Cottonwood Plains Elementary

Utilization

- Programs Available:
  - Dual Language Immersion
  - Early Childhood
  - Full Day Kindergarten
  - Imagine Learning

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 is 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.

System Health Ratings:

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

Bond Projects: $2,225,462

- Planned Repair Projects:
  - Priority maintenance projects: $1,896,067
  - Other repairs as funds available: $329,395

See reverse for budgets

Cost to Replace Value: $16,432,267

THOMPSON REINVENTED SCORECARD
Priority Maintenance Projects budget:

<table>
<thead>
<tr>
<th>Repair Kind</th>
<th>Cost</th>
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<tbody>
<tr>
<td>1. Repair kindergarten retaining walls, replace playground surface, playground renovation, roof replacement.</td>
<td>$1,015,733</td>
</tr>
<tr>
<td>2. Upgrade keyless entry system, floor replacement, upgrade to LED lighting, room signage update.</td>
<td>$396,344</td>
</tr>
<tr>
<td>3. Stage curtain cleaning, plumbing, clothes dryer, paint interior, replace roof over addition, skylights, solar shading.</td>
<td>$483,989</td>
</tr>
</tbody>
</table>

$1,896,067

Additional repairs as funds are available:

<table>
<thead>
<tr>
<th>Repair Kind</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>4. Asphalt repairs, landscaping, exterior door painting, re-stripe parking and play areas, trash enclosure.</td>
<td>$287,839</td>
</tr>
<tr>
<td>5. Weather stripping.</td>
<td>$9,563</td>
</tr>
<tr>
<td>6. Cleaning equipment</td>
<td>$5,070</td>
</tr>
<tr>
<td>9. Cafeteria tables, custodial equipment.</td>
<td>$26,923</td>
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</tbody>
</table>

$329,395

For a complete itemized list of needed repairs:

http://tinyurl.com/ThompsonScorecards