

Lake County School District R-1  
Facility Assessment Report

# PITTS ELEMENTARY SCHOOL



October 12, 2018



## PITTS ELEMENTARY SCHOOL ARCHITECTURAL FACILITY ASSESSMENT

**Overview:**


Pitts Elementary School is an approximately 34,000 square foot 1-story steel and masonry building with grade beams and a slab on grade, constructed in 1955. The building currently houses the Head Start program, Pre-K, and some District offices. In addition to the classrooms, the building contains a non-functioning kitchen, and a gymnasium. There is separation on site between parking and drop-off, however drop-off occurs at the street on the north side of the building.

The current facility is in poor condition, and due to its age, reroofing or any type of other significant remodel would require full evaluation of the existing structural diaphragm and capacity with a requirement to bring it up to current code.



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 0.65, making this building a candidate for replacement. The assessment below is intended to supplement the CDE report, not replace it.

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	Glass block at exterior of building is damaged in multiple locations. Recommend replacing block with new high performance aluminum windows and glazing.				




DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-2	Some portions of the building were reroofed in 1997 with TPO membrane. This membrane has exceeded its life span, and should be replaced. Overflow scuppers or interior overflow drains should be added at time of reroof.				
A-3	Areas of built-up roofing that were not replaced in 1997 still remain. Recommend replacement with new roofing membrane.				



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	




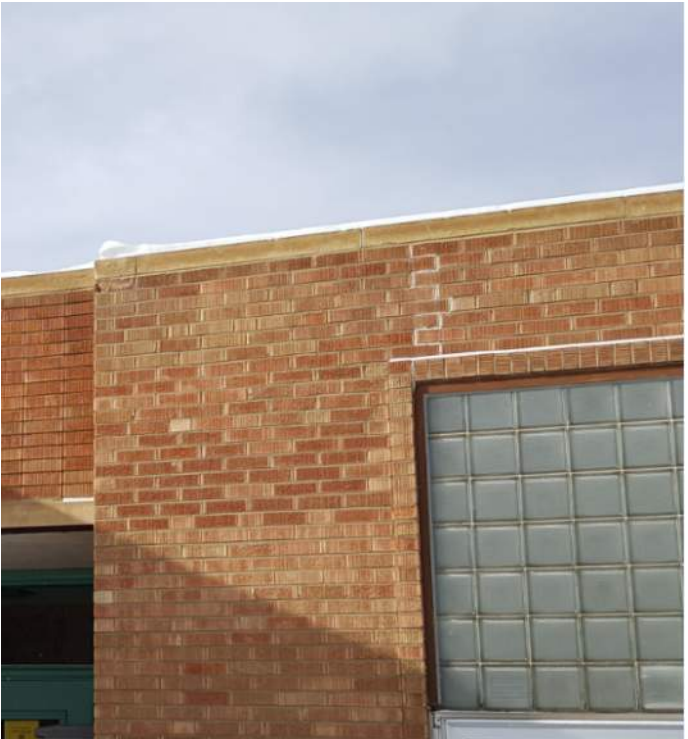
DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-4	Masonry on existing chimney (not-in-use) is in disrepair. Recommend dismantling and capping, and replacing remaining masonry below.				

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
					





DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-5	Water staining at the gym ceiling is evident. Reroofing may help to address; refinishing ceiling is recommended.				
A-6	Exterior fascias have considerable deterioration and should be replaced. Recommend installation of sheet metal flashing with drip edge as part of reroof work to limit future water damage.				




DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-7	Areas of damage to exterior brick noted. These areas should be replaced/retooled.				 







DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
					
A-8	Cast stone parapet cap should be replaced with sheet metal flashing as part of reroofing.				

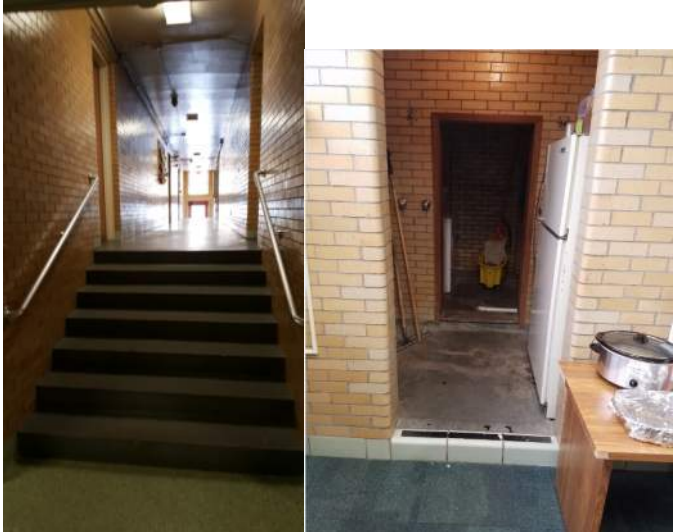

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-9	Interior wood doors are in poor condition and should be replaced alongside non ADA compliant hardware from knobs to levers.				




DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-10	Fire extinguisher cabinets are not ADA accessible, and some appear to have no extinguishers. Recommend replacing and relocating cabinets, providing new extinguishers.				



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-11	Toilet partitions are beyond their useful life and should be replaced.				




DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-12	Limited areas of the building are not ADA accessible.				
A-13	The carpeting in the building is beyond its useful life and should be replaced.				

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-14	There are non ADA accessible restrooms that should be renovated to meet requirements. In addition, restroom flooring should be replaced as part of that work.				




DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-15	Areas of water damage noted at ceiling in cafeteria. Source of damage should be investigated and ceiling repaired.				
A-16	Aluminum windows are beyond their useful life, and various areas of condensation were noted. Recommend all windows be replaced with new high performance aluminum windows and glazing.				



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-17	Exterior doors are damaged, and hardware needs to be replaced. Recommend all exterior doors and hardware be replaced.				





DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
A-18	Multi fixture restrooms are not fully ADA accessible or appropriately sized for the age groups served. Recommend renovation of these restrooms.				

## PITTS ELEMENTARY SCHOOL CIVIL FACILITY ASSESSMENT

**Overview:**

Pitts Elementary School is an approximately 34,000 square foot building constructed in 1955. The building is currently served by both water and sewer mains in the adjacent roads. Site improvements include a mixed surface parking lot on the west and playground areas and landscaping on the east. The site generally slopes from east to west and utilizes a minimal amount of storm drainage infrastructure with an exception of underground roof drain connections. The building itself is elevated noticeably higher than the adjacent road grades, causing accessibility issues.


The site is in poor condition with the majority of site pavements likely requiring full redesign and replacement to bring the site into compliance with current codes. This includes site walks, curb ramps and parking stalls.

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.



**Assessment**

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
C-1	Grading around the building, primarily on the east side and within the courtyard, does not provide adequate fall away from the building. Landscaping on north side does not allow for adequate drainage from building. Recommend site grading and underground drainage improvements.				





DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
C-2	The building has no ADA accessible parking, drop-off, or accessible routes to the right-of-way that conform with current codes. Existing parking stalls have no accessible ramps. Existing routes have gates without ADA door openers. Recommend replacing site walks.				



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
C-3	Atypical curb/riser heights across the site don't conform to ADA codes and create trip hazards. Recommend full replacement.				
C-4	A large portion of site walks have experienced substantial damage or movement. Recommend selective replacement.				



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
C-5	Asphalt portion of parking lot is at end of useful life. Recommend full replacement.				
C-6	Existing gravel parking lot is not stabilized and causes erosion and tracking onto Town roads. Recommend regrading and routine maintenance.				
C-7	Water service line is at end of expected life. Recommend full replacement.				
C-8	Sanitary sewer service line is at end of expected life. Recommend full replacement.				




## PITTS ELEMENTARY SCHOOL STRUCTURAL FACILITY ASSESSMENT

**Overview:**

Margaret J. Pitts Elementary School is a one-story building, designed by Atchison & Kloverstrom Architects and constructed in 1955. A library addition was constructed in the courtyard between the two wings in 1971. The roof is typically framed with wood decking on 2x14 or shallower wood joists, except that there are steel trusses at the gymnasium and open-web wood joists at the library addition. The roof joists and trusses typically bear on multi-wythe interior and exterior masonry walls. At the perimeter of the classroom wings, wide flange steel beams bearing on steel wide flange columns support the joists. It appears that the masonry bearing walls also serve as shearwalls to provide lateral support for the building. The first floor of the building has slab-on-grade at the corridors and library addition, and structured floor above crawlspaces elsewhere consisting of wood joists spanning between foundation walls and steel beams bearing on concrete pilasters. A mechanical basement with a slab-on-grade floor exists at the northwest corner of the building. The foundation system for the building consists of concrete stem walls supported on spread footings.

In general the building appears to be in nominally acceptable structural condition, although further evaluation and repairs are recommended as noted below, if it will continue in service for much longer. Restoration of the deteriorated exterior brick will be extensive and may not be worth the cost.

**Assessment**

DISC. ITEM #		PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
S-1	The exterior walls have large areas of glass block above the classroom windows and the face shells have been cracked or knocked out in multiple locations. It is evident that damaged glass block units have been replaced in the past since the replacement units do not quite match the originals. Multiple closely-spaced damaged glass block units would be a structural concern; however, the damaged units appear to be isolated and widely spaced so repairs would be for visual and weatherproofing/insulation reasons.	X			







S-2 The sealant around the windows has deteriorated in some locations. Removal and replacement of the deteriorated sealant may be necessary to prevent water intrusion. The exterior brick walls do not have any control joints and stair step cracks occur commonly in the corners above the glass block areas. It is evident that the cracks have been repaired in the past; however, some of the repairs appear to have deteriorated and should be refreshed with repointing or re-caulking and applying a sealer to prevent water intrusion. The stone parapet cap is weathered and the mortar joints between sections have deteriorated. Repairs should occur to prevent moisture intrusion. In some areas, the roof membrane has been wrapped over the top of the parapet and attached to the brick wall with an exposed termination bar.


X





					
S-3	<p>The exterior brick walls have deteriorated and even eroded extensively around the building, especially below the windows. Removal and replacement of deteriorated brick and mortar followed by application of a sealer is recommended to prevent further deterioration of the walls and possible loss of structural integrity.</p>		X		





					 <p>The table contains three photographs of brickwork damage. The top photo shows a window sill with missing bricks and mortar. The middle photo shows a close-up of the brickwork above the window sill. The bottom photo shows a brick wall with a vent and significant mortar loss and crumbling bricks.</p>
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S-4	<p>The roof membrane has been wrapped down onto the fascia above the main entrance; however, the paint is wearing off of the portion of the wood fascia not covered by the membrane. Repainting is recommended to prevent the wood fascia from deteriorating.</p>		X		
S-5	<p>Signs of interior slab-on-grade movement were not observed.</p>				
S-6	<p>Signs of foundation movement or distress were not observed.</p>				
S-6	<p>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.</p>				



S-7	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.				
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## **PITTS ELEMENTARY SCHOOL** **MEP FACILITY ASSESSMENT**

### **Overview:**

#### Mechanical and Plumbing Systems

Pitts Elementary School is served via hydronic heating water boilers which distribute hot water to air handling units and unit ventilators throughout the facility. Operable windows and overhead exhaust are provided for ventilation and cooling effect. The heating water boilers have been retrofitted with new gas burners, but appear to be at the end of their useful life. Heating water pumps were also recently replaced. The classroom unit ventilators were more recently replaced as well and are in good working condition. Sections of inactive baseboard exist within the millwork. The original heating water piping is still in use; however, this piping was originally routed under the building slab and multiple leaks and operational issues have resulted from this installation. (This installation is similar to that at West Park Elementary which was required to be completely replaced recently.) Various controls upgrades have been completed as part of associated mechanical replacements. The grease exhaust hood serving the kitchen appears to be recently replaced.

Domestic hot water is provided a gas fired water heater, which was recently replaced. Plumbing fixtures appear to have been replaced approximately 10 years ago. The plumbing piping is original and installed under the building slab, similar to the mechanical piping, and has similar operational issues.

The building is not equipped with a fire sprinkler system.

Vestibules are present at the facility, but overall the building envelope is poor and not compliant with current energy codes.

The mechanical and plumbing systems are in various stages of use and in good working order. However, as the original under slab mechanical and plumbing piping is still used all components of the mechanical and plumbing systems are subject to imminent failure. Any further use of this facility would require an overall replacement of all mechanical and plumbing piping systems, similar to what was performed at West Park Elementary. A fire sprinkler system would also need to be installed to meet current codes.

#### Electrical Systems

The electrical service to the Pitts Elementary School is 600 Amp, 120/240 Volt, Single Phase, 3 Wire, served by pad mounted utility transformer. The main distribution switchboard is located in the main electrical room, located along the east corridor. Panelboards are provided throughout the building to serve power, lighting, mechanical equipment, boiler room, kitchen equipment, and stage area. Generally, the original panelboards are located recessed in the wall within the area its serving. Newer panelboard, such as panel KP, were surfaced mounted in the corridor.

Limited amount of convenience receptacles is provided throughout the building. In addition, surface mounted wiremold and outlets had been added throughout the years to accommodate user's need in classrooms, corridors, offices, work area, etc. For lighting, generally, 1x4 surface mounted troffer (with T8 lamping) is 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 added to the building to provide full coverage. This includes smoke detection, horn/strobes, and pull stations throughout the building.


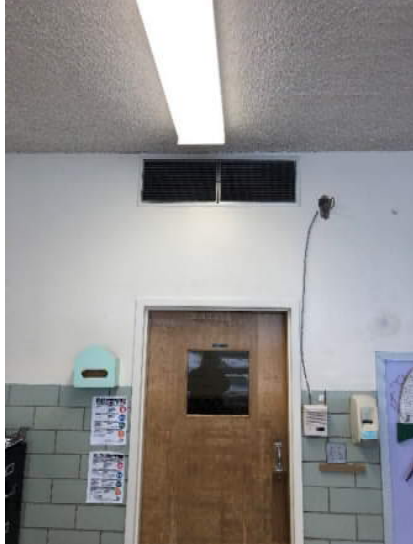
We recommend that existing single phase service is upgraded to 208V or 480V, 3 phase service. This will provide additional capacity for the building. Although the newer panelboards are in good condition, most of the areas are served by the original panelboards, which utilized Federal Electric equipment and not many spares or spaces available within each panel. New panelboards would be required to replace existing if additional equipment/devices to be added.

We recommend that existing 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	Newer unit ventilator installation	X			

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
MP-2	Abandoned baseboard in millwork.			X	
MP-3	Ventilation relief through soffit exhaust system.		X		




DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
MP-4	Existing under slab mechanical piping still in service.			X	


DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
MP-5	Original hvac boilers with burner retrofit.		X		
MP-6	New domestic water heater installation.	X			








DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
E-1	Original panelboard were provided with Federal Electric with not many spares/spaces available for additional loads. We recommend that existing single phase service is upgraded and panelboard to be replaced with new.		X		



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
E-2	Existing linear fluorescent lighting. Corridors seems to be a bit dark. We recommend on replacing fixtures with LED (2x2 or linear).	X			



DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
E-3	Existing battery packs were added 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	

DISC. ITEM #	OBSERVATION / ISSUE / ITEM DESCRIPTION	PRIORITY LEVEL			PHOTOS
		LOW	MED	HIGH	
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	
E-5	Existing area lighting is provided along building for both walkways and parking lot lighting. We recommend on providing forward throw wall mounted light or pole mounted light.		X		



# Colorado DOE Facility Insight Dashboard

Sunday, March 11, 2018 6:52 PM



**COLORADO**  
Department of Education

Lake County R-1, Margaret J. Pitts ES

## Margaret J. Pitts ES Main



State Level | District Level | Campus Level | **Asset Level** | Search: | Glossary

### Systems Requirements



[B2020 - Exterior Windows](#)

#### Aluminum Windows Renewal

**Action Year:** 2021  
**Priority:** 3 - Due within 5 Years of Inspection  
**Category:** Lifecycle  
**Cost:** \$301,125

#### 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](#)

#### Automatic Openers Renewal

**Action Year:** 2021  
**Priority:** 3 - Due within 5 Years of Inspection  
**Category:** Lifecycle  
**Cost:** \$19,822

#### Description

Auto generated renewal for Automatic Openers. System Description: Door hardware add-ons, automatic openers, commercial, electronic door opener, for single swing door, per opening, incl. motion sensor, 12V control box, motor, handicap actuator buttons and wiring. 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 - 3 x 7 Renewal

**Action Year:** 2021  
**Priority:** 3 - Due within 5 Years of Inspection  
**Category:** Lifecycle  
**Cost:** \$132,850

#### Description

Auto generated renewal for Door Assembly - 3 x 7. System Description: The exterior doors include swinging glazed aluminum storefront leaf plus glazed transom, aluminum frame, hardware including closer. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[B30 - Roofing](#)

### Single-Ply Membrane Renewal

**Action Year:** 2020

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

**Category:** Lifecycle

**Cost:** \$453,452

### Description

Auto generated renewal for Single-Ply Membrane. System Description: The roof covering is of a single-ply fully adhered membrane with 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.



[B30 - Roofing](#)

### Modified Bitumen Renewal

**Action Year:** 2021

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

**Category:** Lifecycle

**Cost:** \$59,075

### Description

Auto generated renewal for Modified Bitumen. System Description: The roof covering is a modified bitumen 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.



[B3022 - Roof Hatches](#)

### Roof Hatch Renewal

**Action Year:** 2021

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

**Category:** Lifecycle

**Cost:** \$4,461

### 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.



[C1010 - Partitions](#)

### CMU Walls - Glazed 2 Sides Renewal

**Action Year:** 2021

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

**Category:** Lifecycle

**Cost:** \$1,355,288

### Description

Auto generated renewal for CMU Walls - Glazed 2 Sides. System Description: The building interior includes 8-in. x 16-in. x 8-in. CMU partitions with glazing two sides. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[C1010 - Partitions](#)

### Plaster Walls Renewal

**Action Year:** 2021

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

**Category:** Lifecycle

**Cost:** \$56,099

### Description

Auto generated renewal for Plaster Walls. System Description: The building interior walls are of three coats of gypsum plaster on 3.4 lbs ribbed lath each side of 3-5/8-in. metal studs. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[C1010 - Partitions](#)

### **Windows interior Renewal**

**Action** 2021

**Year:**

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

**Category:** Lifecycle

**Cost:** \$56,982

### **Description**

Auto generated renewal for Windows interior. System Description: Building interior includes economy grade windows and storefront partitions. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[C1020 - Interior Doors](#)

### **Swinging Doors - 3 x 7 Renewal**

**Action** 2018

**Year:**

**Priority:** 1 - Due within 1  
Year of Insepection

**Category:** Lifecycle

**Cost:** \$192,323

### **Description**

Auto generated renewal for Swinging Doors - 3 x 7. System Description: Interior doors include rated 3 x 7 wood door and steel frame with vision lite, hinges, lockset (lever), panic hardware and closer. Includes painted or stained door and painted frame. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement. Doors are not up to code need to be replaced before 2018 per the fire department.



[C1030 - Fittings](#)

### **Restroom Accessories Renewal**

**Action** 2021

**Year:**

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

**Category:** Lifecycle

**Cost:** \$57,737

### **Description**

Auto generated renewal for Restroom Accessories. System Description: The restroom accessories include mirror, grab bars, paper towel dispenser and disposal toilet paper holder and soap dispenser. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[C1030 - Fittings](#)

### **Toilet Partitions Renewal**

**Action** 2021

**Year:**

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

**Category:** Lifecycle

**Cost:** \$69,102

### **Description**

Auto generated renewal for Toilet Partitions. System Description: Restrooms are equipped with standard quality, wall-hung partitions. 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:** \$63,900

### **Description**

Auto generated renewal for Painted Finish. System Description: Interior wall and ceiling finishes include standard 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](#)

### **Carpeting - Broadloom Renewal**

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

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

**Category:** Lifecycle

**Cost:** \$214,171

### **Description**

Auto generated renewal for Carpeting - Broadloom. System Description: Floor finishes include medium priced carpeting and base in classrooms. 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](#)

### **VCT Renewal**

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

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

**Category:** Lifecycle

**Cost:** \$17,328

### **Description**

Auto generated renewal for VCT. System Description: Floor finishes include areas of standard VCT flooring and related base. 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](#)

### **Wood Flooring Renewal**

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

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

**Category:** Lifecycle

**Cost:** \$128,133

### **Description**

Auto generated renewal for Wood Flooring. System Description: Floor finishes include oak strip finished gym floors. Assumed on concrete over sleepers. Includes finished wood base. 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](#)

### **Terrazzo - Cast-in-Place Renewal**

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

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

**Category:** Lifecycle

**Cost:** \$244,657

### **Description**

Auto generated renewal for Terrazzo - Cast-in-Place. System Description: Floor finishes include cast-in-place terrazzo and related base. 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](#)

### **Vinyl Sheet Goods Renewal**

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

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

**Category:** Lifecycle

**Cost:** \$115,597

### **Description**

Auto generated renewal for Vinyl Sheet Goods. System Description: Floor finishes include areas of vinyl sheet goods flooring and related base. 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:** \$174,128

### **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 or wood furring. 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.



[C3030 - Ceiling Finishes](#)

### **ACT System - Concealed Spline Renewal**

**Action** 2021

**Year:**

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

**Category:** Lifecycle

**Cost:** \$48,139

### **Description**

Auto generated renewal for ACT System - Concealed Spline. System Description: Concealed spline 12 x 12 x 3/4-in. ACT ceiling system with "Z" grid. 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](#)

### **Restroom Fixtures Renewal**

**Action** 2021

**Year:**

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

**Category:** Lifecycle

**Cost:** \$135,133

### **Description**

Auto generated renewal for Restroom Fixtures. System Description: The restroom fixtures include vitreous china urinals and water closets, vitreous china or molded lavatories and showers. The fixture selections are for a building with a standard density of high quality fixtures. 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](#)

### **Custodial/Utility Sinks Renewal**

**Action** 2021

**Year:**

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

**Category:** Lifecycle

**Cost:** \$17,716

### **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.



[D2020 - Domestic Water Distribution](#)

### **Water Dist Complete Renewal**

**Action** 2021

**Year:**

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

**Category:** Lifecycle

**Cost:** \$144,673

### **Description**

Auto generated renewal for Water Dist Complete. System Description: The building domestic water distribution system includes a four inch main line, water meter, rpz backflow preventer, with rough ins included. 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 Heater Renewal**

**Action** 2022  
**Year:**  
**Priority:** 3 - Due within 5  
 Years of  
 Inspection  
**Category:** Lifecycle  
**Cost:** \$102,893

**Description**

Auto generated renewal for Water Heater. System Description: The domestic hot water is provided by a gas-fired, 155 MBH, commercial-grade water heater, with recirculation pump. Extended life cycle because system is wearing better than expected.



[D2030 - Sanitary Waste](#)  
**Sanitary Waste Renewal**

**Action** 2021  
**Year:**  
**Priority:** 3 - Due within 5  
 Years of  
 Inspection  
**Category:** Lifecycle  
**Cost:** \$125,245

**Description**

Auto generated renewal for Sanitary Waste. System Description: The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal 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.



[D2040 - Rain Water Drainage](#)  
**Roof Drainage Renewal**

**Action** 2021  
**Year:**  
**Priority:** 3 - Due within 5  
 Years of  
 Inspection  
**Category:** Lifecycle  
**Cost:** \$96,331

**Description**

Auto generated renewal for Roof Drainage. System Description: Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[D3012 - Gas Supply System](#)  
**Natural Gas Service to Bldg Renewal**

**Action** 2021  
**Year:**  
**Priority:** 3 - Due within 5  
 Years of  
 Inspection  
**Category:** Lifecycle  
**Cost:** \$24,497

**Description**

Auto generated renewal for Natural Gas Service to Bldg. System Description: The building includes a natural gas supply to boilers, absorption chillers or kitchen. 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:** \$23,206

**Description**

Auto generated renewal for Exhaust System - Restroom. System Description: HVAC ventilation system includes roof-mounted 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 w/Distribution Renewal

**Action** 2021  
**Year:**  
**Priority:** 3 - Due within 5 Years of Inspection  
**Category:** Lifecycle  
**Cost:** \$83,591

#### Description

Auto generated renewal for Central AHU - Const Volume w/Distribution. 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:** \$31,055

#### 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](#)

### Exhaust System - General Building Renewal

**Action** 2021  
**Year:**  
**Priority:** 3 - Due within 5 Years of Inspection  
**Category:** Lifecycle  
**Cost:** \$45,179

#### Description

Auto generated renewal for Exhaust System - General Building. System Description: The HVAC ventilation system includes roof-mounted 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](#)

### Fan Coil System Renewal

**Action** 2020  
**Year:**  
**Priority:** 3 - Due within 5 Years of Inspection  
**Category:** Lifecycle  
**Cost:** \$334,507

#### Description

Auto generated renewal for Fan Coil System. System Description: HVAC system includes perimeter wall hung cabinet type fan coil HW 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.



[D3040 - Distribution Systems](#)

### Perimeter Heat System - Hydronic Fin Tube Renewal

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

#### 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.

Category: Lifecycle

Cost: \$92,582



[D3060 - Controls and Instrumentation](#)

### DDC System Renewal

Action 2021

Year:

Priority: 3 - Due within 5  
Years of  
Inspection

Category: Lifecycle

Cost: \$129,505

### Description

Auto generated renewal for DDC System. System Description: HVAC controls includes DDC system for system optimization, basic pc control, moderate sensor types and quantities. Shortened life cycle of system because it is not wearing well.



[D40 - Fire Protection](#)

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

Action 2020

Year:

Priority: 3 - Due within 5  
Years of  
Inspection

Category: Lifecycle

Cost: \$1,664

### 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. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.

No Photo  
Available

[D40 - Fire Protection](#)

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

Action 0

Year:

Priority: 4 - Not Time  
Based

Category: Life Safety

Cost: \$324,731

### Description

The building lacks a fire suppression system



[D40 - Fire Protection](#)

### Kitchen Hood Suppression Renewal

Action 2023

Year:

Priority: 3 - Due within 5  
Years of  
Inspection

Category: Lifecycle

Cost: \$12,157

### Description

Auto generated renewal for Kitchen Hood Suppression. System Description: System includes a R-102 chemical fire suppression system for a typical commercial kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood not included. Extended life cycle because system is wearing well.



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

### Distribution Equipment, Panelboards, and Feeders - 800A 208Y/120V -1955 Renewal

Action 2021

### Description

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 800A 208Y/120V -1955. System Description: The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated 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.

Year:

Priority: 3 - Due within 5  
Years of  
Inspection

Category: Lifecycle

Cost: \$96,275



[D5020 - Lighting and Branch Wiring](#)

### Lighting - Exterior - HID Wall Packs Renewal

Action 2021

Year:

Priority: 3 - Due within 5  
Years of  
Inspection

Category: Lifecycle

Cost: \$14,538

### Description

Auto generated renewal for Lighting - Exterior - HID Wall Packs. System Description: Exterior lighting consists of HID wall pack 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.



[D5021 - Branch Wiring Devices](#)

### Branch Wiring - Equipment & Devices Renewal

Action 2021

Year:

Priority: 3 - Due within 5  
Years of  
Inspection

Category: Lifecycle

Cost: \$119,376

### Description

Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization 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.



[D5022 - Lighting Equipment](#)

### Lighting Fixtures Renewal

Action 2021

Year:

Priority: 3 - Due within 5  
Years of  
Inspection

Category: Lifecycle

Cost: \$201,960

### Description

Auto generated renewal for Lighting Fixtures. System Description: The building includes a average density 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: \$63,564

### 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:** \$122,113

#### Description

Auto generated renewal for Telephone System. System Description: The building includes an average density telephone 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.



[D5036 - Clock and Program Systems](#)

### Clock System Renewal

**Action** 2020  
**Year:**  
**Priority:** 3 - Due within 5 Years of Inspection  
**Category:** Lifecycle  
**Cost:** \$252,259

#### Description

Auto generated renewal for Clock System. System Description: Centralized, automatic clock system for an average sized building. Clock system includes head end equipment, single and double sided clocks, conduit, wire, electrician and helper time, and fittings. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle 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:** \$56,847

#### 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. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



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

### Emergency Battery Pack Lights Renewal

**Action** 2022  
**Year:**  
**Priority:** 3 - Due within 5 Years of Inspection  
**Category:** Lifecycle  
**Cost:** \$36,595

#### Description

Auto generated renewal for Emergency Battery Pack Lights. System Description: The emergency lighting system includes self-contained battery packs and lights.



[E - Equipment and Furnishings](#)

### Fixed Casework Renewal

**Action** 2021  
**Year:**  
**Priority:** 3 - Due within 5 Years of Inspection  
**Category:** Lifecycle  
**Cost:** \$176,348

#### Description

Auto generated renewal for Fixed Casework. System Description: Building includes plastic laminate casework including wall and undercounter cabinets and countertops, without appliances. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[E - Equipment and Furnishings](#)  
**Kitchen Equipment  
Renewal**

**Action Year:** 2021  
**Priority:** 3 - Due within 5  
Years of  
Inspection  
**Category:** Lifecycle  
**Cost:** \$60,217

### 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.

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

*\* This asset has been assessed.*

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

Sunday, March 11, 2018 7:08 PM



**COLORADO**  
Department of Education

Lake County R-1, Margaret J. Pitts ES

## Margaret J. Pitts ES Site



State Level | District Level | Campus Level | **Asset Level** | Search: | Glossary

### Systems Requirements



[G2013 - Curbs Gutters and Drains](#)

#### Roadway - Curbs and Gutters Renewal

Action 2021  
Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$31,382

#### Description

Auto generated renewal for Roadway - Curbs and Gutters. System Description: Roadway includes cast-in-place concrete curbs and gutters at each side of roadway, 6-in. curbs and 18-in. gutters. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[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: \$59,867

#### 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.



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

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

Action 2020  
Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$4,158

#### Description

Auto generated renewal for Parking Lot Flexible Pavement - Base Course. System Description: Parking lot flexible pavement (bituminous) includes a 12" thick gravel base 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.





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

### **Parking Lot and Roadway Flexible Pavement-Top layer for parking lot that is not paved. Renewal**

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

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

**Category:** Lifecycle

**Cost:** \$3,638

### **Description**

Auto generated renewal for Parking Lot and Roadway Flexible Pavement-Top layer for parking lot that is not paved.. System Description: Parking lot flexible pavement (bituminous) includes a 12" thick gravel base course for large paved areas.Top base for parking lot that is not paved.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:** \$16,567

### **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.



[G2031 - Paving and Surfacing](#)

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

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

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

**Category:** Lifecycle

**Cost:** \$48,043

### **Description**

Auto generated renewal for Pedestrian Pavement - Concrete. 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.



[G2041 - Fences and Gates](#)

### **Site Development - Fencing - Chain Link Renewal**

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

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

**Category:** Lifecycle

**Cost:** \$47,836

### **Description**

Auto generated renewal for Site Development - Fencing - Chain Link. System Description: Site development includes 10' high chain link fencing with 2" post. 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 - Flagpole Renewal**

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

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

**Category:** Lifecycle

**Cost:** \$8,213

### **Description**

Auto generated renewal for Site Development - Flagpole. 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.



[G2052 - Erosion Control Measures](#)

### Landscaping - Mulching - Pea Gravel Renewal

Action 2021

Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$9,460

#### Description

Auto generated renewal for Landscaping - Mulching - Pea Gravel. System Description: Landscaping includes erosion control measures applied in a large ground cover format that includes pea gravel over weed barrier. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G2055 - Planting](#)

### Landscaping - Trees and Bushes Renewal

Action 2021

Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$307,213

#### Description

Auto generated renewal for Landscaping - Trees and Bushes. System Description: Landscaping includes trees, bushes and shrubs located around site. Extended life cycle because the system is still functioning, but the entire system is beyond its life cycle and should be budgeted for replacement.



[G2056 - Planters](#)

### Landscaping - Ground Bedding - Shrubs Renewal

Action 2021

Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$12,262

#### Description

Auto generated renewal for Landscaping - Ground Bedding - Shrubs. System Description: Landscaping includes ground bedding planted with various shrubs. 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: \$9,067

#### 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.



[G3021 - Piping](#)

### Sanitary Sewer - Waste Water Piping Renewal

Action 2021

Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$14,905

#### Description

Auto generated renewal for Sanitary Sewer - Waste Water Piping. System Description: Sanitary sewer includes underground waste water drainage piping; excludes manholes. 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 Renewal

Action 2021  
Year:

Priority: 3 - Due within 5 Years of Inspection

Category: Lifecycle

Cost: \$28,272

### Description

Auto generated renewal for Fuel Distribution - Gas Service Piping. 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: \$74,486

### 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 – 240 single phase 3 wire, located behind school.

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

\* *This asset has been assessed.*

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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