

# 2014-2015 Facility Condition Assessment SUMMARY OF FINDINGS

**Prepared by: Jeffco Planning & Property**

## 2014-15 Facilities Condition Assessment

### **Acknowledgments**

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

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# Table of Contents

Acknowledgments..... 2  
Table of Contents ..... 3

*Section 1:*

**1** **Executive Summary ..... 4**  
    **Key Findings..... 5**

*Section 2:*

**2** **Facility Portfolio ..... 6**

*Section 3:*

**3** **Educational Adequacy ..... 8**

*Section 4:*

**4** **Building Condition Assessment ..... 11**

*Section 5:*

**5** **Life Cycle Renewal ..... 16**

*Section 6:*

**6** **Current Deficiencies and Life Cycle Forecast..... 17**

*Section 7:*

**7** **School/Facility Condition Summary ..... 20**

*Section 8:*

**8** **Capacity Summary ..... 25**

## 2014-15 Facilities Condition Assessment

# EXECUTIVE SUMMARY

Jeffco Schools owns and maintains 11.7 million square feet of permanent building area and 3,100 acres of land. This document is the 2014-15 update of the [Facilities Condition Assessment](#) and consists of a capacity analysis, an educational adequacy assessment, a building condition assessment, and a review of all site and building systems with a life cycle renewal forecast.

All of the collected data is housed in the **Facility Assessment and Condition Tracking System (FACTS)** assessment database maintained in the Jeffco Planning & Property Department. Facilities are assessed annually using principal surveys, meetings with Facility Management personnel and a physical assessment of approximately 1/3 of the facilities each year. Cost estimates and life cycle forecasts have been updated to 2014.

## OBJECTIVES

The broad objectives of the annual assessment are to:

- Assess educational adequacy for all instructional spaces districtwide.

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

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

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

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

## EDUCATIONAL ADEQUACY

Educational adequacy assessments compare all schools to ensure minimum guidelines are met. Of the eight educational adequacy categories, instructional support, technology, and security and supervision are the three highest cost categories. The total correctable educational adequacy deficiencies total \$121.9 million.

## CURRENT FACILITIES CONDITION AND NEEDED REPAIRS

The facilities conditions assessment evaluates each building's overall condition, including its site, roof, structural integrity, the exterior building envelope, the interior, and the mechanical, electrical, and plumbing systems. The district has \$329.1 million in current identified need, excluding the educational adequacy needs identified above, distributed across the 169 instructional and administrative campuses included in this assessment. (Charter Schools are not included in this report.)

### Summary 2011 - 2015

Category	2011-12	2012-13	2013-14	2014-15
Enrollment (No Charters)	78,997	78,253	78,070	78,065
Campuses	171	168	168	169
Area in SF (No Temps)	11,749,374	11,745,102	11,737,553	11,710,331
District FCI	24.7%	19.5%	19.6%	18.9%
Deficiency Value	\$ 563,818,767	\$ 466,566,951	\$ 468,555,853	\$ 451,155,102

## 2014-15 Facilities Condition Assessment

### KEY FINDINGS

- The Jeffco Public Schools facility portfolio includes approximately 11.7 million square feet of permanent space spread over 3,100 acres.
- There are 396 permanent buildings and 325 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between five and 158 years old. 32 percent of these buildings were built since 1987; 65 percent were constructed between 1947 and 1986, and less than 1 percent were constructed prior to 1947.
- 324,476 square feet of space is contained in 325 portable classroom buildings.
- Currently, cottage buildings comprise 0.3% and transportable buildings comprise 2.7 % of the district's total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$451 million. Of that total, \$329.1 million are related to the general condition of the site and buildings, while \$121.9 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- The identified costs are presented to include what are commonly referred to as “soft costs.” These are costs that must be added to construction dollars to include general contractor overhead and markup, adjustments to local labor and material markets, professional design fees, administrative testing, permitting and legal fees, as well as escalation and contingencies. Total costs, including the soft costs, are used for the purpose of planning and budgeting.
- In addition to identified current deficiencies, information is included regarding site and building systems. These systems each have a projected life expectancy, at which point they may no longer be serviceable. When this occurs, an investment is generally required to replace these systems. The assessment forecasts that over the next five years, \$343.2 million, stated in un-escalated dollars, will be required for life cycle renewal.
- The Facility Condition Index (FCI) is an industry recognized formula that provides a general indicator of a building's health. This index is calculated by dividing the total repair costs into the total replacement costs for a like facility. The districtwide FCI for Jeffco Public Schools is 18.9 percent, which is low when compared to other similar districts.
- Based on the weighted FCI at a campus and building level, there are eight campuses that are candidates for replacement due to the buildings current condition and age.

## 2014-15 Facilities Condition Assessment

### FACILITY PORTFOLIO

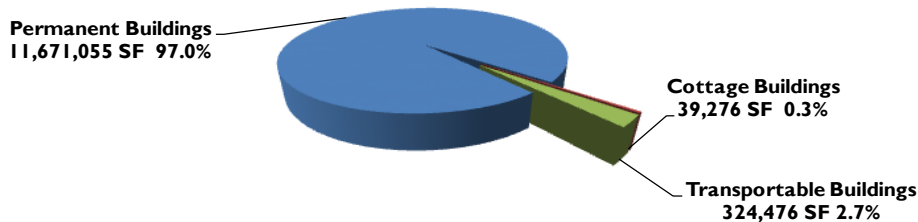
#### FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 11.7 million square feet of facilities on about 3,100 acres of real estate. The replacement value of the improvements is \$2.39 billion. These facilities support a 2014-15 enrollment of 78,065 students (excluding charter school enrollment). The inventory includes 17 high schools, 19 middle schools, three K-8 schools, 91 elementary schools, (includes two closed elementary schools), five Pre-K centers, and 14 other educational campuses with alternative grade configurations. Eleven administrative, four stadia, and five maintenance and transportation sites are also included in these figures. The following summary of facilities by campus type identifies the total count and area of permanent space versus temporary space. The district has 2.7 percent of its overall facility portfolio in temporary facilities. The following pie chart represents the magnitude of difference between the quantity of permanent building square footage and temporary building square footage.

#### District Facilities by Type

School/Facility Type	Campuses	Permanent Buildings		Cottage Buildings		Transportable Buildings	
		Count	Sq Ft	Count	Sq Ft	Count	Sq Ft
Pre-K Centers	5	3	34,122	6	20,614	0	-
Elementary Schools	91	139	4,262,162	-	-	224	218,860
K-8 Schools	3	4	263,091	-	-	1	1,008
Middle Schools	19	40	2,037,237	-	-	8	8,664
High Schools	17	43	3,692,597	-	-	14	15,869
Districtwide / Option	14	96	903,710	1	3,310	21	22,279
Stadia	4	27	31,458	-	-	2	1,920
Administrative	11	23	403,576	3	10,173	2	1,980
Maintenance and Transportation	5	9	43,102	-	-	6	6,074
Decommissioned	0	0	-	2	5,179	47	47,822
<b>Total</b>	<b>169</b>	<b>384</b>	<b>11,671,055</b>	<b>12</b>	<b>39,276</b>	<b>325</b>	<b>324,476</b>
					<b>0.3%</b>		<b>2.7%</b>

#### Permanent vs. Temporary Space



Note: Decommissioned Cottage Campuses included in Cottage column.

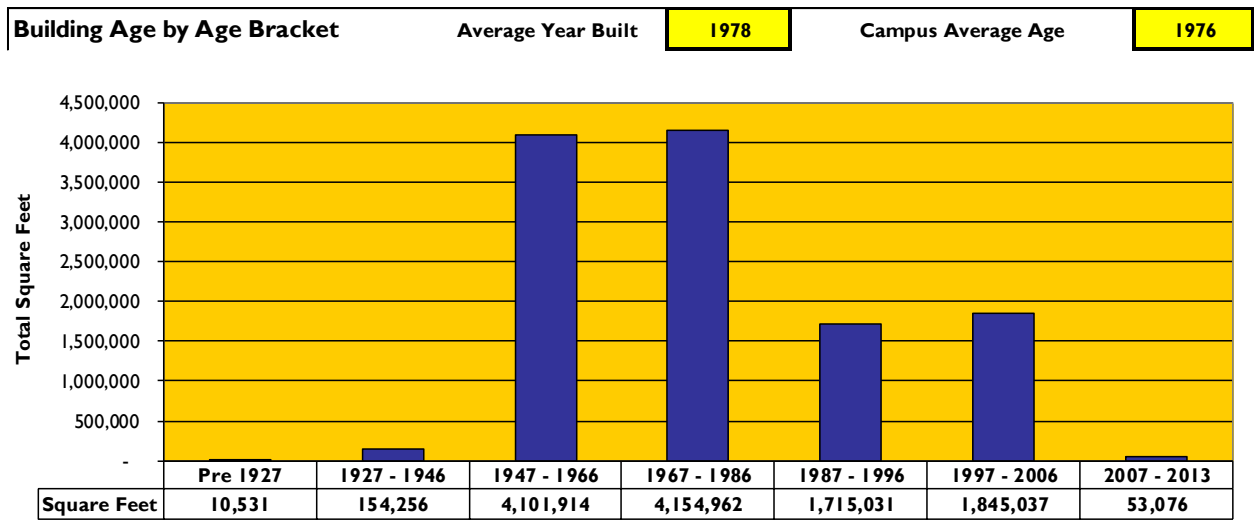
#### BUILDING AGE

Of the 11.7 million square feet of permanent building space, The majority of the district's portfolio was constructed between 1947 and 1986. Thirty-two percent of the district's portfolio has been built since 1987, 22 buildings built between 1927 and 1946, and 8 buildings prior to 1927 or less than one percent.

The buildings in this 50+ year range generally need both current deficiency correction as well as life cycle replacement of building systems, many of which have reached or will reach the end of their serviceable lives in the near future.

## 2014-15 Facilities Condition Assessment

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 a total of 11.2 million square feet of permanent educational building space housing 78,065 students (not including charter school enrollment). This averages out to 144 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
<b>Pre-K Centers</b>	Pre-K	5	563	54,736	<b>97</b>
<b>Elementary Schools</b>	ES	91	38,189	4,262,162	<b>112</b>
<b>K-8 Schools</b>	K-8	3	1,895	263,091	<b>139</b>
<b>Middle Schools</b>	MS	19	10,746	2,037,237	<b>190</b>
<b>High Schools</b>	HS	17	22,938	3,692,597	<b>161</b>
<b>Districtwide / Option</b>	Districtwide / Option	14	3,734	907,020	<b>243</b>
<b>Total</b>		<b>149</b>	<b>78,065</b>	<b>11,216,843</b>	<b>144</b>

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.

## 2014-15 Facilities Condition Assessment

# 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.



## 2014-15 Facilities Condition Assessment

The following chart compares the costs associated with the eight educational adequacy categories among the different school types. The total correctable educational adequacy costs are \$121.9 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?

Building System	Educational Adequacy							Total
	Pre-K	ES	K-8	MS	HS	DistWide / Opt	Other	
Capacity	\$ -	\$ 132,025	\$ -	\$ -	\$ 86,663	\$ -	\$ -	\$ 218,688
Support for Programs	\$ 9,406	\$ 5,411,110	\$ 369,730	\$ 1,748,951	\$ 827,224	\$ 237,242	\$ -	\$ 8,603,663
Technology	\$ 120,246	\$ 11,479,297	\$ 574,518	\$ 5,189,898	\$ 5,907,980	\$ 2,451,166	\$ -	\$ 25,723,107
Security and Supervision	\$ 140,957	\$ 13,997,305	\$ 678,429	\$ 5,317,564	\$ 6,902,993	\$ 2,427,305	\$ -	\$ 29,464,554
Instructional Support	\$ 27,091	\$ 24,388,264	\$ 559,911	\$ 7,808,567	\$ 11,234,732	\$ 3,653,425	\$ -	\$ 47,671,991
Physical Characteristics	\$ -	\$ 2,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,461
Learning Environment	\$ 12,112	\$ 3,044,648	\$ 60,837	\$ 1,147,336	\$ 1,294,513	\$ 239,515	\$ -	\$ 5,798,962
Relationship of Spaces	\$ 111,555	\$ 2,821,854	\$ 36,771	\$ 415,698	\$ 733,624	\$ 197,391	\$ -	\$ 4,316,893
Non Related	\$ -	\$ 8,354	\$ 41,772	\$ 50,127	\$ 8,354	\$ 8,354	\$ -	\$ 116,962
<b>Total</b>	<b>\$ 421,368</b>	<b>\$ 61,285,319</b>	<b>\$ 2,321,969</b>	<b>\$ 21,678,142</b>	<b>\$ 26,996,083</b>	<b>\$ 9,214,399</b>	<b>\$ -</b>	<b>\$ 121,917,280</b>

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is 27 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.

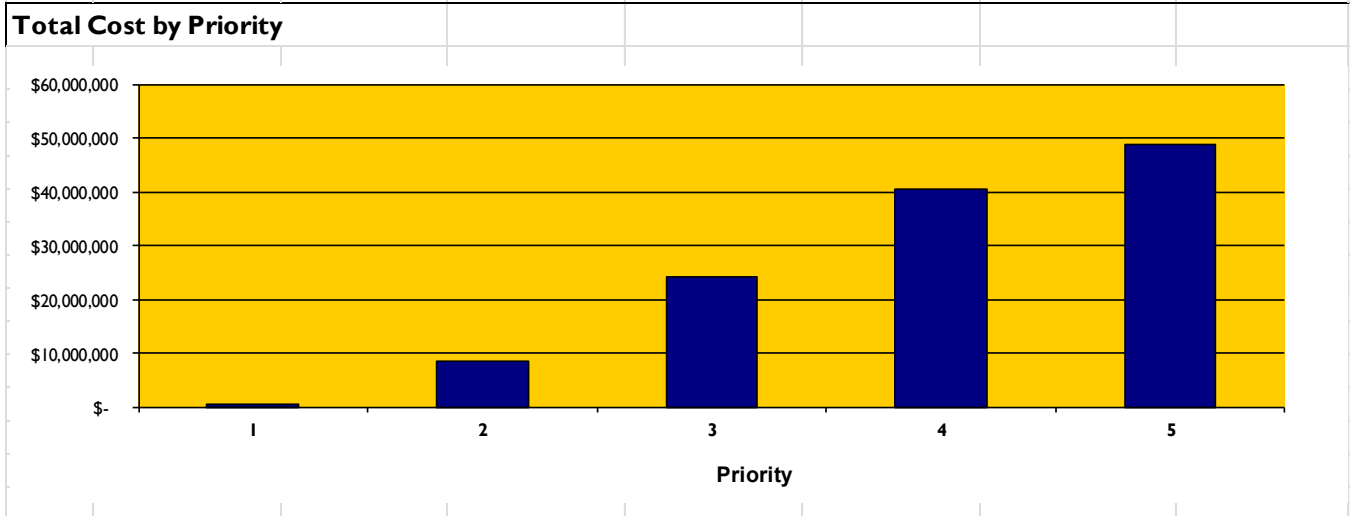
Educational adequacy continues to be determined by compliance with current Educational Specifications, Technical Guidelines and guidelines developed as a part of the 2009-2010 Districtwide Facility Master Plan.

### **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.

Jeffco Public Schools  
**2014-15 Facilities Condition Assessment**

<b>Districtwide Crosstab by Priority by Educational Adequacy Category</b>						
Building System	Facility Condition Assessment Priority					Total
	1	2	3	4	5	
<b>Capacity</b>	\$ -	\$ -	\$ -	\$ -	\$ 218,688	\$ 218,688
<b>Support for Programs</b>	\$ -	\$ 200,434	\$ 2,392,728	\$ 42,326	\$ 5,973,695	\$ 8,603,663
<b>Technology</b>	\$ -	\$ 55,134	\$ 5,691,877	\$ 10,868,231	\$ 9,395,909	\$ 25,723,107
<b>Security and Supervision</b>	\$ 485,645	\$ 5,859,754	\$ 15,738,938	\$ 1,358,392	\$ 6,045,529	\$ 29,464,554
<b>Instructional Support</b>	\$ -	\$ 2,213,932	\$ 2,644	\$ 25,543,277	\$ 19,912,137	\$ 47,671,991
<b>Physical Characteristics</b>	\$ 9,406	\$ -	\$ 7,859	\$ 31,253	\$ -	\$ 2,461
<b>Learning Environment</b>	\$ -	\$ 124,413	\$ 559,641	\$ 2,010,386	\$ 3,772,247	\$ 5,798,962
<b>Relationship of Spaces</b>	\$ -	\$ -	\$ -	\$ 794,403	\$ 3,522,491	\$ 4,316,893
<b>Total</b>	\$ 495,051	\$ 8,453,667	\$ 24,393,687	\$ 40,648,269	\$ 48,840,695	\$ 121,917,280



**CONCLUSION**

The educational adequacy assessment is a standards-based approach with a foundation in consistency and objectivity. The data collected is entered into the computer, and a computer match is executed to compare the school inventory to the districtwide standards. Whenever a deficiency is identified, a deficiency correction and corresponding cost estimate is prepared. Jeffco Public Schools currently has nearly \$121.9 million in identified educational adequacy deficiencies.

## 2014-15 Facilities Condition Assessment

# 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.

## 2014-15 Facilities Condition Assessment

### EXISTING SCHOOL IMPROVEMENT PRIORITY LEVELS

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

**PRIORITY 1: MISSION CRITICAL CONCERNS (CURRENT)**

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

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

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

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

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

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

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

**PRIORITY 5: ENHANCEMENTS**

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

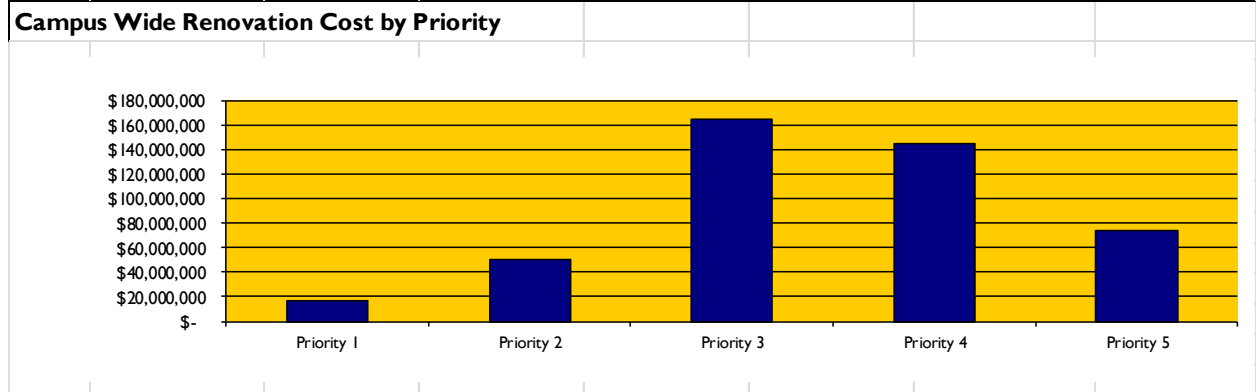
Building systems are divided into 12 industry-standard building systems, with multiple subsystems and sub-system types. The 12 systems include:

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



## 2014-15 Facilities Condition Assessment

Campuswide Renovation Cost by Priority							
Type	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total	
<b>Schools</b>							
Pre-K School	\$ 156,500	\$ 447,394	\$ 529,914	\$ 772,535	\$ 266,355	\$ 2,172,697	
Elementary Schools	\$ 8,689,355	\$ 24,810,735	\$ 79,384,694	\$ 75,754,976	\$ 35,068,932	\$ 223,708,692	
K-8 Schools	\$ 105,250	\$ 741,179	\$ 1,908,621	\$ 2,472,482	\$ 1,148,278	\$ 6,375,810	
Middle Schools	\$ 1,633,339	\$ 4,574,218	\$ 21,215,733	\$ 20,404,496	\$ 12,752,268	\$ 60,580,054	
High Schools	\$ 3,906,824	\$ 10,757,501	\$ 46,816,210	\$ 26,416,541	\$ 18,300,354	\$ 106,197,429	
Districtwide / Option	\$ 568,186	\$ 4,874,076	\$ 10,125,588	\$ 11,113,848	\$ 6,004,017	\$ 32,685,715	
<b>Total Schools</b>	<b>\$ 15,059,455</b>	<b>\$ 46,205,102</b>	<b>\$ 159,980,759</b>	<b>\$ 136,934,877</b>	<b>\$ 73,540,205</b>	<b>\$ 431,720,398</b>	
<b>Other District Facilities</b>							
Administrative Support	\$ 1,100,344	\$ 3,151,319	\$ 3,517,386	\$ 3,783,639	\$ 622,851	\$ 12,175,539	
Maintenance/Transportation	\$ 206,488	\$ 560,339	\$ 349,899	\$ 1,138,747	\$ 118,041	\$ 2,373,515	
Stadia	\$ 489,094	\$ 852,027	\$ 1,145,619	\$ 2,233,370	\$ 165,542	\$ 4,885,651	
Decommissioned	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Other Facilities</b>	<b>\$ 1,795,926</b>	<b>\$ 4,563,684</b>	<b>\$ 5,012,904</b>	<b>\$ 7,155,756</b>	<b>\$ 906,434</b>	<b>\$ 19,434,705</b>	
<b>Grand Total</b>	<b>\$ 16,855,380</b>	<b>\$ 50,768,787</b>	<b>\$ 164,993,663</b>	<b>\$ 144,090,634</b>	<b>\$ 74,446,639</b>	<b>\$ 451,155,102</b>	



### FACILITY CONDITION INDEX

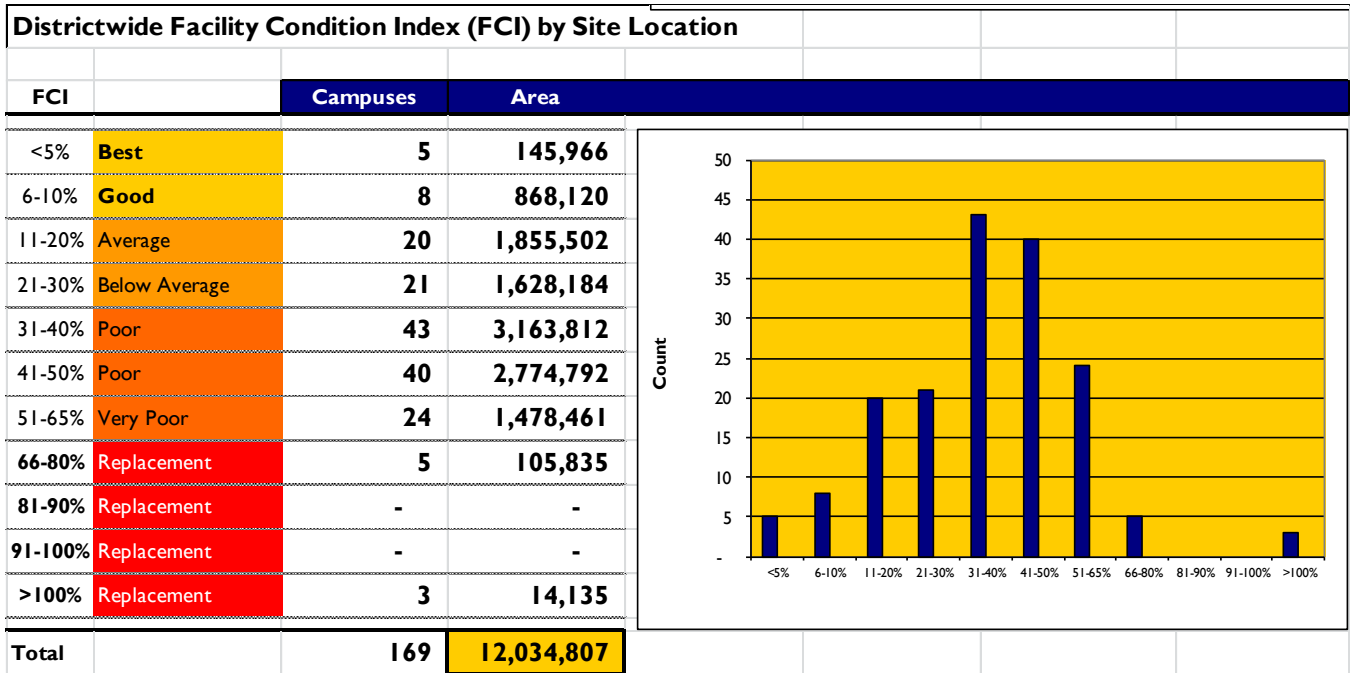
The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a facility portfolio. The index is derived by dividing the total repair cost, including educational adequacy and site-related repairs,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

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

At Jeffco Public Schools, the total current deficiencies district-wide equal \$451 million, while the overall estimated portfolio replacement value is estimated to be \$2.39 billion. As a result, the district-wide FCI is 18.9 percent and is considered to reflect district-wide facilities in below average condition for a large urban district.

## 2014-15 Facilities Condition Assessment

A campus-level FCI encompasses the real estate and the combination of all structures belonging to that campus. The next chart shows that 8 campuses fall in a range above 65 percent, indicating that these campuses may warrant total replacement. The following chart summarizes a weighted FCI.



### 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.

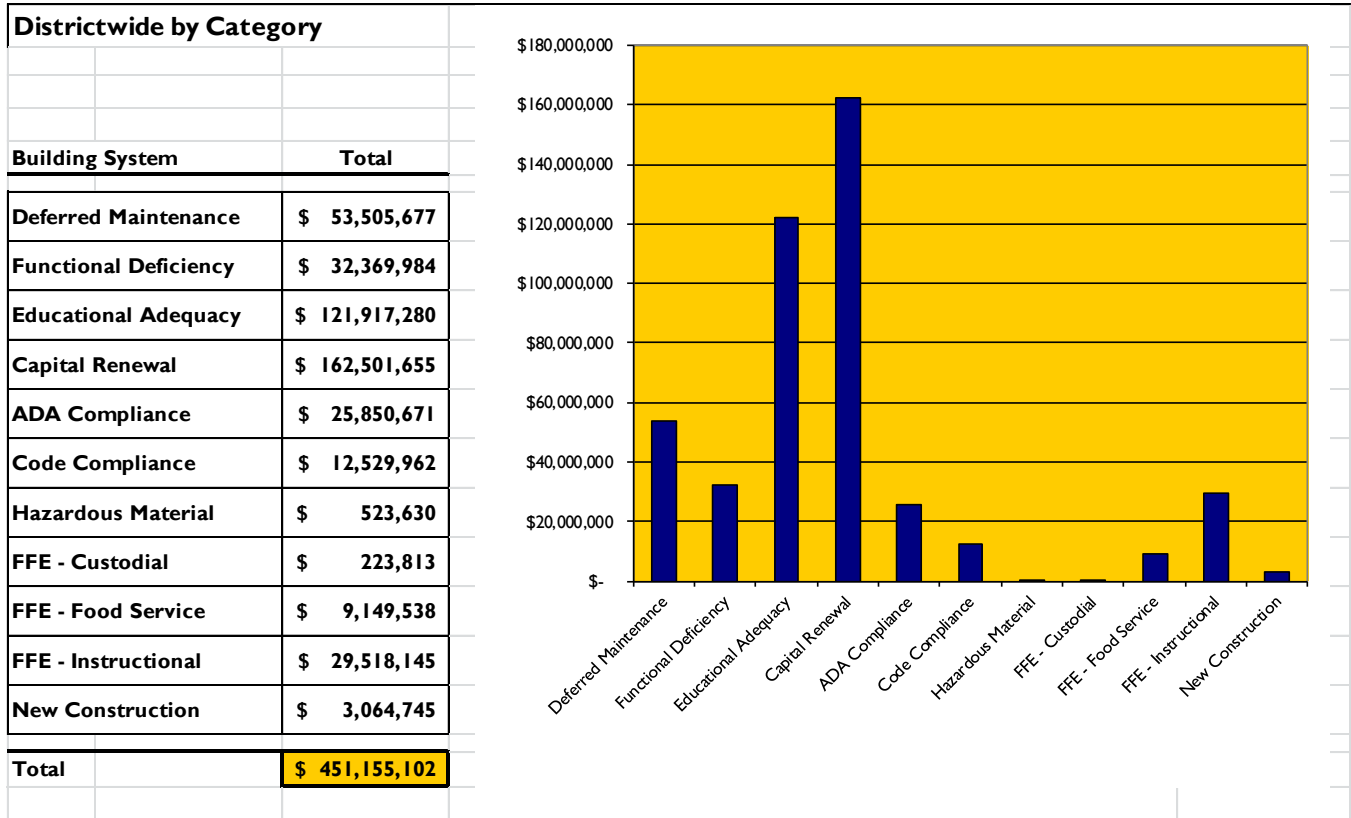
**HAZARDOUS MATERIALS** - Current deficiency related to hazardous material. In most cases, these materials are encapsulated; however, major renovations should address removal of these materials.

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

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

## 2014-15 Facilities Condition Assessment

The following chart describes the total cost by category of the Jeffco Public Schools’ facilities. The capital renewal category tops the list at \$162.5 million, most commonly as older systems have reached the end of their life. Not surprisingly, the next largest category concerning current deficiencies is educational adequacy at \$121.9 million.



## 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:

Life cycle data for Jeffco Public Schools was obtained from the concurrent Statewide Financial Assistance Priority

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

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

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



## 2014-15 Facilities Condition Assessment

The CDE data sets were formatted for Jeffco Public Schools into the 12 industry-standard building systems listed above to develop the districtwide five-year life cycle forecast. Currently District deficiencies total \$451 million, and another \$343.2 million in life cycle needs over the next five years. The charts on pages 18-19 summarize the 2015 current need, plus the projected life cycle renewal forecasted need for the assessment years 2016 to 2020. 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.

<b>Districtwide 5-Year Life Cycle Forecast</b>						
Building System	Life Cycle Forecast Year					Total
	1	2	3	4	5	
	2016	2017	2018	2019	2020	
Site	\$ 9,964,434	\$ 2,546,443	\$ 24,634,276	\$ 5,776,933	\$ 1,291,692	\$ 44,213,778
Roofing	\$ 4,522,909	\$ 5,895,800	\$ 1,847,833	\$ 550,441	\$ 3,892,501	\$ 16,709,484
Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	\$ 210,445	\$ 3,283,344	\$ 2,481,036	\$ 4,037,596	\$ 630,116	\$ 10,642,537
Interior	\$ 52,115,002	\$ 39,004,402	\$ 20,385,004	\$ 5,792,965	\$ 3,913,143	\$ 121,210,516
HVAC	\$ 28,569,150	\$ 28,695,575	\$ 15,405,313	\$ 14,106,680	\$ 7,168,572	\$ 93,945,290
Electrical	\$ 717,910	\$ 1,800,353	\$ 2,782,731	\$ 7,011,107	\$ 1,135,145	\$ 13,447,246
Plumbing	\$ 540,301	\$ 2,881,359	\$ 1,959,667	\$ 3,353,865	\$ 2,467,330	\$ 11,202,522
Fire and Safety	\$ 521,383	\$ 1,710,012	\$ 740,483	\$ 1,443,940	\$ 254,598	\$ 4,670,416
Technology	\$ 7,696,619	\$ 4,843,265	\$ 2,617,444	\$ 871,385	\$ 2,039,585	\$ 18,068,298
Stairs and Elevators	\$ -	\$ 641,985	\$ 86,786	\$ 170,045	\$ 10,730	\$ 909,546
Specialties	\$ 3,457,099	\$ 3,026,134	\$ 794,626	\$ 455,586	\$ 506,854	\$ 8,240,299
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 108,315,252</b>	<b>\$ 94,328,672</b>	<b>\$ 73,735,199</b>	<b>\$ 43,570,543</b>	<b>\$ 23,310,266</b>	<b>\$ 343,259,932</b>

## 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 2020 based upon the CDE model. The chart is organized by campus type, with the first column indicating the 2015 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 \$794.4 million in facility-related improvements. These figures exclude any expansion for classroom additions or new construction for additional enrollment growth or consolidation. The three-year, five-year, and total column totals are highlighted, as these are typical planning horizons for districts the size of Jeffco Public Schools.

Jeffco Public Schools  
**2014-15 Facilities Condition Assessment**

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

System	Current 2015	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Total
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**Pre-K**

Current Deficiencies	\$ 1,751,329	81%					\$ 1,751,329
Educational Adequacy Deficiencies	\$ 421,368	19%					\$ 421,368
Life Cycle Renewal Forecast		\$ 43,657	\$ 42,700	\$ 68,977	\$ -	\$ 28,640	\$ 183,974
<b>Total Cumulative</b>	\$ 2,172,697	\$ 2,216,354	\$ 2,259,054	\$ 2,328,031	\$ 2,328,031	\$ 2,356,671	\$ 2,356,671

**Elementary Schools**

Current Deficiencies	\$ 162,423,373	73%					\$ 162,423,373
Educational Adequacy Deficiencies	\$ 61,285,319	27%					\$ 61,285,319
Life Cycle Renewal Forecast		\$ 38,841,465	\$ 23,593,635	\$ 25,505,780	\$ 17,427,548	\$ 6,233,217	\$ 111,601,645
<b>Total Cumulative</b>	\$ 223,708,692	\$ 262,550,157	\$ 286,143,792	\$ 311,649,572	\$ 329,077,120	\$ 335,310,337	\$ 335,310,337

\*Includes Martensen ES & Zerger ES

**K-8**

Current Deficiencies	\$ 4,053,841	64%					\$ 4,053,841
Educational Adequacy Deficiencies	\$ 2,321,969	36%					\$ 2,321,969
Life Cycle Renewal Forecast		\$ 4,956,916	\$ -	\$ 836,707	\$ -	\$ 1,472,336	\$ 7,265,959
<b>Total Cumulative</b>	\$ 6,375,810	\$ 11,332,726	\$ 11,332,726	\$ 12,169,433	\$ 12,169,433	\$ 13,641,769	\$ 13,641,769

**Middle Schools**

Current Deficiencies	\$ 38,901,912	64%					\$ 38,901,912
Educational Adequacy Deficiencies	\$ 21,678,142	36%					\$ 21,678,142
Life Cycle Renewal Forecast		\$ 16,137,941	\$ 10,676,300	\$ 10,407,131	\$ 5,805,099	\$ 1,870,217	\$ 44,896,688
<b>Total Cumulative</b>	\$ 60,580,054	\$ 76,717,995	\$ 87,394,295	\$ 97,801,426	\$ 103,606,525	\$ 105,476,742	\$ 105,476,742

**High Schools**

Current Deficiencies	\$ 79,201,346	75%					\$ 79,201,346
Educational Adequacy Deficiencies	\$ 26,996,083	25%					\$ 26,996,083
Life Cycle Renewal Forecast		\$ 41,663,633	\$ 52,907,190	\$ 34,830,904	\$ 20,329,046	\$ 4,622,921	\$ 154,353,694
<b>Total Cumulative</b>	\$ 106,197,429	\$ 147,861,062	\$ 200,768,252	\$ 235,599,156	\$ 255,928,202	\$ 260,551,123	\$ 260,551,123

Jeffco Public Schools  
**2014-15 Facilities Condition Assessment**

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

System	Current 2015	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Total
<b>Districtwide / Option</b>							
Current Deficiencies	\$ 23,471,316	72%					\$ 23,471,316
Educational Adequacy Deficiencies	\$ 9,214,399	28%					\$ 9,214,399
Life Cycle Renewal Forecast		\$ 6,602,164	\$ 7,089,061	\$ 2,085,700	\$ -	\$ 8,870,176	\$ 24,647,101
<b>Total Cumulative</b>	\$ 32,685,715	\$ 39,287,879	\$ 46,376,940	\$ 48,462,640	\$ 48,462,640	\$ 57,332,816	\$ 57,332,816
<b>Stadia</b>							
Current Deficiencies	\$ 4,885,651	100%					\$ 4,885,651
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ 63,854	\$ 4,426	\$ -	\$ 8,850	\$ -	\$ 77,130
<b>Total Cumulative</b>	\$ 4,885,651	\$ 4,949,505	\$ 4,953,931	\$ 4,953,931	\$ 4,962,781	\$ 4,962,781	\$ 4,962,781
<b>Maintenance - Transportation</b>							
Current Deficiencies	\$ 2,373,515	100%					\$ 2,373,515
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ 5,622	\$ -	\$ -	\$ -	\$ -	\$ 5,622
<b>Total Cumulative</b>	\$ 2,373,515	\$ 2,379,137	\$ 2,379,137	\$ 2,379,137	\$ 2,379,137	\$ 2,379,137	\$ 2,379,137
<b>Decommissioned</b>							
Current Deficiencies	\$ -						\$ -
Educational Adequacy Deficiencies	\$ -						\$ -
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Construction	\$ -						\$ -
<b>Total Cumulative</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Administrative Support</b>							
Current Deficiencies	\$ 12,175,539	100%					\$ 12,175,539
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ -	\$ 15,360	\$ -	\$ -	\$ 212,759	\$ 228,119
<b>Total Cumulative</b>	\$ 12,175,539	\$ 12,175,539	\$ 12,190,899	\$ 12,190,899	\$ 12,190,899	\$ 12,403,658	\$ 12,403,658
<b>Total Need</b>	\$ 451,155,102	\$ 108,315,252	\$ 94,328,672	\$ 73,735,199	\$ 43,570,543	\$ 23,310,266	\$ 794,415,034
Cumulative	\$ 451,155,102	\$ 559,470,354	\$ 653,799,026	\$ 727,534,225	\$ 771,104,768	\$ 794,415,034	

Life Cycle Figures are Unescalated

Jeffco Public Schools  
2014-15 Facilities Condition Assessment

# SCHOOL / FACILITY CONDITION SUMMARY

The following charts provide a summary by articulation area for each school or facility with the age, 2014-15 enrollment, square feet area, identified total deficiencies, and Facility Condition Index. Then the five-year life cycle renewal projection is added for a total deficiency cost by school.

## Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2014-2015		Permanent Square Feet	Facility Condition		5-Year Life Cycle		Total Cost w/Life Cycle
		Enroll			Cost	FCI	Forecast		
<b>Alameda</b>									
Deane Elementary School	1954	479		46,118	\$ 2,037,568	21.1%	\$ 1,114,606	\$ 3,152,174	
Lasley Elementary School	1961	511		66,926	\$ 2,306,605	16.7%	\$ 3,142,090	\$ 5,448,695	
Kendrick Lakes Elementary School	1970	442		40,078	\$ 5,262,510	62.4%	\$ 81,019	\$ 5,343,529	
Patterson Elementary School	1964	379		48,895	\$ 3,938,329	39.4%	\$ 367,427	\$ 4,305,756	
Patterson Preschool	1965	144		13,820	\$ 1,229,981	43.9%	\$ 43,657	\$ 1,273,638	
Stein Elementary School	1954	737		47,094	\$ 4,303,086	41.7%	\$ 1,089,776	\$ 5,392,862	
Stein Preschool	1961	79		6,794	\$ 485,988	35.3%	\$ 42,700	\$ 528,688	
O'Connell Middle School	1994	451		107,786	\$ 2,125,388	9.5%	\$ 329,373	\$ 2,454,761	
Alameda High School	1961	833		231,176	\$ 9,005,069	19.6%	\$ 9,789,258	\$ 18,794,327	
					\$ 30,694,526		\$ 15,999,906	\$ 46,694,432	
<b>Arvada</b>									
Fitzmorris Elementary School	1960	357		51,259	\$ 1,763,144	17.0%	\$ 277,536	\$ 2,040,680	
Foster Elementary School	1953	527		42,486	\$ 3,508,565	38.5%	\$ 1,144,702	\$ 4,653,267	
Hackberry Hill Elementary School	1966	503		52,414	\$ 1,113,215	10.5%	\$ 1,075,447	\$ 2,188,662	
Lawrence Elementary School	1996	364		47,139	\$ 1,194,727	12.2%	\$ 1,968,835	\$ 3,163,562	
Peck Elementary School	1966	320		42,836	\$ 2,180,899	24.9%	\$ 1,585,956	\$ 3,766,855	
Secrest Elementary School	1955	386		46,373	\$ 3,026,804	30.1%	\$ 2,180,417	\$ 5,207,221	
Swanson Elementary School	1964	400		54,462	\$ 3,161,012	28.0%	\$ 1,084,835	\$ 4,245,847	
Thomson Elementary School	1973	424		48,833	\$ 3,211,335	32.5%	\$ 1,091,855	\$ 4,303,190	
Arvada K-8	1952	650		115,363	\$ 4,219,533	17.7%	\$ 5,970,866	\$ 10,190,399	
North Arvada Middle School	1962	419		113,554	\$ 4,613,722	19.4%	\$ 222,756	\$ 4,836,478	
Arvada High School	1971	896		236,196	\$ 11,089,122	23.6%	\$ 18,089,051	\$ 29,178,173	
					\$ 39,082,077		\$ 34,692,256	\$ 73,774,333	
<b>Arvada West</b>									
Allendale Elementary School	1964	224		40,306	\$ 1,501,164	18.2%	\$ 1,355,292	\$ 2,856,456	
Campbell Elementary School	1964	326		43,487	\$ 2,835,489	31.9%	\$ 1,296,850	\$ 4,132,339	
Fairmont Elementary School	1962	666		65,146	\$ 2,426,206	18.4%	\$ 1,441,167	\$ 3,867,373	
Fremont Elementary School	1953	351		45,915	\$ 1,865,034	19.4%	\$ 1,464,913	\$ 3,329,947	
Stott Elementary School	1972	359		45,529	\$ 2,351,280	25.5%	\$ 765,542	\$ 3,116,822	
Vanderhoof Elementary School	1969	470		44,082	\$ 3,065,331	33.4%	\$ 605,250	\$ 3,670,581	
Drake Middle School	1962	655		98,656	\$ 3,492,364	17.1%	\$ 1,314,469	\$ 4,806,833	
Arvada West High School	2003	1,739		237,052	\$ 2,066,393	4.4%	\$ 4,828,239	\$ 6,894,632	
					\$ 19,603,261		\$ 13,071,722	\$ 32,674,983	
<b>Bear Creek</b>									
Green Gables Elementary School	1969	299		36,920	\$ 3,025,060	39.5%	\$ 382,718	\$ 3,407,778	
Kendallvue Elementary School	1982	505		45,418	\$ 2,756,116	28.5%	\$ 45,727	\$ 2,801,843	
Peiffer Elementary School	1973	427		44,035	\$ 3,523,843	37.5%	\$ 621,710	\$ 4,145,553	
Red Rocks Elementary School	1955	311		29,177	\$ 3,347,479	52.3%	\$ 813,229	\$ 4,160,708	
Westgate Elementary School	1972	637		51,212	\$ 2,950,736	26.4%	\$ 1,149,458	\$ 4,100,194	
Bear Creek K-8	2008	1,097		122,367	\$ 637,694	2.5%	\$ 360,444	\$ 998,138	
Carmody Middle School	1965	589		99,694	\$ 2,901,193	14.0%	\$ 4,594,028	\$ 7,495,221	
Bear Creek High School	2008	1,675		255,986	\$ 1,624,084	3.2%	\$ 2,099,558	\$ 3,723,642	
					\$ 20,766,205		\$ 10,066,872	\$ 30,833,077	

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools  
**2014-15 Facilities Condition Assessment**

**Jeffco Assessment Summary by Articulation Area**

Campus Name	Age	2014-2015 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
<b>Chatfield</b>							
Bradford Intermediate Elementary School	1994	330	46,070	\$ 1,179,054	12.6%	\$ 61,776	\$ 1,240,830
Bradford Primary	1990	453	48,682	\$ 1,431,941	14.5%	\$ 78,393	\$ 1,510,334
Coronado Elementary School	1987	628	46,544	\$ 2,998,183	30.7%	\$ 2,989,469	\$ 5,987,652
Mortensen Elementary School	1994	478	52,158	\$ 1,650,450	15.6%	\$ 16,998	\$ 1,667,448
Shaffer Elementary School	1998	543	53,368	\$ 2,055,289	18.2%	\$ 2,581,847	\$ 4,637,136
Stony Creek Elementary School	1983	501	45,230	\$ 3,484,885	35.0%	\$ 61,112	\$ 3,545,997
Ute Meadows Elementary School	1987	455	46,466	\$ 2,233,769	23.3%	\$ 2,048,419	\$ 4,282,188
Deer Creek Middle School	1980	631	120,366	\$ 4,686,044	18.9%	\$ 427,123	\$ 5,113,167
Falcon Bluffs Middle School	2003	612	113,571	\$ 1,359,401	5.8%	\$ 4,283,977	\$ 5,643,378
Chatfield High School	1986	1,868	275,727	\$ 7,109,696	13.0%	\$ 13,290,247	\$ 20,399,943
				\$ 28,188,712		\$ 25,839,361	\$ 54,028,073
<b>Columbine</b>							
Columbine Hills Elementary School	1964	423	47,268	\$ 1,885,958	19.7%	\$ 1,810,695	\$ 3,696,653
Dutch Creek Elementary School	1973	316	49,780	\$ 2,834,672	28.1%	\$ 1,734,508	\$ 4,569,180
Governor's Ranch Elementary School	1987	427	46,908	\$ 2,392,344	24.3%	\$ 2,424,182	\$ 4,816,526
Leewood Elementary School	1972	418	48,383	\$ 2,120,198	21.6%	\$ 915,929	\$ 3,036,127
Normandy Elementary School	1970	585	55,702	\$ 3,584,534	29.3%	\$ 1,520,979	\$ 5,105,513
Ken Caryl Middle School	1970	652	88,021	\$ 2,987,299	16.0%	\$ 2,629,849	\$ 5,617,148
Columbine High School	1973	1,694	238,149	\$ 8,594,703	18.1%	\$ 12,214,435	\$ 20,809,138
				\$ 24,399,709		\$ 23,250,577	\$ 47,650,286
<b>Conifer</b>							
Elk Creek Elementary School	1989	292	51,002	\$ 2,436,308	23.6%	\$ 3,313,887	\$ 5,750,195
Marshdale Elementary School	1980	301	44,121	\$ 4,036,489	44.4%	\$ 93,036	\$ 4,129,525
West Jefferson Elementary School	2001	359	48,100	\$ 833,186	8.5%	\$ 1,686,360	\$ 2,519,546
West Jefferson Middle School	1974	561	104,165	\$ 6,355,823	29.3%	\$ 5,132,245	\$ 11,488,068
Conifer High School	1996	815	166,224	\$ 4,835,209	14.2%	\$ 10,767,565	\$ 15,602,774
Conifer Wastewater Treatment Plant	1988		4,960	\$ 195,417	20.2%	\$ -	\$ 195,417
Conifer Water Plant and Reservoir	1988		1,491	\$ 145,223	49.9%	\$ 14,259	\$ 159,482
Conifer HS Lobo Pump House			-	\$ -		\$ -	\$ -
Gallery Well and Pumphouse	1996		100	\$ 31,659	162.1%	\$ 1,101	\$ 32,760
				\$ 18,869,314		\$ 21,008,453	\$ 39,877,767
<b>Dakota Ridge</b>							
Blue Heron Elementary School	2002	526	55,083	\$ 1,301,173	11.7%	\$ 1,727,820	\$ 3,028,993
Colorow Elementary School	1977	235	44,227	\$ 4,214,895	47.0%	\$ 249,180	\$ 4,464,075
Mount Carbon Elementary School	1996	467	51,931	\$ 1,301,982	12.4%	\$ 2,592,182	\$ 3,894,164
Powderhorn Elementary School	1994	649	52,135	\$ 2,001,768	17.5%	\$ 210,372	\$ 2,212,140
Westridge Elementary School	1987	514	47,105	\$ 3,425,196	34.2%	\$ 3,094,803	\$ 6,519,999
Summit Ridge Middle School	1994	793	122,573	\$ 2,125,674	8.4%	\$ 558,523	\$ 2,684,197
Dakota Ridge High School	1996	1,534	236,407	\$ 4,512,644	9.6%	\$ 12,477,081	\$ 16,989,725
				\$ 18,883,332		\$ 20,909,961	\$ 39,793,293

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools  
2014-15 Facilities Condition Assessment

**Jeffco Assessment Summary by Articulation Area**

Campus Name	Age	2014-2015 Enroll	Permanent Square Feet	Facility Condition Cost	FCI	5-Year Life Cycle Forecast	Total Cost w/Life Cycle
<b>Evergreen</b>							
Bergen Meadow Elementary School	1970	349	50,555	\$ 2,281,599	22.3%	\$ 1,959,042	\$ 4,240,641
Bergen Valley Elementary School	1997	287	42,281	\$ 745,226	8.7%	\$ 1,998,679	\$ 2,743,905
Parmalee Elementary School	1963	258	29,376	\$ 1,960,030	30.9%	\$ 543,370	\$ 2,503,400
Wilmot Elementary School	1877	393	52,330	\$ 2,511,456	22.8%	\$ 132,758	\$ 2,644,214
Evergreen Middle School	1969	716	111,715	\$ 2,001,057	8.6%	\$ 1,348,945	\$ 3,350,002
Evergreen High School	1954	1,014	209,129	\$ 5,389,276	12.9%	\$ 5,729,026	\$ 11,118,302
				\$ 14,888,644		\$ 11,711,820	\$ 26,600,464
<b>Golden</b>							
John and Karen Litz Preschool	2007	79	9,674	\$ 100,074	5.1%	\$ 28,496	\$ 128,570
Kyffin Elementary School	1972	557	49,472	\$ 4,314,893	41.4%	\$ 859,664	\$ 5,174,557
Mitchell Elementary School	1997	527	52,697	\$ 1,503,807	13.9%	\$ 2,337,042	\$ 3,840,849
Pleasant View Elementary School	1950	298	49,079	\$ 2,520,642	25.3%	\$ 1,448,971	\$ 3,969,613
Ralston Elementary School	1955	392	51,303	\$ 1,965,297	18.9%	\$ 852,960	\$ 2,818,257
Shelton Elementary School	1998	434	53,530	\$ 2,377,891	21.9%	\$ 1,971,177	\$ 4,349,068
Welchster Elementary School	1961	281	42,093	\$ 1,751,162	20.5%	\$ 1,444,482	\$ 3,195,644
Bell Middle School	1964	622	125,740	\$ 4,423,764	16.9%	\$ 5,152,792	\$ 9,576,556
Golden High School	2008	1,302	187,259	\$ 1,358,542	3.6%	\$ 567,096	\$ 1,925,638
				\$ 20,316,072		\$ 14,662,680	\$ 34,978,752
<b>Green Mountain</b>							
Florence Irwin Preschool	2009	120	10,705	\$ 81,154	3.7%	\$ 28,640	\$ 109,794
Devinny Elementary School	1964	545	52,617	\$ 2,134,447	19.0%	\$ 1,681,644	\$ 3,816,091
Foothills Elementary School	1970	347	40,000	\$ 2,019,793	24.0%	\$ 1,312,291	\$ 3,332,084
Green Mountain Elementary School	1962	374	40,336	\$ 2,677,657	31.7%	\$ 361,958	\$ 3,039,615
Hutchinson Elementary School	1973	418	44,400	\$ 2,237,395	24.4%	\$ 725,729	\$ 2,963,124
Rooney Ranch Elementary School	1994	539	53,635	\$ 1,541,383	14.2%	\$ 181,254	\$ 1,722,637
Dunstan Middle School	2006	616	125,644	\$ 945,053	3.6%	\$ 447,431	\$ 1,392,484
Green Mountain High School	1973	1,116	199,223	\$ 9,885,925	24.8%	\$ 8,577,137	\$ 18,463,062
				\$ 21,522,805		\$ 13,316,084	\$ 34,838,889
<b>Jefferson</b>							
Edgewater Elementary School	1949	515	45,207	\$ 2,300,041	23.3%	\$ 1,580,670	\$ 3,880,711
Lumberg Elementary School	1955	552	49,380	\$ 3,699,209	34.6%	\$ 2,735,698	\$ 6,434,907
Martensen Elementary School	1954	-	32,107	\$ 2,902,534	43.5%	\$ 642,728	\$ 3,545,262
Molholm Elementary School	1954	553	46,525	\$ 3,534,128	35.1%	\$ 1,274,631	\$ 4,808,759
Jefferson High School	1959	486	123,773	\$ 4,558,901	18.3%	\$ 3,022,160	\$ 7,581,061
*Martensen ES deficiencies carried until property disposal				\$ 16,994,815		\$ 9,255,887	\$ 26,250,702
<b>Lakewood</b>							
Belmar Elementary School	1961	324	40,829	\$ 2,115,206	24.8%	\$ 1,506,387	\$ 3,621,593
Glennon Heights Elementary School	1957	227	34,699	\$ 2,786,739	37.3%	\$ 1,248,656	\$ 4,035,395
Eiber Elementary School	1955	451	52,018	\$ 2,678,379	24.4%	\$ 1,788,791	\$ 4,467,170
Slater Elementary School	1953	320	46,085	\$ 2,262,492	23.4%	\$ 745,529	\$ 3,008,021
South Lakewood Elementary School	1995	532	51,797	\$ 1,822,471	17.2%	\$ 2,081,767	\$ 3,904,238
Creighton Middle School	1962	678	120,847	\$ 1,344,877	5.4%	\$ 3,379,453	\$ 4,724,330
Lakewood High School	1958	2,120	248,135	\$ 3,201,312	6.5%	\$ 4,877,981	\$ 8,079,293
				\$ 16,211,476		\$ 15,628,564	\$ 31,840,040

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools  
2014-15 Facilities Condition Assessment

**Jeffco Assessment Summary by Articulation Area**

Campus Name	Age	2014-2015 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
<b>Pomona</b>							
Little Elementary School	1973	406	40,713	\$ 1,423,235	17.0%	\$ 822,138	\$ 2,245,373
Parr Elementary School	1969	388	33,587	\$ 2,516,921	32.9%	\$ 818,418	\$ 3,335,339
Warder Elementary School	1973	386	41,934	\$ 2,432,330	28.6%	\$ 1,435,725	\$ 3,868,055
Weber Elementary School	1972	485	51,052	\$ 1,684,378	16.0%	\$ 10,430	\$ 1,694,808
Zerger Elementary School	1977	-	43,876	\$ 3,336,231	37.5%	\$ 1,250,450	\$ 4,586,681
Moore Middle School	1978	481	83,756	\$ 4,316,363	25.0%	\$ 2,405,141	\$ 6,721,504
Pomona High School	1973	1,448	203,945	\$ 11,333,656	27.9%	\$ 10,476,675	\$ 21,810,331
<i>*Zerger ES deficiencies carried until property disposal</i>				\$ 27,043,114		\$ 17,218,977	\$ 44,262,091
<b>Ralston Valley</b>							
Meiklejohn Elementary School	2006	802	69,841	\$ 701,489	5.0%	\$ 205,724	\$ 907,213
Sierra Elementary School	1970	539	60,176	\$ 5,559,443	43.6%	\$ 129,661	\$ 5,689,104
Van Arsdale Elementary School	1994	466	50,512	\$ 1,546,644	14.8%	\$ 3,808	\$ 1,550,452
West Woods Elementary School	1996	656	53,381	\$ 1,357,789	12.1%	\$ 2,857,241	\$ 4,215,030
Coal Creek Canyon K-8	1963	148	25,361	\$ 1,518,583	28.5%	\$ 934,649	\$ 2,453,232
Oberon Middle School	1965	567	90,839	\$ 3,205,665	17.1%	\$ 795,698	\$ 4,001,363
Ralston Valley High School	2001	1,826	239,199	\$ 5,306,387	11.1%	\$ 9,853,834	\$ 15,160,221
				\$ 19,196,001		\$ 14,780,615	\$ 33,976,616
<b>Standley Lake</b>							
Adams Elementary School	1988	502	47,737	\$ 2,814,839	28.8%	\$ 2,863,847	\$ 5,678,686
Lukas Elementary School	1988	528	47,742	\$ 2,236,401	23.1%	\$ 2,891,291	\$ 5,127,692
Ryan Elementary School	1994	484	50,545	\$ 1,877,891	18.0%	\$ 3,812	\$ 1,881,703
Semper Elementary School	1996	444	53,756	\$ 955,101	8.8%	\$ 2,704,462	\$ 3,659,563
Sheridan Green Elementary School	1987	420	46,466	\$ 2,084,756	22.1%	\$ 2,616,751	\$ 4,701,507
Witt Elementary School	1980	374	44,341	\$ 3,537,986	39.4%	\$ 390,692	\$ 3,928,678
Mandalay Middle School	1983	410	88,977	\$ 3,808,853	20.3%	\$ 335,235	\$ 4,144,088
Wayne Carle Middle School	2006	411	105,483	\$ 1,316,132	6.0%	\$ 363,207	\$ 1,679,339
Standley Lake High School	1988	1,295	193,706	\$ 7,161,828	18.6%	\$ 16,488,772	\$ 23,650,600
				\$ 25,793,787		\$ 28,658,069	\$ 54,451,856
<b>Wheat Ridge</b>							
Norma Anderson Preschool	2007	128	13,743	\$ 275,500	9.9%	\$ 40,481	\$ 315,981
Kullerstrand Elementary School	1961	206	35,531	\$ 1,877,469	24.8%	\$ 1,147,316	\$ 3,024,785
Pennington Elementary School	1961	235	36,877	\$ 1,424,252	18.6%	\$ 1,259,963	\$ 2,684,215
Maple Grove Elementary School	1960	362	42,410	\$ 1,639,902	16.4%	\$ 1,846,333	\$ 3,486,235
Prospect Valley Elementary School	1967	508	46,229	\$ 4,703,523	49.8%	\$ 306,972	\$ 5,010,495
Stevens Elementary School	1994	378	53,724	\$ 2,003,782	18.4%	\$ 320,566	\$ 2,324,348
Stober Elementary School	1965	317	31,243	\$ 3,327,407	50.3%	\$ 219,947	\$ 3,547,354
Vivian Elementary School	1953	182	33,139	\$ 1,847,527	26.0%	\$ 303,825	\$ 2,151,352
Wheat Ridge 5-8	1995	534	112,152	\$ 3,186,764	13.8%	\$ 6,069,677	\$ 9,256,441
Wilmore-Davis Elementary School	1955	344	38,596	\$ 2,117,708	26.4%	\$ 418,091	\$ 2,535,799
Everitt Middle School	1966	348	103,698	\$ 5,384,620	25.1%	\$ 5,106,766	\$ 10,491,386
Wheat Ridge High School	1956	1,277	211,311	\$ 9,164,681	21.8%	\$ 11,205,579	\$ 20,370,260
				\$ 36,953,133		\$ 28,245,516	\$ 65,198,649

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools  
2014-15 Facilities Condition Assessment

**Jeffco Assessment Summary by Articulation Area**

Campus Name	Age	2014-2015 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
<b>Districtwide / Option Schools</b>							
Connections Learning Center	2010	32	20,500	\$ -		\$ -	\$ -
Brady Exploration School (Option School - HS)	1940	281	68,612	\$ 3,593,566	27.3%	\$ 1,691,517	\$ 5,285,083
Dennison Elementary School	1958	624	43,420	\$ 2,759,449	29.5%	\$ 1,647,711	\$ 4,407,160
D'Evelyn Junior /Senior High School (Option School)	2000	1,018	154,002	\$ 1,683,747	5.5%	\$ 6,998,548	\$ 8,682,295
Jeffco Open School (Districtwide)	1930	561	102,628	\$ 1,051,818	4.9%	\$ -	\$ 1,051,818
Long View High School (Option School)	1967	46	4,262	\$ 605,595	57.3%	\$ 218,167	\$ 823,762
Manning School (Option School)	1958	455	72,678	\$ 3,266,911	22.2%	\$ 1,200,620	\$ 4,467,531
McLain Community High School (Districtwide)	2000	501	79,113	\$ 1,624,066	10.3%	\$ 3,008,075	\$ 4,632,141
Miller Special School (Districtwide)	1963	93	51,184	\$ 4,533,501	41.8%	\$ 2,176,021	\$ 6,709,522
North Campus Warren O.T.C. (Arvada West Galleria)	1995	7	34,593	\$ 1,464,476	21.3%	\$ 441,197	\$ 1,905,673
Warren Occupation Technical Center High School	1972	41	166,995	\$ 4,809,520	14.4%	\$ 6,069,864	\$ 10,879,384
Sobesky Academy	1947	75	29,993	\$ 1,972,693	32.5%	\$ 1,006,780	\$ 2,979,473
* Literacy Center	1975	13	-	\$ -		\$ -	\$ -
Secrest Cottage	1964	-	3,310	\$ 186,550	52.7%	\$ -	\$ 186,550
Mt. Evans Outdoor Education Lab School	1929		44,321	\$ 3,189,478	43.2%	\$ 36,164	\$ 3,225,642
Windy Peak Outdoor Education Lab School	1857		31,409	\$ 1,807,752	26.9%	\$ 152,437	\$ 1,960,189
				\$ 32,549,121		\$ 24,647,101	\$ 57,196,222

**Administration, Stadia, and Support Facilities**

Education Center	1985		124,221	\$ 2,624,235	10.8%	\$ -	\$ 2,624,235
Landscape Services	1980		10,972	\$ 1,069,005	49.9%	\$ 114,968	\$ 1,183,973
Support Services Campus	1967		260,371	\$ 7,410,537	14.5%	\$ 97,791	\$ 7,508,328
Johnson Planetarium	1962		3,099				
Applewood Knolls Administrative Cottages	1958		8,535	\$ 699,463	76.7%	\$ -	\$ 699,463
Maple Grove Cottages	1964		6,817	\$ 369,817	27.0%	\$ 32,619	\$ 402,436
North Transportation Center	1975		5,871	\$ 768,215	58.7%	\$ -	\$ 768,215
Shop Facility for Zones 1 & 2	1980		4,250	\$ 382,120	46.0%	\$ -	\$ 382,120
South Transportation Center	1981		17,240	\$ 407,613	12.1%	\$ -	\$ 407,613
West Transportation Center	1980		14,780	\$ 557,783	19.3%	\$ -	\$ 557,783
JeffCo Stadium - Driving Education Center	1975		961	\$ 257,784	72.8%	\$ 5,622	\$ 263,406
Jefferson County Stadium	1960		13,706	\$ 1,213,871	45.3%	\$ 63,854	\$ 1,277,725
Lakewood Memorial Stadium	1983		1,722	\$ 615,445	123.7%	\$ -	\$ 615,445
North Area Athletic Complex	2000		10,393	\$ 2,480,555	122.2%	\$ 8,850	\$ 2,489,405
Trailblazer Stadium	1996		5,637	\$ 575,779	52.3%	\$ 4,426	\$ 580,205
				\$ 19,432,222		\$ 328,130	\$ 19,760,352
<b>TOTAL</b>		<b>78,065</b>	<b>11,710,331</b>	<b>\$ 451,155,102</b>		<b>\$ 343,259,932</b>	

\* 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



## 2014-15 Facilities Condition Assessment

# CAPACITY SUMMARY

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

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

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

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

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

24:1 Kindergarten

20:1 Grades 1-3

24:1 Grade 4

28:1 Grades 5-6

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

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

## 2014-15 Facilities Condition Assessment

### Applied Capacity by Grade Level

	2014/2015 Enrollment (Membership)	Utilization (Enrollment /Applied Capacity)	Variance
Elementary Schools	38,189	93%	2,805
K-8 Schools	1,895	97%	59
Middle Schools	10,746	68%	5,040
High Schools	22,938	77%	6,826
Option / Districtwide	3,734	64%	2,118
Pre-K	563	118%	(87)
	<b>78,065</b>	<b>82%</b>	<b>16,761</b>

The table below indicates enrollment and capacity by articulation area. In addition, projected enrollment and the % change in historical enrollment have been included. None of the articulation areas as a whole exceed 100% utilization of their current space. Ralston Valley and Lakewood High Schools are close at 96% each, Ralston Valley, Golden, and Arvada West areas are projected to see a significant increase in enrollment. Six other articulation areas should experience modest growth in the 1-4% range. Over the next five years, decreases in enrollment are projected in 8 articulation areas. In terms of low utilization, Arvada and Conifer are at 71% and 74%, Alameda is at 77%, Standley Lake is at 78%, and Jefferson and Wheat Ridge are at 79%.

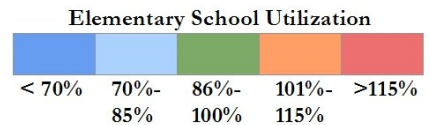
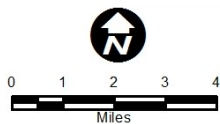
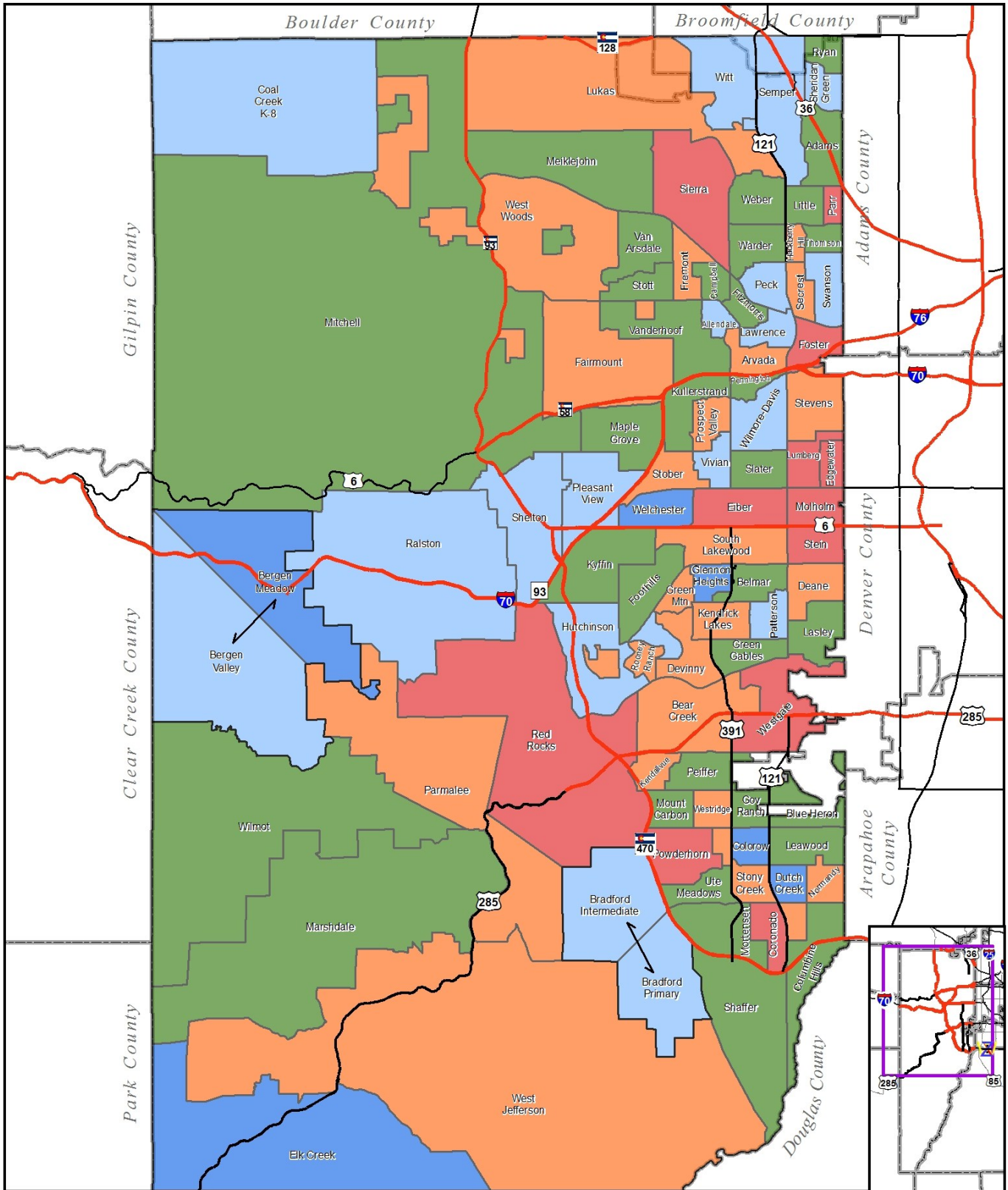
### Applied Capacity by Articulation Area

	2014/2015 Enrollment (Membership)	Utilization (Enrollment /Applied Capacity)	Avg. 2008-09 Free Lunch	2014-15 Free Lunch	2019/2020 Projected Enrollment	5 year Projected Enrollment Change
Alameda	4,055	77%	63%	72%	3,943	-2.8%
Arvada	5,246	71%	55%	64%	5,142	-2.0%
Arvada West	4,790	93%	24%	33%	5,234	9.3%
Bear Creek	5,540	90%	26%	36%	5,330	-3.8%
Chatfield	6,499	82%	8%	13%	6,217	-4.3%
Columbine	4,515	89%	15%	24%	4,456	-1.3%
Conifer	2,328	74%	10%	14%	2,016	-13.4%
Dakota Ridge	4,718	90%	14%	19%	4,846	2.7%
Evergreen	3,017	80%	8%	10%	3,002	-0.5%
Golden	4,492	83%	27%	32%	5,000	11.3%
Green Mountain	4,075	81%	23%	30%	4,130	1.3%
Jefferson	2,106	79%	79%	90%	2,192	4.1%
Lakewood	4,652	96%	47%	60%	4,748	2.1%
Pomona	3,594	81%	30%	46%	3,718	3.5%
Ralston Valley	5,004	96%	7%	11%	6,303	26.0%
Standley Lake	4,868	78%	23%	32%	5,046	3.7%
Wheat Ridge	4,819	79%	41%	58%	4,442	-7.8%

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

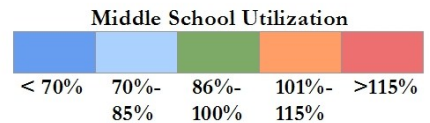
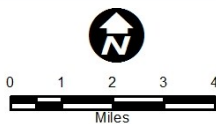
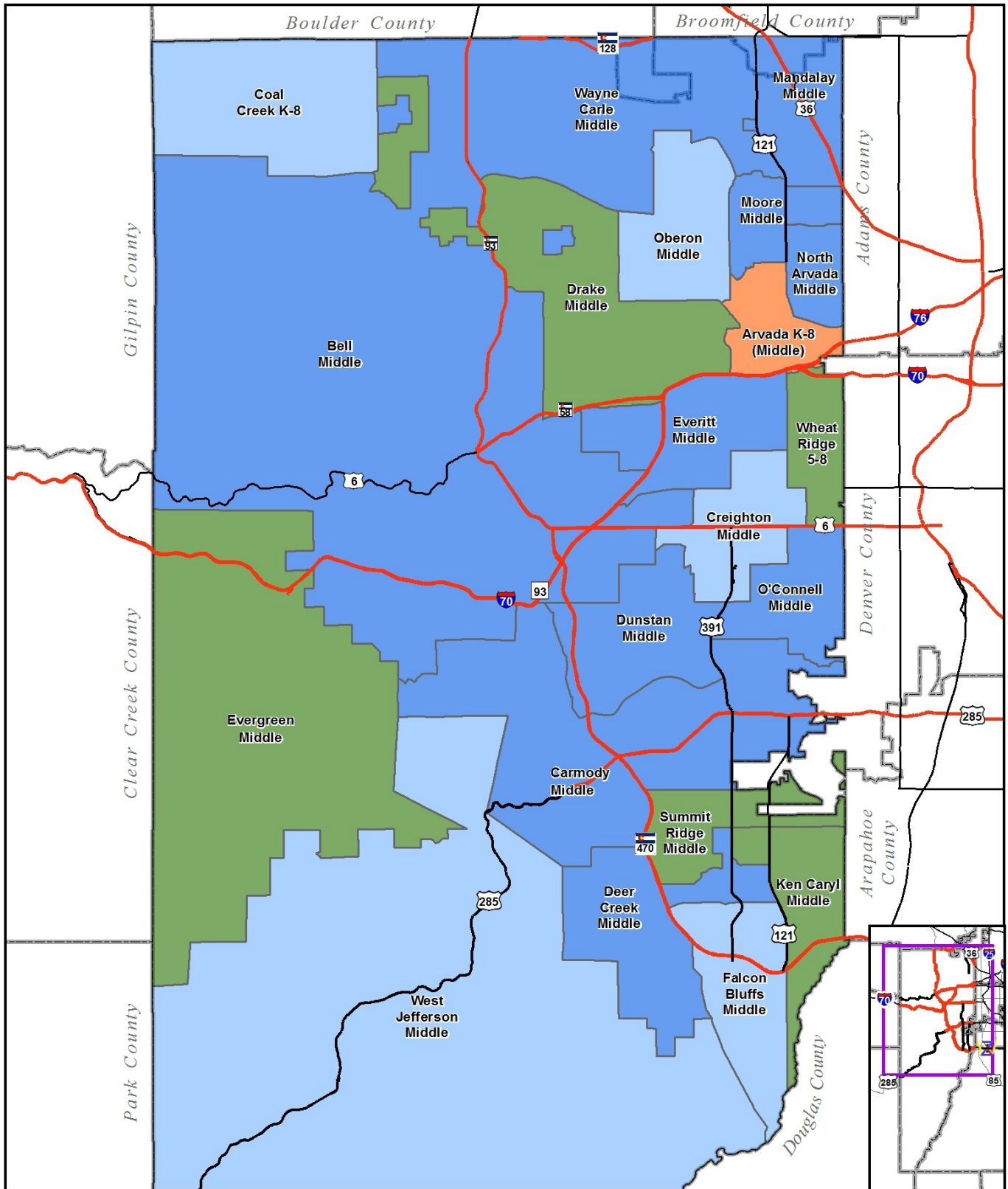
Jeffco Public Schools  
**2014-15 Facilities Condition Assessment**

**2014-2015 Elementary School Utilization by Attendance Boundary**



2014-15 Facilities Condition Assessment

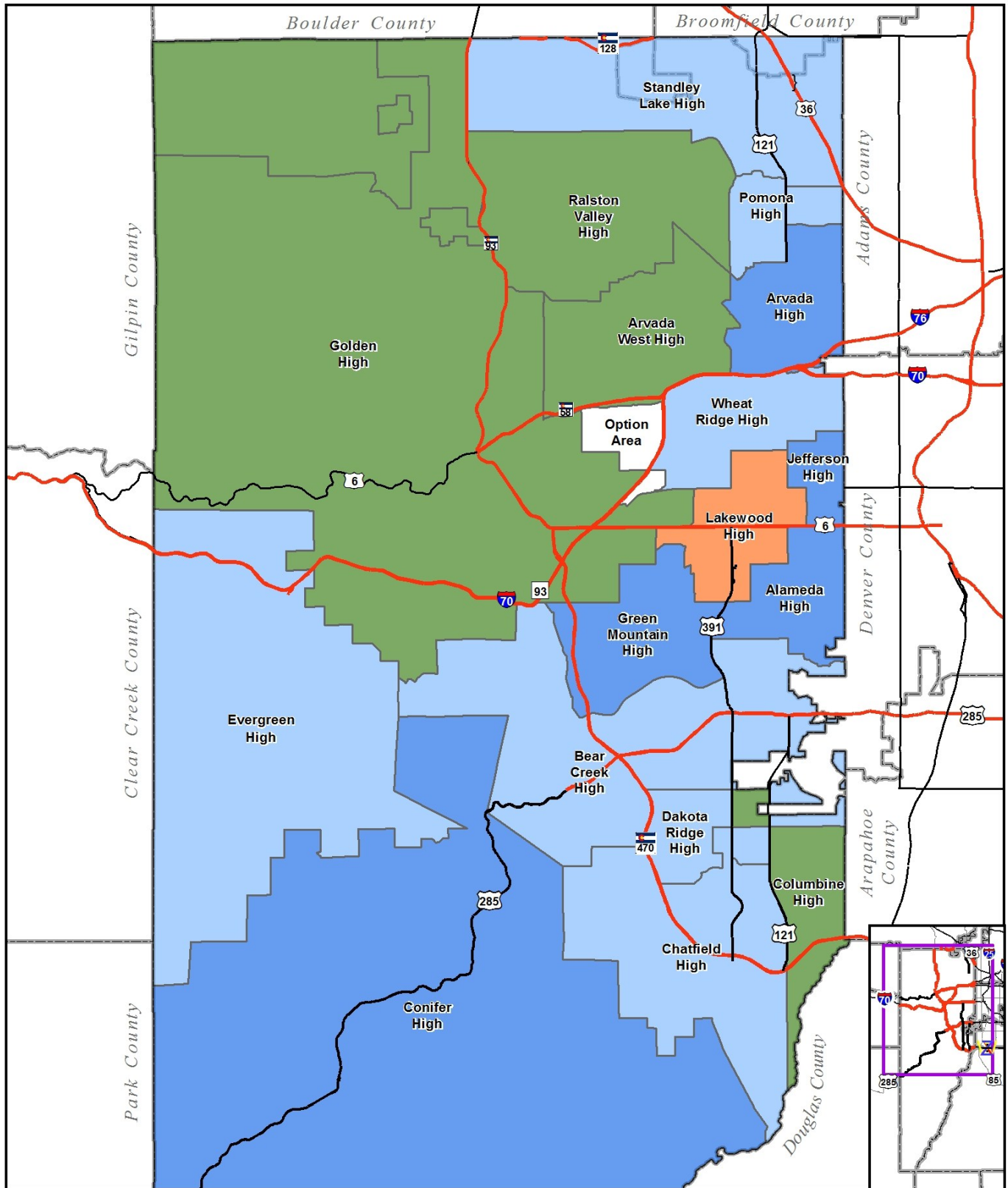
2014-2015 Middle School Utilization by Attendance Boundary





2014-15 Facilities Condition Assessment

2014-2015 High School Utilization by Attendance Boundary



Jeffco Public Schools  
2014-15 Facilities Condition Assessment

**Jeffco Capacity Summary**

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Permanent		Title I Capacity
						Applied Capacity	Title I /Applied Capacity	
<b>High Schools</b>								
124	Alameda High School	Alameda	68	1,894	85%	1,610		1,610
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 High School	Conifer	51	1,502	85%	1,277		1,277
131	Dakota Ridge 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
135	Jefferson High School	Jefferson	37	1,089	85%	926	Title I	787
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 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	66	1,919	85%	1,631		1,631
							<b>29,764</b>	<b>29,625</b>

**Middle Schools**

105	Bell Middle School	Golden	32	916	100%	916		916
106	Carmody Middle School	Bear Creek	38	998	100%	998		998
107	Creighton Middle School	Lakewood	35	958	100%	958		958
108	Deer Creek Middle School	Chatfield	41	1,147	100%	1,147		1,147
109	Drake Middle School	Arvada West	26	736	100%	736		736
110	Dunstan Middle School	Green Mountain	33	897	100%	897		897
111	Evergreen Middle School	Evergreen	30	823	100%	823		823
112	Everitt Middle School	Wheat Ridge	30	811	100%	811		811
113	Falcon Bluffs Middle School	Chatfield	30	850	100%	850		850
114	Ken Caryl Middle School	Columbine	25	714	100%	714		714
115	Mandalay Middle School	Standley Lake	24	658	100%	658		658
116	Moore Middle School	Pomona	30	812	100%	812		812
117	North Arvada Middle School	Arvada	31	861	100%	861		861
118	Oberon Middle School	Ralston Valley	27	770	100%	770		770
119	O'Connell Middle School	Alameda	31	876	100%	876	Title I	745
120	Summit Ridge Middle School	Dakota Ridge	32	895	100%	895		895
121	Wayne Carle Middle School	Standley Lake	22	602	100%	602		602
122	West Jefferson Middle School	Conifer	27	751	100%	751		751
123	Wheat Ridge 5-8	Wheat Ridge	28	711	100%	711	Title I	604
							<b>15,786</b>	<b>15,548</b>

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

Jeffco Public Schools  
**2014-15 Facilities Condition Assessment**

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll		Permanent Recaptureable				
Capacity Rooms	Student Stations	Applied Capacity			2014-2015 Enroll	Utilization (Enroll / Title I Cap)	2019-2020 Enroll	Capacity Rooms	Student Stations	Applied Capacity	
-	-	-	68	1,610	833	52%	1,187	2	56	1,658	See Note 1
-	-	-	81	2,006	896	45%	705	1	28	2,030	
-	-	-	76	1,858	1,739	94%	1,721	5	140	1,977	
-	-	-	88	2,114	1,675	79%	1,521	2	56	2,162	
-	-	-	97	2,360	1,868	79%	1,693	-	-	2,360	
-	-	-	78	1,919	1,694	88%	1,689	3	84	1,991	
4	112	95	55	1,372	815	64%	758	-	-	1,277	
-	-	-	79	1,936	1,534	79%	1,599	-	-	1,936	
-	-	-	55	1,347	1,014	75%	1,094	1	28	1,371	
-	-	-	58	1,425	1,302	91%	1,301	1	28	1,449	
-	-	-	76	1,838	1,116	61%	1,098	-	-	1,838	
3	84	71	40	997	486	62%	762	-	-	926	See Note 1
-	-	-	78	1,898	2,120	112%	2,118	-	-	1,898	
-	-	-	78	1,921	1,448	75%	1,475	2	56	1,969	
-	-	-	76	1,865	1,826	98%	2,149	-	-	1,865	
-	-	-	75	1,833	1,295	71%	1,372	-	-	1,833	
-	-	-	66	1,631	1,277	78%	1,180	2	56	1,679	
<b>7</b>	<b>196</b>	<b>167</b>	<b>1,224</b>	<b>29,930</b>	<b>22,938</b>		<b>23,422</b>			<b>30,216</b>	
-	-	-	32	916	622	68%	789	3	84	1,000	
-	-	-	38	998	589	59%	580	3	84	1,082	
-	-	-	35	958	678	71%	663	1	28	986	
-	-	-	41	1,147	631	55%	708	3	84	1,231	
-	-	-	26	736	655	89%	760	-	-	736	
-	-	-	33	897	616	69%	626	-	-	897	
2	56	56	32	879	716	87%	748	-	-	823	
-	-	-	30	811	348	43%	355	-	-	811	
-	-	-	30	850	612	72%	679	4	112	962	
5	140	140	30	854	652	91%	608	1	28	742	
-	-	-	24	658	410	62%	423	4	112	770	
-	-	-	30	812	481	59%	524	-	-	812	
-	-	-	31	861	419	49%	462	3	84	945	
-	-	-	27	770	567	74%	788	1	28	798	
-	-	-	31	876	451	61%	-	1	28	904	See Note 1
-	-	-	32	895	793	89%	816	-	-	895	
-	-	-	22	602	411	68%	430	-	-	602	
-	-	-	27	751	561	75%	519	-	-	751	
-	-	-	28	711	534	88%	557	5	140	851	See Note 1
<b>7</b>	<b>196</b>	<b>196</b>	<b>579</b>	<b>15,982</b>	<b>10,746</b>		<b>11,035</b>			<b>16,598</b>	

Note 1: Projected enrollment includes program changes made to Jefferson (7-12), Alameda (7-12), O'Connell M.S. (K-6), Wheat Ridge M.S. (PK-6), Stevens E.S. (closed)

Jeffco Public Schools  
2014-15 Facilities Condition Assessment

**Jeffco Capacity Summary**

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Permanent		Title I /Applied Capacity
						Applied Capacity	Title I	
<b>K-8 Schools</b>								
104	Arvada K-8	Arvada	30	779	90%	701	Title I	596
012	Bear Creek K-8	Bear Creek	47	1,168	90%	1,051		1,051
020	Coal Creek Canyon K-8	Ralston Valley	9	224	90%	202		202
						<b>1,954</b>		<b>1,849</b>

**Elementary Schools**

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

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



Jeffco Public Schools  
**2014-15 Facilities Condition Assessment**

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll		Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity			2014-2015 Enroll	Utilization (Enroll / Title I Cap)	2019-2020 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	30	701	650	109%	650	6	156	842
-	-	-	47	1,051	1,097	104%	1,042	-	-	1,051
1	24	22	10	223	148	73%	179	1	26	225
<b>1</b>	<b>24</b>	<b>22</b>	<b>87</b>	<b>1,976</b>	<b>1,895</b>		<b>1,871</b>			<b>2,118</b>
1	40	40	24	610	502	88%	495	-	-	570
1	24	24	15	348	224	81%	262	-	-	324
2	48	48	18	382	324	97%	344	-	-	334
-	-	-	20	567	349	62%	340	2	48	615
-	-	-	14	336	287	85%	304	-	-	336
-	-	-	24	584	526	90%	451	-	-	584
-	-	-	23	543	453	83%	424	-	-	543
-	-	-	18	432	330	76%	346	-	-	432
-	-	-	16	364	326	90%	343	-	-	364
-	-	-	16	363	235	65%	242	4	96	459
-	-	-	19	486	423	87%	405	2	48	534
4	112	112	26	640	628	119%	617	-	-	528
3	72	72	26	624	479	102%	516	-	-	552
3	72	72	24	576	545	108%	541	-	-	504
-	-	-	22	483	316	65%	343	4	96	579
8	212	212	26	635	515	143%	423	1	24	447
3	72	72	20	456	451	138%	497	2	48	432
-	-	-	19	438	292	67%	221	2	48	486
-	-	-	29	660	666	101%	775	-	-	660
-	-	-	20	435	357	97%	371	1	24	459
1	24	24	17	390	347	95%	375	2	48	414
5	152	152	23	572	527	148%	500	-	-	420
3	72	72	18	408	351	104%	460	1	24	360
4	60	60	18	387	227	69%	256	-	-	327
3	88	88	25	566	427	89%	419	-	-	478
2	48	48	16	375	299	91%	297	-	-	327
1	12	12	16	363	374	107%	402	-	-	351
-	-	-	21	495	503	102%	478	-	-	495
-	-	-	22	501	418	83%	414	-	-	501
4	100	100	25	595	505	102%	483	-	-	495
2	80	80	21	485	442	109%	374	-	-	405
1	24	24	13	289	206	91%	194	-	-	265
5	120	120	29	696	557	97%	657	1	24	600
1	15	15	27	621	511	99%	527	-	-	606
2	48	48	23	559	364	84%	385	-	-	511
-	-	-	18	448	418	93%	431	4	96	544
2	48	48	22	507	406	88%	416	-	-	459
-	-	-	22	519	528	102%	512	-	-	519
7	168	168	29	700	552	122%	468	2	48	580
3	72	72	20	462	362	93%	369	-	-	390
-	-	-	15	348	301	86%	210	1	24	372
-	-	-	12	320	-		-	-	-	320

Jeffco Public Schools  
2014-15 Facilities Condition Assessment

**Jeffco Capacity Summary**

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Permanent		Title I /Applied Capacity
						Applied Capacity	Title I	
054	Meiklejohn Elementary School	Ralston Valley	32	807	100%	807		807
055	Mitchell Elementary School	Golden	24	567	100%	567		567
056	Molholm Elementary School	Jefferson	20	468	100%	468	Title I	398
057	Mortensen Elementary School	Chatfield	24	535	100%	535		535
058	Mount Carbon Elementary School	Dakota Ridge	20	471	100%	471		471
059	Normandy Elementary School	Columbine	23	543	100%	543		543
060	Parmalee Elementary School	Evergreen	10	240	100%	240		240
061	Parr Elementary School	Pomona	13	312	100%	312		312
062	Patterson Elementary School	Alameda	20	480	100%	480		480
063	Peck Elementary School	Arvada	18	423	100%	423		423
064	Peiffer Elementary School	Bear Creek	20	428	100%	428		428
065	Pennington Elementary School	Wheat Ridge	12	279	100%	279	Title I	237
066	Pleasant View Elementary School	Golden	19	461	100%	461	Title I	392
067	Powderhorn Elementary School	Dakota Ridge	22	519	100%	519		519
068	Prospect Valley Elementary School	Wheat Ridge	20	480	100%	480		480
069	Ralston Elementary School	Golden	20	462	100%	462		462
070	Red Rocks Elementary School	Bear Creek	9	216	100%	216		216
071	Rooney Ranch Elementary School	Green Mountain	23	525	100%	525		525
073	Ryan Elementary School	Standley Lake	24	552	100%	552		552
074	Secrest Elementary School	Arvada	19	435	100%	435	Title I	370
075	Semper Elementary School	Standley Lake	24	555	100%	555		555
076	Shaffer Elementary School	Chatfield	24	572	100%	572		572
077	Shelton Elementary School	Golden	23	516	100%	516		516
078	Sheridan Green Elementary School	Standley Lake	22	495	100%	495		495
079	Sierra Elementary School	Ralston Valley	21	466	100%	466		466
080	Slater Elementary School	Lakewood	18	414	100%	414	Title I	352
081	South Lakewood Elementary School	Lakewood	22	528	100%	528		528
082	Stein Elementary School	Alameda	22	528	100%	528	Title I	449
083	Stevens Elementary School	Wheat Ridge	17	428	100%	428	Title I	364
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		420
096	West Jefferson Elementary School	Conifer	15	330	100%	330		330
097	Westgate Elementary School	Bear Creek	23	525	100%	525		525
098	Westridge Elementary School	Dakota Ridge	20	480	100%	480		480
099	West Woods Elementary School	Ralston Valley	24	576	100%	576		576
100	Wilmore-Davis Elementary School	Wheat Ridge	17	403	100%	403		403
101	Wilmot Elementary School	Evergreen	19	447	100%	447		447
102	Witt Elementary School	Standley Lake	19	452	100%	452		452
103	Zerger Elementary School	Pomona	21	480	100%			-

40,994

39,621

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

Jeffco Public Schools

2014-15 Facilities Condition Assessment

Applied Temporary			Total		Enroll			Permanent Recaptureable		
Capacity Rooms	Student Stations	Applied Capacity	Capacity Rooms	Applied Capacity	2014-2015 Enroll	Utilization (Enroll / Title I Cap)	2019-2020 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	32	807	802	99%	1,024	1	24	831
2	48	48	26	615	527	93%	687	-	-	567
6	160	160	26	628	553	139%	539	2	48	516
-	-	-	24	535	478	89%	479	3	72	607
-	-	-	20	471	467	99%	450	3	72	543
7	168	168	30	711	585	108%	561	-	-	543
4	87	87	14	327	258	108%	171	-	-	240
8	288	288	21	600	388	124%	402	1	24	336
-	-	-	20	480	379	79%	386	-	-	480
1	24	24	19	447	320	76%	318	-	-	423
6	116	116	26	544	427	100%	453	1	24	452
1	40	40	13	319	235	99%	264	-	-	279
-	-	-	19	461	298	76%	324	2	48	509
7	159	159	29	678	649	125%	772	2	48	567
-	-	-	20	480	508	106%	492	-	-	480
-	-	-	20	462	392	85%	407	1	24	486
5	111	111	14	327	311	144%	294	-	-	216
-	-	-	23	525	539	103%	554	1	24	549
-	-	-	24	552	484	88%	490	1	24	576
-	-	-	19	435	386	104%	406	-	-	435
-	-	-	24	555	444	80%	446	1	24	579
4	96	96	28	668	543	95%	461	-	-	572
-	-	-	23	516	434	84%	463	-	-	516
-	-	-	22	495	420	85%	433	-	-	495
6	144	144	27	610	539	116%	587	-	-	466
4	128	128	22	542	320	91%	340	-	-	414
1	24	24	23	552	532	101%	530	-	-	528
10	222	222	32	750	737	164%	723	2	48	576
-	-	-	17	428	378	104%	-	6	144	572
1	24	24	13	300	317	115%	358	1	24	300
5	116	116	25	569	501	111%	367	1	24	477
-	-	-	16	382	359	94%	457	2	48	430
2	48	48	28	627	400	81%	476	-	-	579
-	-	-	23	500	424	100%	391	1	24	524
-	-	-	20	468	455	97%	443	2	48	516
-	-	-	21	504	466	92%	637	1	24	528
1	24	24	22	510	470	97%	456	-	-	486
-	-	-	14	291	182	74%	197	1	24	315
-	-	-	18	431	386	90%	413	2	48	479
-	-	-	22	501	485	97%	488	2	48	549
-	-	-	19	420	281	67%	293	1	24	444
-	-	-	15	330	359	109%	308	-	-	330
8	183	183	31	708	637	121%	660	2	48	573
-	-	-	20	480	514	107%	516	-	-	480
5	120	120	29	696	656	114%	939	-	-	576
-	-	-	17	403	344	85%	348	-	-	403
-	-	-	19	447	393	88%	345	1	24	471
-	-	-	19	452	374	83%	445	3	72	524
-	-	-	21	-	-	-	-	1	24	24
<b>167</b>	<b>4,113</b>	<b>4,113</b>	<b>1,940</b>	<b>45,107</b>	<b>38,189</b>		<b>38,880</b>			<b>42,842</b>

See Note 1, page 31

Jeffco Public Schools  
**2014-15 Facilities Condition Assessment**

**Jeffco Capacity Summary**

No.	Name	Articulation	Applied Permanent					Title I	
			Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I	/Applied Capacity	
<b>Pre-K Centers</b>									
002	Florence Irwin Preschool	Green Mountain	4	80	100%	80		80	
003	John and Karen Litz Preschool	Golden	4	80	100%	80		80	
004	Norma Anderson Preschool	Wheat Ridge	6	120	100%	120		120	
005	Stein Preschool	Alameda	3	60	100%	60		60	
007	Patterson Preschool	Alameda	6	120	100%	120		120	
							<b>460</b>	<b>460</b>	
<b>Districtwide / Option Schools</b>									
141	Jeffco Open School (Districtwide)	Option	35	525	85%	446		446	
142	Connections Learning Center	Option	11	146	85%	124	Title I	124	
143	Long View High School (Option School)	Option	2	56	85%	48		48	
144	McLain Community High School (Districtwide)	Option	37	941	85%	800		800	
145	Mt. Evans Outdoor Education Lab School (Districtwide)	Other	-	-	85%	-		-	
146	Sobesky Academy	Option	12	227	85%	193		193	
147	Windy Peak Outdoor Education Lab School (Districtwide)	Other	-	-	85%	-		-	
148	Miller Special School (Districtwide)	Option	25	310	85%	264		264	
149	Brady Exploration School (Option School - HS)	Option	18	586	85%	498		498	
150	Dennison Elementary School	Option School	20	480	85%	408		408	
151	Manning School (Option School)	Option	18	516	85%	439		439	
152	D'Evelyn Junior /Senior High School (Option School)	Option	49	1,466	85%	1,246		1,246	
153	Warren Occupation Technical Center High School (Option School)	Option	39	1,076	85%	915		915	
154	North Campus Warren O.T.C. (Arvada West Galleria)	Option	20	556	85%	473		473	
195	Literacy Center	Option	16	16	100%	16		16	
							<b>5,868</b>	<b>5,868</b>	
<b>TOTAL 154</b>							<b>94,826</b>	<b>92,970</b>	

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

Jeffco Public Schools  
**2014-15 Facilities Condition Assessment**

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll		Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity			2014-2015 Enroll	Utilization (Enroll / Title I Cap)	2019-2020 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	4	80	120	150%	120	-	-	80
-	-	-	4	80	79	99%	79	-	-	80
-	-	-	6	120	128	107%	128	-	-	120
-	-	-	3	60	79	132%	86	1	20	80
-	-	-	6	120	144	120%	144	1	20	140
-	-	-	23	460	550		557			500
-	-	-	35	446	561	126%	561	-	-	446
-	-	-	11	124	32	26%	32	-	-	124
2	56	48	4	95	46	97%	46	-	-	48
-	-	-	37	800	501	63%	501	2	56	847
-	-	-	-	-	-	-	-	-	-	-
-	-	-	12	193	75	39%	75	2	56	241
-	-	-	-	-	-	-	-	-	-	-
2	30	26	27	289	93	35%	93	-	-	264
-	-	-	18	498	281	56%	281	5	140	617
5	120	102	25	510	624	153%	624	-	-	408
-	-	-	18	439	455	104%	455	-	-	439
-	-	-	49	1,246	1,018	82%	1,074	-	-	1,246
-	-	-	39	915	41	1	41	2	56	962
-	-	-	20	473	7	1	7	-	-	473
-	-	-	16	16	13	81%	-	1	16	32
9	206	175	311	6,043	3,747		3,790			6,146
			4,672	4,164	99,498	78,065	79,555			98,420

2013-14 Enrollment excludes Virtual Academy and Mountview.

<sup>1</sup> 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.





