

LAKE COUNTY SCHOOL DISTRICT FACILITY MASTER PLAN

UPDATE : SEPTEMBER 2023



2023 MASTER PLAN UPDATE

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GOALS OF THE MASTER PLAN:

Safety and security of the students, both on site
and in the facilities

Right sizing and right placement of schools

Equity between facilities

Flexibility for future growth or decline

ACKNOWLEDGEMENTS

This master plan update was a joint effort by the Lake County District School Board of Education, Administration and Staff, an Executive Committee representing the District, and the planning team of Hord | Coplan | Macht, Dynamic Program Management, and FCI Construction. Listed below are the key contributors:

Lake County School District Board of Education

John Baker, President
Erin Allaman, Vice President
Rod Weston, Director
Felicia (Federico) Roeder, Treasurer
Miriam Lozano, Secretary
Eudelia Contreras, Former Board President

Executive Committee

Bethany Massey, Superintendent
John Baker, BOE Vice President
Paul Anderson, CFO
Corban Logan, Facilities Manager

Planning Team

Matt Porta, Hord Coplan Macht
Lyn Eller, Hord Coplan Macht
Reilly O'Brien, DPM
Colleen Kaneda, DPM
Evan Walton, FCI Constructors
Bryan Baughman, FCI Constructors

II. EXECUTIVE SUMMARY

BACKGROUND AND DEMOGRAPHICS

In an effort to re-prioritize school improvements, to find operational efficiencies, and to determine a future direction that the community can support, the District in 2022 hired the master-planning team of Hord Coplan Macht Architects, Dynamic Program Management, and FCI Constructors. The team was directed to update the Facilities Master Plan completed in 2019 in specific areas of concern. LCSD also asked stakeholders and community members to engage in a process to study these issues and make recommendations to address the challenges.

The LCSD Executive Committee was formed and is made up of 4 district leaders, who worked on these issues for 5 months, meeting on a weekly basis to evaluate the planning progress, solicit community input, and make decisions allowing the work to progress.

Demographics are changing in Lake County. Since the 2019 report, property values and taxes have increased, while student enrollment is declining, as it has with many districts across Colorado. A new demographics report has not been commissioned, but there is increased pressure to operate facilities efficiently as enrollment drops at some of the larger schools such as LCIS.

ASSESSMENT FINDINGS

Numerous facilities of Lake County School District today are facing deferred maintenance of buildings and site, as well as select inefficiencies from an operations and a square footage standpoint. The high school and Lake County Elementary are the newest schools and are in the best condition. Pitts / Cloud City High School remains in poor condition and, due to its age, struggles to offer district standard program and curriculum at a high level of code compliance and educational adequacy. But, the more central focus of this study was Lake County Intermediate School, which, while containing more than 100,000 square feet of space, only serves approximately 260 students in grades 3-6. So, from a standpoint of operational efficiency, the team was tasked with evaluating the future use strategy for LCIS and its valuable recreational facilities, balanced with its growing need for critical repairs and upgrades as it approaches 50 years in age.

EDUCATIONAL PROGRAM ADEQUACY

As observed in the prior Master Plan effort, the schools across the district meet Colorado Model standards for educational program. However, there is a desire to explore the consolidation of grades PK-6 into one facility to increase efficiency. Additionally, the physical conditions at LCIS and at Pitts limit the district's equity among facilities at different locations in Leadville.

FUTURE USE

The LCSD Executive Committee and the Planning Team most specifically studied the future uses possible for Lake County Intermediate School. The school is currently under utilized based on enrollment. The team not only considered costs for bringing LCIS to an equitable level with other, newer facilities, but also investigated the possibility of consolidating with a new addition at LCES while turning over LCIS to Lake County to operate and a Rec Center and administrative offices.

CONCLUSION

Although the consolidation of elementary grades at Lake County Elementary remains a viable longer-term solution, the Executive Committee in summer 2023 came to the conclusion that next steps should not stray far from the recommendations in the 2019 Master Plan, which proposed critical renovations to LCIS after the completion of the new Lake County Elementary building. The additional projects of restoring the LCIS Aquatics Center and Federico Field were considered as possible next steps to build consensus and support across the community. The District will attempt a bond election and subsequent BEST grants in 2023-2024 to support the resulting projects.

III. HISTORY OF THE DISTRICT

SCHOOL DISTRICT ESTABLISHMENT

In 1877, the county seat of the reorganized and resurveyed county of Lake was in Granite, some seventeen miles south of the new camp of Leadville. In July of 1877 E.R. Naylor, county superintendent of schools, received a petition from residents in the magic city asking that a new school district be formed. George L. Henderson, always a quiet advocate of the civilized life, was authorized to post notices calling for a meeting on July 14, 1877. As a result of the meeting, it was determined that there were enough people in the area to support a school, and a board for a third-class district was elected. Even though the district was formed in July of 1877, it was not until February 1878 that the first school opened in a "log shanty." Thirty students were enrolled in Mrs. Updegraffs "log shan-ty" school, which lasted three months. The school treasury was exhausted at the end of that time and the school was forced to close.

The original records of that first board of education were lost and little is known about the operations of those first years. Sometime during the 1877-80 period the district number was changed from eleven to two and it would seem the change was made at the same time Chaffee County and Lake County were split and the county seat of Lake moved to Leadville in February 1879. On April 13, 1880, the decision was made to change the classification from a third class district to a first class district. An election was held July 14, 1880 to determine whether the public favored the purchase of lots and the construction of a proper school building. Lots on the corner of Chestnut and Spruce Streets were donated to the District on August 2, 1880 and additional property was given and purchased until the district owned the half block immediately west of Spruce Street between State and Chestnut Streets. Construction began on the new school, to be called Central, in October of 1880. The building was accepted by the school board in May of 1881, but the district was still short of space and on May 3, 1881, purchased four lots in the 200 block of West Seventh and moved the old high school building from the property next to the newly constructed Central School. It was remodeled for primary children and became the Seventh Street School. On June 1, 1880, a committee was formed to locate a site for two more schools. Lots were purchased on Carbonate Hill for the erection of what became the Carbonate Hill School. Carbonate Hill School was finished in time for classes in the fall of 1881, but Ninth Street School, the other building. contracted for, was not finished until January 17, 1882. Located on the corner of Ninth and Poplar, it was similar to Central School in design, having been designed by the same architect, and was constructed largely out of brick masonry. The Leadville public schools, once out of debt, hired Edward C. Ellicott as superintendent. Ellicott was a native of Nebraska and became one of the outstanding educators in the country. He served as superintendent of the Leadville Schools from 1898 until 1903, when he left to complete his doctoral degree at Columbia University. While he was superintendent, the school district launched its biggest building program to date. The erection of Leadville High School was decided by voters on April 15, 1899 and was agreed upon to accept a bonded indebtedness of not more than \$45,000. There were a number of irregularities in the first election, and a second election was held October 2, 1899. The second election, as the first, was passed by the voters. The building finished almost a year from the date of the original election, April 19, 1900 and it was open to the public for two days, then students and faculty moved in and set up the school on Monday, April 23, 1900.

The history of the Leadville Public Schools from 1877 to 1957 presents an eighty year record of the efforts of a mining community, isolated in the mountains, not only to meet the challenge of its educational needs, but frequently to be a leader in educational thought and action. From the rush of the mining men and fortune seekers to the Leadville area in 1877

to the present, the Leadville story has been one of the extremes of prosperity or depression, sharply rising or declining population, optimism or dejection and intermittent periods of apathy.

The historical development of the school district logically falls into five periods: (1) The period from 1877-1880, characterized by the original beginning as a third class district, during which time it was necessary to rent a number of homes and commercial buildings to use for classrooms; (2) the period from 1880-1893, characterized by tremendous growth of the school population, the change in classification to a first class school district, the construction of the necessary school buildings, and the school district heavily in debt and involved in serious litigations; (3) the period from 1893-1913, characterized by the retirement of the school indebtedness, the building and development of the new Leadville High School, and the start of the decline of the community; (4) the period from 1918 to 1947, characterized by declining enrollments and the razing or selling of many school buildings; (5) the period from 1947 to the present characterized by the development of an educational program based on the present needs of the community, the adoption of sound current administrative practices, and the construction of modern school buildings.

1901 was a record year for both census and school enrollment numbers when 3,136 children were recorded on the school census and 1,990 pupils were in school. After that, the community began to decline because of curtailed mining activity and mineral production. With the close of World War I, the rate of decline became even more rapid. The community had been constructed for a population of over 20,000 in the 1880's and only recorded a population of 3,771 in 1930. The lowest school enrollment was recorded in 1949 when the district showed 637 pupils. There was increasing mining activity during the Korean War, and this activity resulted in an increase in population in Leadville, which continued to increase after the Korean War ended.

In more recent times, enrollment has fluctuated some but has seen a 2.5% or about a 31 student decrease. The majority of the change was within the middle school grades or 5th through 8th grade. Some of the change may be attributed to the students graduating into the high school grades, though this may not account for all of the decreases. The senior high grades have stayed relatively constant, not dipping below 300 or going above 327 since the late 1990's. These slight fluctuations have allowed the total school population to stay relatively stable averaging around 1,100 students over the last 20 years, which has not exceeded the highest student population of 1,990 in 1901.

Credit: Information above provided by Lake County School District historical documents, the Strategic Resources West, Inc. study, and the prior 2019 Facility Master Plan.

IV. LOCATION OF THE DISTRICT AND BOUNDARIES

SCHOOL DISTRICT LOCATION AND AVAILABLE SERVICES

There are several hospitals in the near vicinity of Leadville, such as:

- St. Vincent Hospital in Leadville, St. Anthony Summit Medical Center, Frisco, Colorado(30 miles)
- Vail Valley Medical Center, Vail, Colorado (44 miles),
- Aspen Valley Hospital, Aspen, Colorado (127 miles), and
- Heart of the Rockies Regional Medical Center in Salida, Colorado (59 miles).

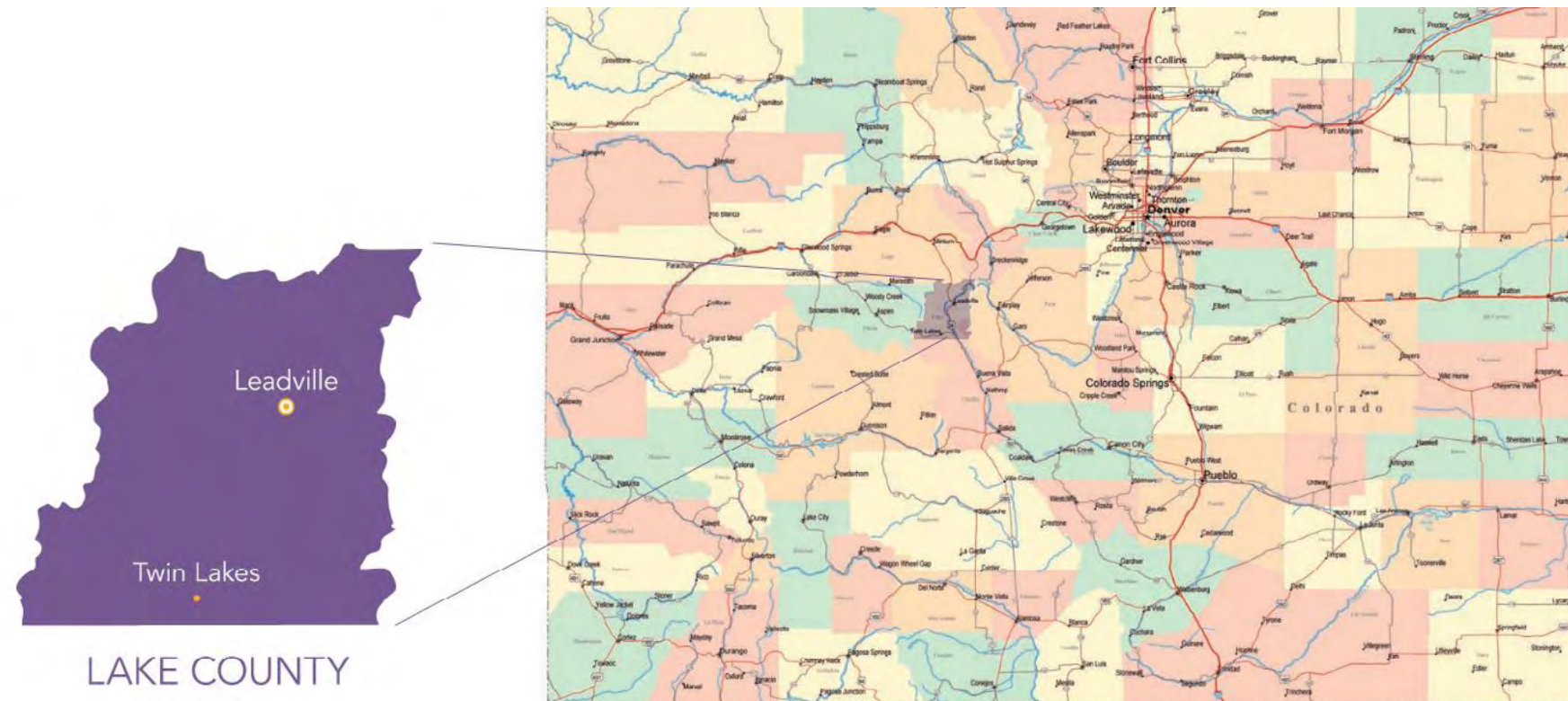
Leadville is home to the Colorado Mountain College Timberline Campus, and is in relative proximity to many Colorado higher education colleges and universities:

- Western State College, Gunnison, Colorado(117 miles),
- Colorado Mountain College Main Campus, Glenwood Springs, Colorado (88 miles),
- The Colorado School of Mines, Golden, Colorado (91 miles),

Red Rocks Community College, Lake-wood,Colorado (90 miles),
University of Colorado at Boulder, Boulder, Colorado (112 miles).

Leadville is served by Lake County Airport. However,there are no scheduled airline services available from this airport. The closest airports to provide scheduled flight services are Eagle County Airport and Aspen-Pitkin County Airport, both located 62 miles away.

All of the highways in Lake County are part of the Top of the Rockies Scenic and historic Byway. Most travel to and from Leadville is from two major highways. US24 is an east-west highway running from interstate 70 to the intersection with interstate 70, near Minturn, Colorado. Its western terminus is located just 32 miles north of Leadville. It is also the main route to the Eagle-Vail Valley and Colorado Springs. State Highway 91 is a 22.5 mile stretch that connects Leadville to the intersection with interstate70, near Copper Mountain. It is the fastest route to get from Leadville to Denver.



Credit: Information above provided by Lake County School District 2019 Facility Master Plan.

ELEVATION AND CLIMATE TRENDS

Leadville, Colorado was incorporated in 1878 and is the county seat and only incorporated area in Lake County. The unincorporated village of Twin Lakes is located in the southern portion of the county. Most of the buildings in the 70-square block of Leadville National Historic Landmark District were built between 1880 and 1905. With the Sawatch Mountain Range containing Colorado's two highest peaks to the west and the Mosquito Range with North America's highest mountain pass to the east, Leadville sits in a high mountain valley which envelops the headwaters of the Arkansas River.

Elevation Data:

- Leadville: 10,200 feet above sea level
- Twin Lakes: 9,210 feet above sea level
- Lake County's highest point: 14,433 feet above sea level
- Lake County's lowest point: 9,007 feet above sea level

Square Miles:

- Leadville: 1.1 square mile
- Lake County: 376.9 square miles

Climate:

- Average days of sunshine: 310
- Average annual snowfall: 127.7 inches (mid October – mid May)

Summer:

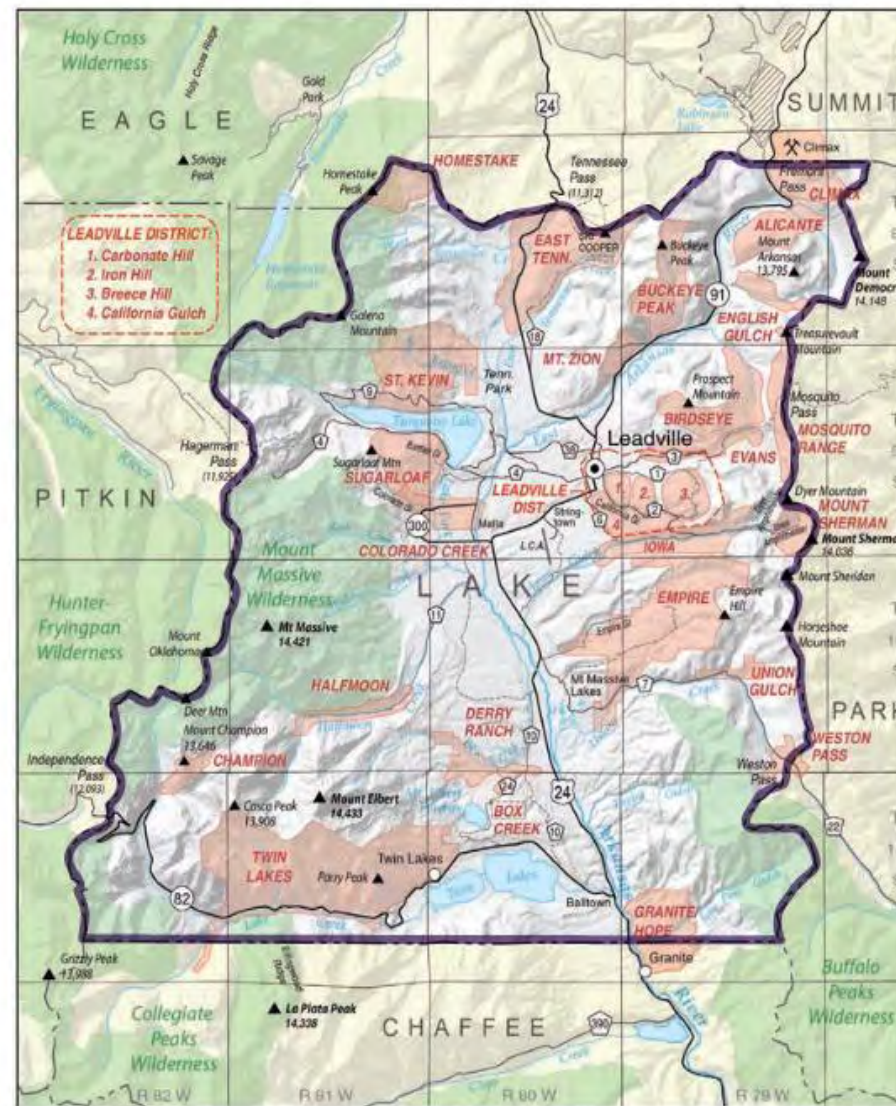
A typical summer day is sunny, clear skies, 70 degrees, and evening temperatures in the 40's. The humidity is very low and brief afternoon showers are typical.

Winter:

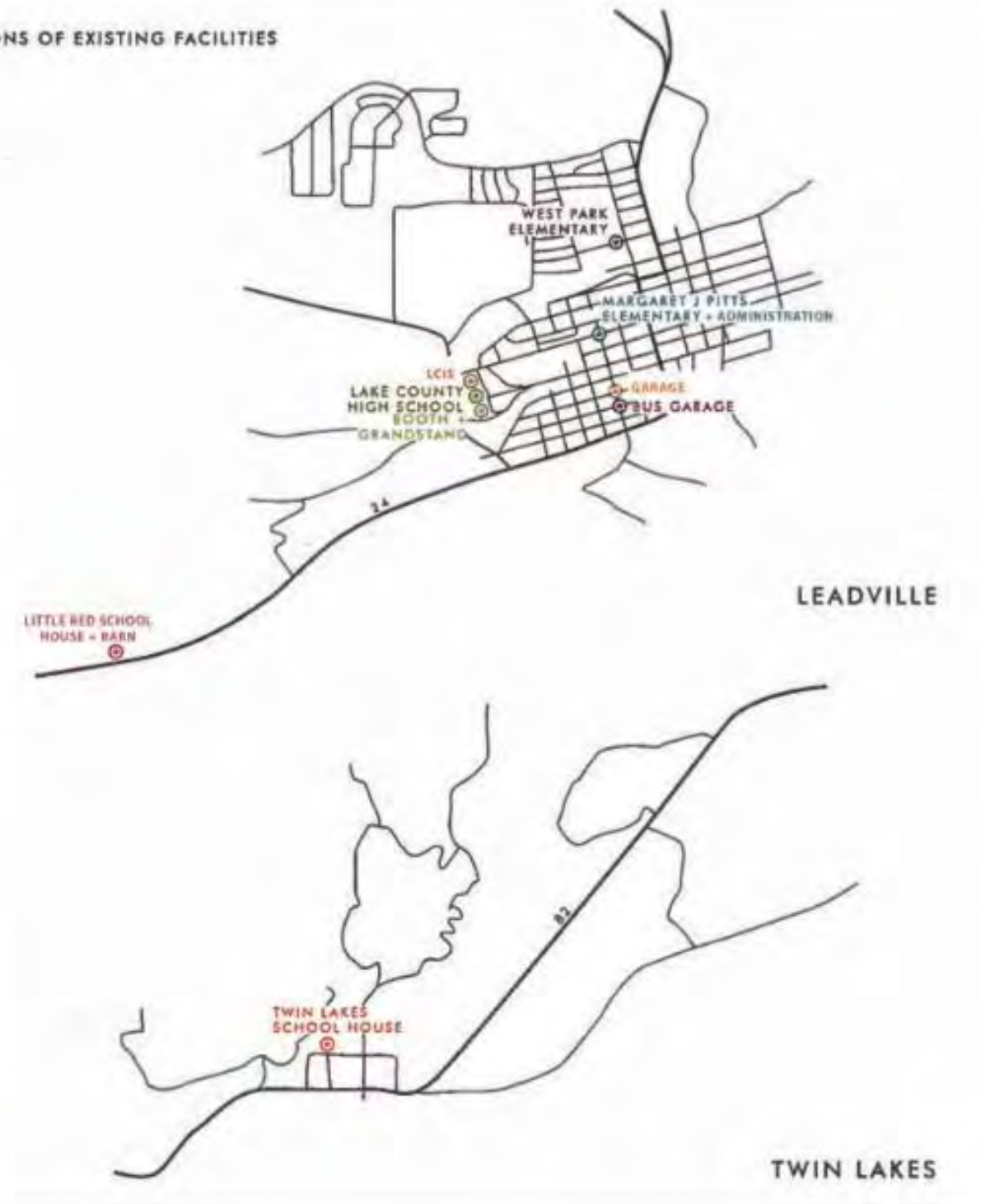
127.7 inches average annual snowfall. A typical winter day is sunny, clear skies, high temperatures in the mid 30's, and lows in the single digits. Snowstorms generally occur in the evening and are at times very heavy. Highways are well-maintained, however, four-wheel and front-wheel drive vehicles with snow tires are highly recommended. Chains are seldom, if ever, necessary.

Temperatures:

- Average January high temperature is 30.1 F
- Average January low temperature is 4.8 F
- Average July high temperature is 72.3 F
- Average July low temperature is 40.4 F



LOCATIONS OF EXISTING FACILITIES



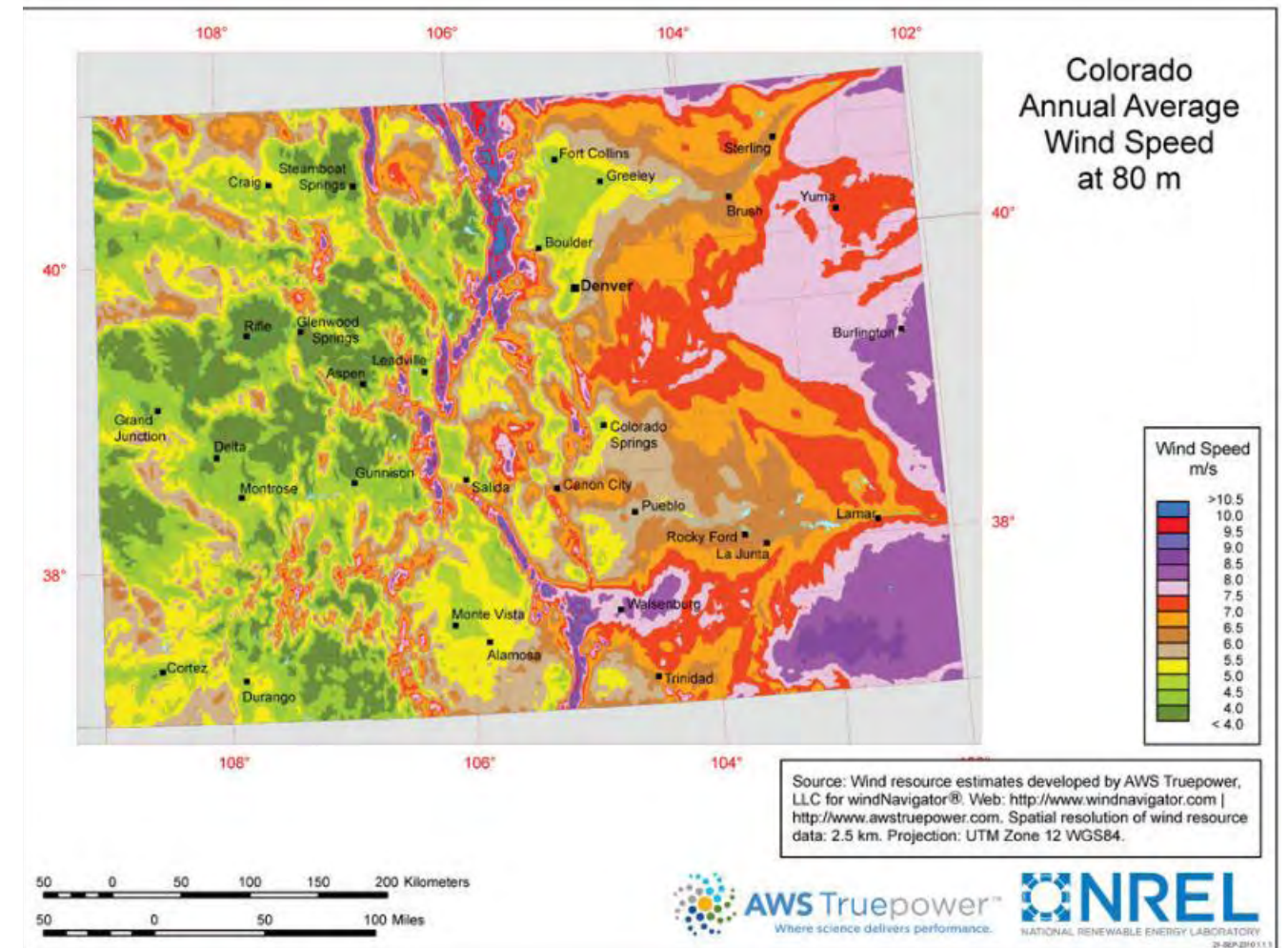
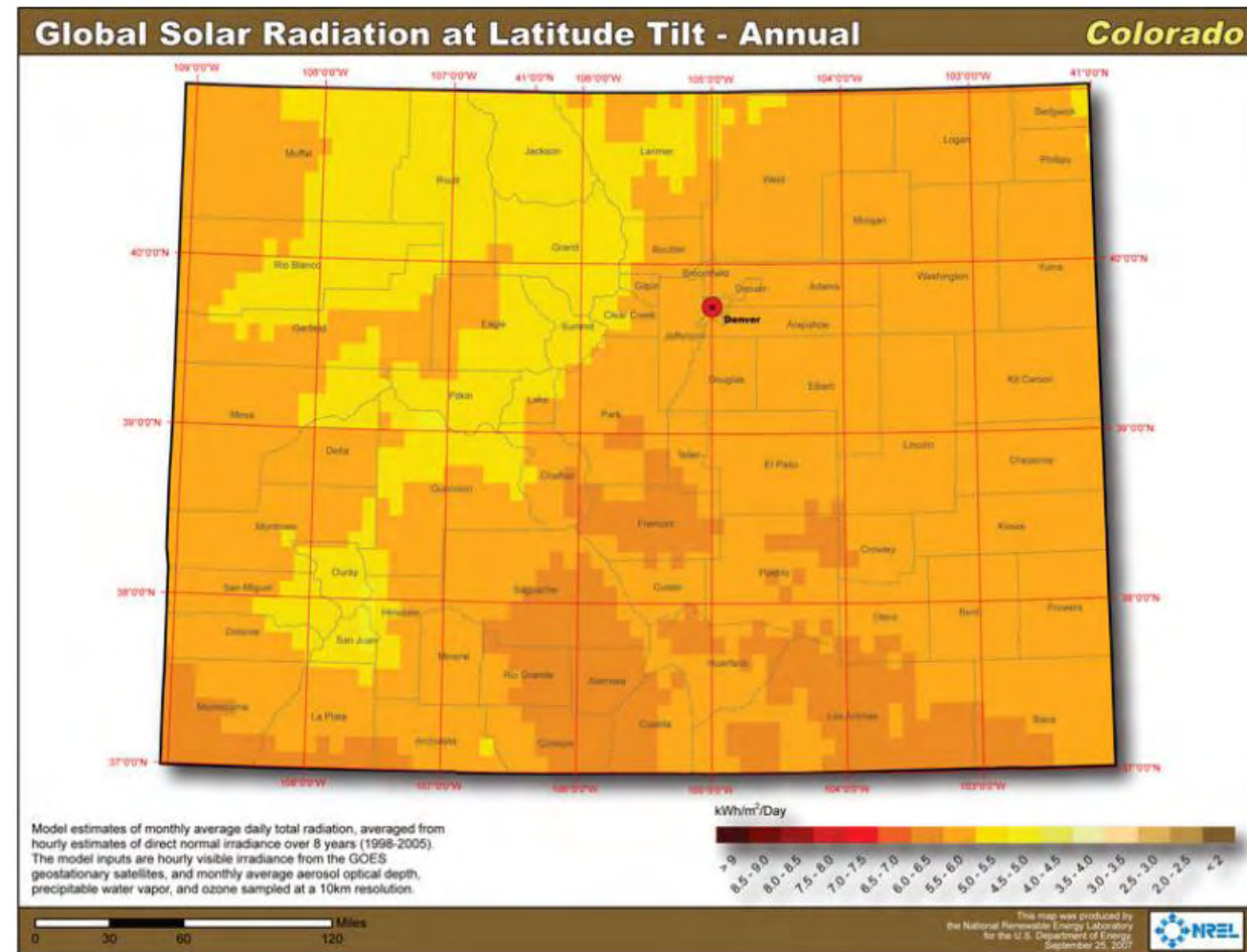
Credit: Information above provided by Lake County School District 2019 Facility Master Plan.

RENEWABLE ENERGY OPTIONS

Colorado is fortunate to have a climate that is conducive to many types of renewable energy sources and Lake County School District would be potentially be able to benefit from these various renewables. Final selection of renewable options would be at the discretion of the District and the design team for future projects, but based upon initial evaluation of available data, there are several potential sources.

Solar Power – The majority of the Lake County School District receives over 6.0 kwh/m²/day making it in one of the moderate locations in the state for solar power concentrations. This would initially indicate that solar power is a potential option for the district.

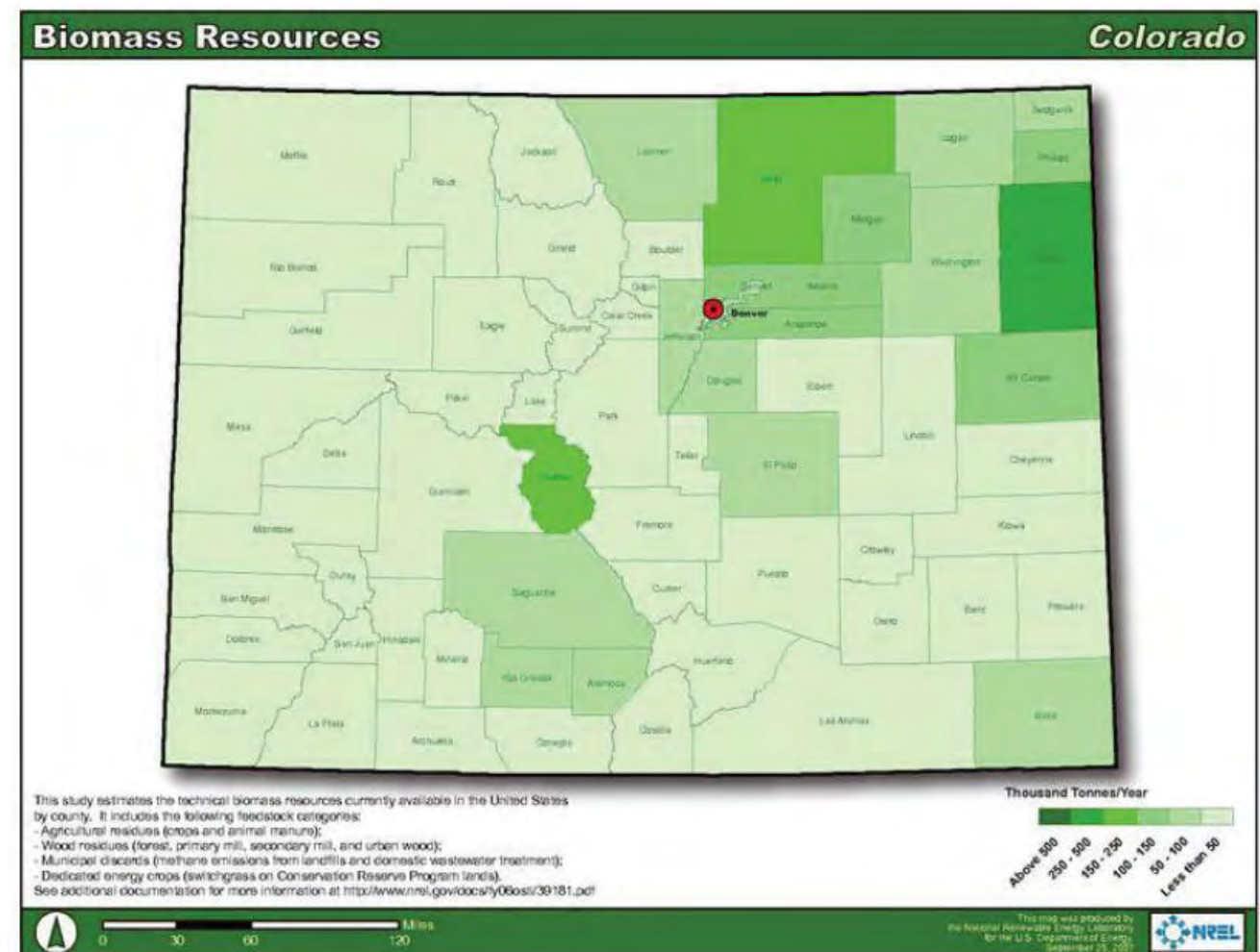
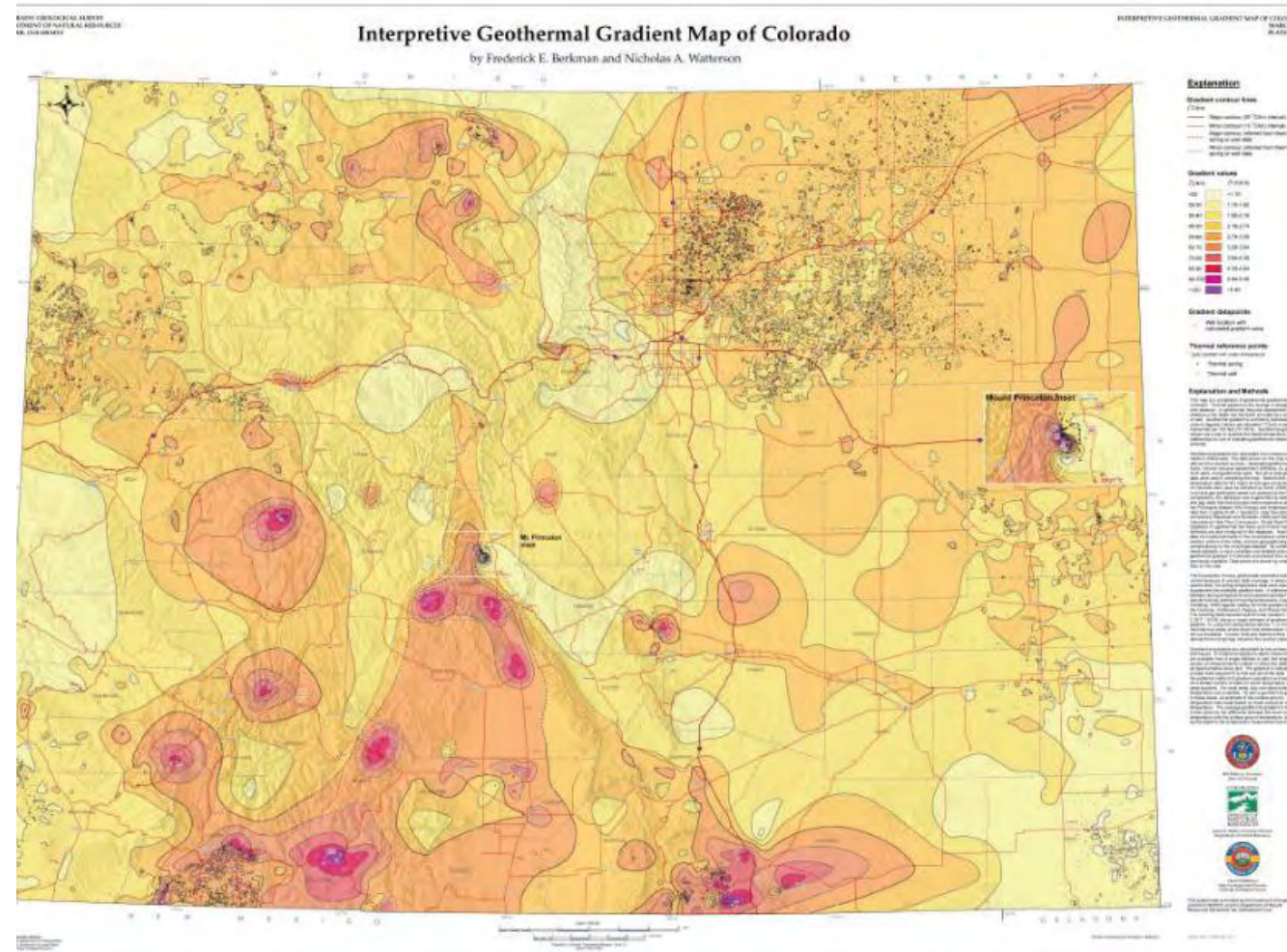
Wind – Within the Lake County School District boundaries, the wind power class is rather low and the resource potential is poor. In small pockets of the southwest area of the district, the potential could be good to excellent, however these areas may not be large enough to support this renewable as a sustainable energy source



Credit: Information above provided by Lake County School District 2019 Facility Master Plan.

Geothermal – The area of the state in which Lake County is located seems to be determined as a Favorable to Most Favorable location for Deep Enhanced Geothermal Systems and therefore, this may be a renewable type that the district would want to investigate for the future.

Biomass – According to available information about biomass resources, Lake County is in the Lower Range of tonnage available for the renewable resource. However, this data may not include the future potential of beetle kill biomass.



Credit: Information above provided by Lake County School District 2019 Facility Master Plan.

V. DISTRICT DEMOGRAPHICS

Demographics study has not been updated since the original 2019 Master Plan report. Refer to 2019 report for detailed demographics information.

VI. HISTORICAL SIGNIFICANCE

DISTRICT HISTORICALLY SIGNIFICANT SITES

Lake County School District has the honor of counting three truly historic buildings in its inventory; The Little Red Schoolhouse and Barn, and the Twin Lakes Schoolhouse. The District has retained these turn-of-the-century structures and still uses them occasion-ally for community meetings and storage. In addition, both the current elementary schools are older than 50 years. The Margaret J. Pitts Elementary School was built in 1955, West Park Elementary School was built in 1962 and they both still serve the District and community as facilities that support primary education and school district offices.

Worth noting again is that the Pitts Elementary School building has been deemed to have historic merit by the Colorado State Historical Society. There may be either obstacles or funding opportunities resulting from the ultimate strategy for that site.

Removal of the building could face scrutiny from the state or from the community. Also, improvements to both the exterior and interior could also have historic grant opportunities if guidelines are followed.

- **Margaret J Pitts Elementary School (Cloud City High)** / 328 W 5th Street / Leadville, CO 80461
Use: Alternative High School, District Administration, Bright Start Day Care
Square Footage: 34231 GSF
Year Built: 1955
Description of Construction: One story steel frame with interior load-bearing masonry walls, wood joists and deck, masonry exterior veneer, slab-on-grade
Additions to Facility: 1971

- **Malta School (Little Red Schoolhouse)** / 1300 Hwy 24 South / Leadville, CO 80461
Use: storage
Square Footage: 1019 GSF
Year Built: 1902
Description of Construction: wood frame, wood siding

- **Barn at Malta School** / 1300 Hwy 24 South / Leadville, CO 80461
Use: storage
Square Footage: 450 GSF
Year Built: 1902
Description of Construction: wood frame, wood siding

- **Twin Lakes Schoolhouse** / 231 Lang Road / Twin Lakes, CO 81251
Use: storage
Square Footage: 3500 GSF
Year Built: 1895
Description of Construction: wood frame, wood siding

Credit: Information above provided by Lake County School District historical documents, the Strategic Resources West, Inc. study, and the prior 2019 Facility Master Plan.

VII. STATEWIDE (BEST) FACILITY ASSESSMENTS

Updated information and Present Discrepancies between the Latest CDE School Assessments, the 2019 Facility Assessments, and the latest 2022 Master Plan update assessments:

Lake County Elementary School (Replaced West Park Elementary School in 2021)

The school has not been assessed by the CDE Statewide Assessment nor in the 2019 Master Plan. Since the facility and site construction was completed in 2022, a new assessment was not conducted; however, it can be safely assumed that the structure has little to no deficiencies and complies with CDE' Capital Construction Guidelines.

Lake County High School was assigned in 2016 a replacement value of \$41,108,679 and a condition budget of \$6,166,301 resulting in a Facility Condition Index Score (FCI) of .15 for the building and .56 for the site.

The high school was not assessed as part of the 2022 Master Plan Update. A detailed assessment can be found as part of the 2019 Master Plan report.

Lake County Intermediate School was assigned in 2021 a replacement value of \$29,486,023 and a condition budget of \$16,217,312 resulting in a Facility Condition Index Score (FCI) of .55 for the building and .61 for the site.

Major Discrepancies or New items found as part of the 2022 Master Plan Update:

- **PA System has been noted as not functioning. As of 2022, the PA system has been completely replaced and is functional.**
- **The exterior library access stair and landing has been noted as having damage. As of 2022, the conditions have deteriorated significantly so as to prevent the safe egress from the library and from the classroom wing below, due to structural concerns. Damage includes brick cracking, concrete spalling and cracking, and the exposure of some steel rebar. It is recommended to replace the entire stair and landing as soon as possible.**
- **It is highly recommended that a new main entry vestibule be constructed for both controlling access to the building with admin offices, and for general energy efficiency. It also recommended that the owner replace all other exterior doors and add vestibules to improve energy efficiency.**
- The Building HVAC Controls system should be replaced.
- See Facility Assessment Update Section Below for further details and updates
- **Margaret J.Pitts Elementary School / Cloud City High School** was assigned in 2016 a replacement value of \$12,296,893 and a condition budget of \$8,484,856 resulting in a Facility Condition Index Score (FCI) of .69 for the building and .62 for the site.

Major Discrepancies or New items found as part of the 2022 Master Plan Update:

- The aging boilers noted in the prior assessment have been replaced by 2 new high efficiency boilers for efficiency and redundancy. The existing under-slab distribution piping remains and is a concern for maintenance staff.
- There is asbestos in the ceiling panels of the boiler room. There is likely asbestos in the ceiling assembly and possibly concealed beneath newer flooring throughout, based on the age of the building. Recommend a full abatement program as part of any improvement package to the building.
- See Facility Assessment Update Section Below for further details and updates

Federico Field

Notable Discrepancies or New items found as part of the 2022 Master Plan Update:

- Wood and concrete grandstand bleacher (north hill) have been completely removed as of 2022.

Maintenance and Former Admin Building

Notable Discrepancies or New items found as part of the 2022 Master Plan Update:

- Staff noted plumbing often freezes / clogs in single toilet. Recommend snaking investigation or heat tape solution below slab.
- Recommend district finish replacing fixtures with LED lights throughout.
- Former Admin space is deteriorating rapidly, with ceiling tiles falling from leak damage and floor settling further. The district should consider removing this portion of the structure since it is no longer in use.
- Prior note of damaged metal building batt insulation appears to have been repaired / replaced as of 2022.

Transportation Building

Notable Discrepancies or New items found as part of the 2022 Master Plan Update:

- The maintenance bays need to be expanded by way of a building addition in either direction, in order to fit the newer model buses that the district is acquiring. The new buses do not leave enough space to for maintenance while parked inside..
- There are roof leaks resulting from the joint between the partial building addition and the roof above. This roofing joint should be addressed and the insulation repaired.

VIII. EDUCATIONAL PROGRAMMING + ADEQUACY

Lake County School District Educational Adequacy

Colorado Academic Standards

As of 2022, Lake County School District currently offers programming at the Early Childhood, Elementary, Middle and High School levels that are consistent with the Colorado Model Content PreK-12 Standards of:

- Dance
- Drama and Theatre Arts
- Comprehensive Health and Physical Education
- English Language Proficiency
- Mathematics
- Music
- Reading, Writing and Communicating
- Science
- Social Studies
- Visual Arts
- World Languages

Lake County High School offers Vocational and Career programs that are outside of the Model Content, but is consistent with long-term programming at the school, acts as Career Education for local opportunities and as preparation for courses at nearby college, such as Colorado Mountain College. The High School has a drama program and performing arts program including band, choir, and drum line that are available to students at the high school level.

At the **Middle School** level, all students are offered the full complement of standard Model Content courses and also have the required music, art, drama, and vocational programs.

The Elementary School programs in grades K-2 are provided at **Lake County Elementary School** and grades 3-6 at the **Lake County Intermediate School**. The programs are arranged around standard, accepted elementary programming and meet the Model Content Standards.

Curricula at the district schools promote an Expeditionary Learning approach which focuses on project-based learning with cross-subject collaboration. At the same grade levels, the school district has adopted a policy and schedule that allows for elementary / intermediate students to study one of four special programs offered at least once a week - those programs are physical education, art, STEM and music. The existing district school facilities do not inhibit the offering of content meeting State of Colorado standards.

Please Refer to Section VIII of the original 2019 Master Plan document for more details on this subject.

IX. FACILITY INVENTORY 2023

FACILITY INVENTORY 2022-23

Lake County School District is comprised of four separate campuses; one high school, one intermediate school, one elementary school, one alternative school / district office, plus a transportation and maintenance facility.



Primary District Facilities

LAKE COUNTY ELEMENTARY SCHOOL	LAKE COUNTY INTERMEDIATE SCHOOL	LAKE COUNTY HIGH SCHOOL
<p>130 W 12th Street / Leadville, CO 80461</p> <p>Use: Elementary School serving grades PK through 2</p> <p>Square Footage: 64,505 GSF</p> <p>Year Built: 2022</p> <p>Description of Construction: Steel frame roof construction with metal roof deck on steel columns with masonry veneer over slab-on-grade. Precast Concrete panel gym walls. Partial glued-laminated timber roof and column construction in limited areas.</p> <p>Additions / Renovations to Facility: none</p>	<p>1000 W 6th Street / Leadville, CO 80461</p> <p>Use: Elementary School serving grades 3 through 6</p> <p>Square Footage: 109,000 GSF</p> <p>Year Built: 1976</p> <p>Description of Construction: Three-story steel frame structure, primarily steel framing and metal deck, non-bearing exterior masonry veneer with and metal panels, slab on grade and composite deck.</p> <p>Additions to Facility: none</p>	<p>1000 W 4th Street / Leadville, CO 80461</p> <p>Use: Jr-Sr High School serving grades 7 through 12</p> <p>Square Footage: 121,000 GSF</p> <p>Year Built: 1955</p> <p>Description of Construction: Two-story steel frame structure, primarily steel framing and metal deck, non-bearing exterior masonry veneer and metal panels, slab on grade and composite deck.</p> <p>Additions to Facility: There were major additions and renovations to the building in 2014</p>

FACILITY INVENTORY 2022-23



CLOUD CITY HIGH SCHOOL (PITTS ES)

328 W 5th Street / Leadville, CO 80461

Use: Alternative High School, District Administration, Bright Start Day Care

Square Footage: 34,231 GSF

Year Built: 1955

Description of Construction: One story steel frame with interior load-bearing masonry walls, wood joists and deck, masonry exterior veneer, slab-on-grade

Additions to Facility: 1971

FEDERICO FIELD

800 W 3rd Street / Leadville, CO 80146

Use: Practice Field for Football, Soccer, Track . PE

Square Footage: 0 GSF

Year Built: 1962

Description of Construction: Natural turf athletic field with asphalt running track

Additions to Facility: none

TRANSPORTATION BUILDING

106 Spruce Street / Leadville, CO 80461

Use: Transportation - Vehicle Maintenance / Bus Storage and Maintenance Offices

Square Footage: 8200 GSF

Year Built: unknown

Description of Construction: Pre-engineered metal building and slab-on-grade

Additions to Facility: Offices, date unknown

DISTRICT MAINTENANCE BUILDING

107 Spruce Street / Leadville, CO 80461

Use: District-Wide Facilities Maintenance Shop Storage

Square Footage: 9000 GSF

Year Built: unknown

Description of Construction: Wood framed light residential construction at former district admin space, pre-engineered metal building at maintenance and storage areas

Additions to Facility: Shop building expansion , unknown date

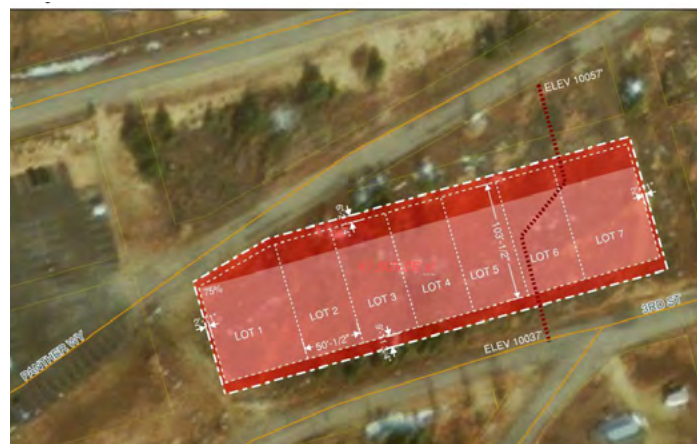
FACILITY INVENTORY 2022-23

Secondary District Facilities



- Malta School (Little Red Schoolhouse)** / 1300 Hwy 24 South / Leadville, CO 80461
 Use: storage
 Square Footage: 1019 GSF
 Year Built: 1902
 Description of Construction: wood frame, wood siding

- Barn at Malta School** / 1300 Hwy 24 South / Leadville, CO 80461
 Use: storage
 Square Footage: 450 GSF
 Year Built: 1902
 Description of Construction: wood frame, wood siding



- Twin Lakes Schoolhouse** / 231 Lang Road / Twin Lakes, CO 81251
 Use: storage
 Square Footage: 3500 GSF
 Year Built: 1895
 Description of Construction: wood frame, wood siding

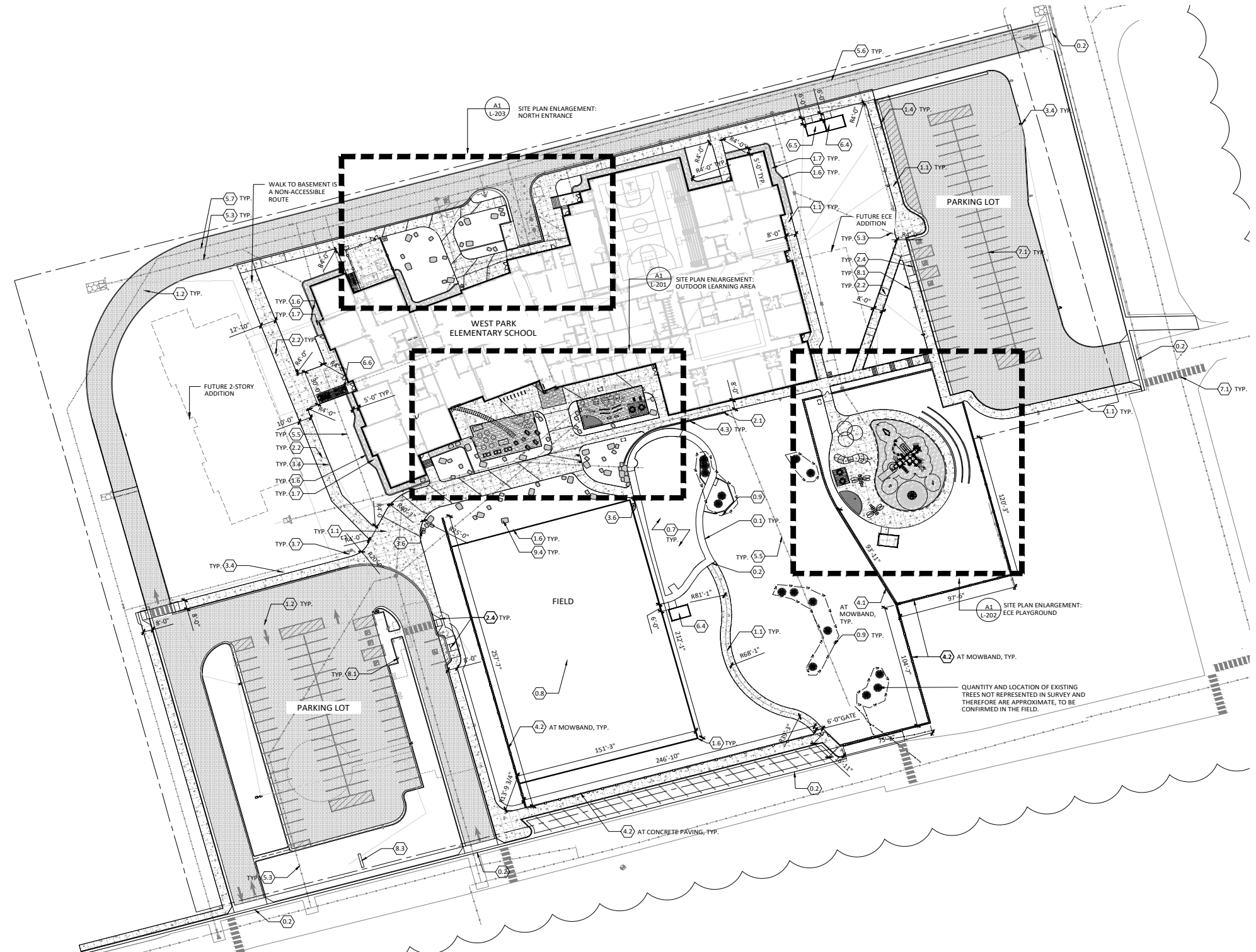


- 3rd Street Undeveloped Parcel** / 3rd St and Oro Drive / Leadville, CO 80461
 Use: Considered for Potential Teacher Housing
 Square Footage: 1.1 acres
 Year Built: n/a
 Zoning R-2

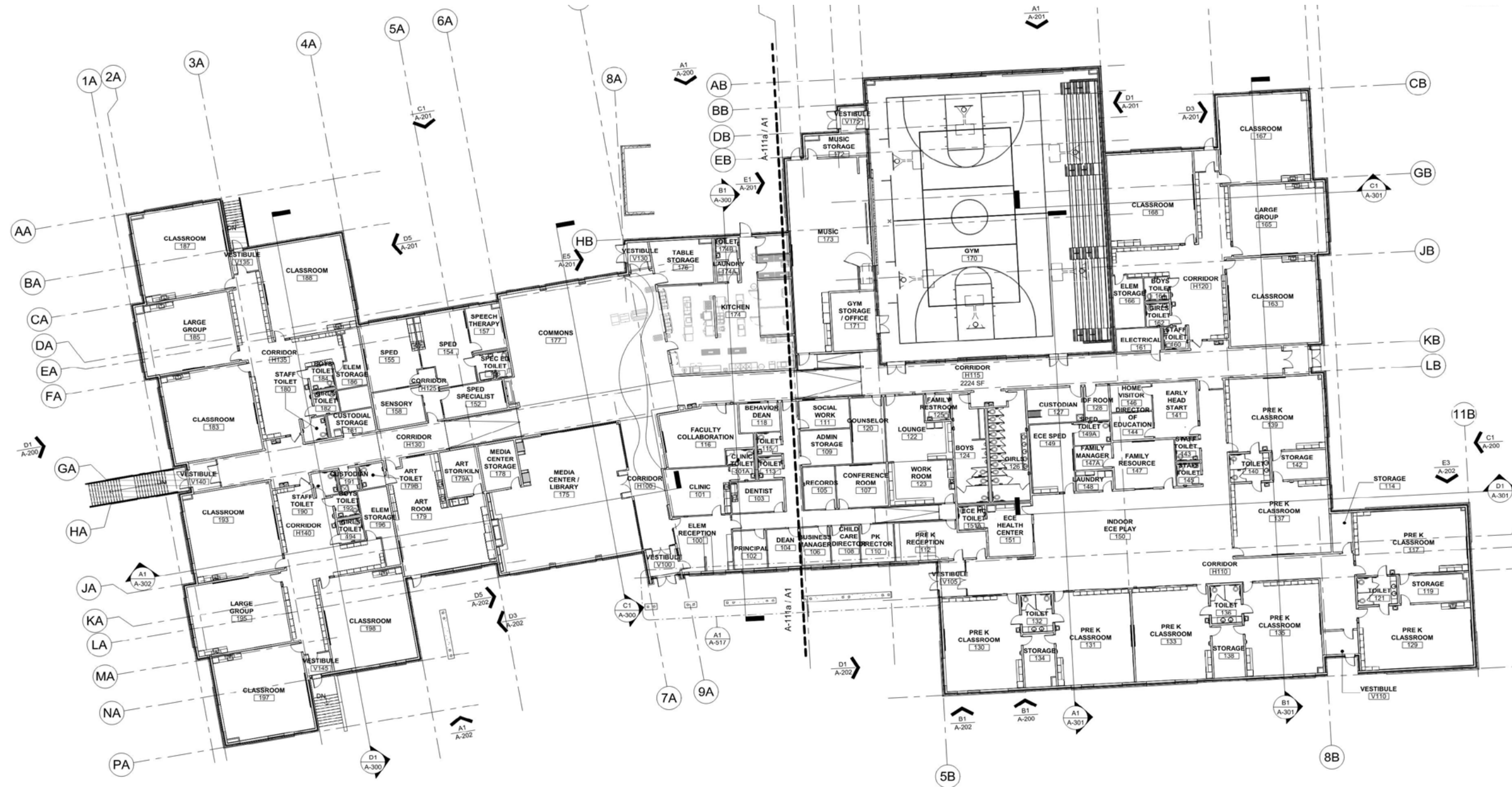
- James Street Undeveloped Parcel** / James St and McWethy Drive / Leadville, CO 80461
 Use: Considered for Potential Teacher Housing
 Square Footage: .34 acres
 Year Built: n/a
 Zoning R-1

EXISTING FACILITY DETAILS,
FACILITY INVENTORY 2023

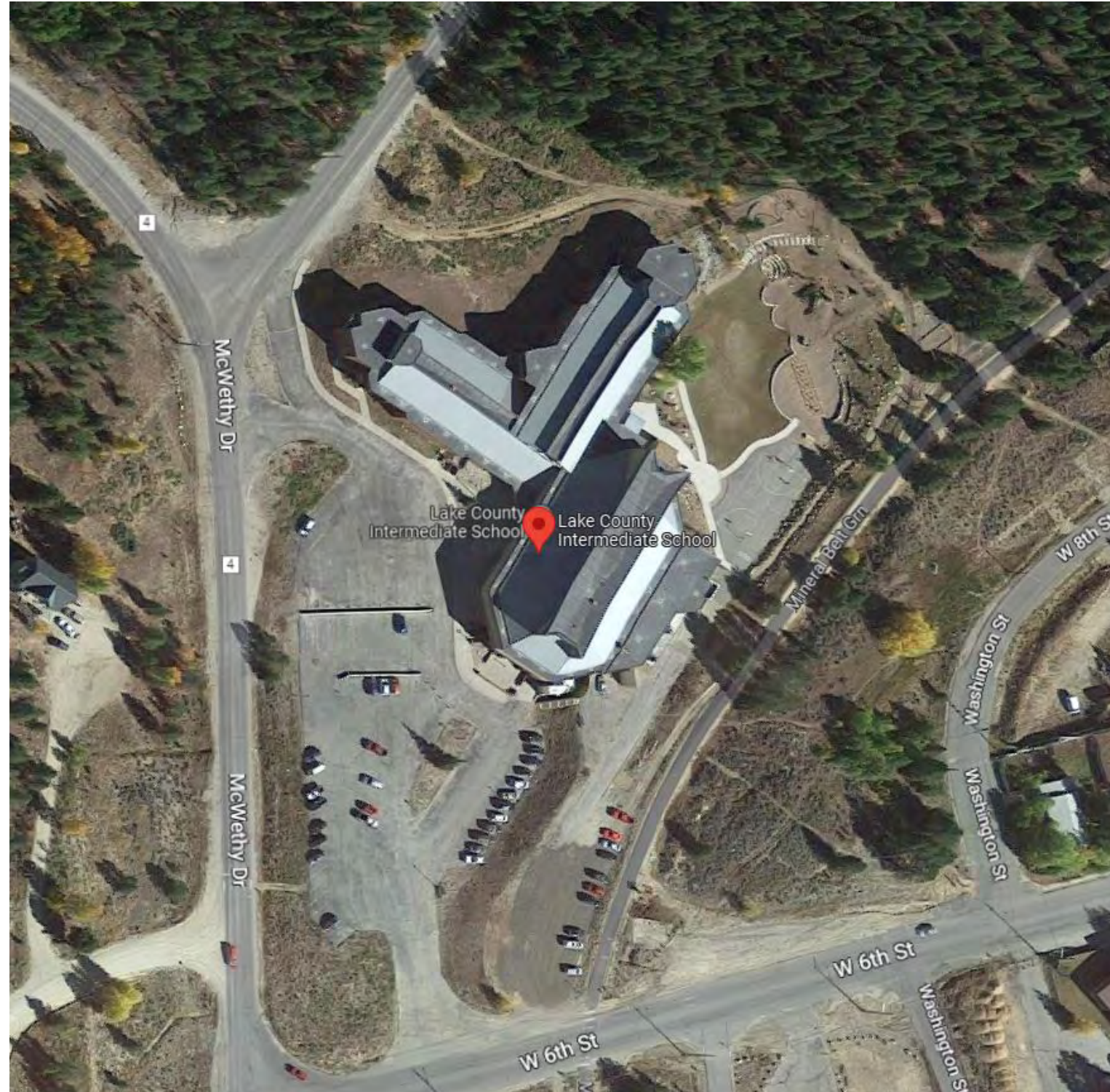
LAKE COUNTY ELEMENTARY SCHOOL EXISTING SITE PLAN



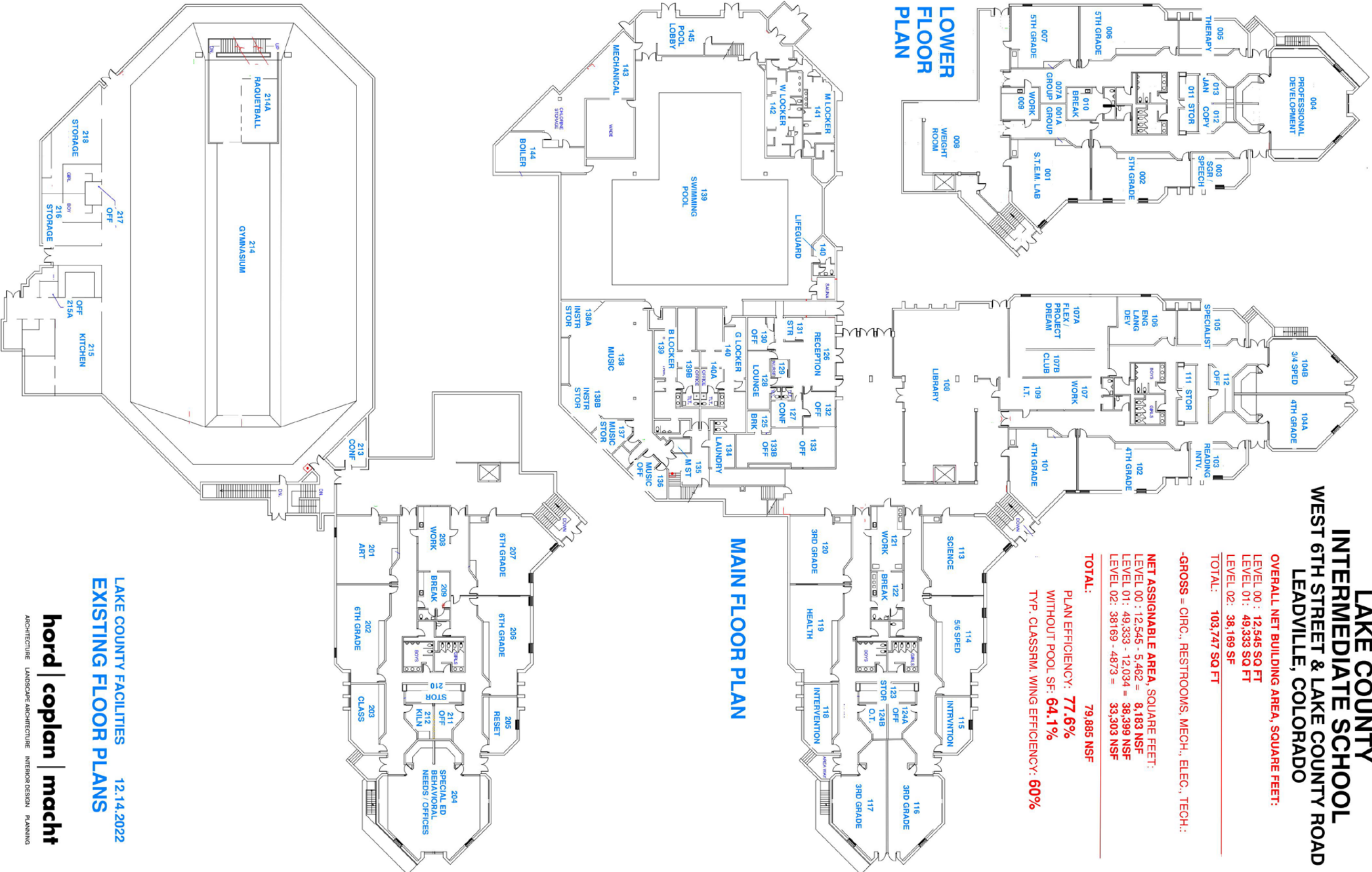
LAKE COUNTY ELEMENTARY SCHOOL EXISTING FLOOR PLAN



LAKE COUNTY INTERMEDIATE SCHOOL EXISTING SITE PLAN



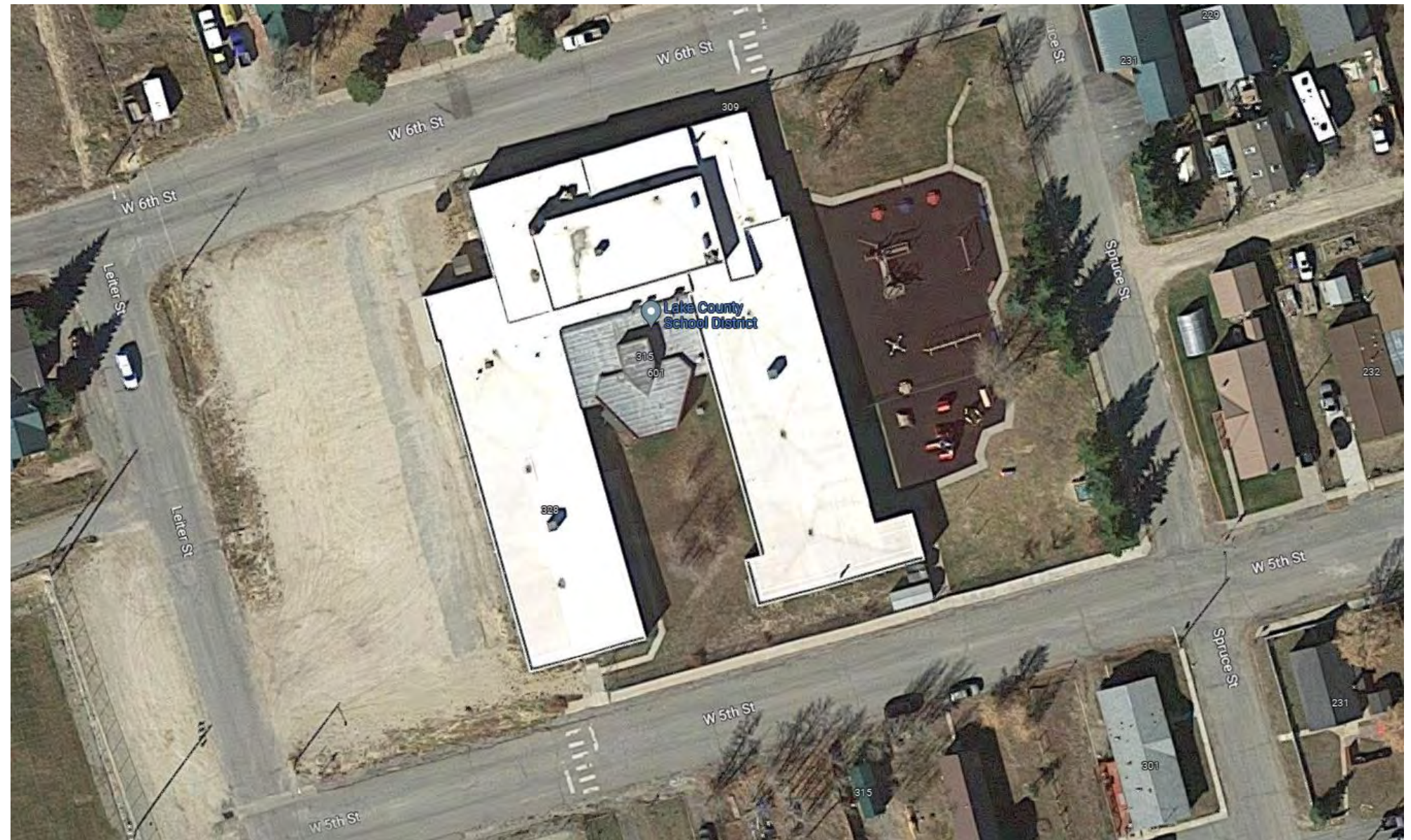
LAKE COUNTY INTERMEDIATE SCHOOL EXISTING FLOOR PLAN



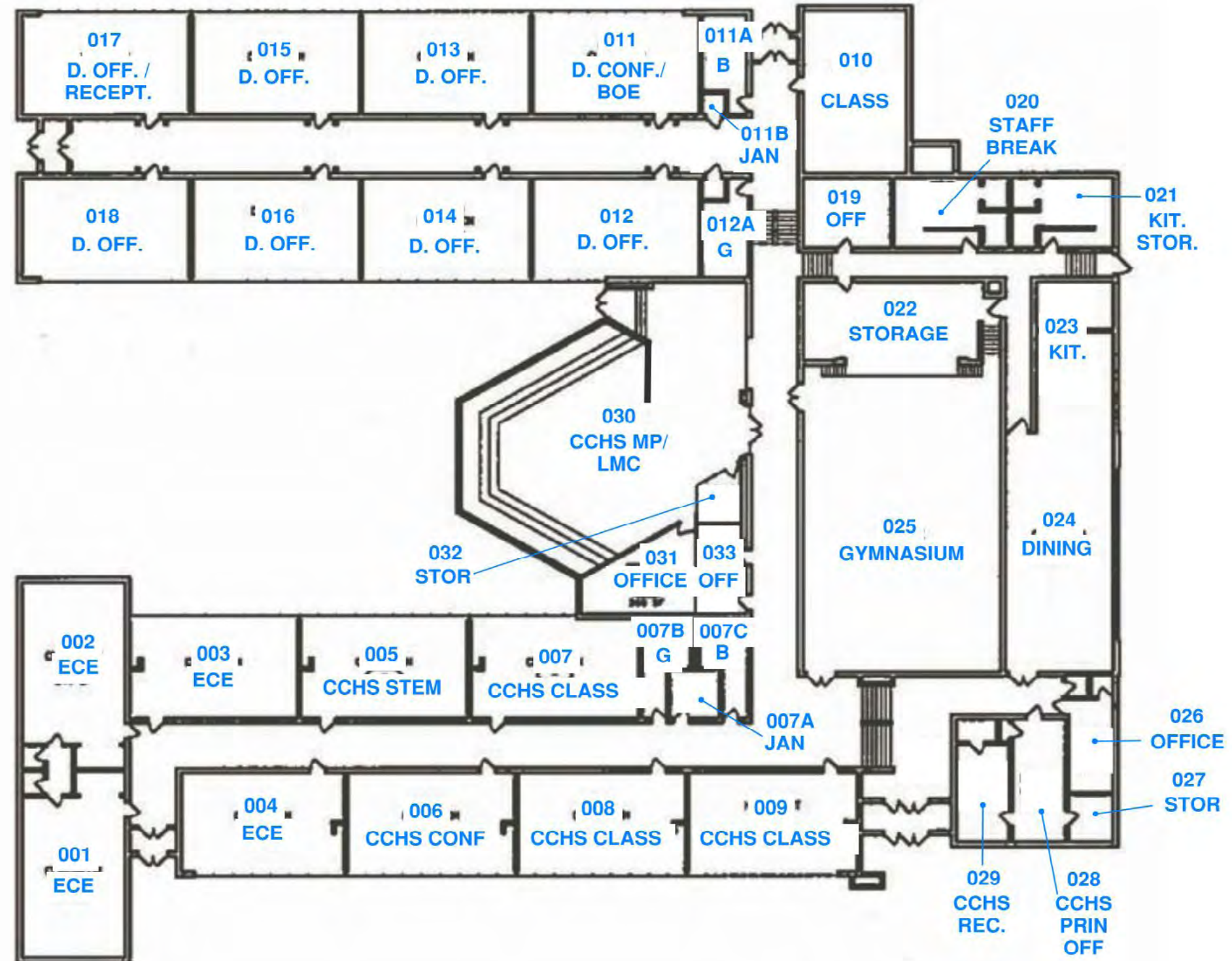
LAKE COUNTY FACILITIES 12.14.2022
EXISTING FLOOR PLANS

hord | coplan | macht
ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIOR DESIGN PLANNING

CLOUD CITY HIGH SCHOOL EXISTING SITE PLAN



CLOUD CITY HIGH SCHOOL EXISTING FLOOR PLAN



FEDERICO FIELD EXISTING SITE PLAN



FEDERICO FIELD
EXISTING SITE PLAN

SPECTATOR SEATING HAS BEEN REMOVED

SUPPORT BUILDINGS

ASPHALT TRACK

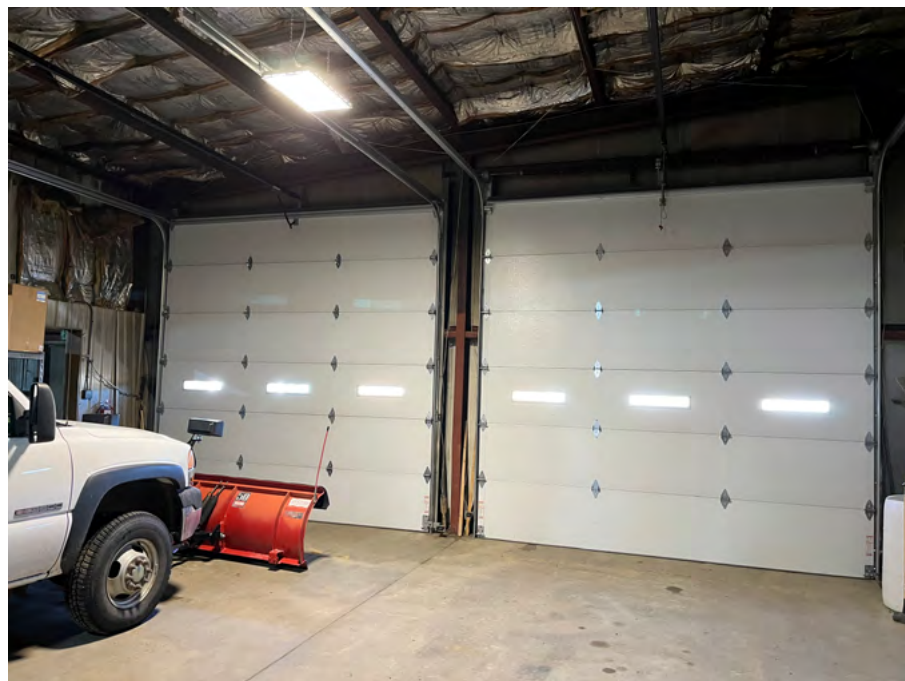
NATURAL GRASS FIELD

SCOREBOARD

SCALE:
0' 30' 60'

hord | coplan | machi

TRANSPORTATION AND MAINTENANCE EXISTING SITE PLAN



X. FACILITY EVALUATIONS UPDATE 2023

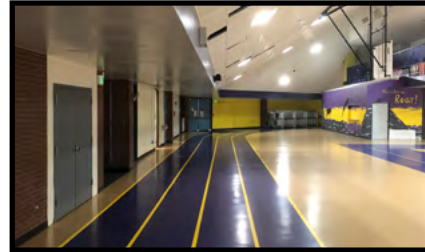


LAKE COUNTY INTERMEDIATE SCHOOL

FACILITY CONDITIONS / SUITABILITY
+ SITE EVALUATION UPDATES 2023

Lake County Intermediate School

Updated Items from Prior Assessment, as of 2022 Facility Inspection



- The rubber gym floor and adjacent track has been noted as being beyond its useful life and needing replaced. However, this floor was replaced in full in 2016, and included abatement of the existing (and removed) mercury containing flooring.

- A sprinkler system has been noted as needed; however, it should be noted that this building is partially sprinkled.



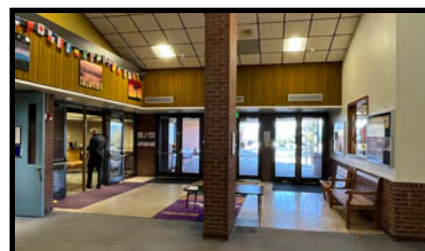
- PA System has been noted as not functioning. As of 2022, the PA system has been completely replaced and is functional.



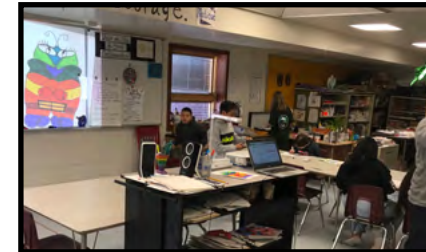
- The exterior library access stair and landing has been noted as having damage. As of 2022, the conditions have deteriorated significantly so as to prevent the safe egress from the library and from the classroom wing below, due to structural concerns. Damage includes brick cracking, concrete spalling and cracking, and the exposure of some steel rebar. It is recommended to replace the entire stair and landing as soon as possible.



- It has been noted that existing light fixtures should be replaced with more efficient LED fixtures. As of 2022, some of this work has been completed.



- It is highly recommended that a new main entry vestibule be constructed for both controlling access to the building with admin offices, and for general energy efficiency. It also recommended that the owner replace all other exterior doors and add vestibules to improve energy efficiency.



- The main electrical service was observed to be running out of space in 2018 following the prior assessment. As of 2022 It is now recommended that the service be replaced and upgraded as part of any major improvements including lighting replacement or HVAC upgrades.

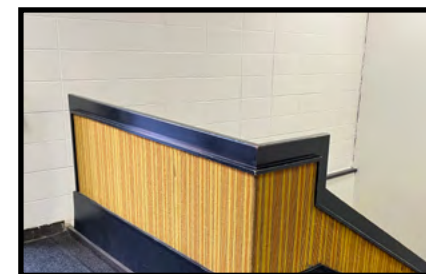
- In the interest of district equity, it is recommended that all classroom technology (equipment and infrastructure) be replaced or upgraded to match classroom standards at the new Lake County Elementary School (completed 2022).

- Hot Water pumps at each existing air handler should be replaced.

- The Building HVAC Controls system should be replaced.

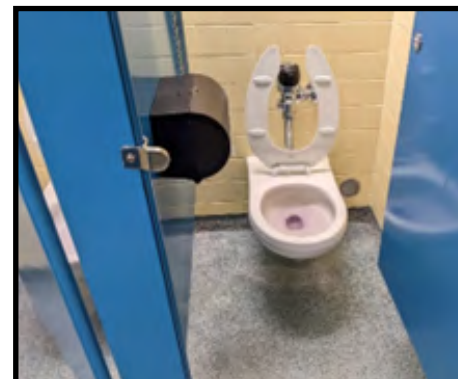


- Security cameras should be provided throughout the facility to increase security along with the vestibules.



- The masonry wall at the northeast stairwell is separating from the adjacent wall at the corner, due to differential movement. The condition should be monitored and can should be repaired if it worsens.

LCIS Mechanical, Plumbing, and Fire Protection Assessment



Updated items from the Prior Assessment, as of the 2022 Facility Inspection.

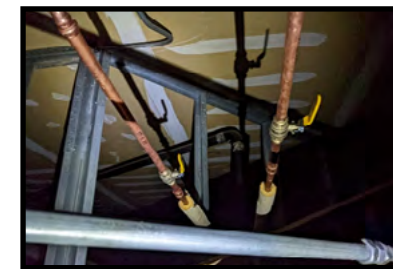
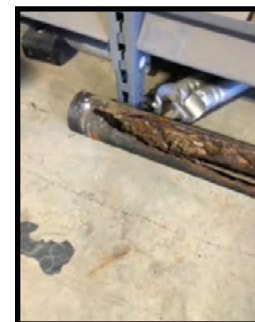
- The condensing heating water boilers were confirmed to be in good working condition. There are four PK boilers at 4000 MBH each. No glycol is currently provided in the heating water system. It is recommended to provide the system with glycol for freezing concerns when the ventilation system is updated. Piping in the building should be thoroughly tested for leaks and repaired or replaced after adding glycol into the system.

- The air handlers were observed to be at the end of their useful lives, they currently do not provide proper ventilation, and the controls have been disabled or do not function. McQuay Seasonvents were noted to be installed throughout. The gym unit coil was currently leaking during the observation. Units were noted to be installed in the 1970's and 1990's. A full replacement of the air handlers, terminal reheat coil, and possibly the ducting system is needed to provide proper ventilation with code required airside economizer capabilities to the occupants. IMEG would recommend indoor air handlers with heating water coils and terminal VAV boxes with reheat coils. Along with a full replacement, proper freezing concerns can be addressed at the heating water coils with glycol and circulation pumps. It is also recommended that the building be upgraded to a full direct digital control system.

- Overhead heating was observed for most of the areas. The previous report noted floor heat distribution is recommend but it is not necessary. A new overhead supply air distribution system sized, and design appropriately could be adequate for the building. The terminal units were noted to be provided with local controls and not a central control system. Along with upgrading the building to a full direct digital control (DDC) system we would recommend replacing the local terminal controls to be compatible and connected to the new DDC system.

- Most of the plumbing fixtures and associated faucets and flush valves were observed to be in good condition. Most areas are not ADA compliant and need to be updated for proper compliance.

- The lack of entry vestibules was noted in



the previous report and are recommended to be provided. IMEG would also recommend proving air curtains as a less costly solution if entry vestibules are not feasible.

- The building was observed to be partially sprinkled. It is recommended that the combination fire service be upgraded and building fully sprinkled. Currently there is a 4" entry off a combined 6" water services with ductile iron that is in good condition.

Added items from the Prior Assessment, as of the 2022 Facility Inspection.

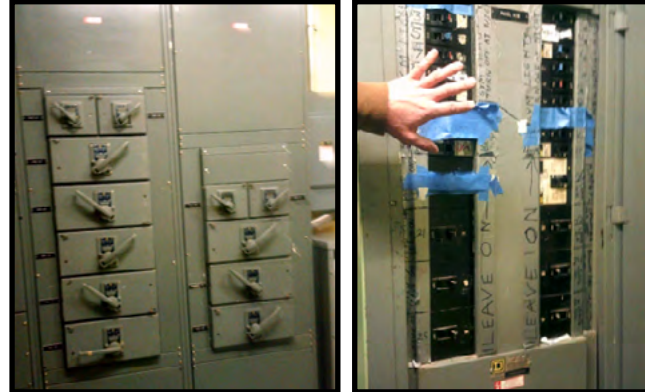
- The heating water piping and valves was observed to be poor condition in several areas. The piping and valves in certain areas should be assessed and replaced along with the air handling units. There was a combination of steel and copper with threaded and solder joints that were in poor condition.

- The music room area was noted to be short on airflow causing space condition and ventilation concerns. The offices at the music rooms currently have minimal to no airflow. Air handler replacement with terminal VAV reheat coils as noted above is recommended to solve this issue.

- The snowmelt boiler is not in operation and replacement and or repair is needed. Buderus GA22 182 MBH. The piping, glycol, pumps, and valves appeared to be in good condition.

- The plumbing piping was observed to be in poor condition in several areas. The cast iron piping has failed in several locations and repaired. Staff Room 010 sink is currently not operational due to failed sanitary piping and should be replaced back to the main. There is also galvanized piping installed in the domestic water. The plumbing piping should be evaluated for replacement with the addition of proper dielectric fittings in areas of poor condition and the galvanized piping should be replaced in its entirety due to corrosion concerns. Piping has been replaced in some areas with propress copper where needed.

LCIS Electrical Assessment



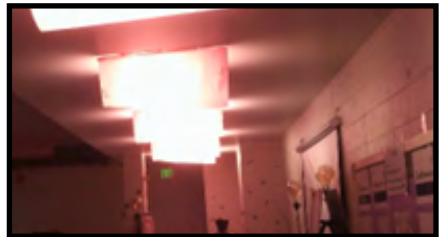
- Main electrical service is original to the building and is past its life expectancy, which is approximately 30 years. Panels are distributed through-out. Main service and the majority of panelboard have no space or spare ampacity.

- Interior Lighting. Some of the existing corridor lighting is LED type luminaires and are in good condition. Gymnasium troffers have had LED modules installed. The remaining areas consist of recessed and surface mounted fluorescent 4x4, 2x4 and 2x2's installed throughout corridors, classrooms, restrooms, library areas. Multi-level/dual level manual toggle switches are provided in each area.

- Lighting controls are all local and do not comply with current energy codes.

- It is recommended that the existing fluorescent fixtures be replaced with new energy efficient LED fixtures and new automatic controls to meet the current energy codes, 2021 IECC.

- Life Safety lighting is served by local surface mounted emergency luminaire with battery packs. System meets the intent of the code. Some units are in poor condition.



- Exterior Lighting. Exterior lighting is provided with metal halide type wall packs and pole mounted luminaires. Parking appears to be lacking in illumination. Lights are controlled with time clock on and off.

- It is recommended to replace the existing area lights with LED wall or pole mounted full-cutoff fixtures for better coverage of the parking lot and building perimeter with new automatic and light reduction to meet the current energy code, 2021 IECC.

- Fire Alarm System
The existing Notifier Fire Alarm System provides full coverage and includes smoke detection, horn/strobes, and pull stations through-out the building and meets the intent of the code. If modifications are needed for the existing fire alarm system, new voice evacuation system would be required to meet the current 2021 International Fire Code.



LAKE COUNTY INTERMEDIATE SCHOOL **TIER 1: RECOMMENDED MINIMUM SECURITY, CODE + SYSTEMS NEEDS**



SECURITY:

- Add Secure Main Entry Vestibule and Security Technology to match new schools
- Security Cameras throughout
- Parking Lot and Entry Walks Replacement with revised Traffic Flow
- Classroom Locks: Doors and Door Hardware

BUILDING CODE + FIRE SAFETY:

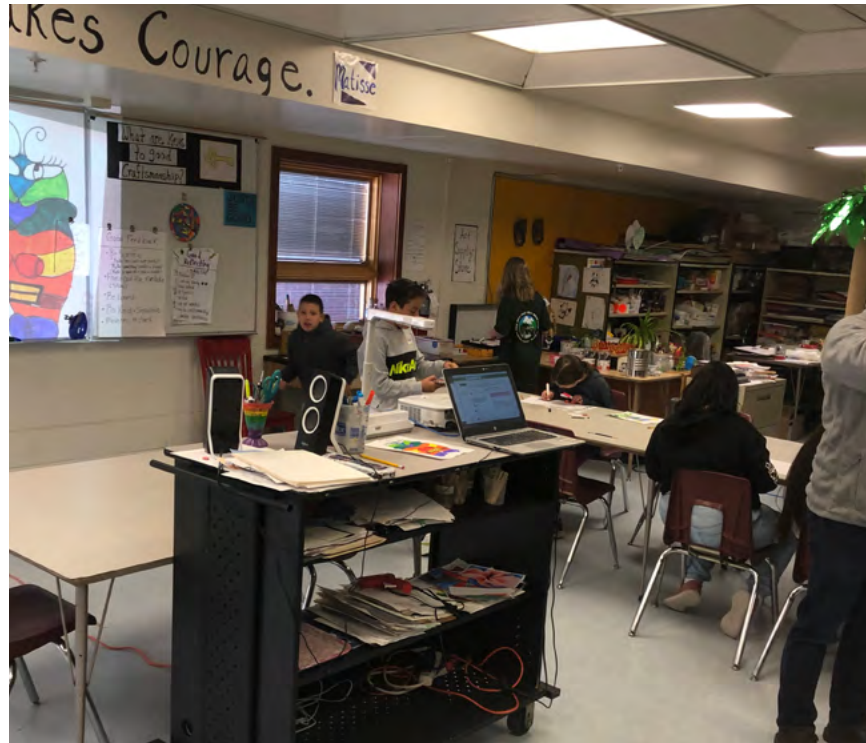
- Replace or repair exterior stairs at exits and at library (structural)
- Replace fire hydrants
- Add emergency egress lighting
- Correct structural wall movement at east stair

SYSTEMS:

- Replace Original Water Line pipes and Sewer Line Pipes
- Expand Fire Sprinkler system and upgrade to Voice Evacuation Fire Alarm System
- Heating - Repair / replace Gym heating unit
- Exterior Walls - Repair Stucco, Tuck point and seal Brick, and replace damaged metal panels to prevent moisture intrusion and improve energy performance



LAKE COUNTY INTERMEDIATE SCHOOL



TIER 2: RECOMMENDED EDUCATIONAL AND ENERGY UPGRADES

EDUCATIONAL UPGRADES:

- Upgrade Classroom and Building Technology to match new schools
- Add electrical outlets and upgrade panels / service as needed
- New Classroom Furniture
- Correct playground drainage problem

ACCESSIBILITY UPGRADES:

- New ADA compliant doors and hardware
- ADA compliant restroom upgrades (code minimum)
- ADA stairs and railings

ENERGY EFFICIENCY UPGRADES:

- Replace Fluorescent light fixtures with LED throughout (interior and exterior)
- Replace Roof and upgrade Roof Insulation
- Add vestibules at exterior doors, replace doors
- Replace exterior windows

LAKE COUNTY INTERMEDIATE SCHOOL

TIER 3: RECOMMENDED AESTHETIC AND AMENITY UPGRADES



AMENITY UPGRADES:

- Separate Dining Hall from Gymnasium

AESTHETIC UPGRADES:

- Replace flooring and paint where worn, damaged or stained
- Replace ceiling tiles where damaged
- Replace casework / cabinetry throughout

LAKE COUNTY INTERMEDIATE SCHOOL

TIER 4: IMPROVEMENTS COMPARABLE TO NEW BUILD (50-YEAR)



EDUCATIONAL ORGANIZATION:

- Reconfigure / optimize Classroom Layout, Proportions and Size
- Appropriate Specialist & Special Ed Support Spaces
- Operable walls or other long-term flexibility solutions
- Pool Restoration

BUILDING CODE:

- Fully compliant ADA renovations - all areas
- Meet all current Building, Fire and Energy Codes
- Structural upgrades to meet modern code requirements and for any new HVAC equipment

BUILDING ENVELOPE:

- Strip and reconstruct exterior wall envelope for continuous code-compliant insulation and weather barrier
- ADA stairs and railings

COMPLETE SYSTEMS REPLACEMENT:

- New Energy-Efficient Mechanical System
- Add Snowmelt system to match LCES
- Replace electrical system (power, data, security, communications and lighting)
- Replace all plumbing systems and fixtures

LAKE COUNTY AQUATICS CENTER

FACILITY CONDITIONS / SUITABILITY
+ SITE EVALUATION UPDATES 2023

AQUATICS ASSESSMENT 2023 UPDATE



Thank you for giving Counselman-Hunsaker (C-H) the opportunity to perform a follow-up visit to the Lake County Aquatic Center. C-H was able to visit the site on July 26th 2023. The purpose of this was to confirm and verify the conditions and recommendations described within the original Aquatics Audit Report completed by C-H in February of 2020.

In summary, the conditions of the existing pool, spa, and associated systems remain consistent compared to CH's initial observation in 2020. In an attempt to prolong the life of the pool, over the past three years facility staff has performed various repairs including: a new heater was installed for the spa, new pool markings were installed on the liner, and a new motor starter has been provided for the pool recirculation pump. Additionally, liner repair/replacement was explored along with attempts to identify the source of the pool water loss. On the other hand, several aspects have degraded even further since the initial 2020 report:

- Water loss continues at the pool – approximately ¼” to ½” per day once evaporation is considered. This calculates to approximately 725 to 1,450 gallons per day when the pool is in operation.
- The pool floor has numerous wavy/bowed spots that seem to move/shift when pressure is applied. The floor is likely warped due to water infiltration into the soil beneath the structure.
- Recently, the pool pump pit was completely flooded which caused damage to pumps, motors, electrical items, and structures that are located within the space.
- The liner system continues to degrade. There are many compromises, patches, bubbles, etc. Underneath the liner, the felt and aluminum structure can be seen which is showing signs of mild staining and surface corrosion. The liner has outlived its useful life by a significant margin.

The pool was originally constructed in 1974 and it remains as the original aluminum pool structure. Typically, commercial grade pools have a lifespan of approximately 50 years. The Lake County Aquatic Center will be reaching that age next year. C-H's recommendation remains that the pool and spa should be demolished and replaced. This recommendation is due to water loss, liner compromises, developing structural concerns, and non-compliance with Colorado Pool Code and ADA.

Construction costs have greatly increased since the original C-H report and estimate. As discussed with Hord Coplan Macht, the escalation applied appears to be accurate. In C-H's opinion, a total like-for-like replacement of the Lake County aquatics scope will cost roughly \$2.4 million. This includes a pool, a spa, aquatics mechanical equipment, and piping. Please see the table below for a cost breakout.

Counselman Hunsaker AQUATICS FOR LIFE		Lake County Aquatic Center - Leadville, CO - Pool/Spa Replacement	
*PRELIMINARY Opinion of Probable Construction Cost		8/3/2023	
ITEM	COST		
Multipurpose Lap Pool (~5,000SF)			
Site Costs	\$408,650.37		
Structure	\$627,020.63		
Perimeter Overflow System	\$160,960.00		
Pool Piping	\$109,736.54		
Mechanical Equipment	\$382,518.23		
Pool Finishes	\$288,441.20		
Deck Equipment	\$150,100.00		
Loose Equipment	\$25,900.00		
Maintenance Equipment	\$13,850.00		
Safety Equipment	\$6,340.00		
		Pool Subtotal	\$2,174,000.00
Spa (~150SF)			
Site Costs	\$9,613.78		
Structure	\$34,442.40		
Skimmer System	\$13,900.00		
Pool Piping	\$8,835.17		
Mechanical Equipment	\$139,602.64		
Spa Finish	\$22,864.00		
Deck Equipment	\$13,800.00		
		Spa Subtotal	\$243,000.00
TOTAL AQUATICS COST ESTIMATE (inflation & general contractor mark-up not included)			\$2,417,000.00
Contingency (5%)			\$120,850.00
TOTAL AQUATICS COST ESTIMATE			\$2,538,000.00

The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Soil conditions and structure methods can have large impact on project cost. Opinion of probable cost include typical structural design approaches, the consultant defers to the structural consultant for added cost if additional structure enforcement are dictated by project Geotechnical Report. Cost also are indicative of the typical General Contractor and Pool Contactor relationship. Specifics on constructor methods and associated cost will have to be study by outside firms. Opinions of probable cost are representative only of the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

It should be noted that it would be very difficult (if not impossible) to simply replace the pools while maintaining the existing natatorium. There are several constraints within the original natatorium space that would hinder the ability to replace the pool with modern aquatic programming/amenities: columns, ceiling heights, existing utilities, construction access, etc. C-H recommends that the pool is constructed in an entirely new space where these modern amenities can be provided and serve the community's aquatic needs for the next 50 years. Please feel free to contact me if you have any further questions, comments, or points of discussion. Refer to Appendix A on the following page for images from C-H's most recent visit to the site.

Sincerely,

Cole Henry, Project Manager
303-323-8529
ColeHenry@chh2o.com

APPENDIX A: 07-27-2023 Site Visit Images



Image 1: Overall View of the Pool



Image 2: Overall View of the Spa



Image 3: Loose/Patched Pool Liner



Image 4: Liner Compromise with Aluminum Staining



Image 5: Warped Pool Floor



Image 6: Interior Pool Gutter Corrosion/Staining

STRUCTURAL ASSESSMENT 2023 UPDATE



This report is to be used in conjunction with Section 04 – Structural of the Lake County Aquatic Center Facility Audit prepared by Essenza Architecture and dated January 21, 2020. The Structural section of the audit was prepared by Martin/Martin Consulting Engineers. Anderson & Hastings Consultants, Inc. have been asked to do a follow-up structural assessment using the 2020 report as a baseline. Our review has been based on limited visual observations. Anderson & Hastings did a site observation visit on July 26, 2023. The following are observed conditions that are different from those noted in the 2020 report.

1. The exterior stairway adjacent to the retaining wall that connected the lower parking area with the upper access drive has been removed (Photo 1). If this access is required and/or desired, a replacement stairway will be needed.
2. The exterior patio slab has extensive cracking and needs to be replaced (Photo 2). The exterior patio slab was not observed at the time of the previous report since it was covered with snow.
3. A surface coating has been applied to the area of pool deck around the spa where cracking was previously observed (Photo 3).
4. Extensive rust was observed on the steel decking for the floor above the pool area next to the southwest concrete wall behind the bench seating (Photo 4). The rust extends out several feet from the wall for most of the length of the wall. It is our understanding that there have been leaks from plumbing pipes behind this wall and we observed water stains on the wall. The source causing the rust needs to be determined and corrected. The rust needs to be removed and extent of deterioration determined. A new protective coating needs to be applied.



Photo 1: Exterior stairway has been removed

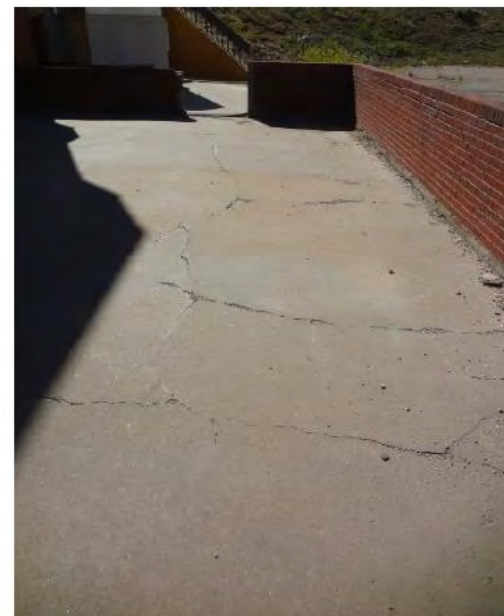


Photo 2: Exterior patio slab

Photo 2: Exterior patio slab



Photo 3: Surface coating on concrete slab



Photo 4: Rust on 2nd floor deck

MEP ASSESSMENT 2023 UPDATE



LCDS LCIS Pool Mechanical, Plumbing, Fire Protection and Electrical Assessment

Updated items from the Prior Assessment, as of the 2020 Facility Inspection.

Mechanical:

- The pool heating water boilers were confirmed to be installed in 2014 and 2018 for the spa boiler. The 3 boilers appeared to be in good working condition and manufactured by Raypack. There was corrosion present on the heat exchangers. It was noted the boilers have not been in operation since 2020. It is recommend the boilers be cleaned and restarted as recommend by the manufacture. Piping in the systems should be thoroughly tested for leaks and repaired or replaced.

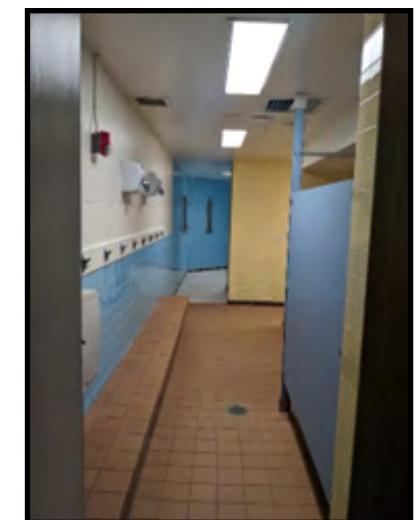
- The air handler was observed to be at the end of its useful life per the previous report, it currently does not provide proper ventilation, and the controls have been disabled or do not function. The system was noted to not be operable since early 2020. Des Champs is the manufacture, and it was installed in 2004. The ductwork distribution system was in poor quality throughout. The exterior ductwork is failing in areas and the interior ductwork is corroded where its galvanized or aluminum. The fabric ductwork appeared to be in good condition but was noted to have limited openings for proper air distribution. All ductwork hangers observed were on verge of failure. A full replacement of the air handler and ducting system is needed to provide proper ventilation with airside economizer capabilities for proper dehumidification and ventilation to the space and occupants. It is also recommended that the system be upgraded to a full direct digital control system. A low distributed return system is recommended to be added in addition to just the single return location.



- The mechanical room was observed to be improperly ventilated. The door frames and other metal devices as metal J boxes and flue piping were observed to be corroded and in need of replacement. It is recommended that a proper makeup air and an exhaust system be provided. It is also recommend all devices that are corroded be evaluated for replacement such as all the exit doors, boiler emergency power offs (EPO's), and flue piping for life safety concerns.



- The locker rooms were observed to be provided with recirculation only fan coils per the previous report. It is recommended that code required exhaust along with proper makeup air be added to be positive pressure from the pool area.



Plumbing:

- Most of the plumbing fixtures and associated faucets and flush valves were observed to be in poor condition. Most areas are not ADA compliant and need to be updated for proper compliance.

- The exterior gas piping appeared to be poor condition and should be replaced or repaired and painted. The entire gas system was noted to be undersized and should be evaluated for replacement.

- The sewage ejector pumps appeared to be operational. It is unknown at this time the condition of the system and the previous report recommendations still apply and it is recommended the system be replaced and added to the control system.

Fire Protection:

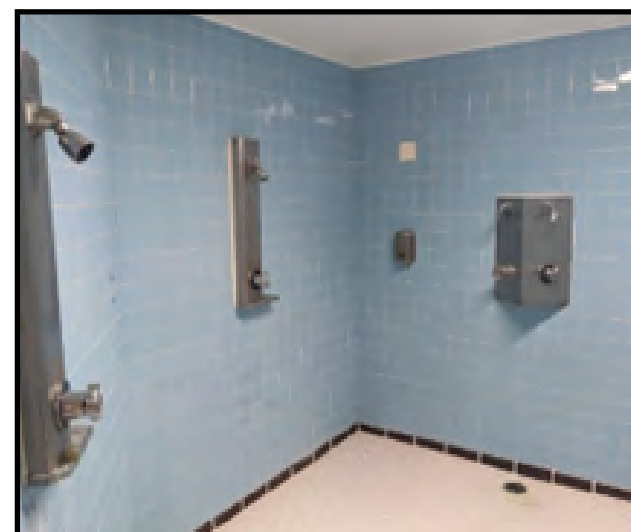
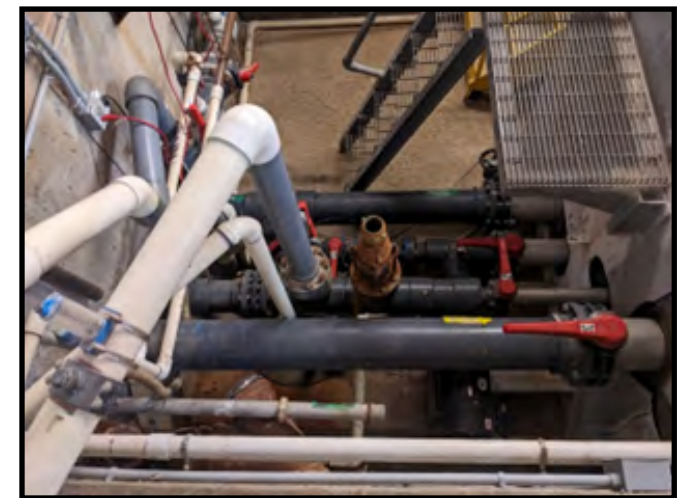
- It was observed that this portion of the building is not sprinkled. It is recommended that the combination fire service be upgraded and building fully sprinkled. Currently there is a 4" entry off a combined 6" water services with ductile iron that is in good condition.

Added items from the Prior Assessment, as of the 2020 Facility Inspection.

- The pool office has several adjacent storage rooms that need to be ventilated and exhausted.

Electrical:

No updates to the electrical items from the previous assessment/audit. IMEG does recommend that the existing addressable fire alarm system is replaced with a new code compliant voice evacuation fire alarm system.





Long term recommendation for the Aquatics center is to renew the facility within the current space as detailed below. The intent is that Lake County could eventually take over operation of the pool facility, gym and eventually the entire LCIS building and a community rec center and office building..

AQUATIC CENTER: RENOVATE AND RECONFIGURE EXISTING SPACE

- New lap pool
- New spa
- Provide new air distribution in natatorium
- Provide hvls ceiling fans to natatorium
- Increase size of deck return air louver
- Replace space conditioning and ventilation
- Remove ceiling tile/grid and replace with denshield at dive well area. Paint with epoxy high performance paint.
- Provide more inviting signage at front entry and parking
- Updated deck drainage with pool deck and/or gutter replacement
- Replace pool dehumidification
- Paint facility interior throughout with new color palette
- Replace light fixtures and lighting controls, replace lights with natatorium, wet and damp rated lights fixtures
- Aquatic center electrical distribution and metering

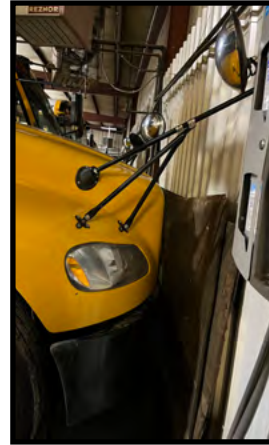
**Renovations and pool / spa replacements within existing footprint.



LAKE COUNTY TRANSPORTATION FACILITY
FACILITY CONDITIONS / SUITABILITY
+ SITE EVALUATION UPDATES 2023

Lake County Transportation Building

Updated Items from Prior Assessment, as of 2022 Facility Inspection



- The maintenance bays need to be expanded by way of a building addition in either direction, in order to fit the newer model buses that the district is acquiring. The new buses do not leave enough space to for maintenance while parked inside..



- There are roof leaks resulting from the joint between the partial building addition and the roof above. This roofing joint should be addressed and the insulation repaired.



LCDS Transportation Center Mechanical, Plumbing, and Fire Protection Assessment

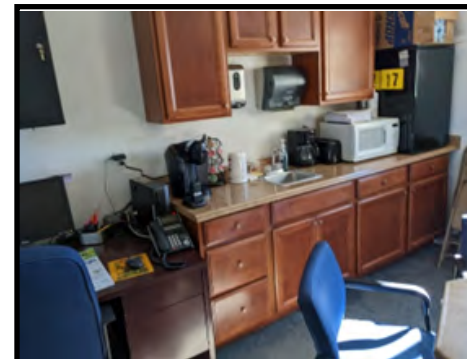
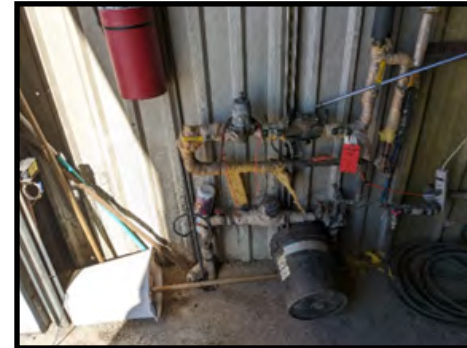
Updated items from the Prior Assessment, as of the 2022 Facility Inspection.

- The building envelope was observed to be in poor condition resulting in high heating usage and not compliant with the current energy codes. It was noted that roof also leaks in several areas.

- The heating system was confirmed to be in good working condition. There are multiple 125 MBH gas unit heaters throughout the space with no ventilation. It is recommended that mechanical code required general exhaust and makeup air be provided to the bus storage space. The flue piping to the unit heaters was observed with corrosion on the exterior. It is recommended that the flue piping be replaced along with the wall and or roof penetration to be resealed.

- The compressed air system was observed to be in working condition. The hose reels are newer, and the air compressor is aging and is in need of replacement. 3.5HP and 100 Gallon tank. The compressor currently has flexible piping installed to the hose reels. It is recommended that hard copper piping being installed to the hose reels when the compressor is replaced.

- The domestic water was observed to be copper with soldered joints at the main and then plastic piping distributed to most areas. The system is operational currently with no noted issues. Currently there is not much insulation installed and that should be added to comply with the current energy codes. It is also recommended that the plastic piping be replaced with copper to extend the life of the system.



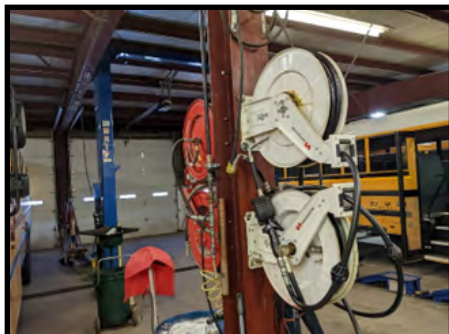
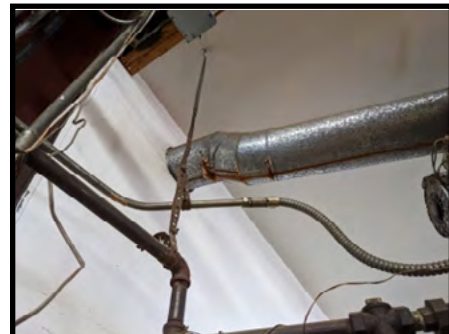
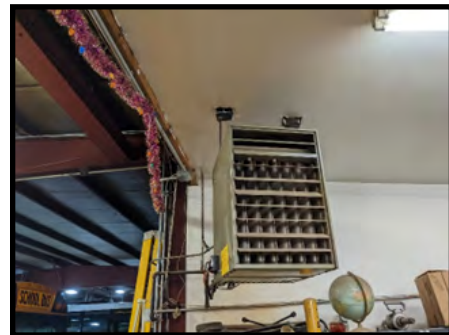
- The plumbing and heating were observed to be in working condition in the break area and restroom. No noted issues were observed. There is electric baseboard heating with operable windows for ventilation and a small ceiling exhaust fan for the restroom. There is a small electric water heater serving this area that is in good working condition. The break area should be updated to include ADA fixtures at the sink and lavatory.

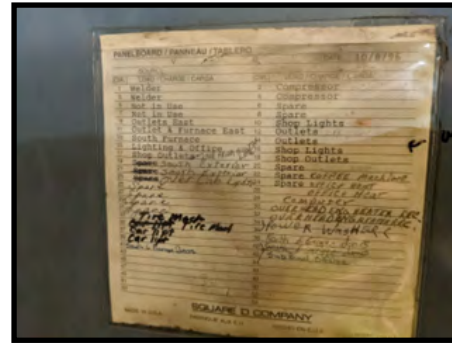
- The building currently does not have any fire sprinklers. It is recommended that the building be updated to include fire sprinklers.

Added items from the Prior Assessment, as of the 2022 Facility Inspection.

- The sanitary was noted to have a sealed manhole cover with concrete. Currently no issues but the district is not able to access it if any future issues come up. We recommend unsealing the manhole and providing a new manhole cover.

- No known oil and dirt separator is provided for the building sanitary system and will need to be provided to meet the current plumbing code requirements.





LCDS Transportation Building Electrical Assessment

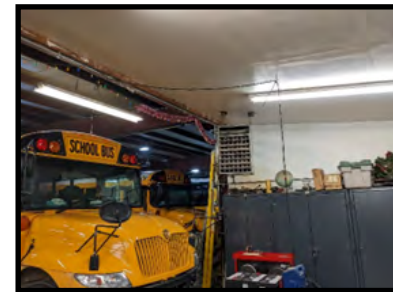
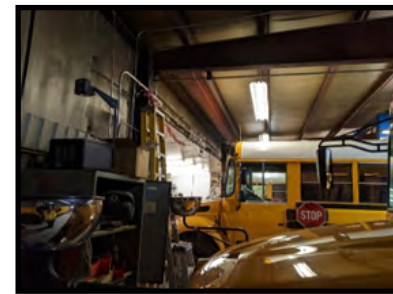
Updated items from the Prior Assessment, as of the 2022 Facility Inspection.

- The electrical service consists of a 225 Amp, 120/240 Volt, single phase, 3 Wire served by pole mounted utility transformer. The building is served by 225A, 120/240V, single phase, 42 circuit panelboard that subfeeds a 70A, 120/240V, single phase, panelboard to serve miscellaneous equipment. The existing panelboards are in good condition but are approaching the end of their life. Replacement breakers may be required for adding loads.

- The building lighting is a combination of recessed, linear, and compact fluorescent lamps. Multi-lamps surface mounted utility fixtures with linear fluorescents are utilized in garage/shop area. Manual toggle switches are provided in each area.

- It is recommended that existing fluorescent luminaires be replaced with new energy efficient LED fixtures and new automatic controls in offices area to meet the energy codes.

- Adjustable flood lights are installed at building entrances with LED floodlights installed at exterior doors.



LAKE COUNTY TRANSPORTATION FACILITY

Long term recommendation involves constructing a new combined maintenance shop and transportation building on a new site outside of the center of town, as funding becomes available.



LAKE COUNTY MAINTENANCE FACILITY
FACILITY CONDITIONS / SUITABILITY
+ SITE EVALUATION UPDATES 2023

Lake County Maintenance Facility

Updated Items from Prior Assessment, as of 2022 Facility Inspection



- Staff noted plumbing often freezes / clogs in single toilet. Recommend snaking investigation or heat tape solution below slab.



- Recommend district finish replacing fixtures with LED lights throughout.



- Former Admin space is deteriorating rapidly, with ceiling tiles falling from leak damage and floor settling further. The district should consider removing this portion of the structure since it is no longer in use.
- Prior note of damaged metal building batt insulation appears to have been repaired / replaced as of 2022.

LCDS Maintenance / Facilities Building Mechanical, Plumbing, and Fire Protection Assessment

2022 Facility Inspection. This building was not accessed prior.

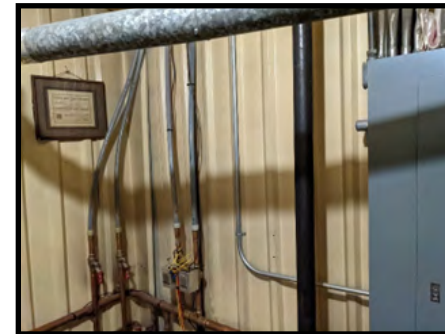
- The building currently does not have any fire sprinklers. It is recommended the building be provided with a new fire protection system.

- The existing domestic water piping was observed to be in working condition. The piping was copper with solder joints. LCSD makes repairs when needed and noted the water pressure was sufficient with no issues at the backflow preventer. The water heater for the building is currently an American Water Heater 40 gallon, 40 MBH tank type installed recently.

- The sanitary system was noted to be cast iron in working condition with one exception discussed at the assessment. The issue discussed was that the sanitary piping at the restroom water closet freezes during the winter. It is recommended the piping be replaced and provided below frost depth to avoid freezing and the remaining sanitary piping be evaluated via scoping for replacement.

- The plumbing fixtures were observed to be in good condition. The existing fixtures have manual faucets and a flush tank type water closet.

- The heating system for the south half of the building is a heating water boiler that provides heating water via a Taco inline pump to wall finned baseboard radiation at the building perimeter. The south half of the building is mainly office spaces. The boiler was in good condition and installed in 2010. Lochinvar CBN at 260 MBH.



- The heating system for the north half of the building is gas fired unit heaters. This half of the building is mainly warehouse space. The unit heaters were observed to be in working condition, and corrosion was present on the flue piping. It is recommended that the flue piping be replaced in the near future with similar type b vent.

- The wall finned radiators appear to be in good condition. The piping to the radiators was observed to be plastic pex piping off a copper manifold from the boiler system. The pex piping was noted to be in good condition. All piping should be insulated to meet the current energy code.

- Ventilation is provided via operable windows in the south half of the building and no ventilation was observed in the north half. It is recommended that a mechanical ventilation system be installed for the south half of the building along with the existing wall finned baseboard radiation. For the north half of the building with the warehouse area a mechanical ventilation as well as an exhaust system should be provided. New dedicated outside air handling units and exhaust fans are recommended to provide mechanical ventilation for both the north and south areas. Local exhaust is also recommended where any maintenance item requires a process that produces dust, fumes, or other particles. This could be a function of metal working or motor maintenance. A vehicle exhaust system is also recommended when the vehicles are operated within the building.

- Various gas cylinders were observed to be stored within the building. This is a significant fire and safety hazard and a separate out building or fire rated room should be constructed with ventilated per the current edition of NFPA to properly store the gases.



LCDS Maintenance / Facilities Building Electrical Assessment

Updated items from the Prior Assessment, as of the 2022 Facility Inspection.

- The electrical service is 600 Amp, 120/240vt, single phase, 3 wire, served by a pad mounted utility transformer. The main distribution switchboard is in the main electrical room and panelboards are installed throughout the building.

- Most of the areas are served by the original Federal Electric equipment panelboards and do not have many spares or spaces and are past their life expectancy .

- It is recommended that the existing Main electrical service be replaced with a new 208V or 480V, three phase service to provide additional capacity and replacing the panelboards with new.



- Interior Lighting. Fluorescent luminaires are installed throughout spaces, such as corridors, classrooms, restrooms, and library with multi-level/dual level manual toggle switches located in each area for control. Lighting levels are poor in the Maintenance Bay.

- It is recommended that existing fluorescent luminaires be replaced with energy efficient LED type luminaires, with new automatic control to meet the current 2021 energy codes



- Exterior Lighting. Wall mounted area lights are installed at perimeter of the building for general site lighting and parking lot lighting.

- Exterior area lights should be replaced with wall or pole mounted full-cutoff area lighting to provide better coverage for parking lot and building perimeter with new automatic control to meet the current 2021 energy codes



- Fire Alarm. The existing Notifer Fire Alarm System provides full coverage and includes smoke detection, horn/strobes, and pull stations throughout the building.
- If modifications are needed it will be required for the existing fire alarm system be replaced with a new voice evacuation system to meet the 2021 International Fire Code.

LAKE COUNTY MAINTENANCE FACILITY

Long term recommendation involves constructing a new combined maintenance shop and transportation building on a new site outside of the center of town, as funding becomes available.



PITTS ELEMENTARY SCHOOL

CLOUD CITY HIGH SCHOOL /
DISTRICT ADMINISTRATION /
BRIGHT START DAY CARE

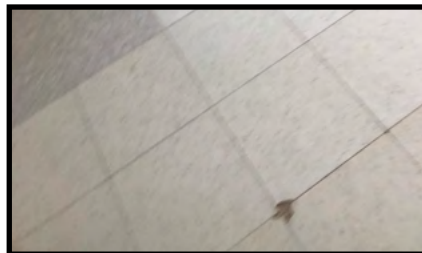
FACILITY CONDITIONS / SUITABILITY
+ SITE EVALUATION UPDATES 2023

Cloud City High School / District Offices (Pitts Elementary Building)

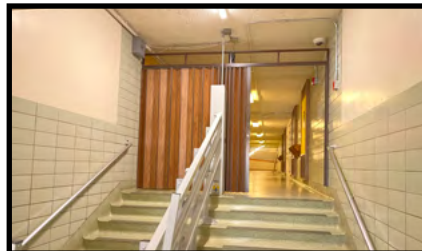
Updated Items from Prior Assessment, as of 2022 Facility Inspection



- The aging boilers noted in the prior assessment have been replaced by 2 new high efficiency boilers for efficiency and redundancy. The existing under-slab distribution piping remains and is a concern for maintenance staff.



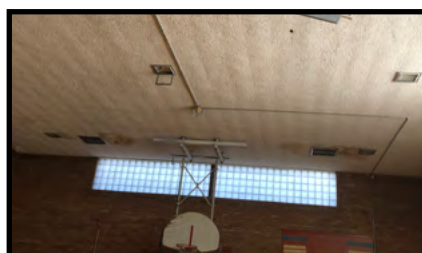
- The condition of the VCT flooring has deteriorated further in several locations. Hard-surface flooring should be replaced.



- The accordion hallway gate violates fire safety codes and state regulations and should be removed.



- There is asbestos in the ceiling panels of the boiler room. There is likely asbestos in the ceiling assembly and possibly concealed beneath newer flooring throughout, based on the age of the building. Recommend a full abatement program as part of any improvement package to the building.



- Staff reports that the gym and cafeteria roof leaks have been repaired. The damaged caused by the former leaks remains in select areas and should be repaired.

- Most of the older carpet appears to have been replaced and is in good condition as of 2022.



LCDS Pitts ES Mechanical, Plumbing, and Fire Protection Assessment

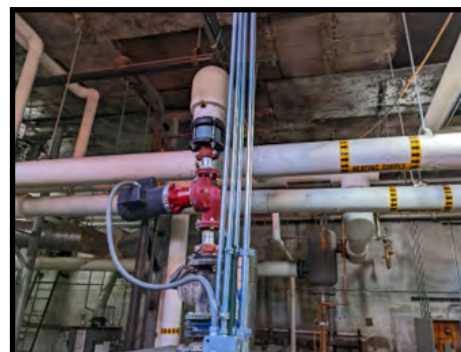
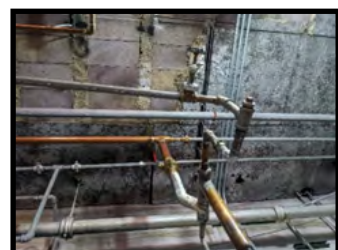
Updated items from the Prior Assessment, as of the 2022 Facility Inspection.

- The non-condensing heating water boilers were confirmed to be in good working condition. The burners were recently replaced. The boilers themselves being installed in 1990 are nearing the end of their useful lives and replacement is recommended with condensing boilers. There are two Weil-McClain 1652 MBH boilers.

- The unit ventilators with heating water coils were observed to be in good exterior condition as noted in the previous report, but there are some functional issues that were found in this recent assessment. The motors beginning to fail on them. The heating water valves and controls are failing throughout the building, and replacement is needed. The louvers on the exterior of the building were observed to be rusting and in poor condition. It is recommended a new ventilation system of similar fan coils with full airside economizer be provided for the building with a new direct digital control system.

- The heating water piping was noted to be in serviceable condition except as observed where penetrating the slab to the unit ventilators from the crawlspace. It is recommended to replace the piping and valves at all the unit ventilators and air handler that serves the central portion of the building. Existing piping was observed to be copper with soldered joints. The mechanical room has steel piping with flanged or treaded joints.

- The domestic water piping was observed to be copper with soldered joints and galvanized steel with threaded joints. The system was confirmed to be in overall poor condition and should be replaced in its entirety. Numerous valves are failing throughout and need replacement along with the piping system.



- The building currently does not have any fire sprinklers. It is recommended that the building be upgraded to a fully sprinkled building.

Added items from the Prior Assessment, as of the 2022 Facility Inspection.

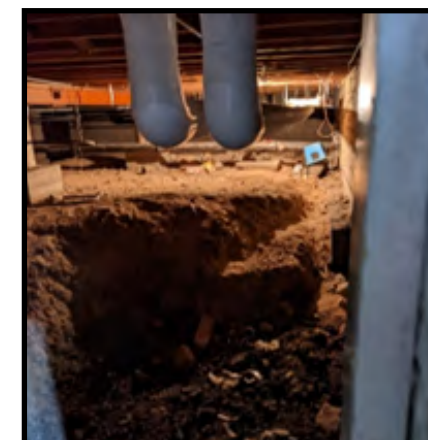
- The storm piping in the parking lot was noted to have several blockage issues most likely due to piping failure and floods the parking lot during certain weather events. It's recommended that the storm piping be redesigned and replaced in that area.

- The plumbing fixtures were noted to be good working condition throughout the building except where there are several locations where the flush valve or faucet are in poor condition and can be replaced.

- The boiler circulation pumps were observed with newer motors and the pumps themselves were noted to be in poor condition with corrosion present on the exterior. The pumps should be replaced in the near future along with the boilers.

- The rooftop unit that serves the library was noted to be from the 1950's and is need of replacement with a new rooftop unit with heating water coils with economizer capabilities and new direct digital controls.

- The crawlspace needs to be evaluated for code required ventilation.



LCDS Pitt Building Electrical Assessment

Updated items from the Prior Assessment, as of the 2022 Facility Inspection.



- The electrical service is 600 Amp, 120/240 Volt, single phase, 3 Wire, served by pad mounted utility transformer. The main distribution switchboard is in the main electrical room and panelboards are throughout the building.

- Generally, the panelboards in most areas are original and utilize Federal Electric equipment, and do not have spares or spaces. They are recessed in the wall in the area they serve. A newer panelboard for the kitchen is surfaced mounted in the corridor.



- A limited amount of convenience receptacles has been provided throughout the building. Surface mounted wire-mold and outlets have installed throughout to accommodate needs.

- It is recommended that the existing single phase service is upgraded to 208V or 480V, three phase service. This will provide additional capacity for the building. Although the newer panelboards are in good condition, new panelboards would have to replace the existing boards to allow new equipment/devices to be added.



- Lighting is generally, 1x4 surface and suspended fluorescents in common areas, offices, and classrooms. Recessed metal halide type luminaires in the gymnasium and are in poor condition due to ceiling leaking. Multi-level/dual level manual toggle switches are provided in each area.

- It is recommended that existing fluorescent be replaced with energy efficient LED fixtures and automatic controls to meet the current energy codes.



- Emergency lighting and exit signs are provided with battery packs in path of egress.

- Wall mounted area lights are provided at the perimeter of the building for general site lighting and parking lot lighting.

- Exterior area lights should be replaced with new LED wall or pole mounted full-cutoff area lighting to provide better coverage for parking lot and building perimeter with automatic controls to meet the current energy code.



- Existing Notifier Fire Alarm System provides full coverage. This includes smoke detection, horn/strobes, and pull stations throughout the building.

- If modifications are required for the existing fire alarm system, new voice evacuation system would be required to be installed to meet the current fire code.

MARGARET PITTS SCHOOL

TIER 1: RECOMMENDED MINIMUM SECURITY, CODE + SYSTEMS NEEDS



SECURITY:

- Add Security Technology to match new schools
- Replace PA system

BUILDING CODE + FIRE SAFETY:

- Add Fire Sprinkler system and upgrade to Voice Evacuation Fire Alarm System - due to wood construction

SYSTEMS:

- Replace Original Water Line pipes and Sewer Line Pipes under floor slab
- Remove existing asbestos
- Exterior Walls - Repair Brick and replace parapet cap



MARGARET PITTS SCHOOL

TIER 2: RECOMMENDED EDUCATIONAL AND ENERGY UPGRADES



EDUCATIONAL UPGRADES:

- Upgrade Classroom and Building Technology to match new schools
- Add electrical outlets and upgrade panels / service as needed
- New furniture

ACCESSIBILITY UPGRADES:

- New ADA compliant doors and hardware
- ADA compliant restroom upgrades
- ADA stairs, ramps and railings to access various floor levels
- New ADA compliant Casework / Cabinetry

ENERGY EFFICIENCY UPGRADES:

- Replace existing glass block and aluminum windows with new energy efficient windows
- Replace exterior doors and reseal exterior vestibules
- Replace Fluorescent light fixtures with LED throughout (interior and exterior)

MARGARET PITTS SCHOOL



TIER 3: RECOMMENDED AESTHETIC AND AMENITY UPGRADES

AMENITY UPGRADES:

- Replace gym equipment

AESTHETIC UPGRADES:

- Replace ceiling finishes where damaged
- Replace casework / cabinetry throughout

MARGARET PITTS SCHOOL

TIER 4: IMPROVEMENTS COMPARABLE TO NEW BUILD (50-YEAR)

EDUCATIONAL ORGANIZATION:

- Reconfigure / optimize Classroom Layout, Proportions and Size
- Appropriate Specialist & Special Ed Support Spaces
- Operable walls or other long-term flexibility solutions

BUILDING CODE:

- Fully compliant ADA renovations - all areas
- Meet all current Building, Fire and Energy Codes
- Structural upgrades to meet modern code requirements and for any new HVAC equipment

BUILDING ENVELOPE:

- Furr out exterior wall envelope for continuous code-compliant insulation and weather barrier
- Replace roof and upgrade roof insulation

COMPLETE SYSTEMS REPLACEMENT:

- New Energy-Efficient Mechanical System
- Add Snowmelt system to match LCES
- Replace electrical system (power, data, security, communications and lighting)
- Replace all plumbing systems and fixtures



FEDERICO FIELD
FACILITY CONDITIONS / SUITABILITY
+ SITE EVALUATION UPDATES 2023



Federico Field

Updated Items from Prior Assessment, as of 2022 Facility Inspection

- Wood and concrete grandstand bleachers (north hill) have been completely removed as of 2022.



LCDS High School Athletic Field Electrical Assessment

- Existing electrical service with disconnect and meter for scoreboard. No additional capacity to support additional electrical demand.
- No other electrical scope (lighting or power) any where else on site.
- If additions are needed the existing service will need to be replaced the new to accommodate the needs of the school district.



FEDERICO FIELD

TIER 1: RECOMMENDED MINIMUM SECURITY, CODE + SYSTEMS NEEDS



SECURITY:

- none proposed

BUILDING CODE + FIRE SAFETY:

- none proposed

SYSTEMS:

- Replace irrigation piping / equipment / controls
- Provide exterior LED lighting for field

FEDERICO FIELD



TIER 2: RECOMMENDED EDUCATIONAL AND ENERGY UPGRADES

EDUCATIONAL UPGRADES:

- Regrade playing field for player safety and drainage
- Add additional power to field area
- New track surface, new competition track and field amenities (discus, shot put, etc.)

ACCESSIBILITY UPGRADES:

- New ADA compliant route to spectator seating

ENERGY EFFICIENCY UPGRADES:

- Provide exterior LED lighting for field

FEDERICO FIELD

TIER 3: RECOMMENDED AESTHETIC AND AMENITY UPGRADES



AMENITY UPGRADES:

- New hillside spectator seating
- New ADA Compliant restroom building will be required with the addition of new spectator seating

AESTHETIC UPGRADES:

- none proposed

XI. ENERGY, HVAC, O+M ANALYSIS UPDATE 2023

UTILITY USE SUMMARY (SCHOOL BUILDINGS)

ENERGY USE INTENSITY (EUI) = ANNUAL GAS AND ELECTRIC ENERGY USE = kBTU / SF / Year

The data presented below is intended to supplement to 2019 Master Plan as an update illustrating the annual energy use of each major district school facility. Data is presented as EUI (per sq foot) and Energy Use (total electricity and gas energy used annually.) Data is a representation of average energy use between 2019 and 2022.

LAKE COUNTY ELEMENTARY EUI = **51.45 kBTU / SF / Year**

Building Energy Use= **4.57 M kBTU / Year**

LAKE COUNTY INTERMEDIATE EUI = **84.76 kBTU / SF / Year**

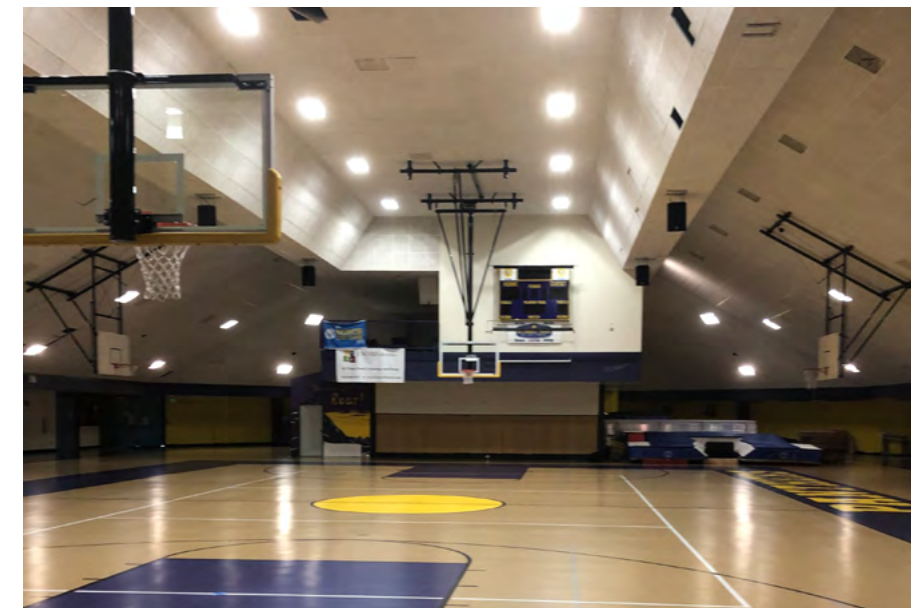
Building Energy Use= **9.20M kBTU / Year**

LAKE COUNTY HIGH EUI = **69.10 kBTU / SF / Year**

Building Energy Use = **8.30M kBTU / SF / Year**

PITTS / CLOUD CITY / DISTRICT EUI = **107.60 kBTU / SF / Year**

Building Energy Use= **3.62M kBTU / Year**



XII. SQUARE FOOT ANALYSIS 2023

TOTAL DISTRICT SQUARE FOOTAGE, ALL FACILITIES:

350,905 SF

DISTRICT SQUARE FOOTAGE, EDUCATIONAL FACILITIES:

317,385 SF

LAKE COUNTY ELEMENTARY:

64,505 SF

LAKE COUNTY INTERMEDIATE:

109,000 SF

LAKE COUNTY HIGH:

121,000 SF

CLOUD CITY HIGH/ PITTS (EDUCATIONAL SF):

22,880 SF



CLOUD CITY HIGH SCHOOL (PITTS ES)

Use: Alternative High School, District Administration, Bright Start Day Care

Square Footage: **18,880 GSF (CCHS Only)**

Capacity: **170 (CCHS spaces only)**

2022 Enrollment: **35**

SF / Pupil: **540**

LAKE COUNTY ELEMENTARY SCHOOL

Use: Elementary School serving grades PK through 2

Square Footage: **64,505 GSF**

Capacity: **378**

2022 Enrollment: **268**

SF / Pupil: **240 sf**

SQUARE FOOT ANALYSIS

The facilities below are either not educational or are not included in the scope of work for 2022:



LAKE COUNTY HIGH SCHOOL

Use: Jr-Sr High School serving grades 7 through 12

Square Footage: 121,000 GSF

Capacity: not calculated

2022 Enrollment: **416**

FEDERICO FIELD

Use: Practice Field for Football, Soccer, Track . PE

Square Footage: 0 GSF

Capacity: None

TRANSPORTATION BUILDING

Use: Transportation - Vehicle Maintenance / Bus Storage and Maintenance Offices

Square Footage: 8200 GSF

Capacity: None

DISTRICT MAINTENANCE BUILDING

Use: District-Wide Facilities Maintenance Shop Storage

Square Footage: 9000 GSF

Capacity: None

LAKE COUNTY INTERMEDIATE SCHOOL



LAKE COUNTY INTERMEDIATE SCHOOL

Use: Elementary School serving grades 3 through 6

Square Footage: 109,000 GSF

Capacity: **485**

2022 Enrollment: **258**

SF / Pupil: **422**



LAKE COUNTY INTERMEDIATE SCHOOL

Space Utilization Matrix -
2022-23 School Year

Space / Room Number:	Use:	Time of Day						
		8am	9am	10am	11am	12pm	1pm	2pm
LEVEL 00								
001	STEM LAB							
001A	GROUP							
002	5TH GRADE CR							
003	SPEECH / SMALL GROUP							
004	PROFESSIONAL DEV							
005	THERAPY							
006	5TH GRADE CR							
007	5TH GRADE CR							
007A	GROUP							
008	WEIGHT ROOM							
009	WORK ROOM							
010	BREAK ROOM							
011	STORAGE							
012	COPY ROOM							
013	JANITOR							
LEVEL 01								
101	4TH GRADE							
102	4TH GRADE							
103	READING INTVNT							
104A	4TH GRADE							
104B	3/4 SPED							
105	SPECIALIST							
106	ENG LANG DEV							
107	WORK							
107A	FLEX / PROJECT DREAM							
107B	CLUB							
108	LIBRARY MEDIA CENTER							
109	INFORMATION TECH							
110	BREAK ROOM							
111	STORAGE							
112	OFFICE							
113	SCIENCE							
114	5/6 SPED							
115	INTERVENTION							
116	3RD GRADE							
117	3RD GRADE							
118	INTERVENTION							
119	HEALTH							
120	3RD GRADE							
121	WORK ROOM							
122	BREAK ROOM							
123	STORAGE							
124A	OFFICE							
124B	OCC THERAPY							
125	BREAK ROOM							
126	RECEPTION							
127	CONFERENCE							
128	LOUNGE							
129	NURSE							
130	OFFICE							
131	STORAGE							

LAKE COUNTY INTERMEDIATE SCHOOL

Space Utilization Matrix -
2022-23 School Year

Space / Room Number:	Use:	Time of Day						
		8am	9am	10am	11am	12pm	1pm	2pm
LEVEL 02								
132	OFFICE							
133A	OFFICE							
133B	GROUP ROOM							
134	LAUNDRY							
135	MUSIC STORAGE							
136	MUSIC OFFICE							
137	MUSIC STORAGE							
138	MUSIC CLASSROOM							
138A	INSTRUMENT STORAGE							
138B	INSTRUMENT STORAGE							
139	SWIMMING POOL							
140	LIFEGUARD OFFICE							
141	MENS LOCKER RM							
142	WOMENS LOCKER RM							
143	MECHANICAL							
144	BOILER							
145	POOL LOBBY							
201	ART CLASSROOM							
202	6TH GRADE							
203	SMALL GROUP ROOM							
204	SPECIAL ED BEHAVIORAL							
205	RESET							
206	6TH GRADE							
207	6TH GRADE							
208	WORK ROOM							
209	BREAK ROOM							
210	STORAGE							
211	OFFICE							
212	KILN							
213	CONFERENCE							
214	GYMNASIUM							
214A	RAQUETBALL							
215	KITCHEN							
215A	KITCHEN OFFICE							
216	STORAGE							
217	GYM OFFICE							
218	STORAGE							

KEY:

- In Use : Class (enter "1")
- In Use : Planning / Admin : (enter "0.9")
- Not in Use (leave blank)
- Not Scheduled

XIII. SITE EVALUATIONS 2023

There are no significant updates to facility sites within the district. Please refer to Section X above for noted school site deficiencies. Please refer to 2019 Master Plan for site condition documentation in full.

XIV. DISTRICT TECHNOLOGY STANDARDS 2023

Master Plan Questionnaire: Technology Infrastructure

Lake County School District Facility Master Plan Update 2023

Respondent Name:

Pat Cade

District Position:

IT Director

PART ONE- EXISTING CONDITIONS:

Please complete the information below to the best of your knowledge based on the current conditions at district facilities.

Network Topology

Type of Cabling:

Mix of Cat5 and Cat6. Mostly Cat5

Age of Hardware:

2-4 for production. A couple backup file servers are 7 years old

Security of Servers:

3 year old Firewall. Fortigate

Source and Bandwidth of Internet Connectivity:

Vero Fiber

Network Infrastructure

Data Network Equipment:

Fortinet and Ruckus.

Voice Network Equipment:

Valcom

Firewall and Security:

Fortigate

Backup and Recovery:

Veeam, local backups.

Availability and Campus Connectivity (if applicable):

System Standards and Specifications

Operating System:

Windows

Activity Director Standards:

Hybrid, On-Prem and Azure

Email Services:

Outlook, O365

Wireless Services:

Ruckus, Cloudpath

Educational Technology

Smart Boards:



None

Student Equipment:

Chromebooks, iPads

Laboratory Equipment:

Other Classroom Equipment:

TV's and Doc Cams at LCHS, Doc Cams and Projectors at LCIS and LCES

Student Areas/Hallways:

A couple of TV's.

Other Notes:



PART TWO – PREFERRED CONDITIONS:

Please complete the information below to document your preferred or desired conditions, systems, or equipment at future new and upgraded district facilities.

Data and Voice Infrastructure

IMEG Standard is Hubbell

What type of fiber backbone?

IMEG Standard is single mode, min 12 strands between MDF and IDFs.

IMEG Standard

Number of data outlets per classroom?

IMEG Standard is 1 outlet with 2 jacks per wall minimum.

IMEG Standard

CAT 6A or CAT 6 to wireless access points?

IMEG Standard is CAT 6A.

IMEG Standard

Number of WAPs and drops per classroom?

IMEG Standard is (2) CAT 6A to (1) WAP minimum.

IMEG Standard

25-pair copper between MDF & IDFs required?

No

Classroom Audio-Visual / Sound Systems

IMEG Standard is Audio Enhancement MS-500.

Teaching Wall Video Projection/Display

Items to consider:

- Projector or monitor?
- Touch-screen/interactive vs. non-interactive?
- Ultra-short throw projector or ceiling-mounted?
- Network connectivity to projector/monitor?
- Adjustable mount for monitor?

• Network connectivity to projector/monitor – Must.



- Projector or monitor, with our hybrid environment we would chose one. Ultra-short throw projector (if we go with a projector)

Teaching Wall Inputs and Functionality

Items to consider:

- Numbers and locations of hard-wired inputs (HDMI, USB, audio, etc.) in a classroom?
- Ability for teacher and/or students to broadcast wirelessly? If so, via what device?

- 2- Front and back of room. Panel of hard-wired inputs (HDMI, USB, audio, etc.) in a classroom.

Ability for teacher and/or students to broadcast wirelessly, via a Windows laptop and Chromebook.

Audio Amplification

Items to consider:

- Sound reinforcement microphone for teacher and handheld microphone for students?
- Teacher able to send silent alert to designated contact via pendant microphone?
- Classroom audio override on paging?
- Network connectivity to amplifier?
- Combination Classroom AV system with Intercom connectivity?

- Sound reinforcement microphone for teacher and handheld microphone for students
- Teacher able to send silent alert to designated contact via pendant microphone
- Classroom audio override on paging
- Network connectivity to amplifier

Combination Classroom AV system with Intercom connectivity

Intercom/Clock/Paging Systems

IMEG Standard is Valcom IP intercom clock/speakers.

Preferred Manufacturer:



IP-Based or Standard Solution: IP-Based Standard

Phone System Integration: Yes No

Access Control System

IMEG Standard is Open Options.

Expand Existing or New: Expand Existing New System

Preferred Manufacturer:

Emergency Lock-Down: Yes No

Intrusion Alarm System

IMEG Standard is Bosch.

Expand Existing or New: Expand Existing New System

Preferred Manufacturer:

Closed Circuit Television (CCTV) System

IMEG Standard is Axes Cameras with Axes VMS.

Expand Existing or New: Expand Existing New System

Preferred Manufacturer:

Areas Req. for Coverage: All

Fire Alarm System

Expand Existing or New: Expand Existing New System

Preferred Manufacturer:

Voice Evac. Required: Yes No

Mass Notific. Required: Yes No



Combined Fire Alarm/Mass Notification Required: _Yes _No

Authority Having Jurisdiction (AHJ) Contact Info: Colorado State Fire Marshall

XV. FUTURE USE ANALYSIS 2023

The following projections for each district facility have been updated based on the recommended strategy for district configuration.

The following secondary district facilities were not considered for future use recommendations in this planning effort:

- Little Red Schoolhouse and Barn
- Twin Lakes School House



LAKE COUNTY ELEMENTARY SCHOOL

Currently houses grades PK-2 as an Early Learning Center and Lower Primary school. Declining enrollment leads the Planning team to recommend a long-term solution of consolidating grades 3 through 6 at this campus through a building addition and an added intermediate playground.

However, community support and funding constraints currently dictate that the school should remain as currently configured.



LAKE COUNTY INTERMEDIATE SCHOOL

Currently houses grades 3-6 as an Intermediate school. Declining enrollment leads the Planning team to recommend a long-term solution of consolidating grades 3 through 6 at this campus through a building addition and an added intermediate playground.

However, community support and funding constraints currently dictate that the school should remain as currently configured, with the pool being renovated for operations.

Recommended long-term future use for LCIS is to convert to a Lake County Government and Community Center.

Various configurations for the reuse of the LCIS building are depicted in the master plan option studies below.



LAKE COUNTY HIGH SCHOOL

Currently houses grades 7-12 as a Jr-Sr High School. District Master Plan recommends adding an Auxiliary Gym in the future.

FUTURE USE ANALYSIS 2023



CLOUD CITY HIGH SCHOOL (PITTS ES)

Currently houses an Alternative High School program (Cloud City High School), a Day Care Center (Bright Start) and the District Administrative offices. District Master Plan recommends extensive renovations to comply with building, fire and accessibility codes. Alternative future strategy could be to move occupants to shared LCIS building and to sell the Pitts school for private redevelopment.

FEDERICO FIELD

Currently is not used other than for team practices and physical education. The field does not meet standards for CHSAA competitions. District Master Plan recommends bringing the field up to standards for competition and replacing the spectator seating.

These improvements will allow the district to stop trading time at LCIS gym for use of the Community athletic field (County) for competitions.

TRANSPORTATION BUILDING

Currently used for bus maintenance and staff offices. Short term use requires expansion of the bus bays to completely enclose the new model of busses being acquired by the district.

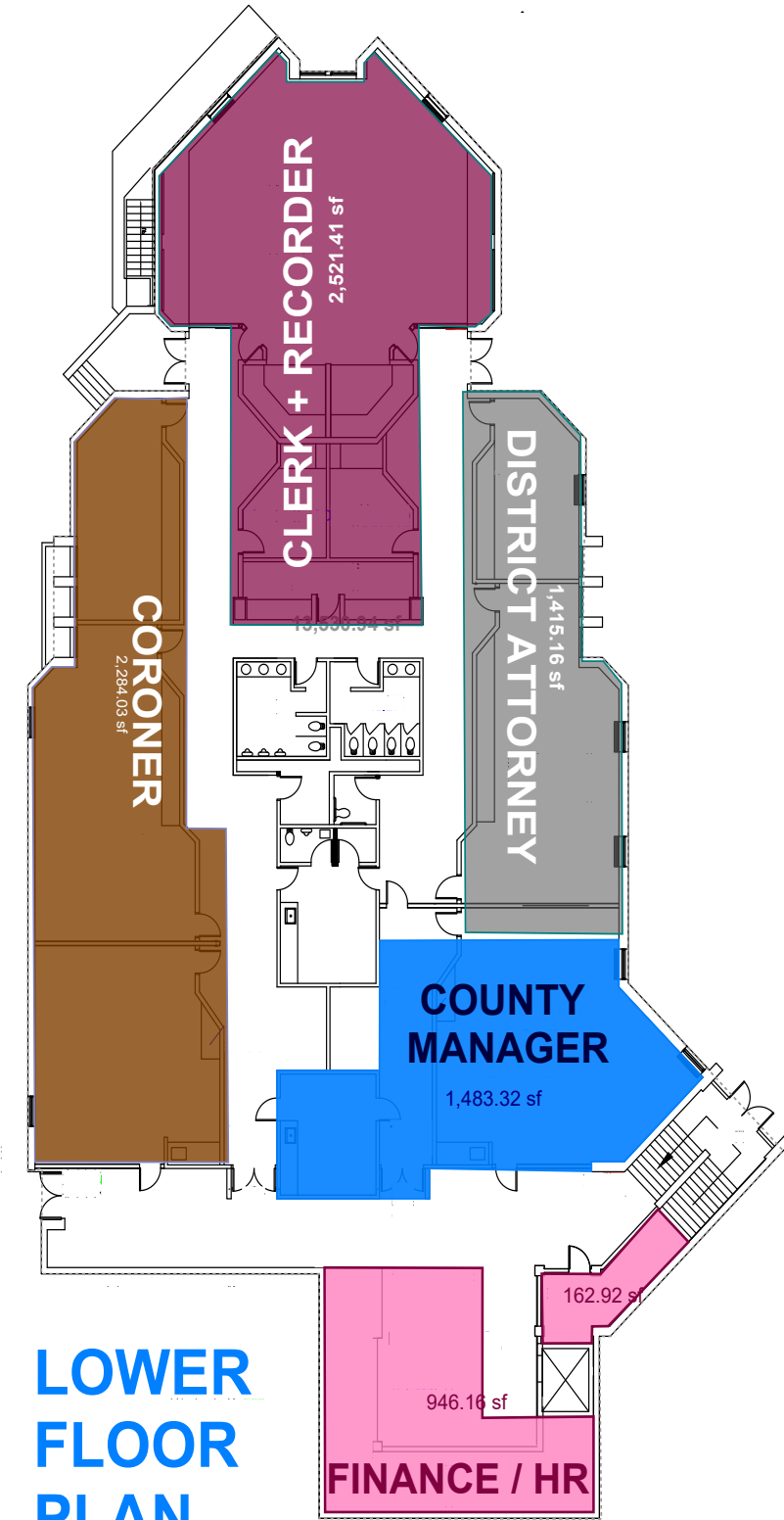
Long term recommendation involves constructing a new combined maintenance shop and transportation building on a new site outside of the center of town.

DISTRICT MAINTENANCE BUILDING

Currently used for district-wide supply storage and maintenance shop. District Master Plan recommends abating and demolishing the former district admin office suite attached to the shop.

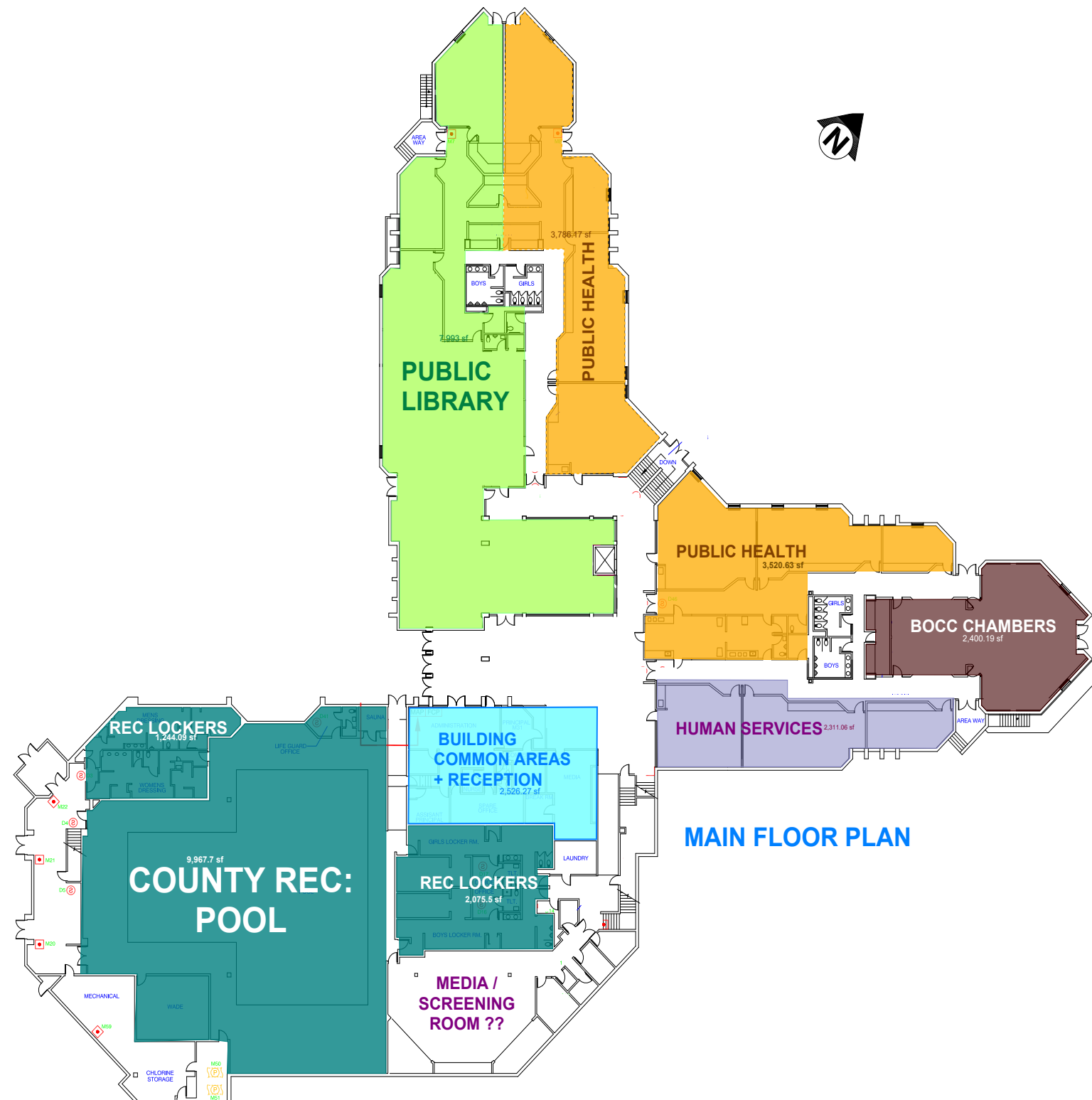
Long term recommendation involves constructing a new combined maintenance shop and transportation building on a new site outside of the center of town.

LCIS REPURPOSED FOR COUNTY ADMINISTRATION AND COMMUNITY REC CENTER



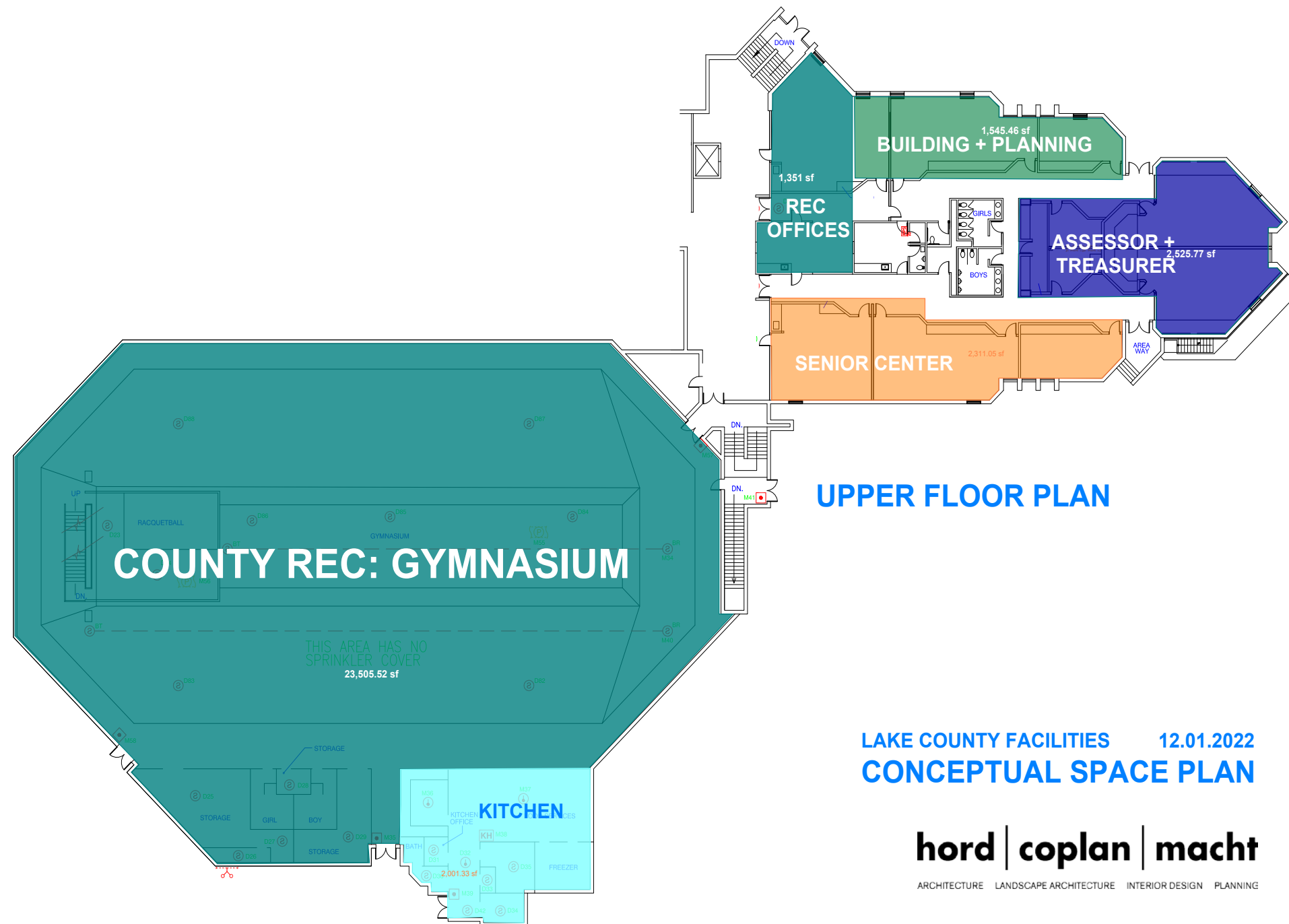
LOWER FLOOR PLAN

PRELIMINARY CONCEPT



MAIN FLOOR PLAN

PRELIMINARY CONCEPT



UPPER FLOOR PLAN

LAKE COUNTY FACILITIES 12.01.2022
CONCEPTUAL SPACE PLAN

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ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIOR DESIGN PLANNING

PRELIMINARY CONCEPT

UNDEVELOPED PARCELS FOR POTENTIAL FUTURE HOUSING

Lake County block 15

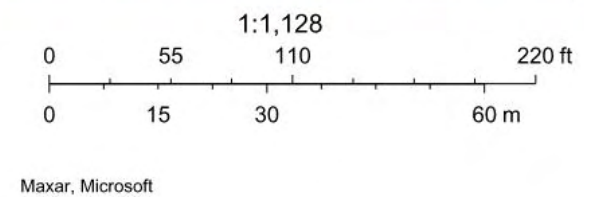
The parcels on the following 2 pages are being considered for the development of teacher housing to support Lake County School district staff. The parcel maps below include a preliminary zoning analysis which projects the number of residential units that are likely possible on each undeveloped site.



ZONING ANALYSIS

ZONED R-2 CONVENTIONAL MID-DENSITY RESIDENTIAL
 47,500 SF - 1.1 ACRES
 19 UNITS PER ACRE = MAX 20 RESIDENTIAL UNITS
 75% LOT COVERAGE MAX
 35 FEET MAX HEIGHT (2 STORIES)

6 TRIPLEXES

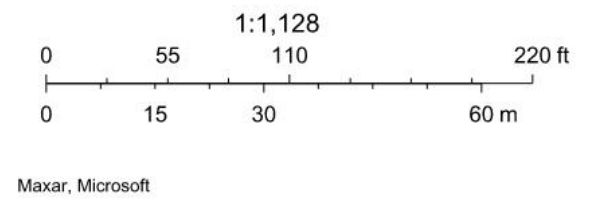


Lake County block 72



ZONING ANALYSIS
ZONED R-1 LOW-DENSITY RESIDENTIAL
15,024 SF - 0.34 ACRES
9 UNITS PER ACRE = MAX 3 RESIDENTIAL UNITS
67% LOT COVERAGE MAX
35 FEET MAX HEIGHT (2 STORIES)

1 SFR + 1 DUPLEX, OR 1 TRIPLEX



XVI. STRATEGIC PLAN 2023

On the following pages you will find a detailed representation of the various options explored by the Planning Team. The options are centered around a solution for Lake County Intermediate School, various levels of improvements to the existing building, potential repurposing solutions for the building, and possible additions to the Lake County Elementary School to consolidate grades PK-6 in one location. The options also include other tangential district projects such as the Aquatics Center and Federico Field improvements. Preliminary Cost Estimate ranges were prepared and associated with each option along with the estimated potential grant funding to offset costs.

Options explored

Master Plan Option A:

- Minimum Code compliance upgrades to Lake County Intermediate School:
(Safety and Security Improvements and Critical Systems repairs)

Master Plan Option B:

- Minimum Code compliance upgrades to Lake County Intermediate School:
(Safety and Security Improvements and Critical Systems repairs)
 - +Educational Upgrades
(Classroom Technology, Power outlets, furniture, etc.)
 - +Energy efficiency Upgrades
(Lighting replacement, insulation and vestibules)
- Improve Federico Field to Competition standards

Master Plan Option C:

- Construct an Addition to Lake County Elementary School for Grades 3-6
(Providing enough flex space to accommodate full programs from LCIS)
- Convert LCIS to a Shared Community building
(Housing Lake County Government spaces shared with District Administration, Cloud City High School and Bright Start. Pool to be maintained by County.)
- Decommission and Sell or Redevelop Pitts Elementary School Site

Master Plan Option D:

- Construct an Addition to Lake County Elementary School for Grades 3-6
(Providing enough flex space to accommodate full programs from LCIS)
- Sell LCIS to Lake County
(Housing Lake County Government spaces, Community Library and Community Rec Center, including Pool)



OPTION A

Master Plan Option A:

- Minimum Code compliance upgrades to Lake County Intermediate School: (Safety and Security Improvements and Critical Systems repairs)

IMPROVEMENTS

LCIS TIER 1 UPGRADES

- SAFETY / SECURITY
- BUILDING CODE AND FIRE SAFETY
- HEATING, PLUMBING, FIRE SPRINKLER + ALARM UPGRADES
- EXTERIOR WALL REPAIRS
- ABATEMENT AS REQUIRED
- TRAFFIC FLOW AND PARKING IMPROVEMENTS





OPTION B

Master Plan Option B:

- Minimum Code compliance upgrades to Lake County Intermediate School:
 - (Safety and Security Improvements and Critical Systems repairs)
 - +Educational Upgrades (Classroom Technology, Power outlets, furniture, etc.)
 - +Energy efficiency Upgrades (Lighting replacement, insulation and vestibules)
- Improve Federico Field to Competition standards

IMPROVEMENTS

LCIS TIER 1 UPGRADES + LCIS TIER 2 UPGRADES

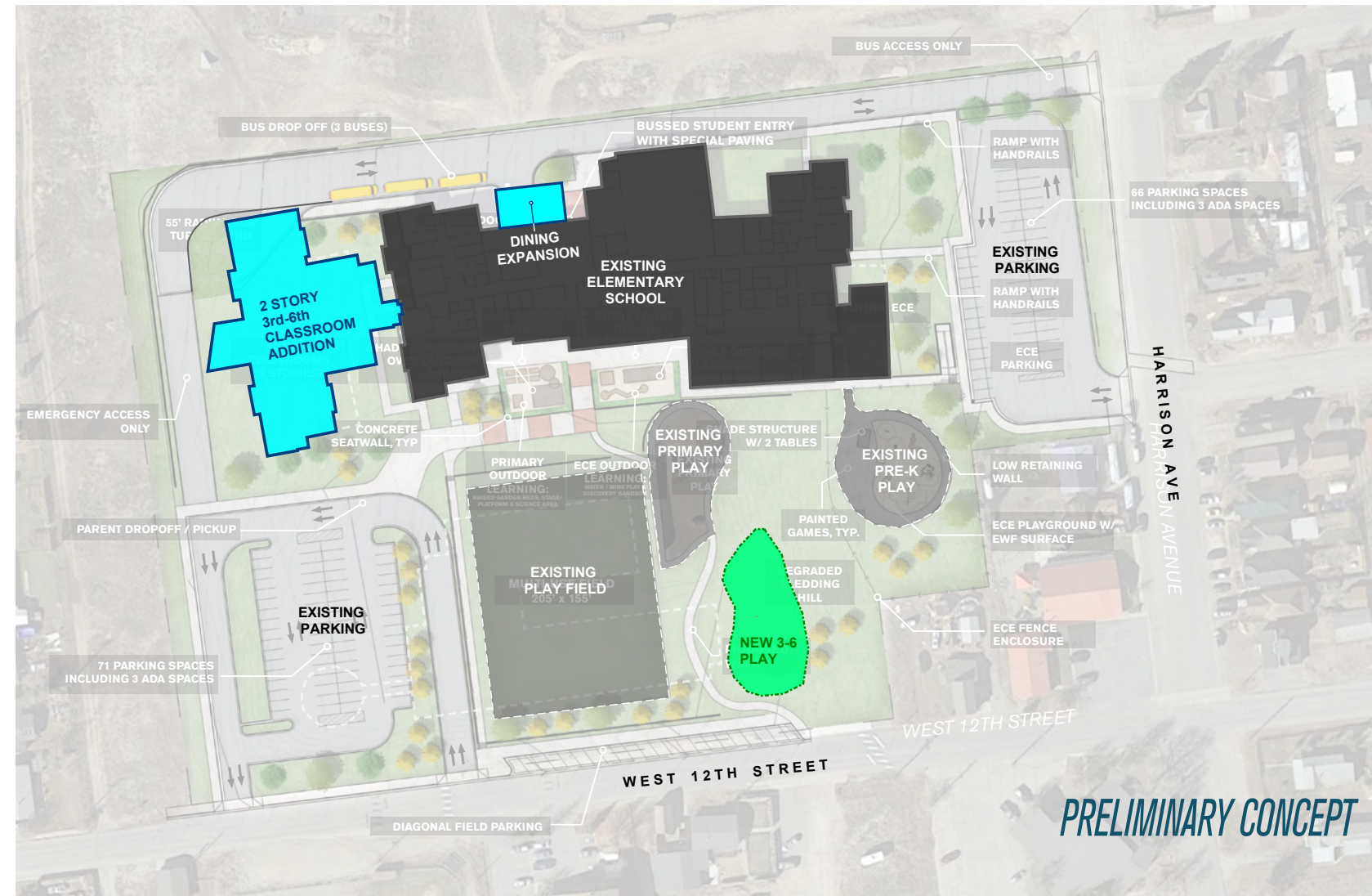
- CLASSROOM TECHNOLOGY AND POWER / ELEC
- PLAYGROUND REPAIRS
- ADA COMPLIANT DOORS, RAILINGS, CABINETS
- ENERGY-EFFICIENT LIGHTING REPLACEMENT
- ROOFING AND ROOFING INSULATION
- ABATEMENT

+

FEDERICO FIELD UPGRADES

- IRRIGATION, LIGHTING AND POWER
- REPAIR / REGRADE PLAYING FIELD (NATURAL TURF)
- NEW COMPETITION TRACK + FIELD AMENITIES
- SPECTATOR SEATING





OPTION C

Master Plan Option C:

- Construct an Addition to Lake County Elementary School for Grades 3-6 (Providing enough flex space to accommodate full programs from LCIS)
- Convert LCIS to a Shared Community building (Housing Lake County Government spaces shared with District Administration, Cloud City High School and Bright Start. Pool to be maintained by County.)
- Decommission and Sell or Redevelop Pitts Elementary School Site

IMPROVEMENTS

LCES ADDITION

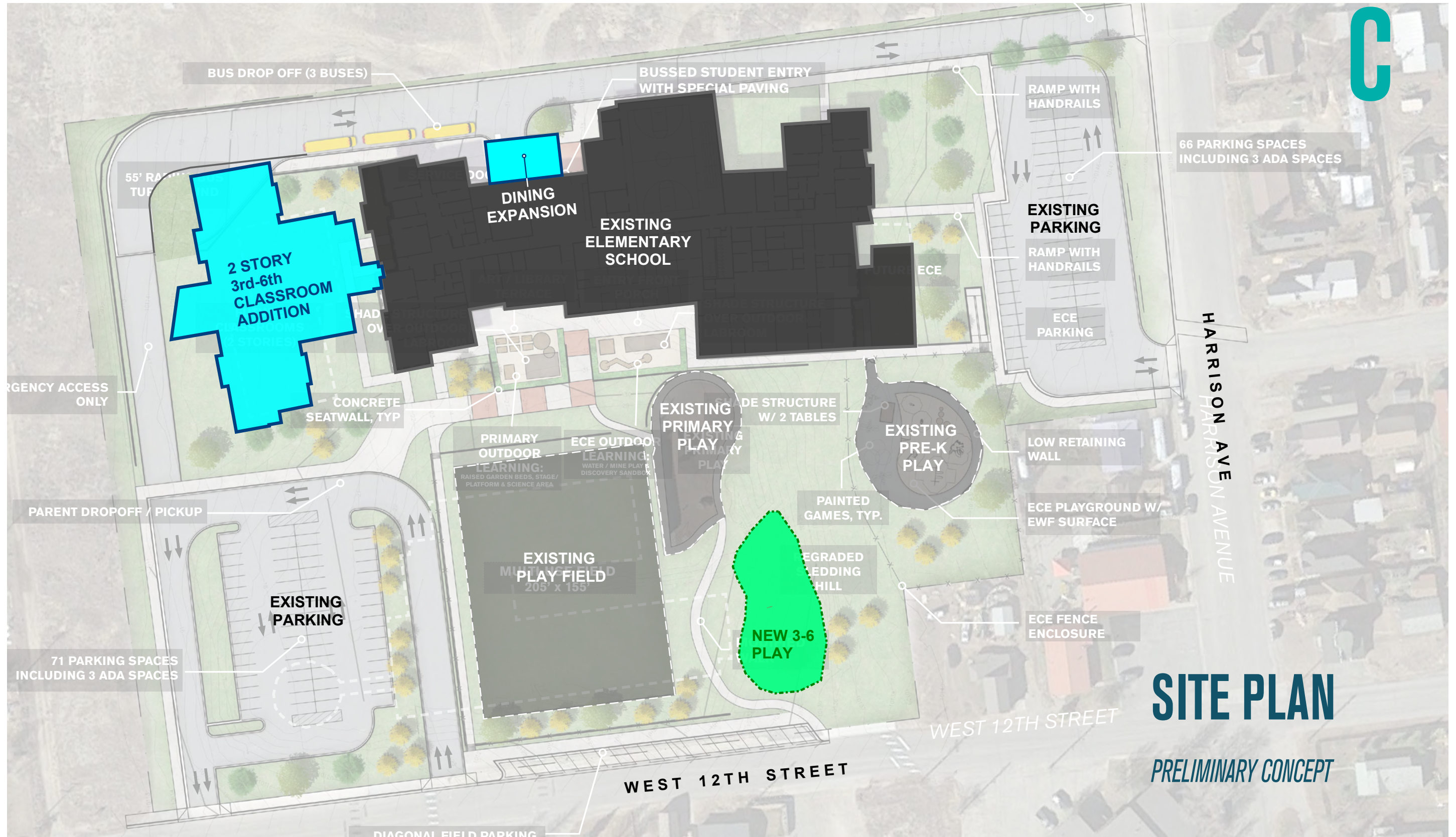
- 3RD - 6TH GRADE CLASSROOM ADDITION
- INTERMEDIATE AGE PLAYGROUND
- CAFETERIA EXPANSION



MOVE PITTS TO LCIS / RENOVATE

- CLOUD CITY HIGH SCHOOL+DISTRICT ADMINISTRATION
- BRIGHT START DAY CARE + PLAYGROUND MODIFICATIONS





SITE PLAN

PRELIMINARY CONCEPT

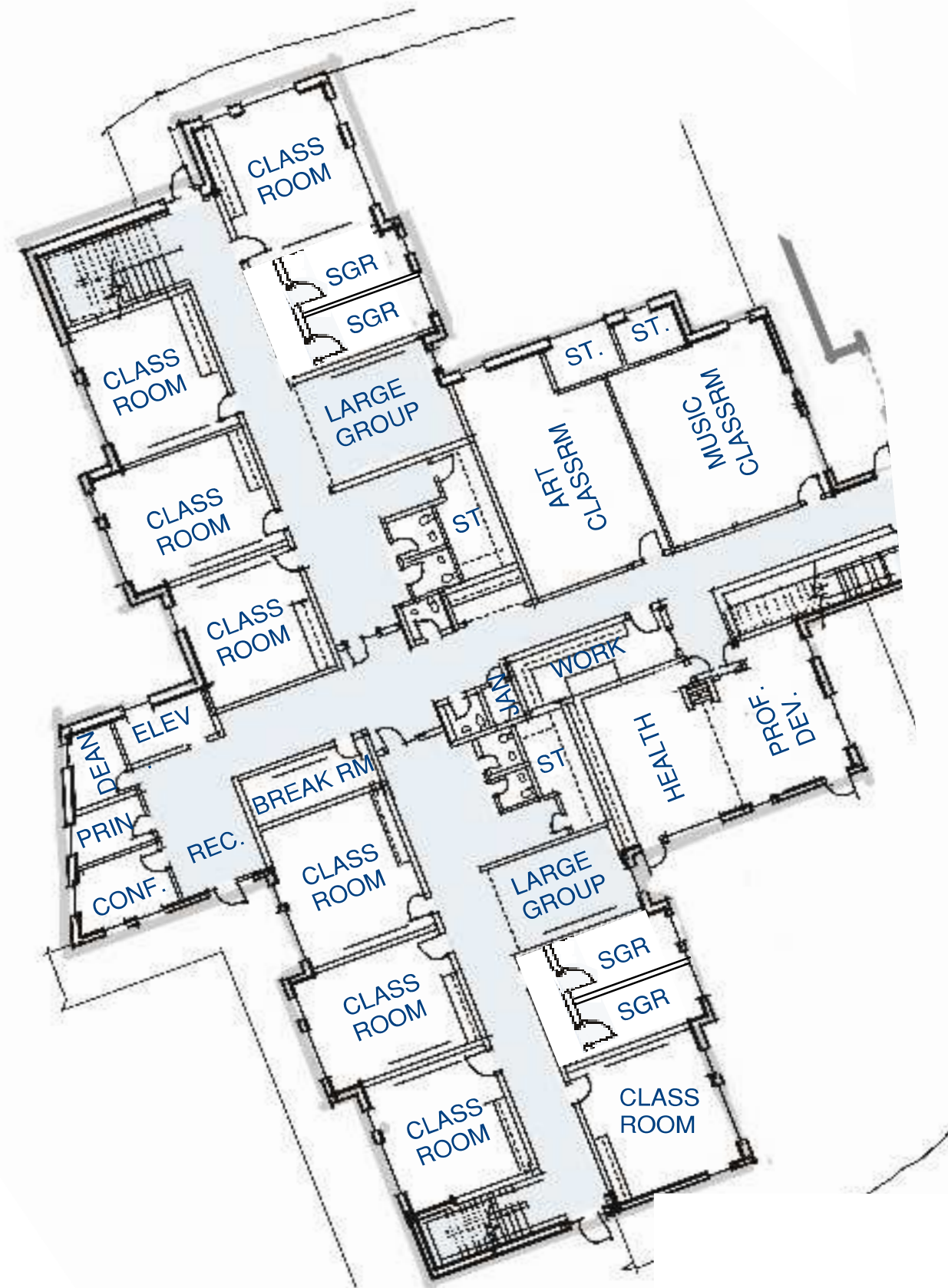
C

UPPER FLOOR PLAN



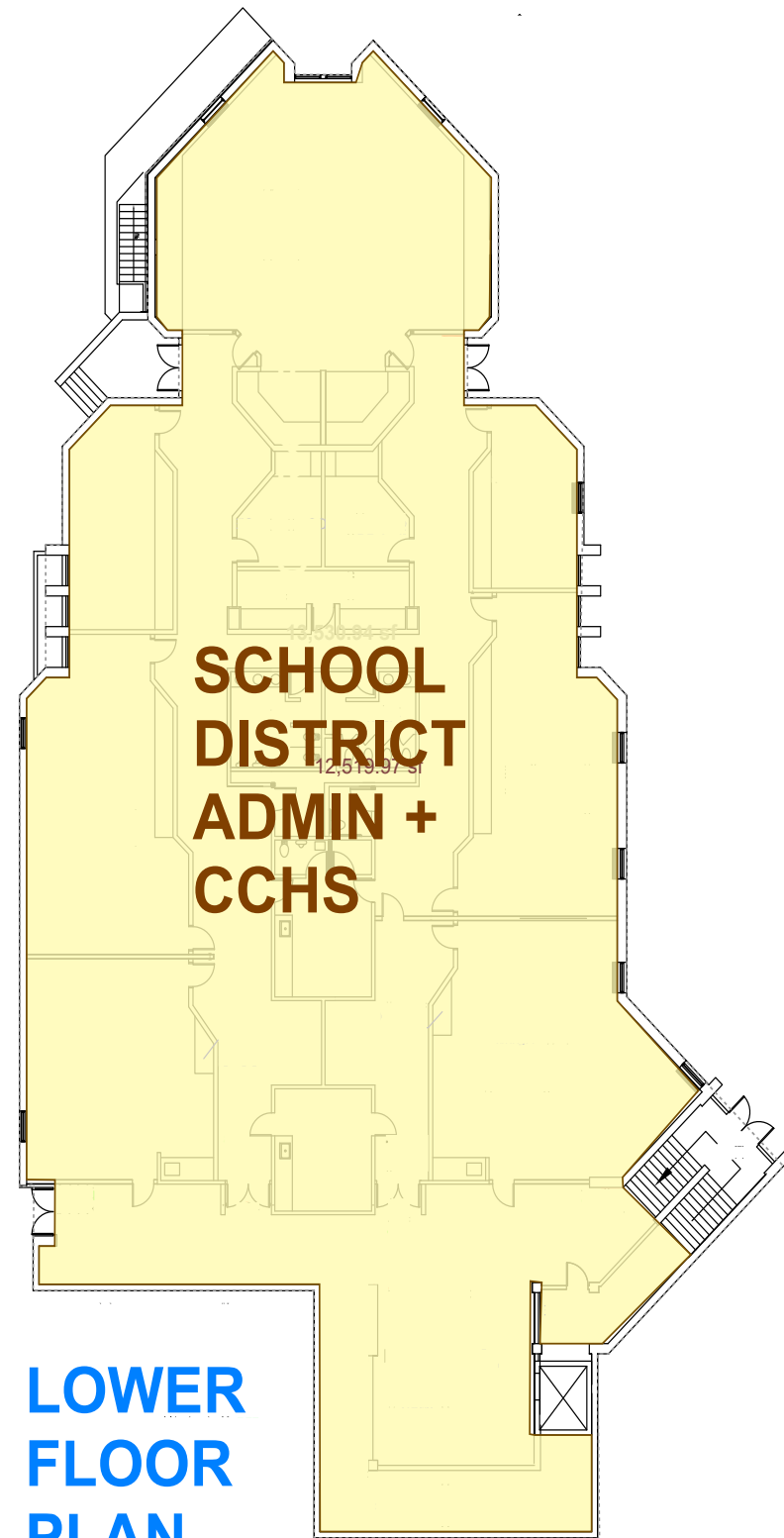
PRELIMINARY CONCEPT

C



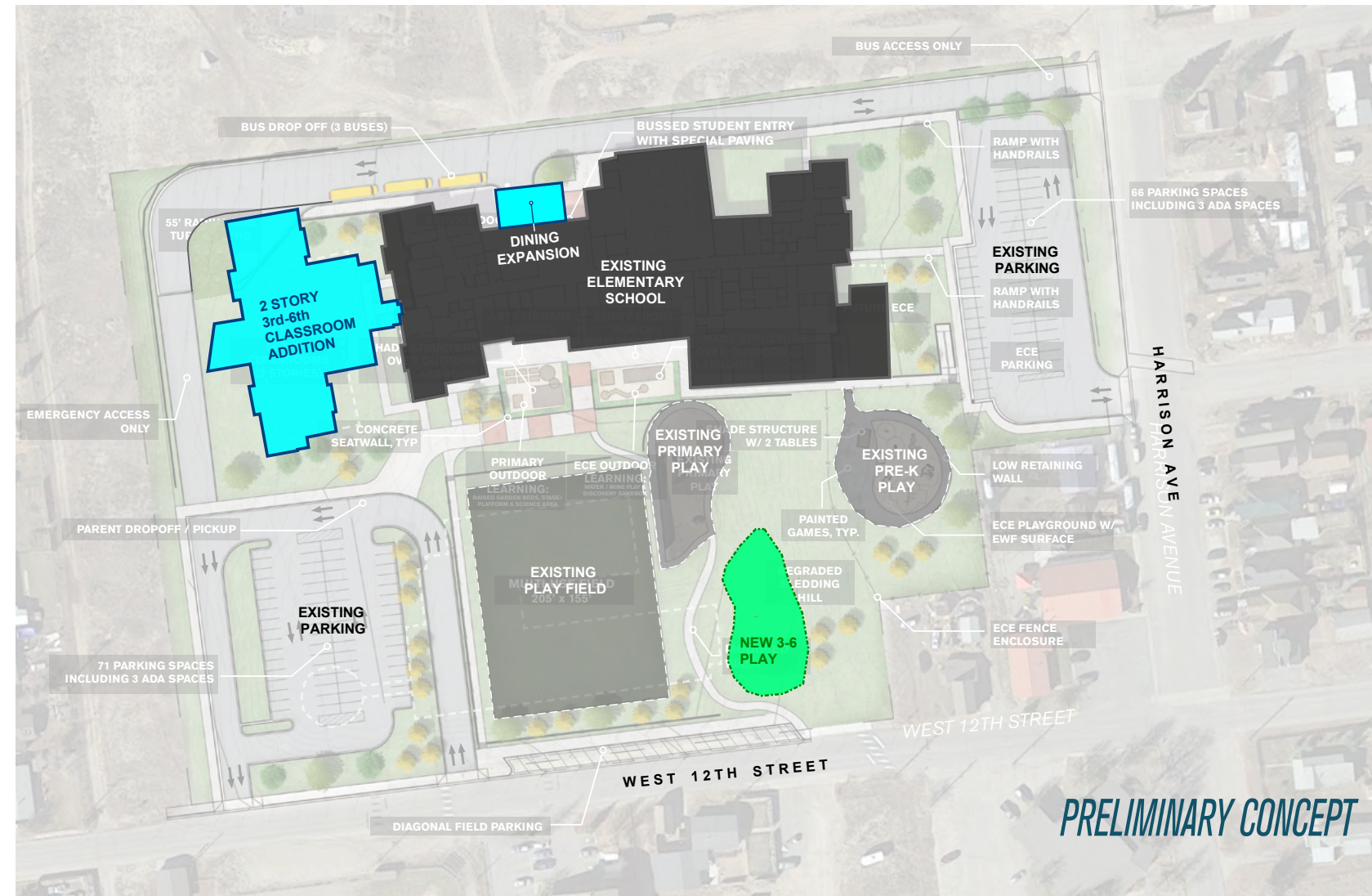
LOWER FLOOR PLAN

PRELIMINARY CONCEPT



**LOWER
FLOOR
PLAN**

PRELIMINARY CONCEPT



OPTION D

Master Plan Option D:

- Construct an Addition to Lake County Elementary School for Grades 3-6 (Providing enough flex space to accommodate full programs from LCIS)
- Sell LCIS to Lake County (Housing Lake County Government spaces, Community Library and Community Rec Center, including Pool)

IMPROVEMENTS

D

LCES ADDITION

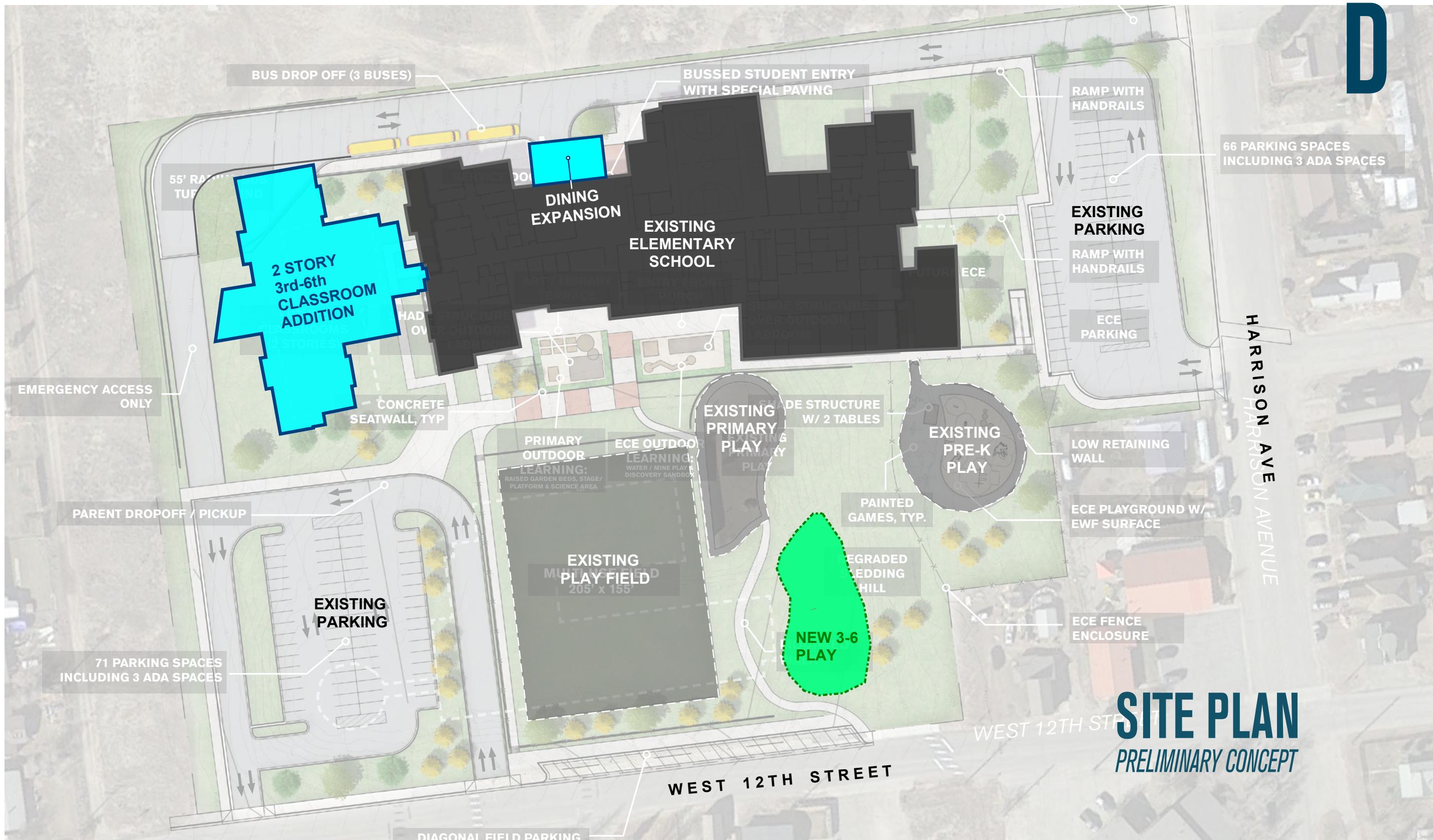
- 3RD - 6TH GRADE CLASSROOM ADDITION
- INTERMEDIATE AGE PLAYGROUND
- CAFETERIA EXPANSION



LCIS BUILDING TO LAKE COUNTY

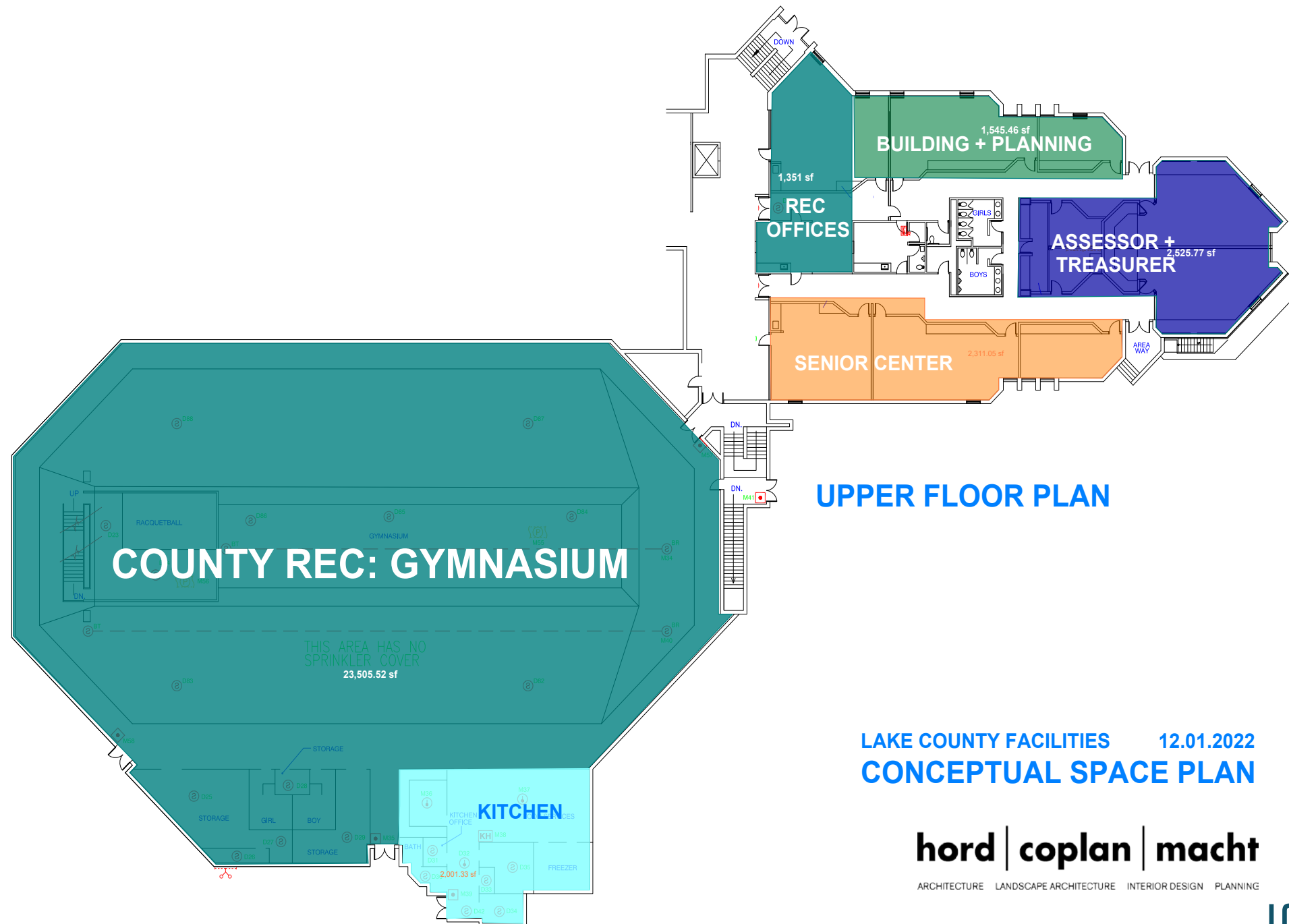
- COUNTY TO OPERATE POOL AND GYM AS PUBLIC REC CENTER
- LCIS CONVERTED TO ACCOMMODATE LAKE COUNTY ADMIN, OFFICES

D



SITE PLAN
PRELIMINARY CONCEPT

D

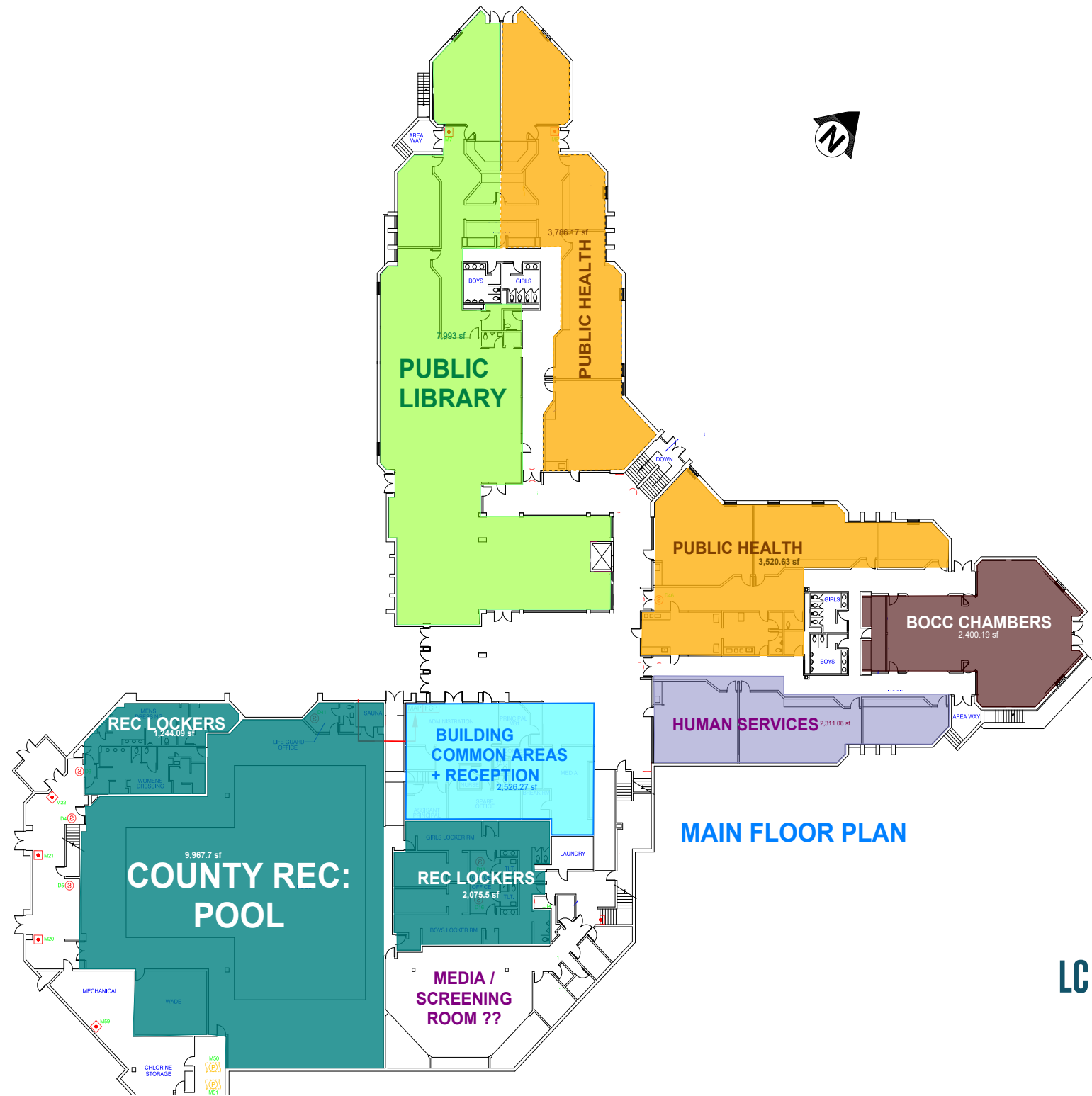


UPPER FLOOR PLAN

LAKE COUNTY FACILITIES 12.01.2022
CONCEPTUAL SPACE PLAN

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ARCHITECTURE | LANDSCAPE ARCHITECTURE | INTERIOR DESIGN | PLANNING

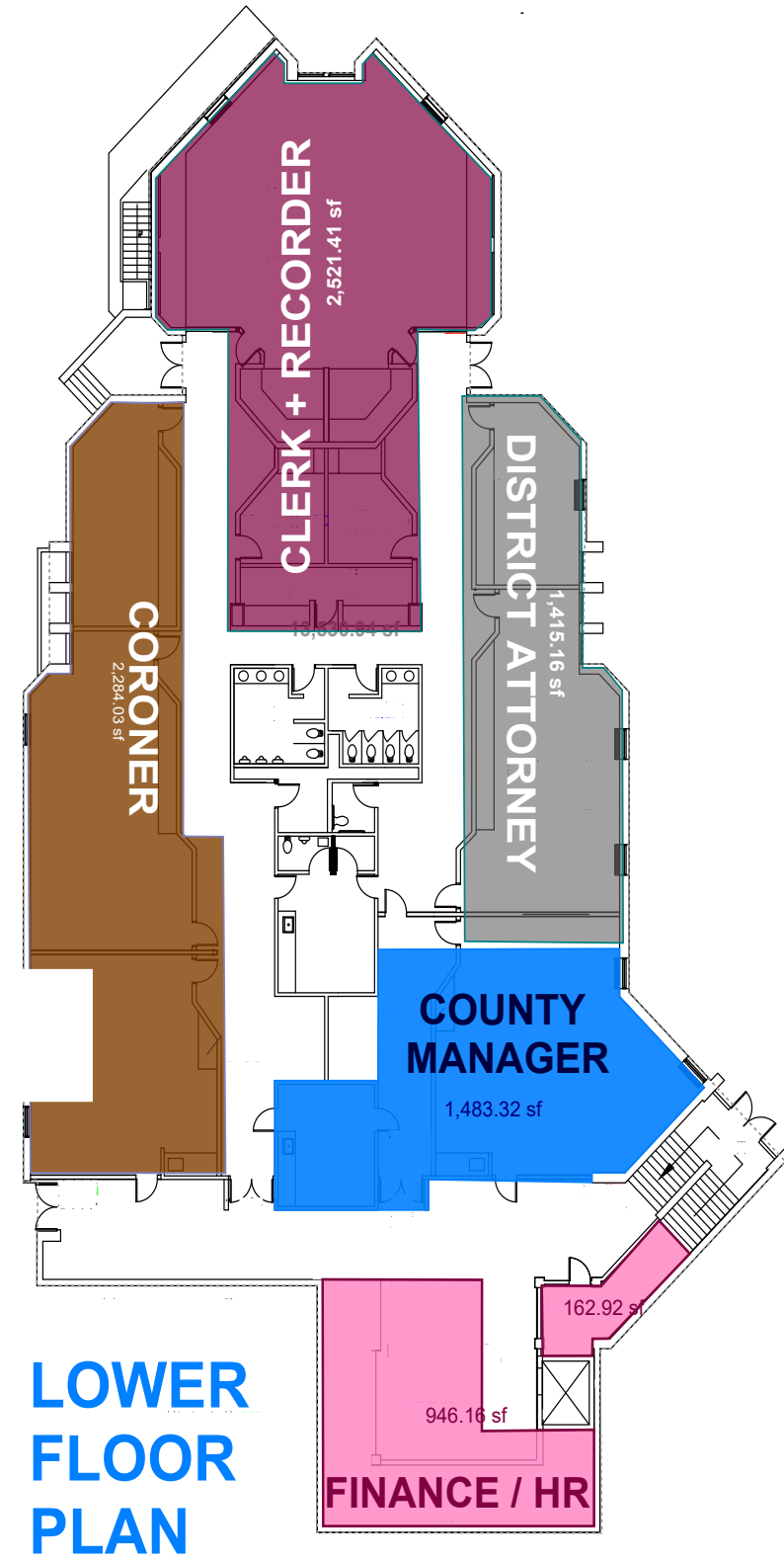
LCIS - COUNTY REPURPOSE FIT STUDY
PRELIMINARY CONCEPT



MAIN FLOOR PLAN

LCIS - COUNTY REPURPOSE FIT STUDY
PRELIMINARY CONCEPT

D



**LOWER
FLOOR
PLAN**

LCIS - COUNTY REPURPOSE FIT STUDY *PRELIMINARY CONCEPT*

TOTAL ESTIMATED PROJECT COST COMPARISON (2023 PRESENT DOLLAR COSTS ONLY)

MASTER PLAN OPTIONS				ALTERNATIVE PROJECTS
<p>OPTION A ESTIMATED 2023 COST</p> <p>MINIMUM LCIS IMPROVEMENTS</p> <p>\$4.3M to \$4.8M</p>	<p>OPTION B ESTIMATED 2023 COST</p> <p>MINIMUM + MODERATE LCIS IMPROVEMENTS</p> <p>\$19.8M to \$21.8M</p>	<p>OPTION C ESTIMATED 2023 COST</p> <p>LCES ADDITION / LCIS SHARED BY COUNTY AND PITTS</p> <p>\$21.5M to \$23.4M</p>	<p>OPTION D ESTIMATED 2023 COST</p> <p>LCES ADDITION / LCIS TO COUNTY</p> <p>\$20M to \$21.4M</p>	<p>FEDERICO FIELD REPAIR ESTIMATED 2023 COST</p> <p>\$6M to \$6.5M</p> <hr/> <p>AQUATICS RENOVATION ESTIMATED NET COST</p> <p>\$9M to \$9.9M</p> <p>NEW AQUATICS CENTER, NEW SITE ESTIMATED NET COST</p> <p>\$22M to \$24M</p>

PHASE 1 RECOMMENDATIONS, SHORT-TERM 3-5 YEARS:

- CRITICAL SAFETY, SECURITY AND ENERGY-EFFICIENCY UPGRADES TO LAKE COUNTY INTERMEDIATE SCHOOL
- RESTORE FEDERICO FIELD TO COMPETITION LEVEL AMENITIES

LAKE COUNTY INTERMEDIATE SCHOOL RECOMMENDED SCOPE (TIER 1)

TIER 1 LCIS RENOVATION

Security

- Add secure main entry vestibule & security tech to match new schools
- New security cameras throughout
- Replace exterior asphalt paving, curbs, walks, stairs
- Replace interior wood doors & hardware
- Add security locksets at pool area

Building code & fire safety

- Repair exterior concrete stairs at egress
- Repair exterior structural landing slab at library entry
- Replace site fire hydrants
- Exit lights at all egress doors
- Correct structural wall movement at east stair

Systems

- Replace water and sewer service to the building
- Fire sprinklers added to unprotected areas
- Replace fire alarm system- voice evacuation
- Heating - repair/replace gym heating unit
- Repair/re-point existing exterior brick
- Repair, re-grade / protect slopes around building

Accessibility upgrades

- New ada compliant doors & hardware
- Ada upgrades to single fixture restrooms
- Multi-fixture restrooms- upgrade for ada compliance
- Replace interior stair railings
- Replace drinking fountains
- Install ada access at front entry
- Relocate ada parking stalls
- Replace damaged sections of existing walks
- Replace exterior steel stairs

LAKE COUNTY INTERMEDIATE SCHOOL ALTERNATE SCOPE (TIER 2)

TIER 2 LCIS RENOVATION

Educational upgrades

- Upgrade classroom & building tech to match new schools
- Upgrade & replace electrical service
- New classroom furniture
- Correct playground drainage problem

Energy efficiency upgrades

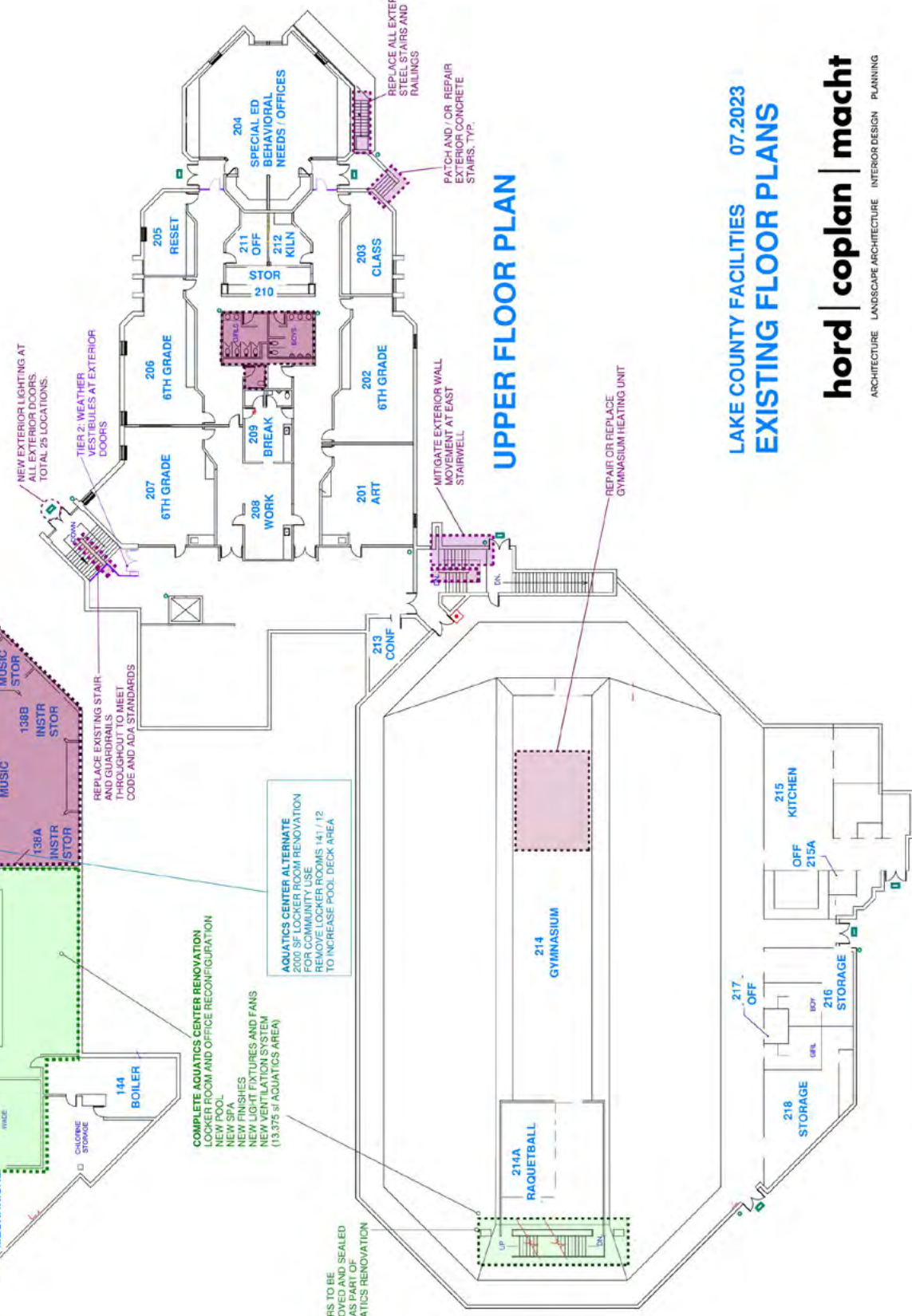
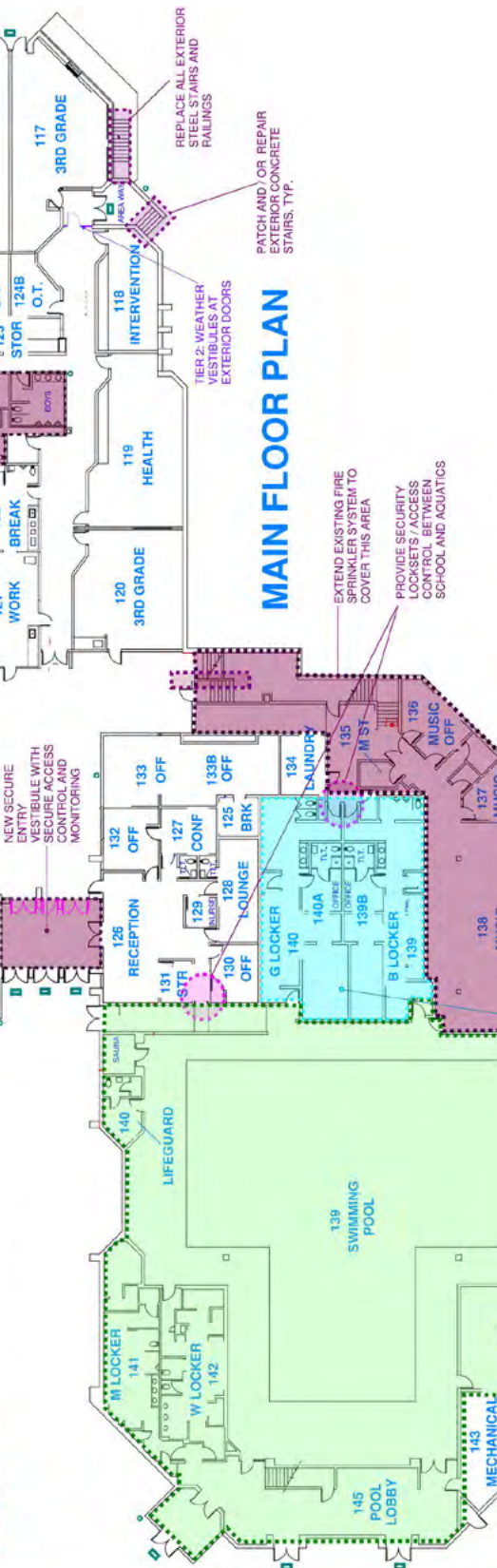
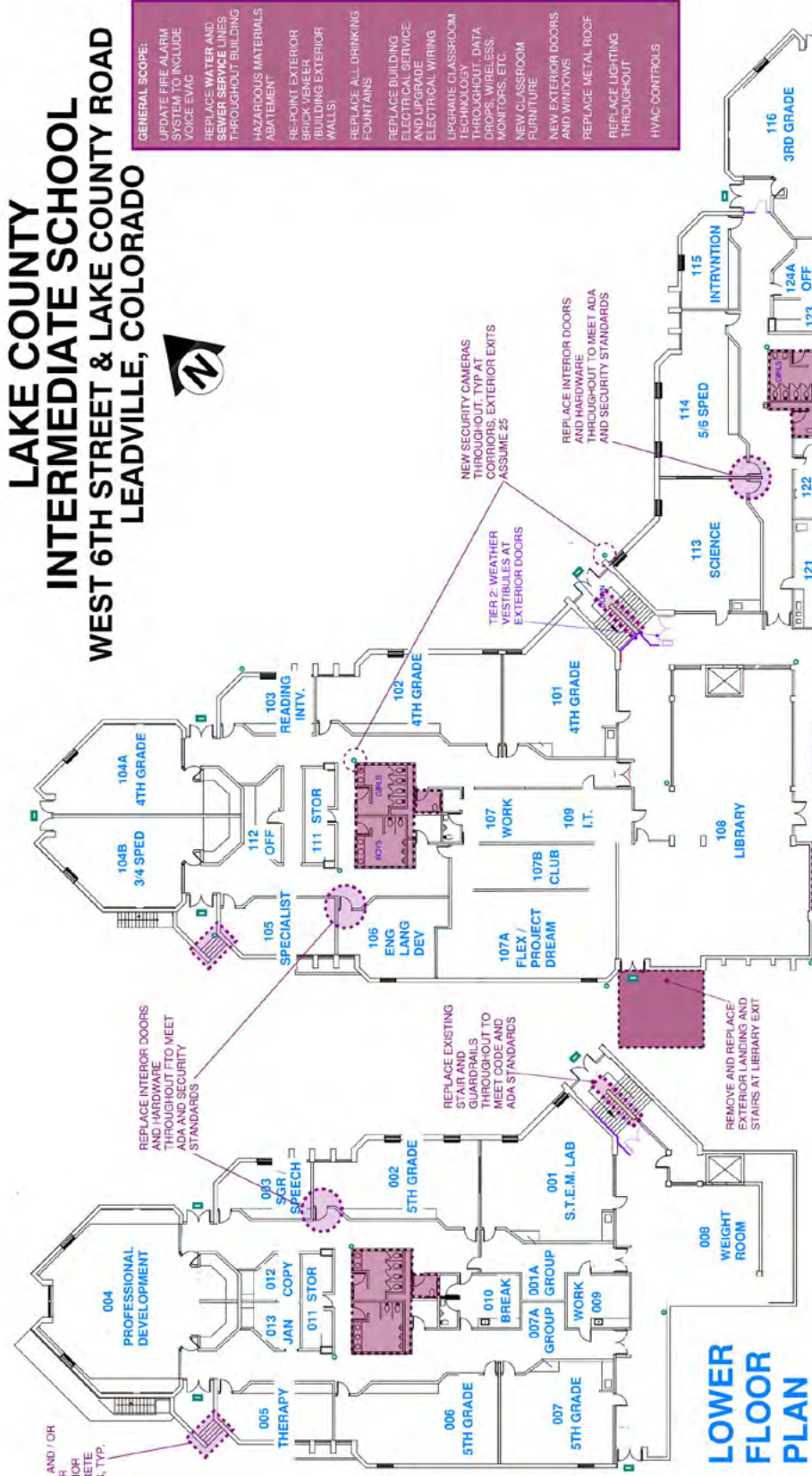
- Replace interior and exterior lighting
- Replace standing seam metal roofing
- Replace exterior doors, add / replace vestibules
- Replace exterior windows
- Replace exterior building soffits
- Add hydronic hw pumps at each existing air handler
- Replace hvac controls system



LAKE COUNTY INTERMEDIATE SCHOOL WEST 6TH STREET & LAKE COUNTY ROAD LEADVILLE, COLORADO



GENERAL SCOPE:
 UPDATE FIRE ALARM SYSTEM TO INCLUDE VOICE EVAC
 REPLACE WATER AND SEWER SERVICE LINES THROUGHOUT BUILDING
 HAZARDOUS MATERIALS ABATEMENT
 REPOINT EXTERIOR BRICKWORK BUILDING EXTERIOR WALLS
 REPLACE ALL DRINKING FOUNTAINS
 REPLACE BUILDING ELECTRICAL SERVICE AND UPGRADE ELECTRICAL WIRING
 UPGRADE CLASSROOM TECHNOLOGY THROUGHOUT. DATA DROPS, WIRELESS MONITORS, ETC.
 NEW CLASSROOM FURNITURE
 NEW EXTERIOR DOORS AND WINDOWS
 REPLACE METAL ROOF THROUGHOUT
 HVAC CONTROLS



LAKE COUNTY FACILITIES 07.2023 EXISTING FLOOR PLANS

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FEDERICO FIELD RECOMMENDED SCOPE

FEDERICO FIELD RESTORATION

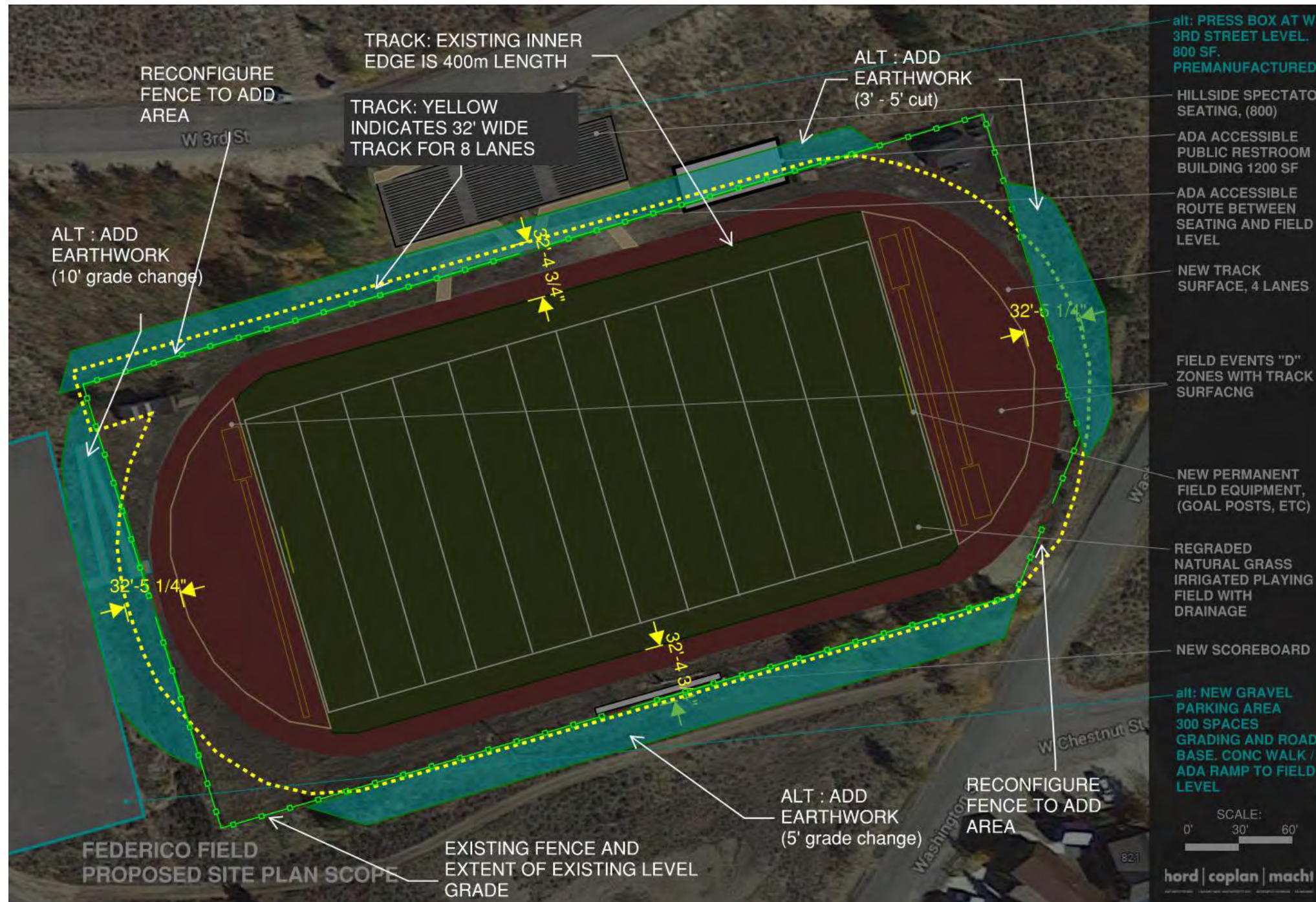
- Demolition and regrading -athletic field + track
- New base, pavement, 13 mm track surfacing & markings for running track, d-zones, and field events
- Concrete work / curbs
- Artificial turf field with drainage system
- New lighting
- Goal posts, field event equipment and new scoreboard
- Bleacher seating & foundations
- ADA Accessible Restroom Building



FEDERICO FIELD ADDITIONAL SCOPE RECOMMENDED IF FUNDING ALLOWS:

FEDERICO FIELD RESTORATION

- Expand Track to 8 lanes
- Provide overflow parking lot on-site



PHASE 2 RECOMMENDATIONS, MID-TERM 5-10 YEARS:

- RESTORE LCIS AQUATICS CENTER TO FUNCTIONAL CONDITION WITHIN CURRENT BUILDING FOOTPRINT, UNLESS NEW TOWN REC CENTER BECOMES LIKELY
- EXPAND LAKE COUNTY ELEMENTARY SCHOOL TO GRADES PK-6 WITH A BUILDING ADDITION AS PRESENTED IN OPTION D ABOVE
- CONVERT LCIS INTO COUNTY REC CENTER AND ADMIN FACILITIES AS PRESENTED IN OPTION D ABOVE

PHASE 3 RECOMMENDATIONS, LONG-TERM 10-20 YEARS:

- CONSTRUCT A NEW COMBINED TRANSPORTATION / MAINTENANCE FACILITY ON EXISTING OR NEW PROPERTY
- UPGRADES AND IMPROVEMENTS TO PITTS ELEMENTARY SCHOOL TO CONTINUE HOUSING CLOUD CITY HIGH, DISTRICT ADMIN, AND COMMUNITY DAY CARE

HIGH-PERFORMANCE OBJECTIVES

Sustainability

The district will be focused on achieving energy-efficient facilities that minimize maintenance and operational costs while maximizing the performance of the students. The following goals should be targeted as fundamental aspects of sustainability and high-performance:

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

Durability

All educational facilities should be constructed with the longevity of the building in mind. That means not only using durable materials but also designing the facility with as much built-in flexibility as possible. When considering the materials to be used, the most durable, such as masonry, also become the most sustainable. The issues of resource control - what to build, where to build, and budget, are basic to sustainability in design. The use of materials that are timeless in nature as well as durable will lead to a structure that retains its usefulness for an extended period of time.

Energy and Water Efficiency

Careful selection of the facility mechanical systems will have one of the largest impacts on operational costs throughout the district. Energy-efficient mechanical systems such as geo-exchange ground-source heat-pump systems, energy recovery ventilators, and / or high-efficiency central boilers will all be evaluated for each project in developing the most appropriate current systems for the Lake County climate. LED (light-emitting diode) electrical lighting should ultimately be provided throughout facilities, which is the most energy-efficient lighting available. Low-flow and automatic plumbing fixtures will minimize the consumption of water in the new facilities.

Daylight

Of all the elements that make up a high-performance school, none has greater impact on quality of learning than daylight. Daylight can be introduced in to school buildings in many ways — including windows, skylights and light shelves.

Building Envelope

Thoroughly and continuously insulated exterior building envelopes are fundamental to achieving high energy performance in the Lake County climate. Meeting or exceeding the requirements of the International Energy Conservation Code will ensure that other investments, such as high-efficiency mechanical systems or renewable energy, are not short-circuited by poorly performing outer walls and roof.

Renewable Energy

Once the foundation is laid for a sustainable building through a well-insulated envelope, daylight, energy-efficient HVAC, and long-lasting materials, then renewable energy can be considered for taking the efficiency of the project to the next level. In the Leadville area of Colorado, the renewable energy approach with the most potential for return on investment is an on-site photovoltaic system. The appropriateness of this system is subject to a specific site-based solar study that considers the shadows from surrounding terrain and the duration of sunlight received during the day on site. Options for photovoltaic panels include placement on the school roof, placement in a ground-mounted array on-site, or integration with covered parking canopies. Other options for photovoltaic energy include purchasing renewable energy credits. Wind Energy potential is very site-specific and would require detailed study, but research indicates that the Leadville area of Colorado may have more potential than most other areas of the US and Colorado. Potential for Biomass renewables are not significant in the Leadville area according to the National Renewable Energy Laboratory. True geothermal energy is possible but is likely cost-prohibitive on projects of this scale.

PROJECT MANAGEMENT PLAN

The district-wide master plan projects will be managed by an Owner's Representative (OR). The OR will manage the project on the school's behalf to ensure the project is progressing appropriately pursuant to the schedule, monitor quality and budget as the project progresses, and interact with the school representatives and architect to provide direction/alternatives to matters that may arise. The design phase will be overseen by an architect as selected by the Owner. The architect will be involved with management of project with respect to administering questions related to design from the construction team and provide regular site visits to inspect the project with the OR for quality, conformance to the construction documents, and review of the contractor pay applications.

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

FUNDING

Overall Funding Strategy

At the time of this report, the school district intends to seek project funding through a bond election in the fall of 2023. To supplement to the bond funding, the district will pursue a State-funded B.E.S.T. grant (Building Excellent Schools Today) for safety and security upgrades at LCIS. This grant program could provide funding for up to 52% of the costs of the security and Health-Safety-Welfare upgrades. The bond election will cover the balance of the costs for LCIS and for renewing Federico Field.

PROJECT OPTIONS INCLUDED IN 2023 BOND:

PROJECT OPTIONS CONSIDERED FOR 2023 BOND:



LCSD - 2023 FMP Budget

Project Description	Total Average Cost (Rounded)	Bond Question #
LCIS - Tier I	\$ 14,900,000	1
LCIS - Tier II	\$ 20,300,000	2
Federico Field - Base Scope w/ ADA Restroom	\$ 8,200,000	2
Federico Field - Add Alternates	\$ 3,240,000	2
Subtotal	\$ 31,740,000	

LCSD - 2023 FMP Budget

8/24/2023

Project Description	Construction Cost (w/ Contingency)	Escalation (%)	Subtotal	Soft Cost	Design Progress Contingency	Total Average Cost (Rounded)
LCIS - Tier I + Abatement	\$ 10,424,175	9%	\$ 11,362,351	\$ 1,876,351	10%	\$ 14,600,000
LCIS - Tier II + Abatement	\$ 14,254,101	9%	\$ 15,536,970	\$ 2,565,738	10%	\$ 19,900,000
LCIS - FF&E				\$ 650,000	10%	\$ 700,000
LCIS Subtotal:						\$ 35,200,000
Federico Field - Base Scope w/ ADA Restroom	\$ 5,987,230	9%	\$ 6,526,081	\$ 898,085	10%	\$ 8,200,000
Aquatic Center & Abatement - Base Scope	\$ 9,425,586	20%	\$ 11,310,703	\$ 1,413,838	10%	\$ 14,000,000
Potential Bond Amount:						\$ 57,400,000
ADD ALTERNATES TO CONSIDER						
Fed Field - Pressbox	\$ 101,160	9%	\$ 110,264	\$ 15,174	10%	\$ 140,000
Fed Field - 8 lane track instead of 4 lane	\$ 2,299,692	9%	\$ 2,506,665	\$ 344,954	10%	\$ 3,100,000
Fed Field - New Gravel Parking	\$ 413,192	9%	\$ 450,379	\$ 61,979	10%	\$ 600,000
Fed Field - Synthetic Turf	\$ 732,600	9%	\$ 798,534	\$ 109,890	10%	\$ 1,000,000
Aquatic Center- Public Locker Room Remodel	\$ 1,648,936	20%	\$ 1,978,724	\$ 247,340	10%	\$ 2,450,000

PROJECT IMPLEMENTATION

LCIS RENOVATION : PROJECT OPTION LIST AND DETAILED ESTIMATES

LAKE COUNTY SCHOOL DISTRICT LEADVILLE, CO REPAIRS & IMPROVEMENTS - LAKE COUNTY INTERMEDIATE SCHOOL	8/22/2023	
	ESTIMATED COST FOR 2024	
LCIS TIER 1		
SECURITY		
ADD SECURE MAIN ENTRY VESTIBULE & SECURITY TECH TO MATCH NEW SCHOOLS	\$ 1,045,667	
SECURITY CAMERAS THROUGHOUT	\$ 275,000	
REPLACE ASPHALT PAVING, CURBS, AND WALKS	\$ 1,879,559	
REPLACE INTERIOR WOOD DOOR HARDWARE	\$ 196,283	
ADD SECURITY LOCKSETS AT POOL AREA	\$ 47,947	
BUILDING CODE & FIRE SAFETY		
REPAIR EXTERIOR CONCRETE STAIRS AT EGRESS	\$ 61,956	
REPAIR EXTERIOR STRUCTURAL LANDING SLAB AT LIBRARY ENTRY	\$ 59,764	
REPLACE SITE FIRE HYDRANTS	\$ 32,728	
EXIT LIGHTS AT ALL EGRESS DOORS	\$ 54,072	
CORRECT STRUCTURAL WALL MOVEMENT AT EAST STAIR	\$ 55,000	
SYSTEMS		
REPLACE WATER SERVICE TO THE BUILDING	\$ 128,209	
REPLACE SEWER SERVICE TO THE BUILDING	\$ 100,461	
FIRE SPRINKLERS ADDED TO UNPROTECTED AREAS	\$ 968,538	
REPLACE FIRE ALARM SYSTEM- VOICE EVACUATION	\$ 838,266	
HEATING - REPAIR/REPLACE GYM HEATING UNIT	\$ 137,500	
REPAIR/RE-POINT EXISTING EXTERIOR BRICK	\$ 202,772	
REPAIR SLOPE EROSION & INSTALL SLOPE PROTECTION	\$ 273,208	
ACCESSIBILITY UPGRADES		
NEW ADA COMPLIANT DOORS & HARDWARE	\$ 623,811	
ADA UPGRADES TO SINGLE FIXTURE RESTROOMS	\$ 115,687	
MULTI-FIXTURE RESTROOMS- UPGRADE FOR ADA COMPLIANCE	\$ 440,000	
REPLACE INTERIOR STAIR RAILINGS	\$ 108,465	
REPLACE DRINKING FOUNTAINS	\$ 51,198	
INSTALL ADA ACCESS AT FRONT ENTRY	\$ 42,471	
RELOCATE ADA PARKING STALLS	\$ 21,344	
REPLACE DAMAGED SECTIONS OF EXISTING WALKS	\$ 20,253	
REPLACE EXTERIOR STEEL STAIRS	\$ 167,226	
LCIS TIER 1 - TOTAL	\$ 7,947,385	
LCIS TIER 2		
EDUCATIONAL UPGRADES		
UPGRADE CLASSROOM & BUILDING TECH TO MATCH NEW SCHOOLS	\$ 330,000	
UPGRADE & REPLACE ELECTRICAL SERVICE	\$ 220,000	
NEW CLASSROOM FURNITURE	\$ 440,000	
CORRECT PLAYGROUND DRAINAGE PROBLEM	\$ 137,500	
ENERGY EFFICIENCY UPGRADES		
REPLACE LIGHTING AT BUILDING INTERIOR	\$ 2,229,309	
REPLACE EXTERIOR LIGHTING	\$ 220,000	
REPLACE STANDING SEAM METAL ROOFING	\$ 1,997,141	
REPLACE EXTERIOR DOORS	\$ 309,522	
ADD VESTIBULES AT EXTERIOR DOORS	\$ 825,000	
REPLACE EXTERIOR WINDOWS	\$ 2,975,836	
REPLACE EXTERIOR BUILDING SOFFITS	\$ 354,562	
ADD HYRONIC HW PUMPS AT EACH EXISTING AIR HANDLER	\$ 289,957	
REPLACE HVAC CONTROLS SYSTEM	\$ 1,724,770	
LCIS TIER 2 - TOTAL	\$ 12,053,597	
ALTERNATES		
ADDITIONAL PAVING AS REQUIRED TO IMPROVE TRAFFIC SAFETY	\$ 196,628	

FEDERICO FIELD RENOVATION : PROJECT OPTIONS LIST AND DETAILED ESTIMATE

LAKE COUNTY SCHOOL DISTRICT LEADVILLE, CO REPAIRS & IMPROVEMENTS - LAKE COUNTY INTERMEDIATE SCHOOL	8/22/2023	
	ESTIMATED COST FOR 2024	
FEDERICO FIELD		
DEMOLITION & REGRADING - ATHLETIC FIELD & TRACK	\$ 272,220	
NEW BASE, PAVEMENT, 13MM TRACK SURFACE, MARKINGS, D-ZONES, FIELD EVENTS	\$ 1,380,333	
CONCRETE WORK / CURBS	\$ 374,260	
NATURAL FIELD TURF WITH DRAINAGE SYSTEM	\$ 849,603	
NEW LIGHTING	\$ 801,985	
GOAL POSTS, FIELD EVENT EQUIPMENT, & SCOREBOARD	\$ 207,179	
BLEACHER SEATING & FOUNDATIONS	\$ 668,321	
FEDERICO FIELD - TOTAL	\$ 4,553,901	
ALTERNATES		
PRESSBOX	\$ 91,135	
ADA ACCESSIBLE RESTROOM	\$ 840,000	
NEW GRAVEL PARKING	\$ 372,245	
ADD FOR SYNTHETIC TURF IN LIEU OF NATURAL FIELD TURF	\$ 660,000	
ADD 4 LANES TO THE TRACK FOR 8 TOTAL LANES	\$ 2,071,795	

LCIS AQUATICS CENTER RENOVATION: PROJECT OPTION LIST AND DETAILED ESTIMATES

LAKE COUNTY SCHOOL DISTRICT				8/16/2023	
LEADVILLE, CO					
FACILITY ASSESSMENT - LAKE COUNTY AQUATICS					
SUMMARY				ESTIMATED COST- 2020 \$	ESTIMATED COST- 2023 \$
TIER 1					
1 YEAR IMPROVEMENTS					
1	C	Provide drainage solutions for exterior snow melt area	\$	10,000	\$ 15,012
2	A	Monitor roof bi-annually	\$	500	\$ 751
3	A	Clear roof drains of debris - bi-annually	\$	500	\$ 751
4	A	Revise toilet and shower stalls to meet ADA or as close as possible	\$	10,000	\$ 15,012
5	A	Investigate mold issues	\$	3,000	\$ 4,504
6	A	Demolish and upgrade locker rooms to meet ADA and code	\$	80,000	\$ 120,096
7	A	Create new color palette	\$	2,500	\$ 3,753
8	A	Paint facility interior throughout with the new color palette	\$	20,000	\$ 30,024
9	A	Replace existing lamps with the same color temp lamps - throughout and equivalent LED	\$	3,000	\$ 4,504
10	A	Replace lights with natorium, wet and damp rated light fixtures	\$	35,000	\$ 52,542
11	A & P	Provide pipe protectors over exposed pipes (included in ADA improvements above)	\$	-	\$ -
12	A & P	Replace faucets to meet ADA and reduce water consumption	\$	5,000	\$ 7,506
13	A	Remove and provide new expansion joint material at pool deck/pool edge	\$	1,500	\$ 2,252
14	A	Remove and replace sealant at whirlpool with chlorine resistant sealant	\$	100	\$ 150
15	A & E	Review light photometrics in pool to determine need for new fixtures	\$	1,500	\$ 2,252
16	A	Replace missing tiles at whirlpool railing	\$	500	\$ 751
17	A	Perform hyothermal analysis and wall insulation investigation to coordinate new HVAC systems work	\$	8,000	\$ 12,010
18	C	Ice melt systems improvements	\$	4,500	\$ 6,755
19	C	Concrete paving/patch at exterior Mech unit (assoc. with ice melt area fix)	\$	8,000	\$ 12,010
20	C	Asphalt demolition, path, and paving (assoc. with ice melt area fix)	\$	8,000	\$ 12,010
21	SP	Lap pool repair items - See pool section for additional details	\$	3,600	\$ 5,404
22	SP	Spa items	\$	4,100	\$ 6,155
23	SP	Pool deck items	\$	34,400	\$ 51,641
24	SP	Mechanical room items	\$	23,675	\$ 35,541
25	M	Replace pool dehumidification unit	\$	316,000	\$ 474,379
26	M	Review blocked airflow in men's locker room in more detail	\$	800	\$ 1,201
27	M	Determine how to get the de-stratification fans operational	\$	500	\$ 751
28	M	Modify domestic water heater flues to prevent freezing	\$	1,600	\$ 2,402
29	P	Gas piping to PDU-1 removal and replacement with new PDU	\$	5,400	\$ 8,106
30	P	Provide drywell for condensate discharge and to reduce ice build up	\$	3,000	\$ 4,504
31	P	Provide all new plumbing for full locker room remodel (in addition to arch costs)	\$	71,000	\$ 106,585
32	P	Modifications to natural gas system to fire all at one time and function properly	\$	31,000	\$ 46,537
33	E	Move sauna loads to one of the pool panels	\$	5,000	\$ 7,506
34	E	Confirm pool system bonding on deck and in pool equipment room - Repair or add if no present	\$	20,000	\$ 30,024
35	E	Adjust and add exit signage for better visibility and safety	\$	800	\$ 1,201
TIER 1 - TOTAL			\$	722,475	\$ 1,084,579
TIER 2					
2-5 YEAR IMPROVEMENTS					
1	C/A	Remove damaged brick wall at south side	\$	300,000	\$ 450,360
2	A	Add wall protection (if required in envelope study)	\$	50,000	\$ 75,060
3	A	Provide more inviting signage at front entry	\$	5,000	\$ 7,506
4	A	Monitor parking	\$	-	\$ -
5	A	Provide new signs for family and senior parking	\$	500	\$ 751
6	A	Remove ceiling tile/grid and replace with Denshield at dive well area. Paint with epoxy high performance paint. This may move to year 1 category depending on asbestos tile review	\$	30,000	\$ 45,036
7	C	Remove existing brick wall at exterior, regrade, and patch for positive slope	\$	5,000	\$ 7,506
8	C	Remove mill and overlay to parking lot	\$	75,000	\$ 112,590
9	SP	Facility replacement new lap pool	\$	1,407,000	\$ 2,174,000
10	SP	Facility replacement new spa	\$	180,000	\$ 243,000
11	M	Provide new air distribution in natatorium	\$	80,000	\$ 120,096
12	M	Provide HVLS ceiling fans to natatorium	\$	22,000	\$ 33,026
13	M	Increase size of deck return air louver	\$	5,000	\$ 7,506
14	M	Rebalance air systems in locker rooms	\$	2,340	\$ 3,513
15	M	Replace space conditioning and ventilation	\$	30,000	\$ 45,036
16	M	Provide a make-up air system in the pool mechanical room	\$	20,000	\$ 30,024
17	M	Replace the spa boiler flue	\$	7,500	\$ 11,259
18	M	Provide a dedicated fan coil unit with ventilation air to serve the office space	\$	15,000	\$ 22,518
19	P	Updated deck drainage with pool deck and/or gutter replacement	\$	72,000	\$ 108,086
20	P	Addition of high/low ADA drinking fountain	\$	5,000	\$ 7,506
21	P	Gravity drain for pool backwash and add floor drain for emergency discharges	\$	9,000	\$ 13,511
22	P	Provide sewage ejector pumps and DDC trouble alarm	\$	15,000	\$ 22,518
23	S	Repair of site stairway	\$	15,000	\$ 22,518
24	S	Repair corroded portion of exterior wall	\$	10,000	\$ 15,012
25	S	Exhaust all efforts to find existing building drawings	\$	-	\$ -
26	S	Replacement of nit railing and stairway	\$	5,000	\$ 7,506
27	S	Repair of bench support steel rust	\$	2,000	\$ 3,002
28	S	Remove or repair patio brick wall (see civil numbers)	\$	-	\$ -
29	E	Monitoring/Notification to the Aquatic staff when power outage	\$	5,000	\$ 7,506
30	E	Remove all abandoned wire	\$	5,000	\$ 7,506
31	E	Repair or replace devices that are heavily corroded in the pool mech room	\$	1,000	\$ 1,501
32	E	More detailed investigation of snowmelt system and repairs	\$	10,000	\$ 15,012
33	E	Sauna contactor adjustments	\$	3,000	\$ 4,504
34	E	Replace light fixtures - noted above in Arch. Comments	\$	-	\$ -
TIER 2 - TOTAL			\$	2,391,340	\$ 3,624,475

LAKE COUNTY SCHOOL DISTRICT				8/16/2023		
LEADVILLE, CO						
FACILITY ASSESSMENT - LAKE COUNTY AQUATICS						
SUMMARY				ESTIMATED COST- 2020 \$	ESTIMATED COST- 2023 \$	
TIER 3						
6-10 YEAR IMPROVEMENTS						
1	A	Paint EIFS and exterior metal trim	\$	20,000	\$ 30,024	
2	A	Remove stair and open up wall to mountain views	\$	150,000	\$ 225,180	
3	A	Exterior expansion Approx 3000 sf at \$400/sf	N/A	N/A	Item rejected	
4	M	Replacement of pool heaters and snowmelt boiler w/ boiler heat exchanger syst.	\$	74,100	\$ 111,239	
5	S	Repair coating on underside of metal deck above pool	\$	10,000	\$ 15,012	
6	S	Fix cracked and poorly draining deck slab panels	\$	10,000	\$ 15,012	
7	S	Replace cracked slabs in mechanical room	\$	2,000	\$ 3,002	
8	S	Address rust on angle under spa area	\$	15,000	\$ 22,518	
9	E	Aquatic Center electrical distribution and metering	\$	30,000	\$ 45,036	
10	E	Change pool loads from this panel (used by school) and onto other panels	\$	1,000	\$ 1,501	
11	E	Replacement of damaged or dated devices throughout	\$	3,000	\$ 4,504	
12	E	Lighting controls - part of fixture replacement	\$	8,000	\$ 12,010	
13	E	Modifications to Voice/Data Cable systems	\$	1,000	\$ 1,501	
14	E	Add 2-3 security cameras	\$	1,000	\$ 1,501	
15	E	AV sound systems improvements	\$	10,000	\$ 15,012	
TIER 3 - TOTAL			\$	335,100	\$ 503,052	
NEW 2023 ITEMS						
1	SP	Water loss at pool			N/A Pool to be replaced	
2	SP	Pool floor wavy/warped			N/A Pool to be replaced	
3	SP	Pool pump pit flood - repair/replace items	\$	150,000		
4	SP	Pool liner needs replaced			N/A Pool to be replaced	
5	S	Repair of site stairway			See Above	
6	S	Replace exterior patio slab			\$ 30,000	
7	S	Surface coating applied to pool deck around spa			N/A Work complete	
8	S	Repair coating on underside of metal deck above pool			See Above	
9	M	Clean and restart boilers, check piping for leaks			\$ 7,500	
10	M	Replace air handler and ducting			See Above	
11	M	Mechanical Room Ventilation and replace corroded items.			\$ 25,000	
12	M	Locker room exhaust and makeup air			\$ 40,000	
13	P	Replace plumbing fixtures and ADA compliant			See Above	
14	P	Replace exterior gas piping			\$ 30,000	
15	P	Provide sewage ejector pumps and DDC trouble alarm			See Above	
16	FP	Fully sprinkler this portion of the building			\$ 305,000	
17	M	Ventilate & exhaust pool office storage rooms			\$ 15,000	
NEW 2023 ITEMS - TOTAL			\$	-	\$ 602,500	
TOTAL AQUATIC AND BUILDING IMPROVEMENTS 1 TO 10 YEARS & NEW 2023 ITEMS				\$	3,448,915	\$ 5,814,607
CONTINGENCY				10.00%	\$ 581,461	
GENERAL CONDITIONS/BONDS & INSURANCES				12.00%	\$ 767,528	
CONTRACTOR OH & FEE				5.00%	\$ 358,180	
TOTAL ESTIMATED CONSTRUCTION COST					\$ 7,521,775	
ALTERNATES						
1		2,000 SF locker room remodel for community use, remove lockers 141 & 142		\$	1,403,350 Includes markups	
ALTERNATE ITEMS - TOTAL			\$	-	\$ 1,403,350	

PROPOSED PROJECT TIMELINES : SCHEDULE OPTIONS



ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN

Master Plan Proposed Scope – Preliminary Schedules

The following reflects preliminary design schedules and anticipated construction schedules for the proposed work at LCIS and Federico field, as defined in the master plan documentation.

LCIS Renovation – Option 01 (with BEST Grant First Summer Work)

Construction Start – Beginning of Summer 2024

Risk: 15% of Design Fee expended before bond election

- Design Team RFP AUG 25, 2023
- Design Starts SEP 25, 2023
- Election Day NOV 7, 2023
- Order Long-lead items JAN 04, 2024
- Submit for BEST Grant FEB 01, 2024 +/-
- Submit for Building Permit FEB 21, 2024
- BEST Grant Decision MAY 24, 2024
- Building Permit MAY 29, 2024
- BEST Funds available AUG 06, 2024

Construction: Start summer of 2024 with work to setup and create areas for swing space for to allow work during the school year. The swing space could be within the building, if occupancy allows, or installing modulars. The second summer would be the final push with most likely the remainder of the site work. Anticipate 16 months of construction.

LCIS Renovation – Option 02 (with BEST Grant Second Summer Work)

Construction Start – End of Summer 2024

Risk: Miss most of first summer for construction.

- Design Team RFP OCT 7, 2023
- Election Day NOV 7, 2023
- Design Starts NOV 8, 2023
- Order Long-lead items FEB 14, 2024
- Submit for Building Permit APRIL 03, 2024
- Building Permit JULY 10, 2024
- Submit for BEST Grant FEB 01, 2025 +/-
- BEST Grant Decision MAY 24, 2025 +/-
- BEST Funds available AUG 6, 2025 +/-



Construction: Overall similar approach, but without the 1st summer to get the initial scope in place and create swing space we anticipate that it will extend the construction duration. Starting September 2024, we would anticipate 20-month duration. Completing the site work over the only summer season could be a challenge.

Aquatics Center Renovation

- Design Duration 7 to 8 Months
- Building Permit Duration 14 Weeks
- Construction Start 10.5 to 11.5 Months after Design Start
- Construction Duration: 12 to 14 Months

Federico Field Improvements – Option 01

Construction Start – Beginning of Summer 2024

Risk: 15% of Design Fee expended before bond election

- Design Team RFP AUG 25, 2023
- Design Starts SEP 25, 2023
- Election Day NOV 7, 2023
- Order Long-lead items JAN 04, 2023
- Submit for Building Permit FEB 21, 2024
- Building Permit MAY 29, 2024

Construction: Starting May/June of 2024 gives the best opportunity to complete in a single building season. Fall sports on the new field would not be guaranteed.

Federico Field Improvements – Option 02

Construction Start – End of Summer 2024

Risk: Miss most of first summer for construction.

- Design Team RFP OCT 7, 2023
- Election Day NOV 7, 2023
- Design Starts NOV 8, 2023
- Order Long-lead items FEB 14, 2024

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- Submit for Building Permit APRIL 03, 2024
- Building Permit JULY 10, 2024

Construction: With a July start, it may be possible to complete the work within the 2024 building season, but runs the risk of needing to finish in the spring of 2025 after the snow melt.

XVII. CONCLUSION

The LCSD Executive Committee was formed and is made up of 4 district leaders, who worked on these issues for more than 10 months, meeting on a weekly basis to evaluate the planning progress, solicit community input, and make decisions allowing the work to progress.

In November of 2022, the planning team visited each selected site to assess the facility conditions, and to assess the functional or educational adequacy. Specifically at Lake County Intermediate School, the team interviewed and conducted visioning exercises with the staff on location. Input was gathered into a detailed, tiered list of proposed projects and needs for each facility.

Throughout the fall of 2022, numerous community meetings were held in Leadville in order to help update and communicate the district vision, to gauge the public's reaction to several possible scenarios, and to prioritize the established facility needs. The following options were considered by the Community at Large and by the Executive Committee:

Master Plan Option A:

- Minimum Code compliance upgrades to Lake County Intermediate School:
(Safety and Security Improvements and Critical Systems repairs)

Master Plan Option B:

- Minimum Code compliance upgrades to Lake County Intermediate School:
(Safety and Security Improvements and Critical Systems repairs)
+Educational Upgrades
(Classroom Technology, Power outlets, furniture, etc.)
+Energy efficiency Upgrades
(Lighting replacement, insulation and vestibules)
- Improve Federico Field to Competition standards

Master Plan Option C:

- Construct an Addition to Lake County Elementary School for Grades 3-6
(Providing enough flex space to accommodate full programs from LCIS)
- Convert LCIS to a Shared Community building
(Housing Lake County Government spaces shared with District Administration, Cloud City High School and Bright Start. Pool to be maintained by County.)
- Decommission and Sell or Redevelop Pitts Elementary School Site

Master Plan Option D:

- Construct an Addition to Lake County Elementary School for Grades 3-6
(Providing enough flex space to accommodate full programs from LCIS)
- Sell LCIS to Lake County
(Housing Lake County Government spaces, Community Library and Community Rec Center, including Pool)

Having completed the refined option studies, the team conducted a survey of the community members and the school staff to help evaluate which options would be preferred and supported by the district and community. The survey presented the options above. Though the voting results were initially very evenly split, the options that proposed adding to the new elementary school were slightly more favored. A broader follow up survey in the spring moved opinion firmly to the support of minimal safety renovations at LCIS with even more support for restoring the aquatics center to operational status and Federico Field to competitive conditions. Largely a reaction to the increased costs seen as a result of the pandemic and its inflationary pressures, there appeared to be more comfort with the projects that provided more resources to the community while repairing the critical issues at LCIS. Long-term, there is significant interest in turning over LCIS to Lake County, as long as the pool and gym remain community resources. However, the County budgetary timeline does not necessarily align with the School District needs for improved facilities at the moment.

RECOMMENDATIONS

Although the consolidation of elementary grades at Lake County Elementary (OPTION D) remains the planning team's preferred long-term solution, the Executive Committee in summer 2023 came to the conclusion that next steps should address the most critical repairs and improvements currently facing LCIS. The additional priority projects of restoring Federico Field and providing more significant upgrades to LCIS (Tier 2) will be included in the 2023 bond question and added at the community's discretion. (OPTION B) The District will attempt a bond election and subsequent BEST grants in 2023-2024 to support the targeted projects.

Restoring the LCIS Aquatics Center is a project that has significant support from the community; however, there are concurrent planning efforts by the Town of Leadville and Lake County which are exploring a new facility option. More time is needed to coordinate with these entities on the proper use of the LCIS pool area and the long-term use of the LCIS school building.

APPENDIX A : SELECT MEETING MINUTES

LCIS STAFF INTERVIEWS

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LCIS Teacher and Staff Interviews

11/01/2021

Matt Porta, Lyn Eller, Joselinne Mendoza-Ortega, Reilly O'Brien

...

Questions to LCIS teachers and staff: What do you like about LCIS and your space? What would you change at LCIS to make it better? Any other thoughts concerning a new LCIS as part of the LCES campus?

5TH GRADE TEAM:

Aly Beery

Like: Like having have the extra spaces that LCIS affords. Like the existing rooms size. Overall, this building has the right number and types of spaces (book rooms, teacher lounge, copy room). Physically like the building location relative to town and the high school.

Change: Flooring is hard surface. Very loud classroom, prefer carpet. Drawbacks of the building include having a lot of places to hide and overall hard to supervise. Upper to lower parking lot needs new stair connection. LCIS classrooms has inconsistent casework and no sinks in the classrooms.

Other: Would like to stay to keep more space. Need to answer the question what would happen to LCIS if it is not a school.

Megan Green

Like: PD room is a great amenity.

Change: The furniture in LCIS is old, isn't flexible, and nothing matches.

Other: Like that LCES has a cafeteria separate from the gymnasium. The finishes of the school are dated. Would like to stay to keep more space.

Karen Johnson

Like: Like having a printer for each pod. Other amenities of the playground are great, but may not be completely age appropriate.

Change: Don't like the proportion of classroom. Lack of daylight, garden level classroom. Would like to have the ability to see other teachers and see the restrooms (like LCES). Play area does not have any drainage. It becomes a mud pit or ice pit. Overall, lack of outdoor play fields. Would love to get a sledding hill with less boulders on the slope.

Other: Would like to stay to keep more space.

6TH GRADE TEAM:

Karen Brungart

Like: Carpet, tile, sink, and storage in classroom. Adult bathrooms and adult lounge space.

Change: Inconsistent teaching collateral (marker boards, tack boards, etc.) Shapes of the rooms limit flexibility. Provide a breakout space. Having specials in the pods does have 3rd graders and 6 graders in the same bathroom group.

Other:

Matthew Burns

Like:

Change: Inconsistent classroom size and amenities. Weird to have the Art classroom in the 6th grade wing.

Other: What will happen to LCIS if the school moves out?

Lisa Forget

Like: Current classroom has adequate storage, but not all classrooms. Like keep back packs in the hall.

Change: Not all walls between classrooms are acoustically isolated. Old technology. No window treatments (glare).

Other: If Cloud City had its own entry and no reason to be in LCIS, it would be an OK adjacency.

SPECIALS TEAM:

Amanda Good - Art

Like: The building has a lot of space and is flexible. Hard surface flooring. Like the location within the building. Decent daylighting in classroom. Has a kiln room, down the hall, but not too inconvenient.

Change: LCIS art room is small. LCES art room is also small. The small room is lacking storage. A shed that is located outside is utilized for storage today. Also noted that there is not enough storage at LCES. Wing wall adjacent to sink creates a blind spot.

Other: Love this building and don't want to leave it. Don't want to combine art classrooms, is concerned about the other amenities within that space. Concerned that will be losing a classroom and this will hurt the overall specials program. Currently has 4 to 5 class periods within classroom. Don't like the L shape art classroom at LCES, creates blind spots (kiln room). If there was a second art room at LCES, it feels better to move. Concerned about what would happen to the LCIS building if it was not a school. A PK-6 school building does provide one less transition, which academically would be positive.

Bethany Massey - Superintendent of Schools

Like:

Change: Lack of a secure entry vestibule.

Other:

Becky Church – Special Education

Like: Love current space, size, and openness. Room has adequate storage and shelves. Overall room is comfortable. Also have a separate reset / sensory room adjacent to the main classroom. Program also includes 3 paras. Like having her desk and the para desks in the classroom.

Change: Lack of power. Lack of white boards.

Other: Would prefer to stay and renovate, mainly due to the space that is provided for that program. Concern is that the program will get less space in the new construction. The three SPED classrooms are distributed with the classroom pods.

Brandon Leverett - Maintenance

Like: The indoor track is critical to the program. About every space in the building is used at some point during the day.

Change: Building does need new HVAC. Would like to finish the light fixture replacement project. The building does need new carpeting and would prefer carpet tile. All AHU's to be replaced. Most piping would need to be replaced (galvanized). Water only boiler system (no glycol). The electrical panels are original

to the 1970's construction of the existing building. Immediate need, the copper heating coil is leaking and until fixed, cannot heat the gymnasium.

Other: Moving out to a new building is the worst idea ever. More concerns about Pitts and suggests moving district admin into the Pool area. Does miss the pool, but recognizes the cost of fixing the pool may be a limitation. Concern about the existing use agreement of the gyms with the county. Fixing Frederico field could change the joint use agreement with the county.

Blanca - After School Programs

Like: Like the amenities available at LCIS, adjacent to the Library. The space remains available during the school day.

Change: LCES does not have space to support the After School Program (Project Dream) and lacks storage. Finishes are old, specifically the carpet flooring. Lighting is old.

Other: Would like to see the pool get fixed. Used often with the After School Program. Has been a teacher at LCIS for 17 years.

Tim Powell- Maintenance

Like: Like the total of the building. Plenty of flexibility.

Change: Significant upgrades to all MEP systems. Some boiler upgrades in 1997. All exterior doors and many interior doors need to be replaced. There is an existing lead piping issue with the facility. Lack of building maintenance storage at WPES.

Other: Concern about Pitts and its longevity and viability. Would like to see the renovation of this facility. Opportunity to move the District office into this building, likely utilizing the pool area. Hard to imagine combining the kids sharing the cafeteria, kitchen, gymnasium, art room, etc. Look at demolishing Pitts and use site for a new drive thru bus facility.

Eva Mascarnas – Custodial Director

Like: Polished concrete at LCES, easy to clean. No issues with slipping or falling with the addition of a few rugs. Convenient custodial closets on every floor and near the gymnasium. Like the heated walks at LCES.

Change: No break room for the custodial staff, separate space needed. The staff is not comfortable sitting with the teaching staff. Don't like the censored toilets. A lot of issued with the sensor activated sinks. Prefer the poured rubber floor at the gym

versus wood floors, cleaning wise. Sidewalk slopes and cross slopes are extreme, hard to maintain.

Other: The local fire department requires fire rated trash cans. No real preference on new versus renovation.

Heidi Donoher, Maria Chavez, and Gabby Rosales – Food Service

Like: Like everything about this school. The LCES kitchen is too tall and hard to reach. Space is nice. Direct delivery

Change: Need a new stove. Need a bigger freezer and cooler.

Other: Concern with combining the staff at the LCES and the size of the LCES kitchen.

Erin Dillon – Assistant Principal

Like: Good number of office or pull out spaces to allow itinerate staff to work with students.

Change: Poor technology infrastructure. 5th and 6th grade wings the wifi is spotty. Using a lot of mobile projectors. Doors everywhere stick. Very few security cameras. No secure front entry sequence.

Other: Is the BRITs lead and security at the top of mind.

Cheryl Talbot - Principal

Like: The two separate hallways does quiet the noise. Book room is critical to keeping classrooms less cluttered. Every space is getting used. Like having rooms to pull students into versus pullout in the hallways.

Change: Not all walls between classrooms are acoustically isolated. Need cameras to help with the blind spots in the classroom pods.

Other:

Sam Stepro – Learning Specialist- Coach

Like: Room sizes and likes spaces overall. Likes the carpet, don't feel the need to have a sink. Likes access to natural lighting.

Change:

Other: Concerns- to lose the track since she is a coach and not enough space at the new building. More storage at new building for equipment.

Cindy MacIsaac – Occupational Therapist

Like:

Change: Would like Natural Lighting, more space if possible, and more storage (built in). Change flooring preferably carpet. Would add a dry erase board. Would be preferring to be at a central location within the school, for easy access to people she works with.

Other: Making sure there is enough space for all the needs or plan for change / flexibility. Closer to the people she usually works with if they get the new building

Ash Warner 4th Grade

Like: Access to sink, to avoid kids leaving the room. Likes the size of classroom. Enjoys having enough storage/shelves. Likes this building because of space and likes the autonomy, smaller community.

Change: Would like the rooms to be a little more organized and make sure have specific spaces for storage equipped adequately. Classroom proportion (not skinny classrooms, would like square). Size classrooms based on curriculum.

Other:

Pros and Cons of LCIS from the perspective of Kim Kortkamp-Reading Specialist room

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Pros	Cons
<ul style="list-style-type: none"> • Square footage of building • Grade level wings: 4 teacher lounges and bathrooms for adults only • Copier rooms in 3 out of the 4 grade level wings • Storage space-1 or 2 closets per grade level • Sinks in many of the classrooms • Office spaces/classrooms for specialists 	<ul style="list-style-type: none"> • Sometimes we go days without seeing teachers from other grade levels • Office copier often gets used by the grade level that doesn't have the copier • Gymnasium is also used as a cafeteria and that limits scheduling of the space(lunch can only happen when gym isn't happening) • Oddly shaped rooms that are inconsistent

<p>that are bigger than closets</p>	<p>in size</p> <ul style="list-style-type: none"> • Lack of natural light and/or windows in several classrooms • Doorstops rarely hold doors open due to slippery floor and heavy doors • Stairs are often unsupervised during certain transitions and kids run and jump and get hurt on them
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Pros and Cons if we were to relocate to LCES...

Pros	Cons
<ul style="list-style-type: none"> • Safety-new building that is structurally sound • Technology resources seem more advanced and up to date that what we are currently using • No stairs 	<ul style="list-style-type: none"> • Shared spaces might not be best for students K-6: library seems very small, bathrooms and sink heights, etc. seemed to be made for students of smaller sizes • Square footage seems much less • Mixing of such young students with much older students(who are sometimes not the best role models) • Lack of copiers at LCES • Playground equipment that is suitable for older students • The possibility of downsizing FTEs as maybe two of everything are no longer needed • Schedule design to share limited space with Pre-K through 6th

Additional Questions/Comments/Concerns...

- I fear that the shared spaces such as library/gym/cafeteria/art room/music room are not big enough for students in grades 3-6. Would we use small chairs for kinder students and then switch to bigger chairs for older students multiple times a day and in all of the shared spaces?
- Shared spaces can probably only be used for one class at a time and that seems like it could turn out to be a scheduling nightmare with so many grades now sharing spaces.
- We have many specialists(eld teacher, reading specialist, multiple sped teachers, social worker, etc.) at LCIS that work with small groups of students. I have up to eight at a given time and already my room is very small and crowded. Would each specialist have their own classroom space or have to work out of closets? Would there be windows if so? :)
- Would it be a possibility to move 6th graders to LCHS?

LAKE COUNTY +
DISTRICT COORDINATION MEETING

JOB NO. _____ JOB NAME _____
 SHEET NO. _____ OF _____ DATE _____

<p>NEW JUSTICE CENTER</p> <ul style="list-style-type: none"> • FINISH CD • BID IN 2023 • BUILD START 2024 	<p>(A) JEFF FIELDER CHRIS MICHAEL IRWIN DAVID FLAHERTY PAM WINGER LYN / MATT REILLY, COLLEEN, KATIE MICHAEL</p>
<p>PARTIAL NEW JUSTICE CENTER</p> <ul style="list-style-type: none"> • PHASED / SCARBO CONSTRUCTION 	<p>(B) PAUL, BETHANY</p>
<p>RENOVATE & EXPAND EXISTING (C)</p> <ul style="list-style-type: none"> • FACILITY ASSESSMENT • MASTER PLAN OPTIONS 	
<p>OUT GROWING SPACE IN MANY OTHER DEPARTMENTS</p>	
<p>INTERNAL EVALUATIONS OF ALL OTHER EXISTING SPACES / BUILDINGS</p> <ul style="list-style-type: none"> • SOLVING IMMEDIATE NEEDS • NEED TO REEVALUATE 10-15 YEAR NEEDS 	
<p>COULD MAKE DO AND NOT NEED LCIS, BUT HAVING MANY FUNCTIONS IN / UNDER ONE BUILDING IS APPEALING.</p>	
<p>COUNTY PERSPECTIVE = NOT OUR POOL WANT TO BE GOOD PARTNER</p> <ul style="list-style-type: none"> • MISSING UP FRONT COSTS AND BUSINESS PLAN. 	
<p><small>NUNN CONSTRUCTION, INC. • 925 Ekton Drive • Colorado Springs, CO 80907 Phone: 719-599-7710 • Fax: 719-599-4744</small></p>	

- REC MASTER PLAN DID NOT HAVE CLARITY ON COST & SUPPORT OF COSTS
- SCARBO HURT AS A WANT, WHEN \$\$\$ WAS NOT PART OF QUESTION
- TIER 1 SCOPE VALID ~~IF EITHER~~ FOR ANY TOWN (SD OR COUNTY).
- THE \$LOW VALUE IS SIGNIFICANTLY MORE THAN WHAT COUNTY IS LOCKING & SPENDING 1-3 YEARS.

- JUSTICE CENTER IS CURRENTLY IN \$100M RANGE.
- HARD TO ADD \$10 ~ \$20M IN CONJUNCTION.
- A SHARED FACILITY W/ COUNTY ~~HAS~~ WOULD REQUIRE ISOLATION - SEPARATE PUBLIC FROM ACADEMIC SPACES.
- COUNTY ~~WANT~~ NEEDS TO EVALUATE WHAT PROGRAMS COULD / SHOULD MOVE INTO LCIS - LIKELY NOT DISTRICT ATTORNEY OR CORONER.
- BRIGHT START USES GYM & PLACEMENT CLHS USES GYM AND KITCHEN OCCASIONALLY.
- SCHOOL DISTRICT IS NOT IN BUSINESS OF RUNNING A POOL.
- COUNTY CAN OPERATIONALLY RUN A POOL, BUT NEED TO UNDERSTAND ON-GOING COSTS TO MAINTAIN A POOL, COST RECOVERY DOES NOT NEED TO BE 100%, BUT HAS TO BE SOMETHING AND A KNOWN COST.

APPENDIX B : ADDITIONAL COST DATA

NEW AQUATICS CENTER COST STUDY: NEW BUILDING ON NEW SITE

LAKE COUNTY NEW AQUATICS CENTER
LEADVILLE, CO
BUDGET SCOPE OPTIONS

27-Apr-23
FCI CONSTRUCTORS, INC.
CONCEPTUAL PLANNING COST ESTIMATE

PROPOSED AQUATICS FACILITY		15,000.00	BGSF			TOTALS	\$/SF	
020000	SITWORK - BUILDING					\$ 386,878	\$ 25.79	
020000	SPECIAL FOUNDATIONS					\$ 400,000	\$ 26.67	
030000	CONCRETE					\$ 375,000	\$ 25.00	
030000	CONCRETE-PRECAST					\$ 1,725,000	\$ 115.00	
040000	MASONRY					\$ 345,000	\$ 23.00	
050000	METALS					\$ 840,400	\$ 56.03	
060000	WOOD & PLASTICS					\$ 52,406	\$ 3.49	
070000	THERMAL & MOISTURE PROTECTION					\$ 573,108	\$ 38.21	
080000	DOORS & WINDOWS					\$ 150,150	\$ 10.01	
090000	FINISHES					\$ 845,000	\$ 56.33	
100000	SPECIALTIES					\$ 180,000	\$ 12.00	
110000	EQUIPMENT					\$ 30,000	\$ 2.00	
120000	FURNISHINGS					\$ -	\$ -	
130000	SPECIAL CONSTRUCTION					\$ 1,750,000	\$ 116.67	
140000	CONVEYING SYSTEMS					\$ -	\$ -	
210000	FIRE SUPPRESSION SYSTEMS					\$ 120,000	\$ 8.00	
220000	PLUMBING					\$ 975,000	\$ 65.00	
230000	HVAC					\$ 1,575,000	\$ 105.00	
260000	ELECTRICAL					\$ 1,829,250	\$ 121.95	
310000	SITE DEVELOPMENT					\$ 1,350,000	\$ 90.00	
SUBTOTAL- DIRECT CONSTRUCTION COST						\$ 13,502,192	\$ 900.15	
	GENERAL CONDITIONS					\$ 1,350,000	\$ 90.00	15 MONTHS
	ESTIMATING CONTINGENCY		7.00%			\$ 945,153	\$ 63.01	
	CONSTRUCTION CONTINGENCY		3.00%			\$ 405,066	\$ 27.00	
	BUILDER'S RISK INSURANCE					\$ 12,470	\$ 0.83	
	GENERAL LIABILITY INSURANCE		0.85%			\$ 147,220	\$ 9.81	
	PAYMENT & PERFORMANCE BOND					\$ 121,240	\$ 8.08	
	CONTRACTOR OH & FEE		5.00%			\$ 824,167	\$ 54.94	
TOTAL ESTIMATED CONSTRUCTION COSTS- BUILDING W/ SITE						\$ 17,307,509	\$ 1,153.83	2023 \$ COST

LAKE COUNTY NEW AQUATICS CENTER
LEADVILLE, CO
BUDGET SCOPE OPTIONS
PROPOSED AQUATICS FACILITY

27-Apr-23
FCI CONSTRUCTORS, INC.
CONCEPTUAL PLANNING COST ESTIMATE
BGSF 15,000.00

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
PROPOSED AQUATICS FACILITY						
DIVISION 020000 - SITWORK-BUILDING						
FOUNDATION EXCAV/BF	15,000.00	SF	\$ 5.00	\$ 75,000		
IMPORTED FILL TO SLAB ON GRADE	1,111.11	CY	\$ 85.00	\$ 94,444		ALLOW 30" STRUCTURAL FILL- LESS POOL
DRAINAGE BASE TO SLABS ON GRADE	10,000.00	SF	\$ 3.00	\$ 30,000		LESS POOL AREA
VAPOR BARRIER TO SLABS ON GRADE	9,500.00	SF	\$ 1.80	\$ 17,100		LESS POOL AREA
POOL ECAVATION/DISPOSAL OFFSITE	2,000.00	CY	\$ 40.00	\$ 80,000		
BACKFILL POOL WALLS	533.33	CY	\$ 85.00	\$ 45,333		
POOL UNDER-DRAIN SYSTEM	1.00	LS	\$ 45,000.00	\$ 45,000		
SUBTOTAL- 020000 SITWORK-BUILDING				\$ 386,878	\$ 25.79	
DIVISION 020000 - SPECIAL FOUNDATIONS						
DEEP FOUNDATIONS	1.00	LS	\$ 400,000.00	\$ 400,000		
SUBTOTAL- 020000 SPECIAL FOUNDATIONS				\$ 400,000	\$ 26.67	
DIVISION 030000 - CAST-IN-PLACE CONCRETE						
CONCRETE FDNS & SOG	15,000.00	CY	\$ 25.00	\$ 375,000		
SUBTOTAL- 030000 CIP CONCRETE				\$ 375,000	\$ 25.00	
DIVISION 030000 - PRECAST CONCRETE						
STRUCTURAL PRECAST WALL SYSTEM	15,000.00	SF	\$ 115.00	\$ 1,725,000		
SUBTOTAL- 030000 PRECAST CONCRETE				\$ 1,725,000	\$ 115.00	
DIVISION 040000 - MASONRY						
INTERIOR WALLS- 4" CMU	900.00	SF	\$ 35.00	\$ 31,500		LOCKER/TOILET/SHOWERS
INTERIOR WALLS- 8" CMU	4,200.00	SF	\$ 55.00	\$ 231,000		LOCKER/TOILET/SHOWERS
INTERIOR WALLS- 8" CMU	1,500.00	SF	\$ 55.00	\$ 82,500		POOL EQUIPMENT RM
EXTERIOR WALLS-VENEER	-	SF	\$ 65.00	\$ -		N/A-EXCLUDED
SUBTOTAL- 040000 MASONRY				\$ 345,000	\$ 23.00	
DIVISION 050000 - METALS						
STEEL FRAMING- COLUMNS-0.25#/SF	-	TNS	\$ 5,500.00	\$ -		N/A-SEE PRECAST
STEEL BRACE FRAMING	-	TNS	\$ 5,500.00	\$ -		N/A-SEE PRECAST
MISC FRAMING- LEDGER ANGLES / EDGE STG	2.12	TNS	\$ 5,500.00	\$ 11,650		
STEEL FRAMING-JOISTS/JST GIRDERS- 6.0#/SF	45.00	TNS	\$ 5,500.00	\$ 247,500		
STEEL FLOOR DECKING	-	SF	\$ -	\$ -		N/A
STEEL ROOF DECKING	15,000.00	SF	\$ 15.00	\$ 225,000		
MISC METALS	15,000.00	SF	\$ 2.25	\$ 33,750		
ENTRY CANOPY	300.00	SF	\$ 75.00	\$ 22,500		
STEEL ERECTION	15,000.00	SF	\$ 20.00	\$ 300,000		
SUBTOTAL- 050000 METALS				\$ 840,400	\$ 56.03	
DIVISION 060000 - WOOD & PLASTICS						
INTERIOR BLOCKING	15,000.00	SF	\$ 0.20	\$ 3,000		
MILLWORK/CASEWORK/ARCH'L WOODWORK	15,000.00	SF	\$ 2.50	\$ 37,500		
ROOF BLOCKING	1,650.00	LF	\$ 6.60	\$ 10,890		BUILDING ROOF AREAS
ROOF BLOCKING	154.00	LF	\$ 6.60	\$ 1,016		ENTRY CANOPY
SUBTOTAL- 060000 WOOD & PLASTICS				\$ 52,406	\$ 3.49	

LAKE COUNTY NEW AQUATICS CENTER
LEADVILLE, CO
BUDGET SCOPE OPTIONS
PROPOSED AQUATICS FACILITY

27-Apr-23
FCI CONSTRUCTORS, INC.
CONCEPTUAL PLANNING COST ESTIMATE
BGSF 15,000.00

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
PROPOSED AQUATICS FACILITY						
DIVISION 070000 - THERMAL & MOISTURE PROTECTION						
FOUNDATION INSULATION	2,600.00	SF	\$ 3.50	\$ 9,100		
PERIMETER FDN DAMPPROOFING	2,600.00	SF	\$ 3.45	\$ 8,970		
BUILDING INSULATION	15,000.00	SF	\$ 1.00	\$ 15,000		MISC INSULATION
BUILDING INSULATION-TO EXTER WALLS	10,000.00	SF	\$ 5.00	\$ 50,000		
MEMBRANE ROOF- 60 MIL EPDM	15,000.00	SF	\$ 30.00	\$ 450,000		
PERIMETER SHEET METAL COPINGS/TRIM	588.00	LF	\$ 26.00	\$ 15,288		
METAL WALL PANELS-	-	SF	\$ 52.00	\$ -		N/A-EXCLUDED
METAL WALL PANELS-CANOPY FASCIA	200.00	SF	\$ 60.00	\$ 12,000		
ROOF MOUNTED SKYLIGHTS	-	EA	\$ 1,525.00	\$ -		N/A-EXCLUDED
CAULKING & SEALANTS	15,000.00	SF	\$ 0.85	\$ 12,750		
SUBTOTAL- 070000 THERMAL & MOISTURE PROTECTION				\$ 573,108	\$ 38.21	
DIVISION 080000 - DOORS & WINDOWS						
DOORS/FRAMES/HW-PAINTED HM	5.00	EA	\$ 2,960.00	\$ 14,800		INTERIOR
DOORS/FRAMES/HW-STAINLESS STEEL	8.00	EA	\$ 5,200.00	\$ 41,600		INTERIOR
DOORS/FRAMES/HW	4.00	EA	\$ 3,150.00	\$ 12,600		EXTERIOR
COILING OH DOORS-EXTERIOR	1.00	EA	\$ 14,650.00	\$ 14,650		POOL EQUIP RM
MISC SPECIAL DOORS, SHUTTERS, & GRILLES	1.00	LS	\$ 10,000.00	\$ 10,000		
INTERIOR WINDOWS/GLAZING	15,000.00	SF	\$ 0.70	\$ 10,500		
EXTERIOR WALLS-GLAZING-10' X 4'	400.00	SF	\$ 115.00	\$ 46,000		FIXED ALUM STOREFRONTS
SUBTOTAL- 080000 DOORS & WINDOWS				\$ 150,150	\$ 10.01	
DIVISION 090000 - FINISHES						
FRAMING & DRYWALL	15,000.00	SF	\$ 15.00	\$ 225,000		PERIM OF NATATORIUM
FLOORING & BASE	10,000.00	SF	\$ 20.00	\$ 200,000		
CEILINGS	15,000.00	SF	\$ 8.00	\$ 120,000		
PAINT	15,000.00	SF	\$ 20.00	\$ 300,000		
SUBTOTAL- 090000 FINISHES				\$ 845,000	\$ 56.33	
DIVISION 100000 - SPECIALTIES						
SPECIALTIES	15,000.00	EA	\$ 12.00	\$ 180,000		
SUBTOTAL- 100000 SPECIALTIES				\$ 180,000	\$ 12.00	
DIVISION 110000 - EQUIPMENT						
MISCELLANEOUS FIXED EQUIPMENT	15,000.00	SF	\$ 2.00	\$ 30,000		
SUBTOTAL- 110000 EQUIPMENT				\$ 30,000	\$ 2.00	
DIVISION 120000 - FURNISHINGS						
FURNISHINGS	15,000.00	SF	\$ -	\$ -		N/A - EXCLUDED
SUBTOTAL- 120000 FURNISHINGS				\$ -	\$ -	
DIVISION 130000 - SPECIAL CONSTRUCTION						
SWIMMING POOL	1.00	LS	\$ 1,750,000.00	\$ 1,750,000		
SUBTOTAL- 130000 SPECIAL CONSTRUCTION				\$ 1,750,000	\$ 116.67	

LAKE COUNTY NEW AQUATICS CENTER
LEADVILLE, CO
BUDGET SCOPE OPTIONS
PROPOSED AQUATICS FACILITY

27-Apr-23
FCI CONSTRUCTORS, INC.
CONCEPTUAL PLANNING COST ESTIMATE
BGSF 15,000.00

DESCRIPTION	QTY	U/M	UNIT PRICE	TOTALS	COST/SF	NOTES/COMMENTS
PROPOSED AQUATICS FACILITY						
DIVISION 140000 - CONVEYING SYSTEMS						
HYDRAULIC ELEVATOR-2 STOP	-	EA	\$ -	\$ -		N/A
HC PLATFORM LIFT	-	EA	\$ -	\$ -		N/A
SUBTOTAL- 140000 CONVEYING SYSTEMS				\$ -	\$ -	
DIVISION 210000 - FIRE SUPPRESSION SYSTEMS						
FIRE SPRINKLERS- WET PIPE	15,000.00	SF	\$ 8.00	\$ 120,000		
SUBTOTAL- 210000 FIRE SUPPRESSION SYSTEMS				\$ 120,000	\$ 8.00	
DIVISION 23/24 PLUMBING & HVAC SYSTEMS						
PLUMBING	15,000.00	SF	\$ 65.00	\$ 975,000		
HVAC SYSTEM	15,000.00	SF	\$ 105.00	\$ 1,575,000		
SUBTOTAL- PLUMBING & HVAC SYSTEMS				\$ 2,550,000	\$ 170.00	
DIVISION 260000 ELECTRICAL SYSTEMS						
ELECTRICAL WORK	15,000.00	SF	\$ 110.00	\$ 1,650,000		BUILDING ELECTRICAL
ELECTRICAL WORK-SITE	1.00	LS	\$ 60,000.00	\$ 60,000		SITE LIGHTING/POWER
DATA/COMM -WIRING	15,000.00	SF	\$ 2.00	\$ 30,000		
SECURITY -WIRING & DEVICES	15,000.00	SF	\$ 2.20	\$ 33,000		
ACCESS CONTROL	15,000.00	SF	\$ 1.75	\$ 26,250		
AUDIO VISUAL	15,000.00	SF	\$ 2.00	\$ 30,000		
SUBTOTAL- ELECTRICAL SYSTEMS				\$ 1,829,250	\$ 121.95	
DIVISION 310000 SITE DEVELOPMENT						
EARTHWORK/UTILITIES/PAVEMENT/LANDSC	3.00	ACRE	\$ 450,000.00	\$ 1,350,000		PROPOSED SITE AREA
SUBTOTAL- SITE DEVELOPMENT				\$ 1,350,000	\$ 90.00	
SUBTOTAL-DIRECT COST-				\$13,502,192	\$ 900.15	

**LAKE COUNTY SCHOOL DISTRICT
2023 FACILITY MASTER PLAN UPDATE**

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ARCHITECTURE | LANDSCAPE ARCHITECTURE | INTERIOR DESIGN | PLANNING