



## School Deficiencies & Safety Risks

### **Q. What is the current condition of the Plateau Valley School Building?**

- A. The physical condition and educational adequacy of our almost 65-year-old school was evaluated in 2022 and found to be in “poor” or “critical” condition based on an objective scale used by the Colorado Department of Education called the Facility Condition Index score. The Facility Condition Index score is computed by taking the total cost of needed building repairs and renewal divided by the current cost of replacing the building. Anything with a value of .61 or greater is considered “poor” or “critical.” The PVS building's Facility Condition Index Score was .81—a very high score representing significant need.

### **Q. What are the Plateau Valley School Building Health & Safety Issue Priorities?**

ACCESSIBILITY FOR DISABILITIES - The Americans with Disabilities Act (ADA) of 1990 provides comprehensive civil rights protections to individuals with disabilities specific to public accommodations and/or transportation. This includes things like having wheelchair ramps, accessible entryways and exits, accessible playgrounds, handicap accessible bathrooms and wheelchair accessible buses or transportation. More than 50% of PV School was built prior to provisions of the 1990 ADA legislation. Although PVS has done its best to accommodate individuals with disabilities, the school facilities fall drastically short of being equally accessible to students and/or patrons with physical disabilities.

SECURITY – PVS was designed for an earlier era—without safety and security in mind—and currently lacks critical features to keep our students and staff safe. Several modern features to manage building entry and access are missing, including a secure entry vestibule, card reader access, updated security cameras, and modern exterior school door functionality. Finally, there is no infrastructure to separate the gym from the main building, so visitors can access the entire school facility—even when students are in the classrooms.

SAFETY – Hazardous materials, including asbestos, need to be removed in the 1959 portions of the building. Additionally, several areas within the school lack proper ventilation, including all science classrooms, the woodshop, and welding shop. Generally, the inadequate indoor air quality within the school building poses a risk for the spread of airborne illnesses.

SITE SAFETY – Access to the school is currently unsafe. The school is only 100 ft away from the state HWY 330 where traffic is often moving at 40–60 mph, and there are no acceleration or deceleration lanes. Of note, there is not a separate bus drop-off or pick-up area away from parking lot traffic. The main entrance for eastbound vehicles is dangerous, and traffic leaving campus has a low visibility from the curve and hillside area. Finally, cracking and deteriorating asphalt and sidewalk areas pose a hazard to pedestrians.





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**ROOF & BUILDING ENCLOSURE** - The building envelope is failing. Engineers have determined that 74% of the school's walls and 46% of its roofs are performing at less than 50% of the current 2015 International Conservation Energy Codes. Currently, 33 of the 40 rooms in the school have roof leaks, requiring constant replacement of ceiling tiles and creating the risk of mold exposure. Numerous roof patching and repairs over the decades has created drainage problems and has made locating and repairing new leaks nearly impossible. Windows are inefficient and need to be replaced in all but the latest addition, and there is evidence of water infiltration at the cafeteria foundation and exterior of the Ag shop building.

**FIRE SPRINKLER SUPPRESSION** – The current system is inefficient and out-of-compliance, with 70% of classrooms lacking a fire sprinkler suppression system altogether. The capacity of the current storage tank is less than 15% of what is required for the facility.

**WATER**- When the current water system was professionally evaluated, it was found to need significant improvements to address the inefficient water collection and insufficient drinking water sanitization from the natural spring. The water supply line is almost 65-years-old and deteriorating.

**HVAC & Plumbing**- The HVAC and plumbing systems are well beyond their expected use and are failing. The current HVAC system's failure to heat in the winter and cool in summer requires staff to check on the status functionality every weekend. Individual thermostats are the only temp controls currently while modern schools have centralized systems to ensure efficiency. Hot water circulation fails approximately four times per year. The current boiler system has no redundancy. The sewage line completely collapsed in the restrooms and locker rooms area during the 2022-23 school year. The kitchen drain often backs-up and overflows in the cafeteria to the point that staff have to proactively vacuum drains out to keep lunch periods from being disrupted.

**FOOD SERVICE**- The current food prep equipment and kitchen infrastructure is up to 30 years old and woefully outdated to support safe and efficient food preparation. The electrical system is currently inadequate, preventing incorporation of modern food service equipment.

### **Q. Can't we just repair and maintain our current facility?**

- A. Schools built for an earlier age can have some of their condition issues repaired, but the cost to do so is significant, their lifespan will still be shorter, and their basic design will still be outdated. Renovation of the school to modernize it and bring it up to current codes and standards would cost almost as much as a new construction project while only extending the life of the building another 20-25 years. The proposed new construction would provide a 50+ year lifespan. PVS is approaching the end of its useful life. If the bond doesn't pass, money will be spent on maintenance, but we won't be able to keep up with repair costs long-term. What's more, PVS was designed for an earlier era—without safety and security in mind—and doesn't support modern teaching and

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learning activities or integrate with modern technology that is integral to a child's education today.