Monroe Elementary

1500 North Monroe Ave.  
Loveland, CO 80538  
Opened: 1963

Square Footage: 51,030  
Property Size: 8.2 Acres

**Utilization**

- **Student Enrollment**
  - 2015-16: 294
  - Max. Capacity: 505
  - 58% of Capacity

- **Utilization**
  - Boundary: 427
  - Choice In: 94
  - Choice Out: 227

**Programs Available**

- Full Day Kindergarten
- Early Childhood
- Sign Choir
- Student Council
- Battle of the Books
- Can Do Colorado
- Running Club

**System Health Ratings**

- **Structure**: Re-caulking will be needed within the next couple of years. Spalling in CMU block in gym and settling and fatigue cracks in various area of brick.
- **Roofing**: Replacement date: original building roof was replaced in 2007 and gym and south addition replaced in 2012. Condition: replaced with Fiberite, excellent condition, roof does not need replacement until 2027.
- **Flooring**: Condition - Vinyl sealed asbestos flooring (VAT) exists in cafeteria and needs to be removed as soon as funding available. Various carpet and VCT updates.
- **Furnishings**: Configurations - Modernization / replacement of cabinetry, counter tops, sinks/plumbing, painting, drop ceiling, and lead paint remediation.
- **Heating**: 1 Bryan boiler approaching 20 years of age and nearing end of useful life - Needs replacing. 1 Newer Bur-nam boiler in good condition.
- **Cooling**: Presence: No AC. Computer area has AC (560 Sq. Ft.). Condition: AHUs and RTUs are nearing end of life and need rebuilt in place.
- **IT Infrastructure**: Wiring status: Needs update to fiber optic cable. WAN bandwidth: 149mb/second access speed is intermittent and often ineffective. WiFi capacity 1,600 devices
- **Landscaping**: Playgrounds: Re-surfacing - Blacktop area needs resurfacing, along with engineered wood fiber in playground area. Playground equipment / non-compliant swings and playing equip.
- **Arts Amenities**: Some modernization needed, but in overall good working condition.
- **Fire Safety**: Not fully sprinkled, fire alarm system needs upgrade to current technology in 2020/21 at est. cost of $82,600
- **Security**: Front entry: Need security clearance checkpoint and video surveillance. Classroom door handles: Needs update to conform to 2018 code compliance
- **Disabled Access**: Some bathrooms around school need ADA updates and increase in handicap spaces and size.
- **Parking**: Parking lot is inadequate and needs to be increased in size and amount.

**Bond Projects**

- **Cost to Replace Value**: $15,789,091
- **Annual Cost**: $33,133
- **Energy Star Rating**: 82

**THOMPSON REINVENTED SCORECARD**

- **Planned Repair Projects**
  - Priority maintenance projects: $1,353,832
  - Other repairs as funds available: $1,046,022

See reverse for budgets

**THOMPSON SCHOOL DISTRICT**

- Empower to Learn
- Challenge to Achieve
- Inspire to Excel

**Monroe Elementary**

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- Loveland, CO 80538
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## Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th></th>
<th>Work Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Acoustic dampening in cafeteria/gym, building-wide flooring replacement, lead paint removal, refurbish playground, plumbing repairs.</td>
<td>$931,091</td>
</tr>
<tr>
<td>2</td>
<td>Upgrade door hardware, lobby upgrade for security, LED lighting, upgrade room signage, water heater replacement.</td>
<td>$176,015</td>
</tr>
<tr>
<td>3</td>
<td>Acoustic panels in multi-purpose room, asphalt repairs, replace stage doors with curtain, replace cafeteria tables, fire system upgrade, interior painting.</td>
<td>$246,727</td>
</tr>
</tbody>
</table>

**Total: $1,353,832**

## Additional repairs as funds are available:

<table>
<thead>
<tr>
<th></th>
<th>Work Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Custodian equipment, asphalt repairs, concrete repairs, repaint gym, moisture mitigation in gym walls, irrigation upgrades, landscape upgrades, replace roof.</td>
<td>$1,046,022</td>
</tr>
</tbody>
</table>

**Total: $1,046,022**

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards