



JEFFCO PUBLIC SCHOOLS

2019-20 Facility Condition Assessment Summary of Findings

Jeffco Planning and Property

2019-20 Facilities Condition Assessment—Summary of Findings

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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2019-20 Facilities Condition Assessment—Summary of Findings

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2019-20 Facilities Condition Assessment—Summary of Findings

EXECUTIVE SUMMARY

The Jeffco Public Schools portfolio includes approximately 12.03 million square feet of permanent building area and 3,123 acres of land. This document is the 2019-20 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 for deficiencies in building conditions and educational adequacy. Cost estimates and life cycle forecasts have been updated to 2019.

OBJECTIVES

The broad objectives of the annual assessment are to:

- Assess educational adequacy for all instructional spaces districtwide.

- Identify costs to correct existing building conditions 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 over \$99 million.

CURRENT FACILITIES CONDITIONS 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 \$451 million in current identified needs, excluding the educational adequacy needs identified above, distributed across the 171 instructional and administrative campuses included in this assessment. Charter Schools are not included in this report.

Summary 2016 - 2020

Category	2016-17	2017-18	2018-19	2019-20
Enrollment (No Charters)	76,569	76,055	75,254	74,540
Campuses	169	170	171	171
Area in SF (No Temps)	11,738,142	11,845,932	11,921,619	12,028,528
District FCI	20.9%	20.4%	19.7%	18.1%
Deficiency Value	\$ 575,061,515	\$ 588,177,919	\$ 580,255,317	\$ 549,916,109

2019-20 Facilities Condition Assessment—Summary of Findings

KEY FINDINGS

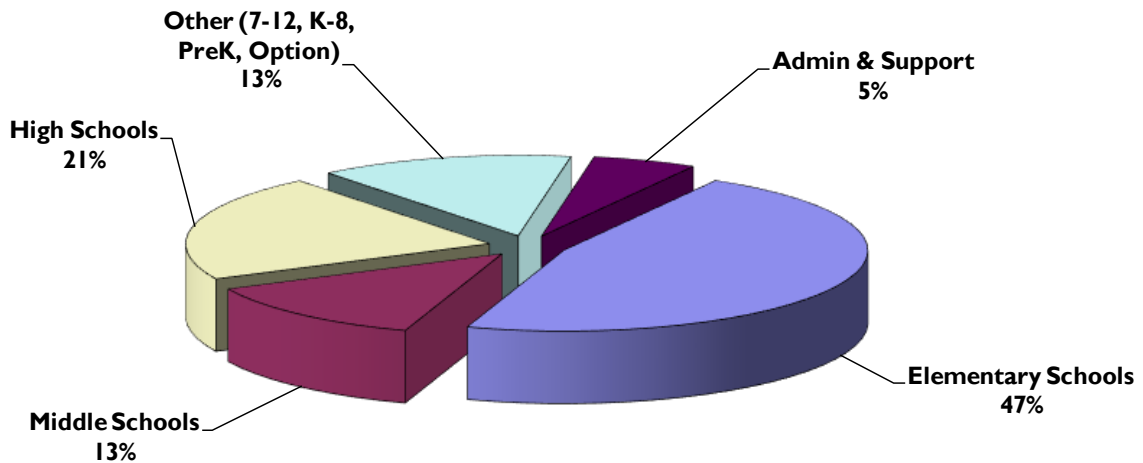
- The district portfolio includes 391 permanent buildings and cottages and 272 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between two and 164 years old. 30 percent of these buildings were built since 1992; 66 percent were constructed between 1952 and 1991, and 4 percent were constructed prior to 1952.
- There is 271,016 square feet of space contained in 272 portable classroom buildings.
- Currently, cottage buildings comprise 0.3% and transportable buildings comprise 2.2% of the district’s total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$549.9 million. Of that total, \$451 million are related to the general condition of the site and buildings, while \$99 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- The evaluation of Facility Utilization identifies 23 schools that are significantly over-utilized (High Utilization) and 30 schools that are significantly under-utilized (Low Utilization) in the 2019-20 school year. In some cases schools have elected to cap choice enrollment in order to keep their utilization within acceptable ranges.
- Fifteen Articulation Areas show enrollment trends as flat or decreasing.
- 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, \$226 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 district-wide FCI for Jeffco Public Schools is currently 18.1 percent, down from 19.7% in 2018-19.
- Based on the weighted FCI with life cycle at a campus and building level, there are 5 campuses that are candidates for replacement due to the buildings’ current condition and age.

DISTRICT-WIDE HISTORIC TRACKING					
Year	2017-18 Pre H Bond	2018-19 H Bond Year 1	2019-20 H Bond Year 2	% Change from Previous Bond	% Change from Previous Year
Facility Condition Index	20.4%	19.7%	18.1%	-11.27%	-8.12%
% Utilization	80%	78%	77%	-3.75%	-1.28%
Educational Adequacy	\$134,776,211	\$115,453,143	\$99,083,769	-26.48%	-14.18%
Condition Assessment	\$588,177,919	\$580,255,317	\$549,916,109	-6.51%	-5.23%

District-Wide Historic Tracking: Since 2017-18, the District has decreased its FCI a total of 11.27%. The District has also decreased its Educational Adequacy by 26.48% and decreased its Condition Assessment Needs by 6.51%. The percent Utilization is following enrollment trends, showing a decline. This chart will be expanded each year to show changes to facilities relative to the previous bond and the current H Bond.

2019-20 Facilities Condition Assessment—Summary of Findings

CURRENT DEFICIENCIES BY SCHOOL TYPE



UTILIZATION TRENDS

Optimizing facility utilization is an important effort at Jeffco Schools. Facility Utilization is the percentage of capacity vs. enrollment. Appropriately-utilized schools allow for full programs by maximizing the number of students that can participate. Under-utilized facilities are expensive to operate and manage, and they struggle with adequate funding to support full program offerings; therefore, these facilities may not be able to offer students the same educational experience as optimally-utilized schools with the same or similar programs.

LOW CAPACITY SCHOOLS AND UTILIZATION

Some schools shown in the following HIGH UTILIZATION tables are atypical and have smaller capacities. These are schools that, if efficiently sized for a typical 576 student school, would not necessarily be included in these tables. For example, Red Rocks ES has a permanent capacity of 216 and a current enrollment of 316. Although these schools are identified as HIGH UTILIZATION, these should be noted as highly inefficient as well. See page 9 for a list of inefficiently-sized schools. **The utilization charts on pages 7-9 include permanent capacity only; no temporary capacity is taken into consideration on these facilities.**

SIXTH GRADE TRANSITIONS INTO MIDDLE SCHOOLS

A shift in population has occurred at the Elementary and Middle School levels since the district has fully implemented the 6th grade transitions from Elementary Schools to Middle Schools. The district-wide 6-8 transitions were completed in the 2019-20 school year with the exception of the Alameda and Jefferson articulation areas, which remain 7-12.

2019-20 Facilities Condition Assessment—Summary of Findings

HIGH UTILIZATION (95% OR ABOVE) Does not include Special Schools or Preschools

High Schools	2015-16	2016-17	2017-18	2018-19	2019-20
Lakewood High School	111%	111%	112%	110%	108%
Ralston Valley High School	98%	98%	99%	98%	99%
Arvada West High School	94%	94%	95%	96%	97%
Golden High School	88%	88%	93%	93%	96%

Middle and K-8 Schools	2015-16	2016-17	2017-18	2018-19	2019-20
Three Creeks K-8	not built	not built	49%	85%	113%
Bradford K-8 South	81%	80%	91%	86%	103%
Wayne Carle Middle School	67%	71%	71%	99%	97%
Oberon Middle School	76%	73%	68%	100%	96%
Bear Creek K-8	105%	103%	105%	101%	96%
Ken Caryl Middle School	92%	97%	99%	89%	91%
Bradford K-8 North	64%	80%	104%	107%	91%

Elementary Schools	2015-16	2016-17	2017-18	2018-19	2019-20
Red Rocks Elementary School	150%	150%	146%	134%	133%
Parmalee Elementary School	110%	120%	129%	128%	130%
Foster Elementary School	129%	125%	120%	115%	108%
Powderhorn Elementary School	123%	126%	121%	120%	104%
West Woods Elementary School	128%	138%	129%	104%	101%
Mitchell Elementary School	95%	95%	102%	99%	101%
Parr Elementary School	116%	113%	117%	101%	100%
Rooney Ranch Elementary School	103%	110%	110%	100%	100%
Kendrick Lakes Elementary School	117%	113%	111%	97%	97%
Prospect Valley Elementary School	103%	104%	103%	91%	94%
Coronado Elementary School	114%	112%	104%	98%	94%
Devinny Elementary School	108%	110%	110%	92%	94%
Fairmount Elementary School	95%	98%	102%	90%	94%
Mount Carbon Elementary School	100%	106%	104%	99%	94%
Shelton Elementary School	86%	88%	109%	97%	92%
Westridge Elementary School	104%	107%	103%	107%	91%
Stober Elementary School	116%	107%	100%	93%	91%
Van Arsdale Elementary School	103%	102%	101%	88%	89%
Stony Creek Elementary School	105%	106%	94%	91%	89%
Edgewater Elementary School	120%	111%	108%	100%	89%
Westgate Elementary School	110%	109%	102%	87%	89%
Warder Elementary School	98%	93%	97%	86%	88%
Maple Grove Elementary School	95%	100%	92%	83%	86%
Vanderhoof Elementary School	95%	98%	99%	83%	85%
West Jefferson Elementary School	121%	116%	104%	95%	83%
Hackberry Hill Elementary School	101%	101%	101%	85%	83%
Eiber Elementary School	104%	102%	90%	88%	82%
Leawood Elementary School	96%	93%	96%	95%	81%
Kyffin Elementary School	85%	87%	95%	83%	81%
Stott Elementary School	94%	88%	96%	82%	80%
South Lakewood Elementary School	98%	98%	94%	92%	75%
Molholm Elementary School	112%	107%	97%	91%	71%
Kendallvue Elementary School	100%	98%	96%	77%	70%
Belmar School of Integrated Arts	95%	96%	96%	95%	69%
Sierra Elementary School	117%	118%	79%	66%	68%
Normandy Elementary School	104%	99%	86%	77%	67%

Districtwide / Option Schools	2015-16	2016-17	2017-18	2018-19	2019-20
Dennison Elementary School	153%	153%	154%	154%	154%
Manning School	102%	101%	101%	153%	154%
Jefferson County Open School	121%	129%	126%	125%	126%
Free Horizon Montessori	64%	60%	closed	96%	117%
Long View High School	122%	109%	122%	116%	103%

* Schools that dropped below the High Utilization threshold of 95% in the current year and will be tracked for an additional year.

2019-20 Facilities Condition Assessment—Summary of Findings

LOW UTILIZATION (65% OR BELOW) Does not include Special Schools or Preschools

High Schools	2015-16	2016-17	2017-18	2018-19	2019-20
Arvada High School	47%	42%	41%	40%	38%
Green Mountain High School	61%	62%	60%	60%	61%
Conifer Senior High School	61%	65%	69%	67%	68%

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Middle and K-8 Schools	2015-16	2016-17	2017-18	2018-19	2019-20
Deer Creek Middle School	59%	59%	69%	71%	66%
Everitt Middle School	52%	58%	54%	73%	67%
North Arvada Middle School	51%	55%	52%	71%	70%
Moore Middle School	52%	48%	52%	75%	72%
Carmody Middle School	57%	54%	53%	80%	79%
Mandalay Middle School	65%	60%	58%	89%	87%

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Elementary Schools	2015-16	2016-17	2017-18	2018-19	2019-20
Swanson Elementary School	70%	62%	59%	47%	45%
Vivian Elementary School	72%	69%	72%	55%	48%
Stevens Elementary School	67% !	59%	56%	46%	48%
Fitzmorris Elementary School	78%	72%	65%	58%	49%
Emory Elementary School	74% !	72%	56%	53%	50%
Allendale Elementary School	65%	75%	71%	58%	52%
Hutchinson Elementary School	78%	71%	64%	46%	52%
Rose Stein International Elementary School	closed	closed	51%	52%	54%
Thomson Elementary School	86%	74%*	75%	62%	54%
Lawrence Elementary School	69%	71%	69%	56%	56%
Colorow Elementary School	59%	57%	57%	57%	57%
Peck Elementary School	80%	78%	75%	58%	57%
Bergen Meadow Elementary School (Primary)	57%	58%	59%	57%	58%
Semper Elementary School	76%	72%	73%	63%	59%
Fremont Elementary School	95%	87%	82%	68%	59%
Dutch Creek Elementary School	65%	66%	66%	65%	59%
Ralston Elementary School	77%	76%	70%	62%	60%
Glennon Heights Elementary School	70%	73%	77%	75%	60%
Peiffer Elementary School	96%	86%	80%	61%	61%
Campbell Elementary School	88%	81%	76%	66%	62%
Lukas Elementary School	100%	98%	93%	68%	62%
Green Gables Elementary School	92%	88%	89%	67%	64%
Sheridan Green Elementary School	89%	86%	86%	70%	64%
Wilmore-Davis Elementary School	87%	77%	80%	63%	64%
Meiklejohn Elementary School	96%	98%	80%	66%	64%
Weber Elementary School	96%	88%	87%	76%	65%
Slater Elementary School	80%	81%	81%	80%	65%
Green Mountain Elementary School	107%	95%	97%	67%	65%
Little Elementary School	79%	79%	71%	63%	66%
Peak at Pennington Elementary School	71%	72%	61%	58%	71%

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* Schools that rose above the Low Utilization threshold of 65% in the current year and will be tracked for an additional year.
 ! Middle School Program change to Elementary School Program

2019-20 Facilities Condition Assessment—Summary of Findings

HIGHLY INEFFICIENT CAPACITY SCHOOLS

Schools included are 400 or less permanent capacity.

This chart does not include Options, Special Schools, Preschools, or Closed Schools.

School	Capacity	SF/Seat
Coal Creek Canyon K-8	202	125.5
Red Rocks ES	216	135.1
Parmalee ES	240	122.4
Kullerstrand ES	265	134.1
Stober ES	276	113.2
Peak at Pennington ES	279	132.2
Vivian ES	291	113.9
Parr ES	312	107.6
Allendale ES	324	125.4
Glennon Heights ES	327	106.1
Green Gables ES	327	112.9
West Jefferson ES	330	145.8
Belmar ES	334	122.2
Bergen Valley ES	336	125.8
Fremont ES	336	136.6
Marshdale ES	348	126.8
Green Mountain ES	351	114.9
Colorow ES	363	121.8
Campbell ES	364	119.5
Foothills ES	366	109.3
Stott ES	382	119.2
Eiber ES	384	135.5
Bradford K-8 North	389	118.4
Maple Grove ES	390	108.7

SCHOOL CLOSURES, PROGRAM UPDATES, AND MOVES

- 6th grade transitions have been completed for all Articulation Areas in 2019-20 except for the Alameda and Jefferson Articulation Areas, which remain 7-12.
- Building additions were opened in August 2019 at Creighton MS, Ken Caryl MS, and Summit Ridge MS.
- Johnson Planetarium remains closed.
- The district sold North Lakewood (old Sobesky Academy) in 2019.
- The district acquired a building and property at 6800 Joyce St in Arvada. This location will be the site of North Transportation and other district support services.
- Zerger Elementary is continuing to house the Doral Academy of Colorado for the 2019-20 school year.
- Dennison ES will be reducing the size of its sixth grade by half, and D'Evelyn Jr/Sr HS will be adding sixth grade in the 2020-21 school year.
- Foster ES will become an option dual-language PK-8 in 2020-21.
- Vivian ES will become the New Classical Academy at Vivian in 2020-21.
- A one year option area is in effect for Bell MS and Everitt MS for the 2020-21 school year.
- PreK programs will be added at Eiber ES, Kullerstrand ES, Normandy ES, Ryan ES, and Ute Meadows ES in the 2020-21 school year.

2019-20 Facilities Condition Assessment—Summary of Findings

FACILITY PORTFOLIO

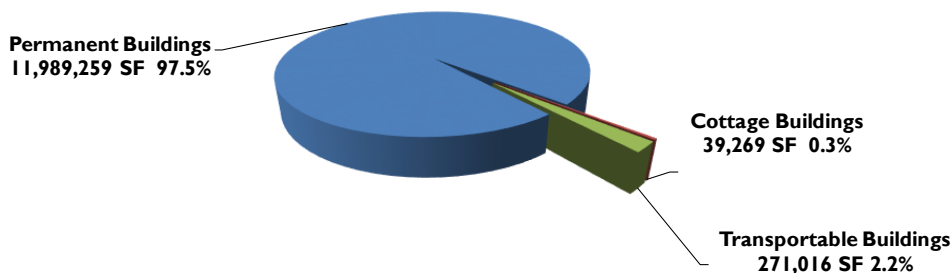
FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 12.03 million square feet of facilities on about 3,123 acres of real estate. The replacement value of the improvements is \$3.05 billion. These facilities support a 2019-20 enrollment of 74,540 students (excluding charter schools, Jeffco Virtual, and Mountview). The inventory includes 15 high schools, two 7-12 schools, 17 middle schools, six K-8 schools, 88 elementary schools (includes one elementary school being used by a charter school), four Pre-K centers, and 17 other educational campuses with alternative grade configurations. Seven administrative, four stadia, four support, and six 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 2.2 percent of its overall facility portfolio in temporary facilities, which is down from 2.5 percent from the previous year. The pie chart below 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	4	3	34,119	4	13,819	0	-
Elementary Schools	88	133	4,254,618	2	6,816	192	189,205
K-8 Schools	6	7	458,755	-	-	1	1,008
Middle Schools	17	36	1,898,936	-	-	14	14,744
7-12 Schools	2	6	386,634	-	-	5	4,800
High Schools	15	37	3,337,673	-	-	17	16,793
Districtwide / Option	17	95	973,497	2	6,790	32	33,714
Stadia	4	27	31,449	-	-	2	1,920
Administrative	7	21	466,127	1	3,310	2	2,000
Support	4	4	6,550	-	-	0	-
Maintenance and Transportation	6	10	140,901	-	-	4	3,892
Decommissioned	1	0	-	3	8,534	3	2,940
Total	171	379	11,989,259	12	39,269	272	271,016
			97.5%		0.3%		2.2%

Permanent vs. Temporary Space



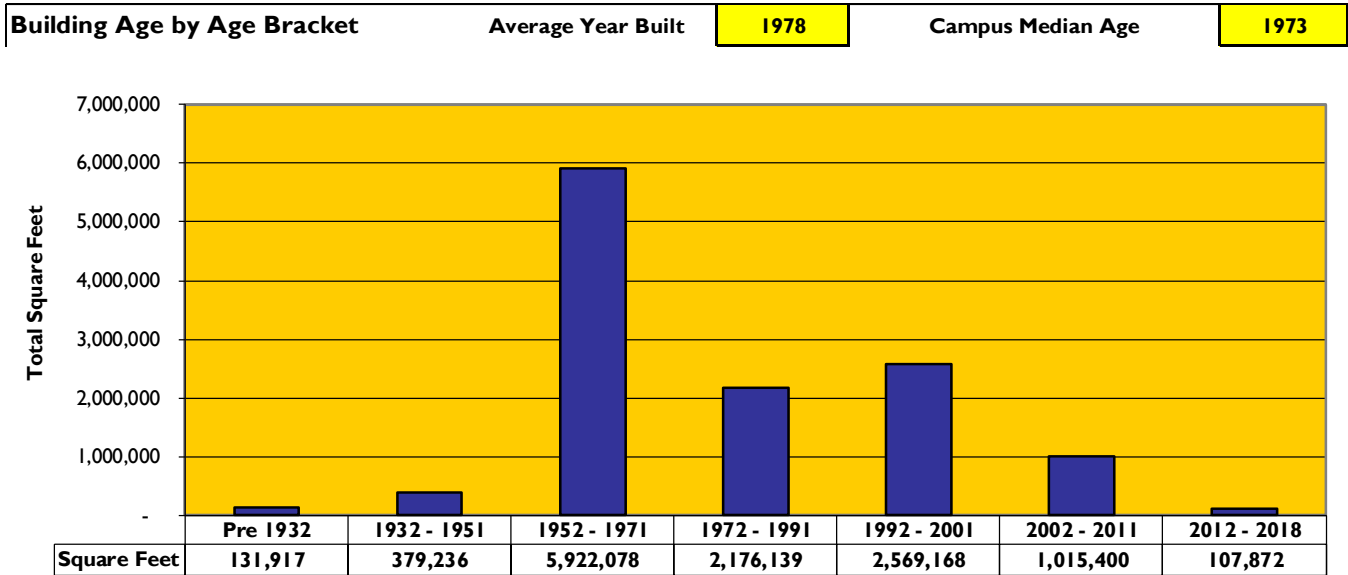
Note: Decommissioned Cottage Campuses included in Cottage column.

BUILDING AGE

Of the 12.03 million square feet of permanent building space, the majority of the district's portfolio was constructed between 1952 and 1991. Thirty percent of the district's portfolio has been built since 1992, sixty-six percent was built between 1952 and 1991, and four percent was built prior to 1952. The buildings in the 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.

2019-20 Facilities Condition Assessment—Summary of Findings

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 149 academic facilities with 11.37 million square feet of permanent educational building space housing 74,540 students (not including charter schools, Jeffco Virtual, or Mountview). This averages out to 153 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	4	352	47,938	136
Elementary Schools	ES	88	30,324	4,261,434	141
K-8 Schools	K-8	6	3,574	458,755	128
Middle Schools	MS	17	12,706	1,898,936	149
7-12 Schools	7-12	2	1,789	386,634	216
High Schools	HS	15	21,285	3,337,673	157
Districtwide / Option	Districtwide / Option	17	4,510	980,287	217
Total		149	74,540	11,371,657	153

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.

2019-20 Facilities Condition Assessment—Summary of Findings

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.

2019-20 Facilities Condition Assessment—Summary of Findings

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 over \$99 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								Total
	Pre-K	ES	K-8	MS	7-12	HS	DistWide / Option	Other	
Capacity	\$ -	\$ 316,022	\$ -	\$ -	\$ -	\$ 222,595	\$ -	\$ -	\$ 538,617
Support for Programs	\$ 9,468	\$ 5,552,102	\$ 199,437	\$ 263,582	\$ -	\$ 1,194,593	\$ 86,810	\$ 140,022	\$ 7,446,016
Technology	\$ 93,349	\$ 11,469,944	\$ 666,908	\$ 3,927,000	\$ 482,494	\$ 4,628,119	\$ 2,226,397	\$ 98,853	\$ 23,593,064
Security and Supervision	\$ 111,692	\$ 4,912,559	\$ 487,339	\$ 2,672,055	\$ 325,712	\$ 3,096,560	\$ 1,496,529	\$ 124,976	\$ 13,227,421
Instructional Support	\$ 23,775	\$ 24,017,223	\$ 881,690	\$ 6,987,718	\$ 1,085,731	\$ 9,698,905	\$ 4,132,528	\$ 151,016	\$ 46,978,586
Physical Characteristics	\$ -	\$ 2,477	\$ -	\$ 158,891	\$ -	\$ -	\$ -	\$ -	\$ 161,369
Learning Environment	\$ 7,674	\$ 1,071,529	\$ 70,186	\$ 582,932	\$ 79,909	\$ 708,447	\$ 141,541	\$ 9,405	\$ 2,671,623
Relationship of Spaces	\$ 113,852	\$ 2,785,858	\$ 69,562	\$ 367,479	\$ 54,918	\$ 525,433	\$ 270,729	\$ 98,195	\$ 4,286,027
Non Related	\$ -	\$ 30,588	\$ 47,246	\$ 47,246	\$ -	\$ 31,594	\$ 24,371	\$ -	\$ 181,046
Total	\$ 359,810	\$ 50,158,304	\$ 2,422,369	\$15,006,903	\$ 2,028,764	\$ 20,106,246	\$ 8,378,905	\$ 622,468	\$ 99,083,769

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is 18 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

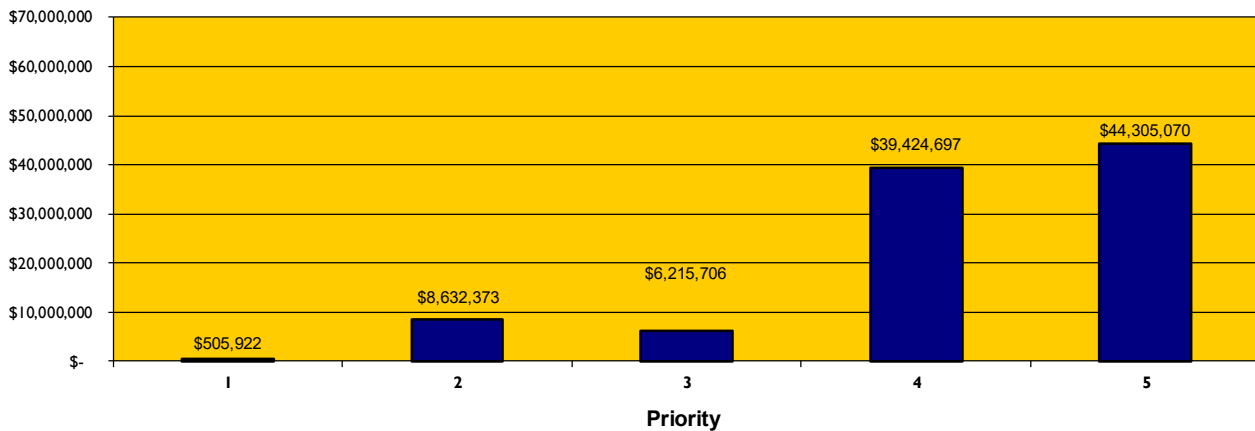
The educational adequacy baseline was established in the 2009-2010 District-wide Facility Master Plan. Educational adequacy is reviewed and updated annually by staff site visits and assessments, interviews with principals, and an annual building usage survey. The information obtained is then reviewed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

2019-20 Facilities Condition Assessment—Summary of Findings

Districtwide Crosstab by Priority by Educational Adequacy Category

Building System	Facility Condition Assessment Priority					Total
	1	2	3	4	5	
Capacity	\$ -	\$ -	\$ -	\$ -	\$ 538,617	\$ 538,617
Support for Programs	\$ -	\$ 89,849	\$ 1,475,904	\$ 1,553,711	\$ 4,326,552	\$ 7,446,016
Technology	\$ -	\$ 50,170	\$ 3,489,766	\$ 10,158,101	\$ 9,895,026	\$ 23,593,064
Security and Supervision	\$ 505,922	\$ 6,063,896	\$ 1,215,516	\$ 1,329,752	\$ 4,112,335	\$ 13,227,421
Instructional Support	\$ -	\$ 2,315,066	\$ 2,702	\$ 25,415,665	\$ 19,245,153	\$ 46,978,586
Physical Characteristics	\$ -	\$ -	\$ -	\$ 161,369	\$ -	\$ 161,369
Learning Environment	\$ -	\$ -	\$ 224	\$ 28,971	\$ 2,642,428	\$ 2,671,623
Relationship of Spaces	\$ -	\$ -	\$ -	\$ 777,128	\$ 3,508,899	\$ 4,286,027
Non Related	\$ -	\$ 113,391	\$ 31,594	\$ -	\$ 36,061	\$ 181,046
Total	\$ 505,922	\$ 8,632,373	\$ 6,215,706	\$ 39,424,697	\$ 44,305,070	\$ 99,083,769

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 over \$99 million in identified educational adequacy deficiencies.

2019-20 Facilities Condition Assessment—Summary of Findings

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.

2019-20 Facilities Condition Assessment—Summary of Findings

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 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

2019-20 Facilities Condition Assessment—Summary of Findings

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	\$ 1,238,947	\$ 4,130,488	\$ 32,154,418	\$ 19,678,494	\$ 10,450,176	\$ 67,652,523
Roofing	\$ 7,054,929	\$ 6,185,288	\$ 9,690,162	\$ 1,000,423	\$ 73,478	\$ 24,004,280
Structure	\$ 180,995	\$ 1,111,523	\$ 1,027,849	\$ 523,563	\$ 27,891	\$ 2,871,820
Exterior	\$ 409,406	\$ 8,076,246	\$ 2,820,070	\$ 4,001,748	\$ 1,833,491	\$ 17,140,961
Interior	\$ 237,537	\$ 4,121,818	\$ 23,285,584	\$ 32,564,925	\$ 13,702,935	\$ 73,912,799
HVAC	\$ 858,857	\$ 30,698,497	\$ 57,322,406	\$ 13,013,687	\$ 2,363,970	\$ 104,257,417
Electrical	\$ 707,485	\$ 7,108,004	\$ 45,286,964	\$ 4,412,871	\$ 4,404,511	\$ 61,919,835
Plumbing	\$ 577,146	\$ 2,949,532	\$ 7,491,401	\$ 19,734,980	\$ 1,908,954	\$ 32,662,013
Fire and Safety	\$ 18,664,679	\$ 5,383,739	\$ 9,783,132	\$ 75,421	\$ 3,535,512	\$ 37,442,483
Technology	\$ 617,872	\$ 311,627	\$ 4,359,552	\$ 11,957,544	\$ 10,181,291	\$ 27,427,887
Stairs and Elevators	\$ 131,766	\$ -	\$ 1,091,885	\$ 4,816,177	\$ -	\$ 6,039,828
Specialties	\$ 158,230	\$ 988,057	\$ 41,834,976	\$ 30,164,832	\$ 18,470,891	\$ 91,616,987
Other	\$ 22,825	\$ 79,493	\$ 27,583	\$ 151,593	\$ 2,685,783	\$ 2,967,277
Total	\$ 30,860,675	\$ 71,144,311	\$ 236,175,982	\$ 142,096,258	\$ 69,638,884	\$ 549,916,109

The chart on page 18 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.

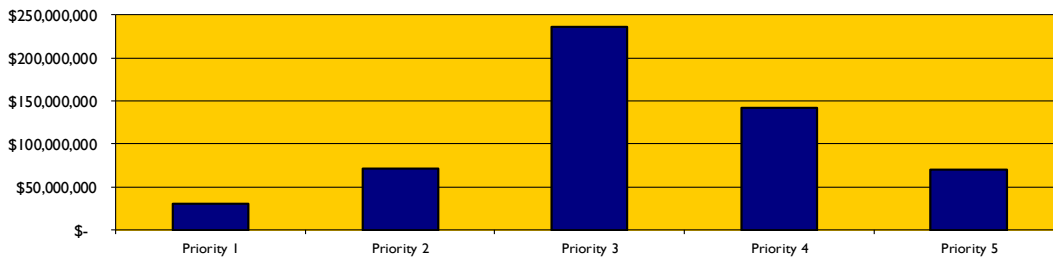
2019-20 Facilities Condition Assessment—Summary of Findings

FACILITY CONDITION INDEX

Campuswide Renovation Cost by Priority

Type	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Schools						
Pre-K School	\$ 176,533	\$ 345,403	\$ 645,507	\$ 359,251	\$ 259,585	\$ 1,786,279
Elementary Schools	\$ 9,713,120	\$ 32,229,978	\$ 107,051,418	\$ 75,564,396	\$ 32,539,964	\$ 257,098,877
K-8 Schools	\$ 160,576	\$ 1,400,795	\$ 4,863,672	\$ 3,384,075	\$ 1,449,114	\$ 11,258,232
Middle Schools	\$ 1,770,861	\$ 6,361,347	\$ 34,107,406	\$ 17,375,081	\$ 9,984,127	\$ 69,598,822
7-12 Schools	\$ 371,390	\$ 4,484,228	\$ 8,235,576	\$ 3,150,752	\$ 2,039,417	\$ 18,281,363
High Schools	\$ 11,736,606	\$ 13,535,623	\$ 54,159,395	\$ 22,483,118	\$ 15,731,877	\$ 117,646,619
Districtwide / Option	\$ 1,516,884	\$ 5,852,922	\$ 18,085,634	\$ 11,213,275	\$ 6,389,362	\$ 43,058,076
Total Schools	\$ 25,445,970	\$ 64,210,296	\$ 227,148,606	\$ 133,529,948	\$ 68,393,447	\$ 518,728,268
Other District Facilities						
Administrative	\$ 1,174,269	\$ 4,738,032	\$ 6,404,827	\$ 4,519,882	\$ 805,268	\$ 17,642,278
Maintenance/Transportation	\$ 3,642,533	\$ 1,304,901	\$ 662,264	\$ 1,346,085	\$ 112,814	\$ 7,068,596
Stadia	\$ 375,298	\$ 706,258	\$ 1,690,578	\$ 2,305,367	\$ 310,135	\$ 5,387,635
Support	\$ 82,003	\$ 46,780	\$ 108,495	\$ 145,591	\$ 9,848	\$ 392,717
Decommissioned	\$ 140,602	\$ 138,045	\$ 161,212	\$ 249,384	\$ 7,373	\$ 696,615
Total Other Facilities	\$ 5,192,100	\$ 6,749,191	\$ 8,757,668	\$ 8,171,334	\$ 1,228,216	\$ 31,187,842
Grand Total	\$ 30,638,070	\$ 70,959,487	\$ 235,906,275	\$ 141,701,283	\$ 69,621,663	\$ 549,916,109

Campus Wide Renovation Cost by Priority



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:

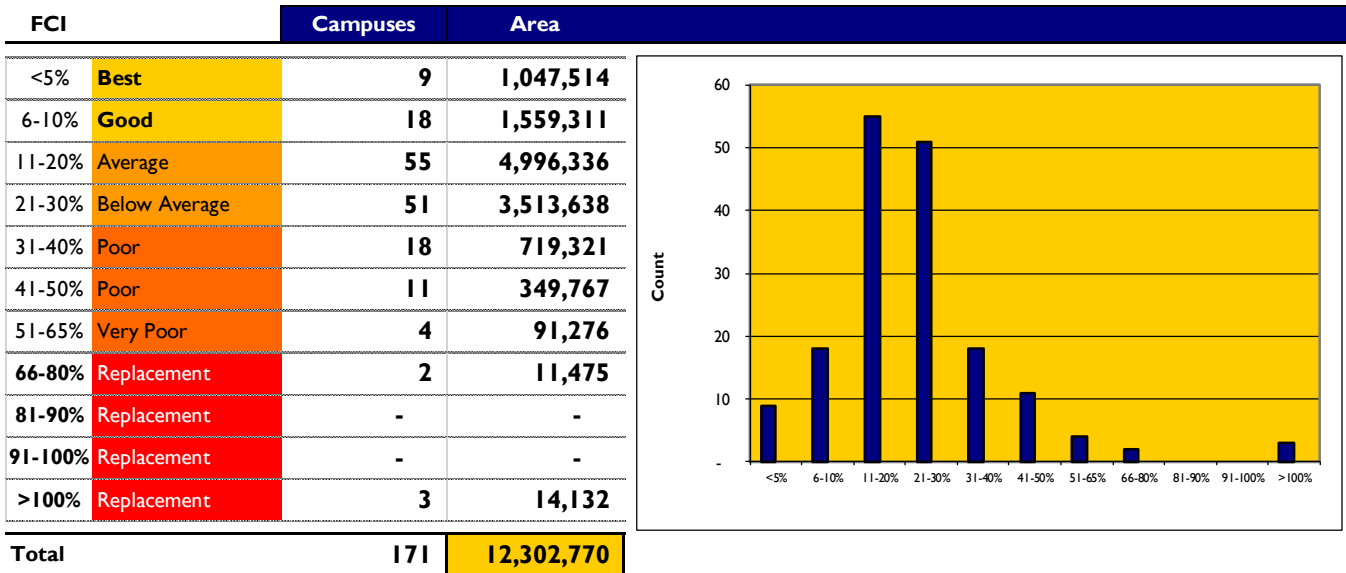
Less than 5%	Best
6% to 10%	Good
11% to 20%	Average
21% to 30%	Below Average
31% to 50%	Poor
51% to 65%	Very Poor
Greater than 65%	Replacement Candidate

At Jeffco Public Schools, the total current deficiencies district-wide equal \$549.9 million, while the overall portfolio replacement value is estimated to be \$3.05 billion. As a result, the district-wide FCI is 18 percent and is considered to reflect district-wide facilities in below average condition for a large urban district.

2019-20 Facilities Condition Assessment—Summary of Findings

A campus-level FCI encompasses the real estate and the combination of all structures belonging to that campus. The next chart shows that 5 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.

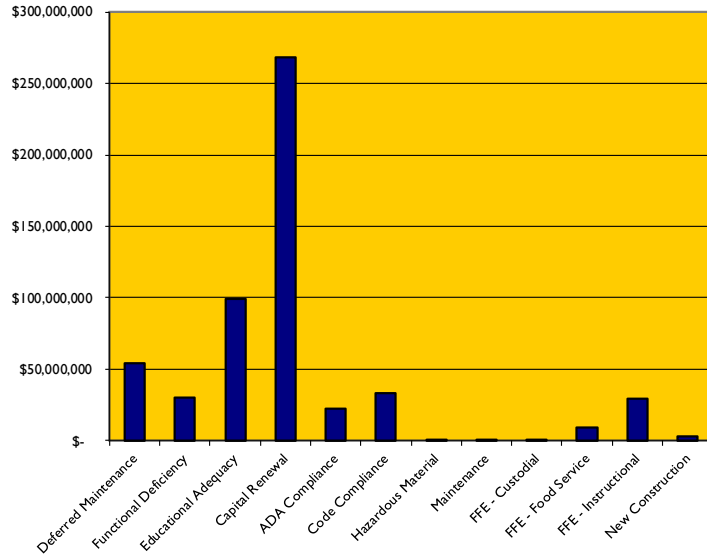
NEW CONSTRUCTION - New facilities, additions, or supporting structures.

2019-20 Facilities Condition Assessment—Summary of Findings

The following chart describes the total cost by category of the Jeffco Public Schools’ facilities. The capital renewal category tops the list at \$269 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 over \$99 million.

Districtwide by Category

Building System	Total	% of Total
Deferred Maintenance	\$ 54,583,393	9.93%
Functional Deficiency	\$ 30,276,967	5.51%
Educational Adequacy	\$ 99,083,769	18.02%
Capital Renewal	\$ 268,670,869	48.86%
ADA Compliance	\$ 22,285,206	4.05%
Code Compliance	\$ 32,893,363	5.98%
Hazardous Material	\$ 249,542	0.05%
Maintenance	\$ 308,844	0.06%
FFE - Custodial	\$ 236,592	0.04%
FFE - Food Service	\$ 9,140,164	1.66%
FFE - Instructional	\$ 29,054,967	5.28%
New Construction	\$ 3,132,432	0.57%
Total	\$ 549,916,109	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 was 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.”

2019-20 Facilities Condition Assessment—Summary of Findings

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 \$549.9 million, and another \$226 million in life cycle needs over the next five years. The charts on pages 22-23 summarize the 2020 current need, plus the projected life cycle renewal forecasted need for the assessment years 2021 to 2025. 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	2	3	4	5	
	2021	2022	2023	2024	2025	
Site	\$ 1,291,692	\$ 1,612,845	\$ 2,713,787	\$ 6,004,012	\$ 34,773,172	\$ 46,395,508
Roofing	\$ 721,592	\$ 474,251	\$ 3,127,071	\$ 750,809	\$ 1,322,680	\$ 6,396,403
Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	\$ 630,116	\$ 481,548	\$ -	\$ 418,556	\$ 142,677	\$ 1,672,897
Interior	\$ 3,913,139	\$ 29,896,024	\$ 28,145,110	\$ 7,351,710	\$ 9,268,656	\$ 78,574,639
HVAC	\$ 7,168,568	\$ 3,184,897	\$ 10,319,399	\$ 19,191,024	\$ 22,369,952	\$ 62,233,840
Electrical	\$ 1,135,145	\$ 795,704	\$ 246,879	\$ 1,009,664	\$ 1,196,498	\$ 4,383,890
Plumbing	\$ 2,467,325	\$ 389,069	\$ 163,422	\$ 367,697	\$ 465,319	\$ 3,852,832
Fire and Safety	\$ 254,598	\$ 202,372	\$ 275,748	\$ 456,625	\$ 288,208	\$ 1,477,551
Technology	\$ 2,039,585	\$ 4,197,144	\$ 5,681,824	\$ 2,117,730	\$ 1,382,232	\$ 15,418,515
Stairs and Elevators	\$ 10,730	\$ -	\$ -	\$ 61,593	\$ 62,263	\$ 134,586
Specialties	\$ 506,854	\$ 2,009,704	\$ 2,197,990	\$ 424,759	\$ 699,218	\$ 5,838,525
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 20,139,344	\$ 43,243,558	\$ 52,871,230	\$ 38,154,179	\$ 71,970,875	\$ 226,379,186

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 2025 based upon the CDE model. The chart is organized by campus type, with the first column indicating the 2020 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 nearly \$226 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.

2019-20 Facilities Condition Assessment—Summary of Findings

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

System	Current 2020	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Total
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Pre-K							
Current Deficiencies	\$ 1,426,469	80%					\$ 1,426,469
Educational Adequacy Deficiencies	\$ 359,810	20%					\$ 359,810
Life Cycle Renewal Forecast		\$ 28,640	\$ -	\$ -	\$ 744,417	\$ -	\$ 773,057
Total Cumulative	\$ 1,786,279	\$ 1,814,919	\$ 1,814,919	\$ 1,814,919	\$ 2,559,336	\$ 2,559,336	\$ 2,559,336

Elementary Schools							
Current Deficiencies	\$ 206,940,573	80%					\$ 206,940,573
Educational Adequacy Deficiencies	\$ 50,158,304	20%					\$ 50,158,304
Life Cycle Renewal Forecast		\$ 6,630,184	\$ 15,818,066	\$ 13,234,822	\$ 14,002,099	\$ 19,938,160	\$ 69,623,331
Total Cumulative	\$ 257,098,877	\$ 263,729,061	\$ 279,547,127	\$ 292,781,949	\$ 306,784,048	\$ 326,722,208	\$ 326,722,208

K-8							
Current Deficiencies	\$ 8,835,863	78%					\$ 8,835,863
Educational Adequacy Deficiencies	\$ 2,422,369	22%					\$ 2,422,369
Life Cycle Renewal Forecast		\$ 1,472,718	\$ 1,832,888	\$ 23,113	\$ 4,739,136	\$ 1,444,896	\$ 9,512,751
Total Cumulative	\$ 11,258,232	\$ 12,730,950	\$ 14,563,838	\$ 14,586,951	\$ 19,326,087	\$ 20,770,983	\$ 20,770,983

Middle Schools							
Current Deficiencies	\$ 54,591,919	78%					\$ 54,591,919
Educational Adequacy Deficiencies	\$ 15,006,903	22%					\$ 15,006,903
Life Cycle Renewal Forecast		\$ 1,467,662	\$ 18,819,026	\$ 7,456,849	\$ 4,880,458	\$ 12,589,211	\$ 45,213,206
Total Cumulative	\$ 69,598,822	\$ 71,066,484	\$ 89,885,510	\$ 97,342,359	\$ 102,222,817	\$ 114,812,028	\$ 114,812,028

7-12							
Current Deficiencies	\$ 16,252,599	89%					\$ 16,252,599
Educational Adequacy Deficiencies	\$ 2,028,764	11%					\$ 2,028,764
Life Cycle Renewal Forecast		\$ 205,669	\$ 8,907	\$ 808,792	\$ 2,746,847	\$ 1,171,257	\$ 4,941,472
Total Cumulative	\$ 18,281,363	\$ 18,487,032	\$ 18,495,939	\$ 19,304,731	\$ 22,051,578	\$ 23,222,835	\$ 23,222,835

High Schools							
Current Deficiencies	\$ 97,540,373	83%					\$ 97,540,373
Educational Adequacy Deficiencies	\$ 20,106,246	17%					\$ 20,106,246
Life Cycle Renewal Forecast		\$ 3,573,826	\$ 3,928,888	\$ 23,359,706	\$ 12,155,505	\$ 34,009,767	\$ 77,027,692
Total Cumulative	\$ 117,646,619		\$ 3,928,888	\$ 27,288,594	\$ 39,444,099	\$ 73,453,866	\$ 194,674,311

2019-20 Facilities Condition Assessment—Summary of Findings

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

	Current	Year 1	Year 2	Year 3	Year 4	Year 5	
System	2020	2021	2022	2023	2024	2025	Total

Districtwide / Option

Current Deficiencies	\$ 34,679,171	81%					\$ 34,679,171
Educational Adequacy Deficiencies	\$ 8,378,905	19%					\$ 8,378,905
Life Cycle Renewal Forecast		\$ 8,877,901	\$ 6,109,017	\$ 9,160,845	\$ 1,024,894	\$ 2,697,329	\$ 27,869,986
Total Cumulative	\$ 43,058,076	\$ 51,935,977	\$ 58,044,994	\$ 67,205,839	\$ 68,230,733	\$ 70,928,062	\$ 70,928,062

Stadia

Current Deficiencies	\$ 5,387,635	100%					\$ 5,387,635
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ -	\$ 47,754	\$ -	\$ -	\$ -	\$ 47,754
Total Cumulative	\$ 5,387,635	\$ 5,387,635	\$ 5,435,389	\$ 5,435,389	\$ 5,435,389	\$ 5,435,389	\$ 5,435,389

Maintenance - Transportation

Current Deficiencies	\$ 7,068,596	100%					\$ 7,068,596
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative	\$ 7,068,596	\$ 7,068,596	\$ 7,068,596	\$ 7,068,596	\$ 7,068,596	\$ 7,068,596	\$ 7,068,596

Administrative

Current Deficiencies	\$ 17,019,809	96%					\$ 17,019,809
Educational Adequacy Deficiencies	\$ 622,468	4%					\$ 622,468
Life Cycle Renewal Forecast		\$ 212,759	\$ -	\$ -	\$ 9,500	\$ 91,711	\$ 313,970
Total Cumulative	\$ 17,642,278	\$ 17,855,037	\$ 17,855,037	\$ 17,855,037	\$ 17,864,537	\$ 17,956,248	\$ 17,956,248

Support

Current Deficiencies	\$ 392,717	100%					\$ 392,717
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative	\$ 392,717	\$ 392,717	\$ 392,717	\$ 392,717	\$ 392,717	\$ 392,717	\$ 392,717

Decommissioned

Current Deficiencies	\$ 696,615						\$ 696,615
Educational Adequacy Deficiencies	\$ -						\$ -
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative	\$ 696,615	\$ 696,615	\$ 696,615	\$ 696,615	\$ 696,615	\$ 696,615	\$ 696,615

Total Need	\$ 549,916,109	\$ 22,469,359	\$ 46,564,546	\$ 54,044,127	\$ 40,302,856	\$ 71,942,331	\$ 785,239,328
Cumulative	\$ 549,916,109	\$ 572,385,468	\$ 618,950,014	\$ 672,994,141	\$ 713,296,997	\$ 785,239,328	

Life Cycle Figures are Unescalated

2019-20 Facilities Condition Assessment—Summary of Findings

SCHOOL / FACILITY CONDITION SUMMARY

The following charts provide a summary by articulation area for each school or facility with the age, 2019-20 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	2019-2020		Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
	Age	Enroll		Cost	FCI		
Alameda							
Deane Elementary School	1954	414	46,117	\$ 2,137,703	17.7%	\$ 728,784	\$ 2,866,487
Emory Elementary School	1994	441	107,785	\$ 4,125,509	14.5%	\$ 608,672	\$ 4,734,181
Lasley Elementary School	1961	412	66,925	\$ 2,440,090	14.1%	\$ 1,709,706	\$ 4,149,796
Patterson International School	1964	345	48,894	\$ 3,506,156	27.9%	\$ 954,553	\$ 4,460,709
Patterson Cottages	1965	108	13,819	\$ 1,234,549	35.1%	\$ -	\$ 1,234,549
Rose Stein International Elementary School	1954	286	47,093	\$ 3,069,505	25.6%	\$ 265,552	\$ 3,335,057
Alameda International Junior-Senior High School	1961	1,117	262,863	\$ 12,922,306	22.2%	\$ 1,800,818	\$ 14,723,124
				\$ 29,435,819		\$ 6,068,085	\$ 35,503,904
Arvada							
Fitzmorris Elementary School	1960	211	51,258	\$ 3,297,152	25.3%	\$ 1,209,711	\$ 4,506,863
Foster Elementary School	1953	453	42,485	\$ 3,955,774	34.6%	\$ 622,192	\$ 4,577,966
Hackberry Hill Elementary School	1966	409	52,413	\$ 1,414,382	10.6%	\$ 1,611,834	\$ 3,026,216
Lawrence Elementary School	1996	287	47,138	\$ 3,021,958	24.7%	\$ 144,357	\$ 3,166,315
Peck Elementary School	1966	241	42,835	\$ 3,730,411	34.2%	\$ 2,145,290	\$ 5,875,701
Secrest Elementary School	1955	306	46,372	\$ 2,402,322	20.3%	\$ 563,912	\$ 2,966,234
Swanson Elementary School	1964	259	54,461	\$ 4,672,580	33.7%	\$ 1,209,165	\$ 5,881,745
Thomson Elementary School	1973	272	48,832	\$ 3,890,443	31.3%	\$ 297,473	\$ 4,187,916
Arvada K-8	1952	652	115,416	\$ 4,800,694	15.8%	\$ 1,388,201	\$ 6,188,895
North Arvada Middle School	1962	602	113,553	\$ 5,345,413	17.6%	\$ 5,385,268	\$ 10,730,681
Arvada High School	1971	768	236,199	\$ 15,201,575	25.6%	\$ 4,589,038	\$ 19,790,613
				\$ 51,732,703		\$ 19,166,441	\$ 70,899,144
Arvada West							
Allendale Elementary School	1964	168	40,644	\$ 1,688,657	16.3%	\$ 617,346	\$ 2,306,003
Campbell Elementary School	1964	225	43,486	\$ 3,658,755	31.9%	\$ 1,437,354	\$ 5,096,109
Fairmount Elementary School	1962	621	65,145	\$ 3,215,151	19.4%	\$ 1,235,706	\$ 4,450,857
Fremont Elementary School	1953	197	45,914	\$ 1,961,755	16.8%	\$ 138,333	\$ 2,100,088
Stott Elementary School	1972	306	45,528	\$ 2,293,784	19.8%	\$ 773,299	\$ 3,067,083
Vanderhoof Elementary School	1969	414	44,082	\$ 3,316,925	28.8%	\$ 1,007,523	\$ 4,324,448
Drake Middle School	1962	920	125,965	\$ 3,783,316	11.4%	\$ 4,531,915	\$ 8,315,231
Arvada West High School	2003	1,801	237,051	\$ 3,199,397	5.4%	\$ 9,991,824	\$ 13,191,221
				\$ 23,117,740		\$ 19,733,300	\$ 42,851,040
Bear Creek							
Green Gables Elementary School	1969	209	36,919	\$ 4,409,877	46.9%	\$ 1,416,523	\$ 5,826,400
Kendallvue Elementary School	1982	348	45,417	\$ 3,029,676	25.0%	\$ 851,638	\$ 3,881,314
Kendrick Lakes Elementary School	1970	393	40,078	\$ 6,429,815	60.7%	\$ 1,024,909	\$ 7,454,724
Peiffer Elementary School	1973	262	44,035	\$ 2,823,594	25.2%	\$ 279,994	\$ 3,103,588
Red Rocks Elementary School	1955	288	29,176	\$ 4,551,314	56.8%	\$ 90,171	\$ 4,641,485
Westgate Elementary School	1972	465	51,211	\$ 3,666,488	26.2%	\$ 543,511	\$ 4,209,999
Bear Creek K-8 School	2008	1,007	122,365	\$ 1,025,388	3.2%	\$ 5,371,685	\$ 6,397,073
Carmody Middle School	1965	784	99,692	\$ 3,765,415	14.3%	\$ 5,403,355	\$ 9,168,770
Bear Creek High School	2008	1,514	255,985	\$ 2,694,910	4.2%	\$ 5,630,350	\$ 8,325,260
				\$ 32,396,476		\$ 20,612,136	\$ 53,008,612

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools
2019-20 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	2019-2020 Age	2019-2020 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle	Total Cost w/Life Cycle
				Cost	FCI	Forecast	
Chatfield							
Coronado Elementary School	1987	498	46,543	\$ 4,038,737	33.0%	\$ 1,625,626	\$ 5,664,363
Mortensen Elementary School	1994	369	52,157	\$ 2,021,997	15.2%	\$ 157,223	\$ 2,179,220
Shaffer Elementary School	1998	518	53,368	\$ 1,880,817	13.3%	\$ 237,438	\$ 2,118,255
Stony Creek Elementary School	1983	404	45,229	\$ 2,888,086	25.1%	\$ 1,889,083	\$ 4,777,169
Ute Meadows Elementary School	1987	383	46,465	\$ 2,730,130	22.7%	\$ 1,623,102	\$ 4,353,232
Bradford K-8 North	1994	352	46,069	\$ 1,158,443	9.9%	\$ 159,199	\$ 1,317,642
Bradford K-8 South	1990	502	48,681	\$ 2,259,434	18.2%	\$ 1,976,286	\$ 4,235,720
Deer Creek Middle School	1980	752	120,363	\$ 6,063,899	19.1%	\$ 3,672,459	\$ 9,736,358
Falcon Bluffs Middle School	2003	663	113,571	\$ 2,310,503	7.7%	\$ 5,784,497	\$ 8,095,000
Chatfield High School	1986	1,842	275,730	\$ 8,884,267	12.8%	\$ 3,467,834	\$ 12,352,101
				\$ 34,236,312		\$ 20,592,747	\$ 54,829,059
Columbine							
Columbine Hills Elementary School	1964	321	47,267	\$ 1,863,911	15.5%	\$ 359,845	\$ 2,223,756
Dutch Creek Elementary School	1973	284	49,780	\$ 3,063,578	24.2%	\$ 559,736	\$ 3,623,314
Governor's Ranch Elementary School	1987	356	46,906	\$ 2,372,095	19.2%	\$ 150,561	\$ 2,522,656
Leawood Elementary School	1972	363	48,382	\$ 1,915,136	15.5%	\$ 1,555,302	\$ 3,470,438
Normandy Elementary School	1970	363	55,699	\$ 3,827,816	25.0%	\$ 1,233,596	\$ 5,061,412
Ken Caryl Middle School	1970	878	102,564	\$ 3,885,647	14.1%	\$ 2,221,837	\$ 6,107,484
Columbine High School	1973	1,745	238,150	\$ 11,504,221	19.2%	\$ 3,570,701	\$ 15,074,922
				\$ 28,432,404		\$ 9,651,578	\$ 38,083,982
Conifer							
Elk Creek Elementary School	1989	389	51,000	\$ 2,236,664	17.2%	\$ 3,024,985	\$ 5,261,649
Marshdale Elementary School	1980	314	44,120	\$ 5,393,295	48.0%	\$ 597,687	\$ 5,990,982
West Jefferson Elementary School	2001	275	48,099	\$ 1,259,729	10.3%	\$ 2,412,868	\$ 3,672,597
West Jefferson Middle School	1974	572	104,164	\$ 7,314,855	26.7%	\$ 352,796	\$ 7,667,651
Conifer Senior High School	1996	873	166,229	\$ 6,014,111	14.1%	\$ 803,622	\$ 6,817,733
Conifer Wastewater Treatment Plant	1988		4,960	\$ 185,841	17.7%	\$ -	\$ 185,841
West Jefferson Reservoir	1988		1,490	\$ 172,129	54.7%	\$ -	\$ 172,129
Conifer HS Lobo Pump House			-	\$ -		\$ -	\$ -
Gallery Well and Pumphouse	1996		100	\$ 34,747	164.5%	\$ -	\$ 34,747
				\$ 22,611,371		\$ 7,191,958	\$ 29,803,329
Dakota Ridge							
Blue Heron Elementary School	2002	399	55,082	\$ 1,235,873	8.8%	\$ 2,530,642	\$ 3,766,515
Colorow Elementary School	1977	206	44,226	\$ 4,446,132	39.5%	\$ 749,233	\$ 5,195,365
Mount Carbon Elementary School	1996	443	51,930	\$ 1,513,653	11.4%	\$ 193,099	\$ 1,706,752
Powderhorn Elementary School	1994	541	52,134	\$ 2,865,302	20.0%	\$ 155,960	\$ 3,021,262
Westridge Elementary School	1987	435	46,903	\$ 1,955,789	16.4%	\$ 1,653,493	\$ 3,609,282
Summit Ridge Middle School	1994	1,019	134,934	\$ 4,261,798	12.0%	\$ 422,019	\$ 4,683,817
Dakota Ridge Senior High School	1996	1,447	236,414	\$ 7,664,600	12.9%	\$ 4,013,124	\$ 11,677,724
				\$ 23,943,147		\$ 9,717,570	\$ 33,660,717

Sites with FCI greater than 65% are highlighted in Red

2019-20 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2019-2020 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Evergreen							
Bergen Meadow Elementary School	1970	330	50,555	\$ 3,336,093	25.9%	\$ 1,003,135	\$ 4,339,228
Bergen Valley Elementary School	1997	280	42,280	\$ 942,674	8.8%	\$ 124,543	\$ 1,067,217
Parmalee Elementary School	1963	313	29,376	\$ 1,860,275	23.4%	\$ 519,434	\$ 2,379,709
Wilmot Elementary School	1877	352	52,329	\$ 1,887,002	14.2%	\$ 2,147,691	\$ 4,034,693
Evergreen Middle School	1969	689	111,713	\$ 2,449,422	8.3%	\$ 1,500,247	\$ 3,949,669
Evergreen High School	1954	1,096	209,128	\$ 5,691,138	10.8%	\$ 5,139,994	\$ 10,831,132
				\$ 16,166,602		\$ 10,435,044	\$ 26,601,646
Golden							
Litz Preschool	2007	68	9,673	\$ 166,140	6.7%	\$ 369,474	\$ 535,614
Kyffin Elementary School	1972	464	49,472	\$ 5,803,571	44.4%	\$ 781,509	\$ 6,585,080
Mitchell Elementary School	1997	570	52,696	\$ 1,526,132	11.1%	\$ 237,348	\$ 1,763,480
Ralston Elementary School	1955	275	51,302	\$ 2,033,296	15.6%	\$ 1,142,481	\$ 3,175,777
Shelton Elementary School	1998	476	53,529	\$ 2,864,626	21.0%	\$ 457,568	\$ 3,322,194
Welchester Elementary School	1961	323	42,092	\$ 2,920,112	27.2%	\$ 522,069	\$ 3,442,181
Bell Middle School	1964	927	126,819	\$ 4,434,165	13.3%	\$ 1,501,436	\$ 5,935,601
Golden High School	2008	1,372	187,258	\$ 2,000,887	4.3%	\$ 7,122,841	\$ 9,123,728
				\$ 21,748,928		\$ 12,134,726	\$ 33,883,654
Green Mountain							
Irwin Preschool	2009	84	10,704	\$ 145,549	5.3%	\$ 28,640	\$ 174,189
Deviny Elementary School	1964	475	52,617	\$ 2,306,897	16.5%	\$ 2,331,699	\$ 4,638,596
Foothills Elementary School	1970	293	39,999	\$ 2,070,547	19.8%	\$ 238,070	\$ 2,308,617
Green Mountain Elementary School	1962	228	40,335	\$ 1,834,484	17.9%	\$ 1,328,639	\$ 3,163,123
Hutchinson Elementary School	1973	260	44,399	\$ 4,106,255	35.7%	\$ 315,120	\$ 4,421,375
Rooney Ranch Elementary School	1994	525	53,635	\$ 2,364,163	17.3%	\$ 414,877	\$ 2,779,040
Dunstan Middle School	2006	941	138,739	\$ 1,332,194	3.6%	\$ 5,430,935	\$ 6,763,129
Green Mountain High School	1973	1,124	199,222	\$ 10,854,034	21.5%	\$ 1,196,697	\$ 12,050,731
				\$ 25,014,122		\$ 11,284,677	\$ 36,298,799
Jefferson							
Edgewater Elementary School	1949	376	45,207	\$ 2,919,323	23.6%	\$ 629,382	\$ 3,548,705
Lumberg Elementary School	1955	400	49,379	\$ 3,459,754	25.8%	\$ 152,193	\$ 3,611,947
Molholm Elementary School	1954	332	46,524	\$ 4,943,998	39.2%	\$ 197,250	\$ 5,141,248
Jefferson Junior-Senior High School	1959	672	123,771	\$ 5,359,056	17.1%	\$ 3,140,654	\$ 8,499,710
				\$ 16,682,131		\$ 4,119,479	\$ 20,801,610
Lakewood							
Belmar School of Integrated Arts	1961	232	40,828	\$ 2,330,840	22.0%	\$ 2,192,728	\$ 4,523,568
Eiber Elementary School	1955	314	52,017	\$ 3,989,228	29.0%	\$ 282,227	\$ 4,271,455
Glennon Heights Elementary School	1957	195	34,698	\$ 3,102,465	33.1%	\$ 135,261	\$ 3,237,726
Slater Elementary School	1953	268	46,084	\$ 2,685,159	22.2%	\$ 145,084	\$ 2,830,243
South Lakewood Elementary School	1995	397	51,795	\$ 2,770,675	20.8%	\$ 294,683	\$ 3,065,358
Creighton Middle School	1962	874	134,096	\$ 2,319,877	6.6%	\$ 4,615,940	\$ 6,935,817
Lakewood High School	1958	2,046	248,133	\$ 5,020,693	8.1%	\$ 5,739,170	\$ 10,759,863
				\$ 22,218,938		\$ 13,405,093	\$ 35,624,031

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools
2019-20 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2019-2020		Facility Condition		5-Year Life Cycle		Total Cost w/Life Cycle
		Enroll	Permanent Square Feet	Cost	FCI	Forecast	Cost	
Pomona								
Little Elementary School	1973	304	40,712	\$ 3,542,219	33.7%	\$ 887,664	\$ 4,429,883	
Parr Elementary School	1969	312	33,586	\$ 2,370,948	24.8%	\$ 361,051	\$ 2,731,999	
Warder Elementary School	1973	378	41,934	\$ 2,391,375	22.4%	\$ 252,851	\$ 2,644,226	
Weber Elementary School	1972	324	51,051	\$ 2,017,648	15.3%	\$ 1,282,364	\$ 3,300,012	
Zerger Elementary School (Doral Academy)	1977	-	43,875	\$ 2,613,054	23.4%	\$ 535,468	\$ 3,148,522	
Moore Middle School	1978	583	83,756	\$ 5,155,049	23.4%	\$ 1,208,375	\$ 6,363,424	
Pomona High School	1973	1,317	203,946	\$ 12,612,381	24.6%	\$ 1,193,187	\$ 13,805,568	
<i>*Doral Academy leasing Zerger ES</i>				\$ 30,702,675		\$ 5,720,960	\$ 36,423,635	
Ralston Valley								
Meiklejohn Elementary School	2006	520	69,839	\$ 919,378	5.2%	\$ 2,390,640	\$ 3,310,018	
Sierra Elementary School	2009	476	69,064	\$ 1,340,262	7.6%	\$ 327,178	\$ 1,667,440	
Van Arsdale Elementary School	1994	451	50,511	\$ 4,556,134	34.6%	\$ 152,596	\$ 4,708,730	
West Woods Elementary School	1996	584	53,381	\$ 3,234,978	23.0%	\$ 208,895	\$ 3,443,873	
Coal Creek Canyon K-8 School	1963	149	25,360	\$ 2,014,274	29.7%	\$ 617,380	\$ 2,631,654	
Three Creeks K-8	2017	912	100,864	\$ -		\$ -	\$ -	
Oberon Middle School	1965	742	90,839	\$ 5,236,351	21.9%	\$ 377,390	\$ 5,613,741	
Ralston Valley Senior High School	2001	1,843	239,205	\$ 2,908,283	4.8%	\$ 18,781,652	\$ 21,689,935	
				\$ 20,209,659		\$ 22,855,731	\$ 43,065,390	
Standley Lake								
Adams Elementary School	1988	381	47,783	\$ 2,714,883	22.1%	\$ 199,547	\$ 2,914,430	
Lukas Elementary School	1988	324	47,740	\$ 1,790,302	14.7%	\$ 139,568	\$ 1,929,870	
Ryan Elementary School	1994	378	50,544	\$ 3,286,961	25.1%	\$ 59,480	\$ 3,346,441	
Semper Elementary School	1996	325	53,755	\$ 2,069,578	15.1%	\$ 349,565	\$ 2,419,143	
Sheridan Green Elementary School	1987	318	46,465	\$ 2,797,385	23.6%	\$ -	\$ 2,797,385	
Witt Elementary School	1980	297	44,340	\$ 3,657,868	32.4%	\$ 526,862	\$ 4,184,730	
Mandalay Middle School	1983	575	88,976	\$ 3,979,135	17.0%	\$ 1,450,641	\$ 5,429,776	
Wayne Carle Middle School	2006	584	105,495	\$ 2,186,542	7.9%	\$ 816,389	\$ 3,002,931	
Standley Lake High School	1988	1,318	193,713	\$ 7,975,376	16.4%	\$ 1,756,888	\$ 9,732,264	
				\$ 30,458,030		\$ 5,298,940	\$ 35,756,970	
Wheat Ridge								
Anderson Preschool	2007	92	13,742	\$ 240,041	6.9%	\$ 374,943	\$ 614,984	
Kullerstrand Elementary School	1961	202	35,530	\$ 2,328,621	24.5%	\$ 259,698	\$ 2,588,319	
Maple Grove Elementary School	1960	337	35,593	\$ 1,409,115	11.9%	\$ 290,466	\$ 1,699,581	
Peak Expeditionary School at Pennington	1961	197	36,876	\$ 2,593,936	26.9%	\$ 1,426,393	\$ 4,020,329	
Prospect Valley Elementary School	1967	453	46,229	\$ 5,760,553	48.5%	\$ 154,117	\$ 5,914,670	
Stevens Elementary School	1995	343	112,153	\$ 4,183,762	14.2%	\$ 587,034	\$ 4,770,796	
Stober Elementary School	1965	250	31,242	\$ 3,981,514	48.0%	\$ 1,167,062	\$ 5,148,576	
Vivian Elementary School	1953	140	33,138	\$ 2,553,704	28.7%	\$ 161,166	\$ 2,714,870	
Willmore-Davis Elementary School	1955	259	38,596	\$ 2,311,633	23.0%	\$ 113,688	\$ 2,425,321	
Everitt Middle School	1966	601	103,697	\$ 5,775,241	21.2%	\$ 537,707	\$ 6,312,948	
Wheat Ridge High School	1956	1,179	211,310	\$ 15,420,747	29.0%	\$ 4,030,770	\$ 19,451,517	
				\$ 46,558,866		\$ 9,103,044	\$ 55,661,910	

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools
2019-20 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2019-2020 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle	Total Cost w/Life
				Cost	FCI	Forecast	Cycle
Districtwide / Option Schools							
Brady Exploration School	1940	395	68,607	\$ 4,554,339	27.4%	\$ 1,947,770	\$ 6,502,109
Connections Learning Center	2010	44	20,500	\$ 295,909	5.4%	\$ 234,111	\$ 530,020
D'Evelyn Jr-Sr High School	2000	1,035	154,003	\$ 2,404,664	6.2%	\$ 9,347,469	\$ 11,752,133
Dennison Elementary School	1958	629	43,420	\$ 2,990,819	25.3%	\$ 404,890	\$ 3,395,709
Free Horizon Montessori	1950	457	49,078	\$ 2,852,993	22.8%	\$ 187,837	\$ 3,040,830
Jefferson County Open School	1930	563	102,631	\$ 2,988,461	11.4%	\$ -	\$ 2,988,461
* Literacy Center		-	-	\$ -		\$ -	\$ -
Long View High School	1967	49	-	\$ 665,232	38.4%	\$ 31,500	\$ 696,732
Manning School	1958	675	72,675	\$ 3,643,145	19.3%	\$ 1,183,820	\$ 4,826,965
McLain Community High School	2000	392	79,112	\$ 1,725,792	8.7%	\$ 4,429,317	\$ 6,155,109
Miller Special Education	1963	101	51,184	\$ 3,653,865	27.0%	\$ 3,126,345	\$ 6,780,210
Sobesky Academy	1994	123	53,724	\$ 2,650,698	19.4%	\$ 286,668	\$ 2,937,366
Stein Cottages	1961	-	6,790	\$ 558,041	32.3%	\$ -	\$ 558,041
Warren Tech Central	1972	42	168,240	\$ 7,363,424	17.5%	\$ 6,476,964	\$ 13,840,388
Warren Tech North	1995	5	34,593	\$ 1,644,997	18.9%	\$ 124,172	\$ 1,769,169
Mount Evans Outdoor Lab School	1929	-	44,321	\$ 3,269,308	35.2%	\$ -	\$ 3,269,308
Windy Peak Outdoor Lab School	1857	-	31,409	\$ 1,796,391	21.3%	\$ 89,123	\$ 1,885,514
				\$ 43,058,076		\$ 27,869,986	\$ 70,928,062
Administration, Stadia, and Support Facilities							
Education Service Center	1985		124,219	\$ 4,805,545	18.3%	\$ -	\$ 4,805,545
581 Conference Place	1980		35,371	\$ 655,666	7.7%	\$ -	\$ 655,666
Landscape Services	1980		10,972	\$ 1,256,462	54.2%	\$ 114,968	\$ 1,371,430
Support Services Campus	1967		260,362	\$ 7,668,638	13.9%	\$ 97,791	\$ 7,766,429
Frank DeAngelis Center	1954		32,105	\$ 3,055,505	36.5%	\$ 101,211	\$ 3,156,716
Johnson Planetarium (Closed)	1962		3,098	\$ 10,848	1.7%	\$ -	\$ 10,848
Applewood Cottages	1958		8,534	\$ 696,615	70.8%	\$ -	\$ 696,615
Maple Grove Cottages	1964		6,816	\$ 396,986	23.0%	\$ -	\$ 396,986
Secrest Cottage	1964		3,310	\$ 189,612	49.7%	\$ -	\$ 189,612
Shop Facility for Zones 1 & 2	1980		4,250	\$ 447,233	49.8%	\$ -	\$ 447,233
North Area Transportation Center - Indiana	1975		5,870	\$ 616,697	43.1%	\$ -	\$ 616,697
North Area Transportation Center - Joyce	1980		97,803	\$ 4,402,450	44.9%	\$ -	\$ 4,402,450
South Area Transportation Center	1981		17,238	\$ 599,481	16.5%	\$ -	\$ 599,481
West Area Transportation Center	1980		14,779	\$ 709,219	22.7%	\$ -	\$ 709,219
Driving Training Center	1975		961	\$ 293,516	73.1%	\$ -	\$ 293,516
Jefferson County Stadium	1960		13,701	\$ 1,326,194	45.8%	\$ -	\$ 1,326,194
Lakewood Memorial Stadium	1983		1,721	\$ 808,520	145.4%	\$ -	\$ 808,520
North Area Athletic Complex	2000		10,391	\$ 2,723,551	124.1%	\$ 47,754	\$ 2,771,305
Trailblazer Stadium	1996		5,636	\$ 529,370	44.5%	\$ -	\$ 529,370
				\$ 31,192,110		\$ 361,724	\$ 32,140,433
TOTAL		74,540	12,028,528	\$ 549,916,109		\$ 235,323,219	

* 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

2019-20 Facilities Condition Assessment—Summary of Findings

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 spaces designed as 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 program.

2019-20 Facilities Condition Assessment—Summary of Findings

Utilization by Program

	2019/2020 Enrollment (Membership)	Utilization (Enrollment /Applied Capacity)
Elementary Schools	30,324	75%
K-8 Schools	3,574	93%
Middle Schools	12,706	80%
7-12 Schools	1,789	71%
High Schools	21,285	78%
Option / Districtwide	4,510	69%
Pre-K	352	88%
Total	74,540	77%

The table below indicates enrollment and capacity by articulation area. In addition, projected enrollment and the % change in historical enrollment have been included. Ralston Valley has the highest utilization at 91% followed by Golden and Lakewood at 85%. In terms of low utilization, Arvada is at 59%, Alameda is at 65%, Wheat Ridge is at 70%, Standley Lake is at 72%, Pomona is at 73%, Green Mountain is at 74%, Jefferson is at 76%, and Conifer is at 77%. Over the next five years, decreases in enrollment are projected in 14 articulation areas.

Applied Capacity by Articulation Area

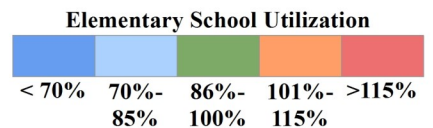
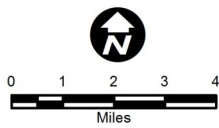
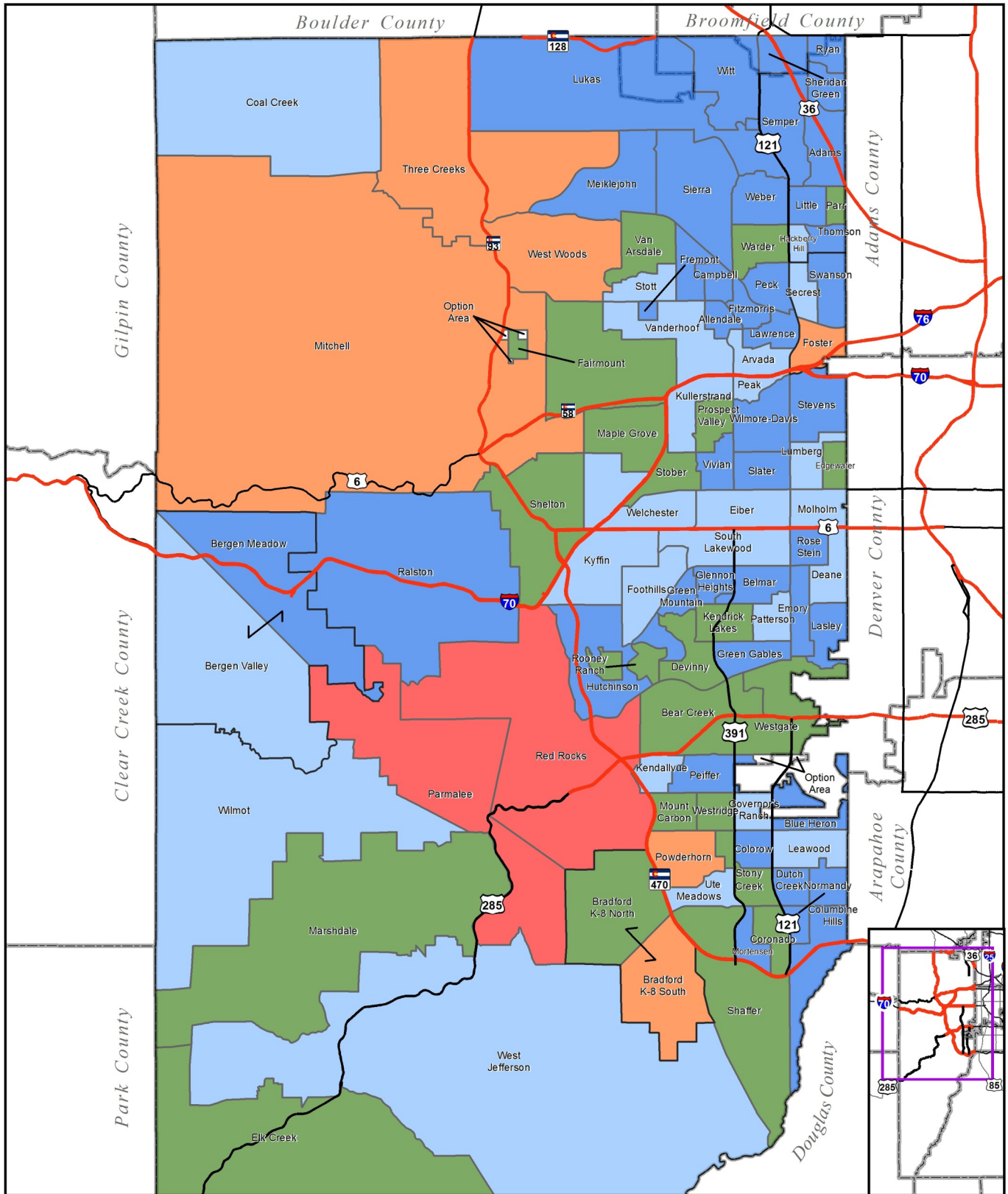
	2019/2020 Enrollment (Membership)	Utilization (Enrollment /Applied Capacity)	Avg. 2014-15 Free Reduced Lunch	2019-20 Free Reduced Lunch	2024/2025 Projected Enrollment	5 year Projected Enrollment Change
Alameda	3,123	65%	75%	81%	2,703	-13.4%
Arvada	4,460	59%	64%	66%	4,253	-4.6%
Arvada West	4,652	84%	27%	25%	4,580	-1.5%
Bear Creek	5,270	80%	38%	44%	5,243	-0.5%
Chatfield	6,283	81%	13%	15%	5,953	-5.3%
Columbine	4,310	81%	22%	24%	4,310	0.0%
Conifer	2,423	77%	13%	14%	2,377	-1.9%
Dakota Ridge	4,490	82%	17%	21%	4,322	-3.7%
Evergreen	3,060	81%	9%	7%	2,961	-3.2%
Golden	4,475	85%	26%	24%	4,575	2.2%
Green Mountain	3,930	74%	26%	27%	3,884	-1.2%
Jefferson	1,780	76%	88%	89%	1,402	-21.2%
Lakewood	4,326	85%	49%	50%	4,126	-4.6%
Pomona	3,218	73%	42%	46%	3,033	-5.7%
Ralston Valley	5,677	91%	10%	10%	6,302	11.0%
Standley Lake	4,500	72%	30%	34%	4,461	-0.9%
Wheat Ridge	4,053	70%	47%	48%	3,955	-2.4%

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.

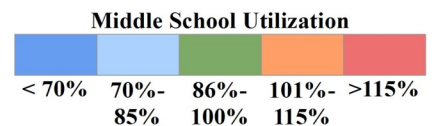
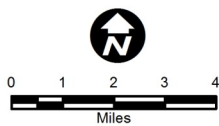
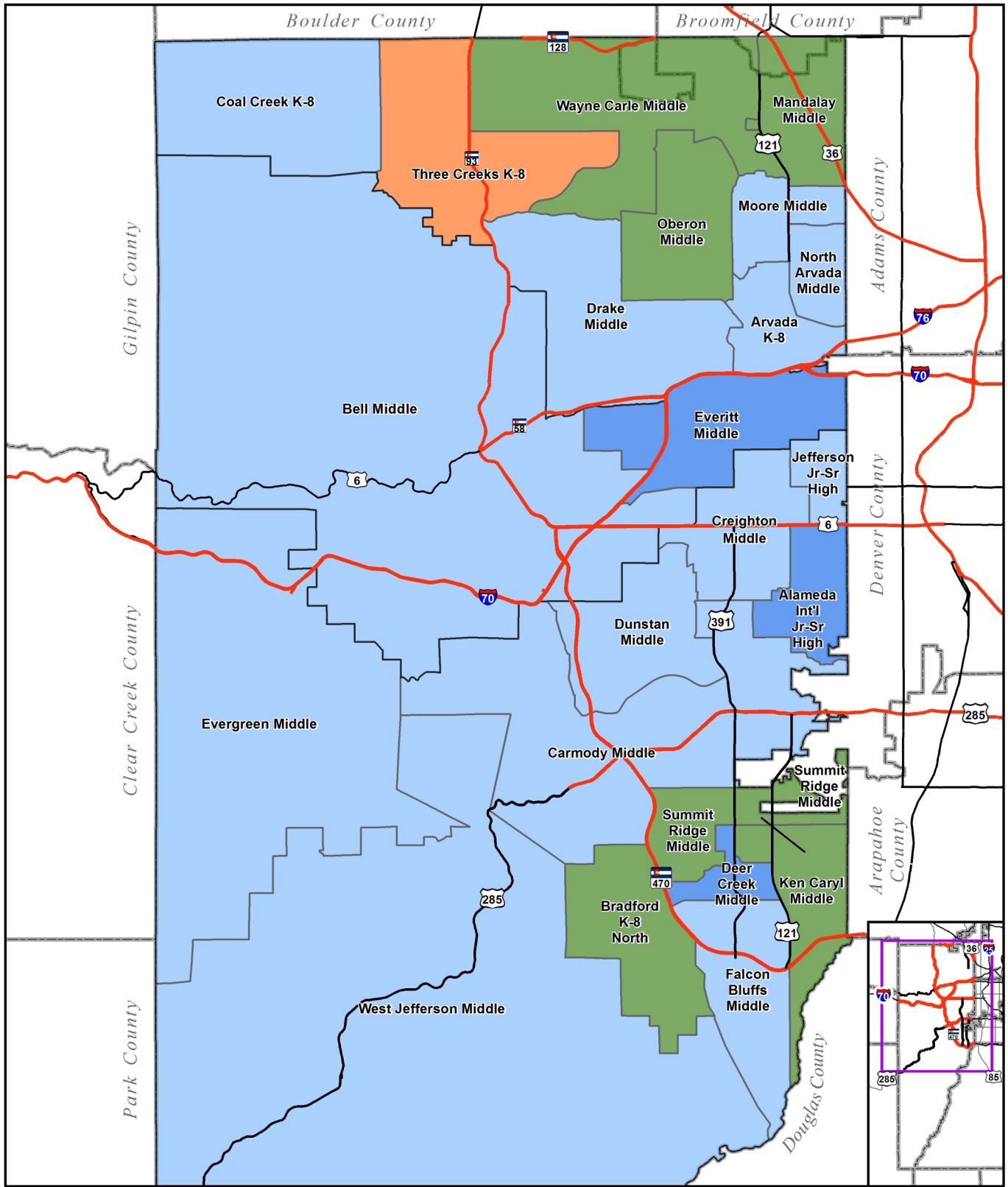
2019-2020 Facilities Condition Assessment—Summary of Findings

2019-2020 Elementary School Utilization by Attendance Boundary



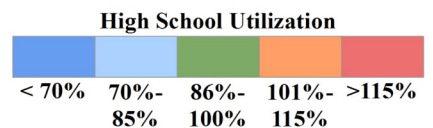
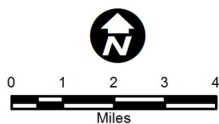
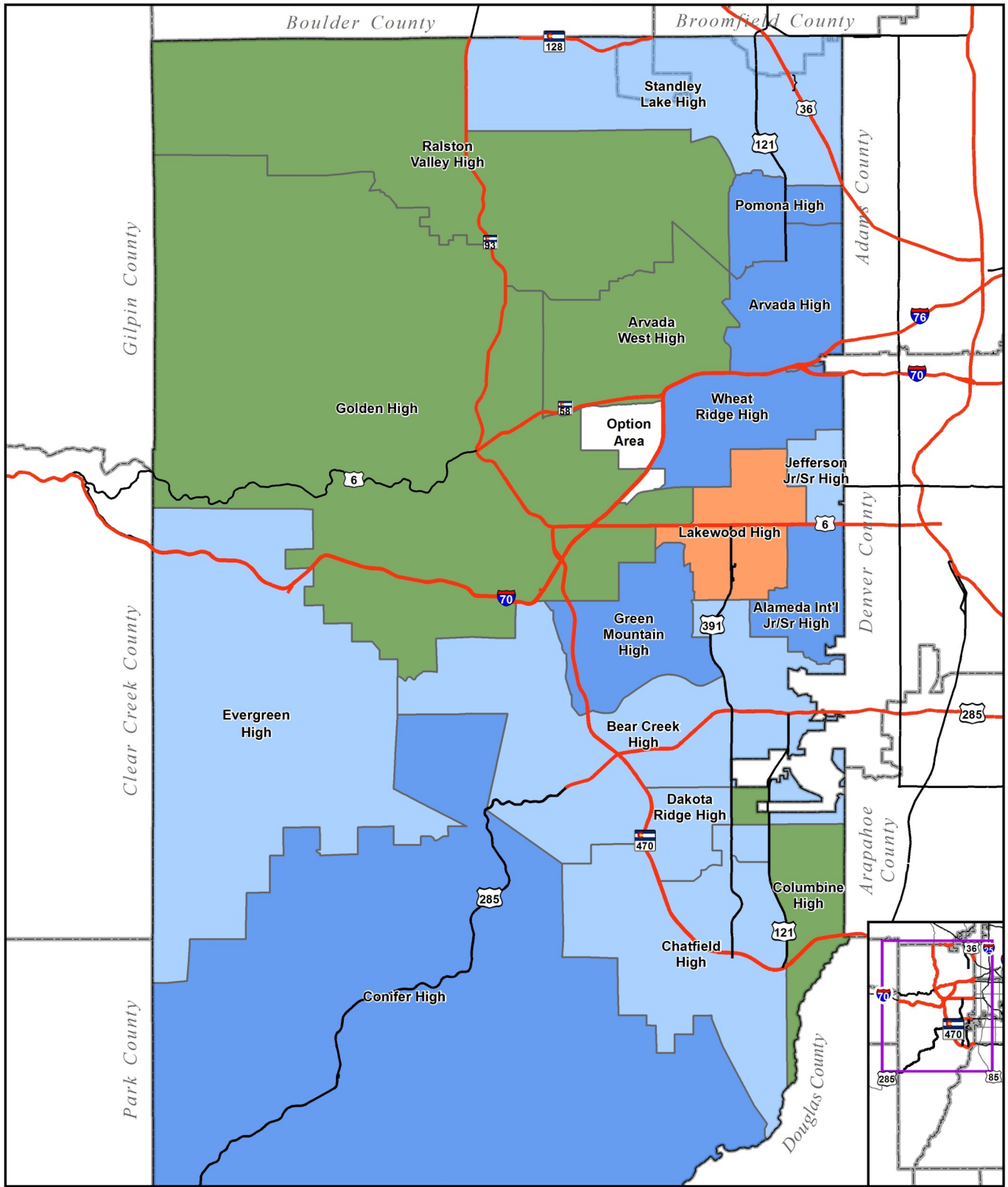
2019-2020 Facilities Condition Assessment—Summary of Findings

2019-2020 Middle School Utilization by Attendance Boundary



2019-20 Facilities Condition Assessment—Summary of Findings

2019-2020 High School Utilization by Attendance Boundary



Jeffco Public Schools
2019-20 Facilities Condition Assessment—Summary of Findings

Jeffco Capacity Summary

Applied Permanent

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I	Title I /Applied Capacity
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	43	1,224	100%	1,224		1,224
106	Carmody Middle School	Bear Creek	38	998	100%	998		998
107	Creighton Middle School	Lakewood	43	1,182	100%	1,182		1,182
108	Deer Creek Middle School	Chatfield	41	1,147	100%	1,147		1,147
109	Drake Middle School	Arvada West	40	1,128	100%	1,128		1,128
110	Dunstan Middle School	Green Mountain	41	1,121	100%	1,121		1,121
111	Evergreen Middle School	Evergreen	30	823	100%	823		823
112	Everitt Middle School	Wheat Ridge	33	895	100%	895	Title I	761
113	Falcon Bluffs Middle School	Chatfield	30	850	100%	850		850
114	Ken Caryl Middle School	Columbine	34	966	100%	966		966
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 Middle School	Ralston Valley	27	770	100%	770		770
120	Summit Ridge Middle School	Dakota Ridge	40	1,119	100%	1,119		1,119
121	Wayne Carle Middle School	Standley Lake	22	602	100%	602		602
122	West Jefferson Middle School	Conifer	27	751	100%	751		751
						15,907		15,773

Schools above 120% utilization highlighted in red.
 Schools between 95% and 119% utilization highlighted in orange.
 Schools below 65% utilization highlighted in blue.

Jeffco Public Schools

2019-20 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity			2019-2020 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2024-2025 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	81	2,006	768	38%		627	1	28	2,030
1	28	24	77	1,882	1,801	97%		1,724	5	140	1,977
-	-	-	88	2,114	1,514	72%		1,474	2	56	2,162
-	-	-	97	2,360	1,842	78%		1,634	-	-	2,360
2	56	48	80	1,967	1,745	91%		1,726	3	84	1,991
9	252	214	60	1,491	873	68%		863	-	-	1,277
-	-	-	79	1,936	1,447	75%		1,417	-	-	1,936
-	-	-	55	1,347	1,096	81%		1,079	1	28	1,371
-	-	-	58	1,425	1,372	96%		1,415	1	28	1,449
4	112	95	80	1,933	1,124	61%		1,132	-	-	1,838
-	-	-	78	1,898	2,046	108%		2,052	-	-	1,898
1	28	24	79	1,945	1,317	69%		1,109	2	56	1,969
-	-	-	76	1,865	1,843	99%		2,074	-	-	1,865
-	-	-	75	1,833	1,318	72%		1,216	-	-	1,833
-	-	-	69	1,703	1,179	69%		1,042	2	56	1,750
17	476	405	1,132	27,704	21,285		20,584				27,704
2	56	48	70	1,658	1,117	69%	82%	1,058	2	-	1,610
3	84	71	40	997	672	73%	85%	455	-	-	926
5	140	119	110	2,655	1,789		1,513				2,536
-	-	-	43	1,224	927	76%		990	3	84	1,308
1	28	28	39	1,026	784	79%		802	3	84	1,082
-	-	-	43	1,182	874	74%		826	1	28	1,210
-	-	-	41	1,147	752	66%		625	3	84	1,231
-	-	-	40	1,128	920	82%		943	-	-	1,128
-	-	-	41	1,121	941	84%		936	-	-	1,121
2	56	56	32	879	689	84%		641	-	-	823
-	-	-	33	895	601	67%	79%	539	-	-	895
-	-	-	30	850	663	78%		640	4	112	962
5	140	140	39	1,106	878	91%		864	1	28	994
-	-	-	24	658	575	87%		551	4	112	770
-	-	-	30	812	583	72%		503	-	-	812
4	112	112	35	973	602	70%		509	3	84	945
2	56	56	29	826	742	96%		701	1	28	798
-	-	-	40	1,119	1,019	91%		1,017	-	-	1,119
-	-	-	22	602	584	97%		632	-	-	602
-	-	-	27	751	572	76%		520	-	-	751
14	392	392	588	16,299	12,706		12,239				16,551

Jeffco Public Schools
2019-20 Facilities Condition Assessment—Summary of Findings

Jeffco Capacity Summary

Applied Permanent

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I	Title I /Applied Capacity
K-8 Schools								
104	Arvada K-8	Arvada	39	1,022	90%	920	Title I	782
012	Bear Creek K-8 School	Bear Creek	47	1,168	90%	1,051		1,051
017	Bradford K-8 South	Chatfield	23	543	90%	489		489
018	Bradford K-8 North	Chatfield	18	432	90%	389		389
020	Coal Creek Canyon K-8 School	Ralston Valley	9	224	90%	202		202
208	Three Creeks K-8	Ralston Valley	36	896	90%	806		806
						3,857		3,719

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 School of Integrated Arts	Lakewood	16	334	100%	334		334
014	Bergen Meadow Elementary School	Evergreen	20	567	100%	567		567
015	Bergen Valley Elementary School	Evergreen	14	336	100%	336		336
016	Blue Heron Elementary School	Dakota Ridge	24	584	100%	584		584
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
119	Emory Elementary School	Alameda	31	876	100%	876	Title I	745
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	Title I	311
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	Bear Creek	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
054	Meiklejohn Elementary School	Ralston Valley	32	807	100%	807		807

Schools above 120% utilization highlighted in red.
 Schools between 95% and 119% utilization highlighted in orange.
 Schools below 65% utilization highlighted in blue.

2019-20 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity			2019-2020 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2024-2025 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	39	920	652	71%	83%	626	6	156	1,060
-	-	-	47	1,051	1,007	96%		1,004	-	-	1,051
-	-	-	23	489	502	103%		528	-	-	489
-	-	-	18	389	352	91%		322	-	-	389
1	24	22	10	223	149	74%		150	1	26	225
-	-	-	36	806	912	113%		1,258	-	-	806
1	24	22	173	3,878	3,574			3,888			4,020

1	24	24	24	594	381	67%		411	-	-	570
-	-	-	14	324	168	52%	61%	160	-	-	324
2	48	48	18	382	232	69%		201	-	-	334
-	-	-	20	567	330	58%		297	2	48	615
-	-	-	14	336	280	83%		283	-	-	336
-	-	-	24	584	399	68%		363	-	-	584
-	-	-	16	364	225	62%		228	-	-	364
-	-	-	16	363	206	57%		175	4	96	459
-	-	-	19	486	321	66%		314	2	48	534
4	96	96	26	624	498	94%		515	-	-	528
4	96	96	27	648	414	75%	88%	298	-	-	552
6	144	144	27	648	475	94%		457	-	-	504
-	-	-	22	483	284	59%		275	4	96	579
9	216	216	27	639	376	89%	105%	324	1	24	447
5	120	120	22	504	314	82%	96%	293	2	48	432
-	-	-	19	438	389	89%		368	2	48	486
-	-	-	31	876	441	50%	59%	343	1	24	900
-	-	-	29	660	621	94%		602	-	-	660
-	-	-	20	435	211	49%	57%	200	1	24	459
3	72	72	19	438	293	80%	94%	267	2	48	414
6	144	144	24	564	453	108%	127%	465	-	-	420
-	-	-	15	336	197	59%		209	1	24	360
5	120	120	19	447	195	60%		157	-	-	327
4	96	96	26	574	356	74%		367	-	-	478
-	-	-	14	327	209	64%		225	-	-	327
-	-	-	15	351	228	65%		219	-	-	351
-	-	-	21	495	409	83%		404	-	-	495
2	48	48	24	549	260	52%		268	-	-	501
6	144	144	27	639	348	70%		331	-	-	495
4	96	96	23	501	393	97%		406	-	-	405
4	96	96	16	361	202	76%	90%	195	-	-	265
5	120	120	29	696	464	81%		430	1	24	600
3	72	72	29	678	412	68%	80%	318	-	-	606
2	48	48	23	559	287	56%	66%	285	-	-	511
-	-	-	18	448	363	81%		358	4	96	544
2	48	48	22	507	304	66%		313	-	-	459
-	-	-	22	519	324	62%		322	-	-	519
7	168	168	29	700	400	75%	88%	352	2	48	580
-	72	72	17	462	337	86%		384	-	-	390
-	-	-	15	348	314	90%		339	1	24	372
-	-	-	32	807	520	64%		560	1	24	831

Jeffco Public Schools
2019-20 Facilities Condition Assessment—Summary of Findings

Jeffco Capacity Summary

Applied Permanent

No.	Name	Articulation	Capacity		Applied		Title I /Applied	
			Rooms	Student Stations	Schedule Factor	Capacity	Title I	Capacity
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	Title I	265
062	Patterson International School	Alameda	20	480	100%	480		480
065	Peak Expeditionary School at Pennington	Wheat Ridge	12	279	100%	279	Title I	237
063	Peck Elementary School	Arvada	18	423	100%	423		423
064	Peiffer Elementary School	Bear Creek	20	428	100%	428		428
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
082	Rose Stein International Elementary School	Alameda	22	528	100%	528	Title I	449
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	29	698	100%	698		698
080	Slater Elementary School	Lakewood	18	414	100%	414	Title I	352
081	South Lakewood Elementary School	Lakewood	22	528	100%	528		528
123	Stevens Elementary School	Wheat Ridge	28	711	100%	711	Title I	604
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	Welchester Elementary School	Golden	19	420	100%	420	Title I	357
096	West Jefferson Elementary School	Conifer	15	330	100%	330		330
097	Westgate Elementary School	Bear Creek	23	525	100%	525	Title I	446
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	Title I	343
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 (Doral Academy)	Pomona	21	480	100%	480		-

40,662

38,928

Schools above 120% utilization highlighted in red.
 Schools between 95% and 119% utilization highlighted in orange.
 Schools below 65% utilization highlighted in blue.

2019-20 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms		Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity	Total Capacity Rooms	Total Applied Capacity	2019-2020 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2024-2025 Enroll	Capacity Rooms	Student Stations	Applied Capacity
3	72	72	27	639	570	101%		569	-	-	567
9	216	216	29	684	332	71%	83%	271	2	48	516
-	-	-	24	535	369	69%		384	3	72	607
-	-	-	20	471	443	94%		406	3	72	543
12	288	288	35	831	363	67%		406	-	-	543
5	120	120	15	360	313	130%		293	-	-	240
11	264	264	24	576	312	100%	118%	313	1	24	336
1	24	24	21	504	345	72%		311	-	-	480
3	72	72	15	351	197	71%	83%	205	-	-	279
-	-	-	18	423	241	57%		235	-	-	423
-	-	-	20	428	262	61%		269	1	24	452
9	216	216	31	735	541	104%		553	2	48	567
1	24	24	21	504	453	94%		513	-	-	480
-	-	-	20	462	275	60%		296	1	24	486
6	144	144	15	360	288	133%		288	-	-	216
2	48	48	25	573	525	100%		521	1	24	549
-	-	-	22	528	286	54%	64%	283	2	48	576
3	72	72	27	624	378	68%		385	1	24	576
-	-	-	19	435	306	70%	83%	332	-	-	435
-	-	-	24	555	325	59%		332	1	24	579
6	144	144	30	716	518	91%		488	-	-	572
-	-	-	23	516	476	92%		491	-	-	516
-	-	-	22	495	318	64%		323	-	-	495
-	-	-	29	698	476	68%		473	-	-	698
4	96	96	22	510	268	65%	76%	246	-	-	414
1	24	24	23	552	397	75%		351	-	-	528
-	-	-	28	711	343	48%	57%	287	5	120	831
4	96	96	16	372	250	91%		259	1	24	300
-	-	-	20	453	404	89%		411	1	24	477
-	-	-	16	382	306	80%		300	2	48	430
-	-	-	26	579	259	45%	53%	277	-	-	579
-	-	-	23	500	272	54%	64%	293	1	24	524
2	48	48	22	516	383	82%		406	2	48	516
3	72	72	24	576	451	89%		534	1	24	528
3	72	72	24	558	414	85%		414	-	-	486
4	96	96	18	387	140	48%	57%	175	1	24	315
-	-	-	18	431	378	88%		417	2	48	479
2	48	48	24	549	324	65%		378	2	48	549
-	-	-	19	420	323	77%	90%	319	1	24	444
2	48	48	17	378	275	83%		287	-	-	330
8	192	192	31	717	465	89%	104%	444	2	48	573
-	-	-	20	480	435	91%		391	-	-	480
5	120	120	29	696	584	101%		552	-	-	576
2	48	48	19	451	259	64%	76%	271	-	-	403
-	-	-	20	480	352	73%		368	1	24	504
-	-	-	19	452	297	66%		289	3	72	524
-	-	-	21	-	-	-	-	-	1	24	24
195	4,752	4,752	1,949	45,414	30,324			29,890			42,462

2019-20 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms		Total Applied Capacity		Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity					2019-2020 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2024-2025 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	6	120			92	77%		85	-	-	120
-	-	-	4	80			84	105%		84	-	-	80
-	-	-	4	80			68	85%		65	-	-	80
-	-	-	6	120			108	90%		92	1	20	140
-	-	-	23	451			352			326			495
-	-	-	18	498			395	79%		371	5	140	617
1	-	-	12	124			44	35%	42%	31	-	-	124
8	168	143	28	551			629	154%		630	-	-	408
-	-	-	49	1,246			1,035	83%		1,154	-	-	1,246
-	-	-	19	392			457	117%		453	2	56	439
1	24	20	36	467			563	126%		577	-	-	446
-	-	-	16	14			-			-	1	16	27
5	140	119	7	167			49	103%		31	-	-	48
5	140	119	23	558			675	154%		672	-	-	439
-	-	-	37	800			392	49%		408	2	56	847
5	60	51	30	315			101	38%		81	-	-	264
-	-	-	17	364			123	34%	40%	120	6	168	507
1	28	24	42	986			42			34	2	56	1,010
-	-	-	20	473			5			3	-	-	473
-	-	-	3	51			-			-	1	28	75
2	56	48	2	48			-			-	-	-	-
4	112	95	4	95			-			-	-	-	-
32	728	619	363	7,146			4,510			4,565			6,969
264	6,512	6,308	4,338	103,547			74,540			73,005			100,737

2019-20 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.

2019-20 Facilities Condition Assessment—Summary of Findings

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2019-20 Facilities Condition Assessment—Summary of Findings

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