



JEFFCO PUBLIC SCHOOLS

2017-18 Facility Condition Assessment Summary of Findings

Jeffco Planning and Property

2017-18 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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2017-18 Facilities Condition Assessment—Summary of Findings

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2017-18 Facilities Condition Assessment—Summary of Findings

EXECUTIVE SUMMARY

The Jeffco Public Schools portfolio includes approximately 11.85 million square feet of permanent building area and 3,100 acres of land. This document is the 2017-18 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 2017.

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 \$135 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 \$453 million in current identified needs, excluding the educational adequacy needs identified above, distributed across the 170 instructional and administrative campuses included in this assessment. Charter Schools are not included in this report.

Summary 2014 - 2018

Category	2014-15	2015-16	2016-17	2017-18
Enrollment (No Charters)	78,065	77,320	76,569	76,055
Campuses	169	169	169	170
Area in SF (No Temps)	11,710,331	11,737,756	11,738,142	11,845,932
District FCI	18.9%	20.4%	20.9%	20.4%
Deficiency Value	\$ 451,155,102	\$ 520,118,756	\$ 575,061,515	\$ 588,177,919

2017-18 Facilities Condition Assessment—Summary of Findings

KEY FINDINGS

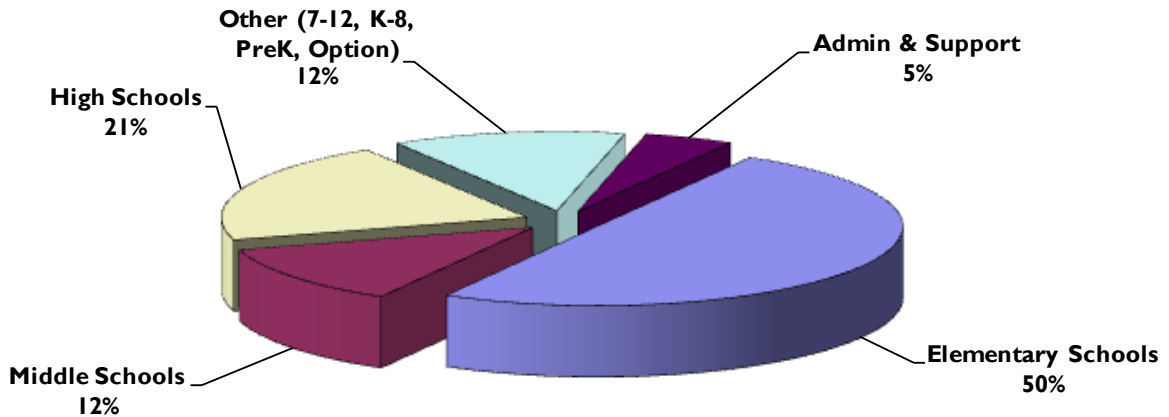
- The district portfolio includes 392 permanent buildings and 313 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between zero and 161 years old. 30 percent of these buildings were built since 1990; 68 percent were constructed between 1950 and 1989, and about 2 percent were constructed prior to 1950.
- There is 311,912 square feet of space contained in 313 portable classroom buildings.
- Currently, cottage buildings comprise 0.3% and transportable buildings comprise 2.6 % of the district’s total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$588 million. Of that total, \$453 million are related to the general condition of the site and buildings, while nearly \$135 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- The evaluation of Facility Utilization identifies 41 schools that are significantly over-utilized (High Utilization) and 17 schools that are significantly under-utilized (Low Utilization) in the 2017-18 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, \$209 million, stated in un-escalated dollars, will be required for life cycle renewal.
- The Facility Condition Index (FCI) is an industry recognized formula that provides a general indicator of a building’s health. This index is calculated by dividing the total repair costs into the total replacement costs for a like facility. The district-wide FCI for Jeffco Public Schools is currently 20.4 percent.
- Based on the weighted FCI with life cycle at a campus and building level, there are 12 campuses that are candidates for replacement due to the buildings’ current condition and age.

DISTRICT-WIDE HISTORIC TRACKING							
Year	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Change
Facility Condition Index	19.5%	19.6%	18.9%	20.4%	20.9%	20.4%	4.62%
% Utilization	83%	82%	82%	81%	81%	80%	-3.61%
Educational Adequacy	\$129,560,022	\$126,332,884	\$121,917,280	\$123,378,693	\$135,057,662	\$134,776,211	4.03%
Condition Assessment	\$466,566,951	\$468,555,853	\$451,155,102	\$520,118,756	\$575,061,515	\$588,177,919	26.07%

District-Wide Historic Tracking: Since 2012-13, the District has seen an increase of 4.62% in the FCI. The District has also seen an increase of 4.0% in Educational Adequacy and an increase in 26% in Condition Assessment Needs. These increases are caused by inflation, newly identified deficiencies, life-cycle replacement needs, and lack of adequate major capital funding. The percent Utilization is following enrollment trends, showing a slight decline.

2017-18 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.

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 2018-19 and 2019-20 school years.

2017-18 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
Lakewood High School	112%	111%	111%	112%
Ralston Valley High School	98%	98%	98%	99%
Arvada West High School	94%	94%	94%	95%

Middle and K-8 Schools	2014-15	2015-16	2016-17	2017-18
Bear Creek K-8	104%	105%	103%	105%
Bradford K-8 North	76%	64%	80%	104%
Ken Caryl Middle School	91%	92%	97%	99%

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

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

2017-18 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
Dennison Elementary School	153%	153%	153%	154%
Jefferson County Open School	126%	121%	129%	126%
Long View High School	97%	122%	109%	122%
Manning School	104%	102%	101%	101%

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

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

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

Elementary Schools	2014-15	2015-16	2016-17	2017-18
Pleasant View Elementary School (Closed)	65%	64%	60%	closed
Rose Stein International Elementary School	140%	closed	closed	51%
Emory Elementary School	51%	74% **	72%	56%
Stevens Elementary School (formerly Wheat Ridge 5-8)	88%	67% **	59%	56%
Colorow Elementary School	65%	59%	57%	57%
Swanson Elementary School	69%	70%	62%	59%
Bergen Meadow Elementary School (Primary)	62%	57%	58%	59%
Pennington Elementary School	84%	71%	72%	61%
Hutchinson Elementary School	83%	78%	71%	64%
Fitzmorris Elementary School	82%	78%	72%	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

*** Opened in 2017

SCHOOL CLOSURES, PROGRAM UPDATES, AND MOVES

- 6th grade transitions will occur in the following Articulation Areas in 2018-19: Arvada (except Foster ES), Arvada West, Bear Creek, Golden, Green Mountain, Pomona, Ralston Valley, Standley Lake, and Wheat Ridge.
- The Manning School will be adding 6th grade in 2018-19.
- Pleasant View Elementary, Johnson Planetarium, and North Lakewood (old Sobesky Academy) at 2001 Hoyt Street remain closed.
- Zerger Elementary is housing the Doral Academy of Colorado for the 2017-18 school year.
- Martensen Elementary has been restructured for administrative use from a closed elementary school. The DeAngelis Center for Community Safety is now housed in Martensen ES.
- Stein Elementary reopened as Rose Stein International Elementary for the 2017-18 school year.
- Three Creeks K-8 opened as a new K-6 school for the 2017-18 school year. In 2018-19, it will add 7th grade.
- A PreK program will be added at Wilmore-Davis ES for the 2018-19 school year.
- Sierra ES re-opened with a new phase II added to the Phase I building. The original 1970's building was demolished.

2017-18 Facilities Condition Assessment—Summary of Findings

HIGHLY INEFFICIENT CAPACITY SCHOOLS

(400 or less permanent capacity. Does not include Options, Special Schools, Preschools, or Closed Schools). An efficient SF/student is 125 SF/student for both Elementary Schools and K-8 Schools.

School	Capacity	SF/Seat
Coal Creek Canyon K-8	202	125.5
Red Rocks ES	216	135.0
Parmalee ES	240	122.4
Kullerstrand ES	265	134.0
Stober ES	276	113.2
Pennington ES	279	132.2
Vivian ES	291	113.9
Parr ES	312	107.7
Allendale ES	324	124.4
Glennon Heights ES	327	106.1
Green Gables ES	327	112.9
West Jefferson ES	330	145.8
Belmar ES	334	122.2
Bergen Valley ES	336	125.8
Fremont ES	336	136.7
Marshdale ES	348	126.8
Green Mountain ES	351	114.9
Colorow ES	363	121.8
Campbell ES	364	119.5
Foothills ES	366	109.3
Stott ES	382	119.2
Eiber ES	384	135.5
Bradford K-8 North	389	118.4
Maple Grove ES	390	108.7

2017-18 Facilities Condition Assessment—Summary of Findings

FACILITY PORTFOLIO

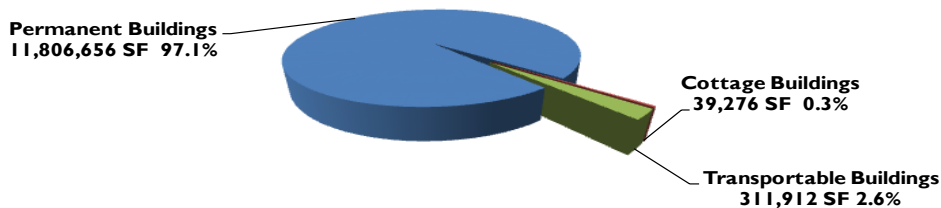
FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 11.85 million square feet of facilities on about 3,100 acres of real estate. The replacement value of the improvements is \$2.88 billion. These facilities support a 2017-18 enrollment of 76,055 students (excluding charter school enrollment). The inventory includes 15 high schools, two 7-12 schools, 17 middle schools, six K-8 schools, 89 elementary schools (includes one closed elementary school and one elementary school being used by a charter school), four Pre-K centers, and 17 other educational campuses with alternative grade configurations. Seven administrative, four stadia, four support, and 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 2.6 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	34,122	4	13,820	0	-
Elementary Schools	89	136	4,310,790	2	6,817	220	217,197
K-8 Schools	6	7	458,699	-	-	1	1,008
Middle Schools	17	36	1,817,299	-	-	12	12,824
7-12 Schools	2	6	386,636	-	-	5	4,800
High Schools	15	37	3,337,648	-	-	16	15,979
Districtwide / Option	17	95	949,581	1	3,397	33	36,030
Stadia	4	27	31,458	-	-	2	1,920
Administrative	7	20	430,770	-	-	2	2,000
Support	4	4	6,551	-	-	0	-
Maintenance and Transportation	5	9	43,102	-	-	4	3,894
Decommissioned	0	0		5	15,242	18	16,260
Total	170	380	11,806,656	12	39,276	313	311,912
					0.3%		2.6%

Permanent vs. Temporary Space



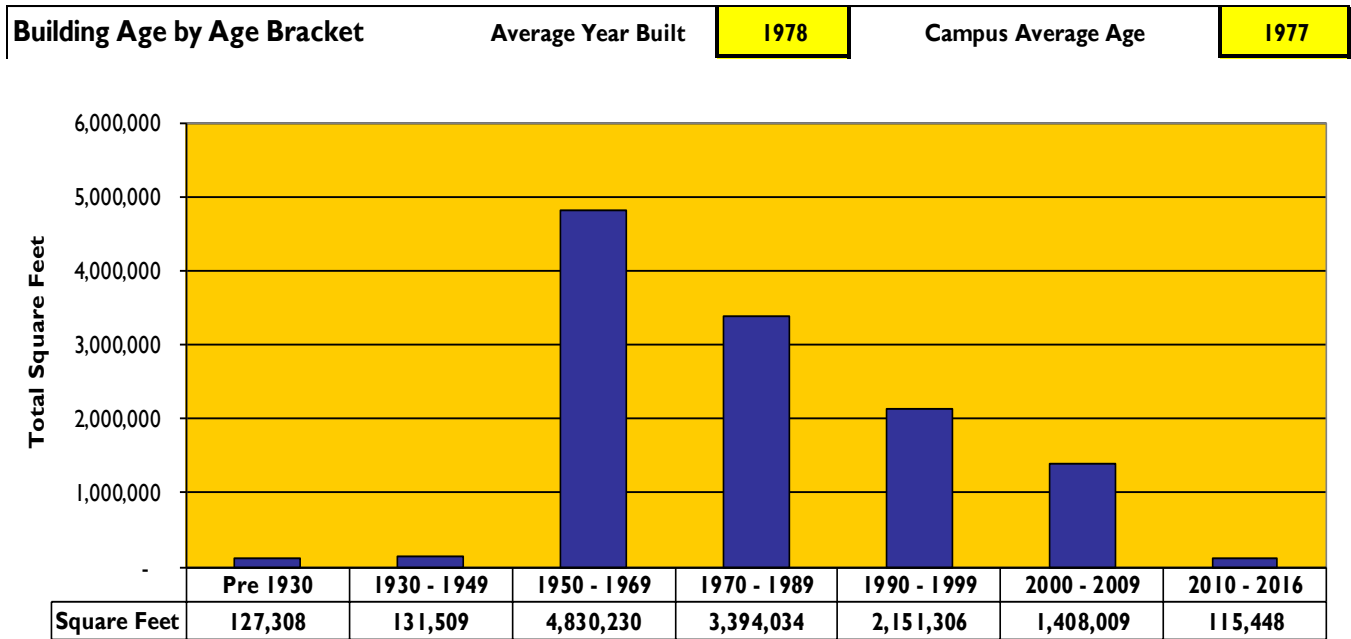
Note: Decommissioned Cottage Campuses included in Cottage column.

BUILDING AGE

Of the 11.85 million square feet of permanent building space, the majority of the district’s portfolio was constructed between 1950 and 1989. Thirty percent of the district’s portfolio has been built since 1990, sixty-eight percent was built between 1950 and 1989, and two percent was built prior to 1950. 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.

2017-18 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 a total of 11.32 million square feet of permanent educational building space housing 76,055 students (not including charter school enrollment). This averages out to 149 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	413	47,942	116
Elementary Schools	ES	89	35,319	4,317,607	122
K-8 Schools	K-8	6	3,105	458,699	148
Middle Schools	MS	17	9,987	1,817,299	182
7-12 Schools	7-12	2	1,875	386,636	206
High Schools	HS	15	21,620	3,337,648	154
Districtwide / Option	Districtwide / Option	17	3,736	952,978	255
Total		150	76,055	11,318,809	149

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.

2017-18 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.

2017-18 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 \$135 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	\$ -	\$ 3,922,127	\$ -	\$ -	\$ -	\$ 670,186	\$ -	\$ -	\$ 4,592,312
Support for Programs	\$ 10,215	\$ 7,168,282	\$ 206,567	\$ 281,872	\$ -	\$ 705,648	\$ 322,314	\$ 146,001	\$ 8,840,898
Technology	\$ 98,014	\$ 12,419,569	\$ 699,387	\$ 4,417,949	\$ 750,851	\$ 5,353,704	\$ 2,409,694	\$ 122,221	\$ 26,271,388
Security and Supervision	\$ 135,961	\$ 13,452,996	\$ 991,337	\$ 5,082,333	\$ 819,981	\$ 6,672,013	\$ 2,440,467	\$ 207,260	\$ 29,802,347
Instructional Support	\$ 24,822	\$ 25,942,230	\$ 935,001	\$ 7,514,115	\$ 1,116,294	\$ 11,191,353	\$ 4,190,995	\$ 196,335	\$ 51,111,145
Physical Characteristics	\$ -	\$ 2,673	\$ -	\$ 162,138	\$ -	\$ -	\$ -	\$ -	\$ 164,811
Learning Environment	\$ 13,354	\$ 4,988,162	\$ 99,152	\$ 1,832,169	\$ 255,374	\$ 1,606,377	\$ 354,786	\$ 52,757	\$ 9,202,130
Relationship of Spaces	\$ 108,463	\$ 2,970,736	\$ 90,521	\$ 436,558	\$ 58,878	\$ 549,425	\$ 257,902	\$ 121,825	\$ 4,594,307
Non Related	\$ -	\$ 31,933	\$ 47,950	\$ 47,950	\$ -	\$ 43,676	\$ 25,362	\$ -	\$ 196,871
Total	\$ 390,829	\$ 70,898,707	\$ 3,069,914	\$ 19,775,084	\$ 3,001,378	\$ 26,792,381	\$ 10,001,519	\$ 846,399	\$ 134,776,211

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is 22.9 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

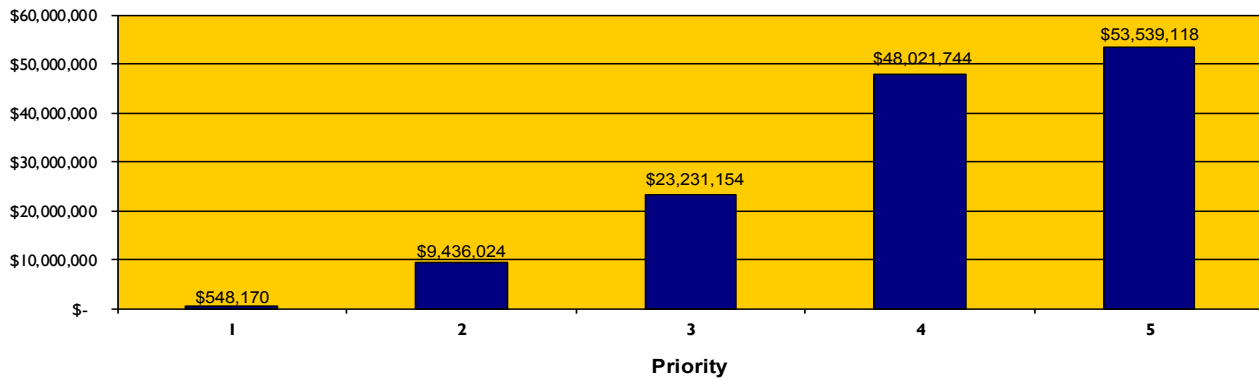
The educational adequacy baseline was established in the 2009-2010 District-wide Facility Master Plan. Educational adequacy is reviewed and updated annually by staff site visits and assessments, interviews with principals, and an annual building usage survey. The information obtained is then reviewed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

2017-18 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	\$ -	\$ -	\$ -	\$ -	\$ 4,592,312	\$ 4,592,312
Support for Programs	\$ -	\$ 186,184	\$ 2,382,652	\$ 1,506,704	\$ 4,765,358	\$ 8,840,898
Technology	\$ -	\$ 51,198	\$ 3,874,091	\$ 11,827,396	\$ 10,518,704	\$ 26,271,388
Security and Supervision	\$ 548,170	\$ 6,542,198	\$ 16,347,445	\$ 1,521,191	\$ 4,868,075	\$ 29,827,079
Instructional Support	\$ -	\$ 2,531,773	\$ 2,912	\$ 27,778,107	\$ 20,773,620	\$ 51,086,413
Physical Characteristics	\$ -	\$ -	\$ -	\$ 164,811	\$ -	\$ 164,811
Learning Environment	\$ -	\$ -	\$ 589,969	\$ 4,392,783	\$ 4,219,378	\$ 9,202,130
Relationship of Spaces	\$ -	\$ -	\$ -	\$ 830,752	\$ 3,763,555	\$ 4,594,307
Non Related	\$ -	\$ 124,671	\$ 34,086	\$ -	\$ 38,115	\$ 196,872
Total	\$ 548,170	\$ 9,436,024	\$ 23,231,154	\$ 48,021,744	\$ 53,539,118	\$ 134,776,211

Total Cost by Priority



CONCLUSION

The educational adequacy assessment is a standards-based approach with a foundation in consistency and objectivity. The data collected is entered into the computer, and a computer match is executed to compare the school inventory to the districtwide standards. Whenever a deficiency is identified, a deficiency correction and corresponding cost estimate is prepared. Jeffco Public Schools currently has nearly \$135 million in identified educational adequacy deficiencies.

2017-18 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.

2017-18 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

2017-18 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	\$ 1,186,682	\$ 4,947,739	\$ 41,358,634	\$ 26,210,086	\$ 11,219,096	\$ 84,922,237
Roofing	\$ 5,228,022	\$ 10,666,916	\$ 12,629,850	\$ 1,072,919	\$ 81,315	\$ 29,679,023
Structure	\$ 100,027	\$ 913,890	\$ 1,435,412	\$ 103,386	\$ 30,091	\$ 2,582,806
Exterior	\$ 419,224	\$ 8,984,517	\$ 2,484,222	\$ 4,376,062	\$ 5,887,449	\$ 22,151,474
Interior	\$ 286,837	\$ 3,728,963	\$ 41,274,844	\$ 34,835,274	\$ 15,050,684	\$ 95,176,602
HVAC	\$ 390,883	\$ 27,264,838	\$ 67,866,334	\$ 14,770,124	\$ 2,174,860	\$ 112,467,039
Electrical	\$ 492,209	\$ 7,230,212	\$ 7,505,301	\$ 12,061,102	\$ 5,966,162	\$ 33,254,986
Plumbing	\$ 577,002	\$ 3,358,273	\$ 7,503,875	\$ 21,620,277	\$ 2,121,248	\$ 35,180,675
Fire and Safety	\$ 19,789,325	\$ 5,327,936	\$ 3,626,166	\$ 84,893	\$ 4,171,855	\$ 33,000,174
Technology	\$ 730,044	\$ 324,695	\$ 4,775,046	\$ 13,827,706	\$ 10,744,490	\$ 30,401,981
Stairs and Elevators	\$ 141,789	\$ -	\$ 1,358,130	\$ 5,254,898	\$ -	\$ 6,754,817
Specialties	\$ 177,127	\$ 1,240,005	\$ 46,248,774	\$ 31,737,926	\$ 19,825,640	\$ 99,229,472
Other	\$ 24,625	\$ 261,115	\$ 29,758	\$ 163,548	\$ 2,897,586	\$ 3,376,632
Total	\$ 29,543,795	\$ 74,249,100	\$ 238,096,346	\$ 166,118,201	\$ 80,170,478	\$ 588,177,919

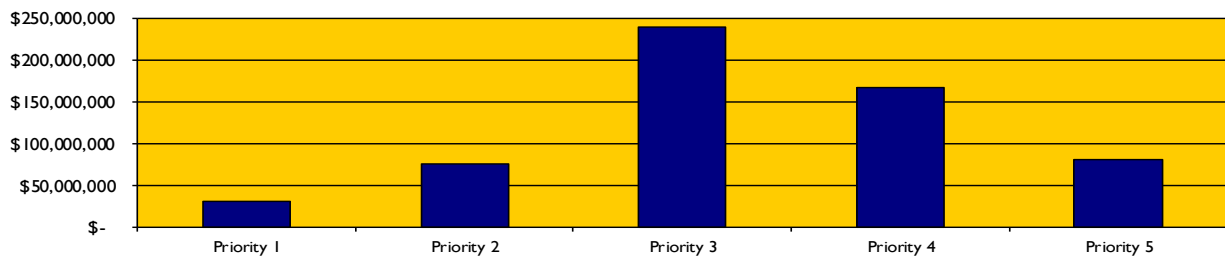
The chart on page 18 depicts the types of schools or facilities with the amount represented in dollars, by priority. These amounts include both educational adequacy as well as facility condition related deficiencies.

2017-18 Facilities Condition Assessment—Summary of Findings

Campuswide Renovation Cost by Priority

Type	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Schools						
Pre-K School	\$ 174,672	\$ 349,709	\$ 481,487	\$ 370,013	\$ 262,831	\$ 1,638,712
Elementary Schools	\$ 10,695,320	\$ 35,220,720	\$ 115,363,478	\$ 91,663,251	\$ 40,508,176	\$ 293,450,946
K-8 Schools	\$ 167,758	\$ 1,411,572	\$ 5,875,280	\$ 3,571,584	\$ 1,611,449	\$ 12,637,643
Middle Schools	\$ 1,914,721	\$ 6,299,718	\$ 31,689,251	\$ 21,117,099	\$ 10,772,331	\$ 71,793,119
7-12 Schools	\$ 270,731	\$ 4,275,449	\$ 7,292,251	\$ 2,664,880	\$ 1,826,745	\$ 16,330,056
High Schools	\$ 12,278,487	\$ 12,906,514	\$ 53,222,700	\$ 26,390,944	\$ 17,405,527	\$ 122,204,171
Districtwide / Option	\$ 1,447,305	\$ 6,126,438	\$ 16,299,950	\$ 11,958,374	\$ 6,401,838	\$ 42,233,906
Total Schools	\$ 26,948,995	\$ 66,590,120	\$ 230,224,397	\$ 157,736,145	\$ 78,788,896	\$ 560,288,553
Other District Facilities						
Administrative	\$ 1,762,140	\$ 5,978,255	\$ 5,553,817	\$ 4,837,754	\$ 923,303	\$ 19,055,268
Maintenance/Transportation	\$ 333,603	\$ 657,433	\$ 514,271	\$ 920,687	\$ 118,648	\$ 2,544,641
Stadia	\$ 413,282	\$ 975,627	\$ 1,685,754	\$ 2,471,446	\$ 329,194	\$ 5,875,303
Support	\$ 85,775	\$ 47,664	\$ 118,108	\$ 152,169	\$ 10,437	\$ 414,153
Decommissioned	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Facilities	\$ 2,509,024	\$ 7,611,315	\$ 7,753,841	\$ 8,229,887	\$ 1,371,145	\$ 27,889,366
Grand Total	\$ 29,458,019	\$ 74,201,436	\$ 237,978,238	\$ 165,966,032	\$ 80,160,041	\$ 588,177,919

Campus Wide Renovation Cost by Priority



FACILITY CONDITION INDEX

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

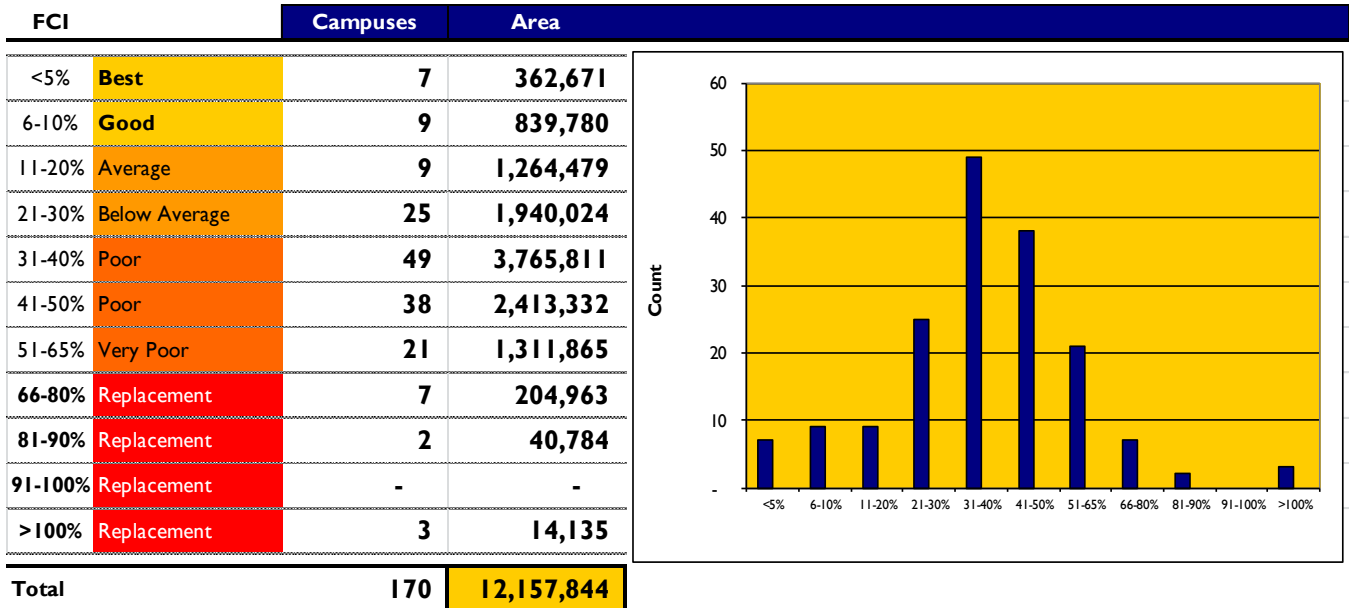
Less than 5%	Best
6% to 10%	Good
11% to 20%	Average
21% to 30%	Below Average
31% to 50%	Poor
51% to 65%	Very Poor
Greater than 65%	Replacement Candidate

At Jeffco Public Schools, the total current deficiencies district-wide equal \$588 million, while the overall portfolio replacement value is estimated to be \$2.88 billion. As a result, the district-wide FCI is 20.4 percent and is considered to reflect district-wide facilities in below average condition for a large urban district.

2017-18 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 12 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.

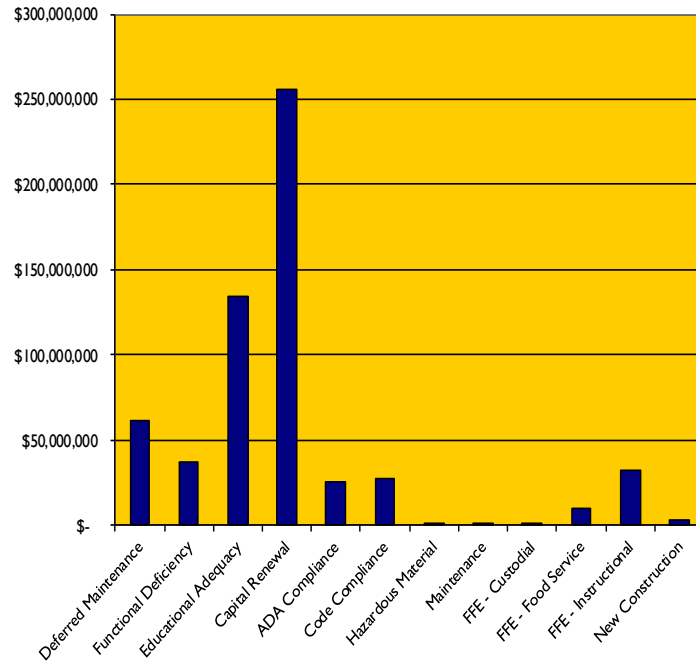
NEW CONSTRUCTION - New facilities, additions, or supporting structures.

2017-18 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 \$256 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 nearly \$135 million.

Districtwide by Category

Building System	Total	% of Total
Deferred Maintenance	\$ 61,306,967	10.42%
Functional Deficiency	\$ 37,303,907	6.34%
Educational Adequacy	\$ 134,776,211	22.91%
Capital Renewal	\$ 255,668,953	43.47%
ADA Compliance	\$ 25,024,778	4.25%
Code Compliance	\$ 27,461,432	4.67%
Hazardous Material	\$ 511,072	0.09%
Maintenance	\$ 331,090	0.06%
FFE - Custodial	\$ 256,237	0.04%
FFE - Food Service	\$ 9,921,497	1.69%
FFE - Instructional	\$ 32,230,832	5.48%
New Construction	\$ 3,384,942	0.58%
Total	\$ 588,177,919	100%



LIFE CYCLE RENEWAL

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

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

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

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

2017-18 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 \$588 million, and another \$209 million in life cycle needs over the next five years. The charts on pages 22-23 summarize the 2018 current need, plus the projected life cycle renewal forecasted need for the assessment years 2019 to 2023. 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.

Building System	Life Cycle Forecast Year					Total
	1 2019	2 2020	3 2021	4 2022	5 2023	
Site	\$ 5,776,933	\$ 1,291,692	\$ 1,612,845	\$ 2,713,787	\$ 6,004,012	\$ 17,399,269
Roofing	\$ 547,743	\$ 3,051,594	\$ 3,812,010	\$ 5,536,577	\$ 2,930,754	\$ 15,878,678
Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	\$ 4,037,596	\$ 630,116	\$ 481,548	\$ -	\$ 418,556	\$ 5,567,816
Interior	\$ 5,792,965	\$ 3,913,143	\$ 29,896,024	\$ 28,145,114	\$ 7,351,714	\$ 75,098,960
HVAC	\$ 14,106,680	\$ 7,168,572	\$ 3,184,897	\$ 10,711,461	\$ 19,191,021	\$ 54,362,631
Electrical	\$ 7,011,107	\$ 1,135,145	\$ 795,704	\$ 246,879	\$ 1,009,664	\$ 10,198,499
Plumbing	\$ 3,353,865	\$ 2,467,330	\$ 389,069	\$ 163,422	\$ 367,697	\$ 6,741,383
Fire and Safety	\$ 1,443,940	\$ 254,598	\$ 202,372	\$ 275,748	\$ 456,625	\$ 2,633,283
Technology	\$ 871,385	\$ 2,039,585	\$ 4,197,144	\$ 5,681,828	\$ 2,117,730	\$ 14,907,672
Stairs and Elevators	\$ 170,045	\$ 10,730	\$ -	\$ -	\$ 61,593	\$ 242,368
Specialties	\$ 455,586	\$ 506,854	\$ 2,009,704	\$ 2,197,990	\$ 424,759	\$ 5,594,893
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 43,567,845	\$ 22,469,359	\$ 46,581,317	\$ 55,672,806	\$ 40,334,125	\$ 208,625,452

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 2023 based upon the CDE model. The chart is organized by campus type, with the first column indicating the 2018 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 \$960 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.

2017-18 Facilities Condition Assessment—Summary of Findings

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

System	Current 2018	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Total
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Pre-K

Current Deficiencies	\$ 1,247,883	76%					\$ 1,247,883
Educational Adequacy Deficiencies	\$ 390,829	24%					\$ 390,829
Life Cycle Renewal Forecast		\$ -	\$ 43,657	\$ -	\$ 68,977	\$ -	\$ 112,634
Total Cumulative	\$ 1,638,712	\$ 1,638,712	\$ 1,682,369	\$ 1,682,369	\$ 1,751,346	\$ 1,751,346	\$ 1,751,346

Elementary Schools

Current Deficiencies	\$ 222,552,239	76%					\$ 222,552,239
Educational Adequacy Deficiencies	\$ 70,898,707	24%					\$ 70,898,707
Life Cycle Renewal Forecast		\$ 25,637,415	\$ 44,479,616	\$ 22,921,878	\$ 25,395,665	\$ 17,424,850	\$ 135,859,424
Total Cumulative	\$ 293,450,946	\$ 319,088,361	\$ 363,567,977	\$ 386,489,855	\$ 411,885,520	\$ 429,310,370	\$ 429,310,370

K-8

Current Deficiencies	\$ 9,567,729	76%					\$ 9,567,729
Educational Adequacy Deficiencies	\$ 3,069,914	24%					\$ 3,069,914
Life Cycle Renewal Forecast		\$ 1,358,240	\$ 5,036,443	\$ -	\$ 896,967	\$ -	\$ 7,291,650
Total Cumulative	\$ 12,637,643	\$ 13,995,883	\$ 19,032,326	\$ 19,032,326	\$ 19,929,293	\$ 19,929,293	\$ 19,929,293

Middle Schools

Current Deficiencies	\$ 52,018,036	72%					\$ 52,018,036
Educational Adequacy Deficiencies	\$ 19,775,084	28%					\$ 19,775,084
Life Cycle Renewal Forecast		\$ 14,711,468	\$ 10,233,347	\$ 10,676,300	\$ 10,315,230	\$ 5,805,099	\$ 51,741,444
Total Cumulative	\$ 71,793,119	\$ 86,504,587	\$ 96,737,934	\$ 107,414,234	\$ 117,729,464	\$ 123,534,563	\$ 123,534,563

7-12

Current Deficiencies	\$ 13,328,678	82%					\$ 13,328,678
Educational Adequacy Deficiencies	\$ 3,001,378	18%					\$ 3,001,378
Life Cycle Renewal Forecast		\$ 34,330	\$ 430,657	\$ 10,979,213	\$ 1,195,879	\$ -	\$ 12,640,079
Total Cumulative	\$ 16,330,056	\$ 16,364,386	\$ 16,795,043	\$ 27,774,256	\$ 28,970,135	\$ 28,970,135	\$ 28,970,135

High Schools

Current Deficiencies	\$ 95,411,790	78%					\$ 95,411,790
Educational Adequacy Deficiencies	\$ 26,792,381	22%					\$ 26,792,381
Life Cycle Renewal Forecast		\$ 984,803	\$ 41,596,507	\$ 41,927,977	\$ 33,635,025	\$ 20,329,046	\$ 138,473,358
Total Cumulative	\$ 122,204,171		\$ 41,596,507	\$ 83,524,484	\$ 117,159,509	\$ 137,488,555	\$ 260,677,529

2017-18 Facilities Condition Assessment—Summary of Findings

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

System	Current 2018	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Total
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Districtwide / Option

Current Deficiencies	\$ 32,232,387	76%					\$ 32,232,387
Educational Adequacy Deficiencies	\$ 10,001,519	24%					\$ 10,001,519
Life Cycle Renewal Forecast		\$ 8,341,327	\$ 6,738,220	\$ 7,089,061	\$ 2,267,755	\$ -	\$ 24,436,363
Total Cummulative	\$ 42,233,906	\$ 50,575,233	\$ 57,313,453	\$ 64,402,514	\$ 66,670,269	\$ 66,670,269	\$ 66,670,269

Stadia

Current Deficiencies	\$ 5,859,047	100%					\$ 5,859,047
Educational Adequacy Deficiencies	\$ 16,256	0%					\$ 16,256
Life Cycle Renewal Forecast		\$ 17,398	\$ 63,854	\$ 4,426	\$ -	\$ 8,850	\$ 94,528
Total Cummulative	\$ 5,875,303	\$ 5,892,701	\$ 5,956,555	\$ 5,960,981	\$ 5,960,981	\$ 5,969,831	\$ 5,969,831

Maintenance - Transportation

Current Deficiencies	\$ 2,504,990	98%					\$ 2,504,990
Educational Adequacy Deficiencies	\$ 39,652	2%					\$ 39,652
Life Cycle Renewal Forecast		\$ 7,301	\$ 5,622	\$ -	\$ -	\$ -	\$ 12,923
Total Cummulative	\$ 2,544,641	\$ 2,551,942	\$ 2,557,564	\$ 2,557,564	\$ 2,557,564	\$ 2,557,564	\$ 2,557,564

Administrative

Current Deficiencies	\$ 18,264,776	96%					\$ 18,264,776
Educational Adequacy Deficiencies	\$ 790,492	4%					\$ 790,492
Life Cycle Renewal Forecast		\$ -	\$ 3,678	\$ 652,285	\$ 29,465	\$ -	\$ 685,428
Total Cummulative	\$ 19,055,268	\$ 19,055,268	\$ 19,058,946	\$ 19,711,231	\$ 19,740,696	\$ 19,740,696	\$ 19,740,696

Support

Current Deficiencies	\$ 414,153	100%					\$ 414,153
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ 2,147	\$ -	\$ 15,360	\$ -	\$ -	\$ 17,507
Total Cummulative	\$ 414,153	\$ 416,300	\$ 416,300	\$ 431,660	\$ 431,660	\$ 431,660	\$ 431,660

Decommissioned

Current Deficiencies	\$ -						\$ -
Educational Adequacy Deficiencies	\$ -						\$ -
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cummulative	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Need	\$ 588,177,919	\$ 51,092,282	\$ 108,631,601	\$ 94,251,140	\$ 73,804,963	\$ 43,567,845	\$ 959,525,750
Cummulative	\$ 588,177,919	\$ 639,270,201	\$ 747,901,802	\$ 842,152,942	\$ 915,957,905	\$ 959,525,750	

Life Cycle Figures are Unescalated

2017-18 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, 2017-18 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	2017-2018		Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
	Age	Enroll		Cost	FCI		
Alameda							
Deane Elementary School	1954	410	46,118	\$ 2,174,373	18.8%	\$ 1,375,770	\$ 3,550,143
Emory Elementary School	1994	488	107,786	\$ 4,147,547	15.4%	\$ 4,646,384	\$ 8,793,931
Lasley Elementary School	1961	463	66,926	\$ 2,561,778	15.5%	\$ 3,142,090	\$ 5,703,868
Patterson International School	1964	347	48,895	\$ 4,204,682	35.1%	\$ 545,904	\$ 4,750,586
Patterson Cottages	1965	111	13,820	\$ 1,211,912	36.0%	\$ 43,657	\$ 1,255,569
Rose Stein International Elementary School	1954	258	47,094	\$ 3,597,202	31.4%	\$ 1,089,776	\$ 4,686,978
Alameda International Junior-Senior High School	1961	1,199	262,863	\$ 10,837,800	17.1%	\$ 9,583,589	\$ 20,421,389
				\$ 28,735,294		\$ 20,427,170	\$ 49,162,464
Arvada							
Fitzmorris Elementary School	1960	284	51,259	\$ 3,566,145	28.6%	\$ 843,404	\$ 4,409,549
Foster Elementary School	1953	506	42,486	\$ 4,387,905	40.4%	\$ 1,144,702	\$ 5,532,607
Hackberry Hill Elementary School	1966	498	52,414	\$ 1,498,210	11.7%	\$ 1,073,421	\$ 2,571,631
Lawrence Elementary School	1996	354	47,139	\$ 3,518,002	30.1%	\$ 1,968,835	\$ 5,486,837
Peck Elementary School	1966	318	42,836	\$ 4,228,478	40.2%	\$ 541,405	\$ 4,769,883
Secrest Elementary School	1955	364	46,373	\$ 2,522,669	22.3%	\$ 1,798,958	\$ 4,321,627
Swanson Elementary School	1964	339	54,462	\$ 5,151,330	38.1%	\$ 756,463	\$ 5,907,793
Thomson Elementary School	1973	375	48,833	\$ 4,114,884	34.6%	\$ 1,091,855	\$ 5,206,739
Arvada K-8	1952	615	115,363	\$ 6,150,040	21.4%	\$ 5,041,207	\$ 11,191,247
North Arvada Middle School	1962	451	113,554	\$ 5,659,390	19.7%	\$ 192,195	\$ 5,851,585
Arvada High School	1971	822	236,196	\$ 17,354,203	30.6%	\$ 15,788,925	\$ 33,143,128
				\$ 58,151,256		\$ 30,241,370	\$ 88,392,626
Arvada West							
Allendale Elementary School	1964	230	40,646	\$ 1,890,995	19.1%	\$ 1,470,910	\$ 3,361,905
Campbell Elementary School	1964	276	43,487	\$ 3,766,883	34.3%	\$ 1,421,592	\$ 5,188,475
Fairmount Elementary School	1962	675	65,146	\$ 3,399,411	21.4%	\$ 1,441,167	\$ 4,840,578
Fremont Elementary School	1953	277	45,915	\$ 2,282,176	19.9%	\$ 1,464,913	\$ 3,747,089
Stott Elementary School	1972	367	45,529	\$ 2,640,138	23.8%	\$ 765,542	\$ 3,405,680
Vanderhoof Elementary School	1969	482	44,082	\$ 3,658,991	33.3%	\$ 478,801	\$ 4,137,792
Drake Middle School	1962	673	98,656	\$ 3,969,454	16.1%	\$ 3,537,851	\$ 7,507,305
Arvada West High School	2003	1,768	237,052	\$ 2,509,046	4.4%	\$ 4,828,239	\$ 7,337,285
				\$ 24,117,093		\$ 15,409,015	\$ 39,526,108
Bear Creek							
Green Gables Elementary School	1969	291	36,920	\$ 4,740,983	51.7%	\$ 277,619	\$ 5,018,602
Kendallvue Elementary School	1982	473	45,418	\$ 3,633,676	31.5%	\$ 45,727	\$ 3,679,403
Kendrick Lakes Elementary School	1970	448	40,078	\$ 6,518,917	64.7%	\$ 721,359	\$ 7,240,276
Peiffer Elementary School	1973	342	44,035	\$ 3,730,439	33.3%	\$ 621,710	\$ 4,352,149
Red Rocks Elementary School	1955	316	29,177	\$ 4,677,705	61.6%	\$ 813,229	\$ 5,490,934
Westgate Elementary School	1972	534	51,212	\$ 3,772,834	28.4%	\$ 1,149,458	\$ 4,922,292
Bear Creek K-8	2008	1,103	122,367	\$ 708,846	2.3%	\$ 360,444	\$ 1,069,290
Carmody Middle School	1965	532	99,694	\$ 3,956,452	15.8%	\$ 4,594,028	\$ 8,550,480
Bear Creek High School	2008	1,564	255,986	\$ 1,830,539	3.0%	\$ 2,099,558	\$ 3,930,097
				\$ 33,570,392		\$ 10,683,132	\$ 44,253,524

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools

2017-18 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	2017-2018 Age	2017-2018 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle	Total Cost w/Life Cycle
				Cost	FCI	Forecast	
Chatfield							
Coronado Elementary School	1987	550	46,544	\$ 4,428,916	38.0%	\$ 2,989,469	\$ 7,418,385
Mortensen Elementary School	1994	396	52,158	\$ 2,320,196	18.3%	\$ 2,410,874	\$ 4,731,070
Shaffer Elementary School	1998	514	53,368	\$ 1,811,286	13.4%	\$ 2,581,847	\$ 4,393,133
Stony Creek Elementary School	1983	425	45,230	\$ 3,509,857	31.0%	\$ 61,112	\$ 3,570,969
Ute Meadows Elementary School	1987	378	46,466	\$ 2,226,848	19.4%	\$ 2,048,419	\$ 4,275,267
Bradford K-8 North	1994	403	46,070	\$ 1,217,253	10.8%	\$ 1,419,634	\$ 2,636,887
Bradford K-8 South	1990	447	48,682	\$ 2,483,215	20.9%	\$ 78,393	\$ 2,561,608
Deer Creek Middle School	1980	788	120,366	\$ 6,544,904	21.8%	\$ 427,123	\$ 6,972,027
Falcon Bluffs Middle School	2003	676	113,571	\$ 2,079,648	7.3%	\$ 4,283,977	\$ 6,363,625
Chatfield High School	1986	1,776	275,727	\$ 8,371,284	12.6%	\$ 13,003,612	\$ 21,374,896
				\$ 34,993,407		\$ 29,304,460	\$ 64,297,867
Columbine							
Columbine Hills Elementary School	1964	410	47,268	\$ 2,385,828	20.7%	\$ 3,217,507	\$ 5,603,335
Dutch Creek Elementary School	1973	317	49,780	\$ 2,937,309	24.2%	\$ 1,734,508	\$ 4,671,817
Governor's Ranch Elementary School	1987	397	46,908	\$ 2,674,544	22.8%	\$ 2,424,182	\$ 5,098,726
Leawood Elementary School	1972	429	48,383	\$ 1,871,279	15.9%	\$ 913,912	\$ 2,785,191
Normandy Elementary School	1970	465	55,702	\$ 3,854,979	26.6%	\$ 1,520,979	\$ 5,375,958
Ken Caryl Middle School	1970	707	88,021	\$ 3,811,097	17.0%	\$ 3,320,727	\$ 7,131,824
Columbine High School	1973	1,691	238,149	\$ 12,072,364	21.0%	\$ 11,435,373	\$ 23,507,737
				\$ 29,607,399		\$ 24,567,188	\$ 54,174,587
Conifer							
Elk Creek Elementary School	1989	388	51,002	\$ 2,777,646	22.4%	\$ 513,944	\$ 3,291,590
Marshdale Elementary School	1980	325	44,121	\$ 5,810,839	54.1%	\$ 93,036	\$ 5,903,875
West Jefferson Elementary School	2001	343	48,100	\$ 1,399,435	11.9%	\$ 1,686,360	\$ 3,085,795
West Jefferson Middle School	1974	534	104,165	\$ 6,777,350	26.1%	\$ 5,616,587	\$ 12,393,937
Conifer High School	1996	879	166,224	\$ 5,175,619	12.7%	\$ 10,767,565	\$ 15,943,184
Conifer Wastewater Treatment Plant	1988		4,960	\$ 204,979	21.2%	\$ -	\$ 204,979
West Jefferson Reservoir	1988		1,491	\$ 174,601	59.9%	\$ 16,406	\$ 191,007
Conifer HS Lobo Pump House			-	\$ -		\$ -	\$ -
Gallery Well and Pumphouse	1996		100	\$ 34,573	177.0%	\$ 1,101	\$ 35,674
				\$ 22,355,042		\$ 18,694,999	\$ 41,050,041
Dakota Ridge							
Blue Heron Elementary School	2002	499	55,083	\$ 1,521,442	11.3%	\$ 1,727,820	\$ 3,249,262
Colorow Elementary School	1977	207	44,227	\$ 4,638,530	43.1%	\$ 226,991	\$ 4,865,521
Mount Carbon Elementary School	1996	491	51,931	\$ 1,477,519	11.7%	\$ 2,592,182	\$ 4,069,701
Powderhorn Elementary School	1994	627	52,135	\$ 2,887,932	21.3%	\$ 2,603,377	\$ 5,491,309
Westridge Elementary School	1987	493	47,105	\$ 3,682,255	30.8%	\$ 3,094,803	\$ 6,777,058
Summit Ridge Middle School	1994	693	122,573	\$ 4,423,249	14.5%	\$ 7,416,714	\$ 11,839,963
Dakota Ridge High School	1996	1,553	236,407	\$ 7,018,155	12.4%	\$ 12,477,081	\$ 19,495,236
				\$ 25,649,083		\$ 30,138,968	\$ 55,788,051

Sites with FCI greater than 65% are highlighted in Red

2017-18 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2017-2018 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	337	50,555	\$ 6,885,338	55.9%	\$ 1,954,012	\$ 8,839,350
Bergen Valley Elementary School (Intermediate)	1997	300	42,281	\$ 886,902	8.6%	\$ 1,998,679	\$ 2,885,581
Parmalee Elementary School	1963	310	29,376	\$ 2,253,243	29.8%	\$ 543,370	\$ 2,796,613
Wilmot Elementary School	1877	396	52,330	\$ 3,037,560	23.8%	\$ 202,522	\$ 3,240,082
Evergreen Middle School	1969	722	111,715	\$ 2,373,803	8.5%	\$ 1,821,135	\$ 4,194,938
Evergreen High School	1954	1,116	209,129	\$ 5,676,501	11.3%	\$ 5,663,712	\$ 11,340,213
				\$ 21,113,347		\$ 12,183,430	\$ 33,296,777
Golden							
John and Karen Litz Preschool	2007	84	9,674	\$ 131,046	5.6%	\$ 28,496	\$ 159,542
Kyffin Elementary School	1972	548	49,472	\$ 6,693,476	53.7%	\$ 1,387,984	\$ 8,081,460
Mitchell Elementary School	1997	576	52,697	\$ 1,706,039	13.0%	\$ 2,337,042	\$ 4,043,081
Pleasant View Elementary School (Closed)	1950	-	49,079	\$ 4,623,882	38.7%	\$ 1,446,220	\$ 6,070,102
Ralston Elementary School	1955	325	51,303	\$ 2,220,202	17.8%	\$ 852,960	\$ 3,073,162
Shelton Elementary School	1998	562	53,530	\$ 3,247,656	24.9%	\$ 2,299,565	\$ 5,547,221
Welchester Elementary School	1961	336	42,093	\$ 3,393,852	33.1%	\$ 1,444,482	\$ 4,838,334
Bell Middle School	1964	748	125,740	\$ 5,752,565	18.3%	\$ 5,464,954	\$ 11,217,519
Golden High School	2008	1,327	187,259	\$ 1,767,314	3.9%	\$ 567,096	\$ 2,334,410
				\$ 29,536,033		\$ 15,828,799	\$ 45,364,832
Green Mountain							
Florence Irwin Preschool	2009	106	10,705	\$ 105,309	4.0%	\$ -	\$ 105,309
Devinny Elementary School	1964	553	52,617	\$ 2,714,197	20.3%	\$ 1,634,462	\$ 4,348,659
Foothills Elementary School	1970	317	40,000	\$ 2,223,121	22.1%	\$ 1,895,955	\$ 4,119,076
Green Mountain Elementary School	1962	342	40,336	\$ 2,844,969	28.1%	\$ 412,894	\$ 3,257,863
Hutchinson Elementary School	1973	323	44,400	\$ 4,216,174	38.4%	\$ 725,729	\$ 4,941,903
Rooney Ranch Elementary School	1994	580	53,635	\$ 2,390,539	18.3%	\$ 2,385,895	\$ 4,776,434
Dunstan Middle School	2006	634	125,644	\$ 843,875	2.7%	\$ 447,431	\$ 1,291,306
Green Mountain High School	1973	1,108	199,223	\$ 12,834,910	26.7%	\$ 8,577,137	\$ 21,412,047
				\$ 28,173,095		\$ 16,079,503	\$ 44,252,598
Jefferson							
Edgewater Elementary School	1949	458	45,207	\$ 2,952,771	25.2%	\$ 1,576,629	\$ 4,529,400
Lumberg Elementary School	1955	472	49,380	\$ 6,341,787	49.9%	\$ 2,735,698	\$ 9,077,485
Molholm Elementary School	1954	453	46,525	\$ 5,280,410	44.1%	\$ 1,272,759	\$ 6,553,169
Jefferson Junior-Senior High School	1959	676	123,773	\$ 5,492,255	18.3%	\$ 3,056,490	\$ 8,548,745
				\$ 20,067,224		\$ 8,641,576	\$ 28,708,800
Lakewood							
Belmar Elementary School	1961	320	40,829	\$ 2,511,647	24.9%	\$ 1,508,538	\$ 4,020,185
Eiber Elementary School	1955	347	52,018	\$ 4,195,876	32.0%	\$ 1,786,093	\$ 5,981,969
Glennon Heights Elementary School	1957	253	34,699	\$ 3,189,892	35.9%	\$ 1,248,656	\$ 4,438,548
Slater Elementary School	1953	336	46,085	\$ 2,646,095	22.9%	\$ 745,529	\$ 3,391,624
South Lakewood Elementary School	1995	498	51,797	\$ 2,779,011	21.8%	\$ 2,385,338	\$ 5,164,349
Creighton Middle School	1962	636	120,847	\$ 1,956,637	6.5%	\$ 3,379,453	\$ 5,336,090
Lakewood High School	1958	2,128	248,135	\$ 4,962,418	8.3%	\$ 4,877,981	\$ 9,840,399
				\$ 22,241,575		\$ 15,931,588	\$ 38,173,163

Sites with FCI greater than 65% are highlighted in Red

2017-18 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2017-2018		Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
		Enroll			Cost	FCI		
Pomona								
Little Elementary School	1973	326	40,713	\$ 3,692,153	36.7%	\$ 822,138	\$ 4,514,291	
Parr Elementary School	1969	366	33,587	\$ 2,954,110	32.8%	\$ 722,074	\$ 3,676,184	
Warder Elementary School	1973	416	41,934	\$ 2,322,404	22.7%	\$ 1,440,129	\$ 3,762,533	
Weber Elementary School	1972	434	51,052	\$ 2,107,840	16.7%	\$ 363,062	\$ 2,470,902	
Zerger Elementary School (Doral Academy)	1977	-	43,876	\$ 2,663,992	24.9%	\$ 844,223	\$ 3,508,215	
Moore Middle School	1978	424	83,756	\$ 5,042,953	24.1%	\$ 4,705,154	\$ 9,748,107	
Pomona High School	1973	1,429	203,945	\$ 12,579,957	25.6%	\$ 10,840,206	\$ 23,420,163	
*Doral Academy leasing Zerger ES				\$ 31,363,409		\$ 19,736,986	\$ 51,100,395	
Ralston Valley								
Meiklejohn Elementary School	2006	644	69,841	\$ 752,788	4.4%	\$ 205,724	\$ 958,512	
Sierra Elementary School	2009	541	69,062	\$ 1,004,718	6.0%	\$ 127,584	\$ 1,132,302	
Van Arsdale Elementary School	1994	507	50,512	\$ 4,785,819	38.1%	\$ 2,354,974	\$ 7,140,793	
West Woods Elementary School	1996	743	53,381	\$ 3,309,936	24.5%	\$ 2,857,241	\$ 6,167,177	
Coal Creek Canyon K-8	1963	141	25,361	\$ 2,078,288	32.4%	\$ 391,972	\$ 2,470,260	
Three Creeks K-8	2017	396	100,856	\$ -		\$ -	\$ -	
Oberon Middle School	1965	527	90,839	\$ 6,350,295	28.0%	\$ 742,247	\$ 7,092,542	
Ralston Valley High School	2001	1,850	239,199	\$ 6,108,185	10.6%	\$ 9,829,830	\$ 15,938,015	
				\$ 24,390,030		\$ 16,509,572	\$ 40,899,602	
Standley Lake								
Adams Elementary School	1988	449	47,784	\$ 3,202,690	27.3%	\$ 2,867,669	\$ 6,070,359	
Lukas Elementary School	1988	481	47,742	\$ 2,044,227	17.6%	\$ 2,891,291	\$ 4,935,518	
Ryan Elementary School	1994	457	50,545	\$ 3,843,281	30.7%	\$ 2,503,368	\$ 6,346,649	
Semper Elementary School	1996	403	53,756	\$ 2,073,932	15.8%	\$ 2,704,462	\$ 4,778,394	
Sheridan Green Elementary School	1987	426	46,466	\$ 2,680,515	23.7%	\$ 2,616,751	\$ 5,297,266	
Witt Elementary School	1980	346	44,341	\$ 4,148,215	38.4%	\$ 390,692	\$ 4,538,907	
Mandalay Middle School	1983	380	88,977	\$ 3,788,956	17.1%	\$ 321,895	\$ 4,110,851	
Wayne Carle Middle School	2006	425	105,483	\$ 2,068,734	7.9%	\$ 363,207	\$ 2,431,941	
Standley Lake High School	1988	1,359	193,706	\$ 8,243,385	17.7%	\$ 16,488,772	\$ 24,732,157	
				\$ 32,093,936		\$ 31,148,107	\$ 63,242,043	
Wheat Ridge								
Norma Anderson Preschool	2007	112	13,743	\$ 190,444	5.7%	\$ 40,481	\$ 230,925	
Kullerstrand Elementary School	1961	240	35,531	\$ 2,794,325	30.9%	\$ 1,366,616	\$ 4,160,941	
Maple Grove Elementary School	1960	360	42,410	\$ 1,998,864	16.7%	\$ 2,087,854	\$ 4,086,718	
Pennington Elementary School	1961	169	36,877	\$ 2,795,993	30.4%	\$ 1,259,963	\$ 4,055,956	
Prospect Valley Elementary School	1967	493	46,229	\$ 5,765,605	50.8%	\$ 766,973	\$ 6,532,578	
Stevens Elementary School (formerly Wheat Ridge 5-8)	1995	400	112,152	\$ 4,415,915	15.8%	\$ 6,649,339	\$ 11,065,254	
Stober Elementary School	1965	277	31,243	\$ 4,302,276	54.5%	\$ 217,642	\$ 4,519,918	
Vivian Elementary School	1953	209	33,139	\$ 5,350,273	63.2%	\$ 1,466,174	\$ 6,816,447	
Wilmore-Davis Elementary School	1955	321	38,596	\$ 2,603,440	27.1%	\$ 420,154	\$ 3,023,594	
Everitt Middle School	1966	437	103,698	\$ 6,393,758	24.7%	\$ 5,106,766	\$ 11,500,524	
Wheat Ridge High School	1956	1,250	211,311	\$ 15,700,291	30.9%	\$ 11,228,271	\$ 26,928,562	
				\$ 52,311,184		\$ 30,610,233	\$ 82,921,417	

Sites with FCI greater than 65% are highlighted in Red

2017-18 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2017-2018 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Districtwide / Option Schools							
Brady Exploration School	1940	286	68,612	\$ 3,616,315	22.8%	\$ 241,320	\$ 3,857,635
Connections Learning Center on Earle Johnson Campus	2010	36	20,500	\$ 310,145	6.0%	\$ -	\$ 310,145
D'Evelyn Jr-Sr High School	2000	1,026	154,002	\$ 1,927,285	5.2%	\$ 6,998,548	\$ 8,925,833
Dennison Elementary School	1958	627	43,420	\$ 3,210,002	28.9%	\$ 1,592,746	\$ 4,802,748
Jefferson County Open School	1930	564	102,628	\$ 2,455,912	9.8%	\$ -	\$ 2,455,912
* Literacy Center			-	\$ -		\$ -	\$ -
Long View High School	1967	58	-	\$ 707,158	42.6%	\$ 218,167	\$ 925,325
Manning School	1958	441	72,678	\$ 4,659,106	26.1%	\$ 274,942	\$ 4,934,048
McLain Community High School	2000	454	79,113	\$ 1,596,746	8.4%	\$ 3,008,075	\$ 4,604,821
Miller Special Education	1963	94	51,184	\$ 4,567,046	35.3%	\$ 1,191,867	\$ 5,758,913
North Lakewood (formerly Sobesky)	1947		29,992	\$ 2,135,973	29.2%	\$ 1,006,780	\$ 3,142,753
Sobesky Academy (formerly Stevens ES)	1994	92	53,724	\$ 2,731,115	20.9%	\$ 2,549,926	\$ 5,281,041
Warren Tech Central	1972	37	166,995	\$ 7,291,629	18.1%	\$ 6,360,406	\$ 13,652,035
Warren Tech North	1995	21	34,593	\$ 1,568,567	18.9%	\$ 441,197	\$ 2,009,764
Mount Evans Outdoor Educ. Lab School	1929		40,731	\$ 3,396,347	38.3%	\$ 369,342	\$ 3,765,689
Windy Peak Outdoor Educ. Lab School	1857		31,409	\$ 1,857,968	23.2%	\$ 183,047	\$ 2,041,015
				\$ 42,031,313		\$ 24,436,363	\$ 66,467,676
Administration, Stadia, and Support Facilities							
Education Service Center	1985		124,221	\$ 4,563,826	18.8%	\$ -	\$ 4,563,826
Landscape Services (Warren Tech Central)	1980		10,972	\$ 1,274,670	59.5%	\$ -	\$ 1,274,670
Support Services Campus	1967		260,371	\$ 8,806,334	17.3%	\$ -	\$ 8,806,334
Frank DeAngelis Center (formerly Martensen)	1954		32,107	\$ 3,142,739	39.3%	\$ 642,728	\$ 3,785,467
Johnson Planetarium (Closed)	1962		3,099				
Applewood Cottages	1958		8,535	\$ 691,143	75.7%	\$ -	\$ 691,143
Maple Grove Cottages	1964		6,817	\$ 369,817	27.0%	\$ -	\$ 369,817
Secrest Cottage	1964		3,310	\$ 202,593	57.2%	\$ -	\$ 202,593
Stein Cottages	1961		6,794	\$ 576,556	34.8%	\$ 42,700	\$ 619,256
Shop Facility for Zones 1 & 2	1980		4,250	\$ 470,953	56.7%	\$ -	\$ 470,953
North Area Transportation Center	1975		5,871	\$ 606,457	46.4%	\$ -	\$ 606,457
South Area Transportation Center	1981		17,240	\$ 476,471	14.1%	\$ -	\$ 476,471
West Area Transportation Center	1980		14,780	\$ 692,520	24.0%	\$ -	\$ 692,520
Driving Training Center	1975		961	\$ 298,240	84.2%	\$ 12,923	\$ 311,163
Jefferson County Stadium	1960		13,706	\$ 1,312,526	49.0%	\$ 80,118	\$ 1,392,644
Lakewood Memorial Stadium	1983		1,722	\$ 823,584	165.5%	\$ 1,134	\$ 824,718
North Area Athletic Complex	2000		10,393	\$ 2,790,779	137.5%	\$ 8,850	\$ 2,799,629
Trailblazer Stadium	1996		5,637	\$ 948,414	72.8%	\$ 4,426	\$ 952,840
				\$ 29,196,588		\$ 835,579	\$ 30,032,167
TOTAL	76,055	11,845,932		\$ 589,696,702		\$ 371,408,038	

* 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

2017-18 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 of utilization by program.

2017-18 Facilities Condition Assessment—Summary of Findings

Utilization by Program

	2017/2018 Enrollment (Membership)	Utilization (Enrollment /Applied Capacity)
Elementary Schools	35,319	86%
K-8 Schools	3,105	85%
Middle Schools	9,987	70%
7-12 Schools	1,875	74%
High Schools	21,620	79%
Option / Districtwide	3,736	60%
Pre-K	413	103%
Total	76,055	80%

The table below indicates enrollment and capacity by articulation area. In addition, projected enrollment and the % change in historical enrollment have been included. Ralston Valley and Lakewood schools have the highest utilization at 99% & 93%, respectively, followed by Arvada West at 92%. In terms of low utilization, Arvada is at 67%, Alameda is at 68%, Wheat Ridge is at 75%, Standley Lake is at 76%, Jefferson and Pomona are at 77%, Green Mountain is at 78%, and Conifer is at 79%. Over the next five years, decreases in enrollment are projected in 14 articulation areas.

Applied Capacity by Articulation Area

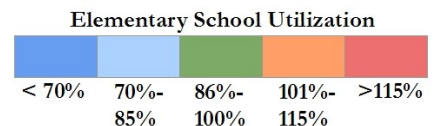
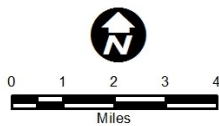
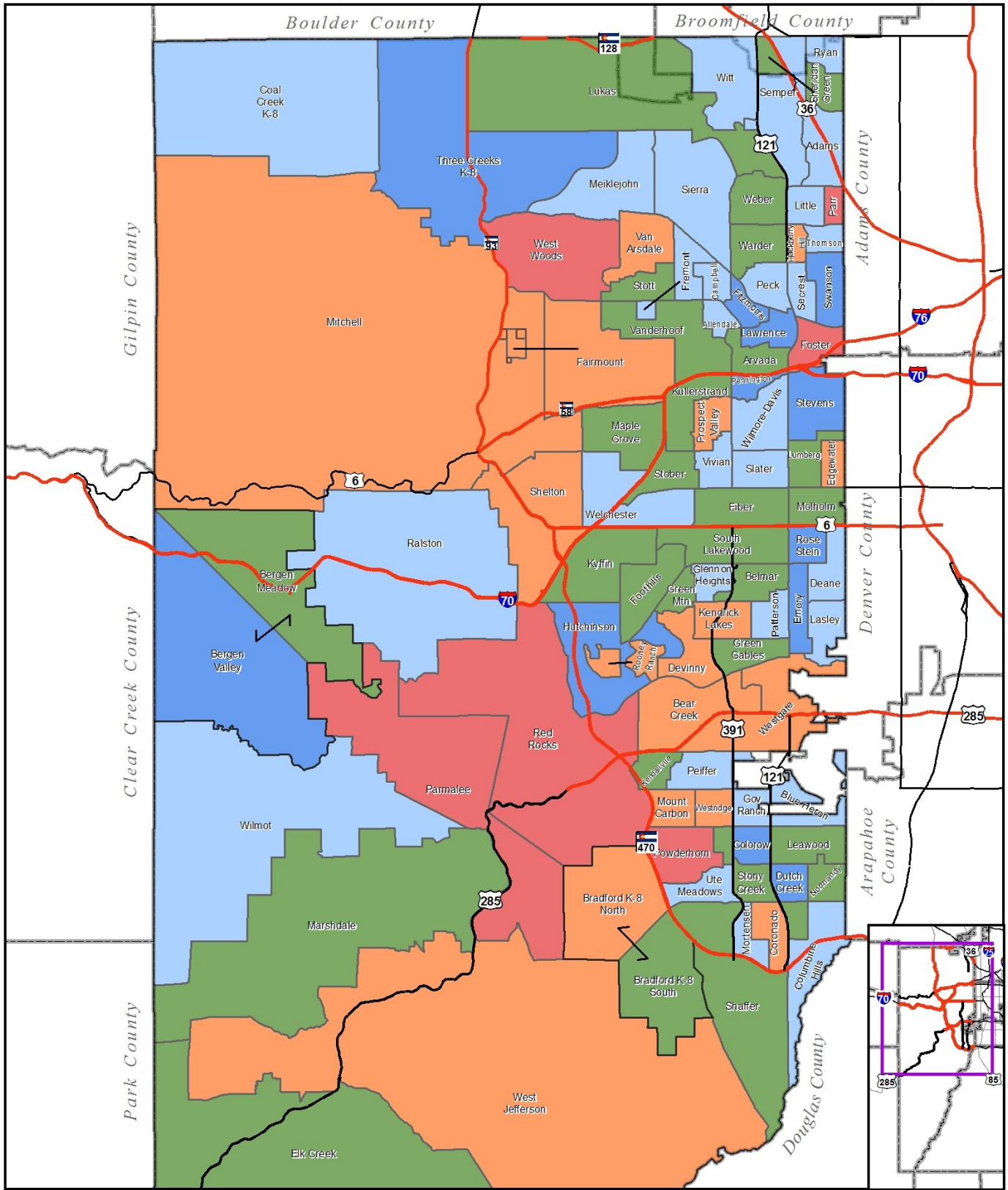
	2017/2018 Enrollment (Membership)	Utilization (Enrollment /Applied Capacity)	Avg. 2012-13 Free Reduced Lunch	2017-18 Free Reduced Lunch	2022/2023 Projected Enrollment	5 year Projected Enrollment Change
Alameda	3,276	68%	75%	79%	3,089	-5.7%
Arvada	4,926	67%	64%	64%	4,711	-4.4%
Arvada West	4,748	92%	27%	35%	4,696	-1.1%
Bear Creek	5,603	85%	38%	38%	5,293	-5.5%
Chatfield	6,353	82%	13%	16%	6,242	-1.7%
Columbine	4,416	87%	21%	25%	4,316	-2.3%
Conifer	2,469	79%	15%	15%	2,322	-6.0%
Dakota Ridge	4,563	87%	17%	23%	4,381	-4.0%
Evergreen	3,181	84%	11%	8%	3,146	-1.1%
Golden	4,506	83%	28%	27%	4,514	0.2%
Green Mountain	3,963	78%	25%	33%	3,951	-0.3%
Jefferson	2,059	77%	87%	89%	1,893	-8.1%
Lakewood	4,518	93%	47%	62%	4,529	0.2%
Pomona	3,395	77%	40%	50%	3,262	-3.9%
Ralston Valley	5,349	86%	11%	10%	5,707	6.7%
Standley Lake	4,726	76%	30%	33%	4,704	-0.5%
Wheat Ridge	4,268	75%	48%	57%	3,798	-11.0%

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.

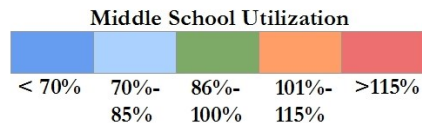
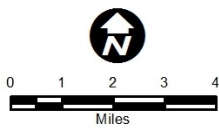
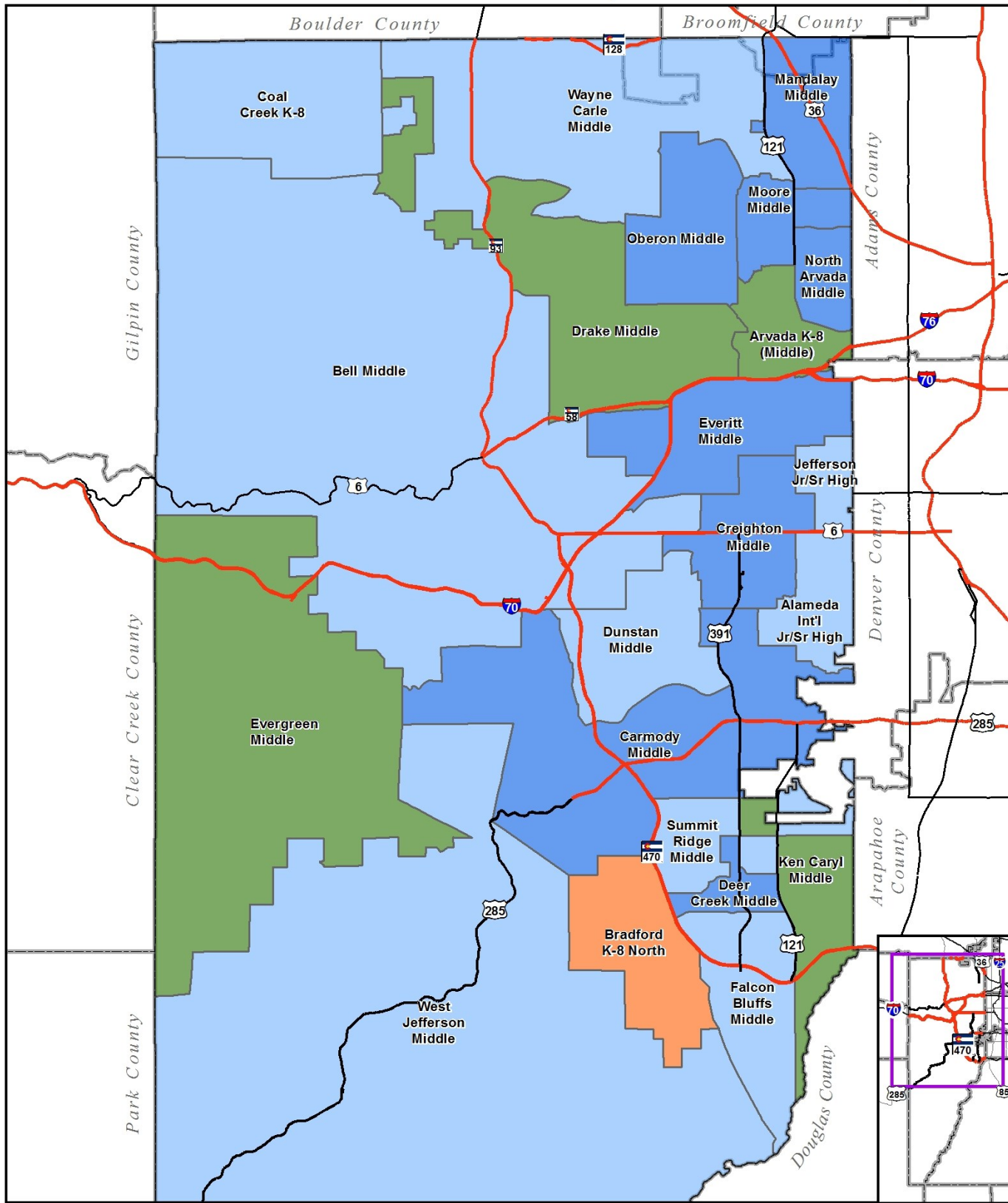
2017-18 Facilities Condition Assessment—Summary of Findings

2017-2018 Elementary School Utilization by Attendance Boundary



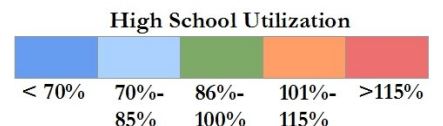
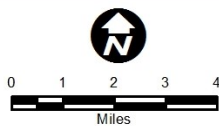
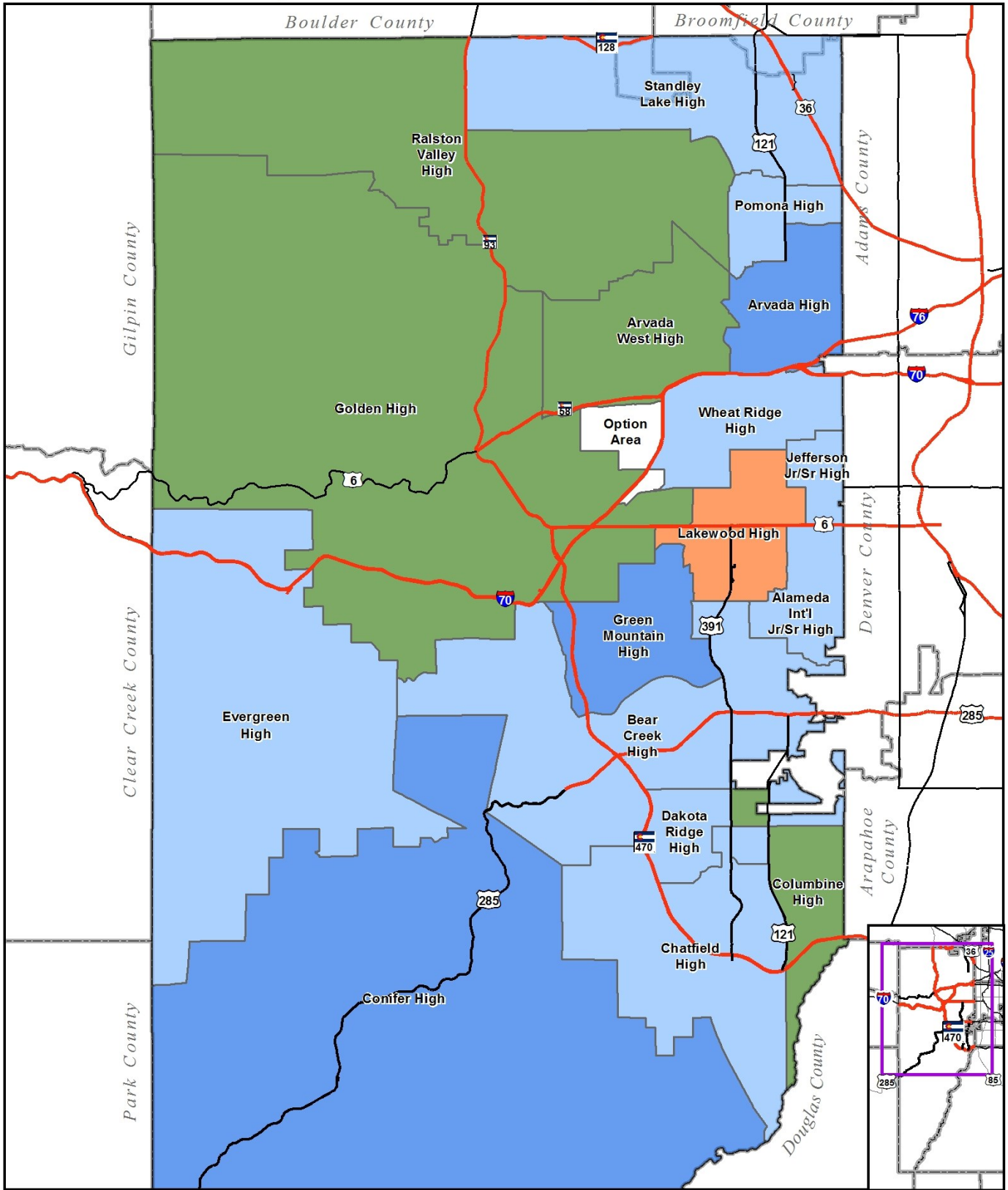
2017-18 Facilities Condition Assessment—Summary of Findings

2017-2018 Middle School Utilization by Attendance Boundary



2017-18 Facilities Condition Assessment—Summary of Findings

2017-2018 High School Utilization by Attendance Boundary



Jeffco Public Schools
2017-18 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 High School	Conifer	51	1,502	85%	1,277		1,277
131	Dakota Ridge High School	Dakota Ridge	79	2,278	85%	1,936		1,936
132	Evergreen High School	Evergreen	55	1,585	85%	1,347		1,347
133	Golden High School	Golden	58	1,677	85%	1,425		1,425
134	Green Mountain High School	Green Mountain	76	2,162	85%	1,838		1,838
136	Lakewood High School	Lakewood	78	2,233	85%	1,898		1,898
137	Pomona High School	Pomona	78	2,260	85%	1,921		1,921
138	Ralston Valley High School	Ralston Valley	76	2,194	85%	1,865		1,865
139	Standley Lake High School	Standley Lake	75	2,156	85%	1,833		1,833
140	Wheat Ridge High School	Wheat Ridge	69	2,003	85%	1,703		1,703
						27,299		27,299

7-12 Schools

124	Alameda International Junior-Senior High School	Alameda	68	1,894	85%	1,610	Title I	1,368
135	Jefferson Junior-Senior High School	Jefferson	37	1,089	85%	926	Title I	787
						2,536		2,155

Middle Schools

105	Bell Middle School	Golden	32	916	100%	916		916
106	Carmody Middle School	Bear Creek	38	998	100%	998		998
107	Creighton Middle School	Lakewood	35	958	100%	958		958
108	Deer Creek Middle School	Chatfield	41	1,147	100%	1,147		1,147
109	Drake Middle School	Arvada West	26	736	100%	736		736
110	Dunstan Middle School	Green Mountain	33	897	100%	897		897
111	Evergreen Middle School	Evergreen	30	823	100%	823		823
112	Everitt Middle School	Wheat Ridge	30	811	100%	811	Title I	689
113	Falcon Bluffs Middle School	Chatfield	30	850	100%	850		850
114	Ken Caryl Middle School	Columbine	25	714	100%	714		714
115	Mandalay Middle School	Standley Lake	24	658	100%	658		658
116	Moore Middle School	Pomona	30	812	100%	812		812
117	North Arvada Middle School	Arvada	31	861	100%	861		861
118	Oberon 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
						14,199		14,077

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

2017-18 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity			2017-2018 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2022-2023 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	81	2,006	822	41%		782	1	28	2,030
1	24	20	77	1,879	1,768	95%		1,740	5	140	1,977
-	-	-	88	2,114	1,564	74%		1,462	2	56	2,162
-	-	-	97	2,360	1,776	75%		1,737	-	-	2,360
-	-	-	78	1,919	1,691	88%		1,703	3	84	1,991
1	28	24	52	1,301	879	69%		840	-	-	1,277
-	-	-	79	1,936	1,553	80%		1,505	-	-	1,936
-	-	-	55	1,347	1,116	83%		1,113	1	28	1,371
-	-	-	58	1,425	1,327	93%		1,458	1	28	1,449
-	-	-	76	1,838	1,108	60%		1,086	-	-	1,838
-	-	-	78	1,898	2,128	112%		2,107	-	-	1,898
-	-	-	78	1,921	1,429	74%		1,348	2	56	1,969
-	-	-	76	1,865	1,850	99%		1,847	-	-	1,865
-	-	-	75	1,833	1,359	74%		1,270	-	-	1,833
-	-	-	69	1,703	1,250	73%		1,240	2	56	1,750
2	52	44	1,117	27,344	21,620			21,238			27,704
-	-	-	68	1,610	1,199	74%	88%	961	2	-	1,610
3	84	71	40	997	676	73%	86%	589	-	-	926
3	84	71	108	2,607	1,875			1,550			2,536
-	-	-	32	916	748	82%		978	3	84	1,000
1	15	15	39	1,013	532	53%		806	3	84	1,082
-	-	-	35	958	636	66%		971	1	28	986
-	-	-	41	1,147	788	69%		749	3	84	1,231
-	-	-	26	736	673	91%		991	-	-	736
-	-	-	33	897	634	71%		887	-	-	897
2	56	56	32	879	722	88%		718	-	-	823
-	-	-	30	811	437	54%	63%	420	-	-	811
-	-	-	30	850	676	80%		670	4	112	962
5	140	140	30	854	707	99%		862	1	28	742
-	-	-	24	658	380	58%		545	4	112	770
-	-	-	30	812	424	52%		547	-	-	812
-	-	-	31	861	451	52%		620	3	84	945
-	-	-	27	770	527	68%		700	1	28	798
-	-	-	32	895	693	77%		987	-	-	895
-	-	-	22	602	425	71%		611	-	-	602
-	-	-	27	751	534	71%		526	-	-	751
8	211	211	521	14,410	9,987			12,588			14,843

Jeffco Public Schools
2017-18 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	30	779	90%	701	Title I	596
012	Bear Creek K-8	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	Ralston Valley	9	224	90%	202		202
						3,638		3,533

Elementary Schools

010	Adams Elementary School	Standley Lake	23	570	100%	570		570
011	Allendale Elementary School	Arvada West	14	324	100%	324	Title I	275
013	Belmar Elementary School	Lakewood	16	334	100%	334		334
014	Bergen Meadow Elementary School (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	Deviny 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.

2017-18 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms		Total Applied Capacity		Enroll			Permanent Recaptureable		
Capacity Rooms	Student Stations	Applied Capacity			2017-2018 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2022-2023 Enroll	Capacity Rooms	Student Stations	Applied Capacity	
-	-	-	30	701	615	88%	103%	653	6	156	842	
-	-	-	47	1,051	1,103	105%		1,021	-	-	1,051	
-	-	-	23	489	447	91%		399	-	-	489	
-	-	-	18	389	403	104%		479	-	-	389	
-	-	-	36	806	396	49%		799	-	-	806	
1	24	22	10	223	141	70%		144	1	26	225	
1	24	22	164	3,659	3,105			3,495			3,802	

2	48	48	25	618	449	79%		393	-	-	570
-	-	-	14	324	230	71%	84%	198	-	-	324
-	-	-	16	334	320	96%		286	-	-	334
-	-	-	20	567	337	59%		322	2	48	615
-	-	-	14	336	300	89%		277	-	-	336
-	-	-	24	584	499	85%		417	-	-	584
-	-	-	16	364	276	76%		228	-	-	364
-	-	-	16	363	207	57%		138	4	96	459
-	-	-	19	486	410	84%		388	2	48	534
3	104	104	25	632	550	104%		559	-	-	528
2	39	39	25	591	410	74%	87%	400	-	-	552
7	168	168	28	672	553	110%		485	-	-	504
-	-	-	22	483	317	66%		270	4	96	579
6	167	167	24	590	458	108%	127%	394	1	24	447
4	96	96	21	480	347	90%	106%	274	2	48	432
-	-	-	19	438	388	89%		356	2	48	486
-	-	-	31	876	488	56%	66%	495	1	24	900
-	-	-	29	660	675	102%		592	-	-	660
-	-	-	20	435	284	65%	77%	278	1	24	459
3	88	88	19	454	317	87%	102%	259	2	48	414
4	128	128	22	548	506	120%	142%	485	-	-	420
3	72	72	18	408	277	82%		216	1	24	360
-	-	-	14	327	253	77%		252	-	-	327
4	87	87	26	565	397	83%		318	-	-	478
2	48	48	16	375	291	89%		230	-	-	327
3	60	60	18	411	342	97%		312	-	-	351
-	-	-	21	495	498	101%		430	-	-	495
2	48	48	24	549	323	64%		263	-	-	501
2	48	48	23	543	473	96%		364	-	-	495
2	64	64	21	469	448	111%		396	-	-	405
1	24	24	13	289	240	91%	107%	182	-	-	265
2	48	48	26	624	548	95%		513	1	24	600
-	-	-	26	606	463	76%	90%	444	-	-	606
1	15	15	22	526	354	69%	82%	297	-	-	511
-	-	-	18	448	429	96%		423	4	96	544
-	-	-	20	459	326	71%	84%	268	-	-	459
-	-	-	22	519	481	93%		400	-	-	519
4	96	96	26	628	472	89%	104%	484	2	48	580
3	72	72	20	462	360	92%		313	-	-	390
-	-	-	15	348	325	93%		302	1	24	372
4	96	96	36	903	644	80%		642	1	24	831

Jeffco Public Schools
2017-18 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
063	Peck Elementary School	Arvada	18	423	100%	423		423
064	Peiffer Elementary School	Bear Creek	20	428	100%	428		428
065	Pennington Elementary School	Wheat Ridge	12	279	100%	279	Title I	237
066	Pleasant View Elementary School (Closed)	Golden	19	461	100%	461		392
067	Powderhorn Elementary School	Dakota Ridge	22	519	100%	519		519
068	Prospect Valley Elementary School	Wheat Ridge	20	480	100%	480		480
069	Ralston Elementary School	Golden	20	462	100%	462		462
070	Red Rocks Elementary School	Bear Creek	9	216	100%	216		216
071	Rooney Ranch Elementary School	Green Mountain	23	525	100%	525		525
082	Rose Stein International Elementary School	Alameda	22	504	100%	504	Title I	428
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	30	688	100%	688		688
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 (formerly Wheat Ridge 5-8)	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%	480		-

41,409

39,553

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

2017-18 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity		Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity	Rooms	Capacity	2017-2018 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2022-2023 Enroll	Capacity Rooms	Student Stations	Applied Capacity
1	30	30	25	597	576	102%		520	-	-	567
7	216	216	27	684	453	97%	114%	426	2	48	516
-	-	-	24	535	396	74%		384	3	72	607
-	-	-	20	471	491	104%		414	3	72	543
6	148	148	29	691	465	86%		352	-	-	543
4	87	87	14	327	310	129%		338	-	-	240
8	279	279	21	591	366	117%	138%	311	1	24	336
-	-	-	20	480	347	72%		314	-	-	480
-	-	-	18	423	318	75%		274	-	-	423
3	60	60	23	488	342	80%		250	1	24	452
2	52	52	14	331	169	61%	71%	143	-	-	279
-	-	-	19	461	-			-	2	48	509
9	216	216	31	735	627	121%		526	2	48	567
-	-	-	20	480	493	103%		373	-	-	480
-	-	-	20	462	325	70%		281	1	24	486
5	120	120	14	336	316	146%		281	-	-	216
2	48	48	25	573	580	110%		550	1	24	549
-	-	-	22	504	258	51%	60%	367	-	-	504
1	15	15	25	567	457	83%		391	1	24	576
-	-	-	19	435	364	84%	98%	318	-	-	435
-	-	-	24	555	403	73%		375	1	24	579
3	63	63	27	635	514	90%		526	-	-	572
-	-	-	23	516	562	109%		420	-	-	516
-	-	-	22	495	426	86%		411	-	-	495
-	-	-	30	688	541	79%		514	-	-	688
2	80	80	20	494	336	81%	95%	238	-	-	414
-	-	-	22	528	498	94%		401	-	-	528
-	-	-	28	711	400	56%	66%	322	5	120	831
-	-	-	12	276	277	100%		237	1	24	300
4	140	140	24	593	425	94%		385	1	24	477
-	-	-	16	382	367	96%		320	2	48	430
-	-	-	26	579	339	59%	69%	270	-	-	579
-	-	-	23	500	375	75%	88%	304	1	24	524
-	-	-	20	468	378	81%		354	2	48	516
1	24	24	22	528	507	101%		509	1	24	528
1	24	24	22	510	482	99%		411	-	-	486
-	-	-	14	291	209	72%	84%	161	1	24	315
-	-	-	18	431	416	97%		403	2	48	479
-	-	-	22	501	434	87%		385	2	48	549
-	-	-	19	420	336	80%	94%	263	1	24	444
-	-	-	15	330	343	104%		298	-	-	330
5	111	111	28	636	534	102%	120%	483	2	48	573
2	48	48	22	528	493	103%		394	-	-	480
10	240	240	34	816	743	129%		552	-	-	576
1	15	15	18	418	321	80%		288	-	-	403
-	-	-	20	480	396	83%		378	1	24	504
-	-	-	19	452	346	77%		308	3	72	524
-	-	-	21	-	-	-	-	-	1	24	24
145	3,688	3,688	1,929	45,097	35,319			31,266			43,209

Jeffco Public Schools
2017-18 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 on Earle Johnson Campus	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
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 Education	Option	25	310	85%	264		264
083	Sobesky Academy (formerly Stevens ES)	Option	17	428	85%	364		364
146	North Lakewood (formerly Sobesky)	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
145	Mount Evans Outdoor Educ. Lab School	Other	-	-	85%	-		-
147	Windy Peak Outdoor Educ. Lab School	Other	-	-	85%	-		-
						6,277		6,259
TOTAL 155						95,818		93,336

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

2017-18 Facilities Condition Assessment—Summary of Findings

Applied Temporary					Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity	Total Capacity Rooms	Total Applied Capacity	2017-2018 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2022-2023 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	6	120	112	93%		119	-	-	120
-	-	-	4	80	106	133%		109	-	-	80
-	-	-	4	80	84	105%		81	-	-	80
-	-	-	6	120	111	93%		108	1	20	140
-	-	-	23	460	413			417			500
-	-	-	18	498	286	57%		274	5	140	617
-	-	-	11	124	36	29%	34%	37	-	-	124
7	168	143	27	551	627	154%		625	-	-	408
-	-	-	49	1,246	1,026	82%		1,024	-	-	1,246
-	-	-	35	446	564	126%		584	-	-	446
-	-	-	16	14	-			-	1	16	27
2	56	48	4	95	58	122%		58	-	-	48
-	-	-	18	439	441	101%		666	-	-	439
-	-	-	37	800	454	57%		461	2	56	847
4	60	51	29	315	94	36%		91	-	-	264
-	-	-	17	364	92	25%		88	6	168	507
-	-	-	12	193	-			-	2	56	241
-	-	-	41	962	37			39	2	56	1,010
-	-	-	20	473	21			11	-	-	473
-	-	-	-	-	-			-	-	-	-
-	-	-	-	-	-			-	-	-	-
6	116	99	334	6,519	3,736			3,958			6,695
			4,135	100,096	76,055			74,512			99,289

2017-18 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.

2017-18 Facilities Condition Assessment—Summary of Findings

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