950 Massachusetts Ave.
Berthoud, CO 80513
Opened: 1920/1963
Square Footage: 72,755
Property Size: 24 Acres

Turner Middle School

Utilization

Structure: Caulking needed on exterior brick base and around sidewalks surrounding building. Sidewalks are also settling around exterior of building. Maintenance upgrades and minor masonry work needed.

Flooring: VCT and carpet are in need of modernization throughout building. District standard of carpet tiles and polished concrete should be completed.


IT Infrastructure: Connected through leased fiber optic network. WiFi Capacity: 2,000 devices

Sports Amenities: Fence around north and east sides of entire site needs updated or replaced. Gym lighting needs update.

Fire Safety: Suppression in corridors, updated fire alarm system during recent bond, would not need another update until 2023 at estimated cost of $220,033

Disabled Access: Restrooms / certain restrooms around building are not compliant with code.

Energy

Programs Available:
- STEM Focus
- Lego Robotics
- Vex Robotics
- Athletics
- After School Clubs
- Small School Climate
- Big School Programs!

Energy Star Rating: 66

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

Bond Projects

$2,843,701
Planned Remodel and Repair projects
- Add bus loop: $453,921
- Priority maintenance projects: $1,894,598
- Other repairs as funds available: $495,182

See reverse for budgets

Cost to Replace Value: $23,738,278
CURRENT CONDITIONS IMAGES

Concrete repairs

Gym flooring

Roof repairs

Flooring repairs

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

<table>
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<tr>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Site Renovations to bus loop</td>
<td>8,000 SF</td>
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<td>HARD COSTS</td>
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<td>Design Fees</td>
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PRIORITY MAINTENANCE PROJECTS BUDGET:

1. Upgrade fire suppression system, building-wide flooring replacement, gym floor replacement. $325,651
2. Replace roof, door hardware replacements to meet fire code. $1,073,607
3. Concrete repair, asphalt repair, fire system upgrade, interior painting, cafeteria floor replacement, repair turf. $495,340

Maintenance Projects total $1,894,598

ADDITIONAL REPAIRS AS FUNDS ARE AVAILABLE:

Priority 4-9 projects (Plumbing, auditorium curtains, parking lot) $495,182

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