ordinary Hazard w/Pump**

Action Year: 0

Priority: 4 - Not Time Based

Category: Life Safety

Cost: \$1,091,519

### **Description**

Install sprinkler system.



[D5012 - Low Tension Service and Dist.](#)

### **Main Electrical Service - 1200A 480Y/277V Renewal**

Action Year: 2021

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$171,866

### **Description**

Auto generated renewal for Main Electrical Service - 1200A 480Y/277V. System Description: The building includes a typical electrical service, which includes incoming feeders, main panel, and metering. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D5012 - Low Tension Service and Dist.](#)

### **Distribution Equipment, Panelboards, and Feeders - 1200A 480Y/277V & 208Y/120V-1977 Renewal**

Action Year: 2021

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$1,303,570

### **Description**

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 1200A 480Y/277V & 208Y/120V-1977. System Description: The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.



[D5021 - Branch Wiring Devices](#)

### **Branch Wiring - Equipment & Devices - 1977 Renewal**

Action Year: 2021

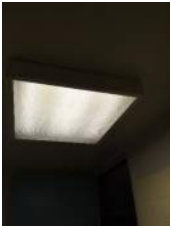
Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$493,895

### **Description**

Auto generated renewal for Branch Wiring - Equipment & Devices - 1977. System Description: Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.



[D5022 - Lighting Equipment](#)

### Lighting Fixtures Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$841,644

### Description

Auto generated renewal for Lighting Fixtures. System Description: The building includes a lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D5032 - Intercommunication and Paging System](#)

### Intercom System Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$254,902

### Description

Auto generated renewal for Intercom System. System Description: The building includes an intercom system. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D5033 - Telephone Systems](#)

### Telephone System Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$532,907

### Description

Auto generated renewal for Telephone System. System Description: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.



[D5038 - Security and Detection Systems](#)

### Security System - Burglar Alarm System Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$238,012

### Description

Auto generated renewal for Security System - Burglar Alarm System. System Description: The building includes a typical security system burglar alarm. The security system includes as a minimum: control panels, key pads, detection devices, conduit, and cabling. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.



[D5039 - Local Area Networks](#)

### LAN System Renewal

Action 2021  
Year:

Priority: 3 - Due within 5  
Years of Inspection

Category: Lifecycle

Cost: \$701,957

### Description

Auto generated renewal for LAN System. System Description: Building includes a local area network system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement.



[D5092 - Emergency Light and Power Systems](#)

### Emergency Battery Pack Lights Renewal

Action 2021  
Year:

Priority: 3 - Due within 5

### Description

Auto generated renewal for Emergency Battery Pack Lights. System Description: The emergency lighting system includes self-contained battery packs and lights. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.

Years of Inspection

Category: Lifecycle

Cost: \$148,088



[D5092 - Emergency Light and Power Systems](#)

### Emergency Generator Renewal

Action 2018

Year:

Priority: 1 - Due within 1 Year of Inspection

Category: Lifecycle

Cost: \$56,739

### Description

Auto generated renewal for Emergency Generator. System Description: Emergency power system includes an emergency generator. Includes: emergency generator, ATS, battery charger, muffler, day tank, feeder, wiring and panelboard. Generator is not functional at this time. Generator seized up, but client did not replace it due to the cost of replacement.



[E - Equipment and Furnishings](#)

### Fixed Casework-1977 Renewal

Action 2021

Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$777,956

### Description

Auto generated renewal for Fixed Casework-1977. System Description: Building includes plastic laminate casework including wall and undercounter cabinets and countertops, without appliances. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for replacement. .



[E - Equipment and Furnishings](#)

### Kitchen Equipment Renewal

Action 2021

Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$60,394

### Description

Auto generated renewal for Kitchen Equipment. System Description: Equipment and furnishings includes kitchen equipment. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G2046 - Fountains, Pools, and Watercourses](#)

### Indoor Pool Renewal

Action 2021

Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$1,367,250

### Description

Auto generated renewal for Indoor Pool. System Description: Interior swimming pool, municipal class, concrete walls with tile finish includes whirlpool and dry sauna. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G2047 - Playing Fields](#)

### Indoor Urethane Rubber Track Only Renewal

Action 2021

Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$142,982

### Description

Auto generated renewal for Indoor Urethane Rubber Track Only. System Description: Indoor track includes urethane rubber surface running track 4 lanes and field to include scoreboard, lighting. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.

For questions or additional information, please contact **Dustin Guerin**, Email: [guerin\\_d@cde.state.co.us](mailto:guerin_d@cde.state.co.us). Although every effort is made to ensure the accuracy, currency and completeness of the information, CDE does not guarantee, warrant, represent or undertake that the information provided is accurate or current. CDE is not liable for any loss, claim, or demand arising directly or indirectly from any use or reliance upon the information.

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# Colorado DOE Facility Insight Dashboard

Thursday, October 11, 2018 2:22 PM



**COLORADO**  
Department of Education

Lake County R-1, Lake County MS

## Lake County MS Site



State Level	District Level	Campus Level	<b>Asset Level</b>	Search:	Glossary
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Systems Requirements

### Total Asset Requirements Count and Costs\* by Action Year

Asset Requirement Count	Asset Requirement Costs
Campus Avg. Count	Campus Avg. Costs
District Avg. Count	District Avg. Costs
State Avg. Count	State Avg. Costs

**Note:** Hover over chart elements to see detailed information

Click legend elements to hide/show data

\* This asset has been assessed.



[G2021 - Bases and Sub-Bases](#)

#### Parking Lot Flexible Pavement - Intermediate Course Renewal

**Action** 2021  
**Year:**

**Priority:** 3 - Due within 5  
Years of Inspection

**Category:** Lifecycle

**Cost:** \$97,092

#### Description

Auto generated renewal for Parking Lot Flexible Pavement - Intermediate Course. System Description: Parking lot flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G2022 - Paving and Surfacing](#)

#### Parking Lot Flexible Pavement - Surface Course Renewal

**Action** 2021  
**Year:**

**Priority:** 3 - Due within 5  
Years of Inspection

**Category:** Lifecycle

**Cost:** \$214,469

#### Description

Auto generated renewal for Parking Lot Flexible Pavement - Surface Course. System Description: Parking lot flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G2023 - Curbs, Rails and Barriers](#)

### **Parking Lot - Curbs, Rails and Barriers Renewal**

**Action** 2021  
**Year:**

**Priority:** 3 - Due within 5  
Years of Inspection

**Category:** Lifecycle

**Cost:** \$12,135

### **Description**

Auto generated renewal for Parking Lot - Curbs, Rails and Barriers. System Description: Surface parking lot includes cast-in-place concrete curbs, rails and barriers at parking lot borders, planting islands, etc. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G2025 - Markings and Signage](#)

### **Parking Lot - Traffic Control - Painted Pavement Markings Renewal**

**Action** 2021  
**Year:**

**Priority:** 3 - Due within 5  
Years of Inspection

**Category:** Lifecycle

**Cost:** \$6,334

### **Description**

Auto generated renewal for Parking Lot - Traffic Control - Painted Pavement Markings. System Description: Parking lot includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes parking space, directional arrows, crosswalk, accessibility and other parking lot graphics. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G2031 - Paving and Surfacing](#)

### **Pedestrian Pavement - Concrete-1977 Renewal**

**Action** 2021  
**Year:**

**Priority:** 3 - Due within 5  
Years of Inspection

**Category:** Lifecycle

**Cost:** \$33,746

### **Description**

Auto generated renewal for Pedestrian Pavement - Concrete-1977. System Description: Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G2033 - Exterior Steps](#)

### **Exterior Stairs -Concrete Renewal**

**Action** 2021  
**Year:**

**Priority:** 3 - Due within 5  
Years of Inspection

**Category:** Lifecycle

**Cost:** \$22,207

### **Description**

Auto generated renewal for Exterior Stairs -Concrete. System Description: Exterior steps include precast concrete stairs. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G2048 - Flagpoles](#)

### **Site Development - Flagpoles Renewal**

**Action** 2021  
**Year:**

**Priority:** 3 - Due within 5  
Years of Inspection

**Category:** Lifecycle

**Cost:** \$8,349

### **Description**

Auto generated renewal for Site Development - Flagpoles. System Description: Site development includes aluminum flagpoles, direct imbedded, internal halyard, 30 - ft high. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G3011 - Potable Water Distribution and Storage](#)

### **Water Supply - Potable Water Distribution Piping Renewal**

**Action** 2021  
**Year:**

**Priority:** 3 - Due within 5 Years of Inspection

**Category:** Lifecycle

**Cost:** \$30,520

### **Description**

Auto generated renewal for Water Supply - Potable Water Distribution Piping. System Description: Water supply includes underground potable water distribution piping with excavation and backfill. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G3014 - Fire Protection Distribution and Storage](#)

### **Water Supply - Fire Protection Distribution Piping Renewal**

**Action** 2020  
**Year:**

**Priority:** 3 - Due within 5 Years of Inspection

**Category:** Lifecycle

**Cost:** \$34,763

### **Description**

Auto generated renewal for Water Supply - Fire Protection Distribution Piping. System Description: Water supply includes underground fire protection water distribution piping with excavation, backfill, and fire hydrants. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G3061 - Fuel Piping](#)

### **Fuel Distribution - Gas Service Piping - 4" Steel Renewal**

**Action** 2021  
**Year:**

**Priority:** 3 - Due within 5 Years of Inspection

**Category:** Lifecycle

**Cost:** \$148,995

### **Description**

Auto generated renewal for Fuel Distribution - Gas Service Piping - 4" Steel. System Description: Fuel distribution includes direct buried gas service piping. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G4013 - Underground Power Distribution](#)

### **Site Electrical Distribution - Underground Power Distribution - 1000kVA Pad Mounted Transformer Renewal**

**Action** 2021  
**Year:**

**Priority:** 3 - Due within 5 Years of Inspection

**Category:** Lifecycle

**Cost:** \$75,318

### **Description**

Auto generated renewal for Site Electrical Distribution - Underground Power Distribution - 1000kVA Pad Mounted Transformer. System Description: Site electrical distribution includes a 1000kVA pad mounted transformer rated at 25kV – 480/277V, 3 phase, 4 wire, located on north east side of school. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G4021 - Fixtures and Transformers](#)

### **Site Lighting - Fixtures & Transformers - Parking Lot/Roadway Renewal**

**Action** 2021  
**Year:**

### **Description**

Auto generated renewal for Site Lighting - Fixtures & Transformers - Parking Lot/Roadway. System Description: Site lighting includes 400W HID light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Concrete base, pole and circuitry is excluded. Extended life cycle because the system is still functioning,

**Priority:** 3 - Due within 5  
Years of Inspection

**Category:** Lifecycle

**Cost:** \$28,682



[G4022 - Poles](#)

### Site Lighting - Poles - Concrete Base Renewal

**Action** 2021

**Year:**

**Priority:** 3 - Due within 5  
Years of Inspection

**Category:** Lifecycle

**Cost:** \$11,623

but the entire system is beyond its life cycle and should be budgeted for replacement.

#### Description

Auto generated renewal for Site Lighting - Poles - Concrete Base. System Description: Site lighting includes concrete base for lighting poles. Based on 2 Cubic Yards of concrete per pole. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G4022 - Poles](#)

### Site Lighting - Poles Renewal

**Action** 2021

**Year:**

**Priority:** 3 - Due within 5  
Years of Inspection

**Category:** Lifecycle

**Cost:** \$37,658

#### Description

Auto generated renewal for Site Lighting - Poles. System Description: Site lighting includes aluminum light poles, 20 feet in height. Light fixtures, bracket arms and circuitry are excluded. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.

For questions or additional information, please contact **Dustin Guerin**, Email: [guerin\\_d@cde.state.co.us](mailto:guerin_d@cde.state.co.us). Although every effort is made to ensure the accuracy, currency and completeness of the information, CDE does not guarantee, warrant, represent or undertake that the information provided is accurate or current. CDE is not liable for any loss, claim, or demand arising directly or indirectly from any use or reliance upon the information.

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