

2015-2016 Facility Condition Assessment SUMMARY OF FINDINGS

Prepared by: Jeffco Planning & Property

2015-16 Facilities Condition Assessment

Acknowledgments

Planning & Property acknowledges the participation of facility maintenance, principals, teachers, facility managers, and the entire Jeffco Public Schools staff who provided input, support, and hospitality throughout this process.

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EXECUTIVE SUMMARY

Jeffco Schools owns and maintains almost 11.7 million square feet of permanent building area and 3,100 acres of land. This document is the 2015-16 update of the [Facilities Condition Assessment](#) and consists of a capacity analysis, an educational adequacy assessment, a building condition assessment, and a review of all site and building systems with a life cycle renewal forecast.

All of the collected data is housed in the [Facility Assessment and Condition Tracking System \(FACTS\)](#) assessment database maintained in the Jeffco Planning & Property Department. Facilities are assessed annually using principal surveys, meetings with Facility Management personnel, and a physical assessment of approximately 1/3 of the facilities each year. Cost estimates and life cycle forecasts have been updated to 2015.

OBJECTIVES

The broad objectives of the annual assessment are to:

- Assess educational adequacy for all instructional spaces districtwide.

- Identify cost to correct existing building condition and educational adequacy deficiencies districtwide.

- Provide data necessary to maintain all facilities in a safe and secure manner.

- Understand future life cycle renewal requirements for the district's existing facility portfolio.

This is not a facility master plan, there are no recommendations regarding building use or disposition.

EDUCATIONAL ADEQUACY

Educational adequacy assessments compare all schools to ensure minimum guidelines are met. Of the eight educational adequacy categories, instructional support, technology, and security and supervision are the three highest cost categories. The total correctable educational adequacy deficiencies total \$123.4 million.

CURRENT FACILITIES CONDITION AND NEEDED REPAIRS

The facilities conditions assessment evaluates each building's overall condition, including its site, roof, structural integrity, the exterior building envelope, the interior, and the mechanical, electrical, and plumbing systems. The district has \$396.7 million in current identified need, excluding the educational adequacy needs identified above, distributed across the 169 instructional and administrative campuses included in this assessment. (Charter Schools are not included in this report.)

Summary 2012 - 2016				
Category	2012-13	2013-14	2014-15	2015-16
Enrollment (No Charters)	78,253	78,070	78,065	77,320
Campuses	168	168	169	169
Area in SF (No Temps)	11,745,102	11,737,553	11,710,331	11,737,756
District FCI	19.5%	19.6%	18.9%	20.4%
Deficiency Value	\$ 466,566,951	\$ 468,555,853	\$ 451,155,102	\$ 520,118,756

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KEY FINDINGS

- The Jeffco Public Schools facility portfolio includes approximately 11.7 million square feet of permanent space spread over 3,100 acres.
- There are 393 permanent buildings and 327 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between six and 159 years old: 29.5 percent of these buildings were built since 1988, 69 percent were constructed between 1948 and 1987, and less than 2 percent were constructed prior to 1948.
- 323,456 square feet of space is contained in 327 portable classroom buildings.
- Currently, cottage buildings comprise 0.3% and transportable buildings comprise 2.7 % of the district's total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$520 million. Of that total, \$396.7 million are related to the general condition of the site and buildings, while \$123.4 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- The identified costs are presented to include what are commonly referred to as “soft costs.” These are costs that must be added to construction dollars to include general contractor overhead and markup, adjustments to local labor and material markets, professional design fees, administrative testing, permitting and legal fees, as well as escalation and contingencies. Total costs, including the soft costs, are used for the purpose of planning and budgeting.
- In addition to identified current deficiencies, information is included regarding site and building systems. These systems each have a projected life expectancy, at which point they may no longer be serviceable. When this occurs, an investment is generally required to replace these systems. The assessment forecasts that over the next five years, \$280.8 million, stated in un-escalated dollars, will be required for life cycle renewal.
- The Facility Condition Index (FCI) is an industry recognized formula that provides a general indicator of a building's health. This index is calculated by dividing the total repair costs into the total replacement costs for a like facility. The districtwide FCI for Jeffco Public Schools is 20.4 percent, which is low when compared to other similar districts.
- Based on the weighted FCI with life cycle at a campus and building level, there are 11 campuses that are candidates for replacement due to the buildings current condition and age.

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FACILITY PORTFOLIO

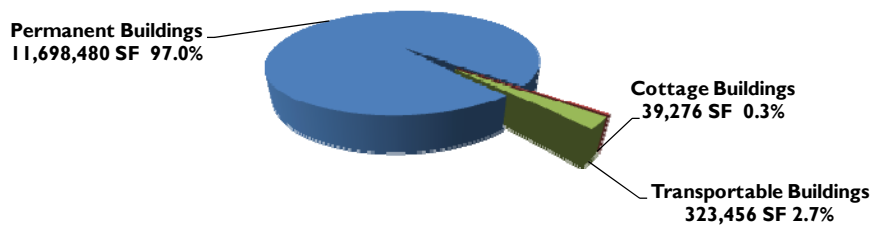
FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 11.7 million square feet of facilities on about 3,100 acres of real estate. The replacement value of the improvements is \$2.7 billion. These facilities support a 2015-16 enrollment of 77,320 students (excluding charter school enrollment). The inventory includes 15 high schools, two 7-12 schools, 17 middle schools, three K-8 schools, 92 elementary schools (includes three closed elementary schools), five Pre-K centers, and 17 other educational campuses with alternative grade configurations. Nine administrative, four stadia, and five maintenance and transportation sites are also included in these figures. The following summary of facilities by campus type identifies the total count and area of permanent space versus temporary space. The district has 2.7 percent of its overall facility portfolio in temporary facilities. The following pie chart represents the magnitude of difference between the quantity of permanent building square footage and temporary building square footage.

District Facilities by Type

School/Facility Type	Campuses	Permanent Buildings		Cottage Buildings		Transportable Buildings	
		Count	Sq Ft	Count	Sq Ft	Count	Sq Ft
Pre-K Centers	5	3	34,122	6	20,614	0	-
Elementary Schools	92	141	4,428,376	-	-	229	225,690
K-8 Schools	3	4	263,091	-	-	1	1,008
Middle Schools	17	36	1,817,299	-	-	12	12,824
7-12 Schools	2	6	386,636	-	-	5	4,800
High Schools	15	37	3,337,648	-	-	13	12,934
Districtwide / Option	17	96	953,172	1	3,310	32	35,166
Stadia	4	27	31,458	-	-	2	1,920
Administrative	9	22	403,576	3	10,173	0	-
Maintenance and Transportation	5	9	43,102	-	-	4	3,894
Decommissioned	0	0		2	5,179	29	25,220
Total	169	381	11,698,480	12	39,276	327	323,456
					0.3%		2.7%

Permanent vs. Temporary Space



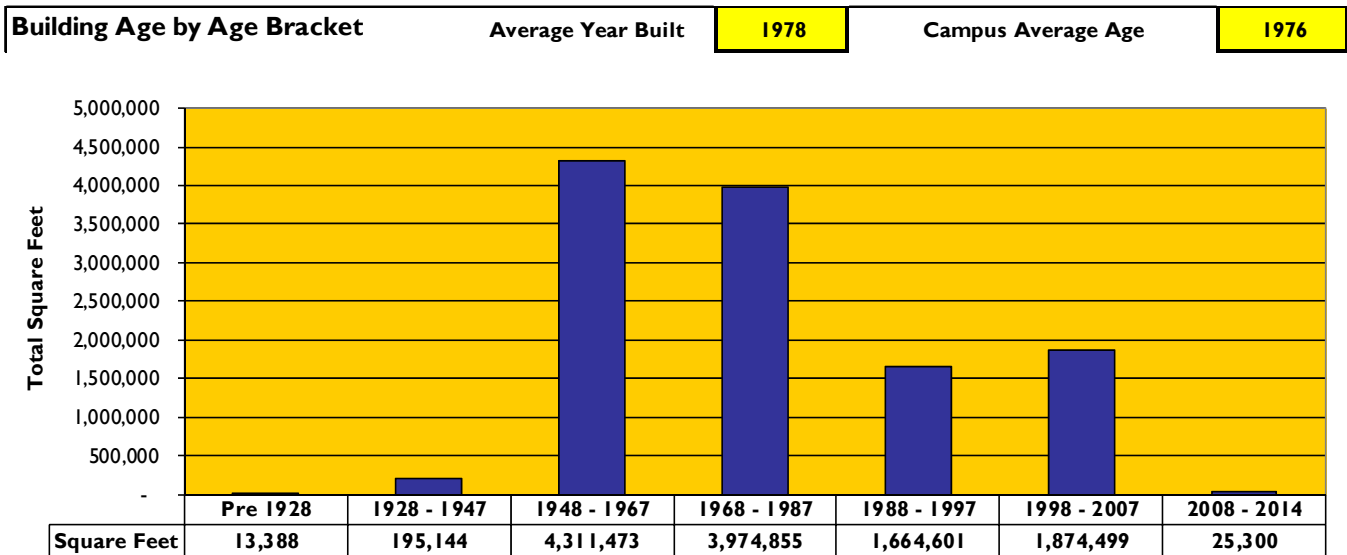
Note: Decommissioned Cottage Campuses included in Cottage column.

BUILDING AGE

Of the 11.7 million square feet of permanent building space, The majority of the district’s portfolio was constructed between 1948 and 1987. Twenty-nine percent of the district’s portfolio has been built since 1988, Twenty-one buildings were built between 1928 and 1947, and 11 buildings were built prior to 1928 or less than one percent. The buildings in this 50+ year range generally need both current deficiency correction as well as life cycle replacement of building systems, many of which have reached or will reach the end of their serviceable lives in the near future.

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The following chart depicts the oldest age of the building and, in some cases, may not depict additions made to a building over the course of several years.



SQUARE FEET PER STUDENT

At Jeffco Public Schools, there are 151 academic facilities with a total of 11.2 million square feet of permanent educational building space housing 77,320 students (not including charter school enrollment). This averages out to 145 gross square feet per student. This figure includes total square feet at a campus as well as gymnasiums, media centers, cafeterias, administrative offices, and other building support spaces. The following chart indicates the breakdown of students, permanent square footage, and square feet per student for each type of school.

Square Feet per Student

School Type	Type	# of Schools	# of Students	Permanent SqFt	Sq Ft/ Student
Pre-K Centers	Pre-K	5	482	54,736	114
Elementary Schools	ES	92	37,657	4,428,376	118
K-8 Schools	K-8	3	1,875	263,091	140
Middle Schools	MS	17	10,057	1,817,299	181
7-12 Schools	7-12	2	2,013	386,636	192
High Schools	HS	15	21,573	3,337,648	155
Districtwide / Option	Districtwide / Option	17	3,663	956,482	261
Total		151	77,320	11,244,268	145

As a reference, according to the *15th Annual School Construction Report* by School Planning & Management magazine, the national median enrollment and square feet per student for elementary schools with 700 students is 125 Sq Ft/student; middle schools with 900 students is 142 Sq Ft/ student; and high schools with 1,600 students is 156 Sq Ft/student.

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EDUCATIONAL ADEQUACY

Educational Adequacy, defined as the degree to which a school's facilities can adequately support the instructional mission and methods. This is an essential element needed to prepare aging facilities for 21st-century educational programs and technologies.

THE EIGHT CATEGORIES OF EDUCATIONAL ADEQUACY

To comprehensively assess educational effectiveness, it is first necessary to understand the components that affect the instructional or teaching program. These components can generally be formulated into standards or guidelines and bridge the gap between the architectural programs from which schools are built and the district's educational standards. There may be numerous criteria that contribute to educational adequacy; however, they fall into eight major categories:

CAPACITY: Ability of core facilities to meet needs of the student population. It is critical to consider the programs at a particular campus and the impact these programs have on classroom inventory and student teaching stations. It is also important to evaluate the use of permanent versus temporary structures.

SUPPORT FOR PROGRAMS: Provision of special spaces or classrooms that support specific curriculum offerings such as music, sports, science, and technology programs.

TECHNOLOGY: Presence of infrastructure, data distribution/storage, and equipment within classroom and laboratory settings. This will also include local area network cabling, video distribution systems, electrical outlets, and projection or video display screens.

SECURITY AND SUPERVISION : Extent to which physical configurations help or hinder building operation and include both passive and physical security.

INSTRUCTIONAL SUPPORT: Presence of necessary equipment within teaching spaces including teacher storage, student storage, writing and tack surfaces, sinks, demonstration tables, and fixed audio/video equipment.

PHYSICAL CHARACTERISTICS: Primarily size and shape of individual teaching spaces.

LEARNING ENVIRONMENT: Degree to which learning areas are comfortable, well-lit, odor-free, controllable, and quiet.

RELATIONSHIP OF SPACES: Proximity of instructional spaces to support areas like libraries, restrooms, and student dining and recreational areas.

These eight categories establish the criteria for data collection and subsequent data-generated analysis. At any school, there are certain things that can be resolved or upgraded, and there are specific things that cannot realistically be resolved without spending more than the replacement value of a structure. For instance, electrical outlets can be added, flooring materials can be changed, and data ports can be installed. However, it is generally cost prohibitive to reconfigure a building's layout, expand a classroom to house five extra students, or move a library. The eight categories are used to identify "deficiencies" that can be repaired or upgraded, and "inadequacies" that simply impact a building's learning environment and should be considered when making decisions that will affect the long-term utilization of a particular facility.

2015-16 Facilities Condition Assessment

The following chart compares the costs associated with the eight educational adequacy categories among the different school types. The total correctable educational adequacy costs are \$123.4 million. The questions for school renovation are twofold. First, what can and must be done to bring a particular school to a standard of adequacy that meets educational and instructional needs? And second, at what point does a school's inability to meet educational and instructional needs suggest that it should be altogether replaced?

Educational Adequacy Crosstab

Building System	Educational Adequacy							Other	Total
	Pre-K	ES	K-8	MS	7-12	HS	DistWide / Option		
Capacity	\$ -	\$ 50,289	\$ -	\$ -	\$ -	\$ 85,826	\$ -	\$ -	\$ 136,114
Support for Programs	\$ 9,427	\$ 6,384,203	\$ 76,120	\$ 581,445	\$ -	\$ 832,885	\$ 245,340	\$ -	\$ 8,129,420
Technology	\$ 122,044	\$ 11,799,387	\$ 585,722	\$ 5,268,033	\$ 711,781	\$ 5,210,993	\$ 2,232,298	\$ -	\$ 25,930,258
Security and Supervision	\$ 142,974	\$ 13,711,354	\$ 618,958	\$ 5,202,041	\$ 768,353	\$ 6,245,789	\$ 2,461,567	\$ -	\$ 29,151,037
Instructional Support	\$ 27,653	\$ 25,709,221	\$ 568,658	\$ 7,890,874	\$ 1,102,920	\$ 10,352,486	\$ 3,730,549	\$ -	\$ 49,382,361
Physical Characteristics	\$ -	\$ 2,467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,467
Learning Environment	\$ 12,285	\$ 3,124,032	\$ 61,764	\$ 1,152,509	\$ 231,631	\$ 1,304,764	\$ 240,705	\$ -	\$ 6,127,689
Relationship of Spaces	\$ 111,895	\$ 2,855,941	\$ 37,082	\$ 421,645	\$ 81,294	\$ 659,245	\$ 198,885	\$ -	\$ 4,365,987
Non Related	\$ -	\$ 10,963	\$ 42,670	\$ 51,204	\$ -	\$ 39,990	\$ 8,534	\$ -	\$ 153,360
Total	\$ 426,278	\$ 63,647,857	\$ 1,990,973	\$ 20,567,750	\$ 2,895,979	\$ 24,731,978	\$ 9,117,878	\$ -	\$ 123,378,693

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is nearly 24 percent of the total identified deficiencies. It is critical to consider not only the building condition but also the educational adequacy in any assessment. It is no longer enough to provide a sound building; schools must also be educationally effective learning environments. The educational adequacy assessment process parallels the building condition assessment process.

Educational adequacy continues to be determined by compliance with current Educational Specifications, Technical Guidelines and guidelines developed as a part of the 2009-2010 Districtwide Facility Master Plan.

EDUCATIONAL ADEQUACY ASSESSMENT

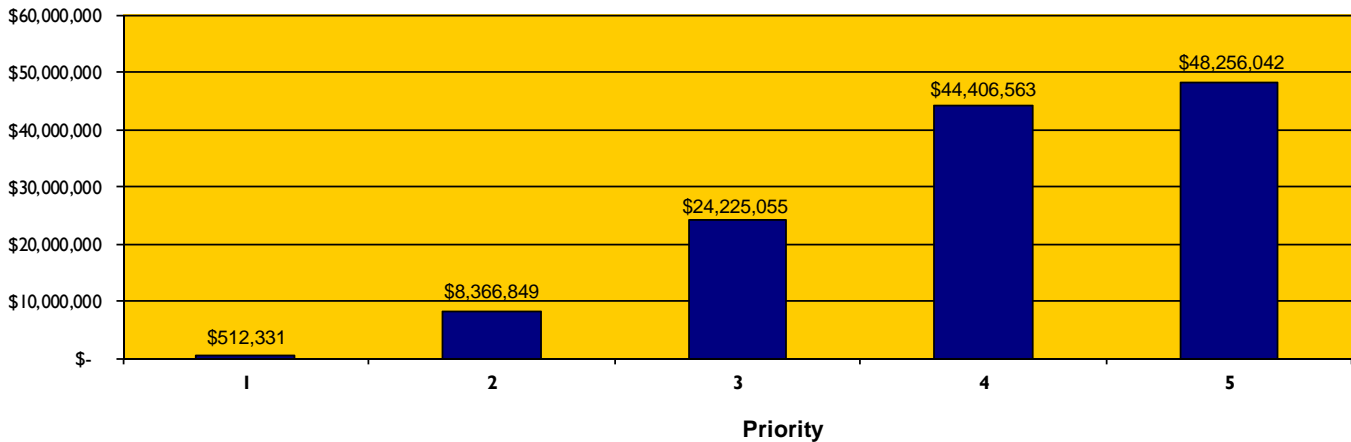
The educational adequacy baseline was established in the 2009-2010 District-wide Facility Master Plan. Educational adequacy is reviewed and updated annually by staff site visits and assessments, interviews with principals, and an annual building usage survey. The information obtained is then reviewed and any changes or modifications to usage entered into the FACTS database.

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Districtwide Crosstab by Priority by Educational Adequacy Category

Building System	Facility Condition Assessment Priority					Total
	1	2	3	4	5	
Capacity	\$ -	\$ -	\$ -	\$ -	\$ 136,114	\$ 136,114
Support for Programs	\$ -	\$ 149,340	\$ 2,129,179	\$ 1,909,091	\$ 4,663,335	\$ 8,850,945
Technology	\$ -	\$ 95,377	\$ 5,705,773	\$ 10,856,101	\$ 9,617,332	\$ 26,274,583
Security and Supervision	\$ 502,905	\$ 5,734,911	\$ 15,817,468	\$ 1,470,056	\$ 6,048,710	\$ 29,574,050
Instructional Support	\$ -	\$ 2,261,489	\$ 2,654	\$ 26,850,140	\$ 20,268,078	\$ 49,382,361
Physical Characteristics	\$ 9,427	\$ -	\$ 7,876	\$ 57,151	\$ 9,893	\$ 84,347
Learning Environment	\$ -	\$ 125,732	\$ 562,105	\$ 2,460,017	\$ 3,950,600	\$ 7,098,454
Relationship of Spaces	\$ -	\$ -	\$ -	\$ 804,007	\$ 3,561,980	\$ 4,365,987
Total	\$ 512,331	\$ 8,366,849	\$ 24,225,055	\$ 44,406,563	\$ 48,256,042	\$ 123,378,693

Total Cost by Priority



CONCLUSION

The educational adequacy assessment is a standards-based approach with a foundation in consistency and objectivity. The data collected is entered into the computer, and a computer match is executed to compare the school inventory to the districtwide standards. Whenever a deficiency is identified, a deficiency correction and corresponding cost estimate is prepared. Jeffco Public Schools currently has nearly \$123.4 million in identified educational adequacy deficiencies.

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BUILDING CONDITION ASSESSMENT

The building condition assessment at Jeffco Public Schools originally conducted in 2009-2010 was an objective and comprehensive evaluation, conducted by an independent team of consultants lead by Jacobs. The team assessed both current deficiencies and building system life cycles. Life cycle analysis typically looks at the ages of systems in a building to forecast system replacement as it reaches the end of its serviceable life. This comprehensive assessment looks at existing deficiencies that require correction based on an assigned priority. An example of a life cycle system replacement might be a roof with a 20-year life that has been in place for 25 years and is in need of replacement. An example of a current deficiency might include a broken lighting fixture or a drainage problem on the site.

The building condition assessment evaluates the general health of physical facilities by identifying and prioritizing deficiencies that require correction for long-term use of the campus. Observations are typically organized into civil, architectural, structural, mechanical, electrical, plumbing, and roofing disciplines. At the conclusion of the building assessment, renovation requirements are collected into renovation costs for each campus facility.

In order for the database that was developed in 2009-2010 to remain current constant updating and communicating is necessary. Each year 1/3 of the district facilities are physically evaluated. During the site visit both the principal and facility manager are interviewed to determine if undocumented issues with the building exist. Information obtained during the site visit and interview are entered into the database.

Annually, Facility Maintenance personnel participate in one or two work sessions that evaluates the condition of each building in a maintenance area. There are six of these meetings, one for each area plus individual meetings for specialty areas such as roofs, fire alarms, clocks, etc., all the meetings occur over several days. Information that is obtained is also entered into the FACTS database.

Annually the data is prioritized and presented to a multi-discipline group to develop a capital program for the next year. With a current and updated database, the deficiencies of the highest order can be funded in an objective and effective manner.

SOFT COSTS AND REPLACEMENT COST MODELS

For planning and budgeting purposes, facility assessments customarily add a soft cost multiplier onto deficiency repair cost estimates. Adding soft costs accounts for the markup that districts typically incur when contracting for renovation and construction services. The soft costs typically include items like contractor overhead and profit, labor and material escalation, professional fees, district administrative costs including testing, permitting, legal and advertising fees, as well as contingencies and inflation to the midpoint of construction. All stated costs in this assessment summary report include the soft cost multiplier for planning and budgeting purposes. These are estimates, and costs will vary at the time of construction after determining the complete scope and market conditions.

2015-16 Facilities Condition Assessment

EXISTING SCHOOL IMPROVEMENT PRIORITY LEVELS

A listing of existing facility deficiencies was compiled for all facilities in the district’s portfolio. Deficiencies were prioritized according to five priority levels:

PRIORITY 1: MISSION CRITICAL CONCERNS (CURRENT)

Deficiencies or conditions that may directly affect the school’s ability to remain open or deliver the educational curriculum. These deficiencies typically include items related to buildings safety, code compliance, severely damaged or failing building components, and other items that require near-term correction.

PRIORITY 2: INDIRECT IMPACT TO EDUCATIONAL MISSION (1 YEAR)

Items found that, if not addressed in the near term, may progress to a Priority 1 item. These include poor roofs that, if they deteriorate further, will cause deterioration of integral building systems.

PRIORITY 3: SHORT-TERM CONDITIONS (2-3 YEARS)

These items are deficiencies that are necessary to the mission of the school but may not require immediate attention. These items should be considered as necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the facility. Priority 3 items could include additions to schools, site improvements, and improvements to other important systems.

PRIORITY 4: LONG-TERM REQUIREMENTS (3-5 YEARS)

Items or systems which are likely to require attention within the next five years or would be considered an enhancement to the instructional environment. The enhancements may be aesthetic or may provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational enhancement associated with special programs.

PRIORITY 5: ENHANCEMENTS

These items are deficiencies that are aesthetic in nature or are considered enhancements. Typical deficiencies in this priority may include repainting, re-carpeting, improved signage, or other items that provide for an improved facility environment. These items may be optional to the district, but are generally included under a comprehensive renovation project plan.

Building systems are divided into 12 industry-standard building systems, with multiple subsystems and sub-system types. The 12 systems include:

Site	Interior	Fire and Life Safety
Roofing	A/C and Heating	Technology
Exterior	Plumbing	Stairs and Elevators
Structure	Electrical	Specialties

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The chart below lists the types of building systems with the deficiency amounts in dollars and by priority. These amounts include both educational adequacy as well as facility condition-related deficiencies.

Districtwide Crosstab by Priority by System

Building System	Facility Condition Assessment Priority					Total
	1	2	3	4	5	
Site	\$ 1,108,828	\$ 2,394,346	\$ 39,134,211	\$ 18,436,118	\$ 10,104,980	\$ 71,178,483
Roofing	\$ 4,202,317	\$ 8,491,900	\$ 12,195,076	\$ 577,289	\$ 105,870	\$ 25,572,453
Structure	\$ 37,564	\$ 277,496	\$ 903,204	\$ 95,339	\$ 27,769	\$ 1,341,372
Exterior	\$ 104,462	\$ 8,308,265	\$ 1,980,820	\$ 3,728,000	\$ 1,745,892	\$ 15,867,438
Interior	\$ 142,186	\$ 2,825,857	\$ 34,348,713	\$ 30,686,673	\$ 10,835,046	\$ 78,838,474
HVAC	\$ 186,514	\$ 19,452,799	\$ 64,832,237	\$ 13,170,433	\$ 2,017,783	\$ 99,659,766
Electrical	\$ 1,572,353	\$ 5,544,298	\$ 5,718,549	\$ 8,480,171	\$ 5,370,287	\$ 26,685,659
Plumbing	\$ 1,128,780	\$ 2,028,028	\$ 5,907,386	\$ 25,989,163	\$ 3,202,854	\$ 38,256,210
Fire and Safety	\$ 17,331,821	\$ 4,624,110	\$ 2,956,846	\$ 113,331	\$ 5,452,318	\$ 30,478,426
Technology	\$ 677,430	\$ 925,822	\$ 6,930,917	\$ 14,778,326	\$ 9,679,793	\$ 32,992,289
Stairs and Elevators	\$ 130,925	\$ -	\$ 1,245,689	\$ 5,050,507	\$ -	\$ 6,427,120
Specialties	\$ 14,027	\$ 1,105,996	\$ 42,997,987	\$ 27,518,016	\$ 18,084,591	\$ 89,720,617
Other	\$ 22,725	\$ 240,968	\$ 35,338	\$ 127,402	\$ 2,674,016	\$ 3,100,449
Total	\$ 26,659,931	\$ 56,219,885	\$ 219,186,972	\$ 148,750,767	\$ 69,301,201	\$ 520,118,756

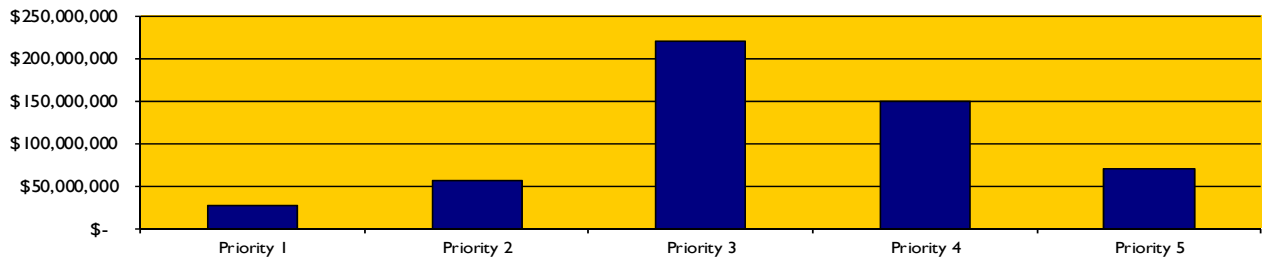
The chart on page 14 depicts the types of schools or facilities with the amount represented in dollars, by priority. These amounts include both educational adequacy as well as facility condition related deficiencies.

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Campuswide Renovation Cost by Priority

Type	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Schools						
Pre-K School	\$ 162,242	\$ 495,908	\$ 548,013	\$ 588,281	\$ 291,638	\$ 2,086,081
Elementary Schools	\$ 11,077,027	\$ 27,948,306	\$ 111,267,367	\$ 81,279,470	\$ 34,622,255	\$ 266,194,425
K-8 Schools	\$ 109,235	\$ 849,786	\$ 2,698,232	\$ 2,493,539	\$ 798,523	\$ 6,949,316
Middle Schools	\$ 1,335,224	\$ 5,170,003	\$ 28,218,133	\$ 18,517,111	\$ 9,621,835	\$ 62,862,305
7-12 Schools	\$ 294,866	\$ 3,162,731	\$ 5,966,456	\$ 2,794,424	\$ 1,708,210	\$ 13,926,689
High Schools	\$ 9,462,058	\$ 9,147,144	\$ 48,768,779	\$ 24,469,606	\$ 15,293,102	\$ 107,140,688
Districtwide / Option	\$ 1,013,880	\$ 4,785,620	\$ 15,456,577	\$ 11,462,649	\$ 6,119,628	\$ 38,838,354
Total Schools	\$ 23,454,532	\$ 51,559,498	\$ 212,923,557	\$ 141,605,080	\$ 68,455,190	\$ 497,997,858
Other District Facilities						
Administrative Support	\$ 1,640,502	\$ 3,095,093	\$ 4,339,613	\$ 3,755,164	\$ 431,155	\$ 13,261,527
Maintenance/Transportation	\$ 1,194,251	\$ 698,159	\$ 457,559	\$ 1,127,617	\$ 120,270	\$ 3,597,856
Stadia	\$ 370,646	\$ 867,134	\$ 1,466,242	\$ 2,262,906	\$ 294,587	\$ 5,261,515
Decommissioned	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Facilities	\$ 3,205,399	\$ 4,660,387	\$ 6,263,414	\$ 7,145,687	\$ 846,011	\$ 22,120,898
Grand Total	\$ 26,659,931	\$ 56,219,885	\$ 219,186,972	\$ 148,750,767	\$ 69,301,201	\$ 520,118,756

Campus Wide Renovation Cost by Priority



FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a facility portfolio. The index is derived by dividing the total repair cost, including educational adequacy and site-related repairs, into the total replacement cost for the set of facilities. Based on previous district experience and consultation with district staff, the following scale was implemented:

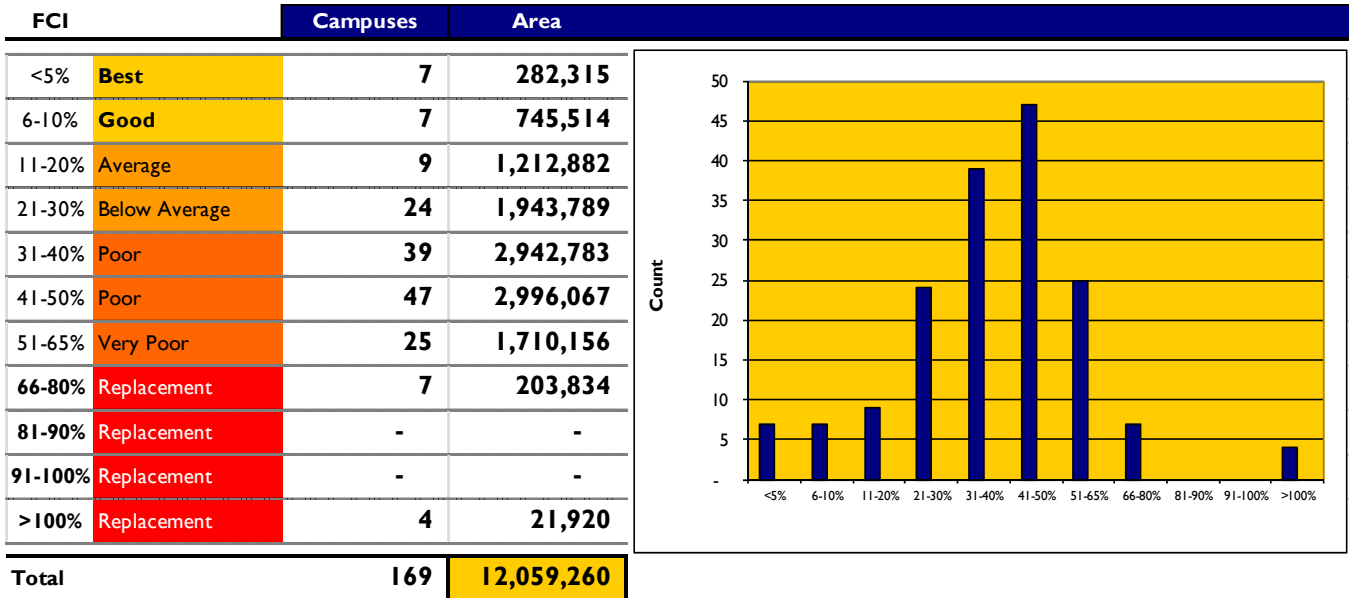
Less than 5%	Best
6% to 10%	Good
11% to 20%	Average
21% to 30%	Below Average
31% to 50%	Poor
51% to 65%	Very Poor
Greater than 65%	Replacement Candidate

At Jeffco Public Schools, the total current deficiencies district-wide equal \$520 million, while the overall estimated portfolio replacement value is estimated to be \$2.7 billion. As a result, the district-wide FCI is 20.4 percent and is considered to reflect district-wide facilities in below average condition for a large urban district.

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A campus-level FCI encompasses the real estate and the combination of all structures belonging to that campus. The next chart shows that 11 campuses fall in a range above 65 percent, indicating that these campuses may warrant total replacement. The following chart summarizes a weighted FCI that includes life cycle.

Districtwide Facility Condition Index (FCI) w/Life Cycle by Site Location



EXISTING SCHOOL IMPROVEMENT CATEGORIES

The different types of categories utilized are:

DEFERRED MAINTENANCE - Planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system/facility.

FUNCTIONAL DEFICIENCY - Deficiency that has failed before its expected life.

EDUCATIONAL ADEQUACY - Deficiency that is based on accommodating one of the eight educational adequacy categories.

CAPITAL RENEWAL - Current deficiency, requiring replacement, that has reached or exceeded its serviceable life. These are current only and do not include forecasted renewals.

ADA COMPLIANCE - Current deficiency related to the Americans with Disabilities Act.

CODE COMPLIANCE - Deficiency related to current codes. Many of these code compliance items may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction but are no longer current.

HAZARDOUS MATERIALS - Current deficiency related to hazardous material. In most cases, these materials are encapsulated; however, major renovations should address removal of these materials.

FFE - Custodial or food service equipment, classroom and administrative furniture that is in poor condition.

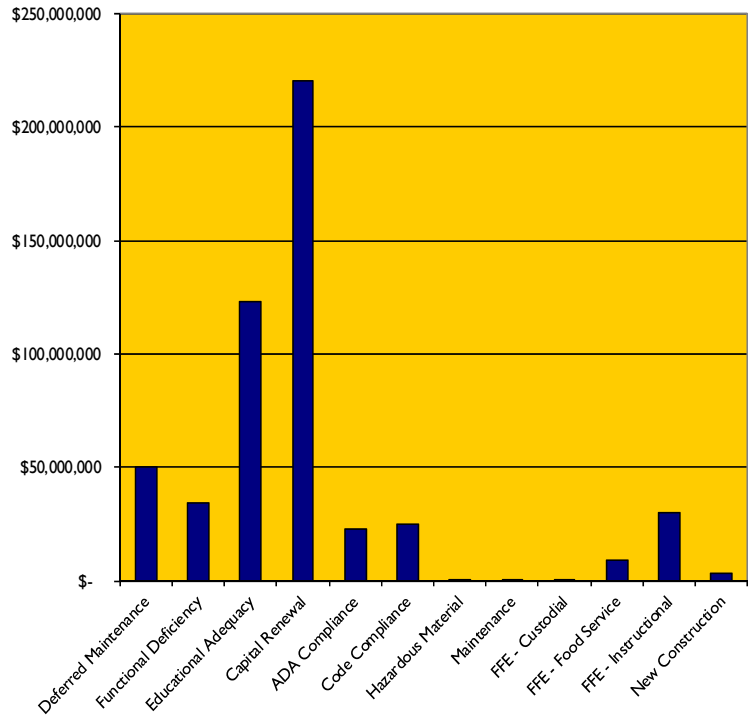
NEW CONSTRUCTION - New facilities, additions, or supporting structures.

2015-16 Facilities Condition Assessment

The following chart describes the total cost by category of the Jeffco Public Schools’ facilities. The capital renewal category tops the list at \$220.5 million most commonly as older systems have reached the end of their life. Not surprisingly, the next largest category concerning current deficiencies is educational adequacy at \$123.4 million.

Districtwide by Category

Building System	Total	% of Total
Deferred Maintenance	\$ 50,584,367	9.73%
Functional Deficiency	\$ 34,372,174	6.61%
Educational Adequacy	\$ 123,378,693	23.72%
Capital Renewal	\$ 220,468,045	42.39%
ADA Compliance	\$ 23,189,730	4.46%
Code Compliance	\$ 25,020,136	4.81%
Hazardous Material	\$ 413,877	0.08%
Maintenance	\$ 268,552	0.05%
FFE - Custodial	\$ 221,604	0.04%
FFE - Food Service	\$ 9,188,608	1.77%
FFE - Instructional	\$ 29,922,864	5.75%
New Construction	\$ 3,090,105	0.59%
Total	\$ 520,118,756	100%



LIFE CYCLE RENEWAL

The final component of the assessment is the life cycle renewal forecast. The life cycle of building systems and components plays a major role in properly developing a long-range master facilities plan. Facilities are divided into 12 industry-standard building systems, with multiple subsystems and subsystem types. The 12 systems include:

Site	Interior	Fire and Life Safety
Roofing	A/C and Heating	Technology
Exterior	Plumbing	Stairs and Elevators
Structure	Electrical	Specialties

Life cycle data for Jeffco Public Schools was obtained from the concurrent Statewide Financial Assistance Priority Assessment FY 2009-2010 conducted by the Colorado Department of Education (CDE). The state’s methodology for gathering this data is as follows, taken directly from their report originally published in March 2010 and scheduled for a 2012 update. Life cycle data is not adjusted for inflation.

“Condition assessment: Condition assessment evaluated the physical condition of facilities. It included a visual and non-destructive survey to collect facility system and element data that could be analyzed using a customized cost model per facility. For each facility the condition assessment included a system life cycle analysis ... condition capital renewal estimates were developed for Forecast Period needs based on life cycle cost modeling.”

2015-16 Facilities Condition Assessment

The CDE data sets were formatted for Jeffco Public Schools into the 12 industry-standard building systems listed above to develop the districtwide five-year life cycle forecast. Currently District deficiencies total \$520 million, and another \$280.8 million in life cycle needs over the next five years. The charts on pages 18-19 summarize the 2016 current need, plus the projected life cycle renewal forecasted need for the assessment years 2017 to 2021. The following chart depicts the next five years' life cycle renewal forecast allocated across each of the 12 building systems. As systems or equipment reach the end of the life cycle, the condition is assessed and a deficiency may be created. The value of deficiency is not necessarily based upon the projected life cycle expense. The deficiency and life cycle expense are not counted twice in the Summary.

Districtwide 5-Year Life Cycle Forecast

Building System	Life Cycle Forecast Year					Total
	1 2017	2 2018	3 2019	4 2020	5 2021	
Site	\$ 2,546,443	\$ 24,634,276	\$ 5,776,933	\$ 1,291,692	\$ 1,612,845	\$ 35,862,189
Roofing	\$ 5,893,629	\$ 1,917,597	\$ 547,743	\$ 3,051,594	\$ 3,812,010	\$ 15,222,573
Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	\$ 3,283,344	\$ 2,481,036	\$ 4,037,596	\$ 630,116	\$ 481,548	\$ 10,913,640
Interior	\$ 39,004,402	\$ 20,385,004	\$ 5,792,965	\$ 3,913,143	\$ 29,896,024	\$ 98,991,538
HVAC	\$ 28,695,575	\$ 15,405,313	\$ 14,106,680	\$ 7,168,572	\$ 3,184,897	\$ 68,561,037
Electrical	\$ 1,800,353	\$ 2,782,731	\$ 7,011,107	\$ 1,135,145	\$ 795,704	\$ 13,525,040
Plumbing	\$ 2,881,359	\$ 1,959,667	\$ 3,353,865	\$ 2,467,330	\$ 389,069	\$ 11,051,290
Fire and Safety	\$ 1,710,012	\$ 740,483	\$ 1,443,940	\$ 254,598	\$ 202,372	\$ 4,351,405
Technology	\$ 4,843,265	\$ 2,617,444	\$ 871,385	\$ 2,039,585	\$ 4,197,144	\$ 14,568,823
Stairs and Elevators	\$ 641,985	\$ 86,786	\$ 170,045	\$ 10,730	\$ -	\$ 909,546
Specialties	\$ 3,026,134	\$ 794,626	\$ 455,586	\$ 506,854	\$ 2,009,704	\$ 6,792,904
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 94,326,501	\$ 73,804,963	\$ 43,567,845	\$ 22,469,359	\$ 46,581,317	\$ 280,749,985

CURRENT DEFICIENCIES AND LIFE CYCLE FORECAST

The following charts show the combined current facility condition and educational adequacy deficiencies, along with the five-year life cycle renewal forecast projecting future cost through the year 2021 based upon the CDE model. The chart is organized by campus type, with the first column indicating the 2016 facility deficiencies for existing facility conditions and educational adequacy deficiencies. The remaining columns project life cycle renewal forecasts through the next five years for building systems that are expected to reach the end of their serviceable lives and require replacement. Combining the current need with the next five years of anticipated life cycle renewal forecast, the district can anticipate \$892.3 million in facility-related improvements. These figures exclude any expansion for classroom additions or new construction for additional enrollment growth or consolidation. The three-year, five-year, and total column totals are highlighted, as these are typical planning horizons for districts the size of Jeffco Public Schools.

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Building Condition and Educational Adequacy Deficiencies with 5-Year Life Cycle Renewal Forecast

System	Current 2016	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Total
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Pre-K

Current Deficiencies	\$ 1,659,803	80%					\$ 1,659,803
Educational Adequacy Deficiencies	\$ 426,278	20%					\$ 426,278
Life Cycle Renewal Forecast		\$ -	\$ 43,657	\$ 42,700	\$ 68,977	\$ -	\$ 155,334
Total Cumulative	\$ 2,086,081	\$ 2,086,081	\$ 2,129,738	\$ 2,172,438	\$ 2,241,415	\$ 2,241,415	\$ 2,241,415

Elementary Schools

Current Deficiencies	\$ 202,546,568	76%					\$ 202,546,568
Educational Adequacy Deficiencies	\$ 63,647,857	24%					\$ 63,647,857
Life Cycle Renewal Forecast		\$ 27,383,482	\$ 44,562,821	\$ 23,591,464	\$ 25,485,390	\$ 17,424,850	\$ 138,448,007
Total Cumulative	\$ 266,194,425	\$ 293,577,907	\$ 338,140,728	\$ 361,732,192	\$ 387,217,582	\$ 404,642,432	\$ 404,642,432

*Includes Martensen ES & Zerger ES

K-8

Current Deficiencies	\$ 4,958,342	71%					\$ 4,958,342
Educational Adequacy Deficiencies	\$ 1,990,973	29%					\$ 1,990,973
Life Cycle Renewal Forecast		\$ -	\$ 4,956,916	\$ -	\$ 836,707	\$ -	\$ 5,793,623
Total Cumulative	\$ 6,949,316	\$ 6,949,316	\$ 11,906,232	\$ 11,906,232	\$ 12,742,939	\$ 12,742,939	\$ 12,742,939

Middle Schools

Current Deficiencies	\$ 42,294,555	67%					\$ 42,294,555
Educational Adequacy Deficiencies	\$ 20,567,750	33%					\$ 20,567,750
Life Cycle Renewal Forecast		\$ 15,042,279	\$ 10,233,347	\$ 10,676,300	\$ 10,315,230	\$ 5,805,099	\$ 52,072,255
Total Cumulative	\$ 62,862,305	\$ 77,904,584	\$ 88,137,931	\$ 98,814,231	\$ 109,129,461	\$ 114,934,560	\$ 114,934,560

7-12

Current Deficiencies	\$ 11,030,710	79%					\$ 11,030,710
Educational Adequacy Deficiencies	\$ 2,895,979	21%					\$ 2,895,979
Life Cycle Renewal Forecast		\$ 34,330	\$ 430,657	\$ 10,979,213	\$ 1,195,879	\$ -	\$ 12,640,079
New Construction	\$ -						\$ -
Total Cumulative	\$ 13,926,689	\$ 13,961,019	\$ 14,391,676	\$ 25,370,889	\$ 26,566,768	\$ 26,566,768	\$ 26,566,768

High Schools

Current Deficiencies	\$ 82,408,710	77%					\$ 82,408,710
Educational Adequacy Deficiencies	\$ 24,731,978	23%					\$ 24,731,978
Life Cycle Renewal Forecast		\$ 984,803	\$ 41,596,507	\$ 41,927,977	\$ 33,635,025	\$ 20,329,046	\$ 138,473,358
Total Cumulative	\$ 107,140,688	\$ 41,596,507	\$ 83,524,484	\$ 117,159,509	\$ 137,488,555	\$ 245,614,046	

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Building Condition and Educational Adequacy Deficiencies with 5-Year Life Cycle Renewal Forecast

System	Current 2016	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Total
Districtwide / Option							
Current Deficiencies	\$ 29,720,475	77%					\$ 29,720,475
Educational Adequacy Deficiencies	\$ 9,117,878	23%					\$ 9,117,878
Life Cycle Renewal Forecast		\$ 8,341,327	\$ 6,738,220	\$ 7,089,061	\$ 2,267,755	\$ -	\$ 24,436,363
Total Cumulative	\$ 38,838,354	\$ 47,179,681	\$ 53,917,901	\$ 61,006,962	\$ 63,274,717	\$ 63,274,717	\$ 63,274,717
Stadia							
Current Deficiencies	\$ 5,261,515	100%					\$ 5,261,515
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ 17,398	\$ 63,854	\$ 4,426	\$ -	\$ 8,850	\$ 94,528
Total Cumulative	\$ 5,261,515	\$ 5,278,913	\$ 5,342,767	\$ 5,347,193	\$ 5,347,193	\$ 5,356,043	\$ 5,356,043
Maintenance - Transportation							
Current Deficiencies	\$ 3,597,856	100%					\$ 3,597,856
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ 7,301	\$ 5,622	\$ -	\$ -	\$ -	\$ 12,923
Total Cumulative	\$ 3,597,856	\$ 3,605,157	\$ 3,610,779	\$ 3,610,779	\$ 3,610,779	\$ 3,610,779	\$ 3,610,779
Decommissioned							
Current Deficiencies	\$ -						\$ -
Educational Adequacy Deficiencies	\$ -						\$ -
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Construction	\$ -						\$ -
Total Cumulative	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Support							
Current Deficiencies	\$ 13,261,527	100%					\$ 13,261,527
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ 2,147	\$ -	\$ 15,360	\$ -	\$ -	\$ 17,507
Total Cumulative	\$ 13,261,527	\$ 13,263,674	\$ 13,263,674	\$ 13,279,034	\$ 13,279,034	\$ 13,279,034	\$ 13,279,034
Total Need	\$ 520,118,756	\$ 51,813,067	\$ 108,631,601	\$ 94,326,501	\$ 73,804,963	\$ 43,567,845	\$ 892,262,733
Cumulative	\$ 520,118,756	\$ 571,931,823	\$ 680,563,424	\$ 774,889,925	\$ 848,694,888	\$ 892,262,733	

Life Cycle Figures are Unescalated

Jeffco Public Schools
2015-16 Facilities Condition Assessment

SCHOOL / FACILITY CONDITION SUMMARY

The following charts provide a summary by articulation area for each school or facility with the age, 2015-16 enrollment, square feet area, identified total deficiencies, and Facility Condition Index. Then the five-year life cycle renewal projection is added for a total deficiency cost by school.

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2015-2016 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Alameda							
Deane Elementary School	1954	483	46,118	\$ 2,204,866	21.4%	\$ 1,375,770	\$ 3,580,636
Lasley Elementary School	1961	472	66,926	\$ 3,031,547	20.6%	\$ 3,142,090	\$ 6,173,637
Kendrick Lakes Elementary School	1970	474	40,078	\$ 5,960,879	66.2%	\$ 721,359	\$ 6,682,238
Patterson International School	1964	369	48,895	\$ 5,009,576	47.0%	\$ 545,904	\$ 5,555,480
Patterson Preschool	1965	113	13,820	\$ 1,219,555	40.8%	\$ 43,657	\$ 1,263,212
Stein Elementary School (Closed until Aug 2017)	1954	-	47,094	\$ 4,458,935	40.6%	\$ 1,089,776	\$ 5,548,711
Stein Preschool	1961	64	6,794	\$ 495,012	33.6%	\$ 42,700	\$ 537,712
Stein Elementary School @ O'Connell Middle School	1994	648	107,786	\$ 3,950,445	16.6%	\$ 4,646,384	\$ 8,596,829
Alameda International Junior/Senior High School	1961	1,282	262,863	\$ 9,155,394	16.3%	\$ 9,583,589	\$ 18,738,983
				\$ 35,486,210		\$ 21,191,229	\$ 56,677,439
Arvada							
Fitzmorris Elementary School	1960	338	51,259	\$ 3,336,533	30.1%	\$ 843,404	\$ 4,179,937
Foster Elementary School	1953	541	42,486	\$ 3,690,272	38.0%	\$ 1,144,702	\$ 4,834,974
Hackberry Hill Elementary School	1966	501	52,414	\$ 1,472,576	13.0%	\$ 1,073,421	\$ 2,545,997
Lawrence Elementary School	1996	353	47,139	\$ 3,120,673	29.9%	\$ 1,968,835	\$ 5,089,508
Peck Elementary School	1966	338	42,836	\$ 3,487,130	37.2%	\$ 541,405	\$ 4,028,535
Secrest Elementary School	1955	400	46,373	\$ 2,361,408	23.5%	\$ 1,798,958	\$ 4,160,366
Swanson Elementary School	1964	406	54,462	\$ 4,258,247	35.4%	\$ 756,463	\$ 5,014,710
Thomson Elementary School	1973	428	48,833	\$ 4,047,813	38.3%	\$ 1,091,855	\$ 5,139,668
Arvada K-8	1952	631	115,363	\$ 4,777,636	18.7%	\$ 5,041,207	\$ 9,818,843
North Arvada Middle School	1962	443	113,554	\$ 4,597,430	18.1%	\$ 523,006	\$ 5,120,436
Arvada High School	1971	937	236,196	\$ 14,882,508	29.6%	\$ 15,788,925	\$ 30,671,433
				\$ 50,032,226		\$ 30,572,181	\$ 80,604,407
Arvada West							
Allendale Elementary School	1964	211	40,306	\$ 1,907,975	21.6%	\$ 1,470,910	\$ 3,378,885
Campbell Elementary School	1964	322	43,487	\$ 3,671,061	38.7%	\$ 1,421,592	\$ 5,092,653
Fairmount Elementary School	1962	630	65,146	\$ 3,029,370	21.5%	\$ 1,441,167	\$ 4,470,537
Fremont Elementary School	1953	318	45,915	\$ 1,974,661	19.3%	\$ 1,464,913	\$ 3,439,574
Stott Elementary School	1972	358	45,529	\$ 2,230,276	22.6%	\$ 765,542	\$ 2,995,818
Vanderhoof Elementary School	1969	460	44,082	\$ 3,114,655	31.8%	\$ 478,801	\$ 3,593,456
Drake Junior High School	1962	685	98,656	\$ 3,391,627	15.6%	\$ 3,537,851	\$ 6,929,478
Arvada West High School	2003	1,751	237,052	\$ 2,366,369	4.7%	\$ 4,828,239	\$ 7,194,608
				\$ 21,685,994		\$ 15,409,015	\$ 37,095,009
Bear Creek							
Green Gables Elementary School	1969	300	36,920	\$ 4,231,573	51.8%	\$ 277,619	\$ 4,509,192
Kendallvue Elementary School	1982	493	45,418	\$ 3,317,037	32.1%	\$ 45,727	\$ 3,362,764
Peiffer Elementary School	1973	410	44,035	\$ 3,359,817	33.5%	\$ 621,710	\$ 3,981,527
Red Rocks Elementary School	1955	325	29,177	\$ 4,190,091	61.6%	\$ 813,229	\$ 5,003,320
Westgate Elementary School	1972	575	51,212	\$ 3,369,375	28.3%	\$ 1,149,458	\$ 4,518,833
Bear Creek K-8 School	2008	1,104	122,367	\$ 652,249	2.4%	\$ 360,444	\$ 1,012,693
Carmody Middle School	1965	569	99,694	\$ 3,470,249	15.6%	\$ 4,594,028	\$ 8,064,277
Bear Creek High School	2008	1,634	255,986	\$ 1,660,589	3.0%	\$ 2,099,558	\$ 3,760,147
				\$ 24,250,980		\$ 9,961,773	\$ 34,212,753

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2015-2016 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Chatfield							
Bradford Intermediate School	1994	275	46,070	\$ 1,063,040	10.7%	\$ 1,805,028	\$ 2,868,068
Bradford Primary School	1990	442	48,682	\$ 2,234,294	21.2%	\$ 78,393	\$ 2,312,687
Coronado Elementary School	1987	601	46,544	\$ 3,805,388	36.6%	\$ 2,989,469	\$ 6,794,857
Mortensen Elementary School	1994	481	52,158	\$ 1,510,023	13.4%	\$ 2,410,874	\$ 3,920,897
Shaffer Elementary School	1998	535	53,368	\$ 2,438,341	20.3%	\$ 2,581,847	\$ 5,020,188
Stony Creek Elementary School	1983	476	45,230	\$ 3,256,704	30.8%	\$ 61,112	\$ 3,317,816
Ute Meadows Elementary School	1987	441	46,466	\$ 1,955,687	19.1%	\$ 2,048,419	\$ 4,004,106
Deer Creek Middle School	1980	678	120,366	\$ 5,419,465	20.4%	\$ 427,123	\$ 5,846,588
Falcon Bluffs Middle School	2003	635	113,571	\$ 1,738,316	6.9%	\$ 4,283,977	\$ 6,022,293
Chatfield High School	1986	1,811	275,727	\$ 8,084,453	13.8%	\$ 13,003,612	\$ 21,088,065
				\$ 31,505,712		\$ 29,689,854	\$ 61,195,566
Columbine							
Columbine Hills Elementary School	1964	423	47,268	\$ 1,898,454	18.5%	\$ 3,217,507	\$ 5,115,961
Dutch Creek Elementary School	1973	313	49,780	\$ 2,626,252	24.4%	\$ 1,734,508	\$ 4,360,760
Governor's Ranch Elementary School	1987	429	46,908	\$ 2,465,718	23.5%	\$ 2,424,182	\$ 4,889,900
Leewood Elementary School	1972	432	48,383	\$ 1,745,236	16.7%	\$ 913,912	\$ 2,659,148
Normandy Elementary School	1970	565	55,702	\$ 3,473,231	26.7%	\$ 1,520,979	\$ 4,994,210
Ken Caryl Middle School	1970	654	88,021	\$ 2,909,753	14.6%	\$ 3,320,727	\$ 6,230,480
Columbine High School	1973	1,664	238,149	\$ 10,571,329	20.8%	\$ 11,435,373	\$ 22,006,702
				\$ 25,689,973		\$ 24,567,188	\$ 50,257,161
Conifer							
Elk Creek Elementary School	1989	317	51,002	\$ 2,495,913	22.6%	\$ 513,944	\$ 3,009,857
Marshdale Elementary School	1980	288	44,121	\$ 5,111,019	52.6%	\$ 93,036	\$ 5,204,055
West Jefferson Elementary School	2001	400	48,100	\$ 1,210,417	11.6%	\$ 1,686,360	\$ 2,896,777
West Jefferson Middle School	1974	552	104,165	\$ 6,791,766	29.5%	\$ 5,616,587	\$ 12,408,353
Conifer Senior High School	1996	781	166,224	\$ 4,775,157	13.2%	\$ 10,767,565	\$ 15,542,722
Conifer Wastewater Treatment Plant	1988		4,960	\$ 192,395	19.9%	\$ -	\$ 192,395
Conifer Water Plant and Reservoir	1988		1,491	\$ 161,681	55.5%	\$ 16,406	\$ 178,087
Conifer HS Lobo Pump House			-	\$ -		\$ -	\$ -
Gallery Well and Pumphouse	1996		100	\$ 31,790	162.7%	\$ 1,101	\$ 32,891
				\$ 20,770,139		\$ 18,694,999	\$ 39,465,138
Dakota Ridge							
Blue Heron Elementary School	2002	501	55,083	\$ 1,377,092	11.5%	\$ 1,727,820	\$ 3,104,912
Colorow Elementary School	1977	215	44,227	\$ 3,692,576	38.6%	\$ 226,991	\$ 3,919,567
Mount Carbon Elementary School	1996	471	51,931	\$ 1,252,807	11.1%	\$ 2,592,182	\$ 3,844,989
Powderhorn Elementary School	1994	636	52,135	\$ 2,591,783	21.3%	\$ 2,603,377	\$ 5,195,160
Westridge Elementary School	1987	501	47,105	\$ 3,322,864	31.1%	\$ 3,094,803	\$ 6,417,667
Summit Ridge Middle School	1994	798	122,573	\$ 3,705,143	13.7%	\$ 7,416,714	\$ 11,121,857
Dakota Ridge Senior High School	1996	1,509	236,407	\$ 4,600,589	9.1%	\$ 12,477,081	\$ 17,077,670
				\$ 20,542,855		\$ 30,138,968	\$ 50,681,823

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2015-2016 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Evergreen							
Bergen Meadow Primary School	1970	326	50,555	\$ 2,392,211	21.9%	\$ 1,954,012	\$ 4,346,223
Bergen Valley Intermediate School	1997	292	42,281	\$ 660,267	7.2%	\$ 1,998,679	\$ 2,658,946
Parmalee Elementary School	1963	265	29,376	\$ 1,946,738	28.8%	\$ 543,370	\$ 2,490,108
Wilmot Elementary School	1877	397	52,330	\$ 2,641,214	23.3%	\$ 202,522	\$ 2,843,736
Evergreen Middle School	1969	712	111,715	\$ 1,963,379	7.9%	\$ 1,821,135	\$ 3,784,514
Evergreen High School	1954	1,058	209,129	\$ 5,108,170	11.5%	\$ 5,663,712	\$ 10,771,882
				\$ 14,711,980		\$ 12,183,430	\$ 26,895,410
Golden							
John and Karen Litz Preschool	2007	76	9,674	\$ 106,416	5.1%	\$ 28,496	\$ 134,912
Kyffin Elementary School	1972	492	49,472	\$ 4,735,377	42.6%	\$ 1,387,984	\$ 6,123,361
Mitchell Elementary School	1997	538	52,697	\$ 1,551,473	13.3%	\$ 2,337,042	\$ 3,888,515
Pleasant View Elementary School	1950	294	49,079	\$ 3,085,347	29.0%	\$ 1,446,220	\$ 4,531,567
Ralston Elementary School	1955	358	51,303	\$ 1,949,693	17.5%	\$ 852,960	\$ 2,802,653
Shelton Elementary School	1998	444	53,530	\$ 3,066,124	26.5%	\$ 2,299,565	\$ 5,365,689
Welchster Elementary School	1961	296	42,093	\$ 2,394,036	26.3%	\$ 1,444,482	\$ 3,838,518
Bell Middle School	1964	744	125,740	\$ 5,881,754	21.0%	\$ 5,464,954	\$ 11,346,708
Golden High School	2008	1,250	187,259	\$ 1,660,211	4.2%	\$ 567,096	\$ 2,227,307
				\$ 24,430,432		\$ 15,828,799	\$ 40,259,231
Green Mountain							
Florence Irwin Preschool	2009	107	10,705	\$ 86,335	3.7%	\$ -	\$ 86,335
Devinny Elementary School	1964	543	52,617	\$ 2,162,718	18.1%	\$ 1,634,462	\$ 3,797,180
Foothills Elementary School	1970	326	40,000	\$ 1,925,150	21.5%	\$ 1,895,955	\$ 3,821,105
Green Mountain Elementary School	1962	374	40,336	\$ 2,890,854	32.1%	\$ 412,894	\$ 3,303,748
Hutchinson Elementary School	1973	392	44,400	\$ 3,275,772	33.5%	\$ 725,729	\$ 4,001,501
Rooney Ranch Elementary School	1994	539	53,635	\$ 2,108,785	18.2%	\$ 2,385,895	\$ 4,494,680
Dunstan Middle School	2006	626	125,644	\$ 829,395	3.0%	\$ 447,431	\$ 1,276,826
Green Mountain High School	1973	1,126	199,223	\$ 11,044,942	25.9%	\$ 8,577,137	\$ 19,622,079
				\$ 24,323,952		\$ 16,079,503	\$ 40,403,455
Jefferson							
Edgewater Elementary School	1949	508	45,207	\$ 2,705,883	25.7%	\$ 1,576,629	\$ 4,282,512
Lumberg Elementary School	1955	496	49,380	\$ 5,907,103	51.9%	\$ 2,735,698	\$ 8,642,801
Martensen Elementary School (Closed)	1954	-	32,107	\$ 2,895,742	40.7%	\$ 642,728	\$ 3,538,470
Molholm Elementary School	1954	526	46,525	\$ 4,822,489	45.0%	\$ 1,272,759	\$ 6,095,248
Jefferson Junior/Senior High School	1959	731	123,773	\$ 4,771,295	17.9%	\$ 3,056,490	\$ 7,827,785
*Martensen ES deficiencies carried until property disposal				\$ 21,102,512		\$ 9,284,304	\$ 30,386,816
Lakewood							
Belmar Elementary School	1961	316	40,829	\$ 2,346,365	26.1%	\$ 1,508,538	\$ 3,854,903
Glennon Heights Elementary School	1957	230	34,699	\$ 2,721,778	34.2%	\$ 1,248,656	\$ 3,970,434
Eiber Elementary School	1955	400	52,018	\$ 3,649,670	31.2%	\$ 1,786,093	\$ 5,435,763
Slater Elementary School	1953	333	46,085	\$ 2,506,918	24.3%	\$ 745,529	\$ 3,252,447
South Lakewood Elementary School	1995	519	51,797	\$ 2,285,512	20.2%	\$ 2,385,338	\$ 4,670,850
Creighton Middle School	1962	705	120,847	\$ 1,736,874	6.5%	\$ 3,379,453	\$ 5,116,327
Lakewood High School	1958	2,099	248,135	\$ 4,073,883	7.7%	\$ 4,877,981	\$ 8,951,864
				\$ 19,321,001		\$ 15,931,588	\$ 35,252,589

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2015-2016 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Pomona							
Little Elementary School	1973	364	40,713	\$ 1,628,522	18.2%	\$ 822,138	\$ 2,450,660
Parr Elementary School	1969	363	33,587	\$ 2,466,329	30.4%	\$ 722,074	\$ 3,188,403
Warder Elementary School	1973	423	41,934	\$ 2,270,435	25.0%	\$ 1,440,129	\$ 3,710,564
Weber Elementary School	1972	479	51,052	\$ 1,891,240	16.9%	\$ 363,062	\$ 2,254,302
Zerger Elementary School (Closed)	1977	-	43,876	\$ 3,330,974	35.1%	\$ 844,223	\$ 4,175,197
Moore Middle School	1978	421	83,756	\$ 4,174,112	22.6%	\$ 4,705,154	\$ 8,879,266
Pomona High School	1973	1,499	203,945	\$ 11,269,831	25.9%	\$ 10,840,206	\$ 22,110,037
				\$ 27,031,442		\$ 19,736,986	\$ 46,768,428
Ralston Valley							
Meiklejohn Elementary	2006	777	69,841	\$ 760,495	5.0%	\$ 205,724	\$ 966,219
Sierra Elementary School	1970	545	60,176	\$ 6,216,776	45.7%	\$ 132,094	\$ 6,348,870
Van Arsdale Elementary School	1994	518	50,512	\$ 4,306,316	38.5%	\$ 2,354,974	\$ 6,661,290
West Woods Elementary School	1996	740	53,381	\$ 3,065,787	25.5%	\$ 2,857,241	\$ 5,923,028
Coal Creek Canyon K-8 Elementary School	1963	140	25,361	\$ 1,519,431	26.7%	\$ 391,972	\$ 1,911,403
Oberon Junior High School	1965	582	90,839	\$ 5,811,049	29.0%	\$ 742,247	\$ 6,553,296
Ralston Valley Senior High School	2001	1,828	239,199	\$ 5,257,160	10.3%	\$ 9,829,830	\$ 15,086,990
				\$ 26,937,014		\$ 16,514,082	\$ 43,451,096
Standley Lake							
Adams Elementary School	1988	477	47,737	\$ 3,212,408	30.8%	\$ 2,867,669	\$ 6,080,077
Lukas Elementary School	1988	519	47,742	\$ 2,348,785	22.7%	\$ 2,891,291	\$ 5,240,076
Ryan Elementary School	1994	471	50,545	\$ 2,688,191	24.1%	\$ 2,503,368	\$ 5,191,559
Semper Elementary School	1996	421	53,756	\$ 1,636,969	14.1%	\$ 2,704,462	\$ 4,341,431
Sheridan Green Elementary School	1987	443	46,466	\$ 2,527,465	25.1%	\$ 2,616,751	\$ 5,144,216
Witt Elementary School	1980	377	44,341	\$ 3,472,814	36.2%	\$ 390,692	\$ 3,863,506
Mandalay Middle School	1983	426	88,977	\$ 3,229,276	16.4%	\$ 321,895	\$ 3,551,171
Wayne Carle Middle School	2006	402	105,483	\$ 1,860,702	8.0%	\$ 363,207	\$ 2,223,909
Standley Lake High School	1988	1,317	193,706	\$ 7,592,203	18.4%	\$ 16,488,772	\$ 24,080,975
				\$ 28,568,813		\$ 31,148,107	\$ 59,716,920
Wheat Ridge							
Norma Anderson Preschool	2007	122	13,743	\$ 178,762	6.0%	\$ 40,481	\$ 219,243
Kullerstrand Elementary School	1961	223	35,531	\$ 2,164,046	26.8%	\$ 1,366,616	\$ 3,530,662
Pennington Elementary School	1961	199	36,877	\$ 2,356,596	28.8%	\$ 1,259,963	\$ 3,616,559
Maple Grove Elementary School	1960	370	42,410	\$ 1,825,955	17.1%	\$ 2,087,854	\$ 3,913,809
Prospect Valley Elementary School	1967	493	46,229	\$ 5,164,236	51.1%	\$ 824,897	\$ 5,989,133
Stober Elementary School	1965	321	31,243	\$ 3,418,732	48.5%	\$ 217,642	\$ 3,636,374
Vivian Elementary School	1953	210	33,139	\$ 2,032,141	26.8%	\$ 1,466,174	\$ 3,498,315
Stevens Elementary School @ Wheat Ridge Middle School	1995	476	112,152	\$ 4,120,103	16.6%	\$ 6,649,339	\$ 10,769,442
Wilmore Davis Elementary School	1955	349	38,596	\$ 2,348,260	27.4%	\$ 420,154	\$ 2,768,414
Everitt Middle School	1966	425	103,698	\$ 5,352,014	23.4%	\$ 5,106,766	\$ 10,458,780
Wheat Ridge High School	1956	1,309	211,311	\$ 14,193,292	31.5%	\$ 11,228,271	\$ 25,421,563
				\$ 43,154,135		\$ 30,668,157	\$ 73,822,292

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Jeffco Assessment Summary by Articulation Area

Campus Name	2015-2016 Age	2015-2016 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle	Total Cost w/Life
				Cost	FCI	Forecast	Cycle
Districtwide / Option Schools							
Connections Learning Center	2010	38	20,500	\$ -		\$ -	\$ -
Brady Exploration School	1940	238	68,612	\$ 3,797,351	27.0%	\$ 241,320	\$ 4,038,671
Dennison Elementary School	1958	625	43,420	\$ 2,858,464	28.7%	\$ 1,592,746	\$ 4,451,210
D'Evelyn Junior/Senior High School	2000	1,022	154,002	\$ 1,548,144	4.7%	\$ 6,998,548	\$ 8,546,692
Jefferson County Open School	1930	542	102,628	\$ 1,889,939	8.4%	\$ -	\$ 1,889,939
Long View High School	1967	58	-	\$ 647,093	43.9%	\$ 218,167	\$ 865,260
Manning Options School	1958	447	72,678	\$ 3,804,584	24.2%	\$ 274,942	\$ 4,079,526
McLain Community High School	2000	486	79,113	\$ 1,394,339	8.3%	\$ 3,008,075	\$ 4,402,414
Miller Special Education	1963	94	51,184	\$ 4,914,055	42.5%	\$ 1,191,867	\$ 6,105,922
Warren Tech North	1995	12	34,593	\$ 1,504,959	20.4%	\$ 441,197	\$ 1,946,156
Warren Occupation Technical Center High School	1972	39	166,995	\$ 6,745,690	18.9%	\$ 6,360,406	\$ 13,106,096
Sobesky Academy @ Stevens Elementary School	1994	62	53,724	\$ 2,198,503	18.9%	\$ 2,549,926	\$ 4,748,429
Sobesky Academy	1947	-	29,993	\$ 1,885,427	29.0%	\$ 1,006,780	\$ 2,892,207
* Literacy Center		-	-	\$ -		\$ -	\$ -
Secrest Cottage	1964	-	3,310	\$ 186,961	52.8%	\$ -	\$ 186,961
Mt. Evans Outdoor Education Lab School	1929		44,321	\$ 3,392,007	43.0%	\$ 369,342	\$ 3,761,349
Windy Peak Outdoor Education Lab School	1857		31,409	\$ 2,070,838	28.9%	\$ 183,047	\$ 2,253,885
				\$ 38,838,354		\$ 24,436,363	\$ 63,274,717
Administration, Stadia, and Support Facilities							
Education Center	1985		124,221	\$ 2,669,676	11.0%	\$ -	\$ 2,669,676
Landscape Services	1980		10,972	\$ 1,162,410	54.2%	\$ -	\$ 1,162,410
Support Services Campus	1967		260,371	\$ 8,332,448	16.4%	\$ -	\$ 8,332,448
Johnson Planetarium	1962		3,099				
Applewood Knolls Administrative Cottages	1958		8,535	\$ 711,126	77.9%	\$ -	\$ 711,126
Maple Grove Cottages	1964		6,817	\$ 369,817	27.0%	\$ 32,619	\$ 402,436
North Transportation Center	1975		5,871	\$ 1,418,084	108.4%	\$ -	\$ 1,418,084
Shop Facility for Zones 1 & 2	1980		4,250	\$ 418,717	50.4%	\$ -	\$ 418,717
South Transportation Center	1981		17,240	\$ 938,160	27.9%	\$ -	\$ 938,160
West Transportation Center	1980		14,780	\$ 553,075	19.2%	\$ -	\$ 553,075
Driving Education Center	1975		961	\$ 269,821	76.2%	\$ 12,923	\$ 282,744
Jefferson County Stadium	1960		13,706	\$ 1,161,023	43.4%	\$ 80,118	\$ 1,241,141
Lakewood Memorial Stadium	1983		1,722	\$ 761,703	153.1%	\$ 1,134	\$ 762,837
North Area Athletic Complex	2000		10,393	\$ 2,567,307	126.5%	\$ 8,850	\$ 2,576,157
Trailblazer Stadium	1996		5,637	\$ 771,483	70.1%	\$ 4,426	\$ 775,909
				\$ 22,104,849		\$ 140,070	\$ 22,244,919
TOTAL		77,320	11,739,394	\$ 520,488,573		\$ 372,176,596	

* Literacy Center data included in Brady Exploration School data.

Virtual Academy and Mountview Enrollment excluded. Sites with FCI greater than 65% are highlighted in Red

2015-16 Facilities Condition Assessment

CAPACITY SUMMARY

The capacity of a school reflects how many students the school's physical facility can serve effectively. There are various methodologies that exist to calculate capacity. It is not uncommon to review an existing building only to find that the capacity which once had been assigned to a building is greater than what can be reasonably accommodated today. That is primarily due to a change in how educational programs are delivered today.

During the past thirty years, the programs in a public school system and the manner in which they are delivered have changed significantly. Repeated arguments are heard that "This school was able to accommodate 600 students thirty years ago and now you are saying it can only accommodate 400 students today. How can this be the case?" Persons making these statements often do not realize that when the building was originally constructed, the average class size was 30 students, the music program was being held on the stage, the teacher provided art on a cart, there were no computer labs, the Kindergarten program went from half day to full day and severely handicapped special education students were in separate facilities and not attending mainstream public schools. Add to this the fact that many states have legislation for class sizes of 20 or under for the early elementary grades, schools are expanding pre-school services, and there are many more at-risk student programs.

Historically, building capacity in Jeffco was calculated based upon the number of general classrooms in elementary schools, the number of core instructional suites in middle schools and the number of classrooms with a scheduling factor applied for high schools. This approach is referred to as the "Design Capacity" of the building. This methodology is rigid and does not accommodate district sponsored programs.

The formula used for determining "Applied Capacity" should reflect the district assigned programs and required services associated with those programs, (i.e. Title I and special education) yet should be kept simple for planning purposes. The method for determining "Applied Capacity" is different for elementary, middle and high schools as students remain primarily in their home classroom at the elementary school level, but travel from class to class of varying sizes at the secondary school level.

While the average actual student/teacher ratio can vary for a number of reasons, the Jeffco target student/teacher ratios are as follows:

24:1 Kindergarten

20:1 Grades 1-3

24:1 Grade 4

28:1 Grades 5-6

28:1 Middle & High School [class size varies depending upon subject]

Defining the capacity and correlating facility utilization of a building has significant ramifications. [Enrollment / Capacity = Utilization] Each year as part of the assessment process, "Applied Capacity" is calculated. The "Applied Capacity" accounts for district sponsored center programs and can be applied equitably across district schools to analyze utilization. The following page shows a comparison by grade level.

2015-16 Facilities Condition Assessment

Applied Capacity by Grade Level

	2015/2016 Enrollment (Membership)	Utilization (Enrollment /Applied Capacity)	Variance
Elementary Schools	37,657	89%	4,529
K-8 Schools	1,875	96%	79
Middle Schools	10,057	71%	4,142
7-12 Schools	2,013	79%	523
High Schools	21,573	79%	5,726
Option / Districtwide	3,663	58%	2,681
Pre-K	482	105%	(22)
	77,320	81%	17,658

The table below indicates enrollment and capacity by articulation area. In addition, projected enrollment and the % change in historical enrollment have been included. None of the articulation areas as a whole exceed 100% utilization of their current space. Ralston Valley and Lakewood schools are close at 99% & 95%, respectively; Ralston Valley is projected to see a significant increase in enrollment. Eight other articulation areas should experience modest growth in the 1-4% range. Over the next five years, decreases in enrollment are projected in 8 articulation areas. In terms of low utilization, Arvada is at 72%, Conifer is at 74%, Alameda is at 75%, Standley Lake is at 78%, and Wheat Ridge is at 79%.

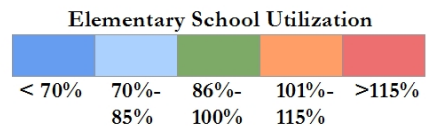
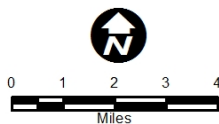
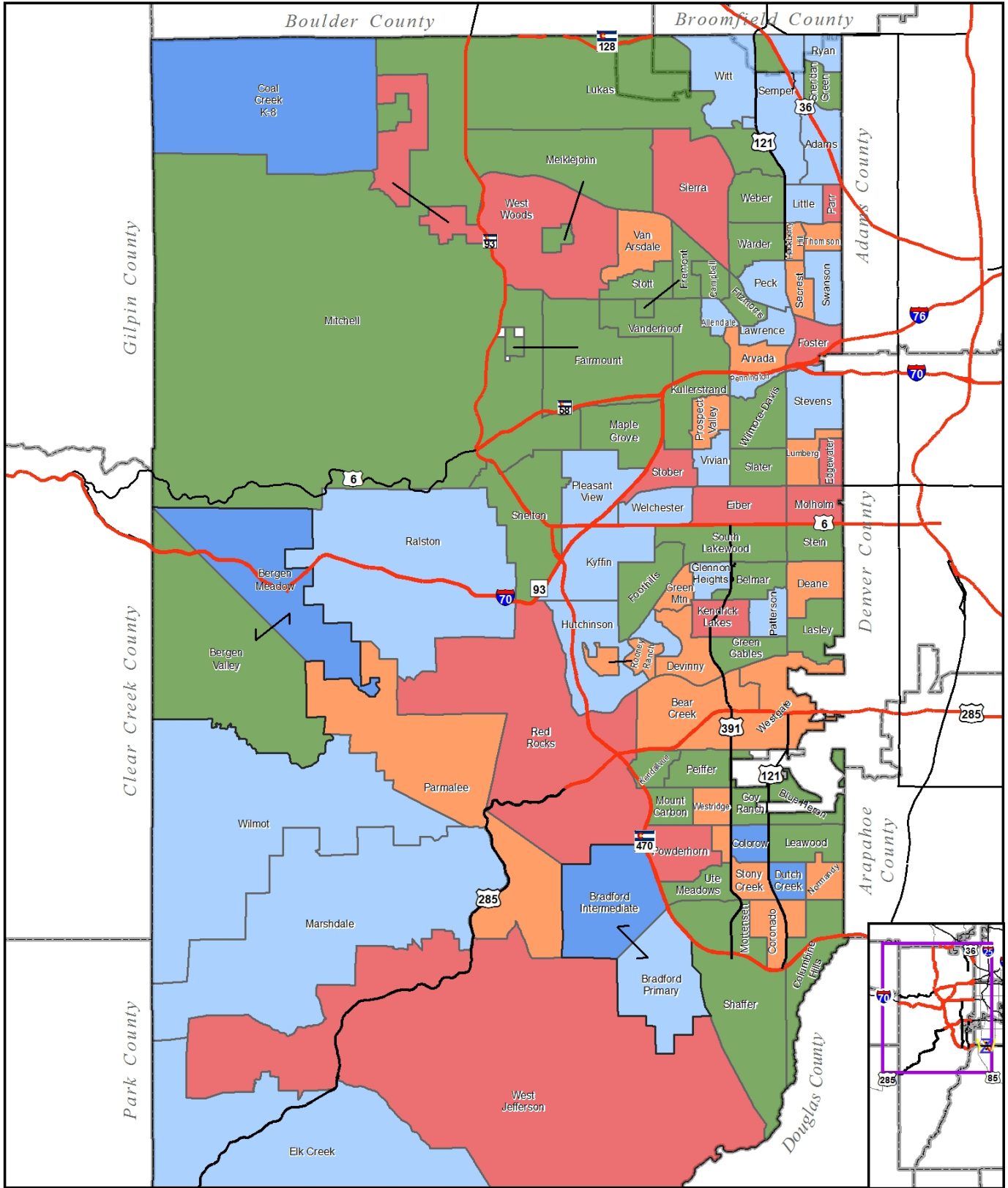
Applied Capacity by Articulation Area

	2015/2016 Enrollment (Membership)	Utilization (Enrollment /Applied Capacity)	Avg. 2008-09 Free Reduced Lunch	2015-16 Free Reduced Lunch	2020/2021 Projected Enrollment	5 year Projected Enrollment Change
Alameda	3,905	75%	63%	70%	3,970	1.7%
Arvada	5,316	72%	55%	64%	5,201	-2.2%
Arvada West	4,735	92%	24%	32%	4,783	1.0%
Bear Creek	5,410	88%	26%	36%	5,364	-0.9%
Chatfield	6,375	81%	8%	13%	6,464	1.4%
Columbine	4,480	88%	15%	25%	4,447	-0.7%
Conifer	2,338	74%	10%	14%	2,245	-4.0%
Dakota Ridge	4,631	88%	14%	20%	4,483	-3.2%
Evergreen	3,050	80%	8%	10%	2,967	-2.7%
Golden	4,492	83%	27%	32%	4,664	3.8%
Green Mountain	4,033	80%	23%	30%	4,125	2.3%
Jefferson	2,261	85%	79%	90%	2,169	-4.1%
Lakewood	4,602	95%	47%	61%	4,704	2.2%
Pomona	3,549	80%	30%	46%	3,662	3.2%
Ralston Valley	5,130	99%	7%	11%	7,012	36.7%
Standley Lake	4,853	78%	23%	32%	4,815	-0.8%
Wheat Ridge	4,497	79%	41%	54%	4,615	2.6%

Typically, 95% capacity is considered full capacity to allow for some flexibility in space and program use. Maps have also been included identifying by color the individual school utilization rates. Attendance boundaries in red are overcrowded, those in green are at 86-100% utilization, and those in dark blue are at less than 70% utilization.

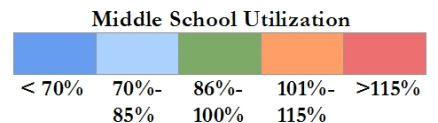
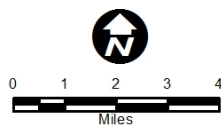
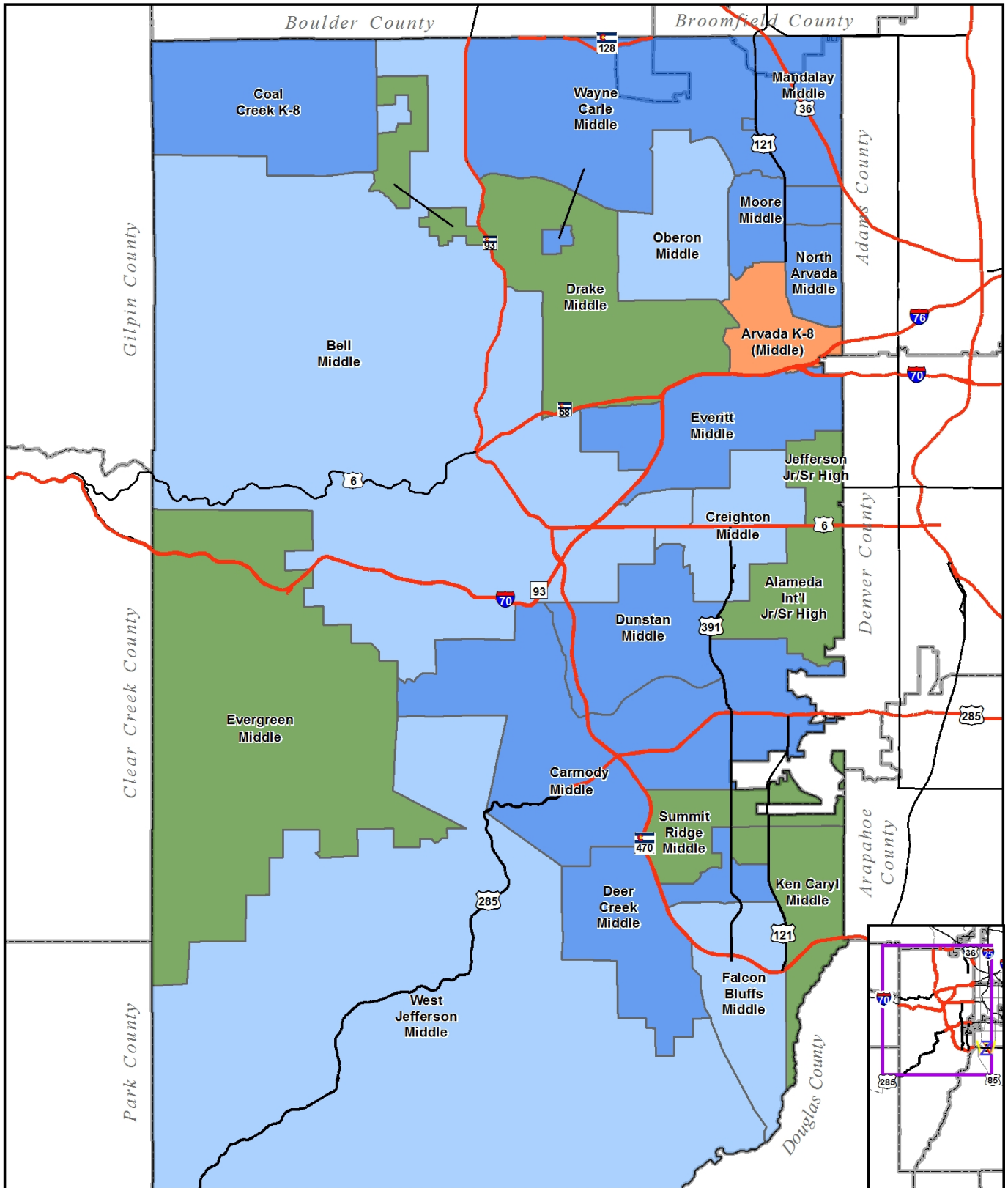
Jeffco Public Schools
2015-16 Facilities Condition Assessment

2015-2016 Elementary School Utilization by Attendance Boundary



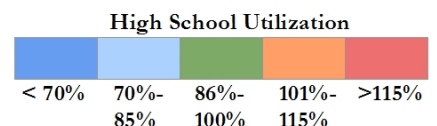
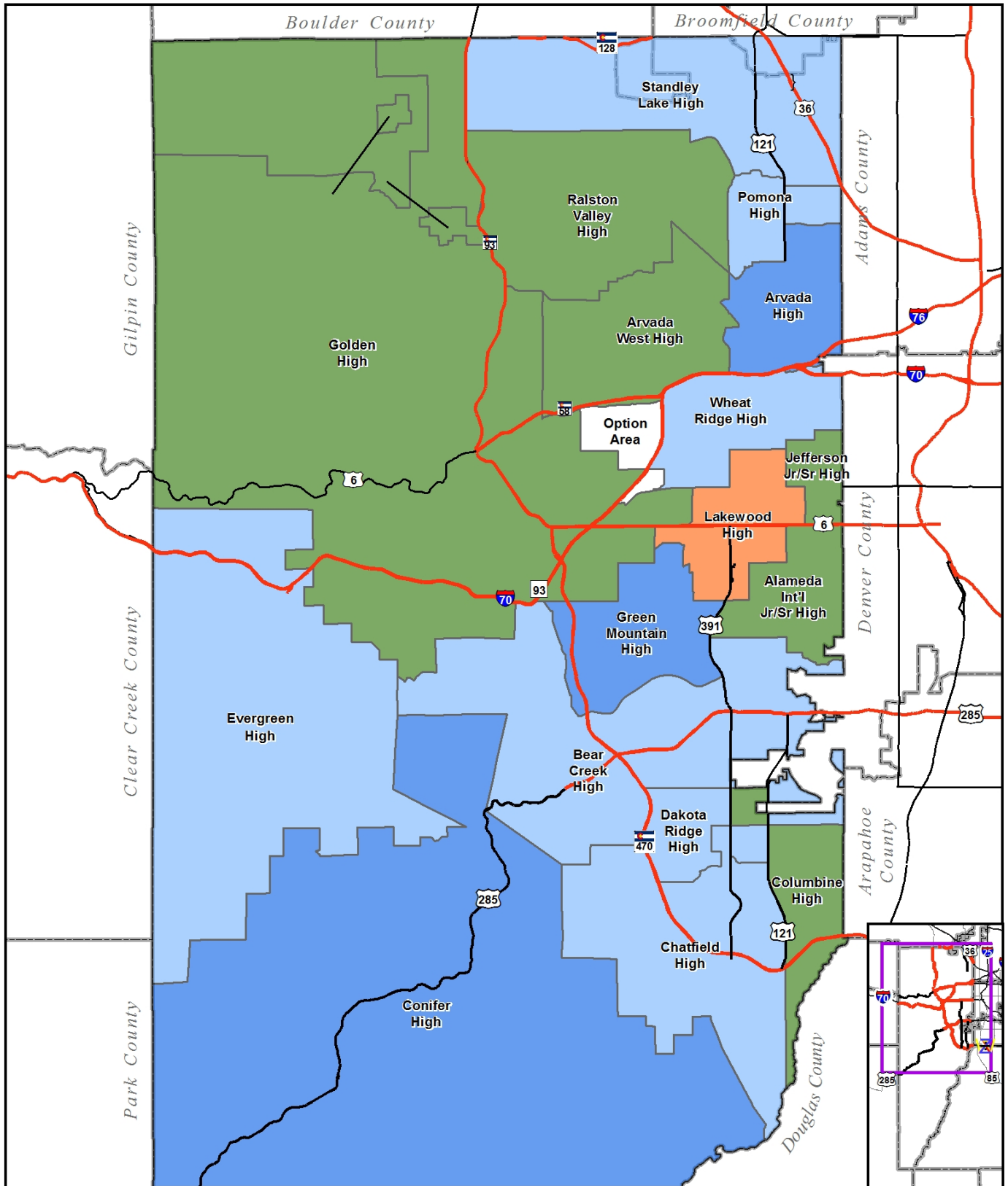
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2015-2016 Middle School Utilization by Attendance Boundary



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2015-2016 High School Utilization by Attendance Boundary



Jeffco Public Schools
2015-16 Facilities Condition Assessment

Jeffco Capacity Summary

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Permanent		Title I Capacity
						Applied Capacity	Title I /Applied	
High Schools								
125	Arvada High School	Arvada	81	2,360	85%	2,006		2,006
126	Arvada West High School	Arvada West	76	2,186	85%	1,858		1,858
127	Bear Creek High School	Bear Creek	88	2,487	85%	2,114		2,114
128	Chatfield High School	Chatfield	97	2,776	85%	2,360		2,360
129	Columbine High School	Columbine	78	2,258	85%	1,919		1,919
130	Conifer Senior High School	Conifer	51	1,502	85%	1,277		1,277
131	Dakota Ridge Senior High School	Dakota Ridge	79	2,278	85%	1,936		1,936
132	Evergreen High School	Evergreen	55	1,585	85%	1,347		1,347
133	Golden High School	Golden	58	1,677	85%	1,425		1,425
134	Green Mountain High School	Green Mountain	76	2,162	85%	1,838		1,838
136	Lakewood High School	Lakewood	78	2,233	85%	1,898		1,898
137	Pomona High School	Pomona	78	2,260	85%	1,921		1,921
138	Ralston Valley Senior High School	Ralston Valley	76	2,194	85%	1,865		1,865
139	Standley Lake High School	Standley Lake	75	2,156	85%	1,833		1,833
140	Wheat Ridge High School	Wheat Ridge	69	2,003	85%	1,703		1,703
						27,299		27,299
7-12 Schools								
124	Alameda International Junior/Senior High School	Alameda	68	1,894	85%	1,610	Title I	1,368
135	Jefferson Junior/Senior High School	Jefferson	37	1,089	85%	926	Title I	787
						2,536		2,155
Middle Schools								
105	Bell Middle School	Golden	32	916	100%	916		916
106	Carmody Middle School	Bear Creek	38	998	100%	998		998
107	Creighton Middle School	Lakewood	35	958	100%	958		958
108	Deer Creek Middle School	Chatfield	41	1,147	100%	1,147		1,147
109	Drake Junior High School	Arvada West	26	736	100%	736		736
110	Dunstan Middle School	Green Mountain	33	897	100%	897		897
111	Evergreen Middle School	Evergreen	30	823	100%	823		823
112	Everitt Middle School	Wheat Ridge	30	811	100%	811	Title I	689
113	Falcon Bluffs Middle School	Chatfield	30	850	100%	850		850
114	Ken Caryl Middle School	Columbine	25	714	100%	714		714
115	Mandalay Middle School	Standley Lake	24	658	100%	658		658
116	Moore Middle School	Pomona	30	812	100%	812		812
117	North Arvada Middle School	Arvada	31	861	100%	861		861
118	Oberon Junior High School	Ralston Valley	27	770	100%	770		770
119	Stein Elementary School @ O'Connell Middle School	Alameda	31	876	100%	876	Title I	745
120	Summit Ridge Middle School	Dakota Ridge	32	895	100%	895		895
121	Wayne Carle Middle School	Standley Lake	22	602	100%	602		602
122	West Jefferson Middle School	Conifer	27	751	100%	751		751
123	Stevens Elementary School @ Wheat Ridge Middle School	Wheat Ridge	28	711	100%	711	Title I	604
						15,786		15,426

Schools above 120% utilization highlighted in green.
Schools below 65% utilization highlighted in orange.

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll Utilization		Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity			2015-2016 Enroll	(Enroll / Title I Cap)	2020-2021 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	81	2,006	937	47%	930	1	28	2,030
-	-	-	76	1,858	1,751	94%	1,733	5	140	1,977
-	-	-	88	2,114	1,634	77%	1,550	2	56	2,162
-	-	-	97	2,360	1,811	77%	1,924	-	-	2,360
-	-	-	78	1,919	1,664	87%	1,690	3	84	1,991
-	-	-	51	1,277	781	61%	814	-	-	1,277
-	-	-	79	1,936	1,509	78%	1,463	-	-	1,936
-	-	-	55	1,347	1,058	79%	1,091	1	28	1,371
-	-	-	58	1,425	1,250	88%	1,295	1	28	1,449
-	-	-	76	1,838	1,126	61%	1,189	-	-	1,838
-	-	-	78	1,898	2,099	111%	2,108	-	-	1,898
-	-	-	78	1,921	1,499	78%	1,517	2	56	1,969
-	-	-	76	1,865	1,828	98%	2,200	-	-	1,865
-	-	-	75	1,833	1,317	72%	1,320	-	-	1,833
-	-	-	69	1,703	1,309	77%	1,293	2	56	1,750
-	-	-	1,115	27,299	21,573		22,117			27,704
-	-	-	68	1,610	1,282	94%	1,435	2	56	1,658
3	84	71	40	997	731	93%	733	-	-	926
3	84	71	108	2,607	2,013		2,168			2,583
-	-	-	32	916	744	81%	802	3	84	1,000
-	-	-	38	998	569	57%	521	3	84	1,082
-	-	-	35	958	705	74%	720	1	28	986
-	-	-	41	1,147	678	59%	695	3	84	1,231
-	-	-	26	736	685	93%	677	-	-	736
-	-	-	33	897	626	70%	627	-	-	897
2	56	56	32	879	712	87%	763	-	-	823
-	-	-	30	811	425	62%	429	-	-	811
-	-	-	30	850	635	75%	690	4	112	962
5	140	140	30	854	654	92%	644	1	28	742
-	-	-	24	658	426	65%	434	4	112	770
-	-	-	30	812	421	52%	430	-	-	812
-	-	-	31	861	443	51%	424	3	84	945
-	-	-	27	770	582	76%	695	1	28	798
-	-	-	31	876	648	87%	-	1	28	904
-	-	-	32	895	798	89%	818	-	-	895
-	-	-	22	602	402	67%	409	-	-	602
-	-	-	27	751	552	74%	568	-	-	751
-	-	-	28	711	476	79%	501	5	140	851
7	196	196	579	15,982	11,181		10,847			16,598

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Jeffco Capacity Summary

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Permanent	
						Applied Capacity	Title I /Applied Capacity
						1,954	1,849

K-8 Schools

104	Arvada K-8	Arvada	30	779	90%	701	Title I	596
012	Bear Creek K-8 School	Bear Creek	47	1,168	90%	1,051		1,051
020	Coal Creek Canyon K-8 Elementary School	Ralston Valley	9	224	90%	202		202

Elementary Schools

010	Adams Elementary School	Standley Lake	23	570	100%	570		570
011	Allendale Elementary School	Arvada West	14	324	100%	324	Title I	275
013	Belmar Elementary School	Lakewood	16	334	100%	334		334
014	Bergen Meadow Primary School	Evergreen	20	567	100%	567		567
015	Bergen Valley Intermediate School	Evergreen	14	336	100%	336		336
016	Blue Heron Elementary School	Dakota Ridge	24	584	100%	584		584
017	Bradford Primary School	Chatfield	23	543	100%	543		543
018	Bradford Intermediate School	Chatfield	18	432	100%	432		432
019	Campbell Elementary School	Arvada West	16	364	100%	364		364
021	Colorow Elementary School	Dakota Ridge	16	363	100%	363		363
022	Columbine Hills Elementary School	Columbine	19	486	100%	486		486
023	Coronado Elementary School	Chatfield	22	528	100%	528		528
024	Deane Elementary School	Alameda	23	552	100%	552	Title I	469
025	Devinny Elementary School	Green Mountain	21	504	100%	504		504
026	Dutch Creek Elementary School	Columbine	22	483	100%	483		483
027	Edgewater Elementary School	Jefferson	18	423	100%	423	Title I	360
028	Eiber Elementary School	Lakewood	17	384	100%	384	Title I	326
029	Elk Creek Elementary School	Conifer	19	438	100%	438		438
030	Fairmount Elementary School	Arvada West	29	660	100%	660		660
031	Fitzmorris Elementary School	Arvada	20	435	100%	435	Title I	370
032	Foothills Elementary School	Green Mountain	16	366	100%	366		366
033	Foster Elementary School	Arvada	18	420	100%	420	Title I	357
034	Fremont Elementary School	Arvada West	15	336	100%	336		336
035	Glennon Heights Elementary School	Lakewood	14	327	100%	327		327
036	Governor's Ranch Elementary School	Columbine	22	478	100%	478		478
037	Green Gables Elementary School	Bear Creek	14	327	100%	327		327
038	Green Mountain Elementary School	Green Mountain	15	351	100%	351		351
039	Hackberry Hill Elementary School	Arvada	21	495	100%	495		495
040	Hutchinson Elementary School	Green Mountain	22	501	100%	501		501
041	Kendallvue Elementary School	Bear Creek	21	495	100%	495		495
042	Kendrick Lakes Elementary School	Alameda	19	405	100%	405		405
043	Kullerstrand Elementary School	Wheat Ridge	12	265	100%	265	Title I	225
044	Kyffin Elementary School	Golden	24	576	100%	576		576
045	Lasley Elementary School	Alameda	26	606	100%	606	Title I	515
046	Lawrence Elementary School	Arvada	21	511	100%	511	Title I	434
047	Leawood Elementary School	Columbine	18	448	100%	448		448
048	Little Elementary School	Pomona	20	459	100%	459		459
049	Lukas Elementary School	Standley Lake	22	519	100%	519		519
050	Lumberg Elementary School	Jefferson	22	532	100%	532	Title I	452
051	Maple Grove Elementary School	Wheat Ridge	17	390	100%	390		390
052	Marshdale Elementary School	Conifer	15	348	100%	348		348
053	Martensen Elementary School (Closed)	Jefferson	12	320	100%	320		272

Schools above 120% utilization highlighted in green.
Schools below 65% utilization highlighted in orange.

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll		Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity			2015-2016 Enroll	Utilization (Enroll / Title I Cap)	2020-2021 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	30	701	631	106%	632	6	156	842
-	-	-	47	1,051	1,104	105%	1,126	-	-	1,051
1	24	22	10	223	140	69%	155	1	26	225
1	24	22	87	1,976	1,875		1,913			2,118

-	-	-	23	570	477	84%	481	-	-	570
1	24	24	15	348	211	77%	204	-	-	324
2	48	48	18	382	316	95%	324	-	-	334
-	-	-	20	567	326	57%	306	2	48	615
-	-	-	14	336	292	87%	307	-	-	336
-	-	-	24	584	501	86%	389	-	-	584
-	-	-	23	543	442	81%	453	-	-	543
-	-	-	18	432	275	64%	230	-	-	432
-	-	-	16	364	322	88%	290	-	-	364
-	-	-	16	363	215	59%	222	4	96	459
-	-	-	19	486	423	87%	424	2	48	534
4	128	128	26	656	601	114%	619	-	-	528
2	48	48	25	600	483	103%	451	-	-	552
7	168	168	28	672	543	108%	503	-	-	504
-	-	-	22	483	313	65%	273	4	96	579
8	228	228	26	651	508	141%	400	1	24	447
4	96	96	21	480	400	123%	517	2	48	432
-	-	-	19	438	317	72%	314	2	48	486
-	-	-	29	660	630	95%	668	-	-	660
-	-	-	20	435	338	91%	331	1	24	459
2	64	64	18	430	326	89%	347	2	48	414
4	128	128	22	548	541	152%	516	-	-	420
3	72	72	18	408	318	95%	353	1	24	360
-	-	-	14	327	230	70%	228	-	-	327
3	72	72	25	550	429	90%	388	-	-	478
2	48	48	16	375	300	92%	303	-	-	327
2	36	36	17	387	374	107%	342	-	-	351
-	-	-	21	495	501	101%	508	-	-	495
2	48	48	24	549	392	78%	325	-	-	501
3	72	72	24	567	493	100%	536	-	-	495
2	64	64	21	469	474	117%	471	-	-	405
1	24	24	13	289	223	99%	230	-	-	265
2	48	48	26	624	492	85%	497	1	24	600
-	-	-	26	606	472	92%	453	-	-	606
-	-	-	21	511	353	81%	343	-	-	511
-	-	-	18	448	432	96%	466	4	96	544
-	-	-	20	459	364	79%	354	-	-	459
-	-	-	22	519	519	100%	472	-	-	519
4	96	96	26	628	496	110%	557	2	48	580
3	72	72	20	462	370	95%	398	-	-	390
-	-	-	15	348	288	83%	203	1	24	372
2	56	56	14	376	-		-	-	-	320

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Jeffco Capacity Summary

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Applied Permanent	
							Title I	Title I /Applied Capacity
054	Meiklejohn Elementary	Ralston Valley	32	807	100%	807		807
055	Mitchell Elementary School	Golden	24	567	100%	567		567
056	Molholm Elementary School	Jefferson	20	468	100%	468	Title I	398
057	Mortensen Elementary School	Chatfield	24	535	100%	535		535
058	Mount Carbon Elementary School	Dakota Ridge	20	471	100%	471		471
059	Normandy Elementary School	Columbine	23	543	100%	543		543
060	Parmalee Elementary School	Evergreen	10	240	100%	240		240
061	Parr Elementary School	Pomona	13	312	100%	312		312
062	Patterson International School	Alameda	20	480	100%	480		480
063	Peck Elementary School	Arvada	18	423	100%	423		423
064	Peiffer Elementary School	Bear Creek	20	428	100%	428		428
065	Pennington Elementary School	Wheat Ridge	12	279	100%	279	Title I	237
066	Pleasant View Elementary School	Golden	19	461	100%	461	Title I	392
067	Powderhorn Elementary School	Dakota Ridge	22	519	100%	519		519
068	Prospect Valley Elementary School	Wheat Ridge	20	480	100%	480		480
069	Ralston Elementary School	Golden	20	462	100%	462		462
070	Red Rocks Elementary School	Bear Creek	9	216	100%	216		216
071	Rooney Ranch Elementary School	Green Mountain	23	525	100%	525		525
073	Ryan Elementary School	Standley Lake	24	552	100%	552		552
074	Secrest Elementary School	Arvada	19	435	100%	435	Title I	370
075	Semper Elementary School	Standley Lake	24	555	100%	555		555
076	Shaffer Elementary School	Chatfield	24	572	100%	572		572
077	Shelton Elementary School	Golden	23	516	100%	516		516
078	Sheridan Green Elementary School	Standley Lake	22	495	100%	495		495
079	Sierra Elementary School	Ralston Valley	21	466	100%	466		466
080	Slater Elementary School	Lakewood	18	414	100%	414	Title I	352
081	South Lakewood Elementary School	Lakewood	22	528	100%	528		528
082	Stein Elementary School (Closed until Aug 2017)	Alameda	22	528	100%	528		449
084	Stober Elementary School	Wheat Ridge	12	276	100%	276		276
085	Stony Creek Elementary School	Chatfield	20	453	100%	453		453
086	Stott Elementary School	Arvada West	16	382	100%	382		382
087	Swanson Elementary School	Arvada	26	579	100%	579	Title I	492
088	Thomson Elementary School	Arvada	23	500	100%	500	Title I	425
089	Ute Meadows Elementary School	Chatfield	20	468	100%	468		468
090	Van Arsdale Elementary School	Ralston Valley	21	504	100%	504		504
091	Vanderhoof Elementary School	Arvada West	21	486	100%	486		486
092	Vivian Elementary School	Wheat Ridge	14	291	100%	291	Title I	247
093	Warder Elementary School	Pomona	18	431	100%	431		431
094	Weber Elementary School	Pomona	22	501	100%	501		501
095	Welchster Elementary School	Golden	19	420	100%	420	Title I	420
096	West Jefferson Elementary School	Conifer	15	330	100%	330		330
097	Westgate Elementary School	Bear Creek	23	525	100%	525		525
098	Westridge Elementary School	Dakota Ridge	20	480	100%	480		480
099	West Woods Elementary School	Ralston Valley	24	576	100%	576		576
100	Wilmore Davis Elementary School	Wheat Ridge	17	403	100%	403		403
101	Wilmot Elementary School	Evergreen	20	480	100%	480		480
102	Witt Elementary School	Standley Lake	19	452	100%	452		452
103	Zerger Elementary School (Closed)	Pomona	21	480	100%			-

40,599

39,290

Schools above 120% utilization highlighted in green.
Schools below 65% utilization highlighted in orange.

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Applied Temporary					Enroll			Permanent Recaptureable		
Capacity Rooms	Student Stations	Applied Capacity	Total Capacity Rooms	Total Applied Capacity	Utilization		2020-2021	Capacity Rooms	Student Stations	Applied Capacity
					2015-2016	(Enroll / Title I Cap)	Enroll			
-	-	-	32	807	777	96%	857	1	24	831
3	72	72	27	639	538	95%	576	-	-	567
4	128	128	24	596	526	132%	479	2	48	516
-	-	-	24	535	481	90%	464	3	72	607
-	-	-	20	471	471	100%	500	3	72	543
5	120	120	28	663	565	104%	562	-	-	543
3	72	72	13	312	265	110%	173	-	-	240
8	304	304	21	616	363	116%	398	1	24	336
-	-	-	20	480	369	77%	352	-	-	480
-	-	-	18	423	338	80%	352	-	-	423
6	144	144	26	572	410	96%	376	1	24	452
1	40	40	13	319	199	84%	220	-	-	279
-	-	-	19	461	294	75%	304	2	48	509
9	216	216	31	735	636	123%	579	2	48	567
-	-	-	20	480	493	103%	492	-	-	480
-	-	-	20	462	358	77%	387	1	24	486
5	120	120	14	336	325	150%	326	-	-	216
-	-	-	23	525	539	103%	670	1	24	549
-	-	-	24	552	471	85%	438	1	24	576
-	-	-	19	435	400	108%	406	-	-	435
-	-	-	24	555	421	76%	406	1	24	579
2	48	48	26	620	535	94%	543	-	-	572
-	-	-	23	516	444	86%	440	-	-	516
-	-	-	22	495	443	89%	447	-	-	495
6	144	144	27	610	545	117%	773	-	-	466
2	80	80	20	494	333	95%	312	-	-	414
-	-	-	22	528	519	98%	495	-	-	528
1	40	40	23	568	-	-	596	2	48	576
2	48	48	14	324	321	116%	334	1	24	300
6	188	188	26	641	476	105%	435	1	24	477
-	-	-	16	382	358	94%	392	2	48	430
-	-	-	26	579	406	82%	378	-	-	579
-	-	-	23	500	428	101%	381	1	24	524
-	-	-	20	468	441	94%	411	2	48	516
1	24	24	22	528	518	103%	550	1	24	528
1	24	24	22	510	460	95%	466	-	-	486
2	80	80	16	371	210	85%	208	1	24	315
-	-	-	18	431	423	98%	482	2	48	479
-	-	-	22	501	479	96%	481	2	48	549
-	-	-	19	420	296	70%	287	1	24	444
-	-	-	15	330	400	121%	346	-	-	330
6	135	135	29	660	575	110%	626	2	48	573
2	48	48	22	528	501	104%	512	-	-	480
10	240	240	34	816	740	128%	782	-	-	576
-	-	-	17	403	349	87%	380	-	-	403
-	-	-	20	480	397	83%	327	1	24	504
-	-	-	19	452	377	83%	408	3	72	524
-	-	-	21	-	-	-	-	1	24	24
150	3,955	3,955	1,907	44,554	36,533		37,105			42,303

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Jeffco Capacity Summary

		Applied Permanent						
No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I	
							/Applied Title I	Capacity
Pre-K Centers								
002	Florence Irwin Preschool	Green Mountain	4	80	100%	80		80
003	John and Karen Litz Preschool	Golden	4	80	100%	80		80
004	Norma Anderson Preschool	Wheat Ridge	6	120	100%	120		120
005	Stein Preschool	Alameda	3	60	100%	60		60
007	Patterson Preschool	Alameda	6	120	100%	120		120
							460	460
Districtwide / Option Schools								
141	Jefferson County Open School	Option	35	525	85%	446		446
142	Connections Learning Center	Option	11	146	85%	124	Title I	124
143	Long View High School	Option	2	56	85%	48		48
144	McLain Community High School	Option	37	941	85%	800		800
145	Mt. Evans Outdoor Education Lab School	Other	-	-	85%	-		-
083	Sobesky Academy @ Stevens Elementary School	Option	17	428	100%	428		364
146	Sobesky Academy	Option	12	227	85%	193		193
147	Windy Peak Outdoor Education Lab School	Other	-	-	85%	-		-
148	Miller Special Education	Option	25	310	85%	264		264
149	Brady Exploration School	Option	18	586	85%	498		498
150	Dennison Elementary School	Option	20	480	85%	408		408
151	Manning Options School	Option	18	516	85%	439		439
152	D'Evelyn Junior/Senior High School	Option	49	1,466	85%	1,246		1,246
153	Warren Tech Central	Option	41	1,132	85%	962		962
154	Warren Tech North	Option	20	556	85%	473		473
195	Literacy Center	Option	16	16	100%	16		16
							6,344	6,280
TOTAL 154						94,978	92,759	

Schools above 120% utilization highlighted in green.
 Schools below 65% utilization highlighted in orange.

Jeffco Public Schools
2015-16 Facilities Condition Assessment

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll			Permanent Recaptureable		
Capacity Rooms	Student Stations	Applied Capacity			Utilization (Enroll / Title I Cap)		2020-2021 Enroll	Capacity Rooms	Student Stations	Applied Capacity
					2015-2016 Enroll					
-	-	-	4	80	107	134%	122	-	-	80
-	-	-	4	80	76	95%	76	-	-	80
-	-	-	6	120	122	102%	130	-	-	120
-	-	-	3	60	64	107%	68	1	20	80
-	-	-	6	120	113	94%	144	1	20	140
-	-	-	23	460	482		540			500
-	-	-	35	446	542	121%	549	-	-	446
-	-	-	11	124	38	31%	40	-	-	124
2	56	48	4	95	58	122%	56	-	-	48
-	-	-	37	800	486	61%	496	2	56	847
-	-	-	-	-	-		-	-	-	-
-	-	-	17	428	62	17%	-	6	144	572
-	-	-	12	193	-		69	2	56	241
-	-	-	-	-	-		-	-	-	-
4	60	51	29	315	94	36%	96	-	-	264
-	-	-	18	498	238	48%	214	5	140	617
7	168	143	27	551	625	153%	624	-	-	408
-	-	-	18	439	447	102%	450	-	-	439
-	-	-	49	1,246	1,022	82%	1,020	-	-	1,246
-	-	-	41	962	39		38	2	56	1,010
-	-	-	20	473	12		9	-	-	473
-	-	-	16	16	-		-	1	16	32
13	284	241	334	6,585	3,663		3,661			6,766
			4,485	4,153	99,463	77,320	78,351			98,572

2015-16 Enrollment excludes Virtual Academy and Mountview.

¹ Warren Tech and Warren Tech North receive most of their students from other locations that serve as their home schools - those students are accounted for elsewhere.

