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# FACILITY STANDARDS

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## Interior

### 1. ADA

- Adequate playground access
- Rubber or other cushioning as appropriate
- Automatic door opening into Health Office (middle schools)

### 2. Fire/Security/Intercom

- Non-proprietary systems
- Need to consider specifications and advances in technology when replacing equipment

### 3. Bathroom Partitions

- Metal
  - Sand/Paint
- Plastic
  - Heavy, more kick-resistant
- **Standard:** Solid color reinforced composite

### 4. Carpet

- **Standard:** Shaw carpet tiles
  - Rubber-backed, commercial-grade, tight weave; ease of install, ease of repair, less waste during install.

### 5. Counter Tops

- Current: Formica
- Consider: Solid Laminate
  - Longer wearing
- **Standard:** Solid laminate

### 6. Doors/Locksets

- Current: Pin/Tumbler
  - Lost Keys (security concerns and cost factor)
- Consider: Card access to certain exterior doors to reduce the number of master keys
  - Tied to alarm system
  - Need to do a cost-benefit analysis for a card access system – lost keys, security measures, etc.
- Interior: Double-sided lockset
  - Teacher can lockdown from inside room
- **Standard:** Interior double-sided locksets. All schools completed; DO remains to be completed.

### 7. Bleachers (Middle Schools)

- All sites have motorized bleachers, upgraded to matching drive assemblies.
- **Standard:** Manual pull-out system

## 8. Gym Floors (Middle Schools)

- Middle Schools
  - 6 wood
- **Standard:** Wood

## 9. Light Fixtures

- Transition from T-12 to electronic T-8 Ballasts
- Skylights
  - Need to isolate skylight switches to control inadvertent activation
  - Need to fix switches before fixing motors
- **Standard:** For renovations, install most efficient, fully-tested system available. Currently T-8, but check industry options

## 10. Painting

- Interior: Strive for common color schemes
- **Standard:** To help with inventory of unused paint, avoid having too many schemes for exterior (e.g. 5 different blue schemes) and several different off-white interior schemes

## 11. Portable Replacement

- Current funding insufficient to keep portables adequately maintained
- Need to consider future square footage needs versus available capacities in permanent buildings

## 12. Wall Coverings and Tack Boards

- Vinyl coverings are difficult to repair and very costly
- The combination of textured walls and bordered tack boards preferred for maintenance and cost factors
- **Standard:** When faced with a major renovation, use textured wallboard and tack boards instead of vinyl wallpaper. In the meantime, repair vinyl, if possible

## Exterior

### 1. A/C Mechanical Room

- Enclosed yard is preferred versus an open space for protection against elements
- Schools use water-cooled systems (except Pueblo)
- Replacement units (Pueblo) – efficient with current technology
- Web-based Energy Management System (12 sites) versus PC modem-based elsewhere
  - Evaluate new web-based EMS and consider as standard for other sites

### 2. Masonry

- Colored block versus gray cinderblock
- **Standard:** Stain or paint gray cinderblock

### 3. Parking Lot

- Important to keep 5-year re-sealing schedule
- Consider benefits of rubberized versus standard asphalt

### 4. Play Surface

- **Standard:** Acrylic anti-slip surface

### 5. Roof

- Most buildings currently have 3-layer top sheet systems
- **Standard:** For permanent buildings, use a cold applied, built up roof system consisting of at least four plies. Consider using a # 5 decorative granite topping or a white paint to deflect heat. Study cost benefit of including roof maintenance into roofing project – capital funding instead of M&O funding

### 6. Fence

- Chain link versus wrought iron
- Safety issues – determine what additional fencing is required to fully envelope campuses
- **Standard:** Continue to use wrought iron in front of schools, near entrances, but use chain link on sides and back sections and on field sides of bike racks.

### 7. Wax Head Valves

- Prefer electronic valves

### 8. Landscape

- Desert versus grass
- Concern regarding long-term maintenance costs, as watering near wrought iron fencing accelerates rust
- Need to determine if there are grassy areas where desert landscaping would be a better option