

2016-2017 Facility Condition Assessment

SUMMARY OF FINDINGS

Prepared by: Jeffco Planning & Property

2016-17 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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EXECUTIVE SUMMARY

The Jeffco Public Schools portfolio includes approximately 11.7 million square feet of permanent building area and 3,100 acres of land. This document is the 2016-17 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 2016.

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 \$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 \$440 million in current identified need, excluding the educational adequacy needs identified above, distributed across the 169 instructional and administrative campuses included in this assessment. Charter Schools are not included in this report.

Summary 2013 - 2017				
Category	2013-14	2014-15	2015-16	2016-17
Enrollment (No Charters)	78,070	78,065	77,320	76,569
Campuses	168	169	169	169
Area in SF (No Temps)	11,737,553	11,710,331	11,737,756	11,738,142
District FCI	19.6%	18.9%	20.4%	20.9%
Deficiency Value	\$ 468,555,853	\$ 451,155,102	\$ 520,118,756	\$ 575,061,515

2016-17 Facilities Condition Assessment—Summary of Findings

KEY FINDINGS

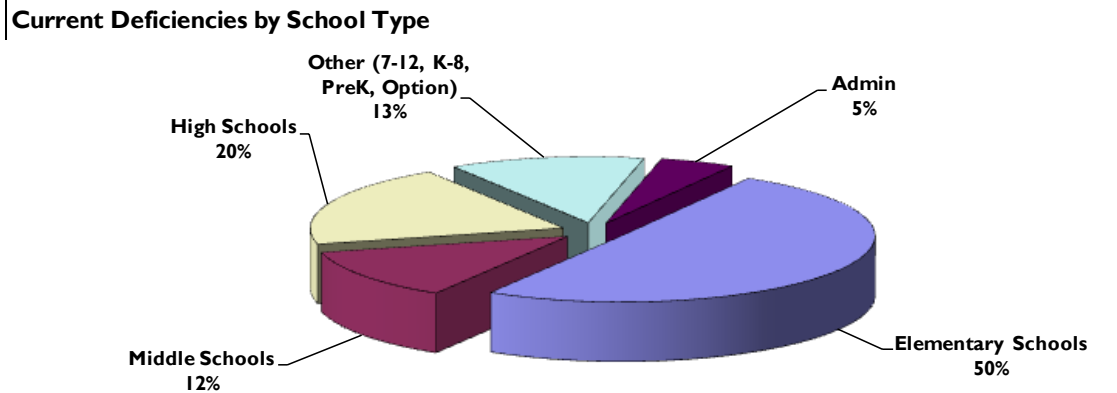
- The district portfolio includes 394 permanent buildings and 325 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between seven and 160 years old. 29 percent of these buildings were built since 1989; 69 percent were constructed between 1949 and 1988, and less than 2 percent were constructed prior to 1949.
- There is 323,509 square feet of space contained in 325 portable classroom buildings.
- Currently, cottage buildings comprise 0.3% and transportable buildings comprise 2.7 % of the district’s total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$575 million. Of that total, \$440 million are related to the general condition of the site and buildings, while \$135 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- The evaluation of Facility Utilization identifies 38 schools that are significantly over-utilized (High Utilization) and 38 schools that are significantly under-utilized (Low Utilization). In some cases schools have elected to cap choice enrollment in order to keep their utilization within acceptable ranges.
- Twelve 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, \$242 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 20.9 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	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Change
Facility Condition Index		19.5%	19.6%	18.9%	20.4%	20.9%	7.18%
% Utilization	83%	83%	82%	82%	81%	81%	-2.4%
Educational Adequacy	\$132,457,275	\$129,560,022	\$126,332,884	\$121,917,280	\$123,378,693	\$135,057,662	2.0%
Condition Assessment	\$563,818,767	\$466,566,951	\$468,555,853	\$451,155,102	\$520,118,756	\$575,061,515	2.0%

District-Wide Historic Tracking: Over the past several years, the District has seen an increase of 7.18% in the FCI. The District has also seen an increase of 2.0% in Educational Adequacy and 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.

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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 323. 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.

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

High Schools	2014-15 %	2015-16 %	2016-17 %
Lakewood High School	112%	111%	111%
Ralston Valley Senior High School	98%	98%	98%

Middle and K-8 Schools	2014-15 %	2015-16 %	2016-17 %
Bear Creek K-8	104%	105%	103%
Ken Caryl Middle School	91%	92%	97%

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

Districtwide / Option Schools	2014-15 %	2015-16 %	2016-17 %
Dennison Elementary School	153%	153%	153%
Jefferson County Open School	126%	121%	129%
Long View High School	97%	122%	109%
Manning Options School	104%	102%	101%

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

High Schools	2014-15 %	2015-16 %	2016-17 %
Arvada High School	45%	47%	42%
Green Mountain High School	61%	61%	62%
Conifer Senior High School	64%	61%	65%

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

Elementary Schools	2014-15 %	2015-16 %	2016-17 %
Colorow Elementary School	65%	59%	57%
Bergen Meadow Primary School	62%	57%	58%
Stevens Elementary School	75%	67%	59%
Pleasant View Elementary School	65%	64%	60%
Swanson Elementary School	69%	70%	62%

SCHOOL CLOSURES, PROGRAM UPDATES, AND MOVES

- Zerger Elementary School, Martensen Elementary School, Johnson Planetarium, and Sobesky Academy at 2001 Hoyt Street remain closed.
- Martensen Elementary School is currently closed as a school and is being utilized by Jeffco staff.
- Stein Elementary will re-open as Rose Stein Elementary for the 2017-18 school year.
- Three Creeks K-8 will open as a new K-6 school for students for the 2017-18 school year.
- PreK programs will be added at Colorow, Elk Creek, Kyffin, & Lasley elementary schools for the 2017-18 school year.
- Pleasant View Elementary School is scheduled to close at the end of the 2016-17 school year.

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HIGHLY INEFFICIENT CAPACITY SCHOOLS

(400 or less permanent capacity. Does not include Options, Special Schools, Preschools, or Closed Schools)

School	Capacity	SF/Seat
Coal Creek Canyon K-8	202	125.5
Red Rocks ES	216	135.0
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

School	Capacity	SF/Seat
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
Maple Grove ES	390	108.7

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FACILITY PORTFOLIO

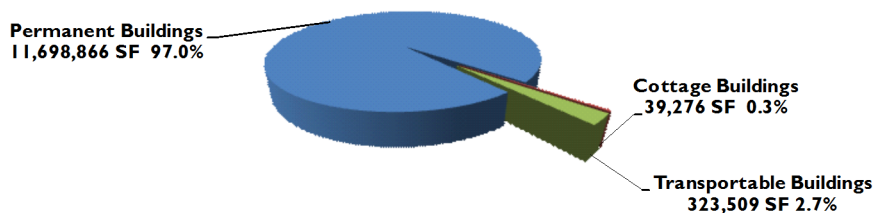
FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 11.7 million square feet of facilities on about 3,100 acres of real estate. The replacement value of the improvements is \$2.75 billion. These facilities support a 2016-17 enrollment of 76,569 students (excluding charter school enrollment). The inventory includes 15 high schools, two 7-12 schools, 17 middle schools, five K-8 schools, 89 elementary schools (includes two closed elementary schools), five Pre-K centers, and 17 other educational campuses with alternative grade configurations. Ten administrative, four stadia, and five maintenance and transportation sites are also included in these figures. The following summary of facilities by campus type identifies the total count and area of permanent space versus temporary space. The district has 2.7 percent of its overall facility portfolio in temporary facilities. The 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	5	3	34,122	6	20,614	0	-
Elementary Schools	89	137	4,301,904	-	-	228	225,447
K-8 Schools	5	6	357,843	-	-	1	1,008
Middle Schools	17	36	1,817,299	-	-	12	12,824
7-12 Schools	2	6	386,636	-	-	5	4,800
High Schools	15	37	3,337,648	-	-	13	12,934
Districtwide / Option	17	97	953,171	1	3,310	34	37,030
Stadia	4	27	31,458	-	-	2	1,920
Administrative	10	24	435,683	3	10,173	0	-
Maintenance and Transportation	5	9	43,102	-	-	4	3,894
Decommissioned	0	0		2	5,179	26	23,652
Total	169	382	11,698,866	12	39,276	325	323,509
					0.3%		2.7%

Permanent vs. Temporary Space



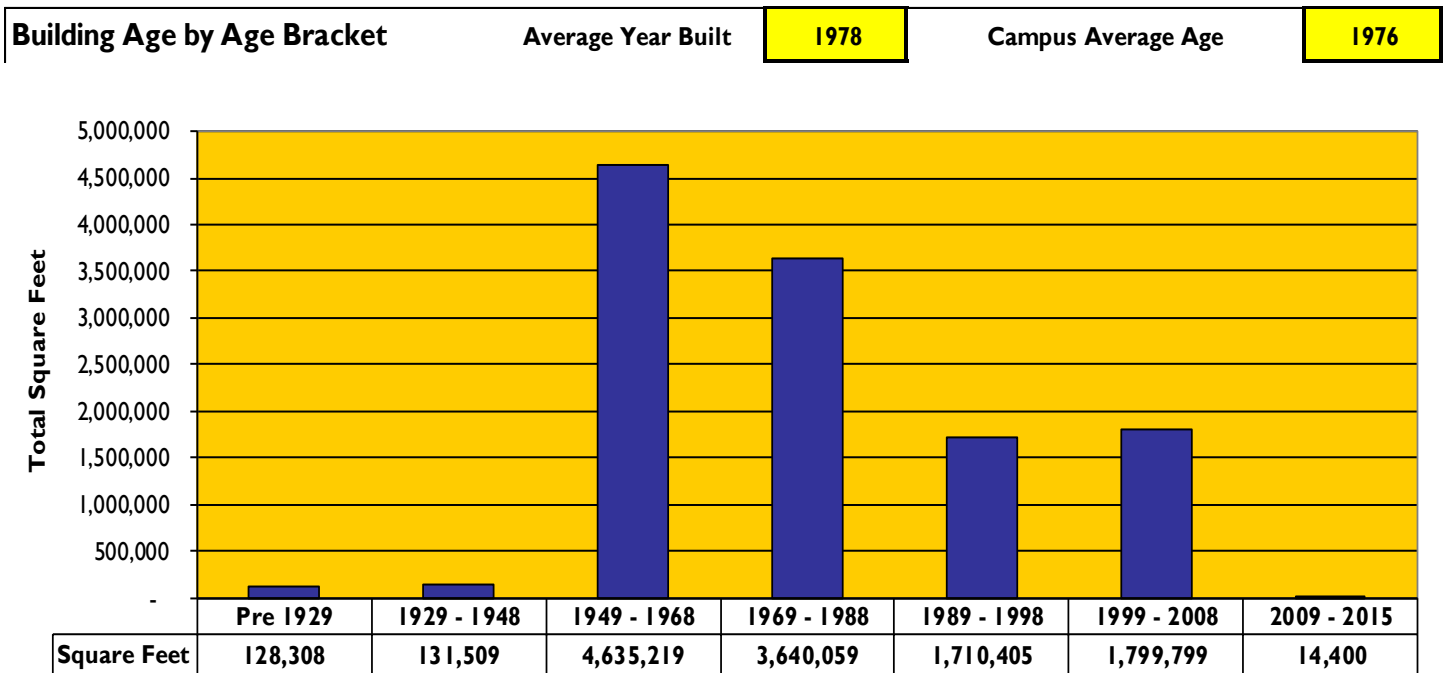
Note: Decommissioned Cottage Campuses included in Cottage column.

BUILDING AGE

Of the 11.7 million square feet of permanent building space, the majority of the district’s portfolio was constructed between 1949 and 1988. Twenty-nine percent of the district’s portfolio has been built since 1989, sixty-nine percent was built between 1949 and 1988, and two percent was built prior to 1949. 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.

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



SQUARE FEET PER STUDENT

At Jeffco Public Schools, there are 150 academic facilities with a total of 11.2 million square feet of permanent educational building space housing 76,569 students (not including charter school enrollment). This averages out to 146 gross square feet per student. This figure includes total square feet at a campus as well as gymnasiums, media centers, cafeterias, administrative offices, and other building support spaces. The following chart indicates the breakdown of students, permanent square footage, and square feet per student for each type of school.

Square Feet per Student

School Type	Type	# of Schools	# of Students	Permanent SqFt	Sq Ft/ Student
Pre-K Centers	Pre-K	5	471	54,736	116
Elementary Schools	ES	89	36,201	4,301,904	119
K-8 Schools	K-8	5	2,618	357,843	137
Middle Schools	MS	17	10,052	1,817,299	181
7-12 Schools	7-12	2	1,958	386,636	197
High Schools	HS	15	21,430	3,337,648	156
Districtwide / Option	Districtwide / Option	17	3,839	956,481	249
Total		150	76,569	11,212,547	146

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.

2016-17 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.

2016-17 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 \$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	\$ -	\$ 3,459,036	\$ -	\$ -	\$ -	\$ 643,206	\$ -	\$ -	\$ 4,102,242
Support for Programs	\$ 9,707	\$ 7,096,126	\$ 199,012	\$ 270,699	\$ -	\$ 633,927	\$ 298,336	\$ -	\$ 8,507,806
Technology	\$ 124,895	\$ 12,904,554	\$ 717,954	\$ 4,608,425	\$ 748,581	\$ 5,447,606	\$ 2,452,435	\$ 2,888	\$ 27,007,338
Security and Supervision	\$ 149,854	\$ 14,687,457	\$ 967,291	\$ 5,243,124	\$ 810,002	\$ 6,830,965	\$ 2,768,401	\$ -	\$ 31,457,094
Instructional Support	\$ 28,924	\$ 26,245,869	\$ 954,647	\$ 7,223,291	\$ 1,157,179	\$ 10,821,245	\$ 4,097,664	\$ 10,061	\$ 50,538,881
Physical Characteristics	\$ -	\$ 2,540	\$ -	\$ 157,276	\$ -	\$ -	\$ -	\$ -	\$ 159,816
Learning Environment	\$ 12,863	\$ 4,789,392	\$ 94,421	\$ 1,721,611	\$ 243,040	\$ 1,520,926	\$ 332,592	\$ 40,394	\$ 8,755,239
Relationship of Spaces	\$ 115,357	\$ 2,970,880	\$ 64,652	\$ 403,292	\$ 56,855	\$ 521,239	\$ 233,351	\$ -	\$ 4,365,625
Non Related	\$ -	\$ 11,711	\$ 45,969	\$ 55,163	\$ -	\$ 41,584	\$ 9,194	\$ -	\$ 163,622
Total	\$ 441,599	\$ 72,167,564	\$ 3,043,946	\$ 19,682,881	\$ 3,015,657	\$ 26,460,698	\$ 10,191,973	\$ 53,343	\$ 135,057,662

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is nearly 23.5 percent of the total identified deficiencies. It is critical to consider not only the building condition but also the educational adequacy in any assessment. It is no longer enough to provide a sound building; schools must also be educationally effective learning environments. The educational adequacy assessment process parallels the building condition assessment process.

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

EDUCATIONAL ADEQUACY ASSESSMENT

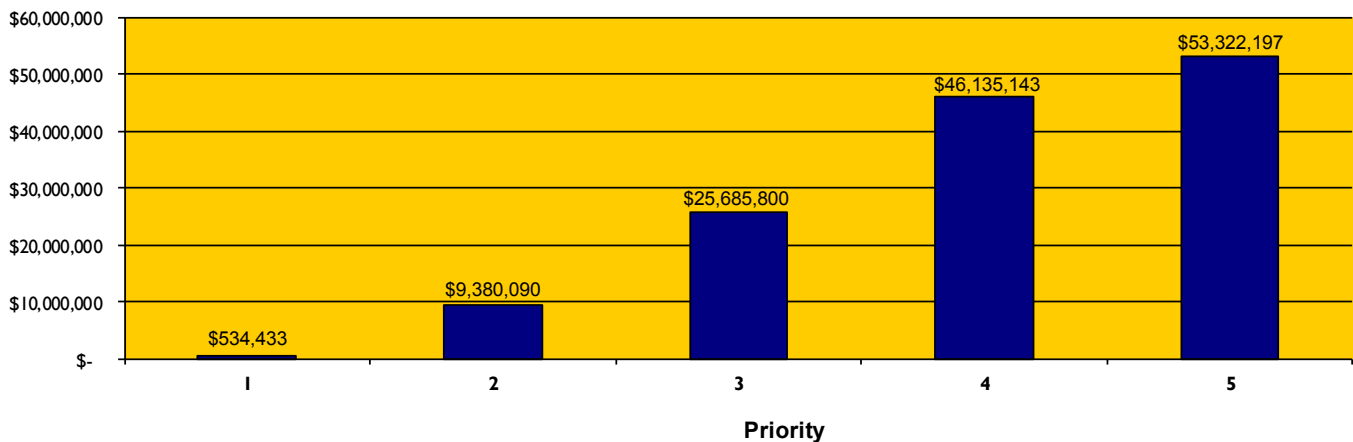
The educational adequacy baseline was established in the 2009-2010 District-wide Facility Master Plan. Educational adequacy is reviewed and updated annually by staff site visits and assessments, interviews with principals, and an annual building usage survey. The information obtained is then reviewed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

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Districtwide Crosstab by Priority by Educational Adequacy Category

Building System	Facility Condition Assessment Priority					Total
	1	2	3	4	5	
Capacity	\$ -	\$ -	\$ -	\$ -	\$ 4,102,242	\$ 4,102,242
Support for Programs	\$ -	\$ 182,808	\$ 2,435,721	\$ 2,129,062	\$ 4,683,139	\$ 8,507,806
Technology	\$ -	\$ 99,891	\$ 5,876,012	\$ 11,036,196	\$ 10,193,265	\$ 27,007,338
Security and Supervision	\$ 524,727	\$ 6,399,698	\$ 16,269,648	\$ 1,487,523	\$ 6,556,411	\$ 31,457,094
Instructional Support	\$ -	\$ 2,436,376	\$ 2,751	\$ 24,998,276	\$ 20,101,478	\$ 50,538,881
Physical Characteristics	\$ 9,707	\$ -	\$ 94,055	\$ 217,568	\$ 12,069	\$ 159,816
Learning Environment	\$ -	\$ 132,602	\$ 975,224	\$ 5,407,714	\$ 4,164,253	\$ 8,755,239
Relationship of Spaces	\$ -	\$ -	\$ -	\$ 858,804	\$ 3,506,823	\$ 4,365,625
Non Related	\$ -	\$ 128,715	\$ 32,390	\$ -	\$ 2,517	\$ 163,622
Total	\$ 534,433	\$ 9,380,090	\$ 25,685,800	\$ 46,135,143	\$ 53,322,197	\$ 135,057,662

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.

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BUILDING CONDITION ASSESSMENT

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

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

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

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

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

SOFT COSTS AND REPLACEMENT COST MODELS

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

2016-17 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

2016-17 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	\$ 1,123,512	\$ 2,540,908	\$ 38,627,338	\$ 20,376,764	\$ 10,372,204	\$ 73,040,726
Roofing	\$ 4,987,713	\$ 10,017,399	\$ 12,703,343	\$ 1,081,408	\$ 104,832	\$ 28,894,695
Structure	\$ 62,704	\$ 493,796	\$ 1,218,801	\$ 99,105	\$ 28,594	\$ 1,903,000
Exterior	\$ 396,000	\$ 8,563,298	\$ 2,251,875	\$ 4,119,908	\$ 5,654,559	\$ 20,985,640
Interior	\$ 268,961	\$ 3,205,423	\$ 40,866,881	\$ 33,785,411	\$ 14,117,967	\$ 92,244,644
HVAC	\$ 369,886	\$ 25,234,500	\$ 67,966,675	\$ 13,672,865	\$ 2,090,275	\$ 109,334,202
Electrical	\$ 1,313,373	\$ 6,927,912	\$ 7,300,282	\$ 12,146,013	\$ 5,660,710	\$ 33,348,289
Plumbing	\$ 2,721,795	\$ 3,439,701	\$ 6,852,863	\$ 26,175,362	\$ 3,369,743	\$ 42,559,465
Fire and Safety	\$ 19,761,452	\$ 5,093,105	\$ 3,818,714	\$ 122,359	\$ 5,900,613	\$ 34,696,243
Technology	\$ 714,794	\$ 957,340	\$ 7,154,248	\$ 15,135,223	\$ 10,291,606	\$ 34,253,211
Stairs and Elevators	\$ 134,930	\$ -	\$ 1,277,545	\$ 4,886,290	\$ -	\$ 6,298,764
Specialties	\$ 165,873	\$ 1,179,585	\$ 44,017,843	\$ 30,095,748	\$ 18,864,049	\$ 94,323,097
Other	\$ 23,400	\$ 248,126	\$ 28,277	\$ 126,292	\$ 2,753,443	\$ 3,179,538
Total	\$ 32,044,391	\$ 67,901,094	\$ 234,084,687	\$ 161,822,747	\$ 79,208,595	\$ 575,061,515

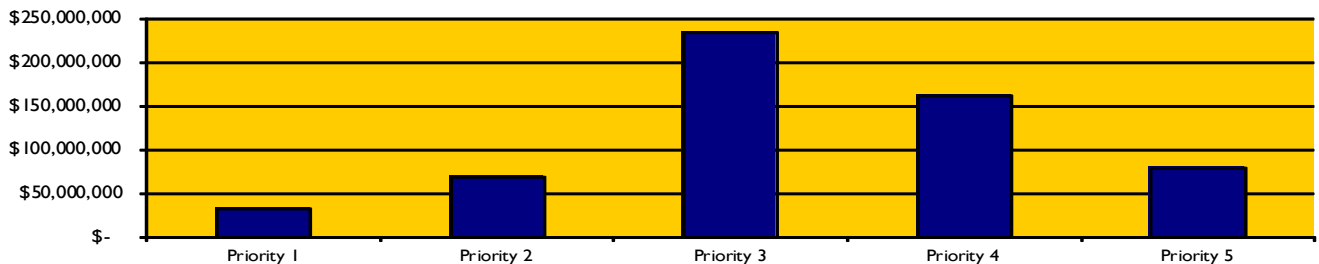
The chart on page 18 depicts the types of schools or facilities with the amount represented in dollars, by priority. These amounts include both educational adequacy as well as facility condition related deficiencies.

2016-17 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	\$ 171,655	\$ 377,784	\$ 571,881	\$ 616,062	\$ 318,158	\$ 2,055,540
Elementary Schools	\$ 13,200,488	\$ 32,047,650	\$ 117,330,594	\$ 86,582,948	\$ 40,295,126	\$ 289,456,806
K-8 Schools	\$ 162,062	\$ 1,255,404	\$ 5,555,187	\$ 3,321,245	\$ 1,490,679	\$ 11,784,576
Middle Schools	\$ 1,725,596	\$ 6,440,433	\$ 31,337,113	\$ 21,483,523	\$ 10,617,279	\$ 71,603,944
7-12 Schools	\$ 266,572	\$ 4,112,751	\$ 6,233,352	\$ 2,917,824	\$ 1,770,620	\$ 15,301,119
High Schools	\$ 11,063,449	\$ 10,394,456	\$ 49,527,080	\$ 26,929,699	\$ 16,922,531	\$ 114,837,215
Districtwide / Option	\$ 2,445,505	\$ 5,650,105	\$ 16,148,228	\$ 11,740,695	\$ 6,492,751	\$ 42,477,284
Total Schools	\$ 29,035,327	\$ 60,278,583	\$ 226,703,434	\$ 153,591,996	\$ 77,907,144	\$ 547,516,484
Other District Facilities						
Administrative Support	\$ 1,835,185	\$ 5,862,554	\$ 5,280,850	\$ 4,618,355	\$ 850,285	\$ 18,447,228
Maintenance/Transportation	\$ 768,016	\$ 832,685	\$ 495,990	\$ 1,218,316	\$ 128,562	\$ 3,443,570
Stadia	\$ 405,864	\$ 927,272	\$ 1,604,413	\$ 2,394,080	\$ 322,603	\$ 5,654,233
Decommissioned	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Facilities	\$ 3,009,064	\$ 7,622,511	\$ 7,381,253	\$ 8,230,751	\$ 1,301,451	\$ 27,545,031
Grand Total	\$ 32,044,391	\$ 67,901,094	\$ 234,084,687	\$ 161,822,747	\$ 79,208,595	\$ 575,061,515

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:

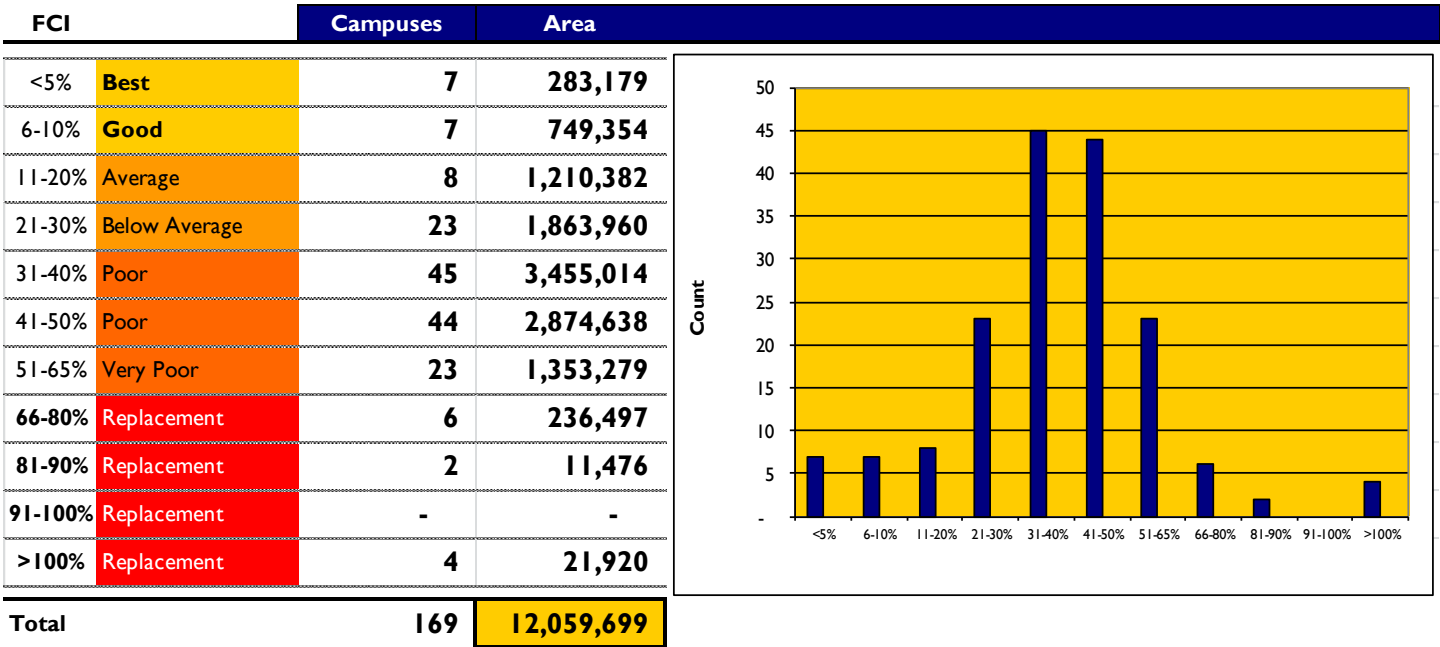
Less than 5%	Best
6% to 10%	Good
11% to 20%	Average
21% to 30%	Below Average
31% to 50%	Poor
51% to 65%	Very Poor
Greater than 65%	Replacement Candidate

At Jeffco Public Schools, the total current deficiencies district-wide equal \$575 million, while the overall estimated portfolio replacement value is estimated to be \$2.75 billion. As a result, the district-wide FCI is 20.9 percent and is considered to reflect district-wide facilities in below average condition for a large urban district.

2016-17 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.

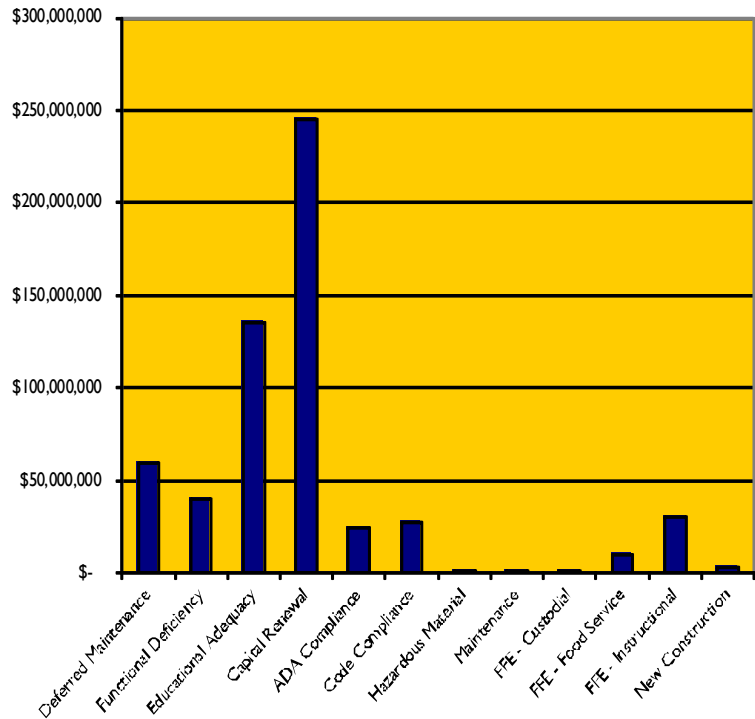
NEW CONSTRUCTION - New facilities, additions, or supporting structures.

2016-17 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 \$245 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 \$135 million.

Districtwide by Category

Building System	Total	% of Total
Deferred Maintenance	\$ 59,135,673	10.28%
Functional Deficiency	\$ 39,793,024	6.92%
Educational Adequacy	\$ 135,057,662	23.49%
Capital Renewal	\$ 244,918,027	42.59%
ADA Compliance	\$ 24,144,804	4.20%
Code Compliance	\$ 27,577,377	4.80%
Hazardous Material	\$ 509,403	0.09%
Maintenance	\$ 276,543	0.05%
FFE - Custodial	\$ 228,187	0.04%
FFE - Food Service	\$ 9,476,413	1.65%
FFE - Instructional	\$ 30,742,603	5.35%
New Construction	\$ 3,201,800	0.56%
Total	\$ 575,061,515	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.”

2016-17 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 \$575 million, and another \$242 million in life cycle needs over the next five years. The charts on pages 22-23 summarize the 2017 current need, plus the projected life cycle renewal forecasted need for the assessment years 2018 to 2022. 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	2	3	4	5	
	2018	2019	2020	2021	2022	
Site	\$ 24,634,276	\$ 5,776,933	\$ 1,291,692	\$ 1,612,845	\$ 2,713,787	\$ 36,029,533
Roofing	\$ 1,917,597	\$ 547,743	\$ 3,051,594	\$ 3,812,010	\$ 5,536,577	\$ 14,865,521
Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	\$ 2,481,036	\$ 4,037,596	\$ 630,116	\$ 481,548	\$ -	\$ 7,630,296
Interior	\$ 20,385,004	\$ 5,792,965	\$ 3,913,143	\$ 29,896,024	\$ 28,145,114	\$ 88,132,250
HVAC	\$ 15,405,313	\$ 14,106,680	\$ 7,168,572	\$ 3,184,897	\$ 10,711,461	\$ 50,576,923
Electrical	\$ 2,782,731	\$ 7,011,107	\$ 1,135,145	\$ 795,704	\$ 246,879	\$ 11,971,566
Plumbing	\$ 1,959,667	\$ 3,353,865	\$ 2,467,330	\$ 389,069	\$ 163,422	\$ 8,333,353
Fire and Safety	\$ 740,483	\$ 1,443,940	\$ 254,598	\$ 202,372	\$ 275,748	\$ 2,917,141
Technology	\$ 2,617,444	\$ 871,385	\$ 2,039,585	\$ 4,197,144	\$ 5,681,828	\$ 15,407,386
Stairs and Elevators	\$ 86,786	\$ 170,045	\$ 10,730	\$ -	\$ -	\$ 267,561
Specialties	\$ 794,626	\$ 455,586	\$ 506,854	\$ 2,009,704	\$ 2,197,990	\$ 5,964,760
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 73,804,963	\$ 43,567,845	\$ 22,469,359	\$ 46,581,317	\$ 55,672,806	\$ 242,096,290

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 2022 based upon the CDE model. The chart is organized by campus type, with the first column indicating the 2017 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 \$946 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.

2016-17 Facilities Condition Assessment—Summary of Findings

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

System	Current 2017	Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Total
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Pre-K

Current Deficiencies	\$ 1,613,940	79%					\$ 1,613,940
Educational Adequacy Deficiencies	\$ 441,599	21%					\$ 441,599
Life Cycle Renewal Forecast		\$ -	\$ 43,657	\$ 42,700	\$ 68,977	\$ -	\$ 155,334
Total Cumulative	\$ 2,055,540	\$ 2,055,540	\$ 2,099,197	\$ 2,141,897	\$ 2,210,874	\$ 2,210,874	\$ 2,210,874

Elementary Schools

Current Deficiencies	\$ 217,289,241	75%					\$ 217,289,241
Educational Adequacy Deficiencies	\$ 72,167,564	25%					\$ 72,167,564
Life Cycle Renewal Forecast		\$ 25,639,848	\$ 44,479,616	\$ 22,923,955	\$ 25,395,665	\$ 17,424,850	\$ 135,863,934
Total Cumulative	\$ 289,456,806	\$ 315,096,654	\$ 359,576,270	\$ 382,500,225	\$ 407,895,890	\$ 425,320,740	\$ 425,320,740

*Includes Martensen ES & Zerger ES

K-8

Current Deficiencies	\$ 8,740,630	74%					\$ 8,740,630
Educational Adequacy Deficiencies	\$ 3,043,946	26%					\$ 3,043,946
Life Cycle Renewal Forecast		\$ 1,358,240	\$ 5,036,443	\$ -	\$ 896,967	\$ -	\$ 7,291,650
Total Cumulative	\$ 11,784,576	\$ 13,142,816	\$ 18,179,259	\$ 18,179,259	\$ 19,076,226	\$ 19,076,226	\$ 19,076,226

Middle Schools

Current Deficiencies	\$ 51,921,063	73%					\$ 51,921,063
Educational Adequacy Deficiencies	\$ 19,682,881	27%					\$ 19,682,881
Life Cycle Renewal Forecast		\$ 14,711,468	\$ 10,233,347	\$ 10,676,300	\$ 10,315,230	\$ 5,805,099	\$ 51,741,444
Total Cumulative	\$ 71,603,944	\$ 86,315,412	\$ 96,548,759	\$ 107,225,059	\$ 117,540,289	\$ 123,345,388	\$ 123,345,388

7-12

Current Deficiencies	\$ 12,285,462	80%					\$ 12,285,462
Educational Adequacy Deficiencies	\$ 3,015,657	20%					\$ 3,015,657
Life Cycle Renewal Forecast		\$ 34,330	\$ 430,657	\$ 10,979,213	\$ 1,195,879	\$ -	\$ 12,640,079
Total Cumulative	\$ 15,301,119	\$ 15,335,449	\$ 15,766,106	\$ 26,745,319	\$ 27,941,198	\$ 27,941,198	\$ 27,941,198

High Schools

Current Deficiencies	\$ 88,376,517	77%					\$ 88,376,517
Educational Adequacy Deficiencies	\$ 26,460,698	23%					\$ 26,460,698
Life Cycle Renewal Forecast		\$ 984,803	\$ 41,596,507	\$ 41,927,977	\$ 33,635,025	\$ 20,329,046	\$ 138,473,358
Total Cumulative	\$ 114,837,215	\$ 41,596,507	\$ 83,524,484	\$ 117,159,509	\$ 137,488,555	\$ 253,310,573	

2016-17 Facilities Condition Assessment—Summary of Findings

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

System	Current 2017	Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Total
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Districtwide / Option

Current Deficiencies	\$ 32,285,311	76%					\$ 32,285,311
Educational Adequacy Deficiencies	\$ 10,191,973	24%					\$ 10,191,973
Life Cycle Renewal Forecast		\$ 8,341,327	\$ 6,738,220	\$ 7,089,061	\$ 2,267,755	\$ -	\$ 24,436,363
Total Cumulative	\$ 42,477,284	\$ 50,818,611	\$ 57,556,831	\$ 64,645,892	\$ 66,913,647	\$ 66,913,647	\$ 66,913,647

Stadia

Current Deficiencies	\$ 5,638,702	100%					\$ 5,638,702
Educational Adequacy Deficiencies	\$ 15,531	0%					\$ 15,531
Life Cycle Renewal Forecast		\$ 17,398	\$ 63,854	\$ 4,426	\$ -	\$ 8,850	\$ 94,528
Total Cumulative	\$ 5,654,233	\$ 5,671,631	\$ 5,735,485	\$ 5,739,911	\$ 5,739,911	\$ 5,748,761	\$ 5,748,761

Maintenance - Transportation

Current Deficiencies	\$ 3,405,757	99%					\$ 3,405,757
Educational Adequacy Deficiencies	\$ 37,812	1%					\$ 37,812
Life Cycle Renewal Forecast		\$ 7,301	\$ 5,622	\$ -	\$ -	\$ -	\$ 12,923
Total Cumulative	\$ 3,443,570	\$ 3,450,871	\$ 3,456,493	\$ 3,456,493	\$ 3,456,493	\$ 3,456,493	\$ 3,456,493

Decommissioned

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

Administrative Support

Current Deficiencies	\$ 17,702,713	96%					\$ 17,702,713
Educational Adequacy Deficiencies	\$ 744,516	4%					\$ 744,516
Life Cycle Renewal Forecast		\$ 2,147	\$ 3,678	\$ 624,945	\$ 29,465	\$ -	\$ 660,235
Total Cumulative	\$ 18,447,228	\$ 18,449,375	\$ 18,453,053	\$ 19,077,998	\$ 19,107,463	\$ 19,107,463	\$ 19,107,463

Total Need	\$ 575,061,515	\$ 51,096,862	\$ 108,631,601	\$ 94,268,577	\$ 73,804,963	\$ 43,567,845	\$ 946,431,363
Cumulative	\$ 575,061,515	\$ 626,158,377	\$ 734,789,978	\$ 829,058,555	\$ 902,863,518	\$ 946,431,363	

Life Cycle Figures are Unescalated

2016-17 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, 2016-17 enrollment, square feet area, identified total deficiencies, and Facility Condition Index. Then the five-year life cycle renewal projection is added for a total deficiency cost by school.

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2016-2017 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Alameda							
Stein Preschool	1961	57	6,794	\$ 521,344	32.8%	\$ 42,700	\$ 564,044
Deane Elementary School	1954	501	46,118	\$ 2,155,748	19.4%	\$ 1,375,770	\$ 3,531,518
Emory Elementary School	1994	629	107,786	\$ 4,045,484	15.7%	\$ 4,646,384	\$ 8,691,868
Kendrick Lakes Elementary School	1970	456	40,078	\$ 6,232,638	64.2%	\$ 721,359	\$ 6,953,997
Lasley Elementary School	1961	479	66,926	\$ 3,149,442	19.8%	\$ 3,142,090	\$ 6,291,532
Patterson International School	1964	374	48,895	\$ 5,324,160	46.2%	\$ 545,904	\$ 5,870,064
Patterson Preschool	1965	107	13,820	\$ 1,137,915	35.1%	\$ 43,657	\$ 1,181,572
Rose Stein Elementary School	1954	-	47,094	\$ 3,505,963	31.8%	\$ 1,089,776	\$ 4,595,739
Alameda International Junior/Senior High School	1961	1,239	262,863	\$ 10,217,201	16.8%	\$ 9,583,589	\$ 19,800,790
				\$ 36,289,893		\$ 21,191,229	\$ 57,481,122
Arvada							
Fitzmorris Elementary School	1960	315	51,259	\$ 3,522,897	29.3%	\$ 843,404	\$ 4,366,301
Foster Elementary School	1953	527	42,486	\$ 4,433,779	42.4%	\$ 1,144,702	\$ 5,578,481
Hackberry Hill Elementary School	1966	501	52,414	\$ 1,568,610	12.8%	\$ 1,073,421	\$ 2,642,031
Lawrence Elementary School	1996	365	47,139	\$ 3,431,056	30.5%	\$ 1,968,835	\$ 5,399,891
Peck Elementary School	1966	332	42,836	\$ 3,753,682	37.1%	\$ 541,405	\$ 4,295,087
Secrest Elementary School	1955	292	46,373	\$ 2,941,356	27.1%	\$ 1,798,958	\$ 4,740,314
Swanson Elementary School	1964	358	54,462	\$ 4,999,106	38.5%	\$ 756,463	\$ 5,755,569
Thomson Elementary School	1973	368	48,833	\$ 3,953,633	34.6%	\$ 1,091,855	\$ 5,045,488
Arvada K-8	1952	612	115,363	\$ 5,861,021	21.2%	\$ 5,041,207	\$ 10,902,228
North Arvada Middle School	1962	471	113,554	\$ 5,549,120	20.2%	\$ 192,195	\$ 5,741,315
Arvada High School	1971	836	236,196	\$ 16,026,666	29.4%	\$ 15,788,925	\$ 31,815,591
				\$ 56,040,926		\$ 30,241,370	\$ 86,282,296
Arvada West							
Allendale Elementary School	1964	243	40,646	\$ 1,978,369	20.6%	\$ 1,470,910	\$ 3,449,279
Campbell Elementary School	1964	294	43,487	\$ 4,195,282	40.9%	\$ 1,421,592	\$ 5,616,874
Fairmount Elementary School	1962	645	65,146	\$ 3,247,302	21.3%	\$ 1,441,167	\$ 4,688,469
Fremont Elementary School	1953	292	45,915	\$ 2,210,952	20.0%	\$ 1,464,913	\$ 3,675,865
Stott Elementary School	1972	336	45,529	\$ 2,601,269	24.4%	\$ 765,542	\$ 3,366,811
Vanderhoof Elementary School	1969	476	44,082	\$ 3,578,735	33.9%	\$ 478,801	\$ 4,057,536
Drake Middle School	1962	676	98,656	\$ 3,883,243	16.4%	\$ 3,537,851	\$ 7,421,094
Arvada West High School	2003	1,740	237,052	\$ 2,452,890	4.5%	\$ 4,828,239	\$ 7,281,129
				\$ 24,148,041		\$ 15,409,015	\$ 39,557,056
Bear Creek							
Green Gables Elementary School	1969	288	36,920	\$ 4,483,116	50.8%	\$ 277,619	\$ 4,760,735
Kendallvue Elementary School	1982	487	45,418	\$ 3,579,202	32.2%	\$ 45,727	\$ 3,624,929
Peiffer Elementary School	1973	370	44,035	\$ 3,597,892	33.3%	\$ 621,710	\$ 4,219,602
Red Rocks Elementary School	1955	323	29,177	\$ 4,622,153	63.2%	\$ 813,229	\$ 5,435,382
Westgate Elementary School	1972	573	51,212	\$ 3,593,853	28.1%	\$ 1,149,458	\$ 4,743,311
Bear Creek K-8	2008	1,086	122,367	\$ 682,543	2.3%	\$ 360,444	\$ 1,042,987
Carmody Middle School	1965	542	99,694	\$ 3,861,435	16.1%	\$ 4,594,028	\$ 8,455,463
Bear Creek High School	2008	1,594	255,986	\$ 1,814,464	3.1%	\$ 2,099,558	\$ 3,914,022
				\$ 26,234,658		\$ 9,961,773	\$ 36,196,431

Sites with FCI greater than 65% are highlighted in Red

2016-17 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2016-2017 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle	Total Cost w/Life
				Cost	FCI	Forecast	Cycle
Chatfield							
Coronado Elementary School	1987	590	46,544	\$ 4,292,515	38.2%	\$ 2,989,469	\$ 7,281,984
Mortensen Elementary School	1994	446	52,158	\$ 2,232,939	18.3%	\$ 2,410,874	\$ 4,643,813
Shaffer Elementary School	1998	518	53,368	\$ 1,707,396	13.1%	\$ 2,581,847	\$ 4,289,243
Stony Creek Elementary School	1983	481	45,230	\$ 3,792,388	33.3%	\$ 61,112	\$ 3,853,500
Ute Meadows Elementary School	1987	400	46,466	\$ 2,165,123	19.6%	\$ 2,048,419	\$ 4,213,542
Bradford K-8 North	1994	344	46,070	\$ 1,177,460	10.9%	\$ 1,419,634	\$ 2,597,094
Bradford K-8 South	1990	436	48,682	\$ 2,406,790	21.1%	\$ 78,393	\$ 2,485,183
Deer Creek Middle School	1980	680	120,366	\$ 6,225,925	21.6%	\$ 427,123	\$ 6,653,048
Falcon Bluffs Middle School	2003	597	113,571	\$ 2,016,096	7.4%	\$ 4,283,977	\$ 6,300,073
Chatfield High School	1986	1,737	275,727	\$ 8,526,829	13.4%	\$ 13,003,612	\$ 21,530,441
				\$ 34,543,459		\$ 29,304,460	\$ 63,847,919
Columbine							
Columbine Hills Elementary School	1964	421	47,268	\$ 2,225,672	20.1%	\$ 3,217,507	\$ 5,443,179
Dutch Creek Elementary School	1973	317	49,780	\$ 2,765,104	23.7%	\$ 1,734,508	\$ 4,499,612
Governor's Ranch Elementary School	1987	400	46,908	\$ 2,589,209	22.9%	\$ 2,424,182	\$ 5,013,391
Leewood Elementary School	1972	418	48,383	\$ 1,829,842	16.1%	\$ 913,912	\$ 2,743,754
Normandy Elementary School	1970	536	55,702	\$ 3,739,342	26.7%	\$ 1,520,979	\$ 5,260,321
Ken Caryl Middle School	1970	695	88,021	\$ 3,826,510	17.7%	\$ 3,320,727	\$ 7,147,237
Columbine High School	1973	1,708	238,149	\$ 10,908,577	19.8%	\$ 11,435,373	\$ 22,343,950
				\$ 27,884,256		\$ 24,567,188	\$ 52,451,444
Conifer							
Elk Creek Elementary School	1989	315	51,002	\$ 3,670,493	30.7%	\$ 513,944	\$ 4,184,437
Marshdale Elementary School	1980	274	44,121	\$ 5,458,755	52.8%	\$ 93,036	\$ 5,551,791
West Jefferson Elementary School	2001	383	48,100	\$ 766,682	6.8%	\$ 1,686,360	\$ 2,453,042
West Jefferson Middle School	1974	550	104,165	\$ 6,681,147	26.8%	\$ 5,616,587	\$ 12,297,734
Conifer Senior High School	1996	833	166,224	\$ 4,538,433	11.6%	\$ 10,767,565	\$ 15,305,998
Conifer Wastewater Treatment Plant	1988		4,960	\$ 194,539	20.1%	\$ -	\$ 194,539
Conifer Water Plant and Reservoir	1988		1,491	\$ 168,786	58.0%	\$ 16,406	\$ 185,192
Conifer HS Lobo Pump House			-	\$ -		\$ -	\$ -
Gallery Well and Pumphouse	1996		100	\$ 33,473	171.4%	\$ 1,101	\$ 34,574
				\$ 21,512,308		\$ 18,694,999	\$ 40,207,307
Dakota Ridge							
Blue Heron Elementary School	2002	521	55,083	\$ 1,452,003	11.3%	\$ 1,727,820	\$ 3,179,823
Colorow Elementary School	1977	206	44,227	\$ 4,393,820	42.4%	\$ 226,991	\$ 4,620,811
Mount Carbon Elementary School	1996	497	51,931	\$ 1,300,250	10.7%	\$ 2,592,182	\$ 3,892,432
Powderhorn Elementary School	1994	654	52,135	\$ 2,842,359	21.7%	\$ 2,603,377	\$ 5,445,736
Westridge Elementary School	1987	515	47,105	\$ 3,567,706	31.0%	\$ 3,094,803	\$ 6,662,509
Summit Ridge Middle School	1994	725	122,573	\$ 4,186,453	14.3%	\$ 7,416,714	\$ 11,603,167
Dakota Ridge Senior High School	1996	1,527	236,407	\$ 5,193,298	9.5%	\$ 12,477,081	\$ 17,670,379
				\$ 22,935,890		\$ 30,138,968	\$ 53,074,858

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools

2016-17 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	2016-2017		Permanent Square Feet	Facility Condition		5-Year Life Cycle		Total Cost w/Life Cycle
	Age	Enroll		Cost	FCI	Forecast	Cost	
Evergreen								
Bergen Meadow Primary School	1970	331	50,555	\$ 2,643,630	22.3%	\$ 1,954,012	\$ 4,597,642	
Bergen Valley Intermediate School	1997	294	42,281	\$ 1,188,295	12.0%	\$ 1,998,679	\$ 3,186,974	
Parmalee Elementary School	1963	289	29,376	\$ 2,481,148	34.1%	\$ 543,370	\$ 3,024,518	
Wilmot Elementary School	1877	411	52,330	\$ 2,927,457	23.9%	\$ 202,522	\$ 3,129,979	
Evergreen Middle School	1969	767	111,715	\$ 2,419,541	9.0%	\$ 1,821,135	\$ 4,240,676	
Evergreen High School	1954	1,085	209,129	\$ 5,887,979	12.2%	\$ 5,663,712	\$ 11,551,691	
				\$ 17,548,050		\$ 12,183,430	\$ 29,731,480	

Golden								
Litz Preschool	2007	78	9,674	\$ 122,358	5.4%	\$ 28,496	\$ 150,854	
Kyffin Elementary School	1972	503	49,472	\$ 6,489,264	54.1%	\$ 1,387,984	\$ 7,877,248	
Mitchell Elementary School	1997	539	52,697	\$ 1,645,875	13.1%	\$ 2,337,042	\$ 3,982,917	
Pleasant View Elementary School	1950	275	49,079	\$ 4,460,544	38.8%	\$ 1,446,220	\$ 5,906,764	
Ralston Elementary School	1955	352	51,303	\$ 2,162,622	18.0%	\$ 852,960	\$ 3,015,582	
Shelton Elementary School	1998	456	53,530	\$ 2,987,513	23.8%	\$ 2,299,565	\$ 5,287,078	
Welchester Elementary School	1961	283	42,093	\$ 2,954,168	30.0%	\$ 1,444,482	\$ 4,398,650	
Bell Middle School	1964	785	125,740	\$ 7,167,512	23.7%	\$ 5,464,954	\$ 12,632,466	
Golden High School	2008	1,261	187,259	\$ 1,728,133	4.0%	\$ 567,096	\$ 2,295,229	
				\$ 29,717,988		\$ 15,828,799	\$ 45,546,787	

Green Mountain								
Irwin Preschool	2009	112	10,705	\$ 89,625	3.6%	\$ -	\$ 89,625	
Deviny Elementary School	1964	554	52,617	\$ 2,436,242	18.9%	\$ 1,634,462	\$ 4,070,704	
Foothills Elementary School	1970	314	40,000	\$ 2,172,590	22.5%	\$ 1,895,955	\$ 4,068,545	
Green Mountain Elementary School	1962	335	40,336	\$ 2,828,354	29.1%	\$ 412,894	\$ 3,241,248	
Hutchinson Elementary School	1973	356	44,400	\$ 3,451,455	32.7%	\$ 725,729	\$ 4,177,184	
Rooney Ranch Elementary School	1994	575	53,635	\$ 2,240,295	17.8%	\$ 2,385,895	\$ 4,626,190	
Dunstan Middle School	2006	635	125,644	\$ 872,334	2.9%	\$ 447,431	\$ 1,319,765	
Green Mountain High School	1973	1,142	199,223	\$ 12,611,417	27.3%	\$ 8,577,137	\$ 21,188,554	
				\$ 26,702,312		\$ 16,079,503	\$ 42,781,815	

Jefferson								
Edgewater Elementary School	1949	468	45,207	\$ 2,991,857	26.4%	\$ 1,576,629	\$ 4,568,486	
Lumberg Elementary School	1955	473	49,380	\$ 6,316,922	51.6%	\$ 2,735,698	\$ 9,052,620	
Martensen Elementary School	1954	-	32,107	\$ 3,062,634	39.8%	\$ 642,728	\$ 3,705,362	
Molholm Elementary School	1954	503	46,525	\$ 5,125,309	44.4%	\$ 1,272,759	\$ 6,398,068	
Jefferson Junior/Senior High School	1959	719	123,773	\$ 5,083,919	17.6%	\$ 3,056,490	\$ 8,140,409	
*Martensen ES used as Admin				\$ 22,580,641		\$ 9,284,304	\$ 31,864,945	

Lakewood								
Belmar Elementary School	1961	319	40,829	\$ 2,448,421	25.2%	\$ 1,508,538	\$ 3,956,959	
Eiber Elementary School	1955	392	52,018	\$ 3,992,976	31.7%	\$ 1,786,093	\$ 5,779,069	
Glennon Heights Elementary School	1957	239	34,699	\$ 2,888,517	33.7%	\$ 1,248,656	\$ 4,137,173	
Slater Elementary School	1953	335	46,085	\$ 2,523,539	22.7%	\$ 745,529	\$ 3,269,068	
South Lakewood Elementary School	1995	518	51,797	\$ 2,696,171	22.0%	\$ 2,385,338	\$ 5,081,509	
Creighton Middle School	1962	689	120,847	\$ 1,915,975	6.6%	\$ 3,379,453	\$ 5,295,428	
Lakewood High School	1958	2,116	248,135	\$ 4,725,140	8.2%	\$ 4,877,981	\$ 9,603,121	
				\$ 21,190,738		\$ 15,931,588	\$ 37,122,326	

Sites with FCI greater than 65% are highlighted in Red

2016-17 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2016-2017		Permanent Square Feet	Facility Condition		5-Year Life Cycle		Total Cost w/Life Cycle
		Enroll			Cost	FCI	Forecast		
Pomona									
Little Elementary School	1973	364	40,713	\$ 3,606,263	37.3%	\$ 822,138	\$ 4,428,401		
Parr Elementary School	1969	353	33,587	\$ 2,937,551	33.7%	\$ 722,074	\$ 3,659,625		
Warder Elementary School	1973	401	41,934	\$ 2,281,130	23.2%	\$ 1,440,129	\$ 3,721,259		
Weber Elementary School	1972	440	51,052	\$ 2,138,246	17.6%	\$ 363,062	\$ 2,501,308		
Zerger Elementary School	1977	-	43,876	\$ 3,473,544	33.8%	\$ 844,223	\$ 4,317,767		
Moore Middle School	1978	387	83,756	\$ 4,914,204	24.5%	\$ 4,705,154	\$ 9,619,358		
Pomona High School	1973	1,517	203,945	\$ 11,734,990	24.9%	\$ 10,840,206	\$ 22,575,196		
				\$ 31,085,929		\$ 19,736,986	\$ 50,822,915		
Ralston Valley									
Meiklejohn Elementary	2006	787	69,841	\$ 771,521	4.7%	\$ 205,724	\$ 977,245		
Sierra Elementary School	1970	549	60,176	\$ 6,326,828	44.0%	\$ 132,094	\$ 6,458,922		
Van Arsdale Elementary School	1994	513	50,512	\$ 4,588,796	38.0%	\$ 2,354,974	\$ 6,943,770		
West Woods Elementary School	1996	795	53,381	\$ 3,186,272	24.5%	\$ 2,857,241	\$ 6,043,513		
Coal Creek Canyon K-8	1963	140	25,361	\$ 1,656,762	26.9%	\$ 391,972	\$ 2,048,734		
Oberon Middle School	1965	560	90,839	\$ 6,170,570	28.4%	\$ 742,247	\$ 6,912,817		
Ralston Valley Senior High School	2001	1,821	239,199	\$ 5,444,251	9.9%	\$ 9,829,830	\$ 15,274,081		
				\$ 28,144,999		\$ 16,514,082	\$ 44,659,081		
Standley Lake									
Adams Elementary School	1988	453	47,784	\$ 3,361,268	29.8%	\$ 2,867,669	\$ 6,228,937		
Lukas Elementary School	1988	510	47,742	\$ 2,473,947	22.1%	\$ 2,891,291	\$ 5,365,238		
Ryan Elementary School	1994	465	50,545	\$ 3,537,008	29.4%	\$ 2,503,368	\$ 6,040,376		
Semper Elementary School	1996	399	53,756	\$ 1,860,753	14.8%	\$ 2,704,462	\$ 4,565,215		
Sheridan Green Elementary School	1987	425	46,466	\$ 2,632,777	24.2%	\$ 2,616,751	\$ 5,249,528		
Witt Elementary School	1980	366	44,341	\$ 3,914,733	37.7%	\$ 390,692	\$ 4,305,425		
Mandalay Middle School	1983	396	88,977	\$ 3,722,725	17.5%	\$ 321,895	\$ 4,044,620		
Wayne Carle Middle School	2006	429	105,483	\$ 2,076,170	8.2%	\$ 363,207	\$ 2,439,377		
Standley Lake High School	1988	1,303	193,706	\$ 8,156,228	18.2%	\$ 16,488,772	\$ 24,645,000		
				\$ 31,735,609		\$ 31,148,107	\$ 62,883,716		
Wheat Ridge									
Anderson Preschool	2007	117	13,743	\$ 184,298	5.7%	\$ 40,481	\$ 224,779		
Kullerstrand Elementary School	1961	236	35,531	\$ 2,709,906	31.1%	\$ 1,366,616	\$ 4,076,522		
Maple Grove Elementary School	1960	389	42,410	\$ 1,914,958	16.6%	\$ 2,087,854	\$ 4,002,812		
Pennington Elementary School	1961	202	36,877	\$ 2,816,009	31.8%	\$ 1,259,963	\$ 4,075,972		
Prospect Valley Elementary School	1967	498	46,229	\$ 5,574,644	51.1%	\$ 766,973	\$ 6,341,617		
Stevens Elementary School	1995	418	112,152	\$ 4,277,261	15.9%	\$ 6,649,339	\$ 10,926,600		
Stober Elementary School	1965	296	31,243	\$ 3,960,116	52.0%	\$ 217,642	\$ 4,177,758		
Vivian Elementary School	1953	202	33,139	\$ 5,015,001	61.5%	\$ 1,466,174	\$ 6,481,175		
Wilmore Davis Elementary School	1955	310	38,596	\$ 2,547,836	27.6%	\$ 420,154	\$ 2,967,990		
Everitt Middle School	1966	468	103,698	\$ 6,114,986	24.6%	\$ 5,106,766	\$ 11,221,752		
Wheat Ridge High School	1956	1,210	211,311	\$ 15,087,920	30.9%	\$ 11,228,271	\$ 26,316,191		
				\$ 50,202,936		\$ 30,610,233	\$ 80,813,169		

Sites with FCI greater than 65% are highlighted in Red

2016-17 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2016-2017 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	272	68,612	\$ 3,627,549	23.8%	\$ 241,320	\$ 3,868,869
Connections Learning Center	2010	37	20,500	\$ 92,649	1.9%	\$ -	\$ 92,649
D'Evelyn Junior/Senior High School	2000	1,025	154,002	\$ 1,907,685	5.4%	\$ 6,998,548	\$ 8,906,233
Dennison Elementary School	1958	625	43,420	\$ 3,221,701	30.1%	\$ 1,592,746	\$ 4,814,447
Jefferson County Open School	1930	574	102,628	\$ 2,231,754	9.2%	\$ -	\$ 2,231,754
* Literacy Center		-	-	\$ -		\$ -	\$ -
LongView High School	1967	52	-	\$ 699,631	43.9%	\$ 218,167	\$ 917,798
Manning Options School	1958	443	72,678	\$ 4,505,109	26.3%	\$ 274,942	\$ 4,780,051
McLain Community High School	2000	494	79,113	\$ 1,575,304	8.6%	\$ 3,008,075	\$ 4,583,379
Miller Special Education	1963	91	51,184	\$ 4,373,055	35.1%	\$ 1,191,867	\$ 5,564,922
Secrest Cottage	1964	81	3,310	\$ 192,515	54.4%	\$ -	\$ 192,515
Sobesky Academy (Hoyt Street)	1947	-	29,992	\$ 2,026,534	28.8%	\$ 1,006,780	\$ 3,033,314
Sobesky Academy (Old Stevens Elementary School)	1994	85	53,724	\$ 2,642,120	21.0%	\$ 2,549,926	\$ 5,192,046
Warren Tech Central	1972	49	166,995	\$ 7,196,699	18.5%	\$ 6,360,406	\$ 13,557,105
Warren Tech North	1995	11	34,593	\$ 1,581,034	19.8%	\$ 441,197	\$ 2,022,231
Mt. Evans Outdoor Education Lab School	1929		44,321	\$ 3,659,753	42.9%	\$ 369,342	\$ 4,029,095
Windy Peak Outdoor Education Lab School	1857		31,409	\$ 2,944,192	38.1%	\$ 183,047	\$ 3,127,239
				\$ 42,477,284		\$ 24,436,363	\$ 66,913,647

Administration, Stadia, and Support Facilities

Education Center	1985		124,221	\$ 4,460,048	18.4%	\$ -	\$ 4,460,048
Landscape Services	1980		10,972	\$ 1,235,179	57.6%	\$ -	\$ 1,235,179
Support Services Campus	1967		260,371	\$ 8,547,989	16.8%	\$ -	\$ 8,547,989
Johnson Planetarium	1962		3,099				
Applewood Knolls Administrative Cottages	1958		8,535	\$ 744,581	81.6%	\$ -	\$ 744,581
Maple Grove Cottages	1964		6,817	\$ 369,817	27.0%	\$ 32,619	\$ 402,436
Shop Facility for Zones 1 & 2	1980		4,250	\$ 451,850	54.4%	\$ -	\$ 451,850
North Transportation Center	1975		5,871	\$ 1,478,189	113.0%	\$ -	\$ 1,478,189
South Transportation Center	1981		17,240	\$ 501,049	14.9%	\$ -	\$ 501,049
West Transportation Center	1980		14,780	\$ 724,377	25.1%	\$ -	\$ 724,377
Driving Education Center (Jeffco Stadium)	1975		961	\$ 288,104	81.4%	\$ 12,923	\$ 301,027
Jefferson County Stadium	1960		13,706	\$ 1,268,809	47.4%	\$ 80,118	\$ 1,348,927
Lakewood Memorial Stadium	1983		1,722	\$ 787,809	158.3%	\$ 1,134	\$ 788,943
North Area Athletic Complex	2000		10,393	\$ 2,688,427	132.4%	\$ 8,850	\$ 2,697,277
Trailblazer Stadium	1996		5,637	\$ 909,188	69.8%	\$ 4,426	\$ 913,614
				\$ 24,455,415		\$ 140,070	\$ 24,595,485
TOTAL		76,512	11,732,986	\$ 575,431,332		\$ 371,402,467	

* 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

2016-17 Facilities Condition Assessment—Summary of Findings

CAPACITY SUMMARY

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

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

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

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

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

24:1 Kindergarten

20:1 Grades 1-3

24:1 Grade 4

28:1 Grades 5-6

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

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

2016-17 Facilities Condition Assessment—Summary of Findings

Applied Capacity by Grade Level			
	2016/2017 Enrollment (Membership)	Utilization (Enrollment /Applied Capacity)	Variance
Elementary Schools	36,282	89%	4,609
K-8 Schools	2,618	89%	311
Middle Schools	10,052	71%	4,147
7-12 Schools	1,958	77%	578
High Schools	21,430	78%	5,869
Option / Districtwide	3,758	59%	2,586
Pre-K	471	102%	(11)
	76,569	81%	18,089

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 100% & 95%, respectively, followed by Arvada West at 91%. In terms of low utilization, Arvada is at 69%, Alameda is at 73%, Conifer is at 75%, Standley Lake and Wheat Ridge are at 76%, Pomona is at 78%, and Chatfield and Green Mountain are at 79%. Over the next five years, decreases in enrollment are projected in 10 articulation areas.

Applied Capacity by Articulation Area

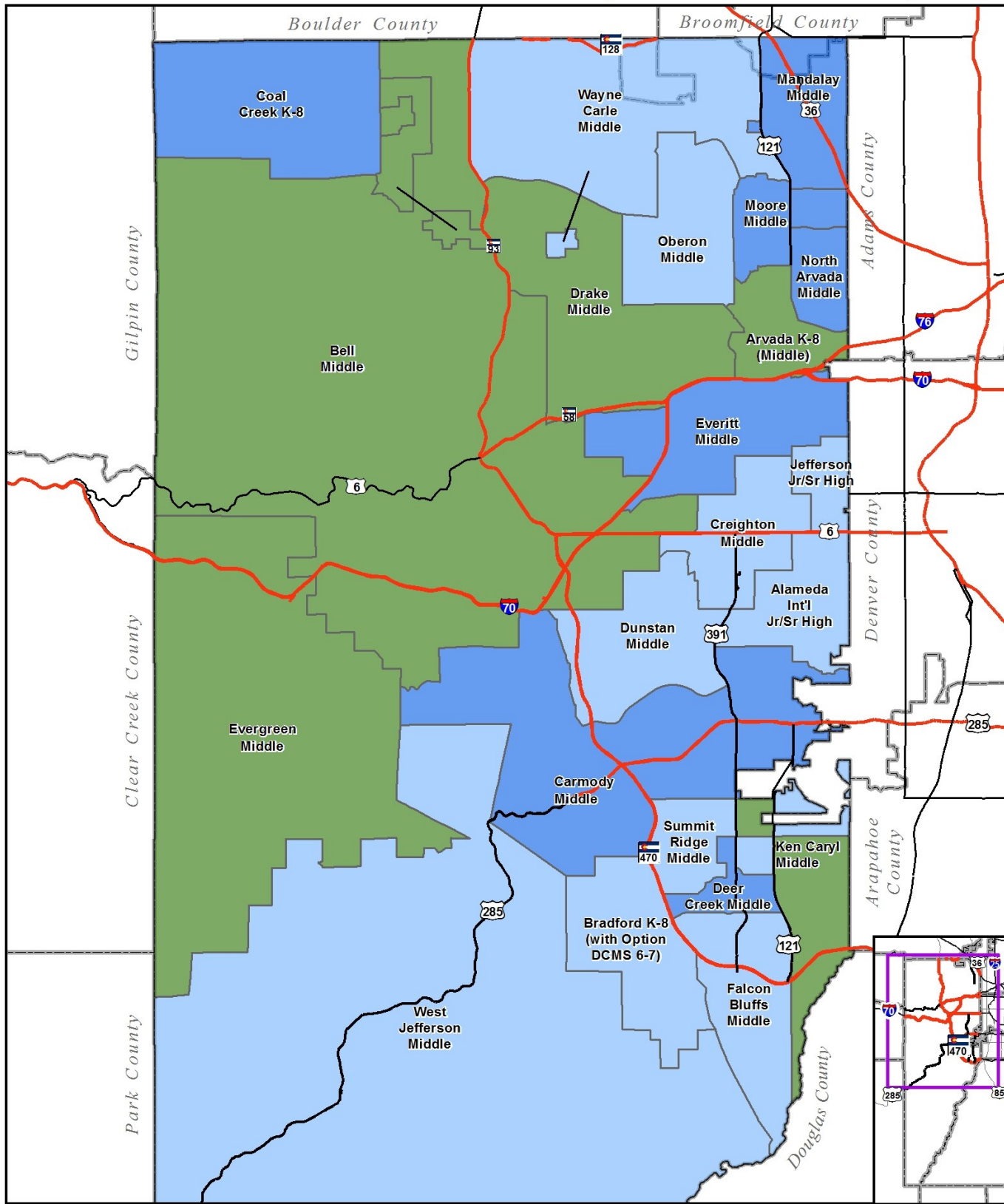
	2016/2017 Enrollment (Membership)	Utilization (Enrollment /Applied Capacity)	Avg. 2011-12 Free Reduced Lunch	2016-17 Free Reduced Lunch	2021/2022 Projected Enrollment	5 year Projected Enrollment Change
Alameda	3,842	73%	75%	72%	3,352	-12.8%
Arvada	5,058	69%	64%	65%	4,943	-2.3%
Arvada West	4,702	91%	28%	33%	4,768	1.4%
Bear Creek	5,263	86%	33%	39%	5,879	11.7%
Chatfield	6,229	79%	14%	14%	6,600	6.0%
Columbine	4,495	89%	21%	27%	4,357	-3.1%
Conifer	2,355	75%	15%	15%	2,272	-3.5%
Dakota Ridge	4,645	89%	18%	24%	4,548	-2.1%
Evergreen	3,177	84%	16%	9%	3,001	-5.5%
Golden	4,532	84%	28%	34%	4,378	-3.4%
Green Mountain	4,023	79%	25%	34%	4,148	3.1%
Jefferson	2,163	81%	88%	92%	2,158	-0.2%
Lakewood	4,608	95%	47%	63%	4,468	-3.0%
Pomona	3,462	78%	40%	50%	3,474	0.3%
Ralston Valley	5,165	100%	9%	12%	5,977	15.7%
Standley Lake	4,746	76%	29%	35%	4,880	2.8%
Wheat Ridge	4,346	76%	47%	55%	4,167	-4.1%

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.

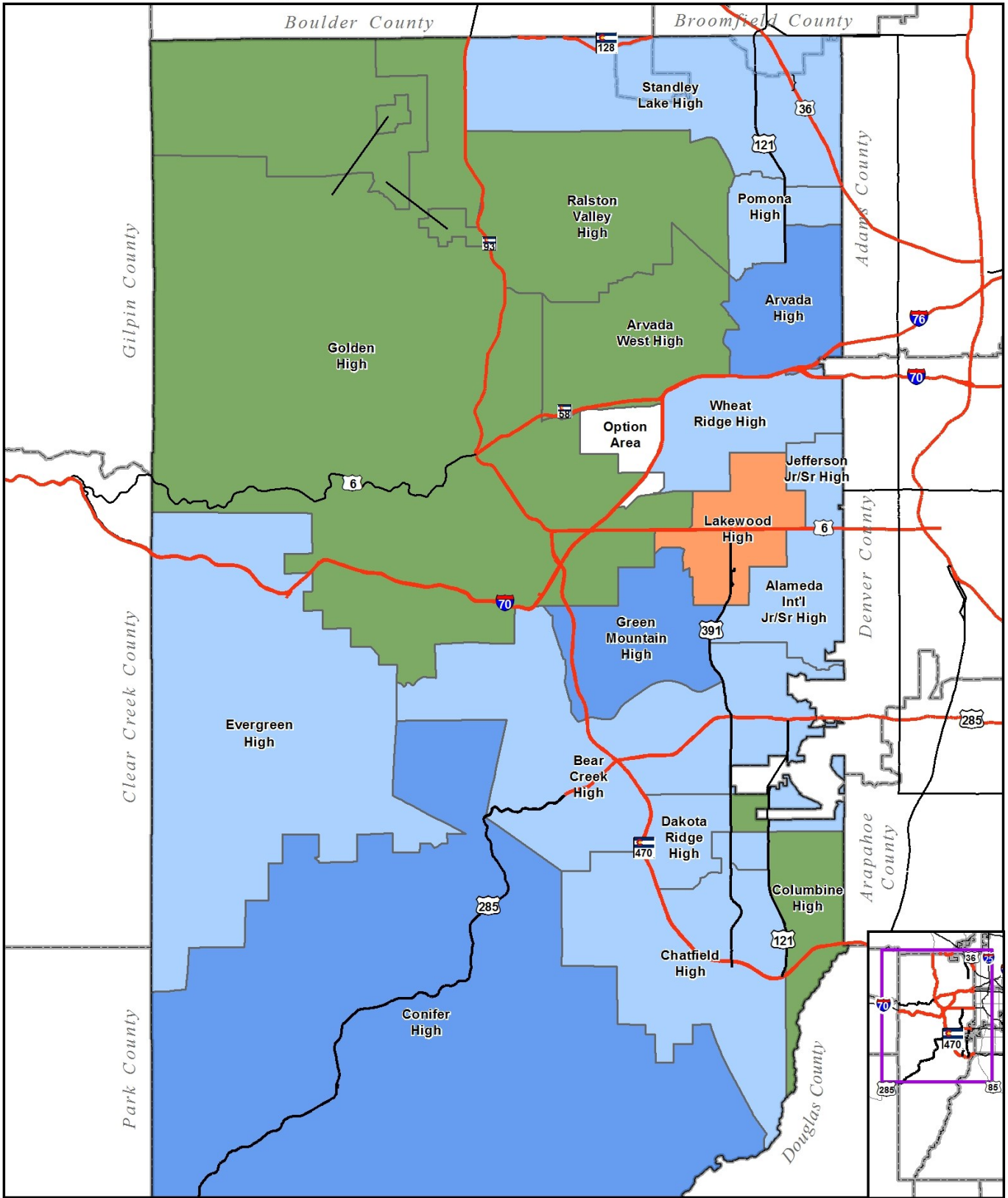
2016-17 Facilities Condition Assessment—Summary of Findings

2016-2017 Middle School Utilization by Attendance Boundary



2016-17 Facilities Condition Assessment—Summary of Findings

2016-2017 High School Utilization by Attendance Boundary



Jeffco Public Schools
2016-17 Facilities Condition Assessment—Summary of Findings

Jeffco Capacity Summary

Applied Permanent

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I	Title I /Applied Capacity
High Schools								
125	Arvada High School	Arvada	81	2,360	85%	2,006		2,006
126	Arvada West High School	Arvada West	76	2,186	85%	1,858		1,858
127	Bear Creek High School	Bear Creek	88	2,487	85%	2,114		2,114
128	Chatfield High School	Chatfield	97	2,776	85%	2,360		2,360
129	Columbine High School	Columbine	78	2,258	85%	1,919		1,919
130	Conifer Senior High School	Conifer	51	1,502	85%	1,277		1,277
131	Dakota Ridge Senior High School	Dakota Ridge	79	2,278	85%	1,936		1,936
132	Evergreen High School	Evergreen	55	1,585	85%	1,347		1,347
133	Golden High School	Golden	58	1,677	85%	1,425		1,425
134	Green Mountain High School	Green Mountain	76	2,162	85%	1,838		1,838
136	Lakewood High School	Lakewood	78	2,233	85%	1,898		1,898
137	Pomona High School	Pomona	78	2,260	85%	1,921		1,921
138	Ralston Valley Senior High School	Ralston Valley	76	2,194	85%	1,865		1,865
139	Standley Lake High School	Standley Lake	75	2,156	85%	1,833		1,833
140	Wheat Ridge High School	Wheat Ridge	69	2,003	85%	1,703		1,703
						27,299		27,299

7-12 Schools

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

Middle Schools

105	Bell Middle School	Golden	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.

2016-17 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms / Total Applied Capacity		Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity	Total Capacity Rooms	Total Applied Capacity	2016-2017 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2021-2022 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	81	2,006	836	42%		823	1	28	2,030
-	-	-	76	1,858	1,740	94%		1,721	5	140	1,977
-	-	-	88	2,114	1,594	75%		1,579	2	56	2,162
-	-	-	97	2,360	1,737	74%		1,794	-	-	2,360
-	-	-	78	1,919	1,708	89%		1,702	3	84	1,991
1	28	24	52	1,301	833	65%		778	-	-	1,277
-	-	-	79	1,936	1,527	79%		1,500	-	-	1,936
-	-	-	55	1,347	1,085	81%		1,032	1	28	1,371
-	-	-	58	1,425	1,261	88%		1,265	1	28	1,449
-	-	-	76	1,838	1,142	62%		1,156	-	-	1,838
-	-	-	78	1,898	2,116	111%		2,080	-	-	1,898
-	-	-	78	1,921	1,517	79%		1,509	2	56	1,969
-	-	-	76	1,865	1,821	98%		1,825	-	-	1,865
-	-	-	75	1,833	1,303	71%		1,373	-	-	1,833
-	-	-	69	1,703	1,210	71%		1,222	2	56	1,750
1	28	24	1,116	27,323	21,430			21,359			27,704
-	-	-	68	1,610	1,239	77%	91%	1,182	2	-	1,610
3	84	71	40	997	719	78%	91%	740	-	-	926
3	84	71	108	2,607	1,958			1,922			2,536
-	-	-	32	916	785	86%		901	3	84	1,000
1	15	15	39	1,013	542	54%		914	3	84	1,082
-	-	-	35	958	689	72%		929	1	28	986
-	-	-	41	1,147	680	59%		900	3	84	1,231
-	-	-	26	736	676	92%		1,146	-	-	736
-	-	-	33	897	635	71%		928	-	-	897
2	56	56	32	879	767	93%		729	-	-	823
-	-	-	30	811	468	58%	68%	746	-	-	811
-	-	-	30	850	597	70%		758	4	112	962
5	140	140	30	854	695	97%		854	1	28	742
-	-	-	24	658	396	60%		566	4	112	770
-	-	-	30	812	387	48%		642	-	-	812
-	-	-	31	861	471	55%		576	3	84	945
-	-	-	27	770	560	73%		797	1	28	798
-	-	-	32	895	725	81%		987	-	-	895
-	-	-	22	602	429	71%		582	-	-	602
-	-	-	27	751	550	73%		540	-	-	751
8	211	211	521	14,410	10,052			13,495			14,843

Jeffco Public Schools
2016-17 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
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	100%	543		543
018	Bradford K-8 North	Chatfield	18	432	100%	432		432
020	Coal Creek Canyon K-8	Ralston Valley	9	224	90%	202		202

2,929

2,824

Elementary Schools

010	Adams Elementary School	Standley Lake	23	570	100%	570		570
011	Allendale Elementary School	Arvada West	14	324	100%	324	Title I	275
013	Belmar Elementary School	Lakewood	16	334	100%	334		334
014	Bergen Meadow Primary School	Evergreen	20	567	100%	567		567
015	Bergen Valley Intermediate School	Evergreen	14	336	100%	336		336
016	Blue Heron Elementary School	Dakota Ridge	24	584	100%	584		584
019	Campbell Elementary School	Arvada West	16	364	100%	364		364
021	Colorow Elementary School	Dakota Ridge	16	363	100%	363		363
022	Columbine Hills Elementary School	Columbine	19	486	100%	486		486
023	Coronado Elementary School	Chatfield	22	528	100%	528		528
024	Deane Elementary School	Alameda	23	552	100%	552	Title I	469
025	Devinny Elementary School	Green Mountain	21	504	100%	504		504
026	Dutch Creek Elementary School	Columbine	22	483	100%	483		483
027	Edgewater Elementary School	Jefferson	18	423	100%	423	Title I	360
028	Eiber Elementary School	Lakewood	17	384	100%	384	Title I	326
029	Elk Creek Elementary School	Conifer	19	438	100%	438		438
019	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		366
033	Foster Elementary School	Arvada	18	420	100%	420	Title I	357
034	Fremont Elementary School	Arvada West	15	336	100%	336		336
035	Glennon Heights Elementary School	Lakewood	14	327	100%	327		327
036	Governor's Ranch Elementary School	Columbine	22	478	100%	478		478
037	Green Gables Elementary School	Bear Creek	14	327	100%	327		327
038	Green Mountain Elementary School	Green Mountain	15	351	100%	351		351
039	Hackberry Hill Elementary School	Arvada	21	495	100%	495		495
040	Hutchinson Elementary School	Green Mountain	22	501	100%	501		501
041	Kendallvue Elementary School	Bear Creek	21	495	100%	495		495
042	Kendrick Lakes Elementary School	Alameda	19	405	100%	405		405
043	Kullerstrand Elementary School	Wheat Ridge	12	265	100%	265	Title I	225
044	Kyffin Elementary School	Golden	24	576	100%	576		576
045	Lasley Elementary School	Alameda	26	606	100%	606	Title I	515
046	Lawrence Elementary School	Arvada	21	511	100%	511	Title I	434
047	Leawood Elementary School	Columbine	18	448	100%	448		448
048	Little Elementary School	Pomona	20	459	100%	459		459
049	Lukas Elementary School	Standley Lake	22	519	100%	519		519
050	Lumberg Elementary School	Jefferson	22	532	100%	532	Title I	452
051	Maple Grove Elementary School	Wheat Ridge	17	390	100%	390		390
052	Marshdale Elementary School	Conifer	15	348	100%	348		348
053	Martensen Elementary School	Jefferson	12	320	100%	320		272
054	Meiklejohn Elementary	Ralston Valley	32	807	100%	807		807

Schools above 120% utilization highlighted in red.
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 Schools below 65% utilization highlighted in blue.

2016-17 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms		Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity	Total Capacity Rooms	Total Applied Capacity	2016-2017 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2021-2022 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	30	701	612	87%	103%	640	6	156	842
-	-	-	47	1,051	1,086	103%		1,099	-	-	1,051
-	-	-	23	543	436	80%		445	-	-	543
-	-	-	18	432	344	80%		451	-	-	432
1	24	22	10	223	140	69%		145	1	26	225
1	24	22	128	2,951	2,618			2,780			3,093
2	48	48	25	618	453	79%		406	-	-	570
1	24	24	15	348	243	75%	88%	210	-	-	324
-	-	-	16	334	319	96%		280	-	-	334
-	-	-	20	567	331	58%		305	2	48	615
-	-	-	14	336	294	88%		290	-	-	336
-	-	-	24	584	521	89%		459	-	-	584
-	-	-	16	364	294	81%		246	-	-	364
-	-	-	16	363	206	57%		199	4	96	459
-	-	-	19	486	421	87%		398	2	48	534
3	104	104	25	632	590	112%		601	-	-	528
2	39	39	25	591	501	91%	107%	468	-	-	552
7	168	168	28	672	554	110%		467	-	-	504
-	-	-	22	483	317	66%		245	4	96	579
6	167	167	24	590	468	111%	130%	431	1	24	447
4	96	96	21	480	392	102%	120%	328	2	48	432
-	-	-	19	438	315	72%		317	2	48	486
-	-	-	31	876	629	72%	84%	399	1	24	900
-	-	-	29	660	645	98%		489	-	-	660
-	-	-	20	435	315	72%	85%	318	1	24	459
3	88	88	19	454	314	86%		320	2	48	414
4	128	128	22	548	527	125%	148%	548	-	-	420
3	72	72	18	408	292	87%		248	1	24	360
-	-	-	14	327	239	73%		200	-	-	327
4	87	87	26	565	400	84%		319	-	-	478
2	48	48	16	375	288	88%		232	-	-	327
3	60	60	18	411	335	95%		299	-	-	351
-	-	-	21	495	501	101%		452	-	-	495
2	48	48	24	549	356	71%		327	-	-	501
2	48	48	23	543	487	98%		485	-	-	495
2	64	64	21	469	456	113%		421	-	-	405
1	24	24	13	289	236	89%	105%	210	-	-	265
2	48	48	26	624	503	87%		442	1	24	600
-	-	-	26	606	479	79%	93%	471	-	-	606
1	15	15	22	526	365	71%	84%	300	-	-	511
-	-	-	18	448	418	93%		384	4	96	544
-	-	-	20	459	364	79%		293	-	-	459
-	-	-	22	519	510	98%		456	-	-	519
4	96	96	26	628	473	89%	105%	496	2	48	580
3	72	72	20	462	389	100%		328	-	-	390
-	-	-	15	348	274	79%		241	1	24	372
2	56	56	14	376	-	-		-	-	-	320
4	96	96	36	903	787	98%		680	1	24	831

Jeffco Public Schools
2016-17 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		312
062	Patterson International School	Alameda	20	480	100%	480		480
063	Peck Elementary School	Arvada	18	423	100%	423		423
064	Peiffer Elementary School	Bear Creek	20	428	100%	428		428
065	Pennington Elementary School	Wheat Ridge	12	279	100%	279	Title I	237
066	Pleasant View Elementary School	Golden	19	461	100%	461	Title I	392
067	Powderhorn Elementary School	Dakota Ridge	22	519	100%	519		519
068	Prospect Valley Elementary School	Wheat Ridge	20	480	100%	480		480
069	Ralston Elementary School	Golden	20	462	100%	462		462
070	Red Rocks Elementary School	Bear Creek	9	216	100%	216		216
071	Rooney Ranch Elementary School	Green Mountain	23	525	100%	525		525
082	Rose Stein Elementary School	Alameda	22	528	100%	528		449
073	Ryan Elementary School	Standley Lake	24	552	100%	552		552
074	Secrest Elementary School	Arvada	19	435	100%	435	Title I	370
075	Semper Elementary School	Standley Lake	24	555	100%	555		555
076	Shaffer Elementary School	Chatfield	24	572	100%	572		572
077	Shelton Elementary School	Golden	23	516	100%	516		516
078	Sheridan Green Elementary School	Standley Lake	22	495	100%	495		495
079	Sierra Elementary School	Ralston Valley	21	466	100%	466		466
080	Slater Elementary School	Lakewood	18	414	100%	414	Title I	352
081	South Lakewood Elementary School	Lakewood	22	528	100%	528		528
123	Stevens Elementary School	Wheat Ridge	28	711	100%	711	Title I	604
084	Stober Elementary School	Wheat Ridge	12	276	100%	276		276
085	Stony Creek Elementary School	Chatfield	20	453	100%	453		453
086	Stott Elementary School	Arvada West	16	382	100%	382		382
087	Swanson Elementary School	Arvada	26	579	100%	579	Title I	492
088	Thomson Elementary School	Arvada	23	500	100%	500	Title I	425
089	Ute Meadows Elementary School	Chatfield	20	468	100%	468		468
090	Van Arsdale Elementary School	Ralston Valley	21	504	100%	504		504
091	Vanderhoof Elementary School	Arvada West	21	486	100%	486		486
092	Vivian Elementary School	Wheat Ridge	14	291	100%	291	Title I	247
093	Warder Elementary School	Pomona	18	431	100%	431		431
094	Weber Elementary School	Pomona	22	501	100%	501		501
095	Welchester Elementary School	Golden	19	420	100%	420	Title I	420
096	West Jefferson Elementary School	Conifer	15	330	100%	330		330
097	Westgate Elementary School	Bear Creek	23	525	100%	525		525
098	Westridge Elementary School	Dakota Ridge	20	480	100%	480		480
099	West Woods Elementary School	Ralston Valley	24	576	100%	576		576
100	Wilmore Davis Elementary School	Wheat Ridge	17	403	100%	403		403
101	Wilmot Elementary School	Evergreen	20	480	100%	480		480
102	Witt Elementary School	Standley Lake	19	452	100%	452		452
103	Zerger Elementary School	Pomona	21	480	100%	480		-

Schools above 120% utilization highlighted in red.

Schools between 95% and 119% utilization highlighted in orange.

Schools below 65% utilization highlighted in blue.

41,211

39,664

2016-17 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms		Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity	Total Capacity Rooms	Total Applied Capacity	2016-2017 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2021-2022 Enroll	Capacity Rooms	Student Stations	Applied Capacity
1	30	30	25	597	539	95%		544	-	-	567
7	216	216	27	684	503	107%	126%	491	2	48	516
-	-	-	24	535	446	83%		393	3	72	607
-	-	-	20	471	497	106%		440	3	72	543
6	148	148	29	691	536	99%		455	-	-	543
4	87	87	14	327	289	120%		253	-	-	240
8	279	279	21	591	353	113%		313	1	24	336
-	-	-	20	480	374	78%		382	-	-	480
-	-	-	18	423	332	78%		286	-	-	423
3	60	60	23	488	370	86%		332	1	24	452
2	52	52	14	331	202	72%	85%	190	-	-	279
-	-	-	19	461	275	60%	70%	-	2	48	509
9	216	216	31	735	654	126%		542	2	48	567
-	-	-	20	480	498	104%		403	-	-	480
-	-	-	20	462	352	76%		310	1	24	486
5	120	120	14	336	323	150%		297	-	-	216
2	48	48	25	573	575	110%		534	1	24	549
-	-	-	22	528	-			334	2	48	576
1	15	15	25	567	465	84%		408	1	24	576
-	-	-	19	435	373	86%	101%	365	-	-	435
-	-	-	24	555	399	72%		363	1	24	579
3	63	63	27	635	518	91%		486	-	-	572
-	-	-	23	516	456	88%		484	-	-	516
-	-	-	22	495	425	86%		401	-	-	495
3	72	72	24	538	549	118%		579	-	-	466
2	80	80	20	494	335	81%	95%	256	-	-	414
-	-	-	22	528	518	98%		395	-	-	528
-	-	-	28	711	418	59%	69%	278	5	120	831
-	-	-	12	276	296	107%		226	1	24	300
4	140	140	24	593	481	106%		430	1	24	477
-	-	-	16	382	336	88%		298	2	48	430
-	-	-	26	579	358	62%	73%	307	-	-	579
-	-	-	23	500	368	74%	87%	329	1	24	524
-	-	-	20	468	400	85%		342	2	48	516
1	24	24	22	528	513	102%		533	1	24	528
1	24	24	22	510	476	98%		410	-	-	486
-	-	-	14	291	202	69%	82%	173	1	24	315
-	-	-	18	431	401	93%		347	2	48	479
-	-	-	22	501	440	88%		371	2	48	549
-	-	-	19	420	283	67%	67%	356	1	24	444
-	-	-	15	330	383	116%		396	-	-	330
5	111	111	28	636	573	109%		520	2	48	573
2	48	48	22	528	515	107%		422	-	-	480
10	240	240	34	816	795	138%		645	-	-	576
1	15	15	18	418	310	77%		267	-	-	403
-	-	-	20	480	411	86%		392	1	24	504
-	-	-	19	452	366	81%		325	3	72	524
-	-	-	21	-	-	-	-	-	1	24	24
149	3,784	3,784	1,924	44,995	36,282			32,611			43,059

Jeffco Public Schools
2016-17 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	Anderson Preschool	Wheat Ridge	6	120	100%	120		120
002	Irwin Preschool	Green Mountain	4	80	100%	80		80
003	Litz Preschool	Golden	4	80	100%	80		80
007	Patterson Preschool	Alameda	6	120	100%	120		120
005	Stein Preschool	Alameda	3	60	100%	60		60
						460		460
Districtwide / Option Schools								
149	Brady Exploration School	Option	18	586	85%	498		498
142	Connections Learning Center	Option	11	146	85%	124	Title I	124
150	Dennison Elementary School	Option	20	480	85%	408		408
152	D'Evelyn Junior/Senior 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	100%	16		16
143	LongView High School	Option	2	56	85%	48		48
151	Manning Options 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 (Old Stevens Elementary School)	Option	17	428	100%	428		364
146	Sobesky Academy (Hoyt Street)	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	Mt. Evans Outdoor Education Lab School	Other	-	-	85%	-		-
147	Windy Peak Outdoor Education Lab School	Other	-	-	85%	-		-
						6,344		6,280
TOTAL 154						94,978		92,759

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

2016-17 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity			2016-2017 Enroll	Utilization (Enroll / Applied Cap)	Utilization (Enroll / Title I Cap)	2021-2022 Enroll	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	6	120	117	98%		125	-	-	120
-	-	-	4	80	112	140%		117	-	-	80
-	-	-	4	80	78	98%		77	-	-	80
-	-	-	6	120	107	89%		116	1	20	140
-	-	-	3	60	57	95%		-	1	20	80
-	-	-	23	460	471			435			500
-	-	-	18	498	272	55%		248	5	140	617
-	-	-	11	124	37	30%	30%	45	-	-	124
7	168	143	27	551	625	153%		624	-	-	408
-	-	-	49	1,246	1,025	82%		1,023	-	-	1,246
-	-	-	35	446	574	129%		555	-	-	446
-	-	-	16	16	-			-	1	16	32
2	56	48	4	95	52	109%		51	-	-	48
-	-	-	18	439	443	101%		550	-	-	439
-	-	-	37	800	494	62%		484	2	56	847
4	60	51	29	315	91	35%		90	-	-	264
-	-	-	17	428	85	20%		71	6	168	596
-	-	-	12	193	-			-	2	56	241
-	-	-	41	962	49			43	2	56	1,010
-	-	-	20	473	11			7	-	-	473
-	-	-	-	-	-			-	-	-	-
-	-	-	-	-	-			-	-	-	-
6	116	99	334	6,585	3,758			3,791			6,790
		4,210	4,154	99,331	76,569			76,393			98,524

2016-17 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.

2016-17 Facilities Condition Assessment—Summary of Findings

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