



JEFFCO PUBLIC SCHOOLS

2018-19 Facility Condition Assessment Summary of Findings

Jeffco Planning and Property

2018-19 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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2018-19 Facilities Condition Assessment—Summary of Findings

Table of Contents

| | | |
|----------|---|-----------|
| | <i>Acknowledgments</i> | 2 |
| | <i>Table of Contents</i> | 3 |
| | <i>Section 1:</i> | |
| 1 | Executive Summary | 4 |
| | Key Findings | 5 |
| | Utilization Trends | 6 |
| | <i>Section 2:</i> | |
| 2 | Facility Portfolio | 10 |
| | <i>Section 3:</i> | |
| 3 | Educational Adequacy | 12 |
| | <i>Section 4:</i> | |
| 4 | Building Condition Assessment | 15 |
| | <i>Section 5:</i> | |
| 5 | Life Cycle Renewal | 20 |
| | <i>Section 6:</i> | |
| 6 | Current Deficiencies and Life Cycle Forecast | 21 |
| | <i>Section 7:</i> | |
| 7 | School/Facility Condition Summary | 24 |
| | <i>Section 8:</i> | |
| 8 | Capacity Summary | 29 |

2018-19 Facilities Condition Assessment—Summary of Findings

EXECUTIVE SUMMARY

The Jeffco Public Schools portfolio includes approximately 11.92 million square feet of permanent building area and 3,120 acres of land. This document is the 2018-19 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 2018.

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 nearly \$115 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 \$465 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 2015 - 2019

| Category | 2015-16 | 2016-17 | 2017-18 | 2018-19 |
|--------------------------|----------------|----------------|----------------|----------------|
| Enrollment (No Charters) | 77,320 | 76,569 | 76,055 | 75,254 |
| Campuses | 169 | 169 | 170 | 171 |
| Area in SF (No Temps) | 11,737,756 | 11,738,142 | 11,845,932 | 11,921,619 |
| District FCI | 20.4% | 20.9% | 20.4% | 19.7% |
| Deficiency Value | \$ 520,118,756 | \$ 575,061,515 | \$ 588,177,919 | \$ 580,255,317 |

2018-19 Facilities Condition Assessment—Summary of Findings

KEY FINDINGS

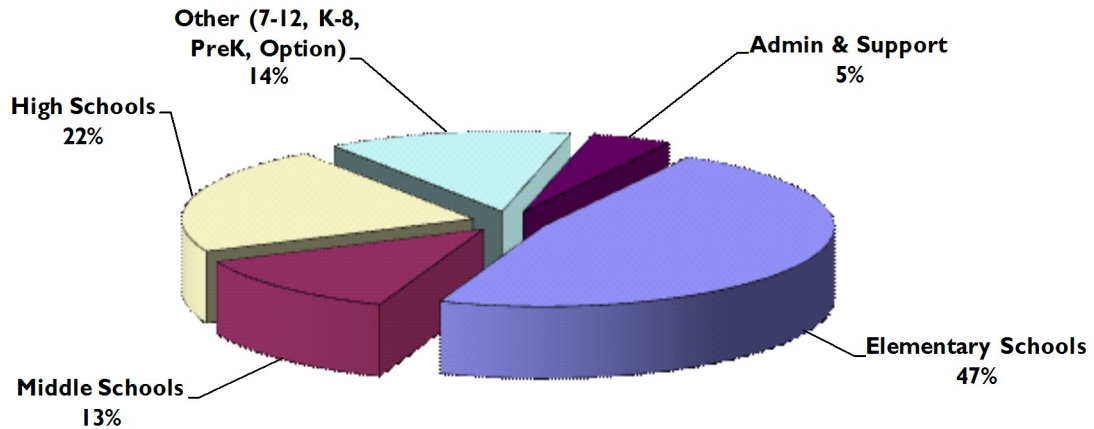
- The district portfolio includes 393 permanent buildings and 306 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between one and 163 years old. 30 percent of these buildings were built since 1991; 67 percent were constructed between 1951 and 1990, and about 3 percent were constructed prior to 1951.
- There is 304,487 square feet of space contained in 306 portable classroom buildings.
- Currently, cottage buildings comprise 0.3% and transportable buildings comprise 2.5% of the district’s total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$580 million. Of that total, \$465 million are related to the general condition of the site and buildings, while over \$115 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- The evaluation of Facility Utilization identifies 28 schools that are significantly over-utilized (High Utilization) and 22 schools that are significantly under-utilized (Low Utilization) in the 2018-19 school year. In some cases schools have elected to cap choice enrollment in order to keep their utilization within acceptable ranges.
- Sixteen 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 by the total replacement costs for a like facility. The district-wide FCI for Jeffco Public Schools is currently 19.7 percent.
- Based on the weighted FCI with life cycle at a campus and building level, there are 10 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 | % Change from Previous Bond | % Change from Previous Year |
| Facility Condition Index | 20.4% | 19.7% | -3.43% | -3.43% |
| % Utilization | 80% | 78% | -2.50% | -2.50% |
| Educational Adequacy | \$134,776,211 | \$115,453,143 | -14.34% | -14.34% |
| Condition Assessment | \$588,177,919 | \$580,255,317 | -1.35% | -1.35% |

District-Wide Historic Tracking: Since 2017-18, the District has seen an decrease of 3.43% in the FCI. The District has also seen a decrease of 14.34% in Educational Adequacy and an decrease in 1.35% in Condition Assessment Needs. 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.

2018-19 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 will occur at the Elementary and Middle School levels when the district fully implements the 6th grade transitions from Elementary Schools to Middle Schools. It is anticipated that most elementary schools listed in the High Utilization Chart will be removed once the district-wide 6-8 transitions are completed in the 2019-20 school year.

2018-19 Facilities Condition Assessment—Summary of Findings

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

| High Schools | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|
| Lakewood High School | 112% | 111% | 111% | 112% | 110% |
| Ralston Valley Senior High School | 98% | 98% | 98% | 99% | 98% |
| Arvada West High School | 94% | 94% | 94% | 95% | 96% |

| Middle and K-8 Schools | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 |
|-------------------------------|----------------|----------------|----------------|----------------|----------------|
| Bradford K-8 North | 76% | 64% | 80% | 104% | 107% |
| Bear Creek K-8 School | 104% | 105% | 103% | 105% | 101% |
| Oberon Middle School | 74% | 76% | 73% | 68% | 100% |
| Wayne Carle Middle School | 68% | 67% | 71% | 71% | 99% |
| Ken Caryl Middle School | 91% | 92% | 97% | 99% | 89% * |

| Elementary Schools | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|
| Red Rocks Elementary School | 144% | 150% | 150% | 146% | 134% |
| Parmalee Elementary School | 108% | 110% | 120% | 129% | 128% |
| Powderhorn Elementary School | 125% | 123% | 126% | 121% | 120% |
| Foster Elementary School | 125% | 129% | 125% | 120% | 115% |
| Westridge Elementary School | 107% | 104% | 107% | 103% | 107% |
| West Woods Elementary School | 114% | 128% | 138% | 129% | 104% |
| Parr Elementary School | 124% | 116% | 113% | 117% | 101% |
| Rooney Ranch Elementary School | 103% | 103% | 110% | 110% | 100% |
| Edgewater Elementary School | 122% | 120% | 111% | 108% | 100% |
| Mitchell Elementary School | 93% | 95% | 95% | 102% | 99% |
| Mount Carbon Elementary School | 99% | 100% | 106% | 104% | 99% |
| Coronado Elementary School | 119% | 114% | 112% | 104% | 98% |
| Shelton Elementary School | 84% | 86% | 88% | 109% | 97% |
| Kendrick Lakes Elementary School | 109% | 117% | 113% | 111% | 97% |
| Leewood Elementary School | 93% | 96% | 93% | 96% | 95% |
| Belmar School of Integrated Arts | 97% | 95% | 96% | 96% | 95% |
| West Jefferson Elementary School | 109% | 121% | 116% | 104% | 95% |
| Stober Elementary School | 115% | 116% | 107% | 100% | 93% * |
| Devanny Elementary School | 108% | 108% | 110% | 110% | 92% * |
| South Lakewood Elementary School | 101% | 98% | 98% | 94% | 92% * |
| Prospect Valley Elementary School | 106% | 103% | 104% | 103% | 91% * |
| Stony Creek Elementary School | 111% | 105% | 106% | 94% | 91% * |
| Molholm Elementary School | 118% | 112% | 107% | 97% | 91% * |
| Fairmount Elementary School | 101% | 95% | 98% | 102% | 90% * |
| Van Arsdale Elementary School | 92% | 103% | 102% | 101% | 88% * |
| Eiber Elementary School | 117% | 104% | 102% | 90% | 88% * |
| Westgate Elementary School | 121% | 110% | 109% | 102% | 87% * |
| Warder Elementary School | 90% | 98% | 93% | 97% | 86% * |
| Hackberry Hill Elementary School | 102% | 101% | 101% | 101% | 85% * |
| Kyffin Elementary School | 97% | 85% | 87% | 95% | 83% * |
| Maple Grove Elementary School | 93% | 95% | 100% | 92% | 83% * |
| Vanderhoof Elementary School | 97% | 95% | 98% | 99% | 83% * |
| Stott Elementary School | 94% | 94% | 88% | 96% | 82% * |
| Normandy Elementary School | 108% | 104% | 99% | 86% | 77% * |
| Kendallvue Elementary School | 102% | 100% | 98% | 96% | 77% * |
| Lukas Elementary School | 102% | 100% | 98% | 93% | 68% * |
| Green Mountain Elementary School | 107% | 107% | 95% | 97% | 67% * |
| Sierra Elementary School | 116% | 117% | 118% | 79% | 66% * |
| Meiklejohn Elementary School | 99% | 96% | 98% | 80% | 66% * |

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

2018-19 Facilities Condition Assessment—Summary of Findings

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

| Districtwide / Option Schools | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 |
|-------------------------------|---------|---------|---------|---------|---------|
| Dennison Elementary School | 153% | 153% | 153% | 154% | 154% |
| Manning School | 104% | 102% | 101% | 101% | 153% |
| Jefferson County Open School | 126% | 121% | 129% | 126% | 125% |
| Long View High School | 97% | 122% | 109% | 122% | 116% |

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

| High Schools | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 |
|----------------------------|---------|---------|---------|---------|---------|
| Arvada High School | 45% | 47% | 42% | 41% | 40% |
| Green Mountain High School | 61% | 61% | 62% | 60% | 60% |
| Conifer Senior High School | 64% | 61% | 65% | 69% | 67% * |

| Middle and K-8 Schools | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 |
|----------------------------|---------|---------|---------|---------|---------|
| Deer Creek Middle School | 55% | 59% | 59% | 69% | 71% * |
| North Arvada Middle School | 49% | 51% | 55% | 52% | 71% * |
| Everitt Middle School | 43% | 52% | 58% | 54% | 73% * |
| Moore Middle School | 59% | 52% | 48% | 52% | 75% * |
| Carmody Middle School | 59% | 57% | 54% | 53% | 80% * |
| Three Creeks K-8 | | | | 49% | 85% * |
| Mandalay Middle School | 62% | 65% | 60% | 58% | 89% * |

| Elementary Schools | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 |
|--|---------|---------|---------|---------|---------|
| Stevens Elementary School | 88% | 67% ** | 59% | 56% | 46% |
| Hutchinson Elementary School | 83% | 78% | 71% | 64% | 46% |
| Swanson Elementary School | 69% | 70% | 62% | 59% | 47% |
| Rose Stein International Elementary School | 140% | closed | closed | 51% | 52% |
| Emory Elementary School | 51% | 74% ** | 72% | 56% | 53% |
| Vivian Elementary School | 63% | 72% | 69% | 72% | 55% |
| Lawrence Elementary School | 71% | 69% | 71% | 69% | 56% |
| Colorow Elementary School | 65% | 59% | 57% | 57% | 57% |
| Bergen Meadow Elementary School (Primary) | 62% | 57% | 58% | 59% | 57% |
| Fitzmorris Elementary School | 82% | 78% | 72% | 65% | 58% |
| Peck Elementary School | 76% | 80% | 78% | 75% | 58% |
| Allendale Elementary School | 69% | 65% | 75% | 71% | 58% |
| Peak Expeditionary at Pennington Elementary School | 84% | 71% | 72% | 61% | 58% |
| Peiffer Elementary School | 99% | 96% | 86% | 80% | 61% |
| Thomson Elementary School | 85% | 86% | 74% | 75% | 62% |
| Ralston Elementary School | 85% | 77% | 76% | 70% | 62% |
| Semper Elementary School | 80% | 76% | 72% | 73% | 63% |
| Little Elementary School | 88% | 79% | 79% | 71% | 63% |
| Wilmore-Davis Elementary School | 85% | 87% | 77% | 80% | 63% |
| Dutch Creek Elementary School | 65% | 65% | 66% | 66% | 65% |

* 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

2018-19 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 | 134.3 |
| Parmalee ES | 240 | 122.4 |
| Kullerstrand ES | 265 | 133.3 |
| Stober ES | 276 | 112.7 |
| Peak at Pennington ES | 279 | 131.3 |
| Vivian ES | 291 | 113.9 |
| Parr ES | 312 | 107.6 |
| Allendale ES | 324 | 125.4 |
| Glennon Heights ES | 327 | 104.3 |
| Green Gables ES | 327 | 112.0 |
| West Jefferson ES | 330 | 144.5 |
| Belmar ES | 334 | 120.9 |
| Bergen Valley ES | 336 | 125.8 |
| Fremont ES | 336 | 136.6 |
| Marshdale ES | 348 | 126.8 |
| Green Mountain ES | 351 | 114.3 |
| Colorow ES | 363 | 121.8 |
| Campbell ES | 364 | 119.5 |
| Foothills ES | 366 | 108.6 |
| Stott ES | 382 | 118.0 |
| 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 will occur in the following Articulation Areas in 2019-20: Columbine, Dakota Ridge, & Lakewood.
- Johnson Planetarium and North Lakewood (old Sobesky Academy) at 2001 Hoyt Street remain closed.
- Pleasant View Elementary is now Free Horizon Montessori, an option school that converted from a charter school in 2018-19.
- The former Free Horizon Montessori school at 581 Conference Place is now a district-owned administrative building.
- Zerger Elementary is continuing to house the Doral Academy of Colorado for the 2018-19 school year.
- Three Creeks K-8 opened as a new K-6 school for the 2017-18 school year. In 2018-19, it added 7th grade; in 2019-20, it will add 8th grade.
- PreK programs will be added at Dutch Creek ES and Hutchinson ES for the 2019-20 school year; a Head Start program will be added at Colorow ES.

2018-19 Facilities Condition Assessment—Summary of Findings

FACILITY PORTFOLIO

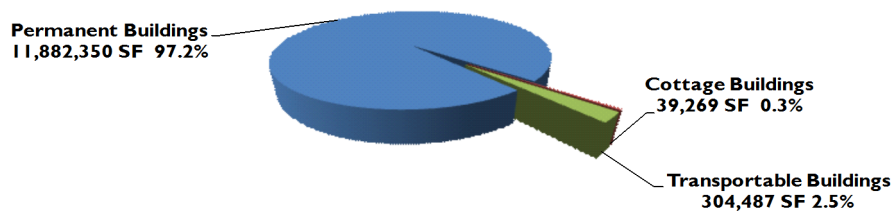
FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 11.92 million square feet of facilities on about 3,120 acres of real estate. The replacement value of the improvements is \$2.94 billion. These facilities support a 2018-19 enrollment of 75,254 students (excluding charter school enrollment). 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 18 other educational campuses with alternative grade configurations. Six administrative, four stadia, four support, 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 2.5 percent of its overall facility portfolio in temporary facilities. 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 | 134 | 4,261,634 | 2 | 6,816 | 201 | 198,254 |
| K-8 Schools | 6 | 7 | 458,699 | - | - | 1 | 1,008 |
| Middle Schools | 17 | 36 | 1,856,465 | - | - | 10 | 10,584 |
| 7-12 Schools | 2 | 6 | 386,636 | - | - | 5 | 4,800 |
| High Schools | 15 | 37 | 3,337,673 | - | - | 18 | 17,803 |
| Districtwide / Option | 18 | 97 | 999,900 | 2 | 6,790 | 38 | 39,846 |
| Stadia | 4 | 27 | 31,449 | - | - | 2 | 1,920 |
| Administrative | 6 | 21 | 466,127 | - | - | 2 | 2,000 |
| Support | 4 | 4 | 6,550 | - | - | 0 | - |
| Maintenance and Transportation | 5 | 9 | 43,098 | - | - | 8 | 8,052 |
| Decommissioned | 2 | 0 | - | 4 | 11,844 | 21 | 20,220 |
| Total | 171 | 381 | 11,882,350 | 12 | 39,269 | 306 | 304,487 |
| | | | 97.2% | | 0.3% | | 2.5% |

Permanent vs. Temporary Space



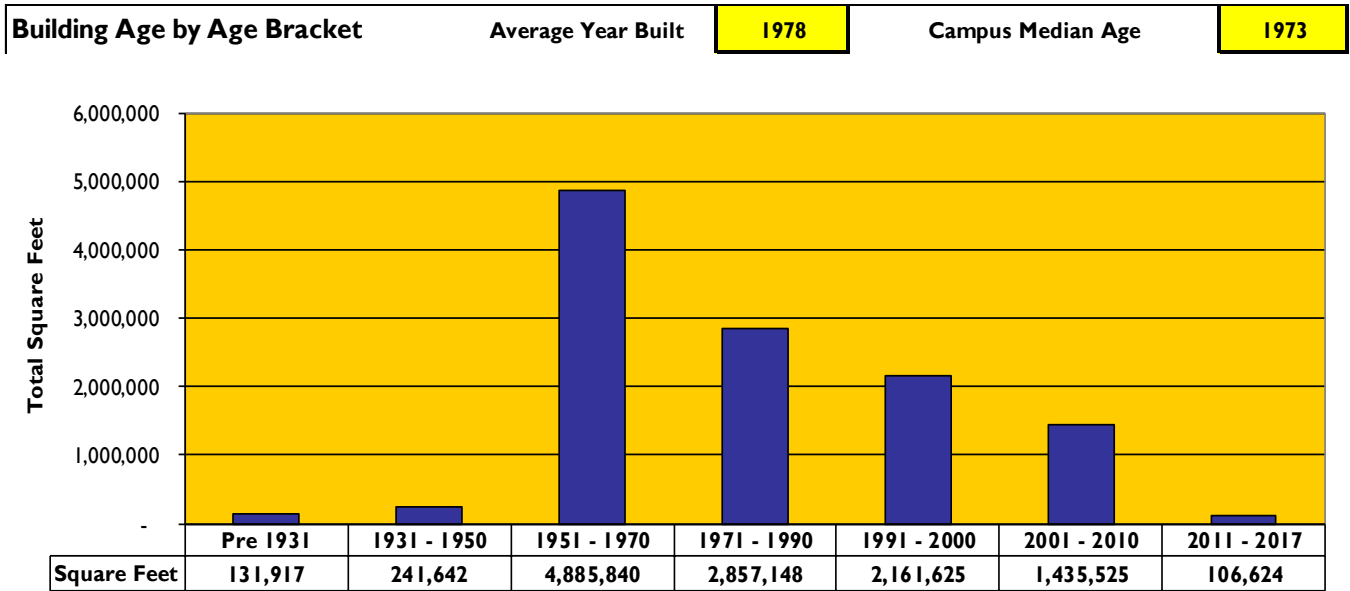
Note: Decommissioned Cottage Campuses included in Cottage column.

BUILDING AGE

Of the 11.92 million square feet of permanent building space, the majority of the district's portfolio was constructed between 1951 and 1990. Thirty percent of the district's portfolio has been built since 1991, sixty-seven percent was built between 1951 and 1990, and three percent was built prior to 1951. 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.

2018-19 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 150 academic facilities with 11.36 million square feet of permanent educational building space housing 75,254 students (not including charter school enrollment). This averages out to 151 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 | 389 | 47,938 | 123 |
| Elementary Schools | ES | 88 | 31,673 | 4,268,450 | 135 |
| K-8 Schools | K-8 | 6 | 3,401 | 458,699 | 135 |
| Middle Schools | MS | 17 | 12,224 | 1,856,465 | 152 |
| 7-12 Schools | 7-12 | 2 | 1,805 | 386,636 | 214 |
| High Schools | HS | 15 | 21,257 | 3,337,673 | 157 |
| Districtwide / Option | Districtwide / Option | 18 | 4,505 | 1,006,690 | 223 |
| Total | | 150 | 75,254 | 11,362,551 | 151 |

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.

2018-19 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.

2018-19 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 nearly \$115 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 | \$ - | \$ 306,613 | \$ - | \$ - | \$ - | \$ 286,169 | \$ - | \$ - | \$ 592,782 |
| Support for Programs | \$ 9,333 | \$ 6,166,877 | \$ 192,279 | \$ 258,602 | \$ - | \$ 1,085,230 | \$ 298,761 | \$ 135,577 | \$ 8,146,660 |
| Technology | \$ 91,454 | \$ 11,413,504 | \$ 651,458 | \$ 4,129,130 | \$ 711,887 | \$ 4,991,672 | \$ 2,431,306 | \$ 110,665 | \$ 24,531,076 |
| Security and Supervision | \$ 126,604 | \$ 12,053,724 | \$ 929,336 | \$ 4,717,665 | \$ 663,826 | \$ 6,204,810 | \$ 2,580,527 | \$ 211,691 | \$ 27,488,183 |
| Instructional Support | \$ 22,868 | \$ 23,523,584 | \$ 864,029 | \$ 6,994,474 | \$ 1,049,684 | \$ 10,465,005 | \$ 4,322,002 | \$ 147,864 | \$ 47,389,510 |
| Physical Characteristics | \$ - | \$ 2,442 | \$ - | \$ 151,403 | \$ - | \$ - | \$ - | \$ - | \$ 153,845 |
| Learning Environment | \$ 7,515 | \$ 1,066,817 | \$ 68,812 | \$ 611,175 | \$ 77,871 | \$ 737,056 | \$ 177,564 | \$ 9,075 | \$ 2,755,884 |
| Relationship of Spaces | \$ 101,441 | \$ 2,704,135 | \$ 65,625 | \$ 400,624 | \$ 54,040 | \$ 506,231 | \$ 266,042 | \$ 112,729 | \$ 4,210,866 |
| Non Related | \$ - | \$ 29,704 | \$ 45,387 | \$ 45,387 | \$ - | \$ 40,222 | \$ 23,637 | \$ - | \$ 184,338 |
| Total | \$ 359,216 | \$ 57,267,400 | \$ 2,816,925 | \$ 17,308,461 | \$ 2,557,308 | \$ 24,316,394 | \$ 10,099,839 | \$ 727,600 | \$ 115,453,143 |

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is 19.9 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

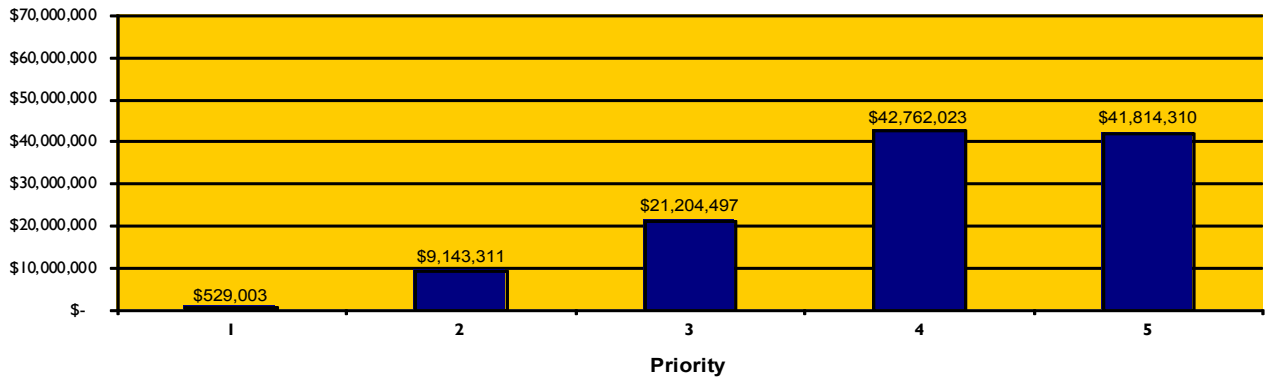
The educational adequacy baseline was established in the 2009-2010 District-wide Facility Master Plan. Educational adequacy is reviewed and updated annually by staff site visits and assessments, interviews with principals, and an annual building usage survey. The information obtained is then reviewed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

2018-19 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 | \$ - | \$ - | \$ - | \$ - | \$ 592,782 | \$ 592,782 |
| Support for Programs | \$ - | \$ 173,924 | \$ 2,655,106 | \$ 2,368,139 | \$ 2,949,491 | \$ 8,146,660 |
| Technology | \$ - | \$ 47,968 | \$ 3,543,340 | \$ 11,025,685 | \$ 9,914,083 | \$ 24,531,076 |
| Security and Supervision | \$ 529,003 | \$ 6,524,965 | \$ 14,819,050 | \$ 1,450,269 | \$ 4,164,896 | \$ 27,488,183 |
| Instructional Support | \$ - | \$ 2,396,455 | \$ 2,663 | \$ 25,674,525 | \$ 19,315,867 | \$ 47,389,510 |
| Physical Characteristics | \$ - | \$ - | \$ - | \$ 153,845 | \$ - | \$ 153,845 |
| Learning Environment | \$ - | \$ - | \$ - | \$ 1,326,298 | \$ 1,429,586 | \$ 2,755,884 |
| Relationship of Spaces | \$ - | \$ - | \$ - | \$ 763,263 | \$ 3,447,603 | \$ 4,210,866 |
| Non Related | \$ - | \$ - | \$ 184,338 | \$ - | \$ - | \$ 184,338 |
| Total | \$ 529,003 | \$ 9,143,311 | \$ 21,204,497 | \$ 42,762,023 | \$ 41,814,310 | \$ 115,453,143 |

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 \$115 million in identified educational adequacy deficiencies.

2018-19 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.

2018-19 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 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 |

2018-19 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 | \$ 1,105,615 | \$ 4,346,372 | \$ 37,555,374 | \$ 23,853,680 | \$ 10,762,291 | \$ 77,623,333 |
| Roofing | \$ 4,247,303 | \$ 7,751,035 | \$ 11,026,233 | \$ 991,501 | \$ 74,298 | \$ 24,090,370 |
| Structure | \$ 91,673 | \$ 849,913 | \$ 1,336,480 | \$ 512,370 | \$ 27,494 | \$ 2,817,930 |
| Exterior | \$ 393,248 | \$ 8,273,741 | \$ 2,319,495 | \$ 4,192,975 | \$ 1,899,253 | \$ 17,078,712 |
| Interior | \$ 354,040 | \$ 3,713,311 | \$ 39,120,620 | \$ 34,088,407 | \$ 13,952,893 | \$ 91,229,271 |
| HVAC | \$ 468,522 | \$ 26,296,334 | \$ 62,652,067 | \$ 13,842,570 | \$ 1,993,240 | \$ 105,252,733 |
| Electrical | \$ 457,080 | \$ 6,778,752 | \$ 48,652,123 | \$ 4,579,852 | \$ 4,325,610 | \$ 64,793,417 |
| Plumbing | \$ 540,206 | \$ 3,135,051 | \$ 6,942,745 | \$ 19,931,119 | \$ 1,961,993 | \$ 32,511,112 |
| Fire and Safety | \$ 18,517,400 | \$ 5,013,051 | \$ 9,525,774 | \$ 73,336 | \$ 3,604,966 | \$ 36,734,527 |
| Technology | \$ 680,974 | \$ 297,973 | \$ 4,375,428 | \$ 12,693,840 | \$ 10,049,315 | \$ 28,097,529 |
| Stairs and Elevators | \$ 129,666 | \$ - | \$ 1,157,265 | \$ 4,864,049 | \$ - | \$ 6,150,980 |
| Specialties | \$ 157,035 | \$ 957,357 | \$ 41,986,706 | \$ 29,236,674 | \$ 18,452,383 | \$ 90,790,155 |
| Other | \$ 22,500 | \$ 238,582 | \$ 27,190 | \$ 149,435 | \$ 2,647,541 | \$ 3,085,248 |
| Total | \$ 27,165,261 | \$ 67,651,471 | \$ 266,677,500 | \$ 149,009,807 | \$ 69,751,278 | \$ 580,255,317 |

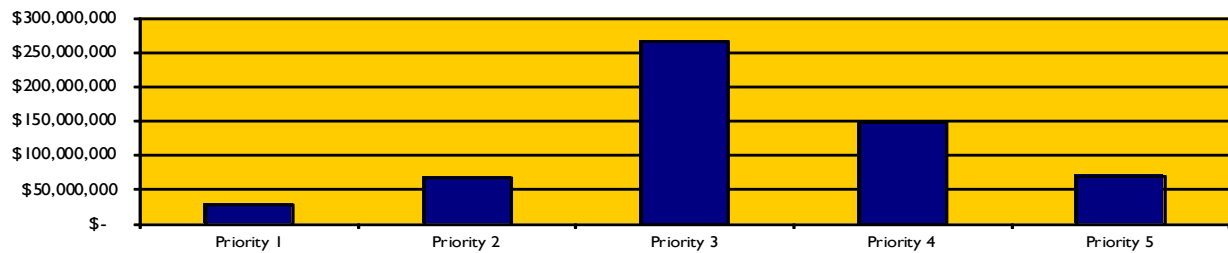
The chart on page 18 depicts the types of schools or facilities with the amount represented in dollars, by priority. These amounts include both educational adequacy as well as facility condition related deficiencies.

2018-19 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 | \$ 163,858 | \$ 333,243 | \$ 645,717 | \$ 341,709 | \$ 242,259 | \$ 1,726,785 | |
| Elementary Schools | \$ 9,435,547 | \$ 32,356,601 | \$ 120,688,750 | \$ 79,437,194 | \$ 32,923,120 | \$ 274,841,212 | |
| K-8 Schools | \$ 155,709 | \$ 1,322,918 | \$ 5,879,535 | \$ 3,291,912 | \$ 1,449,572 | \$ 12,099,646 | |
| Middle Schools | \$ 1,784,017 | \$ 5,891,341 | \$ 37,402,902 | \$ 18,175,923 | \$ 9,794,164 | \$ 73,048,347 | |
| 7-12 Schools | \$ 250,579 | \$ 4,025,874 | \$ 8,895,465 | \$ 3,322,948 | \$ 1,972,583 | \$ 18,467,449 | |
| High Schools | \$ 11,498,265 | \$ 10,421,015 | \$ 63,967,385 | \$ 24,826,610 | \$ 15,714,655 | \$ 126,427,931 | |
| Districtwide / Option | \$ 1,468,692 | \$ 6,249,530 | \$ 20,286,922 | \$ 12,034,571 | \$ 6,464,175 | \$ 46,503,889 | |
| Total Schools | \$ 24,756,667 | \$ 60,600,523 | \$ 257,766,675 | \$ 141,430,866 | \$ 68,560,528 | \$ 553,115,260 | |
| Other District Facilities | | | | | | | |
| Administrative | \$ 1,510,788 | \$ 5,328,764 | \$ 6,344,231 | \$ 3,974,660 | \$ 774,615 | \$ 17,933,058 | |
| Maintenance/Transportation | \$ 311,225 | \$ 617,332 | \$ 630,066 | \$ 761,777 | \$ 109,253 | \$ 2,429,652 | |
| Stadia | \$ 372,732 | \$ 897,748 | \$ 1,649,306 | \$ 2,311,866 | \$ 290,620 | \$ 5,522,271 | |
| Support | \$ 79,644 | \$ 44,912 | \$ 129,577 | \$ 140,896 | \$ 9,597 | \$ 404,626 | |
| Decommissioned | \$ 134,205 | \$ 162,193 | \$ 157,644 | \$ 389,742 | \$ 6,666 | \$ 850,450 | |
| Total Other Facilities | \$ 2,194,745 | \$ 6,843,843 | \$ 8,623,603 | \$ 7,048,303 | \$ 1,174,487 | \$ 27,140,057 | |
| Grand Total | \$ 26,951,412 | \$ 67,444,367 | \$ 266,390,278 | \$ 148,479,169 | \$ 69,735,016 | \$ 580,255,317 | |

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:

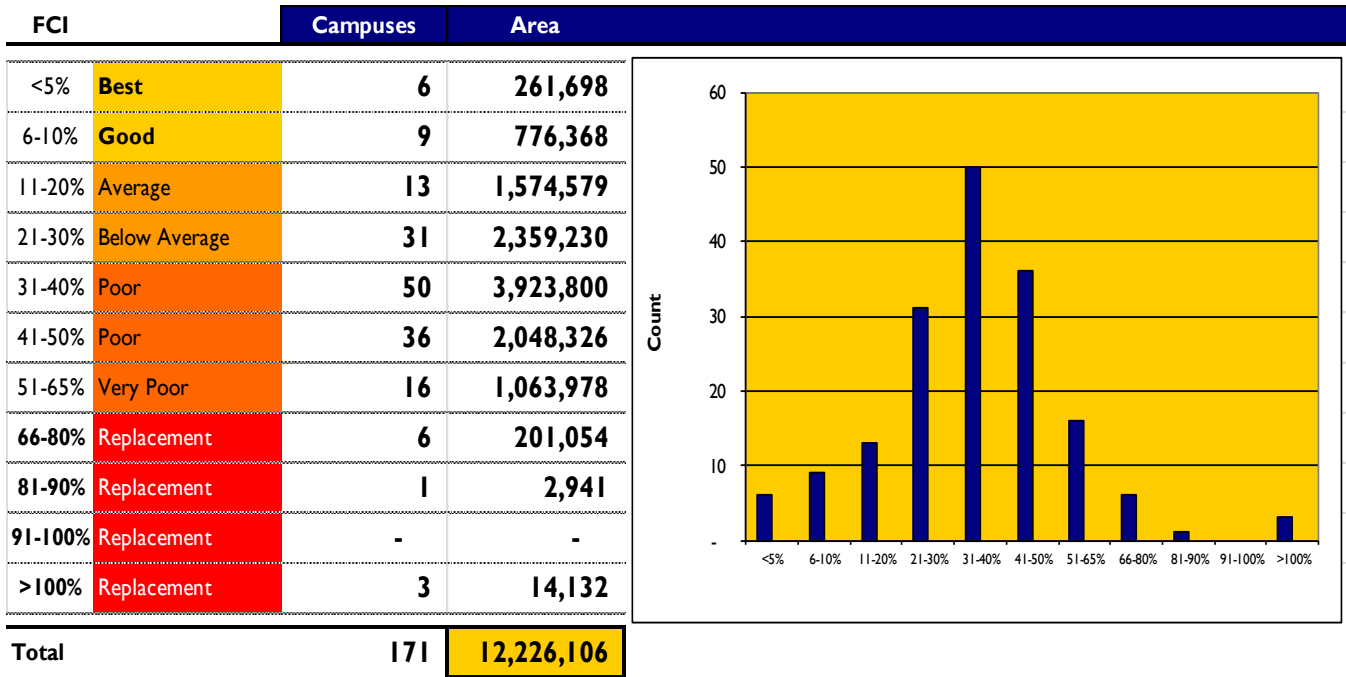
| | |
|------------------|-----------------------|
| Less than 5% | Best |
| 6% to 10% | Good |
| 11% to 20% | Average |
| 21% to 30% | Below Average |
| 31% to 50% | Poor |
| 51% to 65% | Very Poor |
| Greater than 65% | Replacement Candidate |

At Jeffco Public Schools, the total current deficiencies district-wide equal \$580 million, while the overall portfolio replacement value is estimated to be \$2.94 billion. As a result, the district-wide FCI is 19.7 percent and is considered to reflect district-wide facilities in below average condition for a large urban district.

2018-19 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 10 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.

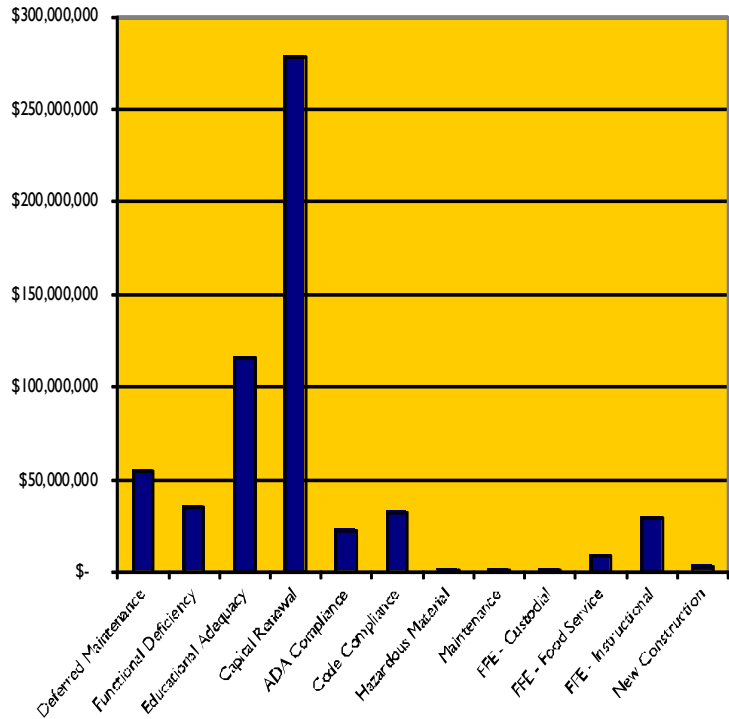
NEW CONSTRUCTION - New facilities, additions, or supporting structures.

2018-19 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 \$278 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 \$115 million.

Districtwide by Category

| Building System | Total | % of Total |
|-----------------------|-----------------------|-------------|
| Deferred Maintenance | \$ 55,093,530 | 9.49% |
| Functional Deficiency | \$ 34,777,394 | 5.99% |
| Educational Adequacy | \$ 115,453,143 | 19.90% |
| Capital Renewal | \$ 278,233,902 | 47.95% |
| ADA Compliance | \$ 22,789,553 | 3.93% |
| Code Compliance | \$ 31,888,342 | 5.50% |
| Hazardous Material | \$ 357,439 | 0.06% |
| Maintenance | \$ 302,748 | 0.05% |
| FFE - Custodial | \$ 229,304 | 0.04% |
| FFE - Food Service | \$ 9,073,850 | 1.56% |
| FFE - Instructional | \$ 28,951,535 | 4.99% |
| New Construction | \$ 3,104,576 | 0.54% |
| Total | \$ 580,255,317 | 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.”

2018-19 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 \$580 million, and another \$226 million in life cycle needs over the next five years. The charts on pages 22-23 summarize the 2019 current need, plus the projected life cycle renewal forecasted need for the assessment years 2020 to 2024. 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 2020 | 2 2021 | 3 2022 | 4 2023 | 5 2024 | |
| 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 2024 based upon the CDE model. The chart is organized by campus type, with the first column indicating the 2019 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 \$817 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.

2018-19 Facilities Condition Assessment—Summary of Findings

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

| System | Current 2019 | Year 1 2020 | Year 2 2021 | Year 3 2022 | Year 4 2023 | Year 5 2024 | Total |
|--------|-----------------|----------------|----------------|----------------|----------------|----------------|-------|
|--------|-----------------|----------------|----------------|----------------|----------------|----------------|-------|

Pre-K

| | | | | | | | |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Current Deficiencies | \$ 1,367,569 | 79% | | | | | \$ 1,367,569 |
| Educational Adequacy Deficiencies | \$ 359,216 | 21% | | | | | \$ 359,216 |
| Life Cycle Renewal Forecast | | \$ 28,640 | \$ - | \$ - | \$ 744,417 | \$ - | \$ 773,057 |
| Total Cumulative | \$ 1,726,785 | \$ 1,755,425 | \$ 1,755,425 | \$ 1,755,425 | \$ 2,499,842 | \$ 2,499,842 | \$ 2,499,842 |

Elementary Schools

| | | | | | | | |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Current Deficiencies | \$ 217,573,813 | 79% | | | | | \$ 217,573,813 |
| Educational Adequacy Deficiencies | \$ 57,267,400 | 21% | | | | | \$ 57,267,400 |
| Life Cycle Renewal Forecast | | \$ 6,630,184 | \$ 15,819,908 | \$ 13,234,822 | \$ 14,002,099 | \$ 19,938,160 | \$ 69,625,173 |
| Total Cumulative | \$ 274,841,212 | \$ 281,471,396 | \$ 297,291,304 | \$ 310,526,126 | \$ 324,528,225 | \$ 344,466,385 | \$ 344,466,385 |

K-8

| | | | | | | | |
|-----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Current Deficiencies | \$ 9,282,721 | 77% | | | | | \$ 9,282,721 |
| Educational Adequacy Deficiencies | \$ 2,816,925 | 23% | | | | | \$ 2,816,925 |
| Life Cycle Renewal Forecast | | \$ 1,472,718 | \$ 1,832,888 | \$ 23,113 | \$ 4,739,136 | \$ 1,444,896 | \$ 9,512,751 |
| Total Cumulative | \$ 12,099,646 | \$ 13,572,364 | \$ 15,405,252 | \$ 15,428,365 | \$ 20,167,501 | \$ 21,612,397 | \$ 21,612,397 |

Middle Schools

| | | | | | | | |
|-----------------------------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|
| Current Deficiencies | \$ 55,739,886 | 76% | | | | | \$ 55,739,886 |
| Educational Adequacy Deficiencies | \$ 17,308,461 | 24% | | | | | \$ 17,308,461 |
| Life Cycle Renewal Forecast | | \$ 1,467,662 | \$ 18,819,026 | \$ 7,456,849 | \$ 4,880,458 | \$ 12,589,211 | \$ 45,213,206 |
| Total Cumulative | \$ 73,048,347 | \$ 74,516,009 | \$ 93,335,035 | \$ 100,791,884 | \$ 105,672,342 | \$ 118,261,553 | \$ 118,261,553 |

7-12

| | | | | | | | |
|-----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Current Deficiencies | \$ 15,910,140 | 86% | | | | | \$ 15,910,140 |
| Educational Adequacy Deficiencies | \$ 2,557,308 | 14% | | | | | \$ 2,557,308 |
| Life Cycle Renewal Forecast | | \$ 205,669 | \$ 8,907 | \$ 808,792 | \$ 2,746,847 | \$ 1,171,257 | \$ 4,941,472 |
| Total Cumulative | \$ 18,467,449 | \$ 18,673,118 | \$ 18,682,025 | \$ 19,490,817 | \$ 22,237,664 | \$ 23,408,921 | \$ 23,408,921 |

High Schools

| | | | | | | | |
|-----------------------------------|----------------|--------------|---------------|---------------|---------------|----------------|----------------|
| Current Deficiencies | \$ 102,111,537 | 81% | | | | | \$ 102,111,537 |
| Educational Adequacy Deficiencies | \$ 24,316,394 | 19% | | | | | \$ 24,316,394 |
| Life Cycle Renewal Forecast | | \$ 3,573,826 | \$ 3,928,888 | \$ 23,359,706 | \$ 12,155,505 | \$ 34,009,767 | \$ 77,027,692 |
| Total Cumulative | \$ 126,427,931 | \$ 3,928,888 | \$ 27,288,594 | \$ 39,444,099 | \$ 73,453,866 | \$ 203,455,623 | \$ 203,455,623 |

2018-19 Facilities Condition Assessment—Summary of Findings

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

| System | Current 2019 | Year 1 2020 | Year 2 2021 | Year 3 2022 | Year 4 2023 | Year 5 2024 | Total |
|--------|-----------------|----------------|----------------|----------------|----------------|----------------|-------|
|--------|-----------------|----------------|----------------|----------------|----------------|----------------|-------|

Districtwide / Option

| | | | | | | | |
|-----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Current Deficiencies | \$ 36,404,050 | 78% | | | | | \$ 36,404,050 |
| Educational Adequacy Deficiencies | \$ 10,099,839 | 22% | | | | | \$ 10,099,839 |
| Life Cycle Renewal Forecast | | \$ 8,877,901 | \$ 6,109,017 | \$ 10,387,339 | \$ 1,056,163 | \$ 2,785,182 | \$ 29,215,602 |
| Total Cummulative | \$ 46,503,889 | \$ 55,381,790 | \$ 61,490,807 | \$ 71,878,146 | \$ 72,934,309 | \$ 75,719,491 | \$ 75,719,491 |

Stadia

| | | | | | | | |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Current Deficiencies | \$ 5,522,271 | 100% | | | | | \$ 5,522,271 |
| Educational Adequacy Deficiencies | \$ - | 0% | | | | | \$ - |
| Life Cycle Renewal Forecast | | \$ - | \$ 47,754 | \$ - | \$ - | \$ - | \$ 47,754 |
| Total Cummulative | \$ 5,522,271 | \$ 5,522,271 | \$ 5,570,025 | \$ 5,570,025 | \$ 5,570,025 | \$ 5,570,025 | \$ 5,570,025 |

Maintenance - Transportation

| | | | | | | | |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Current Deficiencies | \$ 2,429,652 | 100% | | | | | \$ 2,429,652 |
| Educational Adequacy Deficiencies | \$ - | 0% | | | | | \$ - |
| Life Cycle Renewal Forecast | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Cummulative | \$ 2,429,652 | \$ 2,429,652 | \$ 2,429,652 | \$ 2,429,652 | \$ 2,429,652 | \$ 2,429,652 | \$ 2,429,652 |

Administrative

| | | | | | | | |
|-----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Current Deficiencies | \$ 17,262,990 | 96% | | | | | \$ 17,262,990 |
| Educational Adequacy Deficiencies | \$ 670,068 | 4% | | | | | \$ 670,068 |
| Life Cycle Renewal Forecast | | \$ 212,759 | \$ - | \$ - | \$ 9,500 | \$ 91,711 | \$ 313,970 |
| Total Cummulative | \$ 17,933,058 | \$ 18,145,817 | \$ 18,145,817 | \$ 18,145,817 | \$ 18,155,317 | \$ 18,247,028 | \$ 18,247,028 |

Support

| | | | | | | | |
|-----------------------------------|------------|------------|------------|------------|------------|------------|------------|
| Current Deficiencies | \$ 404,626 | 100% | | | | | \$ 404,626 |
| Educational Adequacy Deficiencies | \$ - | 0% | | | | | \$ - |
| Life Cycle Renewal Forecast | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Cummulative | \$ 404,626 | \$ 404,626 | \$ 404,626 | \$ 404,626 | \$ 404,626 | \$ 404,626 | \$ 404,626 |

Decommissioned

| | | | | | | | |
|-----------------------------------|------------|------------|------------|------------|------------|------------|------------|
| Current Deficiencies | \$ 850,450 | | | | | | \$ 850,450 |
| Educational Adequacy Deficiencies | \$ - | | | | | | \$ - |
| Life Cycle Renewal Forecast | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Cummulative | \$ 850,450 | \$ 850,450 | \$ 850,450 | \$ 850,450 | \$ 850,450 | \$ 850,450 | \$ 850,450 |

| | | | | | | | |
|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Total Need | \$ 580,255,317 | \$ 22,469,359 | \$ 46,566,388 | \$ 55,270,621 | \$ 40,334,125 | \$ 72,030,184 | \$ 816,925,994 |
| Cummulative | \$ 580,255,317 | \$ 602,724,676 | \$ 649,291,064 | \$ 704,561,685 | \$ 744,895,810 | \$ 816,925,994 | |

Life Cycle Figures are Unescalated

2018-19 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, 2018-19 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 | 2018-2019 Enroll | Permanent Square Feet | Facility Condition | | 5-Year Life Cycle Forecast | Total Cost w/Life Cycle |
|---|------|---------------------|--------------------------|--------------------|-------|-------------------------------|----------------------------|
| | | | | Cost | FCI | | |
| Alameda | | | | | | | |
| Deane Elementary School | 1954 | 393 | 46,117 | \$ 2,178,864 | 18.6% | \$ 728,784 | \$ 2,907,648 |
| Emory Elementary School | 1994 | 463 | 107,785 | \$ 4,166,371 | 15.2% | \$ 608,672 | \$ 4,775,043 |
| Lasley Elementary School | 1961 | 431 | 66,925 | \$ 2,628,340 | 15.6% | \$ 1,709,706 | \$ 4,338,046 |
| Patterson International School | 1964 | 342 | 48,894 | \$ 3,924,731 | 32.2% | \$ 954,553 | \$ 4,879,284 |
| Patterson Cottages | 1965 | 104 | 13,819 | \$ 1,187,833 | 34.7% | \$ - | \$ 1,187,833 |
| Rose Stein International Elementary School | 1954 | 276 | 47,093 | \$ 3,491,739 | 29.9% | \$ 265,552 | \$ 3,757,291 |
| Alameda International Junior-Senior High School | 1961 | 1,139 | 262,863 | \$ 12,823,724 | 22.6% | \$ 1,800,818 | \$ 14,624,542 |
| | | | | \$ 30,401,601 | | \$ 6,068,085 | \$ 36,469,686 |
| Arvada | | | | | | | |
| Fitzmorris Elementary School | 1960 | 251 | 51,258 | \$ 3,494,714 | 27.5% | \$ 1,209,711 | \$ 4,704,425 |
| Foster Elementary School | 1953 | 484 | 42,485 | \$ 4,216,203 | 38.2% | \$ 622,192 | \$ 4,838,395 |
| Hackberry Hill Elementary School | 1966 | 422 | 52,413 | \$ 1,338,005 | 10.3% | \$ 1,611,834 | \$ 2,949,839 |
| Lawrence Elementary School | 1996 | 288 | 47,138 | \$ 3,383,481 | 28.4% | \$ 144,357 | \$ 3,527,838 |
| Peck Elementary School | 1966 | 245 | 42,835 | \$ 3,848,964 | 36.0% | \$ 2,145,290 | \$ 5,994,254 |
| Secrest Elementary School | 1955 | 314 | 46,372 | \$ 2,331,872 | 20.3% | \$ 563,912 | \$ 2,895,784 |
| Swanson Elementary School | 1964 | 273 | 54,461 | \$ 4,801,718 | 34.9% | \$ 1,209,165 | \$ 6,010,883 |
| Thomson Elementary School | 1973 | 310 | 48,832 | \$ 3,999,757 | 33.1% | \$ 297,473 | \$ 4,297,230 |
| Arvada K-8 | 1952 | 683 | 115,360 | \$ 5,425,387 | 18.5% | \$ 1,388,201 | \$ 6,813,588 |
| North Arvada Middle School | 1962 | 614 | 113,553 | \$ 5,724,350 | 19.6% | \$ 5,385,268 | \$ 11,109,618 |
| Arvada High School | 1971 | 805 | 236,199 | \$ 18,210,046 | 31.5% | \$ 4,589,038 | \$ 22,799,084 |
| | | | | \$ 56,774,497 | | \$ 19,166,441 | \$ 75,940,938 |
| Arvada West | | | | | | | |
| Allendale Elementary School | 1964 | 188 | 40,644 | \$ 1,854,307 | 18.4% | \$ 617,346 | \$ 2,471,653 |
| Campbell Elementary School | 1964 | 240 | 43,486 | \$ 3,671,123 | 32.7% | \$ 1,437,354 | \$ 5,108,477 |
| Fairmount Elementary School | 1962 | 593 | 65,145 | \$ 3,396,934 | 21.0% | \$ 1,235,706 | \$ 4,632,640 |
| Fremont Elementary School | 1953 | 227 | 45,914 | \$ 2,277,688 | 19.5% | \$ 138,333 | \$ 2,416,021 |
| Stott Elementary School | 1972 | 312 | 45,528 | \$ 2,391,698 | 21.2% | \$ 773,299 | \$ 3,164,997 |
| Vanderhoof Elementary School | 1969 | 404 | 44,082 | \$ 3,560,319 | 31.9% | \$ 1,007,523 | \$ 4,567,842 |
| Drake Middle School | 1962 | 923 | 123,643 | \$ 4,145,839 | 13.2% | \$ 4,531,915 | \$ 8,677,754 |
| Arvada West High School | 2003 | 1,777 | 237,051 | \$ 3,385,524 | 5.8% | \$ 9,991,824 | \$ 13,377,348 |
| | | | | \$ 24,683,431 | | \$ 19,733,300 | \$ 44,416,731 |
| Bear Creek | | | | | | | |
| Green Gables Elementary School | 1969 | 219 | 36,919 | \$ 4,025,120 | 43.1% | \$ 1,416,523 | \$ 5,441,643 |
| Kendallvue Elementary School | 1982 | 379 | 45,417 | \$ 3,311,680 | 28.2% | \$ 851,638 | \$ 4,163,318 |
| Kendrick Lakes Elementary School | 1970 | 391 | 40,078 | \$ 6,256,142 | 61.0% | \$ 1,024,909 | \$ 7,281,051 |
| Peiffer Elementary School | 1973 | 261 | 44,035 | \$ 3,615,428 | 31.7% | \$ 279,994 | \$ 3,895,422 |
| Red Rocks Elementary School | 1955 | 290 | 29,176 | \$ 4,444,864 | 57.6% | \$ 90,171 | \$ 4,535,035 |
| Westgate Elementary School | 1972 | 458 | 51,211 | \$ 3,648,698 | 27.0% | \$ 543,511 | \$ 4,192,209 |
| Bear Creek K-8 School | 2008 | 1,060 | 122,365 | \$ 1,141,660 | 3.7% | \$ 5,371,685 | \$ 6,513,345 |
| Carmody Middle School | 1965 | 799 | 99,692 | \$ 4,083,254 | 16.0% | \$ 5,403,355 | \$ 9,486,609 |
| Bear Creek High School | 2008 | 1,530 | 255,985 | \$ 2,874,644 | 4.6% | \$ 5,630,350 | \$ 8,504,994 |
| | | | | \$ 33,401,490 | | \$ 20,612,136 | \$ 54,013,626 |

Sites with FCI greater than 65% are highlighted in Red

2018-19 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

| Campus Name | Age | 2018-2019 Enroll | Permanent Square Feet | Facility Condition | | 5-Year Life Cycle Forecast | Total Cost w/Life Cycle |
|------------------------------------|------|---------------------|--------------------------|--------------------|--------|-------------------------------|----------------------------|
| | | | | Cost | FCI | | |
| Chatfield | | | | | | | |
| Coronado Elementary School | 1987 | 519 | 46,543 | \$ 4,282,867 | 36.1% | \$ 1,625,626 | \$ 5,908,493 |
| Mortensen Elementary School | 1994 | 372 | 52,157 | \$ 2,071,765 | 16.0% | \$ 157,223 | \$ 2,228,988 |
| Shaffer Elementary School | 1998 | 524 | 53,368 | \$ 1,883,167 | 13.7% | \$ 237,438 | \$ 2,120,605 |
| Stony Creek Elementary School | 1983 | 414 | 45,229 | \$ 3,664,054 | 30.7% | \$ 1,889,083 | \$ 5,553,137 |
| Ute Meadows Elementary School | 1987 | 371 | 46,465 | \$ 2,738,906 | 23.5% | \$ 1,623,102 | \$ 4,362,008 |
| Bradford K-8 North | 1994 | 416 | 46,069 | \$ 1,210,185 | 10.6% | \$ 159,199 | \$ 1,369,384 |
| Bradford K-8 South | 1990 | 418 | 48,681 | \$ 2,291,999 | 19.0% | \$ 1,976,286 | \$ 4,268,285 |
| Deer Creek Middle School | 1980 | 813 | 120,363 | \$ 6,031,187 | 19.7% | \$ 3,672,459 | \$ 9,703,646 |
| Falcon Bluffs Middle School | 2003 | 662 | 113,571 | \$ 2,347,230 | 8.1% | \$ 5,784,497 | \$ 8,131,727 |
| Chatfield High School | 1986 | 1,811 | 275,730 | \$ 8,919,642 | 13.2% | \$ 3,467,834 | \$ 12,387,476 |
| | | | | \$ 35,441,000 | | \$ 20,592,747 | \$ 56,033,747 |
| Columbine | | | | | | | |
| Columbine Hills Elementary School | 1964 | 399 | 47,267 | \$ 2,388,602 | 20.4% | \$ 359,845 | \$ 2,748,447 |
| Dutch Creek Elementary School | 1973 | 312 | 49,780 | \$ 2,886,176 | 23.4% | \$ 559,736 | \$ 3,445,912 |
| Governor's Ranch Elementary School | 1987 | 386 | 46,906 | \$ 2,422,296 | 20.3% | \$ 150,561 | \$ 2,572,857 |
| Leawood Elementary School | 1972 | 425 | 48,382 | \$ 1,935,242 | 16.1% | \$ 1,555,302 | \$ 3,490,544 |
| Normandy Elementary School | 1970 | 418 | 55,699 | \$ 3,781,129 | 25.6% | \$ 1,233,596 | \$ 5,014,725 |
| Ken Caryl Middle School | 1970 | 633 | 88,020 | \$ 3,866,172 | 16.9% | \$ 2,221,837 | \$ 6,088,009 |
| Columbine High School | 1973 | 1,697 | 238,150 | \$ 11,877,385 | 20.3% | \$ 3,570,701 | \$ 15,448,086 |
| | | | | \$ 29,157,002 | | \$ 9,651,578 | \$ 38,808,580 |
| Conifer | | | | | | | |
| Elk Creek Elementary School | 1989 | 385 | 51,000 | \$ 2,762,580 | 21.9% | \$ 3,024,985 | \$ 5,787,565 |
| Marshdale Elementary School | 1980 | 305 | 44,120 | \$ 5,303,600 | 48.5% | \$ 597,687 | \$ 5,901,287 |
| West Jefferson Elementary School | 2001 | 312 | 48,099 | \$ 1,296,146 | 10.9% | \$ 2,412,868 | \$ 3,709,014 |
| West Jefferson Middle School | 1974 | 573 | 104,164 | \$ 6,651,290 | 25.2% | \$ 352,796 | \$ 7,004,086 |
| Conifer Senior High School | 1996 | 857 | 166,229 | \$ 5,610,879 | 13.5% | \$ 803,622 | \$ 6,414,501 |
| Conifer Wastewater Treatment Plant | 1988 | | 4,960 | \$ 205,245 | 20.8% | \$ - | \$ 205,245 |
| West Jefferson Reservoir | 1988 | | 1,490 | \$ 167,230 | 56.4% | \$ - | \$ 167,230 |
| Conifer HS Lobo Pump House | | | - | \$ - | | \$ - | \$ - |
| Gallery Well and Pumphouse | 1996 | | 100 | \$ 32,151 | 161.6% | \$ - | \$ 32,151 |
| | | | | \$ 22,029,121 | | \$ 7,191,958 | \$ 29,221,079 |
| Dakota Ridge | | | | | | | |
| Blue Heron Elementary School | 2002 | 477 | 55,082 | \$ 1,326,551 | 9.7% | \$ 2,530,642 | \$ 3,857,193 |
| Colorow Elementary School | 1977 | 206 | 44,226 | \$ 4,283,174 | 39.1% | \$ 749,233 | \$ 5,032,407 |
| Mount Carbon Elementary School | 1996 | 468 | 51,930 | \$ 1,568,137 | 12.2% | \$ 193,099 | \$ 1,761,236 |
| Powderhorn Elementary School | 1994 | 624 | 52,134 | \$ 2,884,258 | 20.9% | \$ 155,960 | \$ 3,040,218 |
| Westridge Elementary School | 1987 | 514 | 47,103 | \$ 3,265,672 | 26.9% | \$ 1,655,335 | \$ 4,921,007 |
| Summit Ridge Middle School | 1994 | 696 | 122,578 | \$ 4,395,497 | 14.1% | \$ 422,019 | \$ 4,817,516 |
| Dakota Ridge Senior High School | 1996 | 1,469 | 236,414 | \$ 7,700,189 | 13.3% | \$ 4,013,124 | \$ 11,713,313 |
| | | | | \$ 25,423,477 | | \$ 9,719,412 | \$ 35,142,889 |

Sites with FCI greater than 65% are highlighted in Red

2018-19 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

| Campus Name | Age | 2018-2019 Enroll | Permanent Square Feet | Facility Condition | | 5-Year Life Cycle Forecast | Total Cost w/Life Cycle |
|--|------|---------------------|--------------------------|--------------------|-------|-------------------------------|----------------------------|
| | | | | Cost | FCI | | |
| Evergreen | | | | | | | |
| Bergen Meadow Elementary School (Primary) | 1970 | 326 | 50,555 | \$ 6,570,018 | 52.4% | \$ 1,003,135 | \$ 7,573,153 |
| Bergen Valley Elementary School (Intermediate) | 1997 | 302 | 42,280 | \$ 981,288 | 9.4% | \$ 124,543 | \$ 1,105,831 |
| Parmalee Elementary School | 1963 | 308 | 29,376 | \$ 2,138,982 | 27.8% | \$ 519,434 | \$ 2,658,416 |
| Wilmot Elementary School | 1877 | 358 | 52,329 | \$ 2,991,933 | 23.1% | \$ 2,147,691 | \$ 5,139,624 |
| Evergreen Middle School | 1969 | 742 | 111,713 | \$ 2,497,045 | 8.8% | \$ 1,500,247 | \$ 3,997,292 |
| Evergreen High School | 1954 | 1,075 | 209,128 | \$ 5,934,603 | 11.6% | \$ 5,139,994 | \$ 11,074,597 |
| | | | | \$ 21,113,869 | | \$ 10,435,044 | \$ 31,548,913 |
| Golden | | | | | | | |
| John and Karen Litz Preschool | 2007 | 85 | 9,673 | \$ 161,704 | 6.7% | \$ 369,474 | \$ 531,178 |
| Kyffin Elementary School | 1972 | 480 | 49,472 | \$ 6,378,868 | 50.4% | \$ 781,509 | \$ 7,160,377 |
| Mitchell Elementary School | 1997 | 564 | 52,696 | \$ 1,796,457 | 13.5% | \$ 237,348 | \$ 2,033,805 |
| Ralston Elementary School | 1955 | 287 | 51,302 | \$ 2,025,634 | 15.9% | \$ 1,142,481 | \$ 3,168,115 |
| Shelton Elementary School | 1998 | 503 | 53,529 | \$ 3,207,785 | 24.2% | \$ 457,568 | \$ 3,665,353 |
| Welchster Elementary School | 1961 | 304 | 42,092 | \$ 3,102,025 | 29.7% | \$ 522,069 | \$ 3,624,094 |
| Bell Middle School | 1964 | 926 | 126,819 | \$ 5,815,785 | 18.1% | \$ 1,501,436 | \$ 7,317,221 |
| Golden High School | 2008 | 1,326 | 187,258 | \$ 2,402,508 | 5.2% | \$ 7,122,841 | \$ 9,525,349 |
| | | | | \$ 24,890,767 | | \$ 12,134,726 | \$ 37,025,493 |
| Green Mountain | | | | | | | |
| Florence Irwin Preschool | 2009 | 95 | 10,704 | \$ 142,653 | 5.4% | \$ 28,640 | \$ 171,293 |
| Deviny Elementary School | 1964 | 463 | 52,617 | \$ 2,334,182 | 17.3% | \$ 2,331,699 | \$ 4,665,881 |
| Foothills Elementary School | 1970 | 278 | 39,999 | \$ 2,216,733 | 21.9% | \$ 238,070 | \$ 2,454,803 |
| Green Mountain Elementary School | 1962 | 234 | 40,335 | \$ 2,495,807 | 25.0% | \$ 1,328,639 | \$ 3,824,446 |
| Hutchinson Elementary School | 1973 | 229 | 44,399 | \$ 4,178,890 | 37.4% | \$ 315,120 | \$ 4,494,010 |
| Rooney Ranch Elementary School | 1994 | 525 | 53,635 | \$ 2,421,786 | 18.2% | \$ 414,877 | \$ 2,836,663 |
| Dunstan Middle School | 2006 | 945 | 138,739 | \$ 1,411,984 | 4.0% | \$ 5,430,935 | \$ 6,842,919 |
| Green Mountain High School | 1973 | 1,106 | 199,222 | \$ 13,272,941 | 27.1% | \$ 1,196,697 | \$ 14,469,638 |
| | | | | \$ 28,474,978 | | \$ 11,284,677 | \$ 39,759,655 |
| Jefferson | | | | | | | |
| Edgewater Elementary School | 1949 | 421 | 45,207 | \$ 2,908,542 | 24.4% | \$ 629,382 | \$ 3,537,924 |
| Lumberg Elementary School | 1955 | 438 | 49,379 | \$ 5,849,525 | 45.2% | \$ 152,193 | \$ 6,001,718 |
| Molholm Elementary School | 1954 | 424 | 46,524 | \$ 4,888,588 | 40.1% | \$ 197,250 | \$ 5,085,838 |
| Jefferson Junior-Senior High School | 1959 | 666 | 123,773 | \$ 5,643,725 | 18.5% | \$ 3,140,654 | \$ 8,784,379 |
| | | | | \$ 19,290,381 | | \$ 4,119,479 | \$ 23,409,860 |
| Lakewood | | | | | | | |
| Belmar School of Integrated Arts | 1961 | 316 | 40,828 | \$ 2,265,212 | 22.0% | \$ 2,192,728 | \$ 4,457,940 |
| Eiber Elementary School | 1955 | 337 | 52,017 | \$ 3,243,464 | 24.4% | \$ 282,227 | \$ 3,525,691 |
| Glennon Heights Elementary School | 1957 | 244 | 34,698 | \$ 3,091,277 | 34.2% | \$ 135,261 | \$ 3,226,538 |
| Slater Elementary School | 1953 | 330 | 46,084 | \$ 2,639,688 | 22.5% | \$ 145,084 | \$ 2,784,772 |
| South Lakewood Elementary School | 1995 | 485 | 51,795 | \$ 2,768,472 | 21.4% | \$ 294,683 | \$ 3,063,155 |
| Creighton Middle School | 1962 | 683 | 120,847 | \$ 2,368,542 | 7.7% | \$ 4,615,940 | \$ 6,984,482 |
| Lakewood High School | 1958 | 2,091 | 248,133 | \$ 4,994,622 | 8.2% | \$ 5,739,170 | \$ 10,733,792 |
| | | | | \$ 21,371,277 | | \$ 13,405,093 | \$ 34,776,370 |

Sites with FCI greater than 65% are highlighted in Red

2018-19 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

| Campus Name | Age | 2018-2019 | | Facility Condition | | 5-Year Life Cycle Forecast | Total Cost w/Life Cycle |
|--|------|-----------|-----------------------|--------------------|-------|----------------------------|-------------------------|
| | | Enroll | Permanent Square Feet | Cost | FCI | | |
| Pomona | | | | | | | |
| Little Elementary School | 1973 | 289 | 40,712 | \$ 3,584,657 | 35.1% | \$ 887,664 | \$ 4,472,321 |
| Parr Elementary School | 1969 | 314 | 33,586 | \$ 2,872,827 | 31.3% | \$ 361,051 | \$ 3,233,878 |
| Warder Elementary School | 1973 | 369 | 41,934 | \$ 2,321,274 | 22.3% | \$ 252,851 | \$ 2,574,125 |
| Weber Elementary School | 1972 | 383 | 51,051 | \$ 2,152,790 | 16.8% | \$ 1,282,364 | \$ 3,435,154 |
| Zerger Elementary School (Doral Academy) | 1977 | - | 43,875 | \$ 2,619,539 | 24.1% | \$ 535,468 | \$ 3,155,007 |
| Moore Middle School | 1978 | 606 | 83,756 | \$ 5,058,775 | 23.8% | \$ 1,208,375 | \$ 6,267,150 |
| Pomona High School | 1973 | 1,336 | 203,946 | \$ 12,431,640 | 24.9% | \$ 1,193,187 | \$ 13,624,827 |
| *Doral Academy leasing Zerger ES | | | | \$ 31,041,500 | | \$ 5,720,960 | \$ 36,762,460 |
| Ralston Valley | | | | | | | |
| Meiklejohn Elementary School | 2006 | 532 | 69,839 | \$ 728,305 | 4.2% | \$ 2,390,640 | \$ 3,118,945 |
| Sierra Elementary School | 2009 | 464 | 69,064 | \$ 1,284,310 | 7.5% | \$ 327,178 | \$ 1,611,488 |
| Van Arsdale Elementary School | 1994 | 445 | 50,511 | \$ 4,551,559 | 35.7% | \$ 152,596 | \$ 4,704,155 |
| West Woods Elementary School | 1996 | 597 | 53,381 | \$ 3,261,526 | 23.9% | \$ 208,895 | \$ 3,470,421 |
| Coal Creek Canyon K-8 School | 1963 | 136 | 25,360 | \$ 2,030,393 | 31.1% | \$ 617,380 | \$ 2,647,773 |
| Three Creeks K-8 | 2017 | 688 | 100,864 | \$ 22 | 0.0% | \$ - | \$ 22 |
| Oberon Middle School | 1965 | 771 | 90,839 | \$ 6,046,979 | 26.2% | \$ 377,390 | \$ 6,424,369 |
| Ralston Valley Senior High School | 2001 | 1,823 | 239,205 | \$ 5,308,623 | 9.1% | \$ 18,781,652 | \$ 24,090,275 |
| | | | | \$ 23,211,716 | | \$ 22,855,731 | \$ 46,067,447 |
| Standley Lake | | | | | | | |
| Adams Elementary School | 1988 | 387 | 47,783 | \$ 3,157,357 | 26.5% | \$ 199,547 | \$ 3,356,904 |
| Lukas Elementary School | 1988 | 353 | 47,740 | \$ 2,086,272 | 17.6% | \$ 139,568 | \$ 2,225,840 |
| Ryan Elementary School | 1994 | 380 | 50,544 | \$ 3,536,447 | 27.8% | \$ 59,480 | \$ 3,595,927 |
| Semper Elementary School | 1996 | 347 | 53,755 | \$ 2,124,195 | 15.9% | \$ 349,565 | \$ 2,473,760 |
| Sheridan Green Elementary School | 1987 | 347 | 46,465 | \$ 2,927,487 | 25.4% | \$ - | \$ 2,927,487 |
| Witt Elementary School | 1980 | 297 | 44,340 | \$ 4,001,957 | 36.4% | \$ 526,862 | \$ 4,528,819 |
| Mandalay Middle School | 1983 | 585 | 88,976 | \$ 3,944,086 | 17.5% | \$ 1,450,641 | \$ 5,394,727 |
| Wayne Carle Middle School | 2006 | 597 | 105,495 | \$ 2,618,488 | 9.8% | \$ 816,389 | \$ 3,434,877 |
| Standley Lake High School | 1988 | 1,350 | 193,713 | \$ 8,324,022 | 17.6% | \$ 1,756,888 | \$ 10,080,910 |
| | | | | \$ 32,720,310 | | \$ 5,298,940 | \$ 38,019,250 |
| Wheat Ridge | | | | | | | |
| Norma Anderson Preschool | 2007 | 105 | 13,742 | \$ 234,596 | 6.9% | \$ 374,943 | \$ 609,539 |
| Kullerstrand Elementary School | 1961 | 205 | 35,530 | \$ 2,713,750 | 29.5% | \$ 259,698 | \$ 2,973,448 |
| Maple Grove Elementary School | 1960 | 325 | 42,408 | \$ 1,504,077 | 15.4% | \$ 290,466 | \$ 1,794,543 |
| Peak Expeditionary at Pennington Elementary School | 1961 | 162 | 36,876 | \$ 2,591,490 | 27.7% | \$ 1,426,393 | \$ 4,017,883 |
| Prospect Valley Elementary School | 1967 | 439 | 46,229 | \$ 5,545,834 | 48.0% | \$ 154,117 | \$ 5,699,951 |
| Stevens Elementary School | 1995 | 324 | 112,153 | \$ 4,192,264 | 14.7% | \$ 587,034 | \$ 4,779,298 |
| Stober Elementary School | 1965 | 258 | 31,242 | \$ 3,998,491 | 49.8% | \$ 1,167,062 | \$ 5,165,553 |
| Vivian Elementary School | 1953 | 161 | 33,138 | \$ 2,809,292 | 32.6% | \$ 161,166 | \$ 2,970,458 |
| Wilmore-Davis Elementary School | 1955 | 254 | 38,596 | \$ 2,407,460 | 24.7% | \$ 113,688 | \$ 2,521,148 |
| Everitt Middle School | 1966 | 656 | 103,697 | \$ 6,041,845 | 23.0% | \$ 537,707 | \$ 6,579,552 |
| Wheat Ridge High School | 1956 | 1,204 | 211,310 | \$ 15,180,663 | 29.4% | \$ 4,030,770 | \$ 19,211,433 |
| | | | | \$ 47,219,762 | | \$ 9,103,044 | \$ 56,322,806 |

Sites with FCI greater than 65% are highlighted in Red

2018-19 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

| Campus Name | Age | 2018-2019 | | Permanent Square Feet | Facility Condition | | 5-Year Life Cycle Forecast | Total Cost w/Life Cycle |
|--------------------------------------|------|-----------|--|-----------------------|--------------------|-------|----------------------------|-------------------------|
| | | Enroll | | | Cost | FCI | | |
| Districtwide / Option Schools | | | | | | | | |
| Brady Exploration School | 1940 | 412 | | 68,607 | \$ 4,121,113 | 25.5% | \$ 1,947,770 | \$ 6,068,883 |
| Connections Learning Center | 2010 | 28 | | 20,500 | \$ 285,933 | 5.4% | \$ 234,111 | \$ 520,044 |
| D'Evelyn Jr-Sr High School | 2000 | 1,022 | | 154,003 | \$ 2,461,243 | 6.5% | \$ 9,347,469 | \$ 11,808,712 |
| Dennison Elementary School | 1958 | 627 | | 43,420 | \$ 3,144,106 | 27.8% | \$ 404,890 | \$ 3,548,996 |
| Free Horizon Montessori | 1950 | 443 | | 49,078 | \$ 3,042,220 | 25.0% | \$ 187,837 | \$ 3,230,057 |
| Jefferson County Open School | 1930 | 556 | | 102,631 | \$ 2,911,729 | 11.4% | \$ - | \$ 2,911,729 |
| * Literacy Center | | - | | - | \$ - | | \$ - | \$ - |
| Long View High School | 1967 | 55 | | - | \$ 653,656 | 38.7% | \$ 31,500 | \$ 685,156 |
| Manning School | 1958 | 669 | | 72,675 | \$ 4,661,932 | 25.4% | \$ 1,183,820 | \$ 5,845,752 |
| McLain Community High School | 2000 | 423 | | 79,112 | \$ 1,776,495 | 9.2% | \$ 4,429,317 | \$ 6,205,812 |
| Miller Special | 1963 | 94 | | 51,184 | \$ 4,266,930 | 32.4% | \$ 3,126,345 | \$ 7,393,275 |
| North Lakewood (20th & Hoyt) | 1947 | - | | 29,993 | \$ 2,042,987 | 27.5% | \$ 1,345,616 | \$ 3,388,603 |
| Sobesky Academy | 1994 | 117 | | 53,724 | \$ 2,681,907 | 20.1% | \$ 286,668 | \$ 2,968,575 |
| Stein Cottages / JTS | 1961 | - | | 6,790 | \$ 534,350 | 31.8% | \$ - | \$ 534,350 |
| Warren Tech Central | 1972 | 46 | | 168,240 | \$ 7,444,910 | 18.2% | \$ 6,476,964 | \$ 13,921,874 |
| Warren Tech North | 1995 | 13 | | 34,593 | \$ 1,604,965 | 19.0% | \$ 124,172 | \$ 1,729,137 |
| Mount Evans OELS | 1929 | - | | 40,731 | \$ 3,138,385 | 34.7% | \$ - | \$ 3,138,385 |
| Windy Peak OELS | 1857 | - | | 31,409 | \$ 1,731,028 | 21.2% | \$ 89,123 | \$ 1,820,151 |
| | | | | | \$ 46,503,889 | | \$ 29,215,602 | \$ 75,719,491 |

Administration, Stadia, and Support Facilities

| | | | | | | | | |
|---|------|---------------|--|-------------------|-----------------------|--------|-----------------------|---------------|
| Education Service Center | 1985 | | | 124,219 | \$ 4,692,830 | 19.0% | \$ - | \$ 4,692,830 |
| 581 Conference Place | 1988 | | | 35,371 | \$ - | | \$ - | \$ - |
| Landscape Services (Warren Tech Central) | 1980 | | | 10,972 | \$ 1,200,066 | 55.0% | \$ 114,968 | \$ 1,315,034 |
| Support Services Campus | 1967 | | | 260,362 | \$ 8,998,025 | 17.4% | \$ 97,791 | \$ 9,095,816 |
| Frank DeAngelis Center (formerly Martensen) | 1954 | | | 32,105 | \$ 3,031,444 | 37.3% | \$ 101,211 | \$ 3,132,655 |
| Johnson Planetarium (Closed) | 1962 | | | 3,098 | \$ 10,694 | 1.7% | \$ - | \$ 10,694 |
| Applewood Cottages | 1958 | | | 8,534 | \$ 663,537 | 72.3% | \$ - | \$ 663,537 |
| Maple Grove Cottages | 1964 | | | 6,817 | \$ 369,817 | 27.0% | \$ - | \$ 369,817 |
| Secrest Cottage | 1964 | | | 3,310 | \$ 186,912 | 52.5% | \$ - | \$ 186,912 |
| Shop Facility for Zones 1 & 2 | 1980 | | | 4,250 | \$ 430,877 | 51.0% | \$ - | \$ 430,877 |
| North Area Transportation Center | 1975 | | | 5,870 | \$ 584,289 | 43.9% | \$ - | \$ 584,289 |
| South Area Transportation Center | 1981 | | | 17,238 | \$ 504,993 | 14.7% | \$ - | \$ 504,993 |
| West Area Transportation Center | 1980 | | | 14,779 | \$ 628,866 | 21.4% | \$ - | \$ 628,866 |
| Driving Training Center | 1975 | | | 961 | \$ 280,628 | 78.1% | \$ - | \$ 280,628 |
| Jefferson County Stadium | 1960 | | | 13,701 | \$ 1,272,382 | 46.7% | \$ - | \$ 1,272,382 |
| Lakewood Memorial Stadium | 1983 | | | 1,721 | \$ 776,967 | 153.8% | \$ - | \$ 776,967 |
| North Area Athletic Complex | 2000 | | | 10,391 | \$ 2,664,530 | 128.9% | \$ 47,754 | \$ 2,712,284 |
| Trailblazer Stadium | 1996 | | | 5,636 | \$ 808,392 | 72.1% | \$ - | \$ 808,392 |
| | | | | | \$ 27,105,248 | | \$ 361,724 | \$ 28,023,701 |
| TOTAL | | 75,254 | | 11,921,619 | \$ 580,255,317 | | \$ 236,670,677 | |

* 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

2018-19 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 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.

2018-19 Facilities Condition Assessment—Summary of Findings

| Utilization by Program | | |
|-------------------------------|--|---|
| | 2018/2019 Enrollment (Membership) | Utilization (Enrollment /Applied Capacity) |
| Elementary Schools | 31,673 | 78% |
| K-8 Schools | 3,401 | 91% |
| Middle Schools | 12,224 | 81% |
| 7-12 Schools | 1,805 | 71% |
| High Schools | 21,257 | 78% |
| Option / Districtwide | 4,505 | 65% |
| Pre-K | 389 | 97% |
| Total | 75,254 | 78% |

The table below indicates enrollment and capacity by articulation area. In addition, projected enrollment and the % change in historical enrollment have been included. Lakewood has the highest utilization at 93% followed by Golden and Ralston Valley at 88%. In terms of low utilization, Arvada is at 63%, Alameda is at 66%, Wheat Ridge is at 70%, Jefferson and Green Mountain are at 73%, Standley Lake and Pomona are at 74% and Conifer is at 77%. Over the next five years, decreases in enrollment are projected in 12 articulation areas.

Applied Capacity by Articulation Area

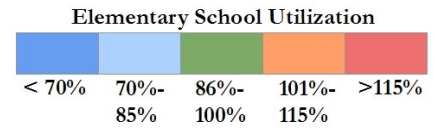
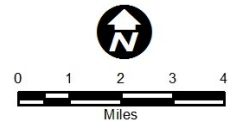
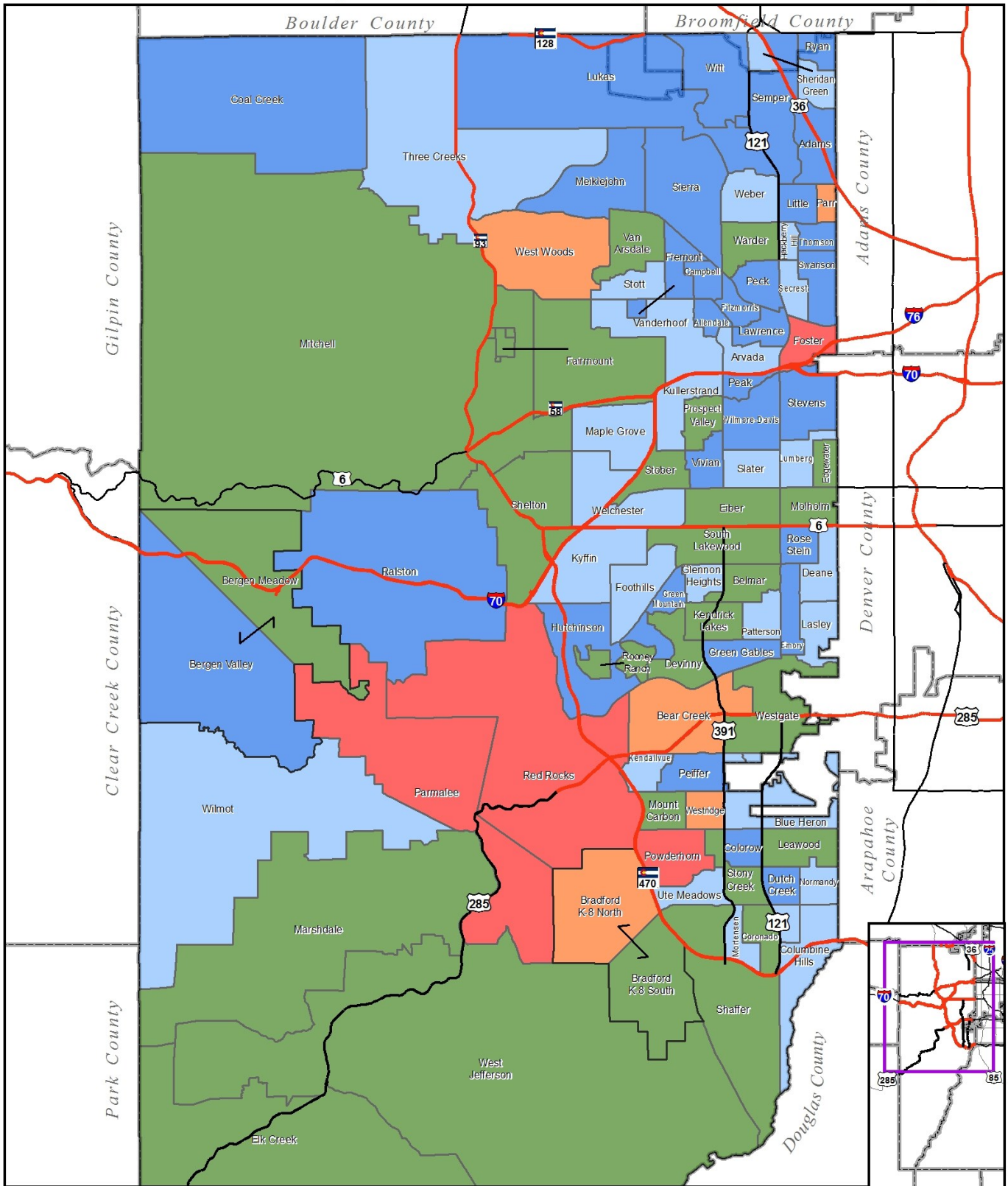
| | 2018/2019 Enrollment (Membership) | Utilization (Enrollment /Applied Capacity) | Avg. 2013-14 Free Reduced Lunch | 2018-19 Free Reduced Lunch | 2023/2024 Projected Enrollment | 5 year Projected Enrollment Change |
|----------------|--|---|--|---|---|---|
| Alameda | 3,148 | 66% | 72% | 81% | 2,795 | -11.2% |
| Arvada | 4,689 | 63% | 65% | 65% | 4,599 | -1.9% |
| Arvada West | 4,664 | 84% | 34% | 27% | 4,610 | -1.2% |
| Bear Creek | 5,387 | 82% | 38% | 44% | 5,342 | -0.8% |
| Chatfield | 6,320 | 81% | 14% | 14% | 6,254 | -1.0% |
| Columbine | 4,270 | 84% | 25% | 24% | 4,057 | -5.0% |
| Conifer | 2,432 | 77% | 16% | 13% | 2,439 | 0.3% |
| Dakota Ridge | 4,454 | 85% | 19% | 19% | 4,203 | -5.6% |
| Evergreen | 3,111 | 82% | 11% | 7% | 3,006 | -3.4% |
| Golden | 4,475 | 88% | 32% | 24% | 4,567 | 2.1% |
| Green Mountain | 3,875 | 73% | 31% | 27% | 3,842 | -0.9% |
| Jefferson | 1,949 | 73% | 87% | 90% | 1,715 | -12.0% |
| Lakewood | 4,486 | 93% | 61% | 50% | 4,323 | -3.6% |
| Pomona | 3,297 | 74% | 45% | 46% | 3,133 | -5.0% |
| Ralston Valley | 5,456 | 88% | 11% | 10% | 5,881 | 7.8% |
| Standley Lake | 4,643 | 74% | 33% | 32% | 4,687 | 0.9% |
| Wheat Ridge | 4,093 | 70% | 58% | 50% | 4,148 | 1.3% |

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.

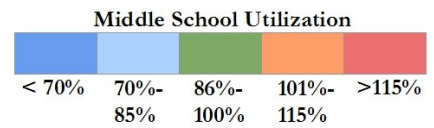
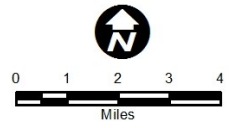
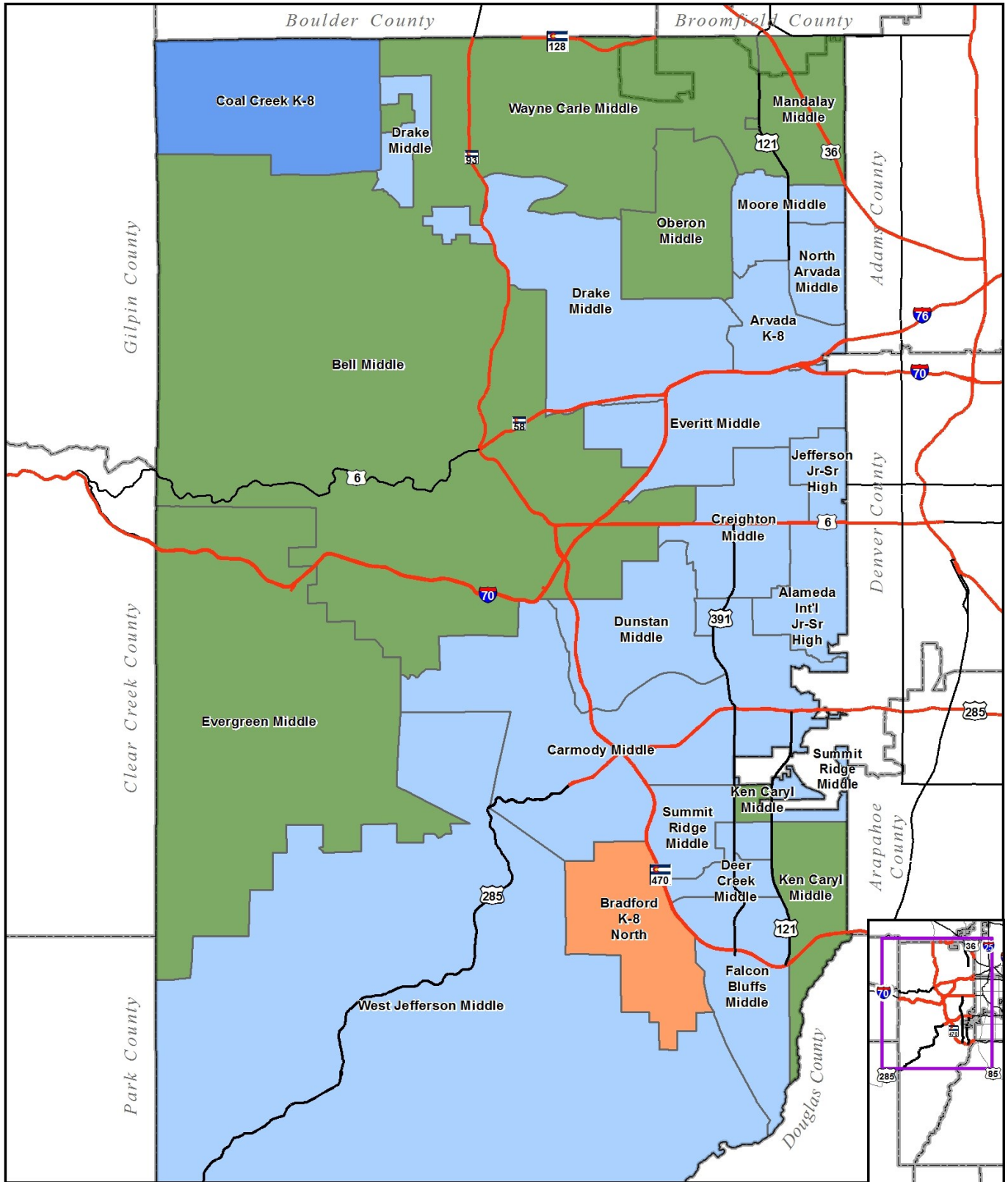
2018-19 Facilities Condition Assessment—Summary of Findings

2018-2019 Elementary School Utilization by Attendance Boundary



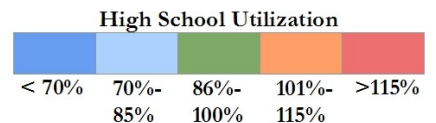
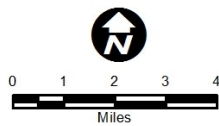
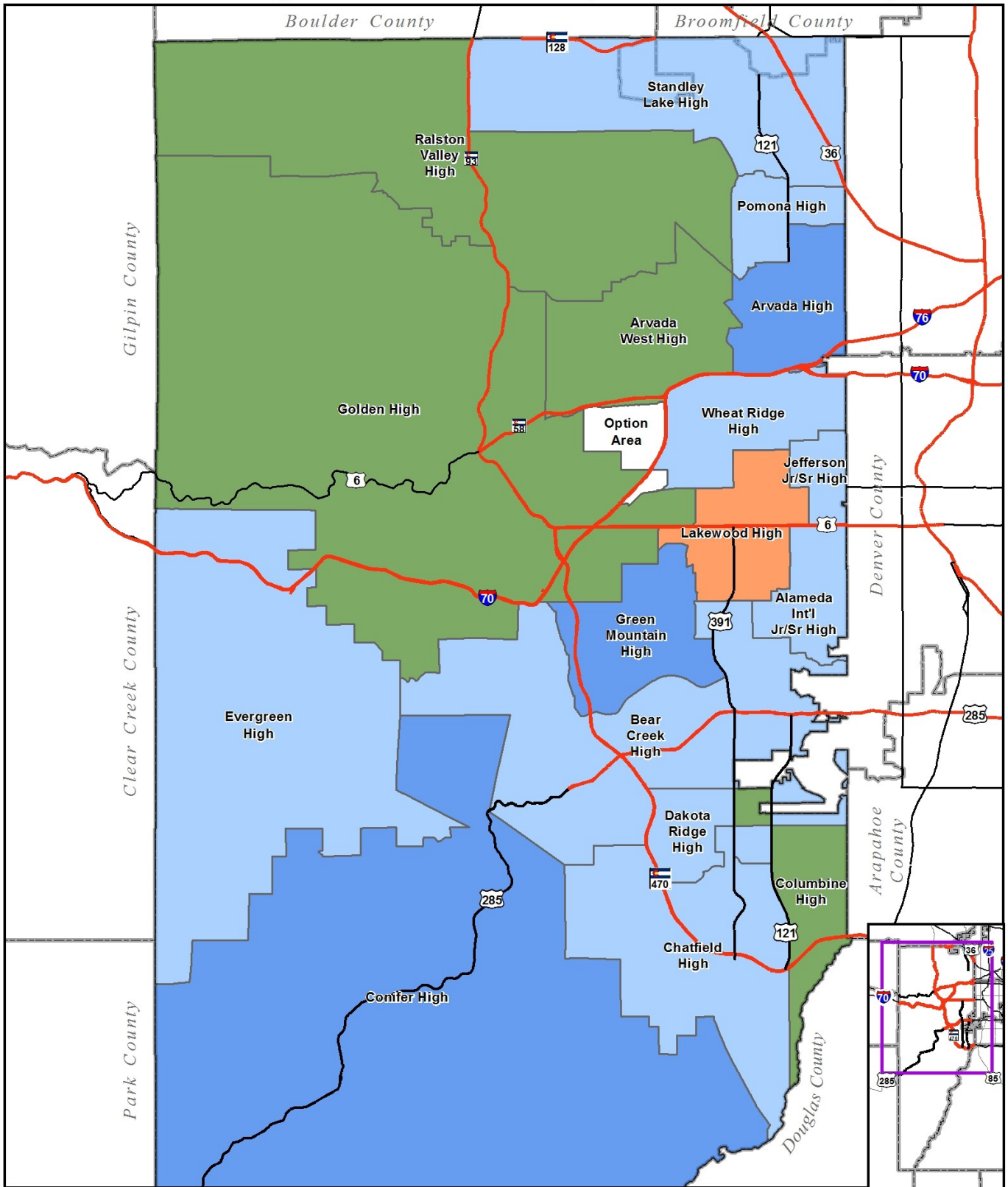
2018-19 Facilities Condition Assessment—Summary of Findings

2018-2019 Middle School Utilization by Attendance Boundary



2018-19 Facilities Condition Assessment—Summary of Findings

2018-2019 High School Utilization by Attendance Boundary



Jeffco Public Schools
2018-19 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 | 37 | 1,056 | 100% | 1,056 | | 1,056 |
| 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 | 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 | 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 |
| 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 |

15,039 **14,905**

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

2018-19 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 | 2018-2019 Enroll | Utilization (Enroll / Applied Cap) | Utilization (Enroll / Title I Cap) | 2023-2024 Enroll | Capacity Rooms | Student Stations | Applied Capacity |
| - | - | - | 81 | 2,006 | 805 | 40% | | 661 | 1 | 28 | 2,030 |
| 1 | 24 | 20 | 77 | 1,879 | 1,777 | 96% | | 1,620 | 5 | 140 | 1,977 |
| - | - | - | 88 | 2,114 | 1,530 | 72% | | 1,446 | 2 | 56 | 2,162 |
| - | - | - | 97 | 2,360 | 1,811 | 77% | | 1,845 | - | - | 2,360 |
| - | - | - | 78 | 1,919 | 1,697 | 88% | | 1,462 | 3 | 84 | 1,991 |
| 1 | 28 | 24 | 52 | 1,301 | 857 | 67% | | 866 | - | - | 1,277 |
| - | - | - | 79 | 1,936 | 1,469 | 76% | | 1,355 | - | - | 1,936 |
| - | - | - | 55 | 1,347 | 1,075 | 80% | | 1,109 | 1 | 28 | 1,371 |
| - | - | - | 58 | 1,425 | 1,326 | 93% | | 1,346 | 1 | 28 | 1,449 |
| 1 | 24 | 20 | 77 | 1,858 | 1,106 | 60% | | 1,065 | - | - | 1,838 |
| - | - | - | 78 | 1,898 | 2,091 | 110% | | 2,039 | - | - | 1,898 |
| - | - | - | 78 | 1,921 | 1,336 | 70% | | 1,230 | 2 | 56 | 1,969 |
| - | - | - | 76 | 1,865 | 1,823 | 98% | | 1,876 | - | - | 1,865 |
| - | - | - | 75 | 1,833 | 1,350 | 74% | | 1,220 | - | - | 1,833 |
| - | - | - | 69 | 1,703 | 1,204 | 71% | | 1,174 | 2 | 56 | 1,750 |
| 3 | 76 | 65 | 1,118 | 27,364 | 21,257 | | | 20,314 | | | 27,704 |
| - | - | - | 68 | 1,610 | 1,139 | 71% | 83% | 1,054 | 2 | - | 1,610 |
| 3 | 84 | 71 | 40 | 997 | 666 | 72% | 85% | 535 | - | - | 926 |
| 3 | 84 | 71 | 108 | 2,607 | 1,805 | | | 1,589 | | | 2,536 |
| - | - | - | 37 | 1,056 | 926 | 88% | | 972 | 3 | 84 | 1,140 |
| 1 | 15 | 15 | 39 | 1,013 | 799 | 80% | | 819 | 3 | 84 | 1,082 |
| - | - | - | 35 | 958 | 683 | 71% | | 860 | 1 | 28 | 986 |
| - | - | - | 41 | 1,147 | 813 | 71% | | 784 | 3 | 84 | 1,231 |
| - | - | - | 40 | 1,128 | 923 | 82% | | 970 | - | - | 1,128 |
| - | - | - | 41 | 1,121 | 945 | 84% | | 923 | - | - | 1,121 |
| 2 | 56 | 56 | 32 | 879 | 742 | 90% | | 654 | - | - | 823 |
| - | - | - | 33 | 895 | 656 | 73% | 86% | 637 | - | - | 895 |
| - | - | - | 30 | 850 | 662 | 78% | | 629 | 4 | 112 | 962 |
| 5 | 140 | 140 | 30 | 854 | 633 | 89% | | 791 | 1 | 28 | 742 |
| - | - | - | 24 | 658 | 585 | 89% | | 588 | 4 | 112 | 770 |
| - | - | - | 30 | 812 | 606 | 75% | | 512 | - | - | 812 |
| - | - | - | 31 | 861 | 614 | 71% | | 524 | 3 | 84 | 945 |
| 2 | 48 | 48 | 29 | 818 | 771 | 100% | | 709 | 1 | 28 | 798 |
| - | - | - | 32 | 895 | 696 | 78% | | 968 | - | - | 895 |
| - | - | - | 22 | 602 | 597 | 99% | | 612 | - | - | 602 |
| - | - | - | 27 | 751 | 573 | 76% | | 525 | - | - | 751 |
| 10 | 259 | 259 | 553 | 15,298 | 12,224 | | | 12,477 | | | 15,683 |

Jeffco Public Schools
2018-19 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 | 35 | 906 | 90% | 815 | Title I | 693 |
| 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 |
| 208 | Three Creeks K-8 | Ralston Valley | 36 | 896 | 90% | 806 | | 806 |
| 020 | Coal Creek Canyon K-8 School | Ralston Valley | 9 | 224 | 90% | 202 | | 202 |

3,752

3,630

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 (Primary) | Evergreen | 20 | 567 | 100% | 567 | | 567 |
| 015 | Bergen Valley Elementary School (Intermediate) | 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 | Title I | 390 |
| 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.

2018-19 Facilities Condition Assessment—Summary of Findings

| Applied Temporary | | | Total Capacity Rooms | | Total Applied Capacity | | Enroll | | | Permanent Recaptureable | | |
|-------------------|------------------|------------------|----------------------|--------------|------------------------|------------------------------------|------------------------------------|------------------|----------------|-------------------------|------------------|--|
| Capacity Rooms | Student Stations | Applied Capacity | | | 2018-2019 Enroll | Utilization (Enroll / Applied Cap) | Utilization (Enroll / Title I Cap) | 2023-2024 Enroll | Capacity Rooms | Student Stations | Applied Capacity | |
| - | - | - | 35 | 815 | 683 | 84% | 99% | 660 | 6 | 156 | 956 | |
| - | - | - | 47 | 1,051 | 1,060 | 101% | | 1,056 | - | - | 1,051 | |
| - | - | - | 23 | 489 | 418 | 86% | | 483 | - | - | 489 | |
| - | - | - | 18 | 389 | 416 | 107% | | 321 | - | - | 389 | |
| - | - | - | 36 | 806 | 688 | 85% | | 1,040 | - | - | 806 | |
| 1 | 24 | 22 | 10 | 223 | 136 | 67% | | 141 | 1 | 26 | 225 | |
| 1 | 24 | 22 | 169 | 3,774 | 3,401 | | | 3,701 | | | 3,916 | |
| - | - | - | 23 | 570 | 387 | 68% | | 420 | - | - | 570 | |
| - | - | - | 14 | 324 | 188 | 58% | 68% | 183 | - | - | 324 | |
| - | - | - | 16 | 334 | 316 | 95% | | 282 | - | - | 334 | |
| - | - | - | 20 | 567 | 326 | 57% | | 294 | 2 | 48 | 615 | |
| - | - | - | 14 | 336 | 302 | 90% | | 276 | - | - | 336 | |
| - | - | - | 24 | 584 | 477 | 82% | | 394 | - | - | 584 | |
| - | - | - | 16 | 364 | 240 | 66% | | 244 | - | - | 364 | |
| - | - | - | 16 | 363 | 206 | 57% | | 162 | 4 | 96 | 459 | |
| - | - | - | 19 | 486 | 399 | 82% | | 383 | 2 | 48 | 534 | |
| 3 | 104 | 104 | 25 | 632 | 519 | 98% | | 547 | - | - | 528 | |
| 2 | 39 | 39 | 25 | 591 | 393 | 71% | 84% | 337 | - | - | 552 | |
| 6 | 144 | 144 | 27 | 648 | 463 | 92% | | 452 | - | - | 504 | |
| - | - | - | 22 | 483 | 312 | 65% | | 321 | 4 | 96 | 579 | |
| 6 | 167 | 167 | 24 | 590 | 421 | 100% | 117% | 370 | 1 | 24 | 447 | |
| 4 | 96 | 96 | 21 | 480 | 337 | 88% | 103% | 287 | 2 | 48 | 432 | |
| - | - | - | 19 | 438 | 385 | 88% | | 371 | 2 | 48 | 486 | |
| - | - | - | 31 | 876 | 463 | 53% | 62% | 383 | 1 | 24 | 900 | |
| - | - | - | 29 | 660 | 593 | 90% | | 633 | - | - | 660 | |
| - | - | - | 20 | 435 | 251 | 58% | 68% | 261 | 1 | 24 | 459 | |
| 3 | 88 | 88 | 19 | 454 | 278 | 76% | 89% | 260 | 2 | 48 | 414 | |
| 4 | 128 | 128 | 22 | 548 | 484 | 115% | 136% | 521 | - | - | 420 | |
| 3 | 72 | 72 | 18 | 408 | 227 | 68% | | 229 | 1 | 24 | 360 | |
| - | - | - | 14 | 327 | 244 | 75% | | 206 | - | - | 327 | |
| 4 | 87 | 87 | 26 | 565 | 386 | 81% | | 299 | - | - | 478 | |
| 2 | 48 | 48 | 16 | 375 | 219 | 67% | | 219 | - | - | 327 | |
| - | - | - | 15 | 351 | 234 | 67% | | 227 | - | - | 351 | |
| - | - | - | 21 | 495 | 422 | 85% | | 497 | - | - | 495 | |
| 2 | 48 | 48 | 24 | 549 | 229 | 46% | | 261 | - | - | 501 | |
| 2 | 48 | 48 | 23 | 543 | 379 | 77% | | 388 | - | - | 495 | |
| 2 | 64 | 64 | 21 | 469 | 391 | 97% | | 394 | - | - | 405 | |
| 1 | 24 | 24 | 13 | 289 | 205 | 77% | 91% | 189 | - | - | 265 | |
| 2 | 48 | 48 | 26 | 624 | 480 | 83% | | 512 | 1 | 24 | 600 | |
| - | - | - | 26 | 606 | 431 | 71% | 84% | 335 | - | - | 606 | |
| 1 | 15 | 15 | 22 | 526 | 288 | 56% | 66% | 282 | - | - | 511 | |
| - | - | - | 18 | 448 | 425 | 95% | | 411 | 4 | 96 | 544 | |
| - | - | - | 20 | 459 | 289 | 63% | 74% | 282 | - | - | 459 | |
| - | - | - | 22 | 519 | 353 | 68% | | 350 | - | - | 519 | |
| 4 | 96 | 96 | 26 | 628 | 438 | 82% | 97% | 418 | 2 | 48 | 580 | |
| 3 | 72 | 72 | 20 | 462 | 325 | 83% | | 360 | - | - | 390 | |
| - | - | - | 15 | 348 | 305 | 88% | | 342 | 1 | 24 | 372 | |
| - | - | - | 32 | 807 | 532 | 66% | | 586 | 1 | 24 | 831 | |

Jeffco Public Schools
2018-19 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 |
|-----|--|----------------|----------------|------------------|-----------------|------------------|---------|---------------------------|
| 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 at Pennington Elementary School | 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 | | 403 |
| 101 | Wilmot Elementary School | Evergreen | 20 | 480 | 100% | 480 | | 480 |
| 102 | Witt Elementary School | Standley Lake | 19 | 452 | 100% | 452 | | 452 |
| 103 | Zerger Elementary School (Doral Academy) | Pomona | 21 | 480 | 100% | | | - |

40,982

39,192

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

2018-19 Facilities Condition Assessment—Summary of Findings

| Applied Temporary | | | Total Capacity Rooms | | Total Applied Capacity | | Enroll | | | Permanent Recaptureable | | |
|-------------------|------------------|------------------|----------------------|--------|------------------------|------------------------------------|------------------------------------|------------------|----------------|-------------------------|------------------|--|
| Capacity Rooms | Student Stations | Applied Capacity | | | 2018-2019 Enroll | Utilization (Enroll / Applied Cap) | Utilization (Enroll / Title I Cap) | 2023-2024 Enroll | Capacity Rooms | Student Stations | Applied Capacity | |
| 1 | 30 | 30 | 25 | 597 | 564 | 99% | | 562 | - | - | 567 | |
| 7 | 216 | 216 | 27 | 684 | 424 | 91% | 107% | 392 | 2 | 48 | 516 | |
| - | - | - | 24 | 535 | 372 | 70% | | 367 | 3 | 72 | 607 | |
| - | - | - | 20 | 471 | 468 | 99% | | 417 | 3 | 72 | 543 | |
| 6 | 148 | 148 | 29 | 691 | 418 | 77% | | 390 | - | - | 543 | |
| 4 | 87 | 87 | 14 | 327 | 308 | 128% | | 310 | - | - | 240 | |
| 8 | 279 | 279 | 21 | 591 | 314 | 101% | 118% | 330 | 1 | 24 | 336 | |
| - | - | - | 20 | 480 | 342 | 71% | | 305 | - | - | 480 | |
| 2 | 52 | 52 | 14 | 331 | 162 | 58% | 68% | 177 | - | - | 279 | |
| - | - | - | 18 | 423 | 245 | 58% | | 251 | - | - | 423 | |
| 3 | 60 | 60 | 23 | 488 | 261 | 61% | | 260 | 1 | 24 | 452 | |
| 9 | 216 | 216 | 31 | 735 | 624 | 120% | | 542 | 2 | 48 | 567 | |
| - | - | - | 20 | 480 | 439 | 91% | | 522 | - | - | 480 | |
| - | - | - | 20 | 462 | 287 | 62% | | 298 | 1 | 24 | 486 | |
| 5 | 120 | 120 | 14 | 336 | 290 | 134% | | 305 | - | - | 216 | |
| 2 | 48 | 48 | 25 | 573 | 525 | 100% | | 554 | 1 | 24 | 549 | |
| - | - | - | 22 | 528 | 276 | 52% | 61% | 289 | 2 | 48 | 576 | |
| 1 | 15 | 15 | 25 | 567 | 380 | 69% | | 370 | 1 | 24 | 576 | |
| - | - | - | 19 | 435 | 314 | 72% | 85% | 357 | - | - | 435 | |
| - | - | - | 24 | 555 | 347 | 63% | | 400 | 1 | 24 | 579 | |
| 3 | 63 | 63 | 27 | 635 | 524 | 92% | | 499 | - | - | 572 | |
| - | - | - | 23 | 516 | 503 | 97% | | 525 | - | - | 516 | |
| - | - | - | 22 | 495 | 347 | 70% | | 424 | - | - | 495 | |
| - | - | - | 29 | 698 | 464 | 66% | | 456 | - | - | 698 | |
| 2 | 80 | 80 | 20 | 494 | 330 | 80% | 94% | 250 | - | - | 414 | |
| - | - | - | 22 | 528 | 485 | 92% | | 399 | - | - | 528 | |
| - | - | - | 28 | 711 | 324 | 46% | 54% | 285 | 5 | 120 | 831 | |
| - | - | - | 12 | 276 | 258 | 93% | | 274 | 1 | 24 | 300 | |
| 4 | 140 | 140 | 24 | 593 | 414 | 91% | | 410 | 1 | 24 | 477 | |
| - | - | - | 16 | 382 | 312 | 82% | | 305 | 2 | 48 | 430 | |
| - | - | - | 26 | 579 | 273 | 47% | 55% | 292 | - | - | 579 | |
| - | - | - | 23 | 500 | 310 | 62% | 73% | 293 | 1 | 24 | 524 | |
| - | - | - | 20 | 468 | 371 | 79% | | 369 | 2 | 48 | 516 | |
| 1 | 24 | 24 | 22 | 528 | 445 | 88% | | 456 | 1 | 24 | 528 | |
| 1 | 24 | 24 | 22 | 510 | 404 | 83% | | 426 | - | - | 486 | |
| - | - | - | 14 | 291 | 161 | 55% | 65% | 147 | 1 | 24 | 315 | |
| - | - | - | 18 | 431 | 369 | 86% | | 417 | 2 | 48 | 479 | |
| - | - | - | 22 | 501 | 383 | 76% | | 362 | 2 | 48 | 549 | |
| - | - | - | 19 | 420 | 304 | 72% | 85% | 267 | 1 | 24 | 444 | |
| - | - | - | 15 | 330 | 312 | 95% | | 335 | - | - | 330 | |
| 5 | 111 | 111 | 28 | 636 | 458 | 87% | 103% | 455 | 2 | 48 | 573 | |
| 2 | 48 | 48 | 22 | 528 | 514 | 107% | | 365 | - | - | 480 | |
| 5 | 120 | 120 | 29 | 696 | 597 | 104% | | 617 | - | - | 576 | |
| 1 | 15 | 15 | 18 | 418 | 254 | 63% | | 273 | - | - | 403 | |
| - | - | - | 20 | 480 | 358 | 75% | | 363 | 1 | 24 | 504 | |
| - | - | - | 19 | 452 | 297 | 66% | | 303 | 3 | 72 | 524 | |
| - | - | - | 21 | - | - | - | - | - | 1 | 24 | 24 | |
| 130 | 3,340 | 3,340 | 1,894 | 44,322 | 31,673 | | | 31,133 | | | 42,782 | |

Jeffco Public Schools

2018-19 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 |
|--------------------------------------|-------------------------------|----------------|----------------|------------------|-----------------|------------------|---------|---------------------------|
| Pre-K Centers | | | | | | | | |
| 004 | Norma Anderson Preschool | Wheat Ridge | 6 | 120 | 100% | 120 | | 120 |
| 002 | Florence Irwin Preschool | Green Mountain | 4 | 80 | 100% | 80 | | 80 |
| 003 | John and Karen Litz Preschool | Golden | 4 | 80 | 100% | 80 | | 80 |
| 007 | Patterson Cottages | Alameda | 6 | 120 | 100% | 120 | | 120 |
| | | | | | | 460 | | 460 |
| Districtwide / Option Schools | | | | | | | | |
| 149 | Brady Exploration School | Option | 18 | 586 | 85% | 498 | | 498 |
| 142 | Connections Learning Center | Option | 11 | 146 | 85% | 124 | Title I | 105 |
| 150 | Dennison Elementary School | Option | 20 | 480 | 85% | 408 | | 408 |
| 152 | D'Evelyn Jr-Sr High School | Option | 49 | 1,466 | 85% | 1,246 | | 1,246 |
| 066 | Free Horizon Montessori | Option | 19 | 461 | 100% | 461 | | 392 |
| 141 | Jefferson County Open School | Option | 35 | 525 | 85% | 446 | | 446 |
| 195 | Literacy Center | Option | 16 | 16 | 85% | 14 | | 14 |
| 143 | Long View High School | Option | 2 | 56 | 85% | 48 | | 48 |
| 151 | Manning School | Option | 18 | 516 | 85% | 439 | | 439 |
| 144 | McLain Community High School | Option | 37 | 941 | 85% | 800 | | 800 |
| 148 | Miller Special | Option | 25 | 310 | 85% | 264 | | 264 |
| 083 | Sobesky Academy | Option | 17 | 428 | 100% | 428 | | 428 |
| 146 | North Lakewood (20th & Hoyt) | Option | 12 | 227 | 85% | 193 | | 193 |
| 153 | Warren Tech Central | Option | 41 | 1,132 | 85% | 962 | | 962 |
| 154 | Warren Tech North | Option | 20 | 556 | 85% | 473 | | 473 |
| 005 | Stein Cottages / JTS | Option | 3 | 60 | 100% | 60 | | 60 |
| 145 | Mount Evans OELS | Other | - | - | 85% | - | | - |
| 147 | Windy Peak OELS | Other | - | - | 85% | - | | - |
| | | | | | | 6,862 | | 6,775 |
| TOTAL 156 | | | | | | 96,931 | | 94,416 |

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

2018-19 Facilities Condition Assessment—Summary of Findings

| Applied Temporary | | | Total Capacity Rooms | Total Applied Capacity | |
|-------------------|------------------|------------------|----------------------|------------------------|-------|
| Capacity Rooms | Student Stations | Applied Capacity | | | |
| - | - | - | 6 | 120 | |
| - | - | - | 4 | 80 | |
| - | - | - | 4 | 80 | |
| - | - | - | 6 | 120 | |
| - | - | - | 23 | 460 | |
| - | - | - | 18 | 498 | |
| - | - | - | 11 | 124 | |
| 7 | 168 | 143 | 27 | 551 | |
| - | - | - | 49 | 1,246 | |
| - | - | - | 19 | 461 | |
| - | - | - | 35 | 446 | |
| - | - | - | 16 | 14 | |
| 2 | 56 | 48 | 4 | 95 | |
| - | - | - | 18 | 439 | |
| - | - | - | 37 | 800 | |
| 4 | 60 | 51 | 29 | 315 | |
| - | - | - | 17 | 428 | |
| - | - | - | 12 | 193 | |
| - | - | - | 41 | 962 | |
| - | - | - | 20 | 473 | |
| - | - | - | 3 | 60 | |
| - | - | - | - | - | |
| - | - | - | - | - | |
| 6 | 116 | 99 | - | 356 | 7,104 |
| 3,855 | | | 4,221 | 100,929 | |

| Enroll | | | Permanent Recaptureable | | | |
|------------------|------------------------------------|------------------------------------|-------------------------|----------------|------------------|------------------|
| 2018-2019 Enroll | Utilization (Enroll / Applied Cap) | Utilization (Enroll / Title I Cap) | 2023-2024 Enroll | Capacity Rooms | Student Stations | Applied Capacity |
| 105 | 88% | | 110 | - | - | 120 |
| 95 | 119% | | 100 | - | - | 80 |
| 85 | 106% | | 85 | - | - | 80 |
| 104 | 87% | | 92 | 1 | 20 | 140 |
| 389 | | | 387 | | | 500 |
| 412 | 83% | | 338 | 5 | 140 | 617 |
| 28 | 23% | 27% | 24 | - | - | 124 |
| 627 | 154% | | 624 | - | - | 408 |
| 1,022 | 82% | | 1,056 | - | - | 1,246 |
| 443 | 96% | | 444 | 2 | 48 | 509 |
| 556 | 125% | | 581 | - | - | 446 |
| - | | | - | 1 | 16 | 27 |
| 55 | 116% | | 48 | - | - | 48 |
| 669 | 153% | | 664 | - | - | 439 |
| 423 | 53% | | 393 | 2 | 56 | 847 |
| 94 | 36% | | 88 | - | - | 264 |
| 117 | 27% | | 99 | 6 | 168 | 596 |
| - | | | - | 2 | 56 | 241 |
| 46 | | | 45 | 2 | 56 | 1,010 |
| 13 | | | 17 | - | - | 473 |
| - | | | - | 1 | 20 | 80 |
| - | | | - | - | - | - |
| - | | | - | - | - | - |
| 4,505 | | | 4,421 | | | 7,374 |
| 75,254 | | | 74,022 | | | 100,494 |

2018-19 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.

2018-19 Facilities Condition Assessment—Summary of Findings

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2018-19 Facilities Condition Assessment—Summary of Findings

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