New Loveland High School Opens as Middle-Senior High Grades 6-12, grows to 9-12 2,200—2,500 Students
New Stadium (med. size) At Summerfield (93 acres)
Future Middle School Site Between 63rd and 71st

Future growth area that will need a new school in 10-30yrs

Reformat current LHS into a new and expanded K-8 campus for 1,000+
Remodel TVHS, STEAM wing, add Gym, improve site

Enhance Bill Reed into a K-8 campus for 900
Add wing to Berthoud El
Reconfigure Turner bus loop

Enhance BHS with multi-purpose outbuilding and swimming pool.

New K-8 in Phase 2
MVHS future addition Phase 2
New K-8 East of I-25

Future growth area that will need a new school (possibly secondary campuses) in 10-30yrs

Map Key:
Repairs from Scorecards
Improvements/Expansions
New School Construction
Charter Board Decisions
Low enrollment school: consider for consolidation to updated sites
Phase 1 Projects (current needs)
Phase 2 Projects (growth thresholds)

New K-5 location identified for Phase 2

www.thompsonschools.org/ThompsonReinvented
## Essential repairs at all schools
$49,204,474

## Add wing to Berthoud Elementary
$2,882,219

## New Loveland High School (w/25yd pool)
$145,000,000

## New K-8 for 800 east of I-25
$34,223,000

## Remodel current LHS campus into K-8
$14,500,221

## Remodel Bill Reed to serve K-8
$5,773,862

## Remodel TVHS for STEAM and Sports
$14,283,352

## Add bus loop at Turner MS
$453,921

## Add multi-purpose outbuilding to BHS
$3,000,000

## Loveland Classical Gymnasium
$1,695,000

## New Vision CS roof, carpet, windows
$867,000

## BHS Pool
$13,000,000

## Artificial turf (BHS, LHS, TVHS, MVHS)
$2,200,000

## HS Track overhaul (MVHS, TVHS, BHS)
$916,951

### Bond total:
$288,000,000

### Repairs for 4-9 as funding is available from premiums*
$22,944,294

---

### Schools

<table>
<thead>
<tr>
<th>School</th>
<th>Amount</th>
<th>School</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berthoud ES</td>
<td>$6,385,304</td>
<td>Lincoln ES</td>
<td>$1,699,412</td>
</tr>
<tr>
<td>BF Kitchen ES</td>
<td>$2,161,162</td>
<td>Mary Blair ES</td>
<td>$1,536,961</td>
</tr>
<tr>
<td>Big Thompson ES</td>
<td>$1,844,538</td>
<td>Monroe ES</td>
<td>$2,399,854</td>
</tr>
<tr>
<td>Carrie Martin ES</td>
<td>$2,494,375</td>
<td>Namaqua ES</td>
<td>$1,218,845</td>
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<tr>
<td>Centennial ES</td>
<td>$1,747,007</td>
<td>Ponderosa</td>
<td>$341,189</td>
</tr>
<tr>
<td>Cottonwood Plains ES</td>
<td>$2,225,462</td>
<td>Sarah Milner ES</td>
<td>$1,696,530</td>
</tr>
<tr>
<td>Coyote Ridge ES</td>
<td>$480,135</td>
<td>Stansberry ES</td>
<td>$1,702,646</td>
</tr>
<tr>
<td>Garfield ES</td>
<td>$1,487,893</td>
<td>Truscott ES</td>
<td>$2,185,151</td>
</tr>
<tr>
<td>Ivy Stockwell ES</td>
<td>$1,865,772</td>
<td>Van Buren ES</td>
<td>$1,703,591</td>
</tr>
<tr>
<td>L. Edmondson ES</td>
<td>$1,849,484</td>
<td>Winona ES</td>
<td>$2,048,843</td>
</tr>
<tr>
<td>Loveland Classical CS</td>
<td>$1,695,000</td>
<td>New Vision CS</td>
<td>$867,000</td>
</tr>
<tr>
<td>Bill Reed MS</td>
<td>$8,327,966</td>
<td>Conrad Ball MS</td>
<td>$3,455,966</td>
</tr>
<tr>
<td>Lucile Erwin MS</td>
<td>$3,451,436</td>
<td>Turner MS</td>
<td>$2,843,701</td>
</tr>
<tr>
<td>Walt Clark MS</td>
<td>$3,337,896</td>
<td>Berthoud HS</td>
<td>$7,617,930</td>
</tr>
<tr>
<td>Mountain View HS</td>
<td>$4,037,610</td>
<td>Loveland HS facility</td>
<td>$20,459,497</td>
</tr>
<tr>
<td>Thompson Valley HS</td>
<td>$22,113,735</td>
<td>New K-8</td>
<td>$34,223,000</td>
</tr>
<tr>
<td>Ferguson HS</td>
<td>$889,403</td>
<td>New LHS</td>
<td>$145,550,000</td>
</tr>
<tr>
<td>Berthoud Pool</td>
<td>$13,000,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Visit www.thompsonschools.org/ThompsonReinvented
Berthoud Elementary

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

Programs Available:
• Early Childhood
• Full Day Kindergarten
• Destination Imagination
• After School Clubs
• Choir
• Chess Club

Student Enrollment
2015-16
474
480
Max. Capacity
99% 99%

Utilization

System Health Ratings:

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 replacements in large areas of the school.

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

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

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

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

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


Arts Amenities: All in overall good working and compliant condition.

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.

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

Energy

Energy Star Rating
80

Annual Cost: $34,267

THOMPSON REINVENTED SCORECARD

Bond Projects $6,385,304

Planned Remodel and Repair Projects
• Add classroom wing: $2,882,219
• Priority maintenance projects: $2,060,314
• Other repairs as funds available: $1,442,771

See reverse for budgets

Cost to Replace Value: $15,787,255

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

Programs Available:
• Early Childhood
• Full Day Kindergarten
• Destination Imagination
• After School Clubs
• Choir
• Chess Club

Student Enrollment
2015-16
474
480
Max. Capacity
99% 99%

Utilization

System Health Ratings:

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 replacements in large areas of the school.

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

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

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

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

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


Arts Amenities: All in overall good working and compliant condition.

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.

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

HARD COSTS
Site Renovations 7,000 SF  $200,000
Building Additions  $2,019,570  $288.51/SF
Subtotal  $2,219,570

SOFT COSTS
FF&E (furnishings & equipment) 6,500 SF  $117,000  $18.00/SF
Surveys, Traffic, GeoTech, LEED  $19,976  0.9% of Hard Costs
Plan Review/Fire/Inspections  $19,500
Design Fees  $244,153  11.0% of Hard Costs
Subtotal  $400,629

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
### B.F. Kitchen Elementary

**Opened:** 1969

- **Address:** 915 Deborah Drive, Loveland, CO 80537
- **Square Footage:** 22,824

**Utilization**

<table>
<thead>
<tr>
<th>Student Enrollment</th>
<th>Boundary</th>
<th>Choice In</th>
<th>Choice Out</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-16</td>
<td>229</td>
<td>78</td>
<td>103</td>
</tr>
<tr>
<td>Max. Capacity</td>
<td>280</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Programs Available:**
- Health and Wellness
- Full Day Kindergarten
- Destination Imagination
- Science Club
- Before and After School Care
- Reading Corps Tutoring
- Fuel Up to Play 60

**System Health Ratings:**

- **Structure:** Overall very good sound structure. Minor caulking issues around brick. No noticeable soil issues around site.
- **Flooring:** New tile and carpet are needed in some areas. Move to carpet squares and polished concrete.
- **Furnishings:** Site-wide modernization and upgrades. Ages: 25-45 years old.
- **Heating:** Upgrade DDC system and update to proper wireless controls; add pneumatic controls to HVAC.
- **Cooling:** No cooling throughout building, except main administration area.
- **IT Infrastructure:** Wiring status - Need update to fiber optic cable. WAN bandwidth: 159mb/second access speed is intermittent and often ineffective.
- **Landscaping:** New playground install, excellent condition. Sprinkler systems: Complete replacement needed: Estimate of $88,064.
- **Sports Amenities:** Paths/Track: Site-wide walking path adjacent to park - excellent condition.
- **Arts Amenities:** All in overall good working condition or not applicable.
- **Fire Safety:** Upgrade needed for head in system - cost $76,440, replacement date is 2018-19, no suppression system.
- **Security:** Need security clearance checkpoint and increase video surveillance. Classroom door handles: Needs update to conform to 2018 Code.
- **Disabled Access:** Most restrooms are ADA compliant. Some stalls may need minor updates.
- **Parking:** Parking is adequate for size of school. Some minor upgrades are needed for ADA accessibility.

**Energy**

- **Annual Cost:** $27,203
- **Kbtu/Sq.Ft.:** 72
- **Cost/Student:** 120.00
- **Cost/Sq.Ft.:** $0.90
- **Energy Star Rating:** 45

**Cost to Replace Value:** $14,790,141

---

**Bond Projects $2,161,162**

- **Planned Repair Projects**
  - Priority maintenance projects: $1,382,267
  - Other repairs as funds available: $778,895

See reverse for budgets

---

**THOMPSON REINVENTED SCORECARD**

**THOMPSON SCHOOL DISTRICT**

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

---

**THOMPSON SCHOOL DISTRICT**

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

---

**THOMPSON SCHOOL DISTRICT**

- Empower to Learn
- Challenge to Achieve
- Inspire to Excel
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th></th>
<th>Items</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ceiling tiles, flooring replacement, remove lead paint, renovate playground, replace water heaters.</td>
<td>$388,357</td>
</tr>
<tr>
<td>2</td>
<td>Update cabinetry, replace door hardware, HVAC, LED lighting, replace roof, plumbing.</td>
<td>$621,052</td>
</tr>
<tr>
<td>3</td>
<td>Upgrade fire system, new paint, windows.</td>
<td>$372,859</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>$1,382,267</strong></td>
</tr>
</tbody>
</table>

### Additional repairs as funds are available:

<table>
<thead>
<tr>
<th></th>
<th>Items</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Asphalt repair, cafeteria tables, concrete repair, landscaping, irrigation, kitchen, water lines.</td>
<td>$515,498</td>
</tr>
<tr>
<td>5</td>
<td>Carpet repairs.</td>
<td>$47,843</td>
</tr>
<tr>
<td>6</td>
<td>Bathroom repairs, cabinetry repairs, entry floors.</td>
<td>$31,858</td>
</tr>
<tr>
<td>7</td>
<td>Library, gym floor, landscapes.</td>
<td>$129,928</td>
</tr>
<tr>
<td>8</td>
<td>Custodial systems, sod and turf, waste systems.</td>
<td>$53,768</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>$778,895</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Big Thompson Elementary

---

**Utilization**

- **Student Enrollment**: 220 (2015-16), 255 (Max. Capacity)
- **Boundary**: 193, **Choice In**: 82, **Choice Out**: 55
- **Energy Cost/Sq.Ft.**:
  - **Boundary**: $0.91
  - **Choice In**: $128.00
  - **Choice Out**: $0.91

---

**Programs Available:**
- Nature and STEM focus
- Outdoor Education Center
- Playscape/Flume
- Destination Imagination
- 100 Mile Club
- After School Clubs
- Full Day Kindergarten

---

**System Health Ratings:**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Structure</strong>:</td>
<td>Good Condition</td>
</tr>
<tr>
<td><strong>Flooring</strong>:</td>
<td>Needs Improvement</td>
</tr>
<tr>
<td><strong>Heating</strong>:</td>
<td>Needs Improvement</td>
</tr>
<tr>
<td><strong>IT Infrastructure</strong>:</td>
<td>Poor Condition</td>
</tr>
<tr>
<td><strong>Sports Amenities</strong>:</td>
<td>Good Condition</td>
</tr>
<tr>
<td><strong>Fire Safety</strong>:</td>
<td>Good Condition</td>
</tr>
<tr>
<td><strong>Disabled Access</strong>:</td>
<td>Poor Condition</td>
</tr>
</tbody>
</table>

---

**Energy Star Rating**: 59

---

**Annual Cost**: $26,438

---

**Bond Projects**: $1,844,538

- **Planned Remodel and Repair projects**:
  - Priority maintenance projects: $783,816
  - Other repairs as funds available: $1,060,722

---

**Cost to Replace Value**: $8,286,468

---

**Big Thompson Elementary**

- **Address**: 7702 West Highway 34, Loveland, CO 80537
- **Opened**: 1916
- **Square Footage**: 29,080
- **Property Size**: 4.3 Acres

---

**IT Infrastructure**:
- Wide Area Network speed 147mb/second is ineffective and unreliable with 1.5mb/sec copper backup link. Wifi capacity: 1,000 devices

**Fire Safety**:
- Update head in system for fire alarms to meet current technology - estimated replacement date is 2018/19 with cost of $76,440, no suppression system.

**Security**:
- Classroom door handles: need update to conform to 2018 Code.

---

**Accessibility**:
- ADA is in non-compliance throughout entire building. Major building renovation needed if building is to be amended to current ADA Code.

---

**Parking**:
- There are not enough space for adequate parking for staff and ADA stalls need updated for code compliance.
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Remove lead paint, update cafeteria tables. Drainage, gym floor replacement,</td>
<td>$37,475</td>
</tr>
<tr>
<td>LED lighting, replace partitions, re-striping, solar shading, security upgrades,</td>
<td></td>
</tr>
<tr>
<td>boilers.</td>
<td></td>
</tr>
<tr>
<td>2. Insulation, ceiling repairs, concrete block repairs, replace interior doors,</td>
<td>$136,369</td>
</tr>
<tr>
<td>electrical upgrades, exterior lighting, exterior stucco, plumbing.</td>
<td></td>
</tr>
<tr>
<td>3. Maintenance Projects total</td>
<td>$783,816</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>4. Asphalt repair, concrete, drainage upgrades, irrigation, extended security,</td>
<td>$340,752</td>
</tr>
<tr>
<td>traffic signage.</td>
<td></td>
</tr>
<tr>
<td>5. Cabinetry, roof repairs, plumbing.</td>
<td>$514,866</td>
</tr>
<tr>
<td>6. Custodial systems.</td>
<td>$8,348</td>
</tr>
<tr>
<td>7. Gym floors (extended), landscapes, classroom partitions.</td>
<td>$94,067</td>
</tr>
<tr>
<td>9. ADA door handles, boilers, entry upgrade, custodial systems.</td>
<td>$102,689</td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Centennial Elementary School

1555 West 37th Street
Loveland, CO 80538
Opened: 1976

Square Footage: 57,748
Property Size: 8.1 Acres

**Utilization**

- **Student Enrollment**: 458
- **Max. Capacity**: 530
- **Boundary**: 419
- **Choice In**: 148
- **Choice Out**: 109

**Programs Available:**
- Early Childhood
- Full Day Kindergarten
- Running Club
- Yoga
- Outdoor Education Center
- Garden and Nature Club
- Destination Imagination

**Energy**

- **Annual Cost**: $53,936

**Programs Available:**
- Early Childhood
- Full Day Kindergarten
- Running Club
- Yoga
- Outdoor Education Center
- Garden and Nature Club
- Destination Imagination

**System Health Ratings:**

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

- **Cost to Replace Value**: $20,614,534

- **Bond Projects**: $1,747,007
  - Planned Repair Projects:
    - Priority maintenance projects: $1,521,936
    - Other repairs as funds available: $225,071

See reverse for budgets

**IT Infrastructure**: Wiring status: Needs update to fiber optic cable. WAN bandwidth: 160mb access speed is intermittent and often ineffective. Wi-Fi capacity: 1,400 devices

**Landscaping**: Playgrounds: Re-Surfacing - Sand needs to be removed and replaced with wood fiber chips. Asphalt play area needs re-surfacing and compliance update.

**Security**: Classroom door handles: Need update to conform to 2018 code compliance.

**Disabled Access**: Parking: Adequate number parking spots and proper ramp placement exists. Restrooms: Certain restrooms around building are not compliant with code.

**Parking**: Parking is adequate relative to size of school and number of staff. Minor striping and parking line updates are needed.
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring replacement, gym floor replacement, playground renovation, roof access.</td>
<td>$434,391</td>
</tr>
<tr>
<td>Upgrade keyless entry system, LED lighting project, roof replacement, security upgrades, water heater replacement.</td>
<td>$676,299</td>
</tr>
<tr>
<td>Asphalt replacement parking lots ad playground, oven replacement, fire system upgrade, roof hatch access.</td>
<td>$411,246</td>
</tr>
<tr>
<td></td>
<td><strong>$1,521,936</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>Playpad repairs, concrete repairs, traffic signage, paint modular classrooms.</td>
<td>$88,300</td>
</tr>
<tr>
<td>Cabinet replacement doors, counter top replacements.</td>
<td>$11,204</td>
</tr>
<tr>
<td>Partition replacement.</td>
<td>$23,100</td>
</tr>
<tr>
<td>Cafeteria floor replacement.</td>
<td>$68,535</td>
</tr>
<tr>
<td>Additional counter top replacement, trash enclosure.</td>
<td>$33,933</td>
</tr>
<tr>
<td></td>
<td><strong>$225,071</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Carrie Martin Elementary School

**Structure:** Overall foundation in good condition. Some minor structural cracking on exterior concrete. No noticeable soil or foundation issues.

**Roofing:** Replacement date: Replace mansards and roof over original building in 2020-2021. Estimate: $748,690. Condition: Soffit areas have rotted wood and need painting. All flashing needs replaced.

**Flooring:** Replacement date: Most carpet re-done in 2005. Condition: Some wear spots and modernization in upcoming years.

**Furnishings:** Configurations: Cabinetry and casework needs updates and modernization.

**Heating:** Replacement date: 2011; boiler replacement of original, at end of useful life. Condition: End of useful life as of 2011, inefficient and problematic.

**Cooling:** No cooling except computer lab (926 Sq. Ft.) AC updates are needed in building.

**IT Infrastructure:** Wiring status - Need update to fiber optic cable. WAN bandwidth: 157mb/second access speed is often intermittent and ineffective. WiFi capacity: 1,600 devices

**Landscaping:** Playgrounds: Crumb-rubber play area needs Re-surfacing, End of useful life and non-compliant. Playground Equip - Some older equipment updates needed.

**Arts Amenities:** Working areas in good condition. Some modernization needed.

**Sports Amenities:** All in good working condition. Some modernization needed.

**Fire Safety:** Replace fire alarm system with current technology - estimated replacement date is 2017/18 with cost of $66,780, no suppression system.

**Security:** Classroom doors & handles: Non-compliant and non-conforming throughout.

**Disabled Access:** Adequate number parking spots and ramp placement exists. Minor stall updates for ADA parking increase. Restrooms: Several restrooms around building need to conform with current ADA code.

**Parking:** Parking is adequate relative to size of school and number of staff. Minor updates in striping and parking lines needed.
### Current Conditions Images
- Asphalt repairs
- Older wiring
- HVAC and ductwork
- Concrete repairs
- Roof repairs

### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boiler replacement, café/gym floor replacement, lead paint testing, playground</td>
<td>$457,586</td>
</tr>
<tr>
<td>renovation, water heater replacement.</td>
<td></td>
</tr>
<tr>
<td>Upgrade front entry, key system upgrade, irrigation, LED lighting in parking</td>
<td>$938,037</td>
</tr>
<tr>
<td>lots, solar screens.</td>
<td></td>
</tr>
<tr>
<td>Cleaning systems, washer/dryer, early childhood fences, fire system upgrade,</td>
<td>$545,994</td>
</tr>
<tr>
<td>floor replacement, parking lot repairs.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$1,941,618</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>Concrete repairs, paint modular classrooms, upgrade curbing, replace water heater.</td>
<td>$94,444</td>
</tr>
<tr>
<td>Replace counter tops, repair partitions, replace partitions with permanent walls.</td>
<td>$161,354</td>
</tr>
<tr>
<td>Sound deadening. Replace cafeteria tables, replace sinks and fixtures.</td>
<td>$83,483</td>
</tr>
<tr>
<td>Replace drinking fountain.</td>
<td>$1,575</td>
</tr>
<tr>
<td>Upgrade bathroom partitions, replace carpet, update light fixtures to LED.</td>
<td>$211,902</td>
</tr>
<tr>
<td></td>
<td>$552,757</td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Cottonwood Plains Elementary

Structure: Concrete and brick settling around building causing drainage and landscaping issues. Caulking badly needed in certain areas. Updates needed to maintain exterior.

Roofing: Replacement date: 2017-2018. Condition: major leaks along the EPDM valleys even though standing seam metal in good condition; metal will have to be torn off to repair EPDM valleys. Detailing on walls for metal seam not per standard and allowing leakage. Cost: $784,300

Flooring: Modernization needed throughout building. Removal of carpet and VCT, upgrade to carpet tiles and sustainable flooring.

Furnishings: Modernization of carpet and VCT floor in certain areas. Minor updates to cabinetry and casework in classrooms is needed.

Heating: 2 Bryan boilers in good condition; boiler replacement est. in 5-7 years. Optimization and tuning is needed in next few years.

Cooling: Central chiller - Cooling throughout building. Condition: replaced recently, good working condition. Optimization and tuning needs.

IT Infrastructure: Wiring status: Needs update to fiber optic cable. WAN bandwidth: 122mb/second access speed is intermittent and often ineffective. WiFi capacity: 2,000 devices

Landscaping: Playgrounds: Re-surfacing - Playground surface needs sand removed and replacement with wood fiber. Playground Equip - Fall protection on playground equipment needed.

Sports Amenities: All in overall good condition.

Arts Amenities: All spaces in overall good condition.

Fire Safety: Replace fire alarm system with current technology and bring up to code - needed replacement date is 2015/16 at $94,500; no suppression.

Security: Classroom door handles: Needs update to conform to 2018 code compliance.

Disabled Access: Parking: Adequate number parking spots and proper ramp placement exists. Restrooms: Certain restrooms around building have minor non-compliant issues with code.

Parking: Parking is adequate relative to size of school and number of staff. Minor updates are needed for striping and lines for parking stall.
### Priority Maintenance Projects budget:

| 1 | Repair kindergarten retaining walls, replace playground surface, playground renovation, roof replacement. | $1,015,733 |
| 2 | Upgrade keyless entry system, floor replacement, upgrade to LED lighting, room signage update. | $396,344 |
| 3 | Stage curtain cleaning, plumbing, clothes dryer, paint interior, replace roof over addition, skylights, solar shading. | $483,989 |

**Total:** $1,896,067

### Additional repairs as funds are available:

| 4 | Asphalt repairs, landscaping, exterior door painting, re-stripe parking and play areas, trash enclosure. | $287,839 |
| 5 | Weather stripping. | $9,563 |
| 6 | Cleaning equipment | $5,070 |
| 9 | Cafeteria tables, custodial equipment. | $26,923 |

**Total:** $329,395

For a complete itemized list of needed repairs:

[http://tinyurl.com/ThompsonScorecards](http://tinyurl.com/ThompsonScorecards)
THOMPSON REINVENTED SCORECARD

7115 Avondale Road
Fort Collins, CO 80525
Opened: 2008

Square Footage: 58,347
Property Size: 7.23 Acres

Coyote Ridge Elementary School

System Health Ratings:

- **Structure**: Sound Structure, Built in 2008. Could perform better with energy performance. May be due to poor insulation issues.

- **Flooring**: Replacement: Removal of VCT flooring and installation of new carpet or polished concrete in areas. Condition: Overall good condition; updates in upcoming years.

- **Heating**: Recommission HVAC system and verify heating/cooling coils are working at proper capacities. Tuning and optimization of 2 - 1729 MBH Burnam boilers.

- **IT Infrastructure**: Wiring status: Needs update to fiber optic cable. WAN bandwidth: 149mb/second access speed is intermittent and often ineffective. WiFi capacity: 1,400 devices

- **Sports Amenities**: All in good condition.

- **Fire Safety**: All spaces in good condition and compliant with current fire code.

- **Disabled Access**: Parking: Good number parking spots and proper ramp placement exists. Restrooms: Restrooms are ADA compliant.

- **Roofing**: Replacement date: 2032
  Condition: Excellent (Fibertite Roofing System)

- **Furnishings**: Some small modernization updates. Most items are up to date and in excellent condition.

- **Cooling**: RTUs supply cooling to entire building. Good condition, updates with VAVs and VFDs to create more energy efficiency within building.

- **Landscaping**: Playgrounds: Re-surfacing - playground surface needs rubber crumb piece system removed and replacement with wood fiber. Playground equip - New condition.

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

- **Security**: Classroom door handles: Needs update to conform to 2018 code compliance.

- **Parking**: Parking is adequate relative to size of school and number of staff.

**Programs Available:**
- International Baccalaureate School
- Early Childhood
- Full Day Kindergarten
- Lego Robotics
- Choir
- Destination Imagination
- Bstrong Bfit Club

**Energy**

- **Annual Cost**: $56,275

**Cost/Student**
- $156.00

**Cost/Sq.Ft.**
- $1.05

**Energy Star Rating**
- 73

**Cost to Replace Value**: $14,515,168

**Bond Projects**

- **$480,135**

Planned Remodel and Repair projects
- Priority maintenance projects: $307,742
- Other repairs as funds available: $172,393

See reverse for budgets
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Early childhood room upgrades.</td>
<td>$114,790</td>
</tr>
<tr>
<td>2</td>
<td>LED lighting, solar shading, security cameras.</td>
<td>$90,352</td>
</tr>
<tr>
<td>3</td>
<td>Custodian equipment, light diffusion, hallway lighting.</td>
<td>$102,599</td>
</tr>
</tbody>
</table>

Maintenance Projects total: **$307,742**

### Additional repairs as funds are available:

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Seal asphalt cracking, landscape curbing, water heater replacement, exterior signs.</td>
<td>$115,761</td>
</tr>
<tr>
<td>6</td>
<td>Custodian equipment.</td>
<td>$12,000</td>
</tr>
<tr>
<td>7</td>
<td>Landscape upgrades.</td>
<td>$18,196</td>
</tr>
<tr>
<td>8</td>
<td>Drainage.</td>
<td>$9,276</td>
</tr>
<tr>
<td>9</td>
<td>Table replacement, custodian equipment.</td>
<td>$17,160</td>
</tr>
</tbody>
</table>

Additional repairs total: **$172,393**

For a complete itemized list of needed repairs: [http://tinyurl.com/ThompsonScorecards](http://tinyurl.com/ThompsonScorecards)
Garfield Elementary School

720 Colorado Avenue
Loveland, CO 80537
Opened: 1953
Square Footage: 34,922
Property Size: 6.1 Acres

Utilization

\[
\begin{array}{|c|c|c|}
\hline
\text{Student Enrollment} & \text{Boundary} & \text{Choice In} \\
\hline
2015-16 & 245 & 82 \\
300 & & 105 \\
\hline
\end{array}
\]

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

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.

System Health Ratings:
- **Structure**: Overall sound structure. Solid Brick exterior. Minor cracking and good caulking. No major settling or soil issues around building or exterior.
- **Flooring**: Modernization needed throughout building. Removal of sealed asbestos tile, VCT, and upgrade to carpet tiles and sustainable flooring throughout interior.
- **Heating**: Boilers replaced in 2006. Burnam boilers in good condition. Tuning needed for operational optimization and efficiency.
- **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.

Energy

\[
\begin{array}{|c|c|}
\hline
\text{Htu/Sq.Ft.} & \text{Cost/ Student} \\
\hline
69 & $113.00 \\
\hline
\end{array}
\]

\[
\begin{array}{|c|c|}
\hline
\text{Cost/ Sq.Ft.} & \text{Energy Star Rating} \\
\hline
$0.81 & 79 \\
\hline
\end{array}
\]

- **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.
- **Furnishings**: Configuration: Modernization of cabinetry, case-work throughout classrooms and various workspaces and offices.
- **Furnishings**: Configuration: Modernization of cabinetry, case-work throughout classrooms and various workspaces and offices.

- **Cooling**: Presence: 3791 Ft. of 34922 Sq. Ft. has AC.
  - Condition: Several classrooms, including computer area has AC; needs updated throughout remainder of building.

- **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
- **Fire Safety**: Upgrade fire alarm system in 2019/20 at a cost of approximately $84,525, building is not covered by a sprinkler system
- **Disabled Access**: Install new room signage throughout the building. Signs to included; 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.
## Priority Maintenance Projects Budget:

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

## Additional Repairs as Funds are Available:

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

## Additional Repairs as Funds are Available:

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>For a complete itemized list of needed repairs:</td>
<td></td>
</tr>
<tr>
<td><a href="http://tinyurl.com/ThompsonScorecards">http://tinyurl.com/ThompsonScorecards</a></td>
<td></td>
</tr>
</tbody>
</table>
175 Fifth Street  
Berthoud, CO 80513  
Opened: 1975  
Property Size: 8.5 Acres

Ivy Stockwell Elementary School

**Structure:** Structure is in good condition. Minor cracks around site, but overall in good condition. No major settling or soil foundation issues.

**Roofing:** Replacement date: 2018-2019. Condition: Replace built up roof over boiler and SSE deck, mansards, and 1998 EPDM deck over south addition, mansards are cracking and need replaced with metal.

**Flooring:** Replacement: Updates of VCT and carpet are currently needed. Condition: VCT tile and carpet is worn and in need of modernization updates.

**Furnishings:** Configurations: Modernization of classroom and office equipment is needed. Floor tile and carpet need replaced to district standard

**Heating:** Boilers replaced in 2006 bond. Burnam boilers in good condition, but tuning is needed for better efficiency.

**Cooling:** Presence/absence: No AC. Computer area has AC (622 Sq. Ft.) Condition: Not Applicable

**IT Infrastructure:** Wiring status: Needs update to fiber optic cable. WAN bandwidth: 91mb/second access speed is intermittent and ineffective. Wifi capacity: 1,000 devices

**Landscaping:** Playgrounds: Re-Surfacings of playground area from sand to engineered wood fiber. North side play area near building needs asphalt resurfacing. Playground equipment in good condition.

**Sports Amenities:** Baseball field needs top dressing and improvements. Soccer field in good condition. Asphalt play area on west side needs resurfacing.

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

**Fire Safety:** Not fully covered by sprinkler system, was due to fire alarm system upgrade in 2012/13, cost at that time was $73,500.

**Security:** Classroom door handles: Needs update to conform to 2018 code compliance. Fence needed on West side near baseball field for security measures.

**Disabled Access:** Parking: Adequate number parking spots and proper ramp placement exists. Restrooms: Several restrooms around building need to conform with current ADA code.

**Parking:** Parking is adequate relative to size of school and number of staff. Minor striping updates needed for parking stalls.
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cafeteria/Gym floor replacement, fire system upgrade, building-wide floor replacement, resurface playground, lead testing, playground renovation, replace roof mansards.</td>
<td>$549,805</td>
</tr>
<tr>
<td>Concrete repairs, upgrade wireless locks, upgrade LED lighting, replace roof, install new room signage, solar shades, water heater replacement.</td>
<td>$397,086</td>
</tr>
<tr>
<td>Acoustic panels to gym and cafeteria spaces, repair asphalt, add fencing west of the school, replace roof over 1966 addition, irrigation upgrades.</td>
<td>$817,846</td>
</tr>
</tbody>
</table>

**Maintenance Projects total** $1,764,736

### Additional repairs as funds are available:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seal playground asphalt, upgrade exterior signs, re-stripe parking lot.</td>
<td>$61,236</td>
</tr>
<tr>
<td>Replace 9 cafeteria tables, upgrade custodian equipment.</td>
<td>$13,200</td>
</tr>
<tr>
<td>Upgrade lighting.</td>
<td>$3,360</td>
</tr>
<tr>
<td>Upgrade irrigation on back fields.</td>
<td>$15,650</td>
</tr>
<tr>
<td>Custodian equipment, landscaping.</td>
<td>$7,590</td>
</tr>
</tbody>
</table>

**Additional repairs total** $101,036

For a complete itemized list of needed repairs:  
http://tinyurl.com/ThompsonScorecards
Structure: Caulking around structure is in good condition. 8-10 year cycle is needed. Foundation around building in overall good condition.

Flooring: Carpet updates and modernization needed. Replace with carpet squares for district standard.

Heating: 2007: Burnam boilers installed; in good condition, but tuning needed for higher energy efficiency. New building water pumps are nearing end of life.

IT Infrastructure: Wiring status: Needs update to fiber optic cable. WAN bandwidth: 159mb/second access speed often ineffective. WiFi capacity: 1,200 devices

Sports Amenities: Northside of exterior gym area has drainage issues that need addressed.

Fire Safety: Not covered by sprinkler system, head system for fire alarm needs updated to current technology in 2017/18; cost of $66,780.

Disabled Access: Minimal amount of ADA updates needed for bathrooms and classrooms. Increased Parking accessibility around site is needed.

Roofing: Replacement date: 2019-2020 Condition: mansards are dry, brittle and need replaced with metal; 1993 computer room addition EPDM roof leaking and failing. 2000 Steven’s hypolon roof is at end of life cycle.

Furnishings: Configurations: Modernization and upgrades needed for FFE and casework site-wide.

Cooling: Presence: No AC present throughout classrooms and work areas; only computer lab has 1,570 sq. ft. AC with RTU needs replaced. Condition: RTU on computer lab area needs replaced.

Landscaping: Playgrounds: Re-surfacing - Pebble area needs replaced with engineered wood fiber. Playground equipment: Some equipment needs upgrades and safety measures.

Arts Amenities: All in good working condition. Modernization updates needed.

Security: Classroom door handles: Needs update to conform to 2018 code compliance.

Parking: Parking is adequate relative to size of school and number of staff. Re-surfacing needed for parking area.
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Details</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cafeteria/gym floor replacement, building-wide flooring replacement, kitchen equipment, landscaping, lead testing, playground renovation, computer lab cooling system.</td>
<td>$416,742</td>
</tr>
<tr>
<td>Lobby remodel for security, keyless entry system upgrade, replace roof, replace roof mansards, install new room signage, solar block, water heaters.</td>
<td>$881,585</td>
</tr>
<tr>
<td>Concrete repairs, daylighting, fire system upgrades, gym painting, LED lighting in parking lot, replace roof over west addition, skylights.</td>
<td>$377,966</td>
</tr>
<tr>
<td><strong>Maintenance Projects total</strong></td>
<td><strong>$1,676,293</strong></td>
</tr>
</tbody>
</table>

### Additional repairs as funds are available:

<table>
<thead>
<tr>
<th>Project Details</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seal asphalt on playpad, parking lot asphalt overlay, upgrade exterior signage, landscape upgrades.</td>
<td>$154,947</td>
</tr>
<tr>
<td>Replace 9 cafeteria tables.</td>
<td>$10,800</td>
</tr>
<tr>
<td>Update custodian equipment.</td>
<td>$7,444</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$173,191</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Lincoln Elementary School

3312 North Douglas Avenue
Loveland, CO 80538
Opened: 1971
Square Footage: 40,474
Property Size: 8.0 Acres

Utilization

<table>
<thead>
<tr>
<th>Student Enrollment</th>
<th>Boundary</th>
<th>Choice In</th>
<th>Choice Out</th>
</tr>
</thead>
<tbody>
<tr>
<td>208</td>
<td>267</td>
<td>62</td>
<td>121</td>
</tr>
<tr>
<td>355</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Programs Available:
- Project Based Learning (PBL)
- Early Childhood
- Full Day Kindergarten
- Social/Emotional Learning Curriculum
- No Place for Hate
- Health and Wellness
- After School Clubs

Energy

- Annual Cost: $36,980
- Energy Star Rating: 81

- Kbtu/Sq.Ft.: 867
- Cost/Student: $167.00
- Cost/Sq.Ft.: $0.91

System Health Ratings:
- **Structure**: Structure in overall good condition. Some caulking around brick and sidewalk cracks needing enhancements and updates.
- **Roofing**: Replacement date: 2013-2014. Condition: Mansards falling off; numerous leaks on built up roof over original building from 1983; several leaks from EPDM roof installed in 1993 over ILC area. Cost: $859,959 *labor costs may bring this over $1 million.
- **Flooring**: Carpet updates and modernization needed. Replace with carpet squares for district standard.
- **Furnishings**: Cabinetry and casework needing updating and modernization in classrooms and offices.
- **Heating**: 1 aged Bryan boiler that needs replaced. 1 Bur­nam boiler in good condition. RTUs supplying older section are very aged and need replaced immediately.
- **Cooling**: Presence: Full AC throughout building Condition: RTUs nearing end of useful life and very problematic. Needs updating.
- **IT Infrastructure**: Wiring status - Need update to fiber optic cable. WAN bandwidth: 92mb/second access speed is often intermittent and ineffective. WiFi capacity: 1,000 devices.
- **Sports Amenities**: Baseball field needs top dressing and updates to field and fencing.
- **Sports Amenities**: All in overall good working condition. Some modernizations needed.
- **Fire Safety**: Not covered by sprinkler system; fire alarm system due for upgrade in 2019/20.
- **Fire Safety**: Classroom door handles: Needs update to conform to 2018 code compliance.
- **Disabled Access**: Minimal amount of ADA updates needed for bathrooms and classrooms. Increased Parking accessibility around site is needed.
- **Disabled Access**: Parking: Parking is somewhat adequate. Updates and enhancements are needed if staff is increased or events are conducted at site.

355 Max. Capacity

208 Opened: 1971

THOMPSON REINVENTED SCORECARD

Bond Projects $1,699,412

Planned Repair Projects
- Priority maintenance projects: $1,523,453
- Other repairs as funds available: $175,959

See reverse for budgets

Cost to Replace Value: $11,677,612

Programs Available:
- Project Based Learning (PBL)
- Early Childhood
- Full Day Kindergarten
- Social/Emotional Learning Curriculum
- No Place for Hate
- Health and Wellness
- After School Clubs

Opened: 1971
3312 North Douglas Avenue
Loveland, CO 80538

Boundary Choice In Choice Out
267 62 121

Utilization

<table>
<thead>
<tr>
<th>% Utilization</th>
<th>Boundary</th>
<th>Choice In</th>
<th>Choice Out</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% - Excellent</td>
<td>208</td>
<td>62</td>
<td>121</td>
</tr>
<tr>
<td>75% - Good</td>
<td>355</td>
<td></td>
<td></td>
</tr>
<tr>
<td>50% - Needs Improvement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25% - Poor</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Energy

- Annual Cost: $36,980
- Energy Star Rating: 81

- Kbtu/Sq.Ft.: 867
- Cost/Student: $167.00
- Cost/Sq.Ft.: $0.91

System Health Ratings:
- **Structure**: Structure in overall good condition. Some caulking around brick and sidewalk cracks needing enhancements and updates.
- **Roofing**: Replacement date: 2013-2014. Condition: Mansards falling off; numerous leaks on built up roof over original building from 1983; several leaks from EPDM roof installed in 1993 over ILC area. Cost: $859,959 *labor costs may bring this over $1 million.
- **Flooring**: Carpet updates and modernization needed. Replace with carpet squares for district standard.
- **Furnishings**: Cabinetry and casework needing updating and modernization in classrooms and offices.
- **Heating**: 1 aged Bryan boiler that needs replaced. 1 Bur­nam boiler in good condition. RTUs supplying older section are very aged and need replaced immediately.
- **Cooling**: Presence: Full AC throughout building Condition: RTUs nearing end of useful life and very problematic. Needs updating.
- **IT Infrastructure**: Wiring status - Need update to fiber optic cable. WAN bandwidth: 92mb/second access speed is often intermittent and ineffective. WiFi capacity: 1,000 devices.
- **Sports Amenities**: Baseball field needs top dressing and updates to field and fencing.
- **Sports Amenities**: All in overall good working condition. Some modernizations needed.
- **Fire Safety**: Not covered by sprinkler system; fire alarm system due for upgrade in 2019/20.
- **Fire Safety**: Classroom door handles: Needs update to conform to 2018 code compliance.
- **Disabled Access**: Minimal amount of ADA updates needed for bathrooms and classrooms. Increased Parking accessibility around site is needed.
- **Disabled Access**: Parking: Parking is somewhat adequate. Updates and enhancements are needed if staff is increased or events are conducted at site.
Current Conditions Images

**Priority Maintenance Projects budget:**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cafeteria/Gym floor replacement, add doors and walls to replace partitions, building-wide floor replacement, lead paint removal, replace roof, replace mansards, and playground renovation.</td>
<td>$1,100,586</td>
</tr>
<tr>
<td>2</td>
<td>Door hardware replacements, keyless entry upgrade, LED lighting for security, update room signage.</td>
<td>$57,908</td>
</tr>
<tr>
<td>3</td>
<td>Boiler replacement, electrical upgrades, fire system upgrades, roof replacement over 1993 addition, replace roof ventilation.</td>
<td>$364,959</td>
</tr>
</tbody>
</table>

**Total budget:** $1,523,453

**Additional repairs as funds are available:**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Asphalt repair, concrete repairs, update exterior signs, upgrade landscaping for safety, replace water heater, re-stripe parking lot.</td>
<td>$149,895</td>
</tr>
<tr>
<td>9</td>
<td>Replace custodial equipment, replace cafeteria tables.</td>
<td>$26,064</td>
</tr>
</tbody>
</table>

**Total additional budget:** $175,959

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Mary Blair Elementary

**Utilization**

- **Student Enrollment**
  - 2015-16: 375
  - 2016-17: 480
  - Max. Capacity: 480
  - Capacity: 78%

**Programs Available:**
- Full Day Kindergarten
- Code Club
- Cooking Club
- Lego Robotics
- Reading Corps Tutoring
- Bstrong Bfit Club
- Maple Terrace Kids Club

**System Health Ratings:**
- **Structure:** Overall structure in very good condition. Certain areas of caulking around site is needed. No major soil settling or foundation issues.
- **Flooring:** Condition: Areas around school are needed for modernization and updates. VCT removal and updates with carpet squares
- **Heating:** Condition: 2 Buderus boilers: 1009 MBH boilers; a bit undersized for school. In good condition and tuning needed for performance optimization.
- **IT Infrastructure:** WAN bandwidth: 10gb access speed to Support Services center via district-owned fiber connection. WiFi Capacity: 800 devices
- **Sports Amenities:** All in good working order. Modernization updates are needed to turf and exterior areas.
- **Fire Safety:** Not fully sprinkled building, fire alarm system due for update to current technology in 2018/19 at estimated cost of $76,440.
- **Disabled Access:** Minor amounts of ADA doors and bathrooms are needed.

**Energy**

- **Annual Cost:** $31,872
- **Energy Star Rating:** 58

**Bond Projects**

- **$1,536,961**

- **Planned Repair Projects**
  - Priority maintenance projects: $1,034,286
  - Other repairs as funds available: $502,675

**Cost to Replace Value:** $15,789,091

860 East 29th Street
Loveland, CO 80538
Opened: 1973

860 East 29th Street
Square Footage: 49,144
Property Size: 7.4 Acres

**Boundary**
- **Choice In:** 357
- **Choice Out:** 115
- **Needs Improvement:** 133

**Student Enrollment**

- **Good Condition**
- **Needs Improvement**
- **Poor Condition**

**Programs Available:**
- Full Day Kindergarten
- Code Club
- Cooking Club
- Lego Robotics
- Reading Corps Tutoring
- Bstrong Bfit Club
- Maple Terrace Kids Club

**Opened:** 1973

- **System Health Ratings:** Good Condition
- **Needs Improvement**
- **Poor Condition**

**IT Infrastructure:** WAN bandwidth: 10gb access speed to Support Services center via district-owned fiber connection. WiFi Capacity: 800 devices

**Sports Amenities:** All in good working order. Modernization updates are needed to turf and exterior areas.

**Fire Safety:** Not fully sprinkled building, fire alarm system due for update to current technology in 2018/19 at estimated cost of $76,440.

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  - Priority maintenance projects: $1,034,286
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- Full Day Kindergarten
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- Lego Robotics
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- **Needs Improvement**
- **Poor Condition**

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**Fire Safety:** Not fully sprinkled building, fire alarm system due for update to current technology in 2018/19 at estimated cost of $76,440.

**Disabled Access:** Minor amounts of ADA doors and bathrooms are needed.
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Details</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace kitchen equipment, lead paint removal, playground renovation.</td>
<td>$291,085</td>
</tr>
<tr>
<td>Replace door hardware, wireless entry upgrade, roof replacement, classroom signage, solar shading, water heater.</td>
<td>$543,911</td>
</tr>
<tr>
<td>Replace cafeteria flooring, exterior sealant, upgrade fire system, upgrade exterior lighting to LED.</td>
<td>$199,290</td>
</tr>
<tr>
<td></td>
<td><strong>$1,382,266</strong></td>
</tr>
</tbody>
</table>

### Additional repairs as funds are available:

<table>
<thead>
<tr>
<th>Project Details</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt repair, concrete repairs, exterior signage, replace metal parts in landscaping, re-stripe parking lot.</td>
<td>$183,761</td>
</tr>
<tr>
<td>Custodian equipment.</td>
<td>$2,640</td>
</tr>
<tr>
<td>Cafeteria/gym floor replacement, building-wide flooring replacement.</td>
<td>$298,674</td>
</tr>
<tr>
<td>Custodial systems, replace 10 cafeteria tables.</td>
<td>$17,600</td>
</tr>
<tr>
<td></td>
<td><strong>$502,675</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Monroe Elementary

Utilization

Student Enrollment

- 2015-16: 294
- 2016-17: 505
- Max. Capacity: 427
- Boundary Enrollment: 227
- Choice In Enrollment: 94
- Choice Out Enrollment: 133

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

System Health Ratings:

- Structure: 58%
- Roofing: Good Condition
- Flooring: Needs Improvement
- Heating: Needs Improvement
- IT Infrastructure: Needs Improvement
- Sports Amenities: Needs Improvement
- Fire Safety: Needs Improvement
- Disabled Access: Needs Improvement
- Arts Amenities: Good Condition
- Security: Needs Improvement
- Parking: Needs Improvement

Energy

- Annual Cost: $33,133
- Energy Cost/Student: $102.00
- Energy Cost/Sq.Ft.: $0.59

Cost to Replace Value: $15,789,091

Planned Repair Projects

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

See reverse for budgets

Bond Projects

- Planned Projects: $2,399,854

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

Opened: 1963

Boundary: Choice In, Choice Out

School District:

- Monroe Elementary
- Square Footage: 51,030
- Property Size: 8.2 Acres

School Address:

- 1500 North Monroe Ave.
- Loveland, CO 80538

THOMPSON REINVENTED SCORECARD

THOMPSON SCHOOL DISTRICT

Empower to Learn
- Challenge to Achieve
- Inspire to Excel

Page 27
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th></th>
<th>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>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
Namaqua Elementary School

Structure: Settling near front entrance of building causing some pooling of water. Caulking needs replaced around certain areas.

Flooring: Replacement - VCT and carpet flooring needs replaced in numerous areas. Condition: Modernization updates and very worn areas need updated.


IT Infrastructure: Wiring status - Need update to fiber optic cable. WAN bandwidth: 298mb/second access speed is often ineffective and intermittent. WiFi capacity: 1,600 devices.

Sports Amenities: Gym floor is nearing end of life and needs replacement.

Fire Safety: Not fully sprinkled, fire alarm system needs upgrade to new technology in 2020/21 at estimated cost of $82,600.

Disabled Access: Restrooms: Several restrooms around building are not compliant with ADA code and need updates.

Roofing: Replacement date: Mansards and entire roof replaced in 2011 with 90 mil EPDM. Condition: Excellent.

Furnishings: Configurations- Modernization of casework, cabinetry and office equipment needed throughout classrooms, hallways and office space areas.

Cooling: Presence - Approx. 50% supplying on East side, West side without AC. Condition: RTU supplying AC on east side of building in good condition.

Landscaping: Playgrounds: Re-surfacing needed, replace sand to engineered wood fiber. Playground equipment needs updates and modernization.

Arts Amenities: All good condition.

Security: Classroom door handles: Needs update to conform to 2018 code compliance.

Parking: Parking: Adequate number parking spots and proper ramp placement exists.
### Current Conditions Images

- Roof repair
- Cracked concrete
- Outdated gym floor
- ADA accessibility

### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cafeteria/gym floor replacement, upgrade drainage around site, replace hot water heater, roof repairs.</td>
<td>$252,390</td>
</tr>
<tr>
<td>Replace door hardware, building-wide floor replacement, playground resurface and renovations, update kitchen equipment, daylighting.</td>
<td>$518,097</td>
</tr>
<tr>
<td>Upgrade fire system, HVAC and duct repairs, custodian equipment, LED lighting.</td>
<td>$323,226</td>
</tr>
<tr>
<td></td>
<td><strong>$1,093,713</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>Concrete repairs, landscape improvements, exterior signage, re-stripe parking lot.</td>
<td>$80,612</td>
</tr>
<tr>
<td>Pump replacement, electrical upgrades.</td>
<td>$28,245</td>
</tr>
<tr>
<td>Custodian equipment.</td>
<td>$16,275</td>
</tr>
<tr>
<td></td>
<td><strong>$125,132</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

[http://tinyurl.com/ThompsonScorecards](http://tinyurl.com/ThompsonScorecards)
Ponderosa Elementary


Flooring: Condition - Carpet tiles throughout hallways and classrooms. In very good condition, some minor updates are needed due to wear in upcoming years.

Heating: Condition: 2 peerless boilers in excellent condition. 3,236 MBH boilers, Over-sized, 80% efficiency boilers. Tuning needed for optimization.

IT Infrastructure: Wiring status - Need update to fiber optic cable. WAN bandwidth: 296mb/second access speed is often ineffective. WiFi capacity: 2,200 devices.

Sports Amenities: In overall good condition. Minor updates needed to landscape areas.

Fire Safety: Fully sprinklered building, fire alarm system would not need upgrade until 2022/23 at estimated cost of $90,000.

Disabled Access: Restrooms - Restrooms are ADA compliant.

Roofing: Replacement date: 2035
Condition: Fibertite roof installed in 2010; excellent.

Furnishings: Minor upgrades to painting in certain areas. Overall furnishings are new and modern and in excellent condition.

Cooling: Presence - Building is fully cooled with 1 central chiller. Condition: Excellent.


Arts Amenities: Modern and in overall good condition.

Security: Classroom door handles: Needs update to conform to 2018 code compliance.

Parking: Parking: Good number parking spots and proper ramp placement exists.
**Priority Maintenance Projects budget:**

1. Drainage issue on southeast corner of property, add locks to early childhood rooms.  
   **$85,790**

2. Water mitigation, lighting repairs, water heater repairs.  
   **$66,304**

   **$107,581**

**Total:**  
**$259,675**

**Additional repairs as funds are available:**

4. Asphalt repairs, concrete repairs, landscape improvements, re-stripe parking lot.  
   **$80,254**

5. Custodian equipment.  
   **$1,260**

**Total:**  
**$81,514**

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

**Utilization**

Student Enrollment
- **2015-16**
- **280 Max. Capacity**
- **225**

Programs Available:
- Science Dads
- After School Clubs
- Watch D.O.G.S.
- Pre-school Read Aloud
- Math Club
- Homework Club
- Student Store

**System Health Ratings:**
- **Structure:** Solid wood building structure in good condition, but soil conditions are causing major building settling problems on south side of building.
- **Roofing:** Replacement date: 2015-2016
- **Flooring:** Condition: Flooring and carpet in classrooms and hallways are in overall good condition.
- **Furnishings:** Kitchen Equipment and Modernization needed for cafeteria area. Cabinetry and Casework Modernization needed throughout school
- **Heating:** New boilers in 2006 bond in good condition, but efficiency and tuning needed.
- **Cooling:** Condition: Window units are only source of AC for classrooms. Very inefficient for energy air distribution system needs VAVs installed.
- **IT Infrastructure:** Wiring status: Needs update to fiber optic cable. WAN bandwidth: 252mb/second access speed is often ineffective. WiFi capacity: 600 devices.
- **Landscaping:** Playgrounds: Re-surfacing; Sand needs replaced with engineered wood fiber.
  - Playground equipment - Some small equipment updates are needed.
  - Sprinkler systems: Proper coverage needed.
- **Sports Amenities:** Gym floor is at end of useful life and failing; need immediate replacement.
- **Arts Amenities:** Stage area has major setting and foundation problems. Curtain needs replacement
- **Fire Safety:** No suppression system, need to upgrade fire alarm system to current technology in 2017/18 at est cost of $66,780.
- **Security:** Classroom door handles: Need update to conform to 2018 code compliance.
- **Disabled Access:** ADA Bathroom stalls require compliance and increase in health office size.
- **Parking:** Parking: Minimal amount of parking. Increase in spaces needed.

**Energy**

- **Annual Cost:** $23,264
- **Energy Star Rating:** 66
- **Kbtu/Sq.Ft.**
  - **50**
  - **$104.00**
  - **Cost/Sq.Ft.**
    - **$0.73**

**Cost to Replace Value:** $8,477,556
Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th></th>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Irrigation system upgrade, cafeteria/gym floor replacement, LED lighting project.</td>
<td>$173,013</td>
</tr>
<tr>
<td>2</td>
<td>Replace roof, upgrade door hardware, resurface and renovate playground, wireless key access upgrade for security.</td>
<td>$875,567</td>
</tr>
<tr>
<td>3</td>
<td>Stage curtain cleaning, water heaters, upgrade fire system, custodian equipment, daylighting, building-wide flooring replacement.</td>
<td>$442,796</td>
</tr>
</tbody>
</table>

**Total:** $1,491,376

Additional repairs as funds are available:

<table>
<thead>
<tr>
<th></th>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Re-stripe parking lot, landscape upgrade, exterior signage, asphalt repairs, kitchen renovation.</td>
<td>$170,599</td>
</tr>
<tr>
<td>5</td>
<td>Trash enclosure.</td>
<td>$17,808</td>
</tr>
<tr>
<td>7</td>
<td>North irrigation system replacement.</td>
<td>$10,364</td>
</tr>
<tr>
<td>9</td>
<td>Cafeteria table replacement, custodian equipment.</td>
<td>$12,500</td>
</tr>
</tbody>
</table>

**Total:** $211,270

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
743 Jocelyn Drive  
Loveland, CO 80537  
Opened: 1978  
Property Size: 6.3 Acres

Sarah Milner Elementary

**System Health Ratings:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Condition</th>
<th>Improvement</th>
<th>Poor Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Structure</strong></td>
<td><img src="https://example.com/good-icon.png" alt="Good" /></td>
<td><img src="https://example.com/needs-improvement-icon.png" alt="Needs Improvement" /></td>
<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
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<tr>
<td><strong>Roofing</strong></td>
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<td><img src="https://example.com/needs-improvement-icon.png" alt="Needs Improvement" /></td>
<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
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<tr>
<td><strong>Flooring</strong></td>
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<td><img src="https://example.com/needs-improvement-icon.png" alt="Needs Improvement" /></td>
<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
</tr>
<tr>
<td><strong>Heating</strong></td>
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<td><img src="https://example.com/needs-improvement-icon.png" alt="Needs Improvement" /></td>
<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
</tr>
<tr>
<td><strong>IT Infrastructure</strong></td>
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<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
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<tr>
<td><strong>Sports Amenities</strong></td>
<td><img src="https://example.com/good-icon.png" alt="Good" /></td>
<td><img src="https://example.com/needs-improvement-icon.png" alt="Needs Improvement" /></td>
<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
</tr>
<tr>
<td><strong>Arts Amenities</strong></td>
<td><img src="https://example.com/good-icon.png" alt="Good" /></td>
<td><img src="https://example.com/needs-improvement-icon.png" alt="Needs Improvement" /></td>
<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
</tr>
<tr>
<td><strong>Fire Safety</strong></td>
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<td><img src="https://example.com/needs-improvement-icon.png" alt="Needs Improvement" /></td>
<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
</tr>
<tr>
<td><strong>Security</strong></td>
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<td><img src="https://example.com/needs-improvement-icon.png" alt="Needs Improvement" /></td>
<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
</tr>
<tr>
<td><strong>Disabled Access</strong></td>
<td><img src="https://example.com/good-icon.png" alt="Good" /></td>
<td><img src="https://example.com/needs-improvement-icon.png" alt="Needs Improvement" /></td>
<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td><img src="https://example.com/good-icon.png" alt="Good" /></td>
<td><img src="https://example.com/needs-improvement-icon.png" alt="Needs Improvement" /></td>
<td><img src="https://example.com/poor-icon.png" alt="Poor" /></td>
</tr>
</tbody>
</table>
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cafeteria/gym floor replacement, building-wide floor replacement, lead paint removal, playground surface repairs.</td>
<td>$220,022</td>
</tr>
<tr>
<td>Keyless entry system upgrade, playground surface upgrades, roof replacement, lobby security upgrade, solar shading.</td>
<td>$989,359</td>
</tr>
<tr>
<td>Ceiling repairs, upgrade fire system, repainting, LED lighting, landscape improvements.</td>
<td>$289,994</td>
</tr>
<tr>
<td></td>
<td><strong>$1,499,376</strong></td>
</tr>
</tbody>
</table>

### Additional repairs as funds are available:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt repair, exterior sealant, kitchen equipment, repair parking lot cracks, re-stripe parking lot, water heaters.</td>
<td>$148,149</td>
</tr>
<tr>
<td>Custodian equipment.</td>
<td>$2,700</td>
</tr>
<tr>
<td>Weather stripping and sealing, drinking fountain.</td>
<td>$16,065</td>
</tr>
<tr>
<td>Replace 12 cafeteria tables.</td>
<td>$30,240</td>
</tr>
<tr>
<td></td>
<td><strong>$197,154</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Truscott Elementary School

**Structure:** Brick and Mortar near roof parapet. Mortar is deteriorating and developing mold and causing brick to fail.

**Roofing:** Replacement date: 2018-2019. Condition: parapet walls are leaking due condition of coping stones, the face of the bricks are falling off onto the sidewalks, replace all built up roofs at the same time. Cost: $652,677


**Furnishings:** Configurations: Modernization needs of cabinetry and casework throughout school.

**Heating:** Replacement: Kitchen piping, 2001 hot water heater nearing end of life. AHU's need rebuilding in place. Boiler new as of 2006 Bond. Condition: Air handling Units (AHU) are very old and need updates.

**Cooling:** Presence/absence - No AC throughout school except computer area has AC units. DDC controls needs updating. Condition: Computer AC units need replaced. End of useful life.

**IT Infrastructure:** Wiring status - Need update to fiber optic cable. WAN bandwidth: 69mb/second access speed is very ineffective. WiFi capacity: 2,000 devices

**Sports Amenities:** Fields, tracks, paths: Synthetic Turf is nearing 10 years old. Getting a little worn and will need replacement in upcoming years

**Fire Safety:** No suppression system, need to update audible and visual signals, updated scheduled for 2016/17 at est cost of $127,050

**Disabled Access:** Most restrooms are ADA compliant. Some stalls may need updates. 2nd floor but no elevator or ramp.

**Parking:** Parking: Parking is very minimal at site and has increased needs.
## Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair brick damage, door replacements, HVAC replacements, water heaters, cafeteria floor replacement.</td>
<td>$507,368</td>
</tr>
<tr>
<td>LED lighting, door hardware upgrade, solar shading, roof replacement, playground resurfacing and renovation, upgrade room signage.</td>
<td>$652,154</td>
</tr>
<tr>
<td>Fire system upgrade, daylighting, custodian equipment.</td>
<td>$419,563</td>
</tr>
<tr>
<td></td>
<td><strong>$1,602,185</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>Lead paint removal, roof replacement, re-striping parking lot, concrete repairs, asphalt repairs, cafeteria floor tile replacements.</td>
<td>$477,452</td>
</tr>
<tr>
<td>Gym floor replacement.</td>
<td>$87,702</td>
</tr>
<tr>
<td>Repair concrete block, repaint bathroom floors.</td>
<td>$17,812</td>
</tr>
<tr>
<td></td>
<td><strong>$582,966</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Van Buren Elementary School

System Health Ratings:

**Structure:** Some small fatigue cracks around site. Non-intrusive structural cracks. Minor masonry maintenance work is needed and small crack filling of brick and concrete is needed.

**Roofing:** Replacement date / 2016-2017 Condition: 1993 EPDM roof should have been replaced in 2013, mansards are metal but in very poor condition. 1997 Stevens hypolon is past life cycle. Cost: $657,124

**Flooring:** Replacement / Current carpeting needs modernization to carpet squares. Condition: Current carpet is in rough and used condition. Staining along with cracks in the seams.

**Furnishings:** Configurations / Modernization needed in classrooms, hallways and office spaces. Updates with cabinetry and casework needed

**Heating:** Condition: Current boilers installed in 2003 and in good shape. Good piping, but VFD’s need to be installed on building water pipes.

**Cooling:** Presence/absence / No AC throughout classrooms and major student areas; only AC is window unit in administrative area. Condition: NA for AC. AHU’s need to be rebuilt.

**IT Infrastructure:** Wiring status - Need update to fiber optic cable. WAN bandwidth: 115mb/second access speed is often ineffective. WiFi capacity: 1,400 devices

**Landscaping:** Playgrounds / Re-surfacing needed for play area from sand to wood fiber and some minor updates to playground equipment.

**Sports Amenities:** All is overall good condition.

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

**Fire Safety:** No suppression system in main building, upgrade to alarm system due in 2020/21 at estimated cost of $131,670.

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

**Disabled Access:** ADA updates are needed throughout school restrooms. Many non-compliant bathroom stalls are currently in place.

**Parking:** Increase visitor parking needs for front of building. Parking is marginal in rear and minor increase in handicap parking needed.
### Current Conditions Images

- Outdated ductwork
- Mansards and roof
- Accessible fixtures
- Concrete repairs

### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cafeteria/gym floor replacement, lead paint removal, replace cafeteria tables.</td>
<td>$339,479</td>
</tr>
<tr>
<td>Roof replacement, playground resurfacing and renovation, door hardware upgrade,</td>
<td>$818,171</td>
</tr>
<tr>
<td>wireless entry upgrade, room signage upgrade.</td>
<td></td>
</tr>
<tr>
<td>Fire system upgrade, solar shading, update windows, repaint interior, replace</td>
<td>$260,144</td>
</tr>
<tr>
<td>cafeteria tables, E.C. building flooring and paint repairs.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>$1,417,793</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>Concrete repairs, asphalt repairs, update irrigation system, re-stripe parking lots.</td>
<td>$274,616</td>
</tr>
<tr>
<td>Custodial equipment replacements.</td>
<td>$11,183</td>
</tr>
<tr>
<td></td>
<td><strong>$285,798</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Winona Elementary School

Structure: Major foundation movement. Cracks in CMU blocks and along Mortar joints throughout school. Perimeter needs re-caulking.

Roofing: Replacement date: 2031. Condition: excellent condition, original building roof and mansards replaced in 2010 with metal mansards and fibertite membrane. Addition was fibertite in 2006. Soffit needs upgraded along with LED lighting retrofits.

Flooring: Replacement: Modernization needed throughout school to carpet squares. Condition: Current carpet is in very rough and used condition, there is Staining along with cracks in the seams. VCT removal throughout cafeteria.

Furnishings: Major Modernization work needs to be done on Cabinetry and casework in classrooms. Cafeteria needs major Modernization Remodel.

Heating: Condition: Boilers in new section are in good condition. 2 Bryan Boilers that are 20+ years old, nearing end of useful life.

Cooling: Presence: Entire school has AC. Condition: Units are in good working conditions. Chiller #1 needs replacement.

IT Infrastructure: Wiring status: Needs update to Fiber Optic cable. WAN bandwidth: 205mb/second access speed is intermittent and often ineffective. WiFi Capacity: 1,600 devices.

Landscaping: Re-Surfacing - Top Dressing in numerous areas around site: near modulars and southeast corner of the building. Playground Equip - Good Condition.

Sports Amenities: Baseball field needs top dressing and updates to fencing.

Arts Amenities: All spaces in good condition.

Fire Safety: Fully sprinkled, upgrade fire alarm system in 2017/18 at est cost of $66,780.


Disabled Access: Restrooms: Some minor alterations, but overall in good condition.

Parking: Parking: Good ADA parking accessibility.
Current Conditions Images

Cracked concrete

Outdated ducts

Structural repairs needed

Outdated fixtures

Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gym floor replacement, landscape upgrades, wireless key access for security.</td>
<td>$340,528</td>
</tr>
<tr>
<td>Building-wide flooring replacement, lead paint removal, door hardware upgrade,</td>
<td>$480,626</td>
</tr>
<tr>
<td>video upgrade for security.</td>
<td></td>
</tr>
<tr>
<td>Boiler replacement, solar shading, concrete repair, HVAC.</td>
<td>$563,897</td>
</tr>
<tr>
<td></td>
<td>$1,385,051</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>Roof replacement over 2006 addition, asphalt repairs, re-stripe parking lot,</td>
<td>$634,013</td>
</tr>
<tr>
<td>water heater replacement.</td>
<td></td>
</tr>
<tr>
<td>Replace cafeteria tables.</td>
<td>$15,120</td>
</tr>
<tr>
<td>Windows, screens, kitchen flooring.</td>
<td>$14,659</td>
</tr>
<tr>
<td></td>
<td>$663,792</td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
## Estimate Summary

**CSI Division**

<table>
<thead>
<tr>
<th>No.</th>
<th>Division</th>
<th>COST/SF</th>
<th>% of TOTAL</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Requirements</td>
<td>12.34</td>
<td>6.39%</td>
<td>$91,337</td>
</tr>
<tr>
<td>2</td>
<td>Existing Conditions</td>
<td>0.00</td>
<td>0.00%</td>
<td>$0</td>
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<tr>
<td>3</td>
<td>Concrete</td>
<td>49.59</td>
<td>25.68%</td>
<td>$366,970</td>
</tr>
<tr>
<td>4</td>
<td>Masonry</td>
<td>0.00</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td>5</td>
<td>Metals</td>
<td>9.64</td>
<td>4.99%</td>
<td>$71,360</td>
</tr>
<tr>
<td>6</td>
<td>Wood, Plastics and Composites</td>
<td>0.74</td>
<td>0.38%</td>
<td>$5,482</td>
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<tr>
<td>7</td>
<td>Moisture Protection</td>
<td>11.13</td>
<td>5.76%</td>
<td>$82,338</td>
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<tr>
<td>8</td>
<td>Openings</td>
<td>4.79</td>
<td>2.48%</td>
<td>$35,458</td>
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<tr>
<td>9</td>
<td>Finishes</td>
<td>21.37</td>
<td>11.07%</td>
<td>$158,147</td>
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<tr>
<td>10</td>
<td>Specialties</td>
<td>4.52</td>
<td>2.34%</td>
<td>$33,477</td>
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<tr>
<td>11</td>
<td>Equipment</td>
<td>13.35</td>
<td>6.91%</td>
<td>$98,791</td>
</tr>
<tr>
<td>12</td>
<td>Furnishings</td>
<td>0.00</td>
<td>0.00%</td>
<td>$0</td>
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<tr>
<td>13</td>
<td>Special Construction</td>
<td>0.00</td>
<td>0.00%</td>
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<tr>
<td>14</td>
<td>Conveying Equipment</td>
<td>0.00</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td>21</td>
<td>Fire Suppression Systems</td>
<td>2.28</td>
<td>1.18%</td>
<td>$16,904</td>
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<tr>
<td>22</td>
<td>Plumbing</td>
<td>5.60</td>
<td>2.90%</td>
<td>$41,411</td>
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<td>23</td>
<td>HVAC</td>
<td>8.56</td>
<td>4.43%</td>
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<tr>
<td>25</td>
<td>Integrated Automation</td>
<td>0.00</td>
<td>0.00%</td>
<td>$0</td>
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<tr>
<td>26</td>
<td>Electrical</td>
<td>11.56</td>
<td>5.99%</td>
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<td>27</td>
<td>Communications</td>
<td>1.50</td>
<td>0.78%</td>
<td>$11,100</td>
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<tr>
<td>28</td>
<td>Electronic Safety + Security</td>
<td>0.66</td>
<td>0.34%</td>
<td>$4,882</td>
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<tr>
<td>31</td>
<td>Earthwork</td>
<td>9.41</td>
<td>4.87%</td>
<td>$69,667</td>
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<tr>
<td>32</td>
<td>Exterior Improvements</td>
<td>2.04</td>
<td>1.05%</td>
<td>$15,062</td>
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<tr>
<td>33</td>
<td>Site Utilities</td>
<td>0.69</td>
<td>0.35%</td>
<td>$5,070</td>
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<tr>
<td>34</td>
<td>Transportation</td>
<td>0.00</td>
<td>0.00%</td>
<td>$0</td>
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<tr>
<td>40</td>
<td>Process Integration</td>
<td>0.00</td>
<td>0.00%</td>
<td>$0</td>
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<tr>
<td>45</td>
<td>Weather Protection Allowance</td>
<td>0.00</td>
<td>0.00%</td>
<td>$0</td>
</tr>
<tr>
<td>50</td>
<td>Pre-Construction Fee</td>
<td>0.00</td>
<td>0.00%</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Subtotals:**

<table>
<thead>
<tr>
<th></th>
<th>COST/SF</th>
<th>% of TOTAL</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Building Permit Fees</td>
<td>0.15%</td>
<td>0.29%</td>
<td>$2,144</td>
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</tbody>
</table>

**Subtotals:**

<table>
<thead>
<tr>
<th></th>
<th>COST/SF</th>
<th>% of TOTAL</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Liability Insurance</td>
<td>0.80%</td>
<td>1.54%</td>
<td>$11,433</td>
</tr>
<tr>
<td>Builder's Risk Insurance</td>
<td>0.18%</td>
<td>0.35%</td>
<td>$2,572</td>
</tr>
<tr>
<td>Performance &amp; Payment Bond</td>
<td>0.84%</td>
<td>1.62%</td>
<td>$12,005</td>
</tr>
<tr>
<td>2 year warranty bond premium</td>
<td>0.21%</td>
<td>0.41%</td>
<td>$3,001</td>
</tr>
</tbody>
</table>

**Subtotals:**

<table>
<thead>
<tr>
<th></th>
<th>COST/SF</th>
<th>% of TOTAL</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overhead &amp; Fee</td>
<td>5.00%</td>
<td>8.70%</td>
<td>$64,375</td>
</tr>
<tr>
<td>Contingency</td>
<td>6.00%</td>
<td>10.44%</td>
<td>$77,250</td>
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</tbody>
</table>

**Totals:**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>100.00%</th>
<th>$1,429,118</th>
</tr>
</thead>
</table>

Add $265,000 design, fees, etc. ---> $1,695,000
**NEW VISION CHARTER SCHOOL**
2366 E 1st St, Loveland, CO 80537

**Scorecard prepared as of March 2016**

<table>
<thead>
<tr>
<th>Facility System</th>
<th>Maintenance Type</th>
<th>Priority</th>
<th>Description</th>
<th>Cost Estimate</th>
<th>Timeframe Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator</td>
<td>Preventative</td>
<td>1</td>
<td>Inspection and annual maintenance service</td>
<td>$2,500</td>
<td>Every year</td>
</tr>
<tr>
<td>Cabinetry &amp; Casework</td>
<td>Replacement</td>
<td>2</td>
<td>Lobby reconfiguration for safety/security system</td>
<td>$20,000</td>
<td>2016</td>
</tr>
<tr>
<td>Exterior Concrete Repairs</td>
<td>Replacement</td>
<td>1</td>
<td>Repair crack and uneven concrete areas (safety issue)</td>
<td>$15,000</td>
<td>2016</td>
</tr>
<tr>
<td>Exterior Painting</td>
<td>Replace</td>
<td>1</td>
<td>Paint exterior of building</td>
<td>$40,000</td>
<td>2016</td>
</tr>
<tr>
<td>Flooring - Carpet</td>
<td>Replace</td>
<td>3</td>
<td>Replace all carpeting</td>
<td>$250,000</td>
<td>2020</td>
</tr>
<tr>
<td>Flooring - Gym floor</td>
<td>Repairs</td>
<td>1</td>
<td>Repairs needed to gymnasium floor</td>
<td>$50,000</td>
<td>2016</td>
</tr>
<tr>
<td>Flooring - VCT Tile</td>
<td>Replacement</td>
<td>3</td>
<td>Repairs/replacement for VCT tile flooring</td>
<td>$75,000</td>
<td>2018</td>
</tr>
<tr>
<td>HVAC</td>
<td>Preventative</td>
<td>1</td>
<td>Annual maintenance program for HVAC system (both buildings)</td>
<td>$10,000</td>
<td>Every year</td>
</tr>
<tr>
<td>HVAC-NVCS</td>
<td>Replace</td>
<td>2</td>
<td>Replacement for 8 units at end of life cycle (main bldg)</td>
<td>$45,000</td>
<td>2017</td>
</tr>
<tr>
<td>HVAC-Leased bldg</td>
<td>Replace</td>
<td>2</td>
<td>Replacement for units at end of life cycle (leased bldg)</td>
<td>$50,000</td>
<td>2017</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Repairs</td>
<td>1</td>
<td>Annual maintenance program for landscaping &amp; lawn</td>
<td>$10,000</td>
<td>Every year</td>
</tr>
<tr>
<td>LED Lighting</td>
<td>Replacement</td>
<td>2</td>
<td>Replacement for cost efficiency/savings</td>
<td>$75,000</td>
<td>TBD</td>
</tr>
<tr>
<td>Painting-Interior</td>
<td>Replacement</td>
<td>1</td>
<td>Annual interior painting as needed</td>
<td>$7,500</td>
<td>Every year</td>
</tr>
<tr>
<td>Parking lot</td>
<td>Repairs</td>
<td>1</td>
<td>Seal and repair cracks in asphalt parking areas</td>
<td>$11,000</td>
<td>2016</td>
</tr>
<tr>
<td>Playground</td>
<td>Repairs</td>
<td>1</td>
<td>Annual replacement of wood chips</td>
<td>$2,000</td>
<td>2016</td>
</tr>
<tr>
<td>Playground Equipment</td>
<td>Replacement</td>
<td>2</td>
<td>Replacement of aging playground equipment</td>
<td>$22,000</td>
<td>2017</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Repairs</td>
<td>1</td>
<td>Annual repairs needed for bathrooms &amp; other plumbing</td>
<td>$15,000</td>
<td>2016</td>
</tr>
<tr>
<td>Roofing - Replace</td>
<td>Replace</td>
<td>2</td>
<td>Replace roof main building</td>
<td>$60,000</td>
<td>2019</td>
</tr>
<tr>
<td>Roofing- Sealant</td>
<td>Repair</td>
<td>1</td>
<td>Apply Sealant to fix/prevent leaks (main building)</td>
<td>$10,000</td>
<td>2016</td>
</tr>
<tr>
<td>Security</td>
<td>Replacement</td>
<td>1</td>
<td>Upgrades needed to secure exterior doors</td>
<td>$27,000</td>
<td>2016</td>
</tr>
<tr>
<td>Signage</td>
<td>Replace</td>
<td>3</td>
<td>Replace &amp; update signage for building</td>
<td>$15,000</td>
<td>2018</td>
</tr>
<tr>
<td>Sound Board</td>
<td>Install</td>
<td>2</td>
<td>Install sound boards in music room to reduce noise</td>
<td>$18,000</td>
<td>2016</td>
</tr>
<tr>
<td>Sprinkler System</td>
<td>Repairs</td>
<td>1</td>
<td>Sprinkler repairs</td>
<td>$4,000</td>
<td>Every year</td>
</tr>
<tr>
<td>Stucco Repairs</td>
<td>Repair</td>
<td>1</td>
<td>Repair cracks in exterior stucco</td>
<td>$20,000</td>
<td>2016</td>
</tr>
<tr>
<td>Water Heater</td>
<td>Replace</td>
<td>2</td>
<td>Replacement of commercial water heater (main building)</td>
<td>$6,000</td>
<td>2017</td>
</tr>
<tr>
<td>Windows</td>
<td>Replace</td>
<td>1</td>
<td>Replace failed windows (approximately 15 per year)</td>
<td>$7,000</td>
<td>Every year</td>
</tr>
</tbody>
</table>

**Total** $867,000
Bill Reed Middle School

370 West 4th St.
Loveland, CO 80537
Opened: 1917

Square Footage: 146,517
Property Size: 16 Acres

Why parents choose K-8

- Eliminate the grade 5 to grade 6 transition.
- Consistent and seamless instruction for middle year students.
- Seamless and coherent discipline practices as students mature.
- One school for families with elementary and middle school children.
- Siblings and older students can learn to mentor younger students.
- Physical separation by age.
- Larger size assures complete programs including art, GT, music and sports.

Bond Projects

Planned Remodel and Repair projects
- Convert to K-8 format: $5,773,862
- Priority maintenance projects: $1,353,327
- Other repairs as funds available: $1,200,777

See reverse for budgets

Cost to Replace Value: $40,365,131

Utilities

Student Enrollment
2015-16: 685
Max. Capacity: 900
76% Utilization

Programs Available:
- LISA
- Full Athletics Program
- Chess Club
- Lego Robotics
- Orchestra
- Jazz Band

Annual Cost: $62,975

Energy Rating: 85

THOMPSON REINVENTED SCORECARD

THOMPSON SCHOOL DISTRICT

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

Master Plan Committee

Page 45
### Current Conditions Images

- Boilers and ductwork
- Ductwork
- Cracking concrete
- Outdated HVAC systems
- Sports fields

### Construction budget:

**Estimated Design Start Date:** 1/1/2017  
**Estimated Bid Date:** 8/1/2017  
**Escalation Factor:** 7.26%  
**Estimated Completion Date:** 8/1/2018

<table>
<thead>
<tr>
<th>HARD COSTS</th>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Renovations</td>
<td>$</td>
<td>566,236</td>
<td></td>
</tr>
<tr>
<td>Building Additions</td>
<td>$</td>
<td>3,315,680</td>
<td>$22.63/SF</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$</td>
<td>3,881,916</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SOFT COSTS</th>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>FF&amp;E</td>
<td>$</td>
<td>879,102</td>
<td>$6.00/SF</td>
</tr>
<tr>
<td>Surveys, Traffic, GeoTech, LEED</td>
<td>$</td>
<td>34,937</td>
<td>0.9% of Hard Costs</td>
</tr>
<tr>
<td>Plan Review/Fire/Inspections</td>
<td>$</td>
<td>26,000</td>
<td></td>
</tr>
<tr>
<td>Design Fees</td>
<td>$</td>
<td>427,011</td>
<td>11.0% of Hard Costs</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$</td>
<td>1,367,050</td>
<td></td>
</tr>
</tbody>
</table>

**Costs subtotal** | $ | 5,248,965 | |

**Project Contingency** | $ | 524,897 | |

**New Construction Total** | $ | 5,773,862 | |

### Priority Maintenance Projects budget:

1. Recondition bleachers, replace boiler. Update generator, irrigation, roof replacement. $810,721

2. Auditorium lighting, roof cap replacement, water heaters. $86,780

3. Replace stage curtains, update fire system, HVAC and ducts, LED lighting, solar shading and window repairs. $455,826

**Maintenance Projects total** | $ | 1,353,327 | |

### Additional repairs as funds are available:

- Priority 4-9 projects (HVAC, water lines, landscaping, re-striping) $1,200,777

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Conrad Ball Middle School

**Utilization**
- **Student Enrollment**: 638
- **Max. Capacity**: 810
- **Enrollment**: 79%

**Programs Available:**
- Next Gen Learning
- Project Based Learning (PBL)
- Vex Robotics
- Destination Imagination
- Ski Club
- National Junior Honor Society
- Student Tutoring

**System Health Ratings:**
- **Structure**: Good Condition - Caulking around exteriors in good condition, updates needed in about 5 years. Structure of building in sound condition, no major cracking or heaving.
- **Heating**: Good Condition - Replacement: Buderus Boilers in excellent condition. Condition: Tuning of boilers needed and updated controllers.
- **IT Infrastructure**: Needs Improvement - WiFi Capacity: 4,400 devices; Wide Area Network speed: 10gb/second. CBMS has a district-owned fiber connection to the Support Services Center.
- **Sports Amenities**: Needs Improvement - Baseball fields and Practice fields: Top dressing and re-seeding needed on fields. Updates in fencing on fields also needed.
- **Fire Safety**: Needs Improvement - Upgrade fire alarm system with current technology - est. replacement date is 2019/20 with cost of $90,563; suppression in stage and corridors.
- **Disabled Access**: Needs Improvement - Updates and improvements are needed for ADA parking. Restrooms: Certain restrooms around building are not compliant with code.
- **Security**: Needs Improvement - Classroom door handles: Needs update to conform to 2018 code compliance.
- **Parking**: Needs Improvement - Parking areas have major concerns. Over-crowding on side street is causing ticketing problems and inadequate amounts of available parking.

**Energy**
- **Annual Cost**: $83,712
  - **Kbtu/Sq.Ft.**: 72
  - **Cost/Student**: $126.00
  - **Cost/Sq.Ft.**: $0.90

**Cost to Replace Value**: $27,817,648

**Bond Projects**: $3,455,966
- **Planned Repair Projects**
  - Priority maintenance projects: $1,692,466
  - Other repairs as funds available: $1,763,500

**Energy Star Rating**: 56

**Bond Projects**
- Priority maintenance projects: $1,692,466
- Other repairs as funds available: $1,763,500

**See reverse for budgets**

**2660 North Monroe Avenue**
**Loveland, CO 80538**
**Opened: 1973**

**Square Footage**: 96,100
**Property Size**: 26 Acres

**Programs Available**:
- Next Gen Learning
- Project Based Learning (PBL)
- Vex Robotics
- Destination Imagination
- Ski Club
- National Junior Honor Society
- Student Tutoring

**Opened**: 1973
**2660 North Monroe Avenue**
**Loveland, CO 80538**
**Opened: 1973**
Current Conditions Images

Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upgrade fire suppression, door hardware, generator, gym floor replacement, keyless access upgrade, replace flooring, concrete replacement.</td>
<td>$924,647</td>
</tr>
<tr>
<td>LED lighting upgrades, roof replacement, internal classroom signage.</td>
<td>$381,897</td>
</tr>
<tr>
<td>Clean stage curtains, daylighting for gym, upgrade exterior lighting, upgrade fire system, skylight additions.</td>
<td>$385,922</td>
</tr>
</tbody>
</table>

$1,692,466

Additional repairs as funds are available:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seal asphalt cracks in play pad and parking lots, renovate kitchen and appliances, replace roof, top dress football, water heater, trash enclosure.</td>
<td>$1,740,221</td>
</tr>
<tr>
<td>Cafeteria floor replacement.</td>
<td>$23,279</td>
</tr>
</tbody>
</table>

$1,763,500

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Lucile Erwin Middle School

Utilization

<table>
<thead>
<tr>
<th>Year</th>
<th>Student Enrollment</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-16</td>
<td>879</td>
<td>98</td>
</tr>
<tr>
<td></td>
<td>900</td>
<td>100</td>
</tr>
</tbody>
</table>

Programs Available:
- International Baccalaureate School
- Builders Club
- Lego Robotics
- No Place for Hate
- MESA Club
- National Junior Honor Society
- Student Council

System Health Ratings:
- Structure: CMU Block and exterior structure in very good condition. Some small caulking around site is needed.
- Roofing: Replacement expected in 2017-2018; Estimate cost of $1,349,000. Condition: Replaced with EPDM roof in 1998; roof is starting to lift on edges.
- Flooring: Areas around entire school are needed for modernization and updates. VCT removal and updates with carpet. Flooring is very worn.
- Furnishings: Configurations: Some modernization needed. Casework and cabinetry throughout school is in overall good condition.
- IT Infrastructure: Connected to leased fiber optic network. WiFi capacity: 4,000 devices
- Landscaping: Playgrounds: Re-surfacing - Some minor resurfacing is needed around parking and playground areas. Sprinkler systems:
- Arts Amenities: Stage area needs upgrade and modernizations. Sizing increases are needed for the size of the school.
- Fire Safety: Fully sprinkled building, fire alarm system is a notifier and out of date with difficulty getting repair parts, due to be replaced in 2016/17 at estimated cost of $203,000.
- Disabled Access: Parking: Good number parking spots and proper ramp placement exists. ADA accessibility is good throughout building.
- Parking: Parking is adequate relative to size of school and number of staff.

Energy

- Annual Cost: $135,435
- Energy Star Rating: 51
- Kbtu/Sq.Ft: 95
- Cost/Student: $150.00
- Cost/Sq.Ft: $1.17

Bond Projects

- Planned Repair Projects
  - Priority maintenance projects: $2,768,711
  - Other repairs as funds available: $682,725

- Cost to Replace Value: $37,706,026

THOMPSON REINVENTED SCORECARD

THOMPSON SCHOOL DISTRICT

4700 Lucerne Avenue
Loveland, CO 80538
Opened: 1998
Student Enrollment: 115,479
Property Size: 30 Acres
System Health Ratings:
- Good Condition
- Needs Improvement
- Poor Condition

Programs Available:
- International Baccalaureate School
- Builders Club
- Lego Robotics
- No Place for Hate
- MESA Club
- National Junior Honor Society
- Student Council

IT Infrastructure: Connected to leased fiber optic network. WiFi capacity: 4,000 devices


Fire Safety: Fully sprinkled building, fire alarm system is a notifier and out of date with difficulty getting repair parts, due to be replaced in 2016/17 at estimated cost of $203,000.


Disabled Access: Parking: Good number parking spots and proper ramp placement exists. ADA accessibility is good throughout building.

Parking: Parking is adequate relative to size of school and number of staff.

THOMPSON REINVENTED SCORECARD

THOMPSON SCHOOL DISTRICT

4700 Lucerne Avenue
Loveland, CO 80538
Opened: 1998
Student Enrollment: 115,479
Property Size: 30 Acres
System Health Ratings:
- Good Condition
- Needs Improvement
- Poor Condition

Programs Available:
- International Baccalaureate School
- Builders Club
- Lego Robotics
- No Place for Hate
- MESA Club
- National Junior Honor Society
- Student Council

IT Infrastructure: Connected to leased fiber optic network. WiFi capacity: 4,000 devices


Fire Safety: Fully sprinkled building, fire alarm system is a notifier and out of date with difficulty getting repair parts, due to be replaced in 2016/17 at estimated cost of $203,000.


Disabled Access: Parking: Good number parking spots and proper ramp placement exists. ADA accessibility is good throughout building.

Parking: Parking is adequate relative to size of school and number of staff.

THOMPSON REINVENTED SCORECARD

THOMPSON SCHOOL DISTRICT

4700 Lucerne Avenue
Loveland, CO 80538
Opened: 1998
Student Enrollment: 115,479
Property Size: 30 Acres
System Health Ratings:
- Good Condition
- Needs Improvement
- Poor Condition

Programs Available:
- International Baccalaureate School
- Builders Club
- Lego Robotics
- No Place for Hate
- MESA Club
- National Junior Honor Society
- Student Council

IT Infrastructure: Connected to leased fiber optic network. WiFi capacity: 4,000 devices


Fire Safety: Fully sprinkled building, fire alarm system is a notifier and out of date with difficulty getting repair parts, due to be replaced in 2016/17 at estimated cost of $203,000.


Disabled Access: Parking: Good number parking spots and proper ramp placement exists. ADA accessibility is good throughout building.

Parking: Parking is adequate relative to size of school and number of staff.
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upgrade gym lighting, building-wide flooring replacement, plumbing replacements.</td>
<td>$444,112</td>
</tr>
<tr>
<td>Upgrade keyless entry security, replace roof, upgrade room signage for security.</td>
<td>$1,471,828</td>
</tr>
<tr>
<td>Expand bleachers, replace chiller, fire system upgrade, repainting, skylight additions, solar shading.</td>
<td>$852,771</td>
</tr>
<tr>
<td></td>
<td><strong>$2,768,711</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>Playpad repairs, asphalt repairs, re-stripe parking lot, replace roof over addition, turf replacement, trash enclosure.</td>
<td>$581,393</td>
</tr>
<tr>
<td>HVAC repairs.</td>
<td>$17,850</td>
</tr>
<tr>
<td>Replace 24 cafeteria tables.</td>
<td>$31,500</td>
</tr>
<tr>
<td>Replace locker-room lockers, install wrestling mat hoist, custodial equipment upgrades.</td>
<td>$51,982</td>
</tr>
<tr>
<td></td>
<td><strong>$682,725</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards
Turner Middle School

950 Massachusetts Ave.  
Berthoud, CO 80513  
Opened: 1920/1963

Square Footage: 72,755  
Property Size: 24 Acres

**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.


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

**Cooling:** Presence: No AC throughout. Computer area has AC, 1,564 Sq. Ft. Condition: AHUs and RTUs in overall good condition. AC needed throughout.

**Landscaping:** Fence around north and east sides of entire site needs updated or replaced. Sprinkler systems: Pump station issues, pump in need of replacing or upgraded. 

**Security:** Classroom door handles: Need update to conform to 2018 code compliance. Main entrance needs remodeling for proper line of site.

**Parking:** Parking / adequate number parking spots and proper ramp placement exists. Current bus loop and drop-off areas are very problematic.

---

**System Health Ratings:**

- **Structure:** Good Condition
- **Roofing:** Needs Improvement
- **Flooring:** Good Condition
- **Heat:** Needs Improvement
- **IT Infrastructure:** Good Condition
- **Sports Amenities:** Needs Improvement
- **Fire Safety:** Needs Improvement
- **Disabled Access:** Poor Condition
- **Roofing:** Needs Improvement
- **Furnishings:** Needs Improvement
- **Cooling:** Needs Improvement
- **Landscaping:** Needs Improvement
- **Security:** Needs Improvement
- **Parking:** Needs Improvement

---

**Programs Available:**

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

---

**Energy:**

- **Cost/Student:** $168.00
- **Cost/Sq.Ft.:** $0.98
- **Energy Star Rating:** 66

---

**Bond Projects:**

- **Add bus loop:** $453,921
- **Priority maintenance projects:** $1,894,598
- **Other repairs as funds available:** $495,182

---

**System Health Ratings:**

- **Annual Cost:** $69,690
- **Energy Cost/Sq.Ft.:** $0.98

---

**THOMPSON REINVENTED SCORECARD**

**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

Cost estimates adjusted from design by:

**Construction budget:**

<table>
<thead>
<tr>
<th>Estimated Design Start Date:</th>
<th>1/1/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Bid Date:</td>
<td>7/1/2017</td>
</tr>
<tr>
<td>Escalation Factor:</td>
<td>6.93%</td>
</tr>
<tr>
<td>Estimated Completion Date:</td>
<td>8/1/2018</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Renovations to bus loop</td>
<td>8,000 SF</td>
<td>$339,713 adjusted for budget</td>
</tr>
</tbody>
</table>

**HARD COSTS**

| Subtotal | $339,713 |

**SOFT COSTS**

| Subtotal | $72,943 |

| Costs subtotal | $412,656 |
| Project Contingency | $41,266 10.0% of Costs |
| New Construction Total | $453,921 |

**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, LED lighting, room signage upgrade. $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
Walt Clark Middle School

Structure: Good exterior caulking around building. Structural integrity of building is in good overall condition. No major cracking or fatigue in brick and mortar.


Flooring: VCT updates and carpet modernization is badly needed. Current carpet is in very rough shape. Modernization to Carpet squares throughout building.

Furnishings: Major modernization work needs to be done on cabinetry and casework in classrooms. Building needs door, painting and carpet upgrades.

Heating: Condition: 2 - 2656 MBH Burnam boilers in very good condition from 2006 bond, Need tuning for enhance performance. Some AHU and RTUs rebuilds are needed.

Cooling: Presence/absence: No AC throughout building. None in computer labs. Condition: N/A - Building needs AC.

IT Infrastructure: Connected to leased fiber optic network. WiFi capacity: 1,600 devices.

Landscaping: Playgrounds / Re-surfacing - east side Asphalt area needs resurfaced and various concrete areas are spalling and need work. Sprinkler systems: Main water line needs replaced and wiring problems.

Sports Amenities: Field updates are badly needed and the track needs updating and modernized. Both areas are in very rough shape for a middle school.

Arts Amenities: New curtains for the commons/cafeteria area are needed and modernization updates are needed in the stage/commons area.

Fire Safety: Suppression system in stage area, need to upgrade fire alarm system to current technology in 2018/19 at est cost of $87,938.

Security: Classroom door handles: Needs update to conform to 2018 code compliance.

Disabled Access: Restrooms: Some restrooms do not meet ADA compliance and various ILC updates are needed to meet and exceed ADA standards.

Parking: Parking: Sufficient ADA Parking and overall parking needs are good. Painting and re-striping is needed.

Walt Clark Middle School
2605 Carlisle Drive
Loveland, CO 80537
Opened: 1978
Square Footage: 96,840
Property Size: 30 Acres

Programs Available:
- STEM Focus
- Greenhouse
- Lego Robotics
- Math Counts
- MESA Club
- After School Clubs
- Student Council

System Health Ratings:
- Structure: Needs Improvement
- Roofing: Needs Improvement
- Flooring: Poor Condition
- Heating: Needs Improvement
- Cooling: Needs Improvement
- IT Infrastructure: Good Condition
- Landscaping: Poor Condition
- Security: Needs Improvement
- Disabled Access: Needs Improvement
- Parking: Good Condition

Cost to Replace Value: $34,059,763

Additional Information:
- Bond Projects: $3,337,896
  - Planned Repair Projects:
    - Priority maintenance projects: $2,418,625
    - Other repairs as funds available: $919,271
  - See reverse for budgets
- Energy Star Rating: 46
- Energy Cost/Student: $3,337,896
- Energy Cost/Sq.Ft: $0.84
- Utilization: 55%
- Boundary: 588
- Choice In: 90
- Choice Out: 184
- Annual Cost: $90,883
- Bond Projects:
  - Priority maintenance projects: $2,418,625
  - Other repairs as funds available: $919,271
- See reverse for budgets
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gym floor replacement, cafeteria floor replacement, concrete repairs, building-wide flooring replacement (asbestos removal), LED lighting upgrades.</td>
<td>$602,174</td>
</tr>
<tr>
<td>Roof replacement, air handling unit replacement, door hardware upgrade, water heater, classroom signage.</td>
<td>$1,553,293</td>
</tr>
<tr>
<td>Fire system upgrade, stage curtains, solar shading, custodian equipment.</td>
<td>$263,157</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2,418,625</strong></td>
</tr>
</tbody>
</table>

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards

### Additional repairs as funds are available:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section A roof replacement, playground repairs, parking lot repairs, landscape upgrades, re-stripe parking lot.</td>
<td>$894,051</td>
</tr>
<tr>
<td>Custodian equipment.</td>
<td>$2,520</td>
</tr>
<tr>
<td>HVAC control unit.</td>
<td>$14,000</td>
</tr>
<tr>
<td>Exterior facility sealant.</td>
<td>$8,700</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$919,271</strong></td>
</tr>
</tbody>
</table>
Berthoud High School

850 Spartan Avenue,
Berthoud, CO 80513
Opened: 1981

Square Footage: 143,134
Property Size: 36 Acres

Utilization

<table>
<thead>
<tr>
<th>Programs Available:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• STEM Focus</td>
</tr>
<tr>
<td>• AP Courses</td>
</tr>
<tr>
<td>• Concurrent Enrollment</td>
</tr>
<tr>
<td>• Night Astronomy</td>
</tr>
<tr>
<td>• Project “Lead the Way”</td>
</tr>
<tr>
<td>• FBLA</td>
</tr>
<tr>
<td>• Show Choir</td>
</tr>
</tbody>
</table>

System Health Ratings:

- **Structure**: Structural foundation in good condition. Minor cracks and movement in concrete / minor brick and mortar work.
- **Flooring**: Certain areas needed modernization. Carpet needs replaced in certain areas and polished concrete option for flooring updates.
- **IT Infrastructure**: Needs update to fiber optic cable WAN bandwidth: 600mbs shared with all Berthoud schools and can be intermittent. WiFi Capacity: 3,800 devices.
- **Sports Amenities**: Old tennis courts need removal. Updates in irrigation and turf for practice fields. New bleachers recently installed.
- **Fire Safety**: Fire system upgrade needed throughout building - replace head in system to meet current technology - replacement date is 2018/19 with cost of $70,000, full suppression system except for gym.
- **Disabled Access**: ADA Restrooms , classrooms and auxiliary spaces in ADA compliance. Need elevator.

Energy

- **Annual Cost**: $138,843
- **Energy Star Rating**: 86
- **Kbtu/ Sq.Ft.**
  - **Cost/ Student**: $201.00
  - **Cost/ Sq.Ft.**: $0.97

Bond Projects $20,617,930

- Planned Renovation and Repair Projects
  - Construction (outbuilding & pool): $16,000,000
  - Priority maintenance projects: $3,098,186
  - Other repairs as funds available: $709,635
  - Outdoor facility improvements: $810,109

See reverse for budgets

Cost to Replace Value: $46,776,376

Programs Available:

- STEM Focus
- AP Courses
- Concurrent Enrollment
- Night Astronomy
- Project “Lead the Way”
- FBLA
- Show Choir

Boundary Choice In Choice Out

100%
75%
73%
619
137
34

DERIVED FROM THE T.R.S. SCORECARD

Berthoud High School

THOMPSON SCHOOL DISTRICT

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

Page 55
Cost estimates and design by:

**Construction budget:**

- **Estimated Design Start Date:** 1/1/2017
- **Estimated Bid Date:** 8/1/2017
- **Escalation factor:** 7.26%
- **Estimated Completion Date:** 1/1/2019

### HARD COSTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Size</th>
<th>Value</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking lot move and renovation</td>
<td>180</td>
<td>$391,284</td>
<td>$2,174/SPACE</td>
</tr>
<tr>
<td>Site modification</td>
<td></td>
<td>$465,019</td>
<td></td>
</tr>
<tr>
<td>25y Natatorium</td>
<td>34,000</td>
<td>$10,834,780</td>
<td>$319/SF</td>
</tr>
<tr>
<td>Outbuilding w/ locker rooms</td>
<td>2500</td>
<td>$827,925</td>
<td>$331/SF</td>
</tr>
</tbody>
</table>

**Subtotal**

$12,519,008

### SOFT COSTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
<th>Percentage of Hard Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>FF&amp;E</td>
<td>$312,975</td>
<td>2.5%</td>
</tr>
<tr>
<td>Startup cost</td>
<td>$500,760</td>
<td>4.0%</td>
</tr>
<tr>
<td>Surveys etc.</td>
<td>$62,595</td>
<td>0.5%</td>
</tr>
<tr>
<td>Plan review</td>
<td>$86,000</td>
<td></td>
</tr>
<tr>
<td>Design fees</td>
<td>$938,926</td>
<td>7.5%</td>
</tr>
<tr>
<td>Owners Rep management</td>
<td>$125,190</td>
<td>1.0%</td>
</tr>
</tbody>
</table>

**Subtotal**

$2,026,446

**Project contingency**

$1,454,545 10.0% of subtotal

**New Construction Total**

$16,000,000

### Site repairs and improvements

- **Priority 1-3 maintenance (safety, windows, floors, fire system)** $3,098,186
- **Priority 4-9 maintenance (door hardware, plumbing, landscape)** $709,635
- **Outdoor facility improvements (resurface track, artificial turf)** $810,109

For a complete itemized list of needed repairs:
http://tinyurl.com/ThompsonScorecards
1101 Hilltop Drive
Loveland, CO 80537
Opened: 1957 / 2009
Square Footage: 43,006
Property Size: 3.5 Acres
Ferguson High School (Hilltop Campus)

Structure: Structure in overall very good condition. No noticeable interior or exterior cracking on CMU block or exterior brick.
Structure in overall good condition, no noticeable soil or foundation issues.

Roofing: Replacement date: 40 year shingles installed on low slopes in 2008 - replacement year 2048.

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

Heating: 2 New 2007 - 1069 MBH Burnam boilers recently installed. Tuning and inspection performance needed. DDC control system needs upgrading.


IT Infrastructure: Wiring status: Needs update to fiber optic cable. WAN bandwidth: 131mb access speed is intermittent and often ineffective. WiFi capacity: 1,200 devices

Landscaping: South parking lot badly need resurfaced and updated. Playground & Equip: Good condition. Some minor exterior landscaping improvements are needed around grounds.

Sports Amenities: Most in good condition. No tracks, but minor upgrades in modernization to ball field areas.

Arts Amenities: Building is an old church. Auditorium and stage area in very good condition. Has been very well kept and proper modernization over the years.

Fire Safety: New fire system installed 2008, fully sprinkled; will need to update head in systems to remain current with technology in 2022/23; cost of $197,505.


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

Parking: Parking is adequate relative to size of school and number of staff, but re-surfacing is badly needed in South Parking area.

Programs Available:
• SOARS
• Thompson Online
• LEAP
• E3 - Independent Learning

System Health Ratings: Good Condition Needs Improvement Poor Condition

Energy:

- Annual Cost: $36,281
- Energy Star Rating: 84
- Cost/Sq.Ft: $0.76

Cost to Replace Value: $14,229,412

See reverse for budgets

THOMPSON REINVENTED SCORECARD

Bond Projects

Planned Remodel and Repair projects

- Priority maintenance projects: $717,690
- Other repairs as funds available: $171,713

128
185

75
100
N.A.

Boundary
Choice In
Choice Out

N.A.
N.A.
N.A.

51
$90.00
$0.76

Max. Capacity

Student Enrollment
2015-16

100

75

N.A.

Programs Available:

- SOARS
- Thompson Online
- LEAP
- E3 - Independent Learning

Opened: 1957 / 2009
1101 Hilltop Drive
Loveland, CO 80537

THOMPSON SCHOOL DISTRICT
- Empower to Learn
- Challenge to Achieve
- Inspire to Excel

THOMPSON SCHOOL DISTRICT
- Empower to Learn
- Challenge to Achieve
- Inspire to Excel

905x624
Page 57
## Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace parking lot asphalt, building-wide flooring replacement, gym/cafeteria</td>
<td>$438,787</td>
</tr>
<tr>
<td>floor replacement, elevator install for ADA compliance.</td>
<td></td>
</tr>
<tr>
<td>Irrigation upgrades, upgrade room signage.</td>
<td>$20,692</td>
</tr>
<tr>
<td>Upgrade fire system, repaint gymnasium walls, upgrade gym floor and abate possible</td>
<td></td>
</tr>
<tr>
<td>asbestos, upgrade exterior lighting to LED, paint stage and auditorium walls.</td>
<td>$258,210</td>
</tr>
<tr>
<td>Maintenance Projects total</td>
<td>$717,690</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>Repair upper lot asphalt, repair field sod, water heater replacement, landscape</td>
<td>$171,713</td>
</tr>
<tr>
<td>upgrades, upgrade exterior signage, replace soccer goals.</td>
<td></td>
</tr>
<tr>
<td>$171,713</td>
<td></td>
</tr>
</tbody>
</table>

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

**System Health Ratings:**

- **Structure:** Structural foundation in good condition. Minor cracks and movement in concrete and brick and mortar work.
- **Roofing:** Poor over kitchen, library, choir, band, admin area, shops; several leaks over choir and band. The area over the library is 1997 BUR, the rest of the areas needing replaced are Steven’s hypol on at end of lifecycle.
- **Flooring:** Certain areas are needed for modernization as well as for environmental condition concerns. Vinyl (sealed) Asbestos Tile is contained in various portions of the school and needs to be abated.
- **Furnishings:** Modernization of cabinetry, casework and FFE is needed throughout classrooms. Ages: Ranges in ages from 5-50 years old with average age of 15-20 yrs.
- **Heating:** Replacement: Boiler and heat pump replacements needed. Certain areas of building cannot maintain heat for comfort control on low temp degree days.
- **Cooling:** Only about 7% of the school has cooling. Counseling area, copy center, computer lab, music room and choir room have cooling.
- **IT Infrastructure:** Connected to leased fiber optic service. WiFi capacity: 8,000 devices
- **Landscaping:** Sprinkler Systems are old and needing repair frequently. Poor coverage of turf areas. Trees dying along 29th; need replacement trees and plants.
- **Sports Amenities:** Fields, tracks, paths: Fence around track to be replaced; fence on east side of band field. New swimming pool in good condition.
- **Arts Amenities:** Auditorium- New accordion doors, curtains, house lights, orchestra pit, paint, inside walls. Many updates needed
- **Fire Safety:** Sprinkler System: Gym and stage area only, need upgrade to alarm system to meet current technology in 2018/19
- **Security:** Front entry: Need security clearance checkpoint and video surveillance. Classroom door handles: Needs update to conform to 2018 code compliance.
- **Disabled Access:** Parking: Sufficient ADA parking. Ramps: Current ramp in main hallway entrance does not meet ADA compliance. Numerous restrooms do not meet ADA.
- **Parking:** Parking is adequate relative to size of school and number of staff.

**Utilization**

- **Student Enrollment:** 2015-16
  - Boundary: 1,729
  - Choice In: 162
  - Choice Out: 361

**Energy**

- **Annual Cost:** $188,202
- **Kbtu/Sq.Ft.:** 92
- **Cost/Student:** $123.00
- **Energy Rating:** 60

**Programs Available:**

- International Baccalaureate School
- AMPED
- Geometry in Construction
- Concurrent Enrollment
- Robotics
- AP Courses
- Entrepreneurship

**Location:**

- 920 West 29th Street
- Loveland, CO 80538

**School Details:**

- **Opened:** 1963
- **Square Footage:** 211,251
- **Property Size:** 25 Acres

**Cost to Replace Value:** $85,889,221

**Programs Available:**

- International Baccalaureate School
- AMPED
- Geometry in Construction
- Concurrent Enrollment
- Robotics
- AP Courses
- Entrepreneurship

**System Health Ratings:**

- **Structure:** Structural foundation in good condition. Minor cracks and movement in concrete and brick and mortar work.
- **Roofing:** Poor over kitchen, library, choir, band, admin area, shops; several leaks over choir and band. The area over the library is 1997 BUR, the rest of the areas needing replaced are Steven’s hypol on at end of lifecycle.
- **Flooring:** Certain areas are needed for modernization as well as for environmental condition concerns. Vinyl (sealed) Asbestos Tile is contained in various portions of the school and needs to be abated.
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- **Disabled Access:** Parking: Sufficient ADA parking. Ramps: Current ramp in main hallway entrance does not meet ADA compliance. Numerous restrooms do not meet ADA.
- **Parking:** Parking is adequate relative to size of school and number of staff.
Remodel budget:

Estimated Design Start Date: 7/1/2018
Estimated Bid Date: 5/1/2019
Escalation Factor: 14.19%
Estimated Completion Date: 8/1/2020

HARD COSTS

<table>
<thead>
<tr>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Renovations</td>
<td>211,251 SF</td>
<td>$750,000</td>
</tr>
<tr>
<td>Building Renovations</td>
<td>$9,662,621</td>
<td>$45.74/SF</td>
</tr>
</tbody>
</table>

Subtotal $10,412,621

SOFT COSTS

<table>
<thead>
<tr>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>FF&amp;E (furnishings &amp; equipment)</td>
<td>100,000 SF</td>
<td>$1,900,000</td>
</tr>
<tr>
<td>Surveys, Traffic, GeoTech, LEED</td>
<td>$93,714</td>
<td>0.9% of Hard Costs</td>
</tr>
<tr>
<td>Plan Review/Fire/Inspections</td>
<td>$46,000</td>
<td></td>
</tr>
<tr>
<td>Design Fees</td>
<td>$1,093,325</td>
<td>10.5% of Hard Costs</td>
</tr>
</tbody>
</table>

Subtotal $3,133,039

Costs subtotal $13,545,660

Project Contingency $954,561 7.05% of Costs

Remodel Total $14,500,221

Priority Maintenance Projects budget:

Auditorium lighting, cafeteria floor replacement, door hardware upgrades, classroom flooring replacement, gym floor replacement, HVAC unit replacements, irrigation repair.

Upgrade keyless entry, replace roof, update classroom signage.

Bathroom repairs, boiler replacements, bleachers repair, hallway lighting, field re-seeding and top dress.

Maintenance Projects total $4,290,200

Additional repairs as funds are available:

Priority 4-9 projects (concrete, water mains, fences, trash encl., etc.) $1,669,076

For a complete itemized list of needed repairs:
http://tinyurl.com/ThompsonScorecards
3500 Mountain Lion Drive
Loveland, CO 80537
Opened: 2000

Mountain View High School

**Utilization**

**Student Enrollment**

<table>
<thead>
<tr>
<th>Year</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015-16</td>
<td>1,268</td>
</tr>
<tr>
<td>Max. Capacity</td>
<td>1,475</td>
</tr>
</tbody>
</table>

**Programs Available:**
- LISA
- MESA Club
- DECA
- National Honor Society
- Project "Lead the Way"
- Full Athletics Program
- Drama Club

**System Health Ratings:**

- **Structure:** Open-face brick leaches through to inside of building causing extensive heat loss and moisture problems throughout certain areas. Brick is leaking through into building in numerous areas and needs seal-coated. Windows on entire east side also have major leaking problems whenever rain or snow is present. Evidence of mold.
- **Flooring:** Replacement date: VCT areas are badly needed for modernization and re-conditioning; polished concrete should be completed throughout school.
- **Heating:** Replacement date: Boiler tuning and DDC replacement needed. Pool boilers need replaced immediately, near failing.
- **Furnishings:** Configurations: Modernization of some areas. VCT Floor tiles need upgraded, small amounts of cabinetry, casework and painting.
- **Cooling:** Presence: Entire school has AC causing massive energy usage; Needs tuning and energy efficiency upgrades. VFD and updated motors are specified to be installed.
- **IT Infrastructure:** Connected to leased fiber optic network. WiFi capacity: 5,800 devices
- **Landscaping:** Re-Surfacing: Concrete and asphalt needs minor upgrades. Parking lot trees need replaced. Drain pans need installed across landscaping on south side of school.
- **Sports Amenities:** All athletic fields need to all be top dressed and seeded. Track needs to be resurfaced.
- **Arts Amenities:** Auditorium – new catwalk needed, new electric lighting battens, install garage door in empty space.
- **Fire Safety:** MVHS and aquatic center are covered by fire suppression system but the alarm system is outdated technology that is difficult to find parts for, due for upgrade in 2016/17 at est cost of $210,000.
- **Security:** Front entry: Need security clearance checkpoint and video surveillance. Classroom door handles: Needs update to conform to 2018 code compliance.
- **Disabled Access:** Parking: Sufficient ADA parking. Restrooms: ADA restrooms in compliance.
- **Parking:** Parking lot needs to be top sealed and minor striping updates are needed.

**Energy**

**Annual Cost:** $216,468

**Cost/Student:** $173.00

**Cost/Sq.Ft.:** $1.06

**Energy Star Rating:** 75

**Cost to Replace Value:** $80,633,591

**Bond Projects**

**$4,037,610**

**Planned Repair Projects**

- Priority maintenance projects: $2,755,974
- Other repairs as funds available: $387,822
- Outdoor facility improvements: $893,814

See reverse for budgets

**THOMPSON REINVENTED SCORECARD**

**Bond Projects**

$4,037,610

**Planned Repair Projects**

- Priority maintenance projects: $2,755,974
- Other repairs as funds available: $387,822
- Outdoor facility improvements: $893,814

See reverse for budgets

**Cost to Replace Value:** $80,633,591
### Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC replacements, building-wide flooring replacement, gym floor replacement, weatherization, replace cafeteria tables.</td>
<td>$1,932,514</td>
</tr>
<tr>
<td>Retire ice plant and replace with chillers, upgrade room signage for security.</td>
<td>$127,239</td>
</tr>
<tr>
<td>HVAC upgrades, auditorium curtains, custodial equipment, daylighting, fire system upgrade, solar shading.</td>
<td>$696,220</td>
</tr>
</tbody>
</table>

**Total:** $2,755,974

### Additional repairs as funds are available:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete repair, fencing, parking lot repairs, sod replacement of fields, water heaters.</td>
<td>$321,742</td>
</tr>
<tr>
<td>Custodial equipment, repaint interior.</td>
<td>$66,080</td>
</tr>
</tbody>
</table>

**Total:** $387,822

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards

### Outdoor facility improvements:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Track re-surfacing</td>
<td>$343,814</td>
</tr>
<tr>
<td>Convert football field to artificial turf</td>
<td>$550,000</td>
</tr>
</tbody>
</table>

**Total:** $893,814
Thompson Valley High School

1669 Eagle Drive
Loveland, CO 80537
Opened: 1976

Square Footage: 217,995
Property Size: 38 Acres

Programs Available:
- Agriculture
- AP Courses
- Concurrent Enrollment
- Entrepreneurship
- Full Athletics Program
- National Honor Society
- Student Leadership

Opened: 1976

Boundary Choice In Choice Out

1,176 284

280

Max. Capacity

Structure: Overall good structural integrity. Some walkway areas need concrete updates. Northwest corner of exterior natatorium area needs extensive work.

Flooring: Replacement date: Certain areas are needed for major modernization. Condition: Some areas are in good condition, while others are very bad.


IT Infrastructure: Wiring status - Need update to fiber optic cable. WAN bandwidth: 150mb/second access speed is often ineffective. WiFi capacity: 5,200 devices

Sports Amenities: Major Updates needed for Ray Patterson field area. Replace the artificial turf in the players area, relocate the irrigation system that runs under the players area

Fire Safety: No suppression system, need to upgrade fire alarm system as out of date and cannot be programmed, replacement date of 2019/20, estimated cost of $108,324.

Disabled Access: Restrooms: ADA up to code; door replacements on bathrooms needed.

Parking: Re-Surfacing - Parking lot areas need concrete updates and asphalt re-surfacing. Sufficient ADA parking.

Utilization

Student Enrollment
2015-16: 1,475
Max. Capacity: 1,475

80%

90%

100%

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

Energy

Annual Cost: $237,658

Energy Star Rating: 41

Kbtu/Sq.Ft.

Cost/Sq.Ft.

Cost/Student

92

$191.00

$1.09

Bond Projects $22,113,735

- Construction (gym, wing, remodel): $14,283,352
- Priority maintenance projects: $6,068,411
- Other repairs as funds available: $898,948
- Outdoor facility improvements: $863,024

See reverse for budgets

Cost to Replace Value: $79,738,466

See reverse for budgets

THOMPSON REINVENTED SCORECARD

Planned Renovation and Repair Projects

- Construction (gym, wing, remodel): $14,283,352
- Priority maintenance projects: $6,068,411
- Other repairs as funds available: $898,948
- Outdoor facility improvements: $863,024

See reverse for budgets

See reverse for budgets

Programs Available:
- Agriculture
- AP Courses
- Concurrent Enrollment
- Entrepreneurship
- Full Athletics Program
- National Honor Society
- Student Leadership

See reverse for budgets

See reverse for budgets

See reverse for budgets

See reverse for budgets

See reverse for budgets

See reverse for budgets

See reverse for budgets
Current Conditions Images

Portable classrooms

Security repairs

Concrete repairs

Asbestos sealed under tile

Structural repairs

Cost estimates and design by:

RBB Architects

FCI Constructors, Inc.

Construction budget:

Estimated Design Start Date: 1/1/2017
Estimated Bid Date: 8/1/2017
Escalation factor: 7.26%
Estimated Completion Date: 8/1/2018

<table>
<thead>
<tr>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Renovations - Updated entry</td>
<td>$300,000</td>
<td>$289.60/SF</td>
</tr>
<tr>
<td>Building Additions - Aux Gym</td>
<td>5,200</td>
<td>$1,505,920</td>
</tr>
<tr>
<td>Building Additions - STEM wing</td>
<td>8,000</td>
<td>$2,702,960</td>
</tr>
<tr>
<td>Classroom remodels</td>
<td>65,000</td>
<td>$6,305,000</td>
</tr>
</tbody>
</table>

$10,813,880

SOFT COSTS

<table>
<thead>
<tr>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>FF&amp;E</td>
<td>65,000</td>
<td>$715,000</td>
</tr>
<tr>
<td>Surveys etc.</td>
<td></td>
<td>$97,325</td>
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<tr>
<td>Plan review</td>
<td></td>
<td>$35,000</td>
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<tr>
<td>Design fees</td>
<td></td>
<td>$1,189,527</td>
</tr>
<tr>
<td>Owners Rep management</td>
<td></td>
<td>$118,953</td>
</tr>
</tbody>
</table>

$2,155,804

Subtotal | $12,969,684 |
Project contingency | $1,313,668 | 10.1% of subtotal

New Construction Total | $14,283,352 |

Site repairs and improvements

Priority 1-3 maintenance (safety, windows, floors, fire system) | $6,068,411 |
Priority 4-9 maintenance (door hardware, plumbing, landscape) | $898,948 |
Outdoor facility improvements (resurface track, artificial turf) | $863,024 |

For a complete itemized list of needed repairs:
http://tinyurl.com/ThompsonScorecards
This new facility could open as a secondary campus serving grades 6-12, and later able to accommodate area growth by shifting to a 9-12 comprehensive high school. The 93 acre property can be developed as suggested on the back page.

**Design Principles:**

- STEAM capable facility with added wiring, electrical systems and other infrastructure.
- Ample multi-purpose fields, separated by ample parking areas.
- Swimming pool (25yd), auditorium, theatre, medium-size stadium, marching band training area.
- LEED Gold energy efficient facility, security systems and campus safety oriented design
- Project-based learning classroom design emphasis (larger learning spaces).

**Construction budget:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site - Developed Portion</td>
<td>78.6</td>
<td>$19,413,037</td>
<td>$5.67/SF</td>
</tr>
<tr>
<td>Site - Undeveloped Portion</td>
<td>18.0</td>
<td>$650,786</td>
<td>$0.83/SF</td>
</tr>
<tr>
<td>Base building</td>
<td>245,000</td>
<td>$59,167,500</td>
<td>$241.50/SF</td>
</tr>
<tr>
<td>25y Natatorium</td>
<td>34,000</td>
<td>$10,846,000</td>
<td>$319.00/SF</td>
</tr>
<tr>
<td>Theatre (500-700 seating)</td>
<td>25,392</td>
<td>$9,411,545</td>
<td>$370.65/SF</td>
</tr>
<tr>
<td>Stadium (3,500 seats)</td>
<td>3,500</td>
<td>$14,916,860</td>
<td>$4,261.96/SEAT</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td>$114,405,728</td>
<td></td>
</tr>
<tr>
<td>SOFT COSTS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FF&amp;E</td>
<td>245,000</td>
<td>$4,410,000</td>
<td>$18.00SF</td>
</tr>
<tr>
<td>Startup cost</td>
<td></td>
<td>$3,560,967</td>
<td>6% of Base bldg</td>
</tr>
<tr>
<td>Surveys etc.</td>
<td></td>
<td>$1,029,652</td>
<td>0.9% of Hard Cost</td>
</tr>
<tr>
<td>Plan review</td>
<td></td>
<td>$217,000</td>
<td></td>
</tr>
<tr>
<td>Design fees</td>
<td></td>
<td>$7,436,372</td>
<td>6.5% of Hard Cost</td>
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<tr>
<td>Owners Rep management</td>
<td></td>
<td>$1,258,463</td>
<td>1.1% of Hard Cost</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td>$17,912,454</td>
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<tr>
<td>Subtotal</td>
<td></td>
<td>$132,318,182</td>
<td>10.0% of subtotal</td>
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<tr>
<td>Project contingency</td>
<td></td>
<td>$13,231,818</td>
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</tr>
<tr>
<td>New Construction Total</td>
<td></td>
<td>$145,550,000</td>
<td></td>
</tr>
</tbody>
</table>
The need for a school east of I-25 has reached a critical point and the new school proposed is modeled after the design of the High Plains School set to open August 2, 2016. While a site has not yet been dedicated, the general area of need is in the vicinity of the Thompson River Ranch community.

Design Principles:

- Expanded design based on the High Plains School
- STEAM capable facility with added wiring, electrical systems and other infrastructure.
- Ample multi-purpose fields, separated by ample parking areas.
- LEED Gold energy efficient facility.
- Security systems and campus safety oriented design
- Project-based learning classroom design emphasis (larger learning spaces).

Construction budget:

Estimated Design Start Date: 1/1/2017
Estimated Bid Date 8/1/2017
Ecalation factor: 6.60%
Estimated Completion Date: 8/1/2018

<table>
<thead>
<tr>
<th>Size</th>
<th>Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Site - Developed Portion</td>
<td>13 ACRES</td>
<td>$1,868,724 $3.30 /SF</td>
</tr>
<tr>
<td>Base building</td>
<td>92,000</td>
<td>$24,564,000 $267.00 /SF</td>
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<td>Subtotal</td>
<td>$26,432,724</td>
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<tr>
<td>SOFT COSTS</td>
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<td></td>
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<tr>
<td>FF&amp;E</td>
<td>$766,549</td>
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<td>Subtotal</td>
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<tr>
<td>Project contingency</td>
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<td>10.0% of subtotal</td>
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</table>

New Construction Total $34,223,000
Concept drawing:

Exact property location has not been designated.