



JEFFCO PUBLIC SCHOOLS

2022-23 Facility Condition Assessment Summary of Findings

Jeffco Planning and Property

2022-23 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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2022-23 Facilities Condition Assessment—Summary of Findings

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2022-23 Facilities Condition Assessment—Summary of Findings

EXECUTIVE SUMMARY

This Summary of Findings publication represents the full Jeffco Public Schools real estate portfolio and identifies critical and non-critical aspects of each facility in the district. The current portfolio includes approximately 12.3 million square feet of total building area on 3,134 acres of land.

This document is published annually and includes Facility Condition Indexes, Facility Utilization, Educational Adequacies and Physical Conditions of each facility in the district. It includes current information on all site and building system conditions with Life Cycle forecasts. All data collected, assessed, and evaluated is maintained by the Planning & Property Department.

OBJECTIVES

The broad objectives of the annual assessment are to:

- Assess educational adequacy for all instructional spaces districtwide.
- Identify costs to correct existing building conditions and educational adequacy deficiencies districtwide.
- Provide data necessary to maintain all facilities in a safe and secure manner.
- Understand future life cycle renewal requirements for the district’s existing facility portfolio.

EDUCATIONAL ADEQUACY

Educational adequacy assessments compare all schools to ensure minimum guidelines are met. Of the five educational adequacy categories, learning environment and program & instructional support are the two highest cost categories. The total correctable educational adequacy deficiencies are \$171.9 million. The identified Building Conditions and Educational Adequacies increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies.

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 \$326.6 million in current identified needs, excluding the educational adequacy needs identified above, distributed across the 173 instructional and administrative campuses included in this assessment. Charter Schools are not included in this report.

Summary 2019-20 to 2022-23

Category	2019-20	2020-21	2021-22	2022-23
Membership (No Charters)	74,540	70,621	68,044	68,003
Campuses	171	171	174	173
Area in SF (No Temps)	12,028,528	12,059,392	12,236,474	12,237,018
District FCI	18.1%	15.4%	13.4%	10.4%
Deficiency Value	\$ 549,916,109	\$ 477,559,640	\$ 483,402,583	\$ 498,568,977

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KEY FINDINGS

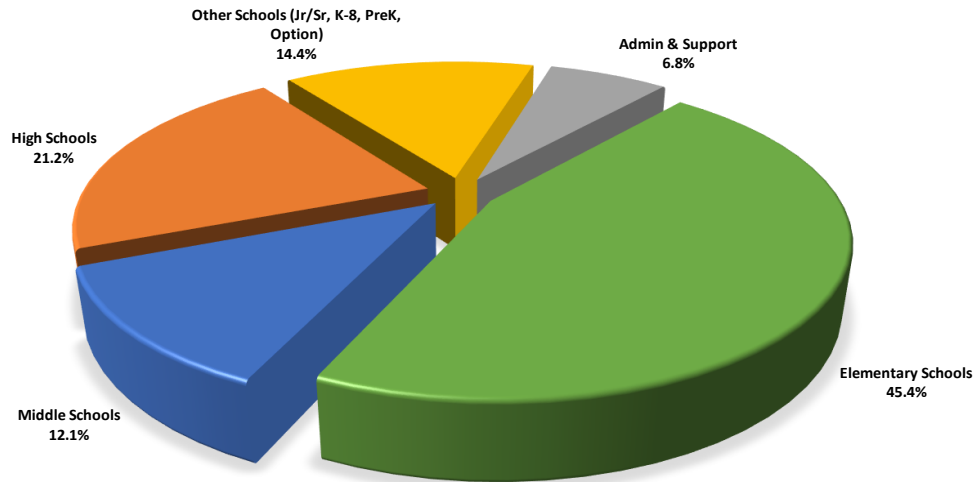
- The district portfolio includes 388 permanent buildings and cottages and 138 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between one and 167 years old. 31.63 percent of these buildings were built since 1990, 67.01 percent were constructed between 1950 and 1989, and 1.36 percent were constructed prior to 1950.
- There is 128,572 square feet of space contained in 130 portable buildings used as classrooms. In the last five years, 151 portable classroom buildings (160,879 sq.ft.) have been removed districtwide.
- Currently, cottage buildings comprise 0.3%, and transportable buildings comprise 1.1% of the district’s total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$498.6 million. Of that total, \$326.6 million are related to the general condition of the site and buildings, while \$171.9 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- Sixteen Articulation Areas show membership 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 twenty years, \$996.6 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 and site. The district-wide FCI for Jeffco Public Schools is currently 10.4%, down from 13.4% in 2021-22.

DISTRICT-WIDE HISTORIC TRACKING								
Year	2017-18 Pre H Bond	2018-19 H Bond Year 1	2019-20 H Bond Year 2	2020-21 H Bond Year 3	2021-22 H Bond Year 4	2022-23 H Bond Year 5	% Change from Previous Bond	% Change from Previous Year
FCI	20.4%	19.7%	18.1%	15.4%	13.4%	10.4%	-48.84%	-21.87%
% Utilization	80%	78%	77%	72%	69%	67%	-16.25%	-2.86%
Ed Adequacy	\$134,776,211	\$115,453,143	\$99,083,769	\$85,808,637	\$167,318,885	\$171,954,402	27.59%	2.77%
Condition Assmnt	\$588,177,919	\$580,255,317	\$549,916,109	\$477,559,640	\$483,402,583	\$498,568,977	-15.24%	3.14%

District-Wide Historic Tracking: Since 2017-18, the District has decreased its FCI a total of 48.84%. The District has increased its Educational Adequacy by 27.59% and decreased its Condition Assessment Needs by 15.24%. The percent Utilization is following membership trends, showing a decline. This chart will be expanded each year to show changes to facilities relative to the previous bond and the current H Bond. The identified Building Conditions and Educational Adequacies increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies, which have contributed to this.

2022-23 Facilities Condition Assessment—Summary of Findings

CURRENT DEFICIENCIES BY FACILITY TYPE



PROJECTED CAPACITY CHANGES

The following chart lists those schools that are anticipated to increase or decrease capacity for this-coming 2023-24 school year. These are known changes to the facilities that will occur after publication of this Summary of Findings and should be considered when reviewing the data within this publication.

2018 CIP Program - Fall/Winter 2023 Projects Adding or Modifying Capacity				
Facility	Articulation Area	Major Program Scope	2022 Current Permanent Capacity (Applied)	2023 Estimated Permanent Capacity (Applied)
Stober	Wheat Ridge	Addition	276	360
		Total	276	360

2022-23 Facilities Condition Assessment—Summary of Findings

SCHOOL CLOSURES, PROGRAM UPDATES, AND MOVES

- Building additions were opened during the 2022-23 school year at Alameda International Jr/Sr, D’Evelyn Jr/Sr, Jeffco Open, Powderhorn ES, Prospect Valley ES, Ralston Valley HS, & Standley Lake HS.
- Building replacements were completed at Marshdale ES & Prospect Valley ES.
- Allendale ES was closed for the 2021-22 school year & Fitzmorris ES was closed for the 2022-23 school year. Both of these facilities remain closed. The Allendale students were placed into Campbell ES and the Fitzmorris students were placed into Lawrence ES
- The following elementary schools were closed at the end of the 2022-23 school year as part of Regional Opportunities for Thriving Schools Phase I (ROFTS). Bergen Meadow ES is scheduled to close at the end of the 2023-24 school year.

Closing ES	Receiving ES	Closing ES	Receiving ES
Emory	Lasley	Glennon Heights	Belmar
Peck	Secrest	Parr	Little
Thomson	Swanson	Sheridan Green	Ryan
Campbell	Fremont/Vanderhoof	Witt	Lukas
Peiffer	Kendallvue	Vivian	Stober
Colorow	Powderhorn	Wilmore-Davis	Stevens
Green Mountain	Foothills	Kullerstrand	Prospect Valley
Molholm	Lumberg	Bergen Meadow	Bergen Valley (2024-25)

- Johnson Planetarium remains closed.
- Zerger Elementary is now vacant as Doral Academy of Colorado has moved into a new facility in 2023-24.
- New PreK programs will be added in the 2023-24 school year at Anderson ECE, Campbell ECE, Governor’s Ranch ES, Green Gables ES, Maple Grove ES, Marshdale ES, Meiklejohn ES, Powderhorn ES, Sierra ES, & Weber ES.
- The Anderson PreK building is housing PreK, the Irwin PreK building is housing the Jeffco Remote Learning Program and Jeffco Virtual, and the Litz PreK building is housing Early ED for the 2023-24 school year.

2022-23 Facilities Condition Assessment—Summary of Findings

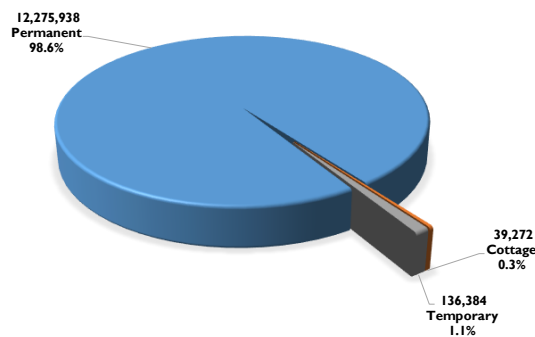
FACILITY PORTFOLIO

FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 12.4 million square feet of facilities on about 3,134 acres of real estate. The replacement value of the improvements is \$5.1 billion. Total replacement value includes values from both buildings and sites. This is a change from previous values that only included the buildings. This change was made to better capture full replacement values for full campuses. These facilities support a 2022-23 membership of 66,924 students (excluding charter schools, Jeffco Virtual, JRLP, Irwin PK, and Mountview). The inventory includes 15 high schools, two 7-12 schools, 17 middle schools, six K-8 schools, 87 elementary schools (includes one elementary school being used by a charter school and Maple Grove Cottages), one Pre-K center (Patterson Cottages), and 19 other educational campuses with alternative grade configurations. Nine administrative, four stadiums, five support, and six maintenance and transportation sites are also included in these figures. The following summary of facilities by campus type identifies the total count and area of permanent space versus temporary space. The district has 1.1 percent of its overall facility portfolio in temporary facilities, which is down from 1.4 percent from the previous year. The pie chart below represents the magnitude of difference between the quantity of permanent building square footage and temporary building square footage.

School/Facility Type	Campuses	Permanent Buildings		Cottage Buildings		Transportable Buildings	
		Count	Sq Ft	Count	Sq Ft	Count	Sq Ft
Pre-K Centers	1			4	13,820		
Elementary Schools	87	129	4,275,629	2	6,818	88	82,991
K-8 Schools	6	7	475,277			1	1,008
Middle Schools	17	36	1,921,361			5	5,880
7-12 Schools	2	6	348,775				
High Schools	15	36	3,426,559			9	9,227
Districtwide / Option	19	99	1,099,518	2	6,790	27	29,466
Stadiums	4	22	33,659			2	1,920
Administrative	9	22	497,796	4	11,844	2	2,000
Support	5	6	6,990				
Maintenance and Transportation	6	12	140,811			4	3,892
Decommissioned	1	1	3,098				
Total	172	376	12,229,472	12	39,272	138	136,384
			98.6%		0.3%		1.1%

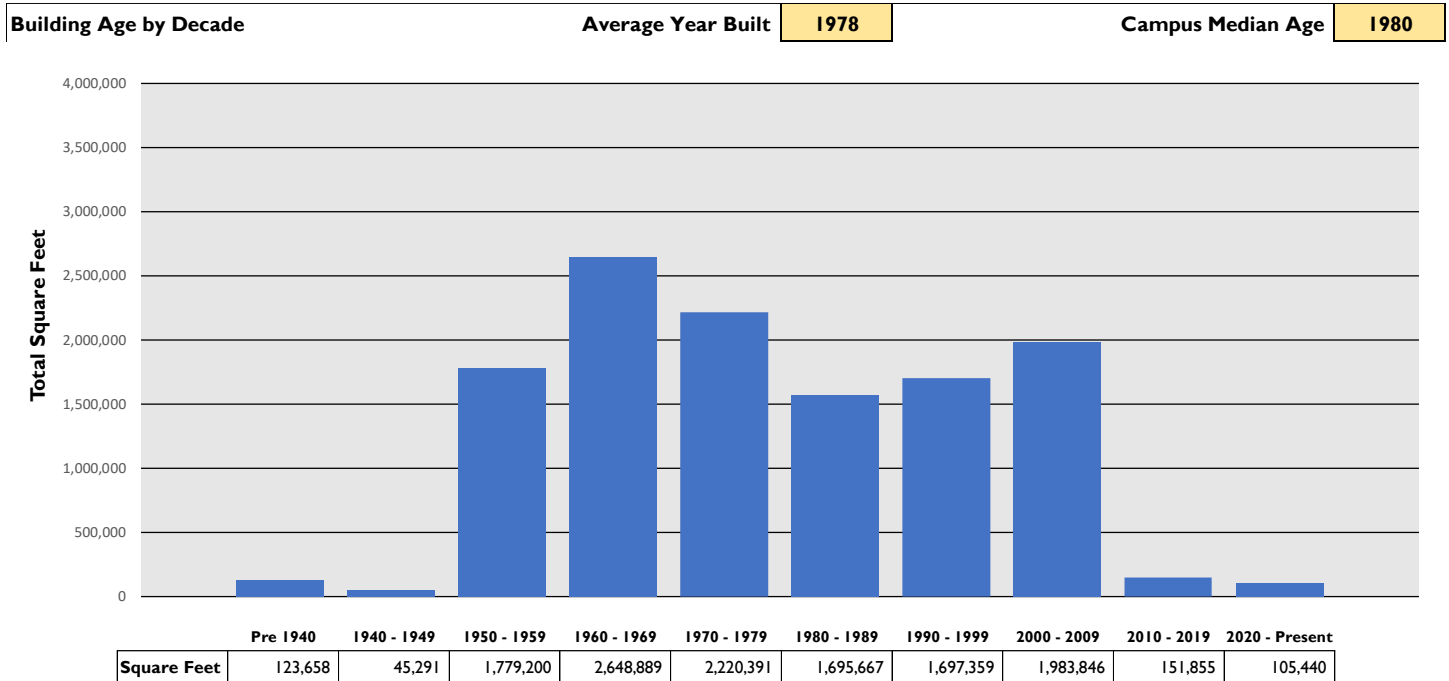
Permanent vs. Temporary Space



2022-23 Facilities Condition Assessment—Summary of Findings

BUILDING AGE

Of the 12.2 million square feet of permanent building space, the majority of the district’s portfolio was constructed between 1950 and 2009. 31.63% of the district’s portfolio has been built since 1990, 67.01% was built between 1950 and 1989, and 1.36% 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. The following chart depicts the original age of each building and, in most cases, may not include additions made to a building over the course of several years. The chart is organized by decade.



SQUARE FEET PER STUDENT

At Jeffco Public Schools, there are 144 academic facilities with 11.7 million square feet of permanent educational building space housing 66,924 students (not including charter schools, Jeffco Virtual, JRLP, or Mountview). This averages out to 173 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 SF	SF/Student	
Pre-K Centers	Pre-K	1	74	13,820	187	
Elementary Schools	ES	85	26,217	4,365,437	167	
K-8 Schools	K-8	6	3,325	476,285	143	
Middle Schools	MS	17	10,728	1,927,241	180	
7-12 Schools	Jr/Sr	2	1,674	348,775	208	
High Schools	HS	15	20,070	3,435,786	171	
Districtwide / Option	DW / Option	18	4,836	1,135,774	235	
Total		144	66,924	11,703,117	175	

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EDUCATIONAL ADEQUACY

Educational Adequacy is 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 previous eight categories have been consolidated into the current five categories in order to combine similar categories and to better focus on critical program needs. Some deficiencies previously identified under maintenance and renewal categories have been included within these five Educational Adequacy categories.

FIVE 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 five major categories:

CAPACITY: Adequate space to support the existing or proposed number of students in a school or individual spaces.

PROGRAM AND INSTRUCTIONAL SUPPORT: Necessary educational program support to include adequately designed spaces and correct spatial adjacencies, support spaces, etc. (items such as marker and tack boards, FFE, storage, sinks, demo tables, storage rooms, playgrounds, play fields, restrooms within classroom areas, etc.)

EDUCATIONAL TECHNOLOGY: Necessary building infrastructure and supporting devices to support various educational programs.

SAFETY AND SECURITY: Adequate site and building access control and monitoring (secured entrances, security offices, cameras, motion detection, etc.)

LEARNING ENVIRONMENT: Adequate circulation, fire safety, HVAC, acoustics, lighting, etc. (warm, safe, and dry), including maintenance and custodial support.

These five 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 five 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.

2022-23 Facilities Condition Assessment—Summary of Findings

The following chart compares the costs associated with the five educational adequacy categories among the different school types. The total correctable educational adequacy costs are \$171.9 million. The identified Educational Adequacies increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies have contributed to this. This figure includes furniture, fixtures, and equipment (FFE). 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	HS	7-12	Districtwide / Option	Other	
Capacity		\$ 55,743			\$ 240,959				\$ 296,702
Program and Instructional Support	\$ 54,125	\$ 17,357,178	\$ 2,724,940	\$ 4,715,003	\$ 12,640,434	\$ 581,265	\$ 4,028,547	\$ 632,310	\$ 42,733,802
Educational Technology	\$ -	\$ 2,198,153	\$ 70,528	\$ 349,474	\$ 141,057	\$ 70,528	\$ 141,057	\$ 416,834	\$ 3,387,632
Safety and Security	\$ 78,150	\$ 1,814,706	\$ 437,946	\$ 1,556,625	\$ 1,497,471		\$ 802,147	\$ 89,032	\$ 6,276,078
Learning Environment	\$ 1,203,267	\$ 61,617,598	\$ 3,017,583	\$ 12,489,835	\$ 23,979,702	\$ 2,808,083	\$ 8,463,888	\$ 5,680,234	\$ 119,260,189
Total	\$ 1,335,542	\$ 83,043,379	\$ 6,250,998	\$ 19,110,937	\$ 38,499,623	\$ 3,459,876	\$ 13,435,639	\$ 6,818,410	\$ 171,954,402

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is nearly 35 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 and Technical Guidelines.

EDUCATIONAL ADEQUACY ASSESSMENT

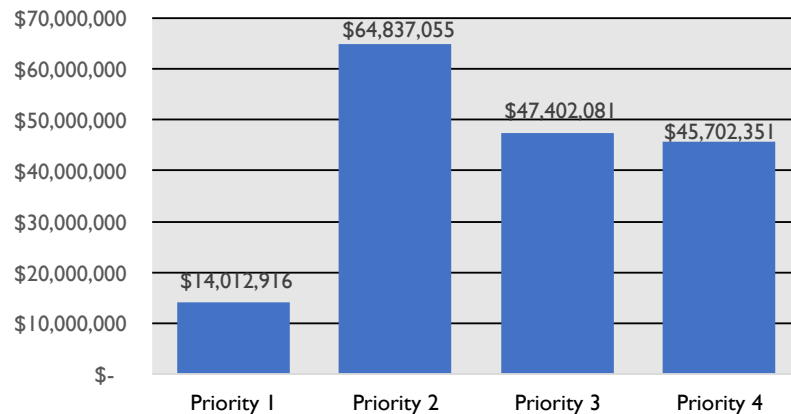
Educational adequacy assessments include school capacities, program and instructional support, educational technology, safety and security, and learning environment. Each of these factors has an impact on how well the spaces support the various educational programs within a school. Facilities publishes Educational Specifications that define infrastructure and space needs to support all programs; assessments are compared to the Educational Specifications and deficiencies identified. Jeffco Public Schools currently has \$171.9 million in identified educational adequacy items.

2022-23 Facilities Condition Assessment—Summary of Findings

Districtwide Crosstab by Priority by Educational Adequacy Category

Building System	Facility Condition Assessment Priority				Total
	Priority 1	Priority 2	Priority 3	Priority 4	
Capacity			\$ 296,702		\$ 296,702
Program and Instructional Support	\$ 13,666	\$ 558,357	\$ 5,727,850	\$ 36,433,928	\$ 42,733,802
Educational Technology		\$ -		\$ 3,387,632	\$ 3,387,632
Safety and Security	\$ 104,815	\$ 2,899,865	\$ 1,750,108	\$ 1,521,289	\$ 6,276,078
Learning Environment	\$ 13,894,435	\$ 61,378,833	\$ 39,627,420	\$ 4,359,501	\$ 119,260,189
Total	\$ 14,012,916	\$ 64,837,055	\$ 47,402,081	\$ 45,702,351	\$ 171,954,402

Total Cost by Priority



BUILDING CONDITION ASSESSMENT

This most recent Summary of Findings publication was first developed in 2009-2010 as an objective and comprehensive evaluation of the district's real estate portfolio.

The original database created in 2009-2010 was replaced in 2021-22 to more accurately track deficiency status and costs; the new database is used in this year's publication. Each year approximately 1/3 of the facilities in the district are assessed. Deficiency information obtained during these assessments are entered into the database and costs are established using industry standard RSMeans Cost Databases as published by Gordian.

COST BASIS AND REPLACEMENT COST MODELS

For planning and budgeting purposes, the RSMeans Cost Databases as published by Gordian are used to price identified deficiencies. The cost models are adjusted annually for inflation and other industry changes such as supply-chain issues, transportation of products and materials, etc. The pricing also incorporates Soft Costs, which are costs such as general contractor overhead and profit, permits, testing, surveying, professional design fees, administrative costs, construction and design contingencies, and other fees not directly associated with construction.

All costs shown are estimates and should only be used for budgeting purposes only. Actual costs will be obtained during the procurement process.

2022-23 Facilities Condition Assessment—Summary of Findings

IMPROVEMENT PRIORITY LEVELS

All identified deficiencies are prioritized according to potential criticality to keep the building operational and to support programs.

PRIORITY 1: Potentially Critical Building and Site Impact:

Critical Systems Failure. Significant physical damage or closure of school as a result of failure (Roofing, boilers, water heaters, etc.).

PRIORITY 2: Potentially Significant Building and Site Impact:

Code and ADA, secondary building systems failure. Impact on the use of building and site, but campus can remain operational. Utility cost savings (Chillers, Educational Technology, access control, site lighting, etc. partial interior HVAC, lighting and power).

PRIORITY 3: Program Inadequacies and Potentially Some Building and Site Impact:

Additions, direct program support, site and field improvements, major renovations, etc. (Capacity, marker and tack boards, sink, irrigation, FF&E, etc.).

PRIORITY 4: Program Enhancements and Minor Building and Site Impact:

Secondary program support, temporary building removal, minor renovations, etc. (Door Hardware, Casework, signage, specialties, finishes, carpeting, painting, etc.).

BUILDING SYSTEMS

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	Educational Technology
Exterior	Plumbing	Stairs and Elevators
Structure	Electrical	Specialties

2022-23 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

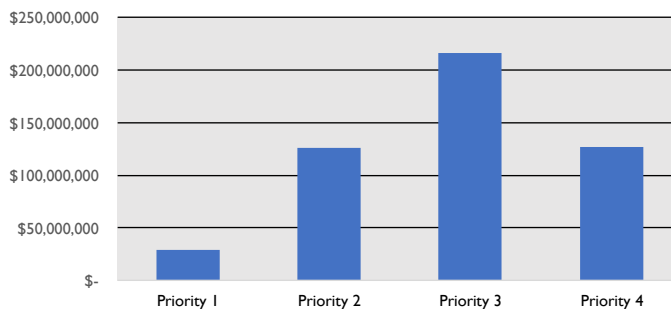
Building System	Facility Condition Assessment Priority				Total
	Priority 1	Priority 2	Priority 3	Priority 4	
Site	\$ 653,556	\$ 4,142,753	\$ 54,715,917	\$ 18,109,338	\$ 77,621,564
Roofing	\$ 12,549,840	\$ 4,716,849	\$ 11,766,857	\$ 222,145	\$ 29,255,691
Structure	\$ 192,510	\$ 741,295	\$ 1,006,092	\$ 216,891	\$ 2,156,788
Exterior	\$ 420,600	\$ 9,842,249	\$ 1,509,035	\$ 2,969,055	\$ 14,740,939
Interior	\$ 282,989	\$ 2,443,999	\$ 47,771,677	\$ 68,009,332	\$ 118,507,996
HVAC	\$ 10,133,298	\$ 87,485,945	\$ 42,902,825	\$ 6,124,946	\$ 146,647,014
Electrical	\$ 2,098,317	\$ 11,216,349	\$ 42,907,150	\$ 3,276,095	\$ 59,497,911
Plumbing	\$ 1,130,434	\$ 2,976,977	\$ 4,464,391	\$ 4,438,045	\$ 13,009,846
Fire and Life Safety	\$ 523,515	\$ 90,799	\$ 1,405,981	\$ 8,157	\$ 2,028,451
Educational Technology	\$ 83,513		\$ 110,845		\$ 194,359
Stairs and Elevators	\$ 71,318		\$ 40,659	\$ 3,203,092	\$ 3,315,069
Specialties	\$ 424,261	\$ 681,896	\$ 4,842,608	\$ 20,181,584	\$ 26,130,349
Other	\$ 77,435	\$ 1,674,482	\$ 3,217,966	\$ 493,117	\$ 5,462,999
Total	\$ 28,641,586	\$ 126,013,591	\$ 216,662,003	\$ 127,251,796	\$ 498,568,977

The chart below 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.

Campuswide Renovation Cost by Priority

Type	Priority 1	Priority 2	Priority 3	Priority 4	Total
Schools					
Pre-K	\$ 506,567	\$ 1,116,416	\$ 310,676	\$ 176,761	\$ 2,110,420
ES	\$ 12,471,729	\$ 65,130,013	\$ 89,082,121	\$ 59,909,476	\$ 226,593,339
K-8	\$ 941,124	\$ 2,779,371	\$ 6,734,186	\$ 4,296,283	\$ 14,750,964
MS	\$ 1,677,864	\$ 10,399,592	\$ 32,523,522	\$ 15,923,406	\$ 60,524,384
7-12	\$ 670,424	\$ 1,718,128	\$ 3,965,177	\$ 2,094,619	\$ 8,448,348
HS	\$ 5,394,241	\$ 23,169,649	\$ 51,312,171	\$ 25,870,575	\$ 105,746,637
Districtwide / Option	\$ 2,241,641	\$ 12,027,089	\$ 20,024,762	\$ 11,989,205	\$ 46,282,698
Total Schools	\$ 23,903,590	\$ 116,340,258	\$ 203,952,615	\$ 120,260,326	\$ 464,456,789
Other District Facilities					
Admin	\$ 716,189	\$ 5,450,444	\$ 5,582,497	\$ 4,191,566	\$ 15,940,696
Maintenance - Transportation	\$ 3,718,044	\$ 1,665,302	\$ 708,864	\$ 1,243,093	\$ 7,335,303
Stadia	\$ 299,539	\$ 1,729,427	\$ 5,775,431	\$ 1,182,760	\$ 8,987,157
Support	\$ 4,224	\$ 501,274	\$ 585,855	\$ 318,660	\$ 1,410,012
Decommissioned		\$ 326,887	\$ 56,742	\$ 55,391	\$ 439,020
Total Other Facilities	\$ 4,737,996	\$ 9,673,334	\$ 12,709,388	\$ 6,991,470	\$ 34,112,188
Grand Total	\$ 28,641,586	\$ 126,013,591	\$ 216,662,003	\$ 127,251,796	\$ 498,568,977

Campus Wide Renovation Cost by Priority



2022-23 Facilities Condition Assessment—Summary of Findings

FACILITY CONDITION INDEX

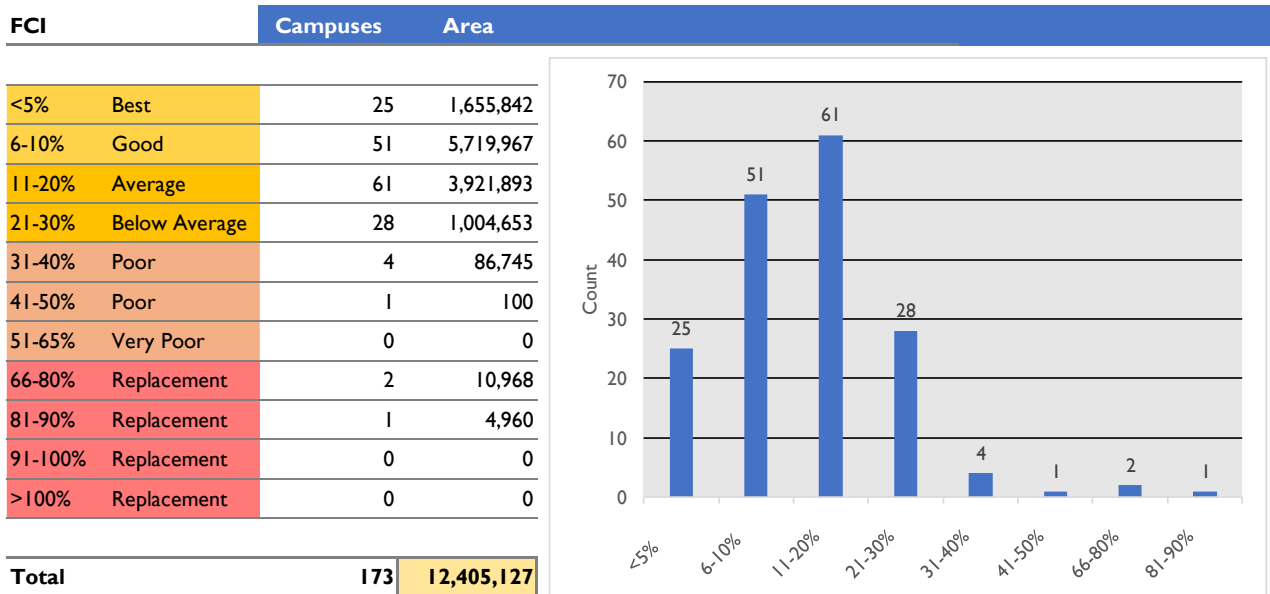
The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a facility portfolio. The index is derived by dividing the total repair cost, including educational adequacy and site-related repairs, 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:

At Jeffco Public Schools, the total current deficiencies district-wide equal \$498.6 million, while the overall portfolio replacement value is estimated to be \$5.1 billion. As a result, the district-wide FCI is 10.4 percent and is considered to reflect district-wide facilities in average condition for a large urban district.

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

A campus-level FCI encompasses the real estate and the combination of all structures belonging to that campus. The next chart shows that 3 campuses fall in a range above 65 percent.. The following chart summarizes the FCI.

Districtwide Facility Condition Index (FCI) by Site Location



Facilities Greater than 65% FCI with Reasons for High FCI

- Conifer Wastewater Treatment Plant - process infrastructure
- Shop Facility for Zones 1 & 2 at North Arvada Middle School - temporary buildings
- Long View HS - temporary buildings

2022-23 Facilities Condition Assessment—Summary of Findings

ASSESSMENT CATEGORIES

In order to better define and track assessment types, deficiencies are separated into 8 categories:

DEFERRED MAINTENANCE: Deficiencies related to major building system support items that have reached their useful life. Replacement of building systems related to general use of the building (i.e. windows, doors, carpeting, finishes, etc.)

EDUCATIONAL ADEQUACY: Deficiencies that directly or indirectly affect educational program support.

CAPITAL RENEWAL: Replacement of comprehensive building systems (i.e. roofing, boilers, chillers, HVAC, electrical, etc.) that have exceeded their useful life.

CAPITAL IMPROVEMENT AND NEW CONSTRUCTION: New facilities, additions, or supporting structures. Improvements necessary to enhance systems and/or support efficient use of a system or facility.

CODE AND ADA COMPLIANCE: Systems or items not in conformance with currently adopted Codes and ADA Standards.

ENVIRONMENTAL: Systems or components related to hazardous materials, storm water control and detention, storm water quality, lead paint removal, etc.

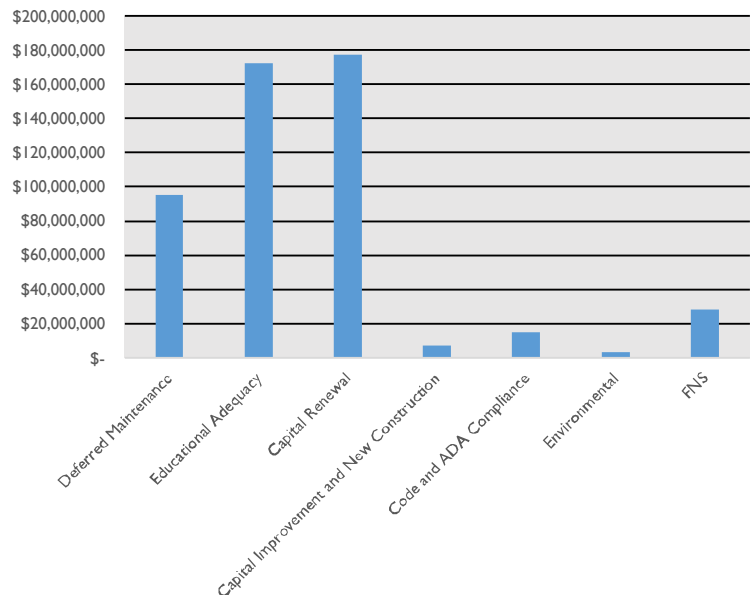
FNS: Food and Nutrition Services commercial kitchen equipment that require replacement or have exceeded their useful life.

FFE: Classroom, administration, library, cafeteria, and other furniture that require replacement or have exceeded their useful life. FFE is included in the Educational Adequacy category in this report.

The following chart describes the total cost by category of Jeffco Public Schools’ facilities. The capital renewal category tops the list at \$177 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 \$172.1 million.

Districtwide by Category

Assessment Categories	Total	% of Total
Deferred Maintenance	\$ 95,288,583	19.11%
Educational Adequacy (Includes FFE)	\$ 172,116,777	34.52%
Capital Renewal	\$ 177,005,596	35.50%
Capital Improvement and New Construction	\$ 7,370,548	1.48%
Code and ADA Compliance	\$ 15,106,695	3.03%
Environmental	\$ 3,486,524	0.70%
FNS	\$ 28,194,254	5.66%
Total	\$ 498,568,977	100.00%



2022-23 Facilities Condition Assessment—Summary of Findings

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 9 industry-standard building systems, with multiple subsystems and subsystem types. The 9 systems include:

Exterior	Structure	Stairs and Elevators
Interior	Plumbing	Fire Life Safety
HVAC	Electrical	Roof

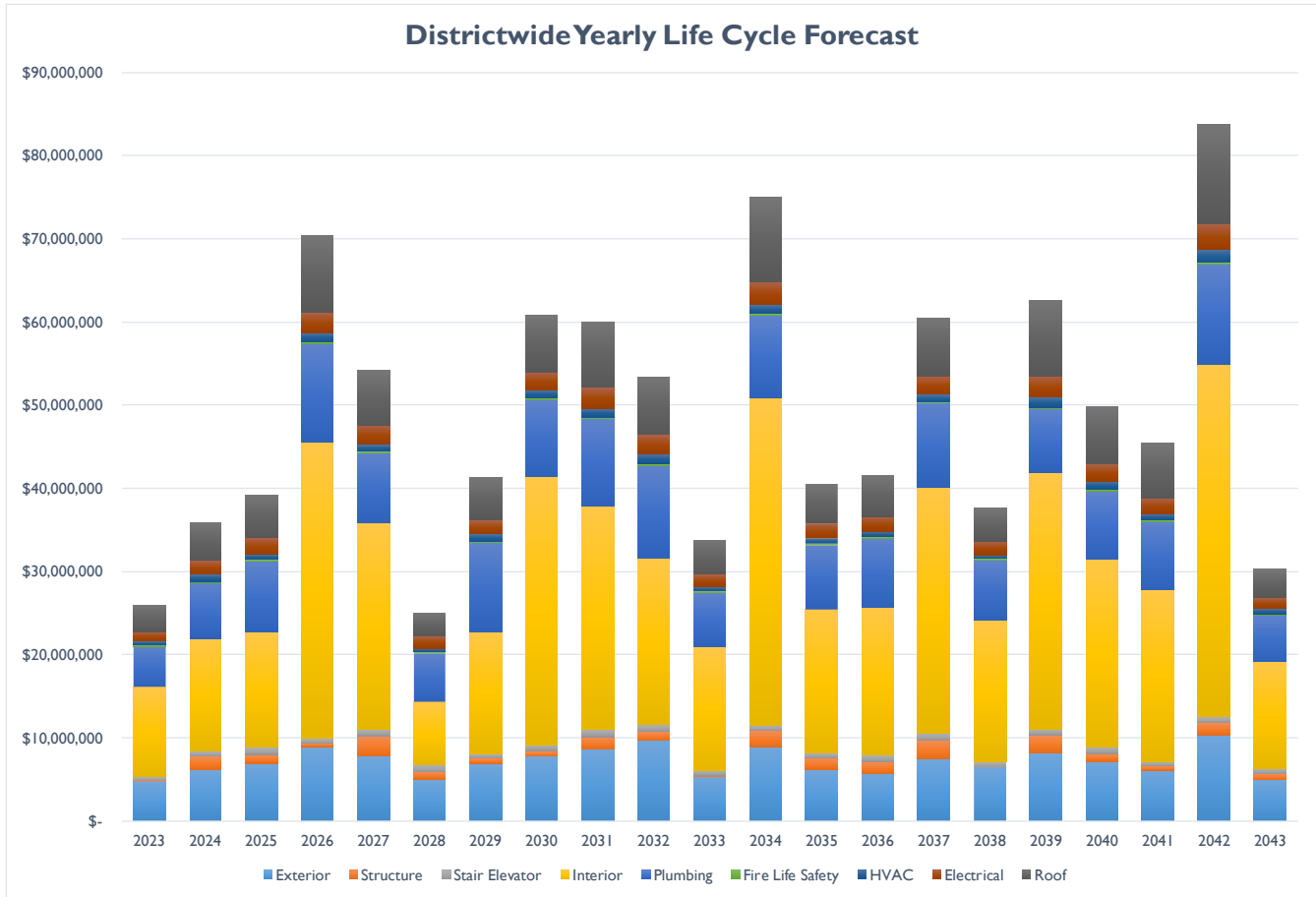
This year, Jeffco Public Schools used a modified RS Means Sustainment Model, which is based on the Uniformat Model. This modified model takes into account price de-escalation and is scaled to original construction costs rather than gross square footage.

Currently, district deficiencies total \$498.6 million with another \$996.6 million projected in new life cycle needs over the next twenty years. The following charts depict the next twenty years’ life cycle renewal forecast allocated across each of the nine building systems. The table is broken down into five-year increments. As systems or equipment reach the end of their life cycles, their conditions are assessed and deficiencies may be created. Currently identified deficiencies are not included.

Districtwide 5-Year Increment Life Cycle Forecast

Building System	Life Cycle Forecast Year Range				Total
	2023-27	2028-32	2033-37	2038-42	
Exterior	\$ 34,637,160	\$ 38,208,413	\$ 33,634,088	\$ 38,400,529	\$ 144,880,191
Structure	\$ 5,699,150	\$ 4,595,281	\$ 7,111,195	\$ 4,981,753	\$ 22,387,378
Stairs and Elevators	\$ 3,298,691	\$ 3,735,913	\$ 3,460,363	\$ 3,440,700	\$ 13,935,667
Interior	\$ 98,644,536	\$ 101,618,880	\$ 118,865,010	\$ 133,490,317	\$ 452,618,743
Plumbing/HVAC	\$ 44,162,048	\$ 51,642,740	\$ 46,456,486	\$ 48,189,701	\$ 190,450,975
Fire Life Safety	\$ 866,144	\$ 1,035,750	\$ 842,991	\$ 962,428	\$ 3,707,312
Electrical	\$ 9,652,129	\$ 10,134,237	\$ 10,006,328	\$ 11,256,072	\$ 41,048,767
Roof	\$ 28,692,332	\$ 29,488,921	\$ 30,981,679	\$ 38,426,149	\$ 127,589,082
Total	\$ 225,652,190	\$ 240,460,135	\$ 251,358,140	\$ 279,147,648	\$ 996,618,114

2022-23 Facilities Condition Assessment—Summary of Findings



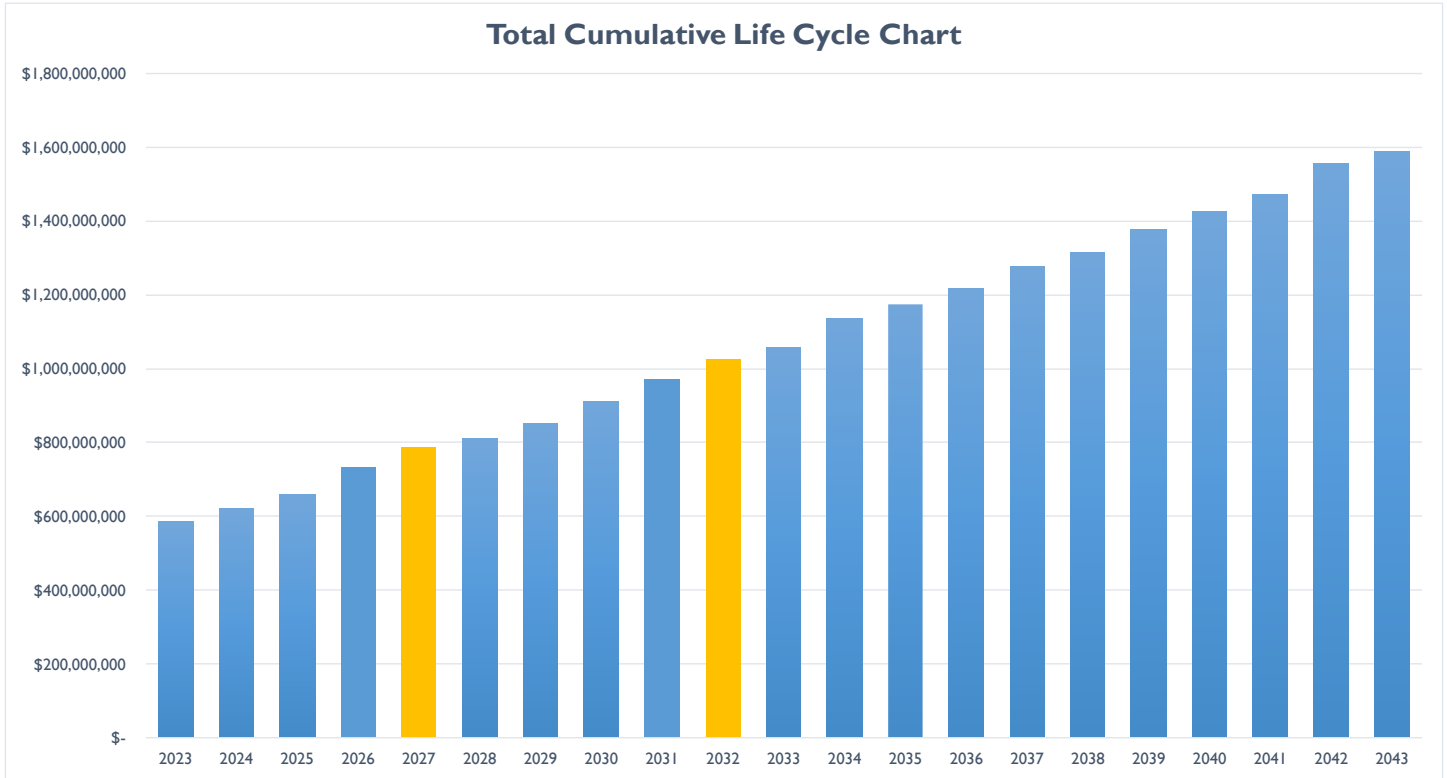
CURRENT DEFICIENCIES AND LIFE CYCLE FORECAST

The following chart shows the total life cycle forecast by building type, broken into 10-year increments over the next 20 years. This includes all life cycle costs accumulated since the original construction of the building.

Districtwide 10-Year Increment Life Cycle Forecast			
System	2032	2042	Total
Elementary Schools (K-5)			
Life Cycle Renewal Forecast	\$ 279,885,112	\$ 313,912,085	\$ 593,797,197
Middle Schools (6-8, K-8)			
Life Cycle Renewal Forecast	\$ 98,184,505	\$ 94,276,842	\$ 192,461,348
High Schools (9-12, 7-12)			
Life Cycle Renewal Forecast	\$ 52,204,666	\$ 94,668,982	\$ 146,873,648
Support			
Life Cycle Renewal Forecast	\$ 35,838,042	\$ 27,647,880	\$ 63,485,921
Total Need	\$ 466,112,325	\$ 530,505,788	\$ 996,618,114

2022-23 Facilities Condition Assessment—Summary of Findings

The following chart shows the life cycle visually over the next 20 years. This is a cumulative aggregate of costs with no rejuvenation being put into the buildings through projects. It includes all costs accumulated since the original construction of the buildings.



Combining the current need with the next twenty years of anticipated life cycle renewal forecast, the district can anticipate \$1.495 billion in facility-related improvements. These figures exclude any expansion for classroom additions or new construction for additional membership growth or consolidation. The five-year and ten-year totals are highlighted, as these are typical planning horizons for districts the size of Jeffco Public Schools.

2022-23 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 age, 2021 -22 membership, square feet area, identified total deficiencies, and Facility Condition Index, and a ten-year life cycle renewal projection.

Jeffco Assessment Summary by Articulation Area					
Campus Name	Age	Permanent Square Feet	Facility Condition		20-Year Life Cycle
			Cost	FCI	Forecast
Alameda					
Deane Elementary School	1954	46,118	\$ 3,893,828	22.8%	\$ 4,518,432
Emory Elementary School	1994	107,786	\$ 4,131,771	10.3%	\$ 6,714,697
Lasley Elementary School	1961	66,927	\$ 2,282,336	9.6%	\$ 5,603,676
Patterson International School	1964	46,567	\$ 3,291,276	18.7%	\$ 7,618,616
Patterson Cottages	1965	13,820	\$ 1,180,454	30.7%	\$ -
Rose Stein International Elementary School	1954	47,094	\$ 4,245,568	23.9%	\$ 11,643,927
Alameda International Jr-Sr High School	1961	262,863	\$ 4,400,441	6.0%	\$ 4,545,857
			\$ 23,425,675		\$ 40,645,204
Arvada					
Fitzmorris Elementary School	1960	49,860	\$ 2,100,851	10.3%	\$ 3,182,812
Hackberry Hill Elementary School	1966	52,414	\$ 2,627,585	14.2%	\$ 6,454,712
Lawrence Elementary School	1996	47,139	\$ 1,625,047	10.3%	\$ 9,151,875
Peck Elementary School	1966	42,834	\$ 2,541,151	16.3%	\$ 5,743,078
Secrest Elementary School	1955	46,373	\$ 2,238,823	13.3%	\$ 4,105,707
Swanson Elementary School	1964	54,462	\$ 4,906,717	25.1%	\$ 7,347,328
Thomson Elementary School	1973	48,832	\$ 937,405	5.2%	\$ 7,347,328
Arvada K-8	1952	115,750	\$ 6,105,432	14.6%	\$ 2,131,477
North Arvada Middle School	1962	112,812	\$ 4,112,942	9.6%	\$ 5,727,288
Arvada High School	1971	245,431	\$ 8,732,983	10.2%	\$ 2,942,245
			\$ 35,928,936		\$ 54,133,850
Arvada West					
Allendale Elementary School	1964	40,644	\$ 1,938,896	12.4%	\$ 9,018,896
Campbell Elementary School	1964	43,487	\$ 1,998,269	12.6%	\$ 4,379,373
Fairmount Elementary School	1962	65,146	\$ 5,613,880	23.4%	\$ 10,391,031
Fremont Elementary School	1953	45,920	\$ 3,419,883	20.1%	\$ 2,425,796
Stott Elementary School	1972	45,525	\$ 3,006,369	17.5%	\$ 7,338,462
Vanderhoof Elementary School	1969	44,082	\$ 4,358,112	26.6%	\$ 6,860,665
Drake Middle School	1962	129,098	\$ 3,396,474	7.2%	\$ 7,517,753
Arvada West High School	2003	237,053	\$ 5,213,865	6.3%	\$ 4,076,990
			\$ 28,945,750		\$ 52,008,965
Bear Creek					
Green Gables Elementary School	1969	36,358	\$ 3,447,973	24.3%	\$ 9,010,676
Kendallvue Elementary School	1982	44,845	\$ 3,176,023	17.3%	\$ 6,506,054
Kendrick Lakes Elementary School	2020	58,511	\$ 2,706	0.0%	\$ 5,733,075
Peiffer Elementary School	1973	44,016	\$ 2,797,112	16.4%	\$ 7,757,301
Red Rocks Elementary School	1955	28,130	\$ 2,690,462	17.4%	\$ 3,758,470
Westgate Elementary School	1972	51,207	\$ 3,084,397	18.5%	\$ 7,286,514
Bear Creek K-8 School	2008	122,367	\$ 1,797,599	4.2%	\$ 8,877,994
Carmody Middle School	1965	99,694	\$ 3,598,026	9.3%	\$ 4,508,704
Bear Creek High School	2008	255,560	\$ 4,819,336	5.6%	\$ 6,293,642
			\$ 25,413,635		\$ 59,732,430

2022-23 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area					
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI	20-Year Life Cycle Forecast
Chatfield					
Coronado Elementary School	1987	45,456	\$ 2,008,213	11.5%	\$ 12,620,710
Mortensen Elementary School	1994	52,158	\$ 2,105,450	10.8%	\$ 7,903,686
Shaffer Elementary School	1998	53,368	\$ 1,618,714	8.2%	\$ 9,045,457
Stony Creek Elementary School	1983	44,657	\$ 2,482,598	13.6%	\$ 6,973,992
Ute Meadows Elementary School	1987	45,239	\$ 2,845,025	16.1%	\$ 8,717,885
Bradford K-8 North	1994	46,070	\$ 2,393,330	11.2%	\$ 8,077,189
Bradford K-8 South	1990	47,775	\$ 1,573,228	8.3%	\$ 10,243,620
Deer Creek Middle School	1980	120,277	\$ 3,640,052	8.1%	\$ 7,335,130
Falcon Bluffs Middle School	2003	113,572	\$ 1,987,917	4.9%	\$ 8,371,919
Chatfield High School	1986	272,641	\$ 5,866,626	6.1%	\$ 4,212,162
			\$ 26,521,154		\$ 83,501,750
Columbine					
Columbine Hills Elementary School	1964	46,932	\$ 3,031,809	17.3%	\$ 7,490,326
Dutch Creek Elementary School	1973	49,780	\$ 3,981,897	23.0%	\$ 8,124,112
Governor's Ranch Elementary School	1987	45,880	\$ 2,777,960	15.6%	\$ 7,903,686
Leawood Elementary School	1972	48,383	\$ 2,768,067	14.8%	\$ 7,322,222
Normandy Elementary School	1970	55,702	\$ 3,741,945	18.4%	\$ 10,181,639
Ken Caryl Middle School	1970	102,014	\$ 4,463,355	11.8%	\$ 9,721,359
Columbine High School	1973	256,560	\$ 8,245,952	9.3%	\$ 3,255,420
			\$ 29,010,984		\$ 53,998,765
Conifer					
Elk Creek Elementary School	1989	50,111	\$ 2,227,262	10.9%	\$ 9,522,759
Marshdale Elementary School	2022	44,120	\$ -	0.0%	\$ 5,849,656
West Jefferson Elementary School	2001	48,100	\$ 925,949	4.6%	\$ 10,175,723
West Jefferson Middle School	1974	104,164	\$ 4,766,300	10.4%	\$ 7,906,341
Conifer High School	1996	192,498	\$ 7,335,270	8.2%	\$ 2,942,245
			\$ 15,254,781		\$ 36,396,724
Dakota Ridge					
Blue Heron Elementary School	2002	55,083	\$ 2,151,603	10.9%	\$ 10,721,374
Colorow Elementary School	1977	43,913	\$ 3,488,943	20.7%	\$ 7,760,179
Mount Carbon Elementary School	1996	51,928	\$ 2,085,943	11.0%	\$ 9,036,096
Powderhorn Elementary School	1994	62,386	\$ 2,493,271	11.1%	\$ 8,035,884
Westridge Elementary School	1987	47,105	\$ 1,708,902	9.2%	\$ 9,849,172
Summit Ridge Middle School	1994	133,872	\$ 4,289,428	8.7%	\$ 8,539,808
Dakota Ridge High School	1996	228,448	\$ 4,013,757	4.7%	\$ 6,038,692
			\$ 20,231,846		\$ 59,981,205

2022-23 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area					
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI	20-Year Life Cycle Forecast
Evergreen					
Bergen Meadow Elementary School	1970	50,555	\$ 3,106,486	15.6%	\$ 5,201,466
Bergen Valley Elementary School	1997	42,281	\$ 947,726	5.1%	\$ 9,661,022
Parmalee Elementary School	1963	37,239	\$ 1,657,288	10.8%	\$ 8,451,164
Wilmot Elementary School	1877	56,727	\$ 1,481,291	6.3%	\$ 9,517,741
Evergreen Middle School	1969	108,984	\$ 2,589,074	6.2%	\$ 7,558,192
Evergreen High School	1954	209,127	\$ 4,903,098	6.6%	\$ 2,914,695
			\$ 14,684,964		\$ 43,304,281
Golden					
Kyffin Elementary School	1972	49,472	\$ 1,895,251	10.4%	\$ 9,700,307
Mitchell Elementary School	1997	53,034	\$ 1,882,741	9.8%	\$ 9,758,929
Ralston Elementary School	1955	51,304	\$ 1,180,010	6.2%	\$ 8,694,236
Shelton Elementary School	1998	53,530	\$ 3,341,936	16.6%	\$ 7,950,454
Welchester Elementary School	1961	42,093	\$ 1,722,442	10.7%	\$ 8,121,126
Bell Middle School	1964	135,762	\$ 4,839,309	9.7%	\$ 7,841,740
Golden High School	2008	186,972	\$ 4,342,239	6.5%	\$ 2,942,245
			\$ 19,203,928		\$ 55,009,037
Green Mountain					
Devinny Elementary School	1964	52,618	\$ 1,831,938	9.6%	\$ 7,359,484
Foothills Elementary School	1970	39,635	\$ 1,494,068	9.6%	\$ 10,941,549
Green Mountain Elementary School	1962	40,276	\$ 2,510,756	16.7%	\$ 6,059,215
Hutchinson Elementary School	1973	44,400	\$ 3,038,577	17.8%	\$ 8,617,268
Rooney Ranch Elementary School	1994	53,635	\$ 1,960,722	10.1%	\$ 10,175,723
Dunstan Middle School	2006	137,501	\$ 2,013,903	4.1%	\$ 10,644,901
Green Mountain High School	1973	206,132	\$ 5,872,264	7.8%	\$ 4,547,862
			\$ 18,722,228		\$ 58,346,001
Jefferson					
Edgewater Elementary School	1949	45,204	\$ 1,694,566	11.1%	\$ 3,490,044
Lumberg Elementary School	1955	49,049	\$ 1,950,761	8.7%	\$ 6,313,666
Molholm Elementary School	1954	46,524	\$ 6,555,797	37.4%	\$ 5,443,998
Jefferson Jr-Sr High School	1959	136,796	\$ 4,047,906	8.5%	\$ 4,488,549
			\$ 14,249,030		\$ 19,736,257
Lakewood					
Belmar School of Integrated Arts	1961	40,183	\$ 1,221,020	7.6%	\$ 4,840,186
Eiber Elementary School	1955	51,512	\$ 2,427,128	12.9%	\$ 10,296,542
Glennon Heights Elementary School	1957	34,702	\$ 2,278,166	17.5%	\$ 3,240,765
Slater Elementary School	1953	45,160	\$ 4,541,775	26.4%	\$ 3,760,901
South Lakewood Elementary School	1995	51,794	\$ 2,618,620	15.0%	\$ 7,903,686
Creighton Middle School	1962	133,165	\$ 4,263,219	8.3%	\$ 9,530,359
Lakewood High School	1958	248,133	\$ 6,838,201	8.1%	\$ 3,558,135
			\$ 24,188,129		\$ 43,130,575

2022-23 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area					
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI	20-Year Life Cycle Forecast
Pomona					
Little Elementary School	1973	40,712	\$ 3,455,247	22.6%	\$ 10,181,639
Parr Elementary School	1969	33,602	\$ 3,739,019	25.4%	\$ 6,799,277
Warder Elementary School	1973	41,934	\$ 3,093,290	19.5%	\$ 7,322,222
Weber Elementary School	1972	51,052	\$ 3,234,544	17.3%	\$ 10,892,745
Zerger Elementary School (Doral Academy)	1977	43,563	\$ 2,509,673	15.6%	\$ 4,358,856
Moore Middle School	1978	83,756	\$ 3,706,372	11.7%	\$ 8,551,694
Pomona High School	1973	203,004	\$ 8,722,903	11.7%	\$ 5,035,351
*Doral Academy leasing Zerger ES			\$ 28,461,047		\$ 53,141,785
Ralston Valley					
Meiklejohn Elementary School	2006	69,795	\$ 1,624,583	6.9%	\$ 11,012,175
Sierra Elementary School	2009	69,882	\$ 706,350	2.9%	\$ 7,903,686
Van Arsdale Elementary School	1994	50,511	\$ 4,910,493	22.5%	\$ 7,903,686
West Woods Elementary School	1996	53,379	\$ 3,381,998	18.3%	\$ 9,104,384
Coal Creek Canyon K-8 School	1963	24,052	\$ 2,802,600	24.6%	\$ 7,800,192
Three Creeks K-8	2017	117,047	\$ -	0.0%	\$ 4,127,463
Oberon Middle School	1965	91,755	\$ 5,403,418	14.9%	\$ 6,310,926
Ralston Valley High School	2001	249,694	\$ 5,601,021	6.0%	\$ 2,942,245
			\$ 24,430,464		\$ 57,104,757
Standley Lake					
Adams Elementary School	1988	46,830	\$ 2,288,124	14.0%	\$ 9,830,554
Lukas Elementary School	1988	46,835	\$ 1,831,754	11.0%	\$ 9,914,482
Ryan Elementary School	1994	50,545	\$ 1,129,899	5.7%	\$ 8,266,698
Semper Elementary School	1996	52,647	\$ 4,255,316	21.9%	\$ 8,386,633
Sheridan Green Elementary School	1987	45,439	\$ -	0.0%	\$ 9,014,162
Witt Elementary School	1980	43,669	\$ 3,402,478	20.9%	\$ 12,540,658
Mandalay Middle School	1983	88,997	\$ 2,754,050	7.5%	\$ 6,266,297
Wayne Carle Middle School	2006	139,617	\$ 2,092,090	4.5%	\$ 10,637,614
Standley Lake High School	1988	194,459	\$ 11,032,110	14.5%	\$ 3,900,451
			\$ 28,785,823		\$ 78,757,547
Wheat Ridge					
Kullerstrand Elementary School	1961	34,773	\$ 3,046,305	21.6%	\$ 4,451,813
Maple Grove Elementary School	1960	48,002	\$ 3,277,638	17.1%	\$ 5,696,565
Peak Expeditionary School at Pennington	1961	35,375	\$ 2,814,683	18.0%	\$ 4,047,548
Prospect Valley Elementary School	2022	46,229	\$ -	0.0%	\$ 5,849,656
Stevens Elementary School	1995	111,703	\$ 2,653,364	6.7%	\$ 7,126,883
Stober Elementary School	1965	32,500	\$ 2,398,270	16.3%	\$ 7,153,912
New Classical Academy at Vivian	1953	33,139	\$ 2,068,681	15.3%	\$ 8,571,218
Wilmore-Davis Elementary School	1955	38,596	\$ 2,989,695	21.0%	\$ 4,969,792
Everitt Middle School	1966	101,514	\$ 2,454,494	6.3%	\$ 5,629,227
Wheat Ridge High School	1956	211,307	\$ 13,681,474	19.0%	\$ 3,271,523
			\$ 35,384,603		\$ 56,768,138

2022-23 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area					
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI	20-Year Life Cycle Forecast
Districtwide / Option Schools					
Brady Exploration School	1940	66,111	\$ 4,738,230	22.4%	\$ 3,042,417
Connections Learning Center	2010	27,222	\$ 1,073,378	8.6%	\$ 9,368,550
D'Evelyn Jr-Sr High School	2000	154,003	\$ 2,932,090	4.6%	\$ 6,295,649
Dennison Elementary School	1958	45,059	\$ 2,420,151	14.5%	\$ 7,671,361
Foster Dual Language PK-8	1953	42,486	\$ 4,582,021	21.8%	\$ 10,039,752
Free Horizon Montessori	1950	51,458	\$ 1,781,655	10.3%	\$ 2,652,812
Jeffco Virtual Academy (Irwin)	2009	10,710	\$ 219,261	3.7%	\$ 929,566
Jefferson County Open School	1930	93,516	\$ 1,597,626	4.9%	\$ 2,123,496
Long View High School	1967	4,262	\$ 552,841	68.4%	\$ -
Manning School	1958	81,883	\$ 4,164,627	13.2%	\$ 7,817,073
McLain Community High School	2000	79,127	\$ 1,386,938	5.8%	\$ 5,094,293
Miller Special Education	1963	51,187	\$ 3,441,492	15.8%	\$ 7,205,248
Sobesky Academy	1994	53,724	\$ 2,099,142	11.3%	\$ 7,903,686
Stein Cottages	1961	6,790	\$ 475,018	25.6%	\$ 1,321,342
Warren Tech Central	1972	166,197	\$ 6,404,129	9.0%	\$ 5,099,016
Warren Tech North	1995	34,593	\$ 1,577,610	18.3%	\$ 6,292,753
Warren Tech South	2021	27,750	\$ -	0.0%	\$ 3,008,031
Mount Evans Outdoor Lab School	1929	40,731	\$ 3,598,129	2.0%	\$ 3,492,765
Windy Peak Outdoor Lab School	1857	31,409	\$ 2,495,371	3.4%	\$ 2,475,221
			\$ 45,539,708		\$ 91,833,033
Administration, Stadiums, and Support Facilities					
581 Conference Place	1980	35,371	\$ 543,956	5.5%	\$ 3,487,250
Applewood Cottages	1958	8,534	\$ 556,886	23.0%	\$ 1,659,944
Conifer Wastewater Treatment Plant	1988	4,960	\$ 997,597	80.5%	\$ -
Conifer Water Treatment Plant	-	1,270	\$ -	0.0%	\$ -
Driving Training Center	1975	961	\$ 110,115	2.8%	\$ -
Education Service Center	1985	124,219	\$ 3,498,574	10.5%	\$ 12,168,644
Elk Creek Gallery Well	-	183	\$ -	0.0%	\$ -
Frank DeAngelis Center	1954	43,457	\$ 2,802,780	22.6%	\$ 3,602,897
Jefferson County Stadium	1960	13,701	\$ 3,243,777	34.6%	\$ -
John and Karen Litz Preschool	2007	9,673	\$ 67,574	2.1%	\$ 897,067
Johnson Planetarium (Closed)	1962	3,098	\$ 439,020	23.8%	\$ 602,714
Lakewood Memorial Stadium	1983	1,721	\$ 644,968	25.3%	\$ -
Landscape Services	1980	10,972	\$ 857,026	31.3%	\$ 2,133,907
Lobo Creek Reservoir Pump House	1996	240	\$ -	0.0%	\$ -
Maple Grove Cottages	1964	6,818	\$ -	0.0%	\$ -
Norma Anderson Preschool	2007	13,742	\$ 929,965	21.8%	\$ 1,274,384
North Area Athletic Complex	2000	10,391	\$ 4,413,684	26.2%	\$ -
North Area Transportation Center - Indiana	1975	5,870	\$ 713,768	23.5%	\$ 987,276
North Area Transportation Center - Joyce	1980	97,803	\$ 4,768,359	17.2%	\$ 7,500,797
Secrest Cottage	1964	3,310	\$ 205,255	22.7%	\$ 643,751
Shadow Mountain Gallery Well	1996	100	\$ 35,039	43.2%	\$ -
Shop Facility for Zones 1 & 2	1980	4,160	\$ 369,555	74.9%	\$ -
South Area Transportation Center	1981	17,238	\$ 461,374	6.6%	\$ 2,107,051
Support Services Campus	1967	260,362	\$ 7,579,121	10.5%	\$ 22,953,576
Trailblazer Stadium	1996	8,046	\$ 651,959	14.3%	\$ -
West Area Transportation Center	1980	14,779	\$ 675,644	9.0%	\$ 1,796,814
West Jefferson Reservoir	1988	1,491	\$ 169,415	6.5%	\$ -
			\$ 34,735,412		\$ 61,816,072
TOTAL		12,237,018	\$ 493,118,097		\$ 996,618,114

Sites with FCI greater than 65% are highlighted in Red

2022-23 Facilities Condition Assessment—Summary of Findings

CAPACITY SUMMARY

Capacity is the optimal number of all students and programs that the school is designed to accommodate.

Building capacity is calculated based on the number of spaces designed as preschool, kindergarten and general classrooms at the elementary level, the number of core instructional suites at the middle schools, and the number of schedulable classrooms and other instructional areas at the high school level.

Applied Capacities are used to allow some flexibility in the way schools are used and assigned programs are implemented. Applied Capacities at the high school level are used to accommodate various scheduling options.

UTILIZATION

Defining the capacity and correlating facility utilization of a building has significant ramifications.

[Membership / 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 chart shows a comparison by program.

Utilization by Program		
Program	2022-23 Membership	Utilization
Elementary Schools	26,217	60%
K-8 Schools	3,325	82%
Middle Schools	10,728	66%
7-12 Schools	1,674	68%
High Schools	20,070	72%
Option / Districtwide	4,836	55%
Pre-K Center	74	62%
Total	66,924	67%

The table on the right indicates membership and capacity by articulation area. In addition, projected membership and the % change in historical membership have been included. Ralston Valley has the highest utilization at 80% followed by Arvada West at 79%. In terms of low utilization, Arvada is at 45%, Pomona is at 48%, Jefferson is at 51%, Alameda is at 58%, and Standley Lake and Wheat Ridge are at 60%. Over the next five years, decreases in membership are projected in 16 articulation areas.

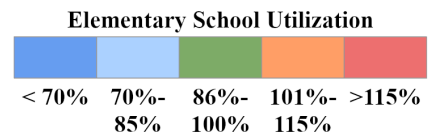
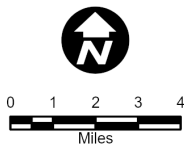
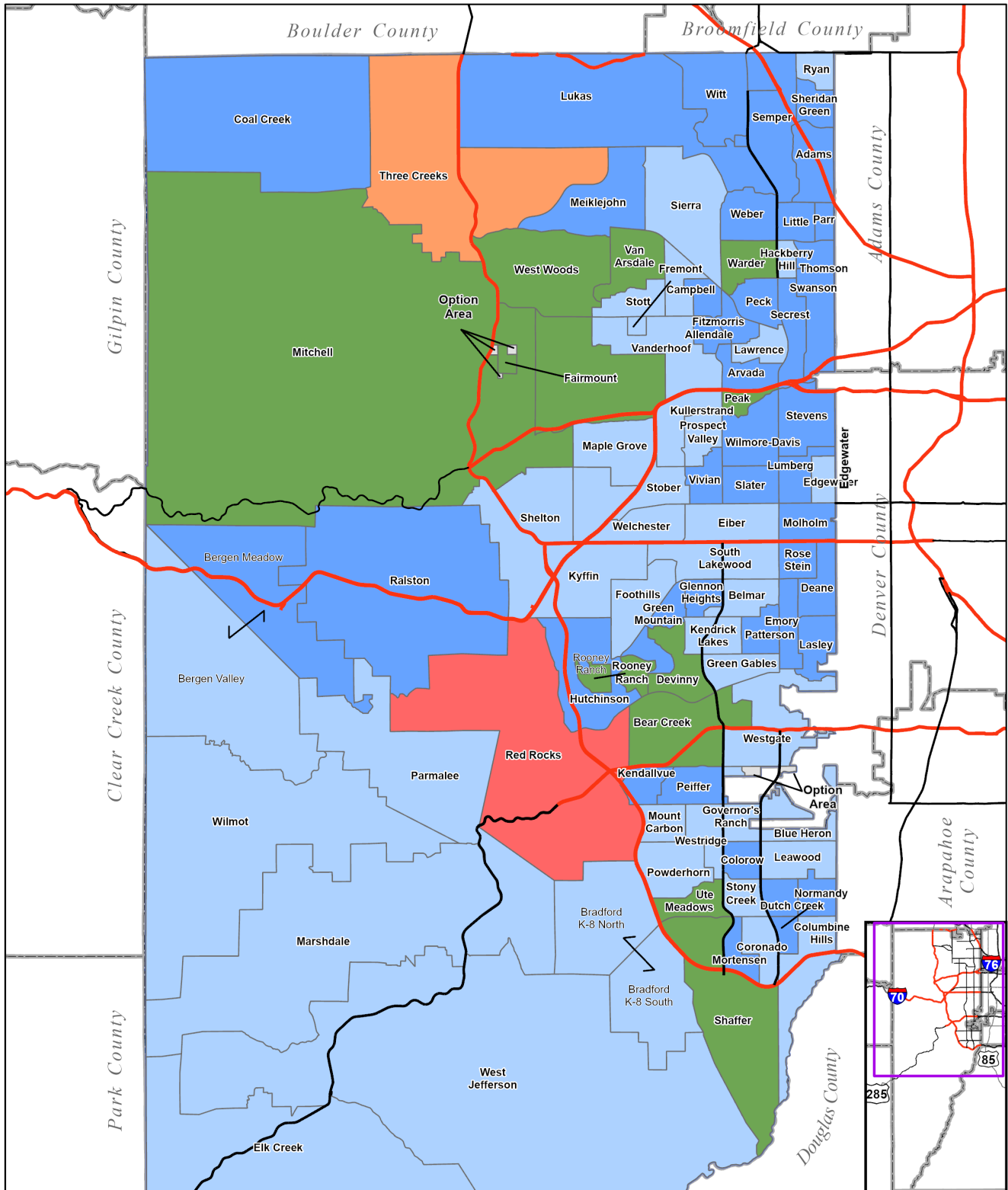
Typically, 95% capacity is considered full capacity to allow for some flexibility in space and program use.

Applied Capacity by Articulation Area				
Articulation Area	2022-23 Membership	Utilization	2027-28 Projected Membership	5 year Projected Membership Change
Ralston Valley	5,511	80%	5,997	8.8%
Arvada West	4,546	79%	4,483	-1.4%
Golden	4,075	76%	3,797	-6.8%
Lakewood	3,826	75%	3,731	-2.5%
Dakota Ridge	4,048	73%	3,561	-12.0%
Columbine	3,977	71%	3,621	-8.9%
Chatfield	5,614	69%	5,104	-9.1%
Bear Creek	4,723	69%	4,281	-9.4%
Conifer	2,265	69%	2,241	-1.1%
Green Mountain	3,619	68%	3,552	-1.9%
Evergreen	2,578	63%	2,372	-8.0%
Wheat Ridge	3,646	60%	3,542	-2.9%
Standley Lake	3,889	60%	3,203	-17.6%
Alameda	2,660	58%	2,144	-19.4%
Jefferson	1,451	51%	1,034	-28.7%
Pomona	2,540	48%	1,818	-28.4%
Arvada	3,137	45%	2,722	-13.2%

On the following pages, 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.

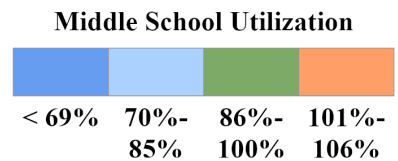
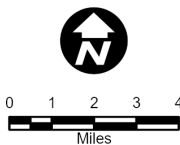
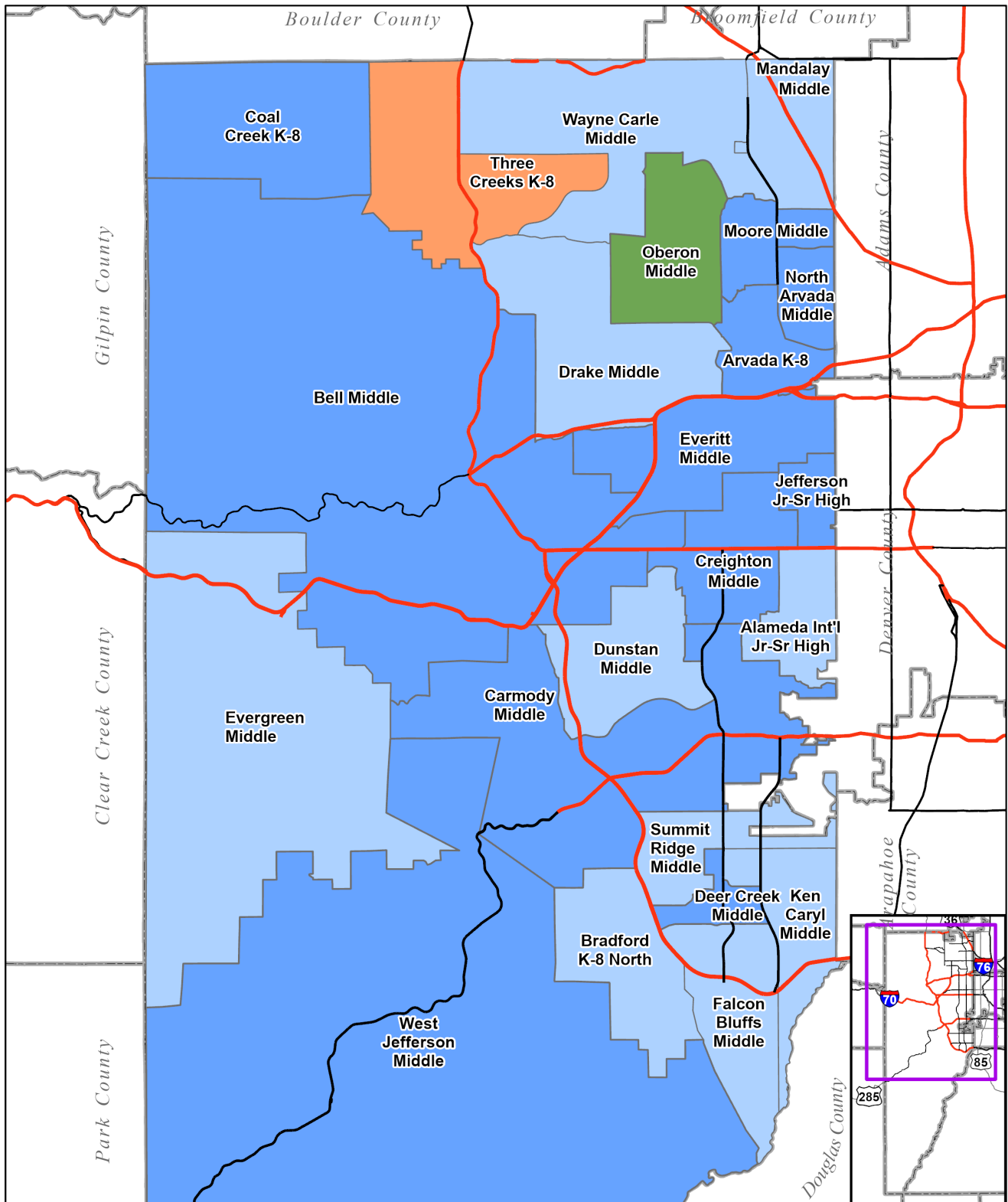
2022-23 Facilities Condition Assessment—Summary of Findings

2022-2023 Elementary School Utilization by Attendance Boundary



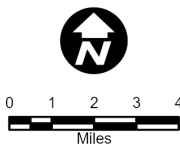
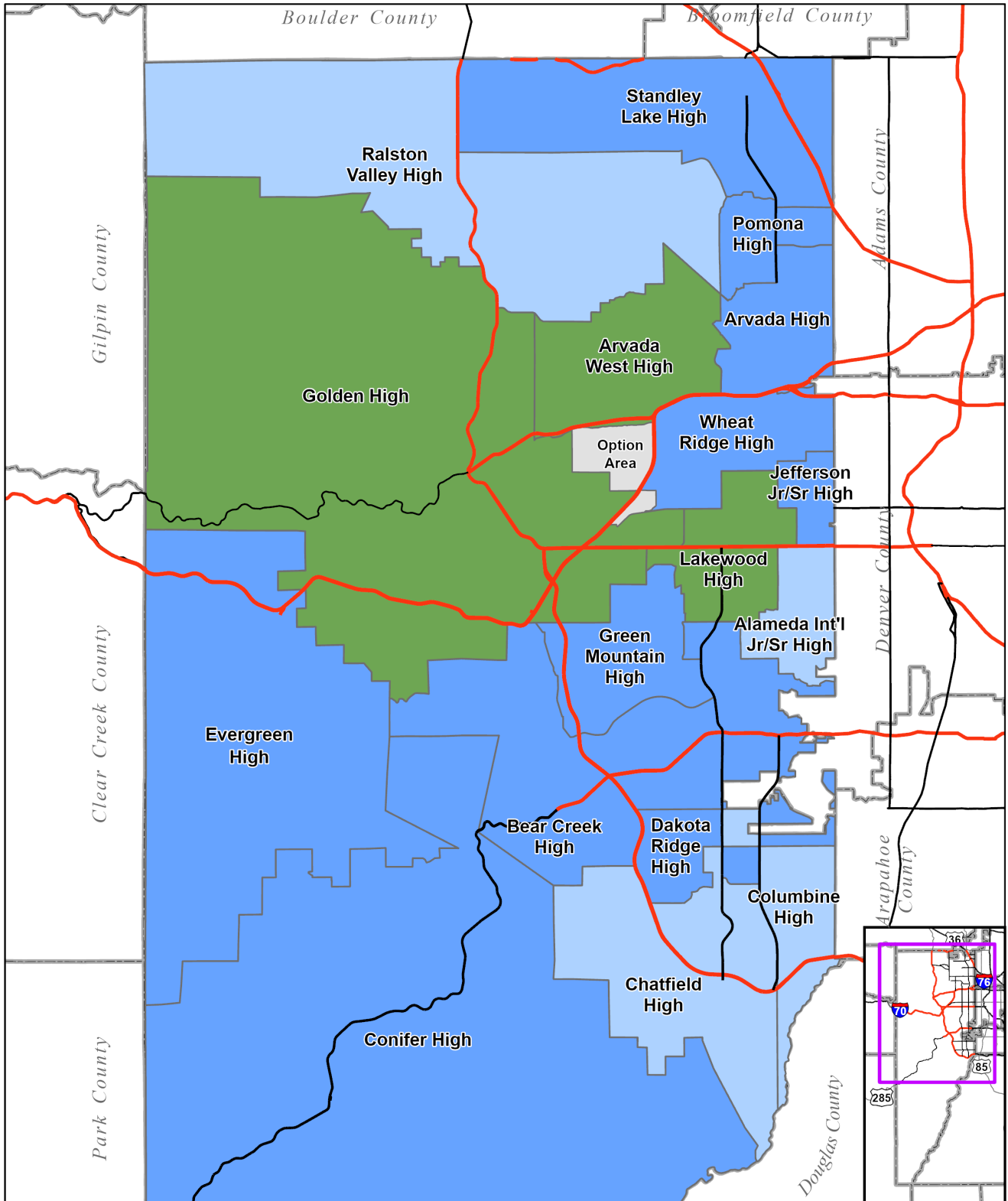
2022-23 Facilities Condition Assessment—Summary of Findings

2022-2023 Middle School Utilization by Attendance Boundary

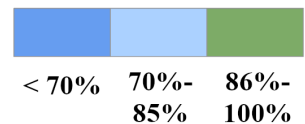


2022-23 Facilities Condition Assessment—Summary of Findings

2022-2023 High School Utilization by Attendance Boundary



High School Utilization



2022-23 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type											
Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership		
		Student Stations	Schedule Factor	Applied Capacity	Capacity Rooms	Student Stations	Applied Capacity		2022-23 Member	Utilization	2027-28 Projected Member
High Schools											
Arvada High School	Arvada	2,072	85%	1,761	-	-	-	1,761	705	40%	469
Arvada West High School	Arvada West	2,186	85%	1,858	1	28	24	1,882	1,840	99%	1,873
Bear Creek High School	Bear Creek	2,487	85%	2,114	-	-	-	2,114	1,431	68%	1,223
Chatfield High School	Chatfield	2,776	85%	2,360	-	-	-	2,360	1,784	76%	1,416
Columbine High School	Columbine	2,351	85%	1,998	-	-	-	1,998	1,686	84%	1,338
Conifer High School	Conifer	1,393	85%	1,184	4	112	95	1,279	821	69%	735
Dakota Ridge High School	Dakota Ridge	2,278	85%	1,936	-	-	-	1,936	1,338	69%	1,052
Evergreen High School	Evergreen	1,841	85%	1,565	-	-	-	1,565	954	61%	793
Golden High School	Golden	1,677	85%	1,426	1	28	24	1,450	1,416	99%	1,181
Green Mountain High School	Green Mountain	2,100	85%	1,785	2	56	48	1,833	1,085	61%	1,042
Lakewood High School	Lakewood	2,233	85%	1,898	-	-	-	1,898	1,885	99%	1,867
Pomona High School	Pomona	2,328	85%	1,979	1	28	24	2,003	1,132	57%	617
Ralston Valley High School	Ralston Valley	2,561	85%	2,177	-	-	-	2,177	1,843	85%	1,910
Standley Lake High School	Standley Lake	2,261	85%	1,922	-	-	-	1,922	1,180	61%	965
Wheat Ridge High School	Wheat Ridge	2,003	85%	1,703	-	-	-	1,703	970	57%	865
		32,547		27,666	9	252	214	27,880	20,070		17,346
7-12 Schools											
Alameda International Jr-Sr High School	Alameda	1,597	85%	1,358	-	-	-	1,358	1,062	78%	782
Jefferson Jr-Sr High School	Jefferson	1,307	85%	1,111	-	-	-	1,111	612	55%	372
		2,904		2,469	-	-	-	2,469	1,674		1,154
Middle Schools											
Bell Middle School	Golden	1,232	100%	1,232	-	-	-	1,232	731	59%	713
Carmody Middle School	Bear Creek	998	100%	998	-	-	-	998	616	62%	621
Creighton Middle School	Lakewood	1,182	100%	1,182	-	-	-	1,182	794	67%	686
Deer Creek Middle School	Chatfield	1,147	100%	1,147	-	-	-	1,147	557	49%	560
Drake Middle School	Arvada West	1,242	100%	1,242	-	-	-	1,242	957	77%	833
Dunstan Middle School	Green Mountain	1,121	100%	1,121	-	-	-	1,121	818	73%	866
Evergreen Middle School	Evergreen	728	100%	728	-	-	-	728	541	74%	506
Everitt Middle School	Wheat Ridge	895	100%	895	-	-	-	895	515	58%	496
Falcon Bluffs Middle School	Chatfield	850	100%	850	-	-	-	850	604	71%	508
Ken Caryl Middle School	Columbine	966	100%	966	5	140	140	1,106	747	77%	704
Mandalay Middle School	Standley Lake	658	100%	658	-	-	-	658	476	72%	407
Moore Middle School	Pomona	797	100%	797	-	-	-	797	368	46%	329
North Arvada Middle School	Arvada	861	100%	861	-	-	-	861	404	47%	413
Oberon Middle School	Ralston Valley	770	100%	770	-	-	-	770	668	87%	681
Summit Ridge Middle School	Dakota Ridge	1,119	100%	1,119	-	-	-	1,119	909	81%	789
Wayne Carle Middle School	Standley Lake	728	100%	728	-	-	-	728	521	72%	374
West Jefferson Middle School	Conifer	751	100%	751	-	-	-	751	502	67%	505
		16,045		16,045	5	140	140	16,185	10,728		9,991
K-8 Schools											
Arvada K-8	Arvada	1,022	90%	920	-	-	-	920	554	60%	443
Bear Creek K-8 School	Bear Creek	1,168	90%	1,051	-	-	-	1,051	931	89%	851
Bradford K-8 North	Chatfield	432	90%	389	-	-	-	389	314	81%	247
Bradford K-8 South	Chatfield	543	90%	489	-	-	-	489	402	82%	420
Coal Creek Canyon K-8 School	Ralston Valley	224	90%	202	1	24	22	223	98	49%	100
Three Creeks K-8	Ralston Valley	1,072	90%	965	-	-	-	965	1,026	106%	1,420
		4,461		4,015	1	24	22	4,037	3,325		3,481

Jeffco Public Schools

2022-23 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type											
Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership		
		Student Stations	Schedule Factor	Applied Capacity	Capacity Rooms	Student Stations	Applied Capacity		2022-23 Member	Utilization	2027-28 Projected Member
Elementary Schools											
Adams Elementary School	Standley Lake	570	100%	570	-	-	-	570	314	55%	348
Allendale Elementary School	Arvada West	324	100%	324	-	-	-	324	-	-	-
Belmar School of Integrated Arts	Lakewood	334	100%	334	2	48	48	382	215	64%	315
Bergen Meadow Elementary School	Evergreen	567	100%	567	-	-	-	567	247	44%	-
Bergen Valley Elementary School	Evergreen	336	100%	336	-	-	-	336	243	72%	454
Blue Heron Elementary School	Dakota Ridge	584	100%	584	-	-	-	584	376	64%	369
Campbell Elementary School	Arvada West	364	100%	364	-	-	-	364	215	59%	-
Colorow Elementary School	Dakota Ridge	363	100%	363	-	-	-	363	194	53%	-
Columbine Hills Elementary School	Columbine	486	100%	486	-	-	-	486	299	62%	299
Coronado Elementary School	Chatfield	528	100%	528	4	96	96	624	397	75%	407
Deane Elementary School	Alameda	552	100%	552	4	96	96	648	295	53%	327
Deviny Elementary School	Green Mountain	504	100%	504	-	-	-	504	455	90%	488
Dutch Creek Elementary School	Columbine	483	100%	483	-	-	-	483	294	61%	265
Edgewater Elementary School	Jefferson	423	100%	423	9	216	216	639	292	69%	263
Eiber Elementary School	Lakewood	384	100%	384	-	-	-	384	259	67%	230
Elk Creek Elementary School	Conifer	438	100%	438	-	-	-	438	337	77%	363
Emory Elementary School	Alameda	876	100%	876	-	-	-	876	385	44%	-
Fairmount Elementary School	Arvada West	660	100%	660	-	-	-	660	633	96%	607
Fitzmorris Elementary School	Arvada	435	100%	435	-	-	-	435	-	-	-
Foothills Elementary School	Green Mountain	366	100%	366	3	72	72	438	272	74%	327
Fremont Elementary School	Arvada West	336	100%	336	1	24	24	360	253	75%	259
Glennon Heights Elementary School	Lakewood	327	100%	327	-	-	-	327	136	42%	-
Governor's Ranch Elementary School	Columbine	478	100%	478	2	48	48	526	344	72%	401
Green Gables Elementary School	Bear Creek	327	100%	327	-	-	-	327	265	81%	254
Green Mountain Elementary School	Green Mountain	351	100%	351	-	-	-	351	202	58%	-
Hackberry Hill Elementary School	Arvada	495	100%	495	-	-	-	495	356	72%	447
Hutchinson Elementary School	Green Mountain	501	100%	501	-	-	-	501	297	59%	334
Kendallvue Elementary School	Bear Creek	495	100%	495	-	-	-	495	280	57%	365
Kendrick Lakes Elementary School	Bear Creek	464	100%	464	-	-	-	464	372	80%	373
Kullerstrand Elementary School	Wheat Ridge	265	100%	265	-	-	-	265	195	74%	-
Kyffin Elementary School	Golden	576	100%	576	2	48	48	624	484	84%	462
Lasley Elementary School	Alameda	606	100%	606	-	-	-	606	286	47%	393
Lawrence Elementary School	Arvada	511	100%	511	-	-	-	511	320	63%	323
Leawood Elementary School	Columbine	448	100%	448	-	-	-	448	344	77%	327
Little Elementary School	Pomona	459	100%	459	-	-	-	459	248	54%	283
Lukas Elementary School	Standley Lake	519	100%	519	-	-	-	519	262	50%	343
Lumberg Elementary School	Jefferson	552	100%	552	-	-	-	552	318	58%	399
Maple Grove Elementary School	Wheat Ridge	390	100%	390	-	-	-	390	327	84%	384
Marshdale Elementary School	Conifer	456	100%	456	-	-	-	456	336	74%	383
Meiklejohn Elementary School	Ralston Valley	807	100%	807	-	-	-	807	457	57%	496
Mitchell Elementary School	Golden	567	100%	567	3	72	72	639	519	92%	466
Molholm Elementary School	Jefferson	468	100%	468	2	48	48	516	229	49%	-
Mortensen Elementary School	Chatfield	535	100%	535	-	-	-	535	303	57%	297
Mount Carbon Elementary School	Dakota Ridge	471	100%	471	-	-	-	471	393	83%	393

Jeffco Public Schools

2022-23 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type											
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Elementary Schools (cont.)											
New Classical Academy at Vivian	Wheat Ridge	291	100%	291	-	-	-	291	162	56%	-
Normandy Elementary School	Columbine	543	100%	543	-	-	-	543	263	48%	287
Parmalee Elementary School	Evergreen	384	100%	384	-	-	-	384	278	72%	288
Parr Elementary School	Pomona	312	100%	312	11	264	264	576	185	59%	-
Patterson International School	Alameda	480	100%	480	-	-	-	480	277	58%	258
Peak Expeditionary School at Pennington	Wheat Ridge	279	100%	279	2	48	48	327	266	95%	304
Peck Elementary School	Arvada	423	100%	423	-	-	-	423	151	36%	-
Peiffer Elementary School	Bear Creek	428	100%	428	-	-	-	428	216	50%	-
Powderhorn Elementary School	Dakota Ridge	616	100%	616	-	-	-	616	443	72%	546
Prospect Valley Elementary School	Wheat Ridge	624	100%	624	1	24	24	648	425	68%	630
Ralston Elementary School	Golden	462	100%	462	-	-	-	462	274	59%	286
Red Rocks Elementary School	Bear Creek	216	100%	216	6	144	144	360	260	120%	259
Rooney Ranch Elementary School	Green Mountain	525	100%	525	2	48	48	573	473	90%	475
Rose Stein International Elementary School	Alameda	528	100%	528	-	-	-	528	281	53%	317
Ryan Elementary School	Standley Lake	552	100%	552	3	72	72	624	351	64%	458
Secrest Elementary School	Arvada	435	100%	435	-	-	-	435	249	57%	306
Semper Elementary School	Standley Lake	555	100%	555	-	-	-	555	296	53%	308
Shaffer Elementary School	Chatfield	572	100%	572	6	144	144	716	503	88%	466
Shelton Elementary School	Golden	516	100%	516	-	-	-	516	374	72%	388
Sheridan Green Elementary School	Standley Lake	495	100%	495	-	-	-	495	250	51%	-
Sierra Elementary School	Ralston Valley	698	100%	698	-	-	-	698	445	64%	442
Slater Elementary School	Lakewood	414	100%	414	-	-	-	414	206	50%	231
South Lakewood Elementary School	Lakewood	528	100%	528	-	-	-	528	331	63%	403
Stevens Elementary School	Wheat Ridge	711	100%	711	-	-	-	711	322	45%	472
Stober Elementary School	Wheat Ridge	360	100%	360	4	96	96	456	234	65%	290
Stony Creek Elementary School	Chatfield	453	100%	453	-	-	-	453	350	77%	383
Stott Elementary School	Arvada West	382	100%	382	-	-	-	382	299	78%	320
Swanson Elementary School	Arvada	579	100%	579	-	-	-	579	212	37%	320
Thomson Elementary School	Arvada	500	100%	500	-	-	-	500	186	37%	-
Ute Meadows Elementary School	Chatfield	468	100%	468	2	48	48	516	400	85%	401
Van Arsdale Elementary School	Ralston Valley	504	100%	504	3	72	72	576	449	89%	406
Vanderhoof Elementary School	Arvada West	486	100%	486	3	72	72	558	349	72%	452
Warder Elementary School	Pomona	431	100%	431	-	-	-	431	373	87%	380
Weber Elementary School	Pomona	501	100%	501	2	48	48	549	234	47%	208
Welchester Elementary School	Golden	420	100%	420	-	-	-	420	277	66%	301
West Jefferson Elementary School	Conifer	330	100%	330	2	48	48	378	269	82%	255
West Woods Elementary School	Ralston Valley	576	100%	576	5	120	120	696	525	91%	543
Westgate Elementary School	Bear Creek	525	100%	525	2	48	48	573	352	67%	336
Westridge Elementary School	Dakota Ridge	480	100%	480	-	-	-	480	395	82%	413
Wilmore-Davis Elementary School	Wheat Ridge	403	100%	403	2	48	48	451	230	57%	-
Wilmot Elementary School	Evergreen	480	100%	480	-	-	-	480	315	66%	330
Witt Elementary School	Standley Lake	452	100%	452	-	-	-	452	239	53%	-
Zerger Elementary School (Doral Academy)	Pomona	480	100%	480	-	-	-	480	-	-	-
		41,378		41,378	88	2,112	2,112	43,490	26,217		24,906

Jeffco Public Schools

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Capacity Summary by Program Type											
Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership		
		Student Stations	Schedule Factor	Applied Capacity	Capacity Rooms	Student Stations	Applied Capacity		2022-23 Member	Utilization	2027-28 Projected Member
Pre-K Centers											
Patterson Cottages	Alameda	120	100%	120	-	-	-	120	74	62%	68
		120		120				120	74		68
Districtwide / Option Schools											
Brady Exploration School	Option	574	85%	488	-	-	-	488	304	62%	261
Connections Learning Center	Option	146	85%	124	1	24	20	144	23	19%	15
Dennison Elementary School	Option	480	100%	480	8	192	192	672	612	128%	632
D'Evelyn Jr-Sr High School	Option	1,863	85%	1,584	-	-	-	1,584	1,125	71%	1,145
Foster Dual Language PK-8	Option	480	90%	436	-	-	-	436	369	85%	382
Free Horizon Montessori	Option	461	100%	461	-	-	-	461	394	85%	461
Jefferson County Open School	Option	752	100%	752	1	24	20	772	556	74%	554
Literacy Center	Option	16	85%	14	-	-	-	14	-	0%	-
Long View High School	Option	56	85%	48	5	140	119	167	35	73%	41
Manning School	Option	728	100%	728	-	-	-	728	670	92%	676
McLain Community High School	Option	941	85%	800	-	-	-	800	395	49%	378
Miller Special Education	Option	310	85%	264	5	60	51	315	99	38%	92
Sobesky Academy	Option	428	85%	364	-	-	-	364	110	30%	116
Warren Tech Central	Option	1,132	85%	962	1	28	24	986	26	3%	25
Warren Tech North	Option	556	85%	473	-	-	-	473	-	0%	-
Warren Tech South	Option	168	85%	143	-	-	-	143	-	0%	-
Stein Cottages	Option	112	100%	112	-	-	-	112	118	105%	129
Mount Evans Outdoor Lab School	OELS	-	85%	-	2	56	48	48	-	-	-
Windy Peak Outdoor Lab School	OELS	-	85%	-	4	112	95	95	-	-	-
		9,203		8,233	27	636	569	8,802	4,836		4,907
TOTAL		106,658		99,926	130	3,164	3,057	102,983	66,924	66.97%	61,853

* Membership does not include Jeffco Remote Learning Program, Jeffco Virtual, Mountview, or Irwin PK at Warren Tech North.

** Schools highlighted in red were closed prior to the 2022-23 school year.

