Berthoud Elementary

Structure: Major settling issues around sidewalks and structural brick in various building areas. Expansive soils, kitchen areas are not level and sinking. CMU block has cracks throughout interior West side of building.


Flooring: Replacement of old flooring and ACM abatement of mastic under tile. Condition: Currently needs replacement in large areas of the school.

Heating: AHU’s need to be rebuilt in place or new design. Condition: Boiler at end of useful life. Lacking redundancy in building.

IT Infrastructure: Upgraded Wide Area Network connection to leased fiber optics in 2015. WiFi Capacity: 2,000 devices


Fire Safety: Needs updating in 2022/23 - update head in system to meet current technology - $90,000, no suppression system.

Disabled Access: Certain restrooms around building are not compliant with code and need updated.

Furnishings: Configurations: Modernization & replacement of cabinetry, counter tops, sinks/plumbing, painting, drop ceiling, and lead paint remediation.

Cooling: No cooling, except computer area (551 sq. ft.) Condition: AHUs and RTUs need rebuilt in place.

Landscaping: Playgrounds: Resurfacing - Blacktop area needs resurfacing along with engineered wood fiber in playground area. Playground equipment: Non-compliant swings and certain playing equipment.


Parking: Adequate number parking spots and proper ramp placement exists.

560 Bunyan Avenue, Berthoud, CO 80513
Opened: 1962
Square Footage: 50,052
Property Size: 8.2 Acres
Current Conditions Images

Structural repairs needed

Structural and plumbing

Outdated ducts and boiler

Cracking asphalt

Cracking concrete

Cost estimates and design by:

Construction budget:
Estimated Design Start Date: 1/1/2017
Estimated Bid Date: 7/1/2017
Escalation Factor: 6.93%
Estimated Completion Date: 8/1/2018

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<tr>
<th>Size</th>
<th>Value</th>
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<tr>
<td>Site Renovations</td>
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<td>Building Additions</td>
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Costs subtotal $2,620,199

Project Contingency $262,020 10.0% of Costs

New Construction Total $2,882,219

Priority Maintenance Projects budget:
1 Replace air handling units, repair cracks in foundation, add HVAC to early childhood, replace gym floor, remove lead paint, update lighting, renovate playground. $348,773
2 Security access, replace all flooring (including cafeteria), replace roof, add solar shading, update windows. $899,451
3 Update boilers, seal foundation, upgrade fire system, new paint, overhaul irrigation, repair turf, upgrade water heaters. $812,090

Maintenance Projects total $2,060,314

Additional repairs as funds are available:
Priority 4-9 projects (HVAC, water lines, landscaping, re-striping) $1,442,771

For a complete itemized list of needed repairs:
http://tinyurl.com/ThompsonScorecards