

APPENDIX E
ASSET INVENTORY AND FACILITY CONDITIONS

CHEYENNE MTN STATE PARK - Facility Lifecycle Costs

Park established 2007 Age of park 5
 Current year 2012
 Rate of inflation per year 3.00% TBD
 Yearly maintenance budget (percent of replacement cost of buildi 1.00%

													Total DM	Total Bldg Value											
Yearly Budget for Maintenance costs TOTAL present value																								\$ 65,868	
Yearly Budget for Maintenance TOTAL adj. for inflation																									\$ 62,087
Average													0.011	\$ 72,140	\$ 6,586,762	\$ 401									
Facility #	Location	LOCATI City	Agency #	Agency Region	Building Year	Stories	Total Area	FCI	DM	Building Value	\$/ sq.ft.	Building Age	Lifespan	Replacement year	Mech/Roof repl.	Lifecycle									
NRPO0907	- CHEY MTN STATE PARK VISITOR CENTR	410 JL R COLOR, CM1	SE		2007	1	6704	0.012	\$ 27,319.00	2,305,406.00	\$ 344	5	50	2057	2037	\$ 23,054									
NRPO0916	- CHEY MTN GROUP PICNIC RESTROOM	6985 PR COLOR, CM10	SE		2007	1	900	0.010	\$ 4,033.00	391,578.00	\$ 435	5	50	2057	2037	\$ 3,916									
NRPO0908	- CHEY MTN STATE PARK ENTRANCE STATION	397 JL R COLOR, CM2	SE		2007	1	217	0.010	\$ 1,650.00	160,196.00	\$ 738	5	50	2057	2037	\$ 1,602									
NRPO0909	- CHEY MTN TRAILHEAD RESTROOM	7080 LIM COLOR, CM3	SE		2007	1	900	0.010	\$ 4,136.00	401,557.00	\$ 446	5	50	2057	2037	\$ 4,016									
NRPO0910	- CHEY MTN CAMPER SERVICES	6510 SV COLOR, CM4	SE		2007	1	5368	0.010	\$ 12,098.00	1,174,532.00	\$ 219	5	50	2057	2037	\$ 11,745									
NRPO0911	- CHEY MTN SWIFT PUMA RESTROOM	6545 SV COLOR, CM5	SE		2007	1	900	0.012	\$ 4,975.00	412,838.00	\$ 459	5	50	2057	2037	\$ 4,128									
NRPO0912	- CHEY MTN LOWER MEADOW RESTROOM	610 JL R COLOR, CM6	SE		2007	1	900	0.010	\$ 4,000.00	388,398.00	\$ 432	5	50	2057	2037	\$ 3,884									
NRPO0913	- CHEY MTN MAINTENANCE SHOP & SHED	6310 BK COLOR, CM7	SE		2007	1	6845	0.010	\$ 6,081.00	590,347.00	\$ 86	5	50	2057	2037	\$ 5,903									
NRPO0914	- CHEY MTN WEST PICNIC RESTROOM	225 JL R COLOR, CM8	SE		2007	1	900	0.010	\$ 3,924.00	380,955.00	\$ 423	5	50	2057	2037	\$ 3,810									
NRPO0915	- CHEY MTN EAST PICNIC RESTROOM	220 JL R COLOR, CM9	SE		2007	1	900	0.010	\$ 3,924.00	380,955.00	\$ 423	5	50	2057	2037	\$ 3,810									

KEY:
 DM = Deferred Maintenance or cost for complete refurbishment
 FCI = Facility Condition Index (DM/Building Value): GOOD=0-.05, FAIR=.05-.1, POOR =.1 OR MORE

GENERAL NOTES:
 1. Yearly budgets represent industry standard reinvestment rates for maintenance.
 2. Total Building Value estimates include tap fees and soft costs.

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Ten year total \$ 658,676
 Ten year w/ infl. \$ 711,753

Twenty year total \$ 1,317,352
 Twenty year w/ infl. \$ 1,668,289

\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868	\$ 65,868
\$ 63,949	\$ 65,868	\$ 67,844	\$ 69,879	\$ 71,975	\$ 74,135	\$ 76,359	\$ 78,649	\$ 81,009	\$ 83,439	\$ 85,942	\$ 88,521	\$ 91,176	\$ 93,911	\$ 96,729	\$ 99,631	\$ 102,620	\$ 105,698	\$ 108,869	\$ 112,135			

Facility #	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
NRPO0907 -	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054	\$ 23,054
NRPO0916 -	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916	\$ 3,916
NRPO0908 -	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602	\$ 1,602
NRPO0909 -	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016	\$ 4,016
NRPO0910 -	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745	\$ 11,745
NRPO0911 -	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128	\$ 4,128
NRPO0912 -	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884	\$ 3,884
NRPO0913 -	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903
NRPO0914 -	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810
NRPO0915 -	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810	\$ 3,810

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2010 CHEYENNE MTN STATE PARK RISK MANAGEMENT SHEET

Location	STREET	City	Postal Code	Agency #	Agency Region	Active Location	Inactive Date	Reason Inactive	Occupancy	Owned	Building Year	Appraisal Renovation Year	Stories	Total Area	Flood Zone	Basement	Construction Class	Fire Class	Deck Type	Roof Type	Historic Designation	
NRPO0907 - CHEY MTN STATE PARK VISITOR CENTR	410 JL RANCH HEIGHTS	COLORADO SPRINGS	80926	CM1		Y			OFF	Y	2007		1	6704	N	D						
NRPO0916 - CHEY MTN GROUP PICNIC RESTROOM	6985 PRAIRIE SKIPPER POINT	COLORADO SPRINGS	80926	CM10		Y			OTH	Y	2007		1	900	N	D						
NRPO0917 - CHEY MTN ACTIVITY AREA RESTROOM	6515 PRAIRIE FALCON PT.	COLORADO SPRINGS	80926	CM11		Y			OTH	Y	2007		1	900	N	D						
NRPO0908 - CHEY MTN STATE PARK ENTRANCE STATION	397 JL RANCH HEIGHTS	COLORADO SPRINGS	80928	CM2		Y			OFF	Y	2007		1	217	N	D						
NRPO0909 - CHEY MTN TRAILHEAD RESTROOM	7080 LIMEKILN GROVE	COLORADO SPRINGS	80926	CM3		Y			OTH	Y	2007		1	900	N	D						
NRPO0910 - CHEY MTN CAMPER SERVICES	6510 SWIFT PUMA HEIGHTS	COLORADO SPRINGS	80926	CM4		Y			OTH	Y	2007		1	5368	N	D						
NRPO0911 - CHEY MTN SWIFT PUMA RESTROOM	6545 SWIFT PUMA HEIGHTS	COLORADO SPRINGS	80926	CM5		Y			OTH	Y	2007		1	900	N	D						
NRPO0912 - CHEY MTN LOWER MEADOW RESTROOM	610 JL RANCH HEIGHTS	COLORADO SPRINGS	80926	CM6		Y			OTH	Y	2007		1	900	N	D						
NRPO0913 - CHEY MTN MAINTENANCE SHOP & SHED	6310 BIG BLUESTEM GROVE	COLORADO SPRINGS	80926	CM7		Y			SHP	Y	2007		1	6845	N	A						
NRPO0914 - CHEY MTN WEST PICNIC RESTROOM	225 JL RANCH HEIGHTS	COLORADO SPRINGS	80926	CM8		Y			OTH	Y	2007		1	900	N	D						
NRPO0915 - CHEY MTN EAST PICNIC RESTROOM	220 JL RANCH HEIGHTS	COLORADO SPRINGS	80926	CM9		Y			OTH	Y	2007		1	900	N	D						

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2010 CHEYENNE MTN STATE PARK RISK MANAGEMENT SHEET

Location	FCI	Date of FCI	% General Funded	Audit Dates	% Used	HVAC Description	Automotive Repair	Chemicals	Commercial Cooking	Explosives, Blasting	Flammable, comb liq	Gases	Hazardous Materials	Laboratories	L.P. Gas	Painting	Poisons	Radiation	Shops, Mech/Wood	Welding	Miscellaneous	Surrounding Area	No Hazards	General Comments	Burglar Alarm	Smoke Detector	Sprinklered
NRPO0907 - CHEY MTN STATE PARK VISITOR CENTR							N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y		N	Y	Y	Y	
NRPO0916 - CHEY MTN GROUP PICNIC RESTROOM							N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		Y	N	N	N	
NRPO0917 - CHEY MTN ACTIVITY AREA RESTROOM							N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		Y	N	N	N	
NRPO0908 - CHEY MTN STATE PARK ENTRANCE STATION							N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		Y	Y	N	N	
NRPO0909 - CHEY MTN TRAILHEAD RESTROOM							N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		Y	N	N	N	
NRPO0910 - CHEY MTN CAMPER SERVICES							N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y		N	N	N	N	
NRPO0911 - CHEY MTN SWIFT PUMA RESTROOM							N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		Y	N	N	N	
NRPO0912 - CHEY MTN LOWER MEADOW RESTROOM							N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		Y	N	N	N	
NRPO0913 - CHEY MTN MAINTENANCE SHOP & SHED							Y	Y	N	N	Y	N	Y	N	Y	N	N	Y	Y	Y	Y		N	N	N	N	
NRPO0914 - CHEY MTN WEST PICNIC RESTROOM							N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		Y	N	N	N	
NRPO0915 - CHEY MTN EAST PICNIC RESTROOM							N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		Y	N	N	N	

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2010 CHEYENNE MTN STATE PARK RISK MANAGEMENT SHEET

Location	Sprinkler System	Inspect Date	Mainte Under Contract	Contractor	Fire Alarm	No Protection	Central Station Alarm	Other Protection	Start Dt	Building Value	Contents Value	EDP Value	Library Contents Value	BI Value	Fine Art Value	Total Value
NRPO0907 - CHEY MTN STATE PARK VISITOR CENTR					Y	N	Y	N	1/1/2010	2,305,406.00	210,518.00	0.00	0.00	0.00	0.00	2,515,924.00
NRPO0916 - CHEY MTN GROUP PICNIC RESTROOM					N	N	N	N	1/1/2010	391,578.00	3,102.00	0.00	0.00	0.00	0.00	394,680.00
NRPO0917 - CHEY MTN ACTIVITY AREA RESTROOM					N	N	N	N	1/1/2010	392,541.00	3,102.00	0.00	0.00	0.00	0.00	395,643.00
NRPO0908 - CHEY MTN STATE PARK ENTRANCE STATION					N	N	N	N	1/1/2010	160,196.00	4,815.00	0.00	0.00	0.00	0.00	165,011.00
NRPO0909 - CHEY MTN TRAILHEAD RESTROOM					N	N	N	N	1/1/2010	401,557.00	3,102.00	0.00	0.00	0.00	0.00	404,659.00
NRPO0910 - CHEY MTN CAMPER SERVICES					N	N	N	N	1/1/2010	1,174,532.00	84,374.00	0.00	0.00	0.00	0.00	1,258,906.00
NRPO0911 - CHEY MTN SWIFT PUMA RESTROOM					N	N	N	N	1/1/2010	412,838.00	3,102.00	0.00	0.00	0.00	0.00	415,940.00
NRPO0912 - CHEY MTN LOWER MEADOW RESTROOM					N	N	N	N	1/1/2010	388,398.00	3,102.00	0.00	0.00	0.00	0.00	391,500.00
NRPO0913 - CHEY MTN MAINTENANCE SHOP & SHED					N	N	N	N	1/1/2010	590,347.00	137,213.00	0.00	0.00	0.00	0.00	727,560.00
NRPO0914 - CHEY MTN WEST PICNIC RESTROOM					N	N	N	N	1/1/2010	380,955.00	3,102.00	0.00	0.00	0.00	0.00	384,057.00
NRPO0915 - CHEY MTN EAST PICNIC RESTROOM					N	N	N	N	1/1/2010	380,955.00	3,102.00	0.00	0.00	0.00	0.00	384,057.00

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