Garfield Elementary School

**Structure:** Overall sound structure. Solid brick exterior. Minor cracking and good caulking. No major settling or soil issues around building or exterior.

**Roofing:** Replacement date: 2023-2024
Condition: Not currently leaking but built up roof was installed in 1989 and is 25 years old which is expected life cycle, sections over gym and far north and south wings. Cost: $220,949.

**Flooring:** Modernization needed throughout building. Removal of sealed asbestos tile, VCT, and upgrade to carpet tiles and sustainable flooring throughout interior.

**Furnishings:** Configuration: Modernization of cabinetry, casework throughout classrooms and various workspaces and offices.

**Heating:** Boilers replaced in 2006. Burnam boilers in good condition. Tuning needed for operational optimization and efficiency.

**Cooling:** Presence: 3791 Ft. of 34,922 Sq. Ft. has AC. Condition: Several classrooms, including computer area has AC; needs updated throughout remainder of building.

**IT Infrastructure:** Wiring status: Need update to fiber optic cable. WAN bandwidth: 127mb/second access speed is intermittent and often ineffective. WiFi capacity: 2,000 devices.

**Landscaping:** Re-Surfacing: Replace playground surface; replace sand with engineered wood fiber fall protection surfacing. Playground Equip: Renovation and equipment upgrades are needed.

**Sports Amenities:** All areas in overall good working condition

**Arts Amenities:** All spaces in overall good condition.

**Fire Safety:** Upgrade fire alarm system in 2019/20 at a cost of approximately $84,525, building is not covered by a sprinkler system

**Security:** Classroom door handles: Needs update to conform to 2018 code compliance. Add playground fencing.

**Disabled Access:** Install new room signage throughout the building. Signs to include; room number, class rooms will have removable sections to include teacher name and class type and will meet ADA requirements.

**Parking:** Parking area needs updates to accommodate proper number of spots needed for staff and parent parking.

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**Programs Available:**
- LISA
- Full Day Kindergarten
- Destination Imagination
- Lego Robotics
- Extended Learning Year
- Band
- Choir

**Opened:** 1953

**720 Colorado Avenue**
**Loveland, CO 80537**

---

**System Health Ratings:**
- **Structure:** Good Condition
- **Roofing:** Needs Improvement
- **Flooring:** Needs Improvement
- **Heating:** Needs Improvement
- **IT Infrastructure:** Needs Improvement
- **Sports Amenities:** Good Condition
- **Arts Amenities:** Good Condition
- **Fire Safety:** Good Condition
- **Disabled Access:** Needs Improvement
- **Security:** Needs Improvement
- **Parking:** Needs Improvement

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**THOMPSON REINVENTED SCORECARD**

**Bond Projects $1,487,893**

Planned Remodel and Repair projects
- Priority maintenance projects: $1,050,186
- Other repairs as funds available: $437,707

See reverse for budgets

**Cost to Replace Value:** $10,447,864

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**Garfield Elementary School**

**Energy**

- **Annual Cost:** $28,482
- **Energy Star Rating:** 79

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**Utilization**

<table>
<thead>
<tr>
<th>Student Enrollment</th>
<th>Boundary</th>
<th>Choice In</th>
<th>Choice Out</th>
<th>Max. Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-16 245</td>
<td>268</td>
<td>82</td>
<td>105</td>
<td>300</td>
</tr>
</tbody>
</table>

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**Boundary Choice In Choice Out**

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- **Security:** Needs Improvement
- **Parking:** Needs Improvement
## Current Conditions Images

- **Outdated windows**
- **Ductwork**
- **Outdated flooring**
- **Asphalt repair**

## Priority Maintenance Projects Budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cafeteria floor replacement, building-wide flooring replacement, lead testing,</td>
<td>$369,647</td>
</tr>
<tr>
<td>resurface playground, renovate playground equipment.</td>
<td></td>
</tr>
<tr>
<td>Upgrade lobby security, door hardware replacement, keyless entry system upgrade,</td>
<td>$146,271</td>
</tr>
<tr>
<td>LED lighting for parking lot, solar shading, skylights.</td>
<td></td>
</tr>
<tr>
<td>Boiler replacement, fire system upgrade, update ventilators, update painting,</td>
<td>$534,267</td>
</tr>
<tr>
<td>water heater replacement, skylights, custodian equipment upgrades.</td>
<td></td>
</tr>
<tr>
<td>Maintenance Projects total</td>
<td><strong>$1,050,186</strong></td>
</tr>
</tbody>
</table>

## Additional Repairs as Funds Are Available:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt repairs, concrete repairs, irrigation system upgrade, gym roof replacement,</td>
<td>$363,678</td>
</tr>
<tr>
<td>replace main water line, trash enclosure.</td>
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<tr>
<td>Water pump replacements.</td>
<td>$32,025</td>
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<tr>
<td>Fence and retainer wall repairs, irrigation repair.</td>
<td>$29,530</td>
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<tr>
<td>Replace 9 cafeteria tables.</td>
<td>$12,474</td>
</tr>
<tr>
<td></td>
<td><strong>$437,707</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards