



JEFFCO PUBLIC SCHOOLS

2020-21 Facility Condition Assessment Summary of Findings

Jeffco Planning and Property

2020-21 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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2020-21 Facilities Condition Assessment—Summary of Findings

EXECUTIVE SUMMARY

The Jeffco Public Schools portfolio includes approximately 12.3 million square feet of building area and 3,123 acres of land. This document is the 2020-21 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 for deficiencies in building conditions and educational adequacy. Cost estimates and life cycle forecasts have been updated to 2020.

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.

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

EDUCATIONAL ADEQUACY

Educational adequacy assessments compare all schools to ensure minimum guidelines are met. Of the eight educational adequacy categories, instructional support, technology, and security and supervision are the three highest cost categories. The total correctable educational adequacy deficiencies total nearly \$86 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 \$392 million in current identified needs, excluding the educational adequacy needs identified above, distributed across the 171 instructional and administrative campuses included in this assessment. Charter Schools are not included in this report.

Summary 2017-18 to 2020-21

Category	2017-18	2018-19	2019-20	2020-21
Membership (No Charters)	76,055	75,254	74,540	70,621
Campuses	170	171	171	171
Area in SF (No Temps)	11,845,932	11,921,619	12,028,528	12,059,392
District FCI	20.4%	19.7%	18.1%	15.4%
Deficiency Value	\$ 588,177,919	\$ 580,255,317	\$ 549,916,109	\$ 477,559,640

2020-21 Facilities Condition Assessment—Summary of Findings

KEY FINDINGS

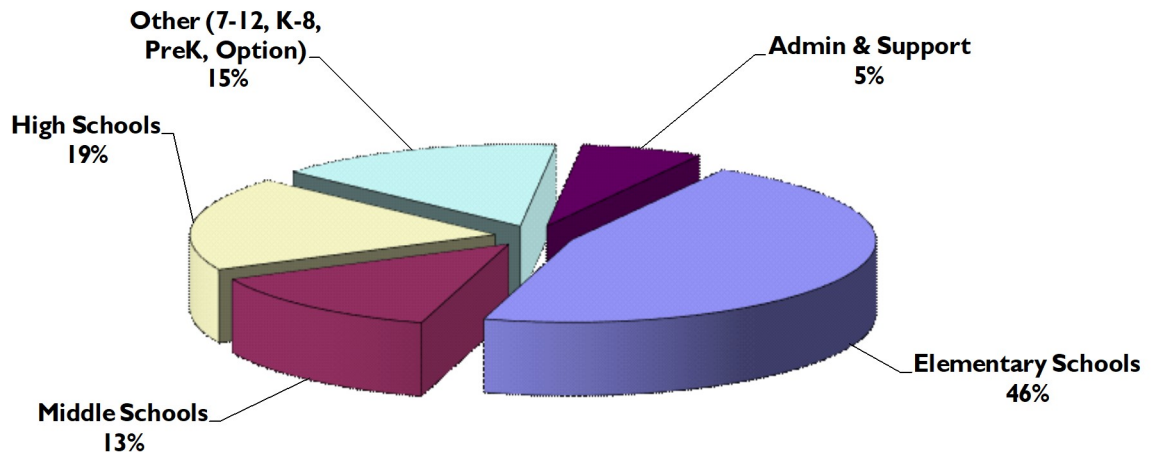
- The district portfolio includes 390 permanent buildings and cottages and 237 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between three and 165 years old. 25 percent of these buildings were built since 1993; 68 percent were constructed between 1953 and 1992, and 7 percent were constructed prior to 1953.
- There is 235,398 square feet of space contained in 237 portable classroom buildings. In the last five years, 90 portable classroom buildings (88,058 sq.ft.) have been removed districtwide.
- Currently, cottage buildings comprise 0.3%, and transportable buildings comprise 1.9% of the district’s total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$477.6 million. Of that total, \$392 million are related to the general condition of the site and buildings, while nearly \$86 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- The evaluation of Facility Utilization identifies 16 schools that are significantly over-utilized (High Utilization) and 51 schools that are significantly under-utilized (Low Utilization) in the 2020-21 school year. The COVID-19 Pandemic has increased the number of under-utilized schools in the 2020-21 school year.
- Fourteen 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 five years, \$226 million, stated in un-escalated dollars, will be required for life cycle renewal.
- The Facility Condition Index (FCI) is an industry recognized formula that provides a general indicator of a building’s health. This index is calculated by dividing the total repair costs into the total replacement costs for a like facility. The district-wide FCI for Jeffco Public Schools is currently 15.4%, down from 18.1% in 2019-20.
- Based on the weighted FCI with life cycle at a campus and building level, there are 5 campuses that are candidates for replacement due to the buildings’ current condition and age.

DISTRICT-WIDE HISTORIC TRACKING						
Year	2017-18 Pre H Bond	2018-19 H Bond Year 1	2019-20 H Bond Year 2	2020-21 H Bond Year 3	% Change from Previous Bond	% Change from Previous Year
Facility Condition Index	20.4%	19.7%	18.1%	15.4%	-24.51%	-14.92%
% Utilization	80%	78%	77%	72%	-10.00%	-6.49%
Educational Adequacy	\$134,776,211	\$115,453,143	\$99,083,769	\$85,808,637	-36.33%	-13.40%
Condition Assessment	\$588,177,919	\$580,255,317	\$549,916,109	\$477,559,640	-18.81%	-13.16%

District-Wide Historic Tracking: Since 2017-18, the District has decreased its FCI a total of 24.51%. The District has also decreased its Educational Adequacy by 36.33% and decreased its Condition Assessment Needs by 18.81%. 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.

2020-21 Facilities Condition Assessment—Summary of Findings

CURRENT DEFICIENCIES BY SCHOOL TYPE



UTILIZATION TRENDS

Optimizing facility utilization is an important effort at Jeffco Schools. Facility Utilization is the percentage of capacity vs. membership. 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 membership of 316. Although these schools are identified as HIGH UTILIZATION, these should be noted as highly inefficient as well. See page 9 for a list of inefficiently-sized schools. **The utilization charts on pages 7-9 include permanent capacity only; no temporary capacity is taken into consideration on these facilities.**

2020-21 Facilities Condition Assessment—Summary of Findings

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

High Schools	2016-17	2017-18	2018-19	2019-20	2020-21
Lakewood High	111%	112%	110%	108%	110%
Ralston Valley High	98%	99%	98%	99%	101%
Arvada West High	94%	95%	96%	97%	98%
Golden High	88%	93%	93%	96%	97%
Middle and K-8 Schools	2016-17	2017-18	2018-19	2019-20	2020-21
Wayne Carle Middle	71%	71%	99%	97%	97%
Bear Creek K-8	103%	105%	101%	96%	95%
Three Creeks K-8*		49%	85%	113%	95%
Oberon Middle	73%	68%	100%	96%	91%
Bradford K-8 South	80%	91%	86%	103%	90%
Ken Caryl Middle	97%	99%	89%	91%	88%
Bradford K-8 North	80%	104%	107%	91%	79%
Elementary Schools	2016-17	2017-18	2018-19	2019-20	2020-21
Red Rocks Elementary	150%	146%	134%	133%	127%
Parmalee Elementary	120%	129%	128%	130%	114%
Mitchell Elementary	95%	102%	99%	101%	97%
Powderhorn Elementary	126%	121%	120%	104%	95%
West Woods Elementary	138%	129%	104%	101%	92%
Devinny Elementary	110%	110%	92%	94%	92%
Rooney Ranch Elementary	110%	110%	100%	100%	92%
Kendrick Lakes Elementary	113%	111%	97%	97%	91%
Stober Elementary	107%	100%	93%	91%	90%
Fairmount Elementary	98%	102%	90%	94%	89%
Prospect Valley Elementary	104%	103%	91%	94%	87%
Maple Grove Elementary	100%	92%	83%	86%	86%
Warder Elementary	93%	97%	86%	88%	86%
Coronado Elementary	112%	104%	98%	94%	84%
<i>Eiber Elementary</i>	102%	90%	88%	82%	84%
Shelton Elementary	88%	109%	97%	92%	82%
Westridge Elementary	107%	103%	107%	91%	81%
Mount Carbon Elementary	106%	104%	99%	94%	81%
Van Arsdale Elementary	102%	101%	88%	88%	80%
<i>Parr Elementary</i>	113%	117%	101%	100%	79%
Kyffin Elementary	87%	95%	83%	81%	79%
Hackberry Hill Elementary	101%	101%	85%	83%	78%
<i>Edgewater Elementary</i>	111%	108%	100%	89%	78%
Stony Creek Elementary	106%	94%	91%	89%	77%
Vanderhoof Elementary	98%	99%	83%	85%	74%
Stott Elementary	88%	96%	82%	80%	73%
<i>Westgate Elementary</i>	109%	102%	87%	89%	73%
West Jefferson Elementary	116%	104%	95%	83%	72%
South Lakewood Elementary	98%	94%	92%	75%	72%
Kendallvue Elementary	98%	96%	77%	70%	68%
Belmar School of Integrated Arts	96%	96%	95%	69%	68%
Sierra Elementary	118%	79%	66%	68%	66%
Districtwide / Option Schools	2016-17	2017-18	2018-19	2019-20	2020-21
Manning	101%	101%	153%	154%	153%
Dennison Elementary	129%	126%	125%	126%	153%
Jefferson County Open	153%	154%	154%	154%	124%
Free Horizon Montessori (Fmrlly Pleasant View ES)	60%	closed	96%	117%	106%
<i>Foster Dual Language PK-8</i>	125%	120%	115%	108%	95%

Title I School

* Capacity changed between 2019-20 to 2020-21

2020-21 Facilities Condition Assessment—Summary of Findings

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

High Schools	2016-17	2017-18	2018-19	2019-20	2020-21
Arvada High*	42%	41%	40%	38%	44%
Green Mountain High*	62%	60%	60%	61%	64%
Pomona High	79%	74%	70%	69%	65%
Conifer Senior High	65%	69%	67%	68%	66%
Middle and K-8 Schools	2016-17	2017-18	2018-19	2019-20	2020-21
Deer Creek Middle	59%	69%	71%	66%	58%
Coal Creek Canyon K-8	69%	70%	67%	74%	59%
<i>Everitt Middle</i>	58%	54%	73%	67%	61%
North Arvada Middle	55%	52%	71%	70%	66%
Moore Middle	48%	52%	75%	72%	69%
Carmody Middle	54%	53%	80%	79%	71%
Mandalay Middle	60%	58%	89%	87%	82%
Elementary Schools	2016-17	2017-18	2018-19	2019-20	2020-21
<i>Swanson Elementary</i>	62%	59%	47%	45%	40%
<i>Fitzmorris Elementary</i>	72%	65%	58%	49%	43%
<i>Stevens Elementary</i>	59%	56%	46%	48%	44%
Bergen Meadow Elementary Primary	58%	59%	57%	58%	45%
<i>Thomson Elementary</i>	74%	75%	62%	54%	46%
Peck Elementary	78%	75%	58%	57%	46%
Allendale Elementary	75%	71%	58%	52%	47%
<i>Rose Stein International Elementary</i>	closed	51%	52%	54%	47%
<i>Emory Elementary</i>	72%	56%	53%	50%	48%
Campbell Elementary	81%	76%	66%	62%	48%
<i>New Classical Academy at Vivian</i>	69%	72%	55%	48%	50%
<i>Lawrence Elementary</i>	71%	69%	56%	56%	52%
Hutchinson Elementary	71%	64%	46%	52%	52%
Glennon Heights Elementary	73%	77%	75%	60%	52%
Lukas Elementary	98%	93%	68%	62%	52%
Weber Elementary	88%	87%	76%	65%	54%
Colorow Elementary	57%	57%	57%	57%	55%
<i>Secrest Elementary</i>	86%	84%	72%	70%	55%
Peiffer Elementary	86%	80%	61%	61%	55%
Dutch Creek Elementary	66%	66%	65%	59%	56%
Semper Elementary	72%	73%	63%	59%	56%
<i>Slater Elementary</i>	81%	81%	80%	65%	57%
Ralston Elementary	76%	70%	62%	60%	58%
Fremont Elementary	87%	82%	68%	59%	58%
<i>Lasley Elementary</i>	79%	76%	71%	68%	59%
Adams Elementary	79%	79%	68%	67%	59%
<i>Molholm Elementary</i>	107%	97%	91%	71%	59%
Sheridan Green Elementary	86%	86%	70%	64%	59%
Witt Elementary	81%	77%	66%	66%	59%
Normandy Elementary	99%	86%	77%	67%	59%
<i>Little Elementary</i>	79%	71%	63%	66%	59%
Meiklejohn Elementary	98%	80%	66%	64%	61%
Green Mountain Elementary	95%	97%	67%	65%	62%
Columbine Hills Elementary	87%	84%	82%	66%	63%
<i>Lumberg Elementary</i>	89%	89%	82%	75%	63%
<i>Wilmore-Davis Elementary</i>	77%	80%	63%	64%	63%
Governor's Ranch Elementary	84%	83%	81%	74%	64%
Wilmot Elementary	86%	83%	75%	73%	65%
Leawood Elementary	93%	96%	95%	81%	65%
Ryan Elementary	84%	83%	69%	68%	65%
<i>Welchster Elementary</i>	67%	80%	72%	77%	65%
Patterson Elementary	78%	72%	71%	72%	65%
<i>Peak at Pennington Elementary</i>	72%	61%	58%	71%	67%
Green Gables Elementary	88%	89%	67%	64%	68%

Title I School

* Capacity changed between 2019-20 to 2020-21

2020-21 Facilities Condition Assessment—Summary of Findings

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

Districtwide / Option Schools	2016-17	2017-18	2018-19	2019-20	2020-21
McLain Community High	62%	57%	53%	106%	44%
Brady Exploration School	55%	57%	83%	79%	54%
Long View High	109%	122%	116%	103%	60%

HIGHLY INEFFICIENT CAPACITY SCHOOLS

Schools included are 400 or less permanent capacity.

This chart does not include Options, Special Schools, Preschools, or Closed Schools.

School	Capacity	SF/Seat
Coal Creek Canyon K-8	202	125.5
Red Rocks ES	216	134.3
Parmalee ES	240	122.4
Kullerstrand ES	265	133.3
Stober ES	276	112.7
Peak at Pennington ES	279	131.3
New Classical Academy at Vivian	291	113.9
Parr ES	312	107.6
Allendale ES	324	125.4
Glennon Heights ES	327	104.3
Green Gables ES	327	112.0
West Jefferson ES	330	144.5
Belmar ES	334	120.9
Bergen Valley ES	336	125.8
Fremont ES	336	136.6
Marshdale ES	348	126.8
Green Mountain ES	351	114.3
Colorow ES	363	121.8
Campbell ES	364	119.5
Foothills ES	366	108.6
Stott ES	382	118.0
Eiber ES	384	135.5
Bradford K-8 North	389	118.4
Maple Grove ES	390	108.7

SCHOOL CLOSURES, PROGRAM UPDATES, AND MOVES

- Building additions were opened in August 2020 at Three Creeks K-8 and Arvada HS.
- Kendrick Lakes ES has been rebuilt and will open in March 2021. The old Kendrick Lakes ES will be demolished.
- Johnson Planetarium remains closed.
- Zerger Elementary is continuing to house the Doral Academy of Colorado for the 2020-21 school year.
- Foster ES became an option dual-language PK-8 in 2020-21.
- Vivian ES became the New Classical Academy at Vivian in 2020-21.
- The option area for Bell MS and Everitt MS will end before the 2021-22 school year.
- No new PreK programs will be added in the 2021-22 school year.
- Anderson PreK, Irwin PreK, and Litz PreK will close in 2021-22.

2020-21 Facilities Condition Assessment—Summary of Findings

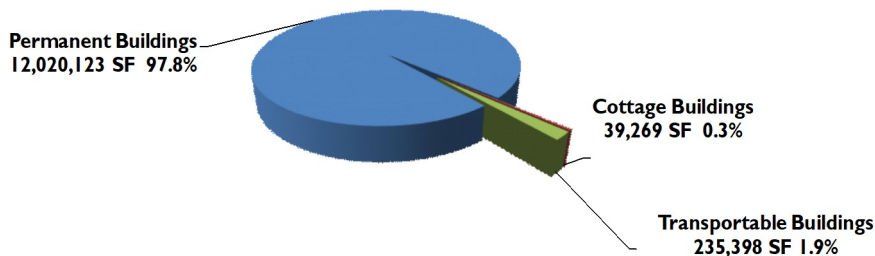
FACILITY PORTFOLIO

FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 12.3 million square feet of facilities on about 3,123 acres of real estate. The replacement value of the improvements is \$3.1 billion. These facilities support a 2020-21 membership of 70,621 students (excluding charter schools, Jeffco Virtual, 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), four Pre-K centers, and 18 other educational campuses with alternative grade configurations. Seven administrative, four stadia, four 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 1.9 percent of its overall facility portfolio in temporary facilities, which is down from 2.2 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	4	3	34,119	4	13,819	0	-
Elementary Schools	87	132	4,222,436	2	6,816	158	156,643
K-8 Schools	6	7	473,892	-	-	1	1,008
Middle Schools	17	36	1,893,210	-	-	14	14,744
7-12 Schools	2	6	386,634	-	-	5	4,800
High Schools	15	37	3,346,613	-	-	9	9,429
Districtwide / Option	18	99	1,015,982	2	6,790	42	40,960
Stadia	4	23	33,659	-	-	2	1,920
Administrative	7	18	457,593	4	11,844	2	2,000
Support	4	4	6,550	-	-	0	-
Maintenance and Transportation	6	10	140,901	-	-	4	3,894
Decommissioned	1	3	8,534	-	-	0	-
Total	171	378	12,020,123	12	39,269	237	235,398
			97.8%		0.3%		1.9%

Permanent vs. Temporary Space

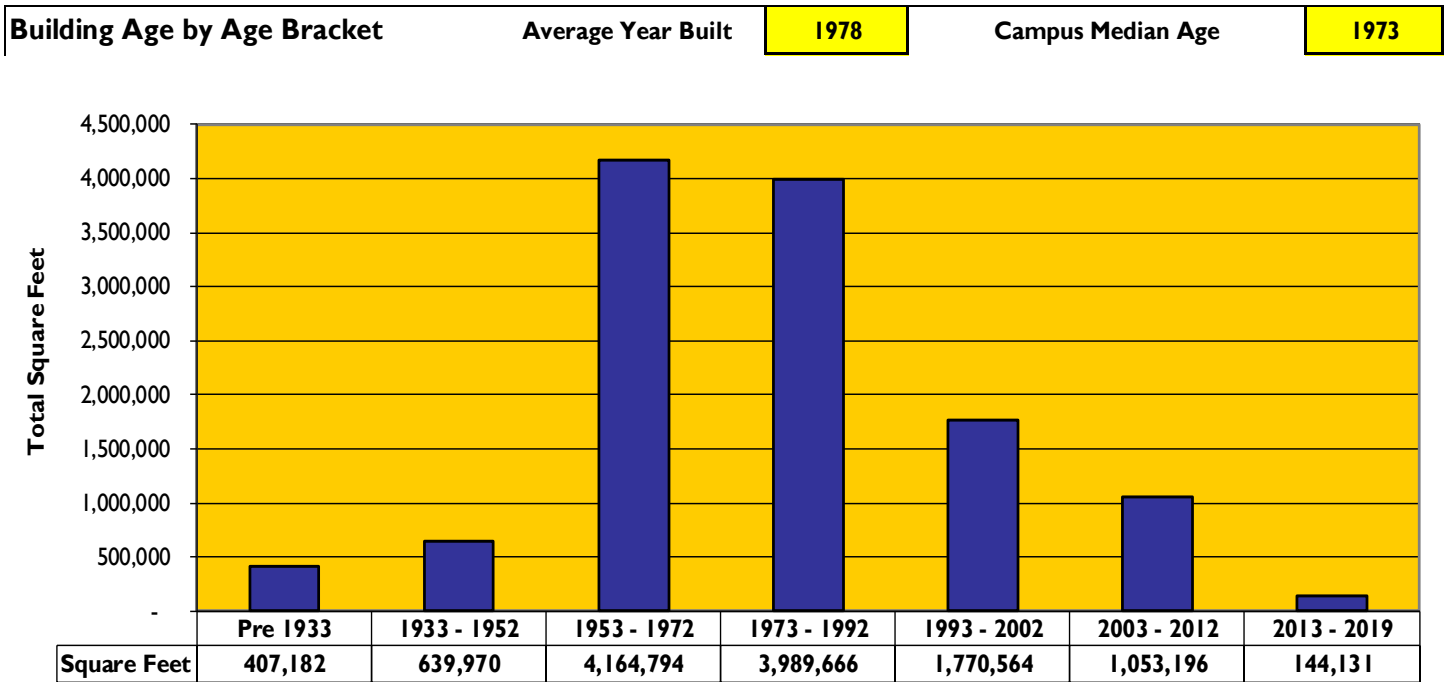


BUILDING AGE

Of the 12.06 million square feet of permanent building space, the majority of the district’s portfolio was constructed between 1953 and 1992. Twenty-five percent of the district’s portfolio has been built since 1993, sixty-eight percent was built between 1953 and 1992, and seven percent was built prior to 1953. 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.

2020-21 Facilities Condition Assessment—Summary of Findings

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



SQUARE FEET PER STUDENT

At Jeffco Public Schools, there are 149 academic facilities with 11.4 million square feet of permanent educational building space housing 70,621 students (not including charter schools, Jeffco Virtual, or Mountview). This averages out to 161 gross square feet per student. This figure includes total square feet at a campus as well as gymnasiums, media centers, cafeterias, administrative offices, and other building support spaces. The following chart indicates the breakdown of students, permanent square footage, and square feet per student for each type of school.

Square Feet per Student

School Type	Type	# of Schools	# of Students	Permanent SqFt	Sq Ft/ Student
Pre-K Centers	Pre-K	4	215	47,938	223
Elementary Schools	ES	87	27,199	4,229,252	155
K-8 Schools	K-8	6	3,392	473,892	140
Middle Schools	MS	17	12,075	1,893,210	157
7-12 Schools	7-12	2	1,829	386,634	211
High Schools	HS	15	21,193	3,346,613	158
Districtwide / Option	Districtwide / Option	18	4,718	1,022,772	217
Total		149	70,621	11,400,311	161

As a reference, according to the *15th Annual School Construction Report* by School Planning & Management magazine, the national median membership 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.

2020-21 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.

2020-21 Facilities Condition Assessment—Summary of Findings

The following chart compares the costs associated with the eight educational adequacy categories among the different school types. The total correctable educational adequacy costs are nearly \$86 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	\$ -	\$ 317,875	\$ -	\$ -	\$ -	\$ 225,695	\$ -	\$ -	\$ 543,571
Support for Programs	\$ 9,489	\$ 4,648,328	\$ 198,318	\$ 264,801	\$ -	\$ 1,076,681	\$ 87,990	\$ 142,082	\$ 6,427,688
Technology	\$ 94,450	\$ 9,838,091	\$ 677,333	\$ 3,237,146	\$ 497,354	\$ 2,808,208	\$ 1,902,451	\$ 100,726	\$ 19,155,759
Security and Supervision	\$ 99,041	\$ 3,753,063	\$ 546,387	\$ 2,653,259	\$ 282,938	\$ 2,601,803	\$ 1,332,163	\$ 117,600	\$ 11,386,255
Instructional Support	\$ 23,601	\$ 22,663,867	\$ 906,232	\$ 6,237,036	\$ 1,103,705	\$ 6,985,727	\$ 3,753,501	\$ 155,342	\$ 41,829,011
Physical Characteristics	\$ -	\$ 2,483	\$ -	\$ 161,548	\$ -	\$ -	\$ -	\$ -	\$ 164,031
Learning Environment	\$ 7,683	\$ 1,050,736	\$ 70,119	\$ 545,696	\$ 79,807	\$ 481,267	\$ 146,676	\$ 9,426	\$ 2,391,411
Relationship of Spaces	\$ 120,288	\$ 2,463,505	\$ 67,523	\$ 292,567	\$ 53,289	\$ 374,732	\$ 237,443	\$ 101,232	\$ 3,710,578
Non Related	\$ -	\$ 44,898	\$ 41,854	\$ 41,854	\$ -	\$ 31,664	\$ 40,064	\$ -	\$ 200,333
Total	\$ 354,552	\$ 44,782,847	\$ 2,507,765	\$ 13,433,906	\$ 2,017,094	\$ 14,585,778	\$ 7,500,288	\$ 626,408	\$ 85,808,637

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is nearly 18 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

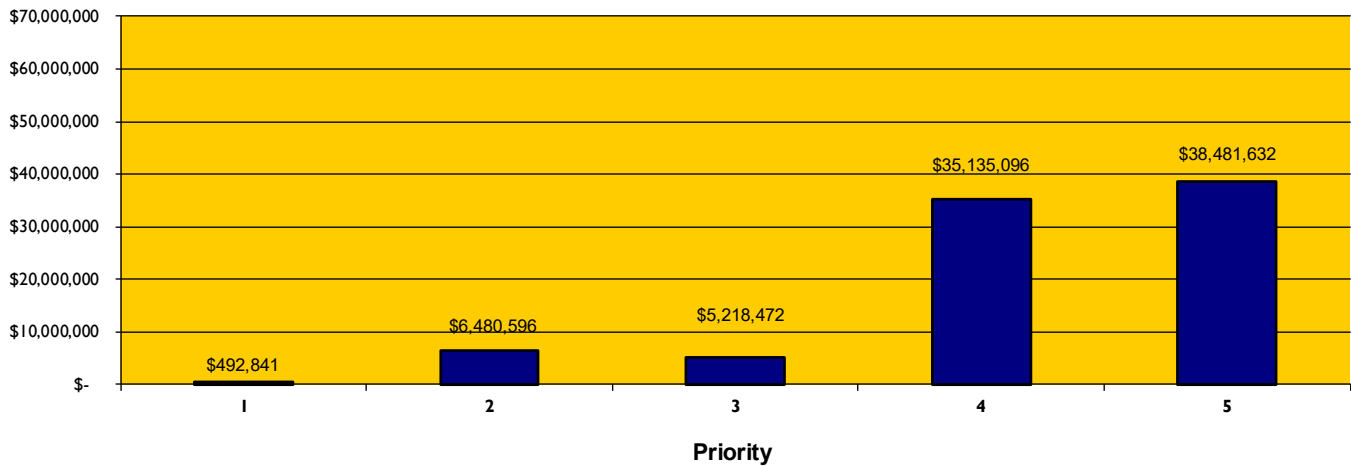
The educational adequacy baseline was established in the 2009-2010 District-wide Facility Master Plan. Educational adequacy is reviewed and updated annually by staff site visits and assessments, interviews with principals, and an annual building usage survey. The information obtained is then reviewed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

2020-21 Facilities Condition Assessment—Summary of Findings

Districtwide Crosstab by Priority by Educational Adequacy Category

Building System	Facility Condition Assessment Priority					Total
	1	2	3	4	5	
Capacity	\$ -	\$ -	\$ -	\$ -	\$ 543,571	\$ 543,571
Support for Programs	\$ -	\$ 88,088	\$ 1,250,480	\$ 888,836	\$ 4,200,285	\$ 6,427,688
Technology	\$ -	\$ 51,881	\$ 2,662,127	\$ 8,292,723	\$ 8,149,027	\$ 19,155,759
Security and Supervision	\$ 492,841	\$ 4,616,238	\$ 1,273,977	\$ 1,626,171	\$ 3,377,028	\$ 11,386,255
Instructional Support	\$ -	\$ 1,632,310	\$ -	\$ 23,245,375	\$ 16,951,326	\$ 41,829,011
Physical Characteristics	\$ -	\$ -	\$ -	\$ 164,031	\$ -	\$ 164,031
Learning Environment	\$ -	\$ -	\$ 225	\$ 29,533	\$ 2,361,653	\$ 2,391,411
Relationship of Spaces	\$ -	\$ -	\$ -	\$ 888,427	\$ 2,822,151	\$ 3,710,578
Non Related	\$ -	\$ 92,079	\$ 31,664	\$ -	\$ 76,591	\$ 200,333
Total	\$ 492,841	\$ 6,480,596	\$ 5,218,472	\$ 35,135,096	\$ 38,481,632	\$ 85,808,637

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 \$86 million in identified educational adequacy deficiencies.

2020-21 Facilities Condition Assessment—Summary of Findings

BUILDING CONDITION ASSESSMENT

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

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

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

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

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

SOFT COSTS AND REPLACEMENT COST MODELS

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

2020-21 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

2020-21 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	\$ 1,241,508	\$ 2,017,799	\$ 26,408,973	\$ 18,179,421	\$ 10,312,611	\$ 58,160,312
Roofing	\$ 6,239,537	\$ 6,100,428	\$ 8,454,145	\$ 217,898	\$ 69,203	\$ 21,081,210
Structure	\$ 187,183	\$ 1,136,205	\$ 1,096,495	\$ 533,866	\$ 27,953	\$ 2,981,702
Exterior	\$ 437,122	\$ 7,446,916	\$ 2,611,307	\$ 3,331,704	\$ 1,871,774	\$ 15,698,823
Interior	\$ 241,170	\$ 3,634,283	\$ 17,643,948	\$ 29,192,861	\$ 12,063,493	\$ 62,775,755
HVAC	\$ 881,135	\$ 28,212,049	\$ 46,587,477	\$ 9,829,834	\$ 2,005,789	\$ 87,516,285
Electrical	\$ 551,920	\$ 5,408,236	\$ 37,156,789	\$ 3,984,095	\$ 3,883,306	\$ 50,984,347
Plumbing	\$ 540,845	\$ 2,099,294	\$ 5,936,333	\$ 18,481,396	\$ 1,392,743	\$ 28,450,611
Fire and Safety	\$ 16,263,737	\$ 5,232,423	\$ 8,029,259	\$ 68,991	\$ 2,857,669	\$ 32,452,080
Technology	\$ 585,590	\$ 291,653	\$ 3,418,065	\$ 10,423,312	\$ 8,423,258	\$ 23,141,877
Stairs and Elevators	\$ 132,244	\$ -	\$ 568,832	\$ 4,277,717	\$ -	\$ 4,978,793
Specialties	\$ 135,456	\$ 637,747	\$ 40,746,759	\$ 28,223,655	\$ 16,620,452	\$ 86,364,068
Other	\$ 22,875	\$ 79,667	\$ 27,643	\$ 151,925	\$ 2,691,667	\$ 2,973,777
Total	\$ 27,460,322	\$ 62,296,700	\$ 198,686,027	\$ 126,896,676	\$ 62,219,916	\$ 477,559,640

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.

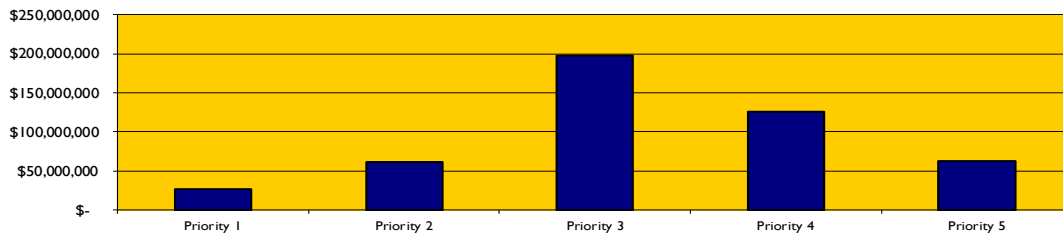
2020-21 Facilities Condition Assessment—Summary of Findings

FACILITY CONDITION INDEX

Campuswide Renovation Cost by Priority

Type	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Schools						
Pre-K School	\$ 188,792	\$ 318,481	\$ 639,866	\$ 309,565	\$ 268,399	\$ 1,725,104
Elementary Schools	\$ 7,423,749	\$ 25,622,976	\$ 91,178,903	\$ 67,289,679	\$ 29,108,551	\$ 220,623,857
K-8 Schools	\$ 164,493	\$ 1,406,526	\$ 4,733,306	\$ 3,540,611	\$ 1,476,462	\$ 11,321,400
Middle Schools	\$ 1,795,237	\$ 6,164,830	\$ 30,436,353	\$ 16,172,354	\$ 9,213,341	\$ 63,782,115
7-12 Schools	\$ 383,412	\$ 4,433,009	\$ 6,833,780	\$ 3,186,341	\$ 2,107,102	\$ 16,943,644
High Schools	\$ 10,746,618	\$ 10,058,890	\$ 39,446,879	\$ 16,434,096	\$ 12,222,837	\$ 88,909,320
Districtwide / Option	\$ 1,394,033	\$ 6,987,650	\$ 16,600,062	\$ 11,279,030	\$ 6,480,822	\$ 42,741,597
Total Schools	\$ 22,096,334	\$ 54,992,362	\$ 189,869,150	\$ 118,211,677	\$ 60,877,514	\$ 446,047,037
Other District Facilities						
Administrative	\$ 1,153,950	\$ 5,081,032	\$ 6,468,719	\$ 4,618,686	\$ 885,786	\$ 18,208,174
Maintenance/Transportation	\$ 3,646,963	\$ 1,332,749	\$ 666,147	\$ 1,366,382	\$ 118,080	\$ 7,130,321
Stadia	\$ 366,619	\$ 705,920	\$ 1,423,752	\$ 2,284,400	\$ 320,082	\$ 5,100,772
Support	\$ 82,164	\$ 52,755	\$ 109,640	\$ 163,501	\$ 10,161	\$ 418,221
Decommissioned	\$ 114,292	\$ 131,882	\$ 148,619	\$ 252,029	\$ 8,293	\$ 655,115
Total Other Facilities	\$ 5,167,532	\$ 7,119,702	\$ 8,558,618	\$ 8,269,468	\$ 1,323,948	\$ 31,512,603
Grand Total	\$ 27,263,866	\$ 62,112,063	\$ 198,427,768	\$ 126,481,145	\$ 62,201,462	\$ 477,559,640

Campus Wide Renovation Cost by Priority



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

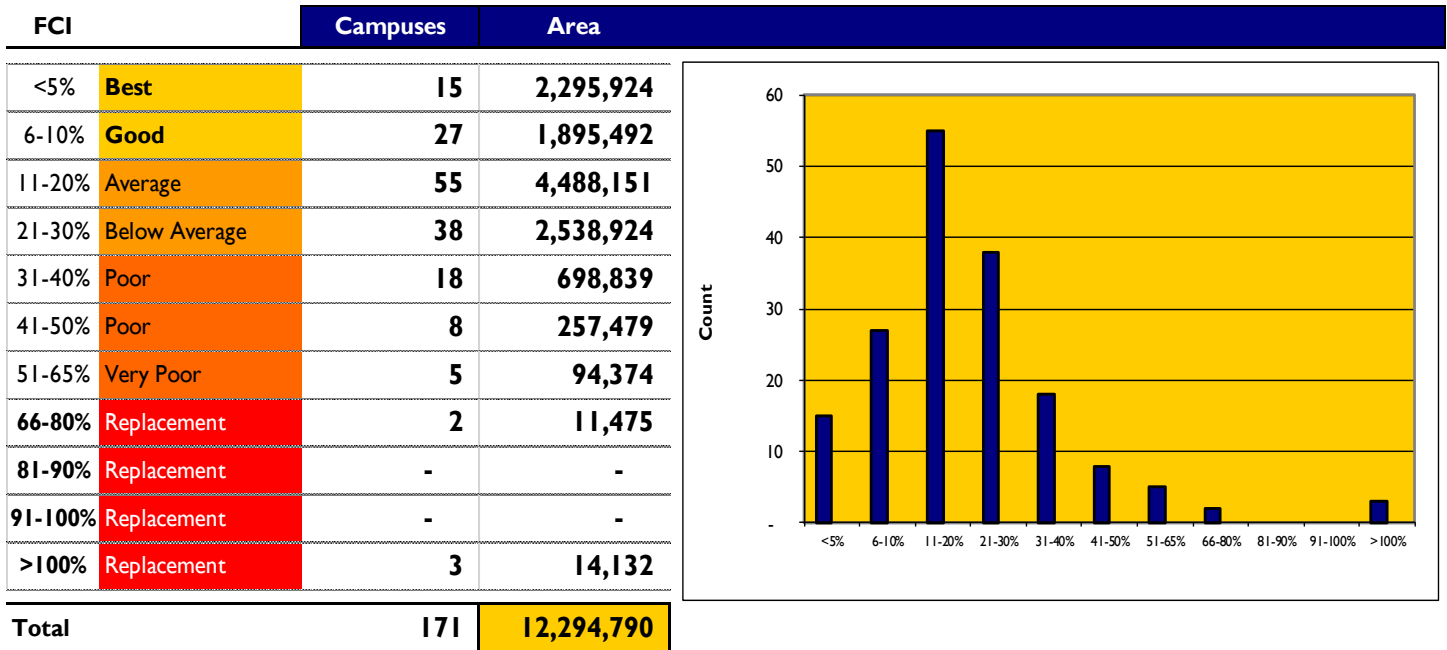
Less than 5%	Best
6% to 10%	Good
11% to 20%	Average
21% to 30%	Below Average
31% to 50%	Poor
51% to 65%	Very Poor
Greater than 65%	Replacement Candidate

At Jeffco Public Schools, the total current deficiencies district-wide equal \$477.6 million, while the overall portfolio replacement value is estimated to be \$3.1 billion. As a result, the district-wide FCI is 15.4 percent and is considered to reflect district-wide facilities in below average condition for a large urban district.

2020-21 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 5 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.

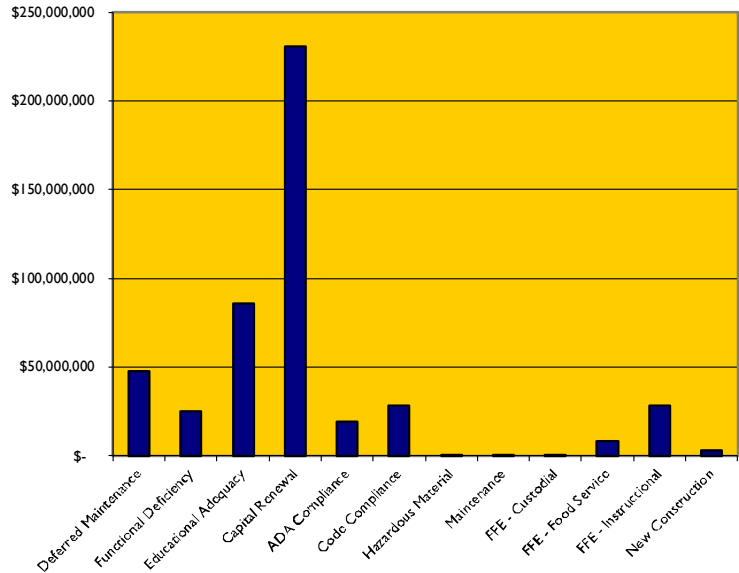
NEW CONSTRUCTION - New facilities, additions, or supporting structures.

2020-21 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 \$230.5 million most commonly as older systems have reached the end of their life. Not surprisingly, the next largest category concerning current deficiencies is educational adequacy at nearly \$86 million.

Districtwide by Category

Building System	Total	% of Total
Deferred Maintenance	\$ 47,898,633	10.03%
Functional Deficiency	\$ 25,018,401	5.24%
Educational Adequacy	\$ 85,808,637	17.97%
Capital Renewal	\$ 230,528,655	48.27%
ADA Compliance	\$ 19,300,610	4.04%
Code Compliance	\$ 28,364,982	5.94%
Hazardous Material	\$ 258,678	0.05%
Maintenance	\$ 244,238	0.05%
FFE - Custodial	\$ 235,581	0.05%
FFE - Food Service	\$ 8,110,711	1.70%
FFE - Instructional	\$ 28,651,220	6.00%
New Construction	\$ 3,139,294	0.66%
Total	\$ 477,559,640	100%



LIFE CYCLE RENEWAL

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

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

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

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

2020-21 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 \$477.6 million, and another \$226 million in life cycle needs over the next five years. The charts on pages 22-23 summarize the 2021 current need, plus the projected life cycle renewal forecasted need for the assessment years 2022 to 2026. The following chart depicts the next five years' life cycle renewal forecast allocated across each of the 12 building systems. As systems or equipment reach the end of the life cycle, the condition is assessed and a deficiency may be created. The value of deficiency is not necessarily based upon the projected life cycle expense. The deficiency and life cycle expense are not counted twice in the Summary.

Districtwide 5-Year Life Cycle Forecast

Building System	Life Cycle Forecast Year					Total
	1	2	3	4	5	
	2022	2023	2024	2025	2026	
Site	\$ 1,291,692	\$ 1,612,845	\$ 2,713,787	\$ 6,004,012	\$ 34,773,172	\$ 46,395,508
Roofing	\$ 721,592	\$ 474,251	\$ 3,127,071	\$ 750,809	\$ 1,322,680	\$ 6,396,403
Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	\$ 630,116	\$ 481,548	\$ -	\$ 418,556	\$ 142,677	\$ 1,672,897
Interior	\$ 3,913,139	\$ 29,896,024	\$ 28,145,110	\$ 7,351,710	\$ 9,268,656	\$ 78,574,639
HVAC	\$ 7,168,568	\$ 3,184,897	\$ 10,319,399	\$ 19,191,024	\$ 22,369,952	\$ 62,233,840
Electrical	\$ 1,135,145	\$ 795,704	\$ 246,879	\$ 1,009,664	\$ 1,196,498	\$ 4,383,890
Plumbing	\$ 2,467,325	\$ 389,069	\$ 163,422	\$ 367,697	\$ 465,319	\$ 3,852,832
Fire and Safety	\$ 254,598	\$ 202,372	\$ 275,748	\$ 456,625	\$ 288,208	\$ 1,477,551
Technology	\$ 2,039,585	\$ 4,197,144	\$ 5,681,824	\$ 2,117,730	\$ 1,382,232	\$ 15,418,515
Stairs and Elevators	\$ 10,730	\$ -	\$ -	\$ 61,593	\$ 62,263	\$ 134,586
Specialties	\$ 506,854	\$ 2,009,704	\$ 2,197,990	\$ 424,759	\$ 699,218	\$ 5,838,525
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 20,139,344	\$ 43,243,558	\$ 52,871,230	\$ 38,154,179	\$ 71,970,875	\$ 226,379,186

CURRENT DEFICIENCIES AND LIFE CYCLE FORECAST

The following charts show the combined current facility condition and educational adequacy deficiencies, along with the five-year life cycle renewal forecast projecting future cost through the year 2026 based upon the CDE model. The chart is organized by campus type, with the first column indicating the 2021 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 \$226 million in facility-related improvements. These figures exclude any expansion for classroom additions or new construction for additional membership 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.

2020-21 Facilities Condition Assessment—Summary of Findings

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

System	Current 2021	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Total
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Pre-K							
Current Deficiencies	\$ 1,370,552	79%					\$ 1,370,552
Educational Adequacy Deficiencies	\$ 354,552	21%					\$ 354,552
Life Cycle Renewal Forecast	\$ 28,640	\$ -	\$ -	\$ 744,417	\$ -		\$ 773,057
Total Cumulative	\$ 1,725,104	\$ 1,753,744	\$ 1,753,744	\$ 1,753,744	\$ 2,498,161	\$ 2,498,161	\$ 2,498,161

Elementary Schools							
Current Deficiencies	\$ 175,841,010	80%					\$ 175,841,010
Educational Adequacy Deficiencies	\$ 44,782,847	20%					\$ 44,782,847
Life Cycle Renewal Forecast	\$ 6,630,184	\$ 15,818,066	\$ 13,234,822	\$ 13,505,054	\$ 19,813,013		\$ 69,001,139
Total Cumulative	\$ 220,623,857	\$ 227,254,041	\$ 243,072,107	\$ 256,306,929	\$ 269,811,983	\$ 289,624,996	\$ 289,624,996

K-8							
Current Deficiencies	\$ 8,813,635	78%					\$ 8,813,635
Educational Adequacy Deficiencies	\$ 2,507,765	22%					\$ 2,507,765
Life Cycle Renewal Forecast	\$ 1,472,718	\$ 1,832,888	\$ 23,113	\$ 4,739,136	\$ 1,444,896		\$ 9,512,751
Total Cumulative	\$ 11,321,400	\$ 12,794,118	\$ 14,627,006	\$ 14,650,119	\$ 19,389,255	\$ 20,834,151	\$ 20,834,151

Middle Schools							
Current Deficiencies	\$ 50,348,209	79%					\$ 50,348,209
Educational Adequacy Deficiencies	\$ 13,433,906	21%					\$ 13,433,906
Life Cycle Renewal Forecast	\$ 1,467,662	\$ 18,819,026	\$ 7,456,849	\$ 4,880,458	\$ 12,589,211		\$ 45,213,206
Total Cumulative	\$ 63,782,115	\$ 65,249,777	\$ 84,068,803	\$ 91,525,652	\$ 96,406,110	\$ 108,995,321	\$ 108,995,321

7-12							
Current Deficiencies	\$ 14,926,550	88%					\$ 14,926,550
Educational Adequacy Deficiencies	\$ 2,017,094	12%					\$ 2,017,094
Life Cycle Renewal Forecast	\$ 205,669	\$ 8,907	\$ 808,792	\$ 2,746,847	\$ 1,171,257		\$ 4,941,472
Total Cumulative	\$ 16,943,644	\$ 17,149,313	\$ 17,158,220	\$ 17,967,012	\$ 20,713,859	\$ 21,885,116	\$ 21,885,116

High Schools							
Current Deficiencies	\$ 74,323,542	84%					\$ 74,323,542
Educational Adequacy Deficiencies	\$ 14,585,778	16%					\$ 14,585,778
Life Cycle Renewal Forecast	\$ 3,573,826	\$ 3,928,888	\$ 23,359,706	\$ 12,155,505	\$ 34,009,767		\$ 77,027,692
Total Cumulative	\$ 88,909,320	\$ 3,928,888	\$ 27,288,594	\$ 39,444,099	\$ 73,453,866	\$ 165,937,012	\$ 165,937,012

2020-21 Facilities Condition Assessment—Summary of Findings

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

System	Current 2021	Year 1 2022	Year 2 2023	Year 3 2024	Year 4 2025	Year 5 2026	Total
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Districtwide / Option

Current Deficiencies	\$ 35,241,309	82%					\$ 35,241,309
Educational Adequacy Deficiencies	\$ 7,500,288	18%					\$ 7,500,288
Life Cycle Renewal Forecast		\$ 8,877,901	\$ 6,109,017	\$ 9,160,845	\$ 1,521,939	\$ 2,822,476	\$ 28,492,178
Total Cumulative	\$ 42,741,597	\$ 51,619,498	\$ 57,728,515	\$ 66,889,360	\$ 68,411,299	\$ 71,233,775	\$ 71,233,775

Stadia

Current Deficiencies	\$ 5,100,772	100%					\$ 5,100,772
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ -	\$ 47,754	\$ -	\$ -	\$ -	\$ 47,754
Total Cumulative	\$ 5,100,772	\$ 5,100,772	\$ 5,148,526	\$ 5,148,526	\$ 5,148,526	\$ 5,148,526	\$ 5,148,526

Maintenance - Transportation

Current Deficiencies	\$ 7,130,321	100%					\$ 7,130,321
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative	\$ 7,130,321	\$ 7,130,321	\$ 7,130,321	\$ 7,130,321	\$ 7,130,321	\$ 7,130,321	\$ 7,130,321

Administrative

Current Deficiencies	\$ 17,581,765	97%					\$ 17,581,765
Educational Adequacy Deficiencies	\$ 626,408	3%					\$ 626,408
Life Cycle Renewal Forecast		\$ 212,759	\$ -	\$ -	\$ 9,500	\$ 91,711	\$ 313,970
Total Cumulative	\$ 18,208,174	\$ 18,420,933	\$ 18,420,933	\$ 18,420,933	\$ 18,430,433	\$ 18,522,144	\$ 18,522,144

Support

Current Deficiencies	\$ 418,221	100%					\$ 418,221
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative	\$ 418,221	\$ 418,221	\$ 418,221	\$ 418,221	\$ 418,221	\$ 418,221	\$ 418,221

Decommissioned

Current Deficiencies	\$ 655,115						\$ 655,115
Educational Adequacy Deficiencies	\$ -						\$ -
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative	\$ 655,115	\$ 655,115	\$ 655,115	\$ 655,115	\$ 655,115	\$ 655,115	\$ 655,115

Total Need	\$ 477,559,640	\$ 22,469,359	\$ 46,564,546	\$ 54,044,127	\$ 40,302,856	\$ 71,942,331	\$ 712,882,859
Cumulative	\$ 477,559,640	\$ 500,028,999	\$ 546,593,545	\$ 600,637,672	\$ 640,940,528	\$ 712,882,859	

Life Cycle Figures are Unescalated

2020-21 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, 2020-21 membership, 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	2020-21 Membership	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Alameda							
Deane Elementary School	1954	372	46,117	\$ 1,371,274	11.1%	\$ 728,784	\$ 2,100,058
Emory Elementary School	1994	421	107,785	\$ 3,884,288	13.4%	\$ 608,672	\$ 4,492,960
Lasley Elementary School	1961	355	66,925	\$ 1,554,850	8.8%	\$ 1,709,706	\$ 3,264,556
Patterson International School	1964	314	48,894	\$ 1,356,889	10.6%	\$ 954,553	\$ 2,311,442
Patterson Cottages	1965	64	13,819	\$ 1,165,600	32.5%	\$ -	\$ 1,165,600
Rose Stein International Elementary School	1954	249	47,093	\$ 2,294,187	18.8%	\$ 265,552	\$ 2,559,739
Alameda International Jr-Sr High School	1961	1,170	262,863	\$ 11,510,006	19.4%	\$ 1,800,818	\$ 13,310,824
				\$ 23,137,095		\$ 6,068,085	\$ 29,205,180
Arvada							
Fitzmorris Elementary School	1960	185	51,258	\$ 2,487,552	18.7%	\$ 1,209,711	\$ 3,697,263
Hackberry Hill Elementary School	1966	385	52,413	\$ 1,442,628	10.6%	\$ 1,611,834	\$ 3,054,462
Lawrence Elementary School	1996	265	47,138	\$ 393,102	3.1%	\$ 144,357	\$ 537,459
Peck Elementary School	1966	193	42,835	\$ 2,292,020	20.6%	\$ 2,145,290	\$ 4,437,310
Secrest Elementary School	1955	238	46,372	\$ 1,854,693	15.4%	\$ 563,912	\$ 2,418,605
Swanson Elementary School	1964	231	54,461	\$ 4,650,910	32.9%	\$ 1,209,165	\$ 5,860,075
Thomson Elementary School	1973	228	48,832	\$ 2,840,455	22.4%	\$ 297,473	\$ 3,137,928
Arvada K-8	1952	617	115,416	\$ 4,821,986	15.6%	\$ 1,388,201	\$ 6,210,187
North Arvada Middle School	1962	565	113,553	\$ 5,356,828	17.4%	\$ 5,385,268	\$ 10,742,096
Arvada High School	1971	783	245,139	\$ 14,083,871	23.3%	\$ 4,589,038	\$ 18,672,909
				\$ 40,224,045		\$ 18,544,249	\$ 58,768,294
Arvada West							
Allendale Elementary School	1964	129	40,644	\$ 984,257	9.3%	\$ 617,346	\$ 1,601,603
Campbell Elementary School	1964	176	43,486	\$ 3,686,682	31.5%	\$ 1,437,354	\$ 5,124,036
Fairmount Elementary School	1962	586	65,145	\$ 3,224,016	19.1%	\$ 1,235,706	\$ 4,459,722
Fremont Elementary School	1953	195	45,914	\$ 2,028,877	17.0%	\$ 138,333	\$ 2,167,210
Stott Elementary School	1972	280	45,528	\$ 910,736	7.7%	\$ 773,299	\$ 1,684,035
Vanderhoof Elementary School	1969	361	44,082	\$ 1,058,934	9.0%	\$ 1,007,523	\$ 2,066,457
Drake Middle School	1962	927	124,578	\$ 3,565,798	10.7%	\$ 4,531,915	\$ 8,097,713
Arvada West High School	2003	1,825	237,051	\$ 3,159,106	5.2%	\$ 9,991,824	\$ 13,150,930
				\$ 18,618,406		\$ 19,733,300	\$ 38,351,706
Bear Creek							
Green Gables Elementary School	1969	221	36,919	\$ 3,584,034	37.4%	\$ 1,416,523	\$ 5,000,557
Kendallvue Elementary School	1982	335	45,417	\$ 3,038,682	24.6%	\$ 851,638	\$ 3,890,320
Kendrick Lakes Elementary School	1970	368	40,078	\$ 6,590,756	61.1%	\$ 1,024,909	\$ 7,615,665
Peiffer Elementary School	1973	236	44,035	\$ 2,856,762	25.0%	\$ 279,994	\$ 3,136,756
Red Rocks Elementary School	1955	275	29,176	\$ 4,434,726	54.4%	\$ 90,171	\$ 4,524,897
Westgate Elementary School	1972	383	51,211	\$ 3,260,189	22.9%	\$ 543,511	\$ 3,803,700
Bear Creek K-8 School	2008	998	122,365	\$ 1,041,982	3.2%	\$ 5,371,685	\$ 6,413,667
Carmody Middle School	1965	706	99,692	\$ 1,466,471	5.5%	\$ 5,403,355	\$ 6,869,826
Bear Creek High School	2008	1,534	255,985	\$ 2,702,166	4.1%	\$ 5,630,350	\$ 8,332,516
				\$ 28,975,768		\$ 20,612,136	\$ 49,587,904

Sites with FCI greater than 65% are highlighted in Red

2020-21 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2020-21 Membership	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Chatfield							
Coronado Elementary School	1987	443	46,543	\$ 4,058,340	32.5%	\$ 1,625,626	\$ 5,683,966
Mortensen Elementary School	1994	352	52,157	\$ 2,048,751	15.1%	\$ 157,223	\$ 2,205,974
Shaffer Elementary School	1998	482	53,368	\$ 1,863,580	12.9%	\$ 237,438	\$ 2,101,018
Stony Creek Elementary School	1983	351	45,229	\$ 2,919,686	24.9%	\$ 1,889,083	\$ 4,808,769
Ute Meadows Elementary School	1987	365	46,465	\$ 2,740,194	22.4%	\$ 1,623,102	\$ 4,363,296
Bradford K-8 North	1994	307	46,069	\$ 1,150,224	9.6%	\$ 159,199	\$ 1,309,423
Bradford K-8 South	1990	438	48,681	\$ 2,258,412	17.9%	\$ 1,976,286	\$ 4,234,698
Deer Creek Middle School	1980	666	120,363	\$ 6,124,388	19.0%	\$ 3,672,459	\$ 9,796,847
Falcon Bluffs Middle School	2003	657	113,571	\$ 2,331,188	7.7%	\$ 5,784,497	\$ 8,115,685
Chatfield High School	1986	1,834	275,730	\$ 713,976	1.0%	\$ 3,467,834	\$ 4,181,810
				\$ 26,208,740		\$ 20,592,747	\$ 46,801,487
Columbine							
Columbine Hills Elementary School	1964	306	47,267	\$ 1,720,735	14.0%	\$ 359,845	\$ 2,080,580
Dutch Creek Elementary School	1973	271	49,780	\$ 3,103,360	24.0%	\$ 559,736	\$ 3,663,096
Governor's Ranch Elementary School	1987	305	46,906	\$ 2,364,376	18.8%	\$ 150,561	\$ 2,514,937
Leawood Elementary School	1972	291	48,382	\$ 1,929,701	15.4%	\$ 1,555,302	\$ 3,485,003
Normandy Elementary School	1970	321	55,699	\$ 2,423,253	16.8%	\$ 1,233,596	\$ 3,656,849
Ken Caryl Middle School	1970	849	102,014	\$ 3,931,587	14.1%	\$ 2,221,837	\$ 6,153,424
Columbine High School	1973	1,732	238,150	\$ 11,818,409	19.4%	\$ 3,570,701	\$ 15,389,110
				\$ 27,291,422		\$ 9,651,578	\$ 36,943,000
Conifer							
Elk Creek Elementary School	1989	344	51,000	\$ 1,930,389	14.6%	\$ 3,024,985	\$ 4,955,374
Marshdale Elementary School	1980	294	44,120	\$ 5,408,600	47.2%	\$ 597,687	\$ 6,006,287
West Jefferson Elementary School	2001	239	48,099	\$ 704,465	5.6%	\$ 2,412,868	\$ 3,117,333
West Jefferson Middle School	1974	554	104,164	\$ 7,197,426	25.8%	\$ 352,796	\$ 7,550,222
Conifer High School	1996	837	166,229	\$ 5,962,792	13.8%	\$ 803,622	\$ 6,766,414
Conifer Wastewater Treatment Plant	1988		4,960	\$ 204,515	19.5%	\$ -	\$ 204,515
West Jefferson Reservoir	1988		1,490	\$ 177,594	56.4%	\$ -	\$ 177,594
Conifer HS Lobo Pump House			-	\$ -		\$ -	\$ -
Gallery Well and Pumphouse	1996		100	\$ 36,112	170.9%	\$ -	\$ 36,112
				\$ 21,621,895		\$ 7,191,958	\$ 28,813,853
Dakota Ridge							
Blue Heron Elementary School	2002	386	55,082	\$ 1,262,713	8.8%	\$ 2,530,642	\$ 3,793,355
Colorow Elementary School	1977	198	44,226	\$ 4,497,981	39.2%	\$ 749,233	\$ 5,247,214
Mount Carbon Elementary School	1996	380	51,930	\$ 1,527,158	11.3%	\$ 193,099	\$ 1,720,257
Powderhorn Elementary School	1994	493	52,134	\$ 1,295,924	8.9%	\$ 155,960	\$ 1,451,884
Westridge Elementary School	1987	390	46,903	\$ 975,642	8.0%	\$ 1,653,493	\$ 2,629,135
Summit Ridge Middle School	1994	1,013	133,587	\$ 4,281,906	12.0%	\$ 422,019	\$ 4,703,925
Dakota Ridge High School	1996	1,421	236,414	\$ 895,996	1.5%	\$ 4,013,124	\$ 4,909,120
				\$ 14,737,320		\$ 9,717,570	\$ 24,454,890

Sites with FCI greater than 65% are highlighted in Red

2020-21 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2020-21 Membership	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Evergreen							
Bergen Meadow Elementary School	1970	256	50,555	\$ 3,424,529	26.1%	\$ 1,003,135	\$ 4,427,664
Bergen Valley Elementary School	1997	240	42,280	\$ 945,396	8.6%	\$ 124,543	\$ 1,069,939
Parmalee Elementary School	1963	274	29,376	\$ 1,872,465	23.1%	\$ 519,434	\$ 2,391,899
Wilmot Elementary School	1877	311	55,816	\$ 1,860,686	13.7%	\$ 2,147,691	\$ 4,008,377
Evergreen Middle School	1969	638	111,713	\$ 423,726	1.4%	\$ 1,500,247	\$ 1,923,973
Evergreen High School	1954	1,024	209,128	\$ 1,570,633	2.9%	\$ 5,139,994	\$ 6,710,627
				\$ 10,097,434		\$ 10,435,044	\$ 20,532,478
Golden							
John and Karen Litz Preschool	2007	40	9,673	\$ 169,239	6.7%	\$ 369,474	\$ 538,713
Kyffin Elementary School	1972	453	49,472	\$ 1,362,370	10.4%	\$ 781,509	\$ 2,143,879
Mitchell Elementary School	1997	548	52,696	\$ 1,513,737	10.8%	\$ 237,348	\$ 1,751,085
Ralston Elementary School	1955	268	51,302	\$ 2,031,738	15.2%	\$ 1,142,481	\$ 3,174,219
Shelton Elementary School	1998	425	53,529	\$ 2,902,294	20.9%	\$ 457,568	\$ 3,359,862
Welchester Elementary School	1961	274	42,092	\$ 2,918,837	26.7%	\$ 522,069	\$ 3,440,906
Bell Middle School	1964	858	126,819	\$ 5,803,314	17.1%	\$ 1,501,436	\$ 7,304,750
Golden High School	2008	1,381	187,258	\$ 1,991,072	4.1%	\$ 7,122,841	\$ 9,113,913
				\$ 18,692,602		\$ 12,134,726	\$ 30,827,328
Green Mountain							
Florence Irwin Preschool	2009	51	10,704	\$ 148,310	5.3%	\$ 28,640	\$ 176,950
Deviny Elementary School	1964	463	52,617	\$ 1,176,655	8.6%	\$ 2,331,699	\$ 3,508,354
Foothills Elementary School	1970	262	39,999	\$ 2,061,261	19.3%	\$ 238,070	\$ 2,299,331
Green Mountain Elementary School	1962	219	40,335	\$ 1,897,292	18.1%	\$ 1,328,639	\$ 3,225,931
Hutchinson Elementary School	1973	260	44,399	\$ 4,106,920	35.6%	\$ 315,120	\$ 4,422,040
Rooney Ranch Elementary School	1994	481	53,635	\$ 2,357,169	16.9%	\$ 414,877	\$ 2,772,046
Dunstan Middle School	2006	899	137,311	\$ 1,335,641	3.6%	\$ 5,430,935	\$ 6,766,576
Green Mountain High School	1973	1,142	199,222	\$ 10,509,985	20.5%	\$ 1,196,697	\$ 11,706,682
				\$ 23,593,233		\$ 11,284,677	\$ 34,877,910
Jefferson							
Edgewater Elementary School	1949	328	45,207	\$ 2,617,500	20.8%	\$ 629,382	\$ 3,246,882
Lumberg Elementary School	1955	336	49,379	\$ 3,461,058	25.4%	\$ 152,193	\$ 3,613,251
Molholm Elementary School	1954	275	46,524	\$ 4,990,335	38.8%	\$ 197,250	\$ 5,187,585
Jefferson Jr-Sr High School	1959	659	123,771	\$ 5,433,638	17.0%	\$ 3,140,654	\$ 8,574,292
				\$ 16,502,531		\$ 4,119,479	\$ 20,622,010
Lakewood							
Belmar School of Integrated Arts	1961	226	40,828	\$ 2,258,145	20.9%	\$ 2,192,728	\$ 4,450,873
Eiber Elementary School	1955	322	52,017	\$ 3,744,000	27.7%	\$ 282,227	\$ 4,026,227
Glennon Heights Elementary School	1957	170	34,698	\$ 3,136,047	32.9%	\$ 135,261	\$ 3,271,308
Slater Elementary School	1953	236	46,084	\$ 2,712,253	22.0%	\$ 145,084	\$ 2,857,337
South Lakewood Elementary School	1995	379	51,795	\$ 2,734,068	20.1%	\$ 294,683	\$ 3,028,751
Creighton Middle School	1962	817	133,082	\$ 2,305,998	6.5%	\$ 4,615,940	\$ 6,921,938
Lakewood High School	1958	2,090	248,133	\$ 5,028,734	7.9%	\$ 5,739,170	\$ 10,767,904
				\$ 21,919,246		\$ 13,405,093	\$ 35,324,339

Sites with FCI greater than 65% are highlighted in Red

2020-21 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2020-21 Membership	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Pomona							
Little Elementary School	1973	273	40,712	\$ 3,556,214	33.1%	\$ 887,664	\$ 4,443,878
Parr Elementary School	1969	248	33,586	\$ 2,375,110	24.4%	\$ 361,051	\$ 2,736,161
Warder Elementary School	1973	369	41,934	\$ 2,466,916	22.7%	\$ 252,851	\$ 2,719,767
Weber Elementary School	1972	272	51,051	\$ 2,056,261	15.3%	\$ 1,282,364	\$ 3,338,625
Zerger Elementary School (Doral Academy)	1977	-	43,875	\$ 2,645,983	23.2%	\$ 535,468	\$ 3,181,451
Moore Middle School	1978	562	83,756	\$ 5,344,173	23.8%	\$ 1,208,375	\$ 6,552,548
Pomona High School	1973	1,252	203,946	\$ 12,744,657	24.4%	\$ 1,193,187	\$ 13,937,844
*Doral Academy leasing Zerger ES				\$ 31,189,314		\$ 5,720,960	\$ 36,910,274
Ralston Valley							
Meiklejohn Elementary School	2006	492	69,839	\$ 928,684	5.1%	\$ 2,390,640	\$ 3,319,324
Sierra Elementary School	2009	461	69,064	\$ 1,369,551	7.6%	\$ 327,178	\$ 1,696,729
Van Arsdale Elementary School	1994	404	50,511	\$ 4,543,341	33.9%	\$ 152,596	\$ 4,695,937
West Woods Elementary School	1996	531	53,381	\$ 3,311,218	23.1%	\$ 208,895	\$ 3,520,113
Coal Creek Canyon K-8 School	1963	119	25,360	\$ 2,048,796	29.7%	\$ 617,380	\$ 2,666,176
Three Creeks K-8	2017	913	116,001	\$ -		\$ -	\$ -
Oberon Middle School	1965	697	90,839	\$ 5,161,243	21.2%	\$ 377,390	\$ 5,538,633
Ralston Valley High School	2001	1,891	239,205	\$ 601,809	1.0%	\$ 18,781,652	\$ 19,383,461
				\$ 17,964,640		\$ 22,855,731	\$ 40,820,371
Standley Lake							
Adams Elementary School	1988	334	47,783	\$ 2,675,500	21.6%	\$ 199,547	\$ 2,875,047
Lukas Elementary School	1988	272	47,740	\$ 1,826,243	14.7%	\$ 139,568	\$ 1,965,811
Ryan Elementary School	1994	360	50,544	\$ 1,929,113	14.4%	\$ 59,480	\$ 1,988,593
Semper Elementary School	1996	313	53,755	\$ 2,112,392	15.1%	\$ 349,565	\$ 2,461,957
Sheridan Green Elementary School	1987	292	46,465	\$ 1,706,229	14.1%	\$ -	\$ 1,706,229
Witt Elementary School	1980	267	44,340	\$ 3,711,189	32.2%	\$ 526,862	\$ 4,238,051
Mandalay Middle School	1983	538	88,976	\$ 4,068,099	17.0%	\$ 1,450,641	\$ 5,518,740
Wayne Carle Middle School	2006	583	105,495	\$ 2,221,985	7.9%	\$ 816,389	\$ 3,038,374
Standley Lake High School	1988	1,295	193,713	\$ 2,199,689	4.4%	\$ 1,756,888	\$ 3,956,577
				\$ 22,450,438		\$ 5,298,940	\$ 27,749,378
Wheat Ridge							
Norma Anderson Preschool	2007	60	13,742	\$ 241,954	6.8%	\$ 374,943	\$ 616,897
Kullerstrand Elementary School	1961	213	35,530	\$ 945,464	9.8%	\$ 259,698	\$ 1,205,162
Maple Grove Elementary School	1960	334	42,409	\$ 639,306	11.9%	\$ 290,466	\$ 929,772
Peak Expeditionary School at Pennington	1961	188	36,876	\$ 2,515,333	25.8%	\$ 1,426,393	\$ 3,941,726
Prospect Valley Elementary School	1967	416	46,229	\$ 5,737,605	47.4%	\$ 154,117	\$ 5,891,722
Stevens Elementary School	1995	314	112,153	\$ 3,089,343	10.3%	\$ 587,034	\$ 3,676,377
Stober Elementary School	1965	248	31,242	\$ 4,046,078	47.8%	\$ 1,167,062	\$ 5,213,140
New Classical Academy at Vivian	1953	145	33,138	\$ 2,970,750	32.7%	\$ 161,166	\$ 3,131,916
Wilmore-Davis Elementary School	1955	255	38,596	\$ 2,324,059	22.7%	\$ 113,688	\$ 2,437,747
Everitt Middle School	1966	546	103,697	\$ 2,862,344	10.3%	\$ 537,707	\$ 3,400,051
Wheat Ridge High School	1956	1,152	211,310	\$ 14,926,424	27.6%	\$ 4,030,770	\$ 18,957,194
				\$ 40,298,658		\$ 9,103,044	\$ 49,401,702

Sites with FCI greater than 65% are highlighted in Red

Jeffco Public Schools

2020-21 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2020-21 Membership	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Districtwide / Option Schools							
Brady Exploration School	1940	269	68,607	\$ 4,691,428	27.7%	\$ 1,947,770	\$ 6,639,198
Connections Learning Center	2010	11	20,500	\$ 297,205	5.3%	\$ 234,111	\$ 531,316
D'Evelyn Jr-Sr High School	2000	1,132	154,003	\$ 877,744	2.2%	\$ 9,347,469	\$ 10,225,213
Dennison Elementary School	1958	623	43,420	\$ 2,020,541	16.8%	\$ 404,890	\$ 2,425,431
Foster Dual Language PK-8	1953	399	42,485	\$ 3,956,245	34.0%	\$ 622,192	\$ 4,578,437
Free Horizon Montessori	1950	415	49,078	\$ 2,595,795	20.4%	\$ 187,837	\$ 2,783,632
Jefferson County Open School	1930	554	102,631	\$ 2,981,819	11.1%	\$ -	\$ 2,981,819
* Literacy Center		-	-	\$ -		\$ -	\$ -
Long View High School	1967	29	-	\$ 679,716	38.4%	\$ 31,500	\$ 711,216
Manning School	1958	673	72,675	\$ 3,786,622	19.7%	\$ 1,183,820	\$ 4,970,442
McLain Community High School	2000	350	79,112	\$ 1,782,115	8.8%	\$ 4,429,317	\$ 6,211,432
Miller Special Education	1963	91	51,184	\$ 1,993,702	14.5%	\$ 3,126,345	\$ 5,120,047
Sobesky Academy	1994	131	53,724	\$ 2,682,201	19.2%	\$ 286,668	\$ 2,968,869
Stein Cottages	1961	-	6,790	\$ 429,413	24.4%	\$ -	\$ 429,413
Warren Tech Central	1972	35	168,240	\$ 7,246,787	16.9%	\$ 6,476,964	\$ 13,723,751
Warren Tech North	1995	6	34,593	\$ 1,650,343	18.6%	\$ 124,172	\$ 1,774,515
Mount Evans Outdoor Lab School	1929	-	44,321	\$ 3,277,594	34.6%	\$ -	\$ 3,277,594
Windy Peak Outdoor Lab School	1857	-	31,409	\$ 1,792,327	20.9%	\$ 89,123	\$ 1,881,450
				\$ 42,741,597		\$ 28,492,178	\$ 71,233,775
Administration, Stadia, and Support Facilities							
Education Service Center	1985		124,219	\$ 4,870,212	18.6%	\$ -	\$ 4,870,212
581 Conference Place	1980		35,371	\$ 709,210	8.3%	\$ -	\$ 709,210
Landscape Service	1980		10,972	\$ 1,263,441	54.5%	\$ 114,968	\$ 1,378,409
Support Services Campus	1967		260,362	\$ 7,758,673	14.1%	\$ 97,791	\$ 7,856,464
Frank DeAngelis Center	1954		32,105	\$ 3,060,006	35.8%	\$ 101,211	\$ 3,161,217
Johnson Planetarium (Closed)	1962		3,098	\$ 405,879	62.0%	\$ -	\$ 405,879
Applewood Cottages	1958		8,534	\$ 655,115	66.5%	\$ -	\$ 655,115
Maple Grove Cottages	1964		6,816	\$ 164,184	23.0%	\$ -	\$ 164,184
Secrest Cottage	1964		3,310	\$ 140,751	36.9%	\$ -	\$ 140,751
Shop Facility for Zones 1 & 2	1980		4,250	\$ 448,589	50.0%	\$ -	\$ 448,589
North Area Transportation Center - Indiana	1975		5,870	\$ 614,354	42.9%	\$ -	\$ 614,354
North Area Transportation Center - Joyce	1980		97,803	\$ 4,467,138	45.6%	\$ -	\$ 4,467,138
South Area Transportation Center	1981		17,238	\$ 592,857	16.3%	\$ -	\$ 592,857
West Area Transportation Center	1980		14,779	\$ 703,900	22.5%	\$ -	\$ 703,900
Driving Training Center	1975		961	\$ 303,483	75.6%	\$ -	\$ 303,483
Jefferson County Stadium	1960		13,701	\$ 1,300,774	44.9%	\$ -	\$ 1,300,774
Lakewood Memorial Stadium	1983		1,721	\$ 666,140	119.8%	\$ -	\$ 666,140
North Area Athletic Complex	2000		10,391	\$ 2,611,298	118.9%	\$ 47,754	\$ 2,659,052
Trailblazer Stadium	1996		7,846	\$ 522,560	43.9%	\$ -	\$ 522,560
				\$ 31,258,565		\$ 361,724	\$ 31,925,224
TOTAL		70,621	12,059,392	\$ 477,559,640		\$ 226,379,186	

* Literacy Center data included in Brady Exploration School data.

Virtual Academy and Mountview membership excluded. Sites with FCI greater than 65% are highlighted in Red

2020-21 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 spaces designed as 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. [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 page shows a comparison by program.

2020-21 Facilities Condition Assessment—Summary of Findings

Utilization by Program

	2020-21 Membership	Utilization
Elementary Schools	27,199	68%
K-8 Schools	3,392	84%
Middle Schools	12,075	75%
7-12 Schools	1,829	72%
High Schools	21,193	78%
Option / Districtwide	4,718	65%
Pre-K	215	54%
Total	70,621	72%

The table below 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 86% followed by Lakewood at 84% and Golden at 81%. In terms of low utilization, Arvada is at 53%, Alameda is at 62%, Wheat Ridge & Pomona are at 67%, Jefferson & Standley Lake are at 68%, and Conifer, Evergreen, & Green Mountain are at 72%. Over the next five years, decreases in membership are projected in 8 articulation areas.

Applied Capacity by Articulation Area

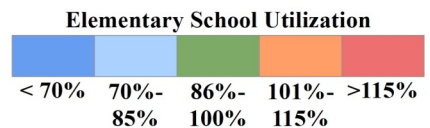
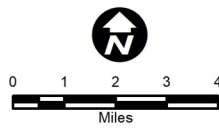
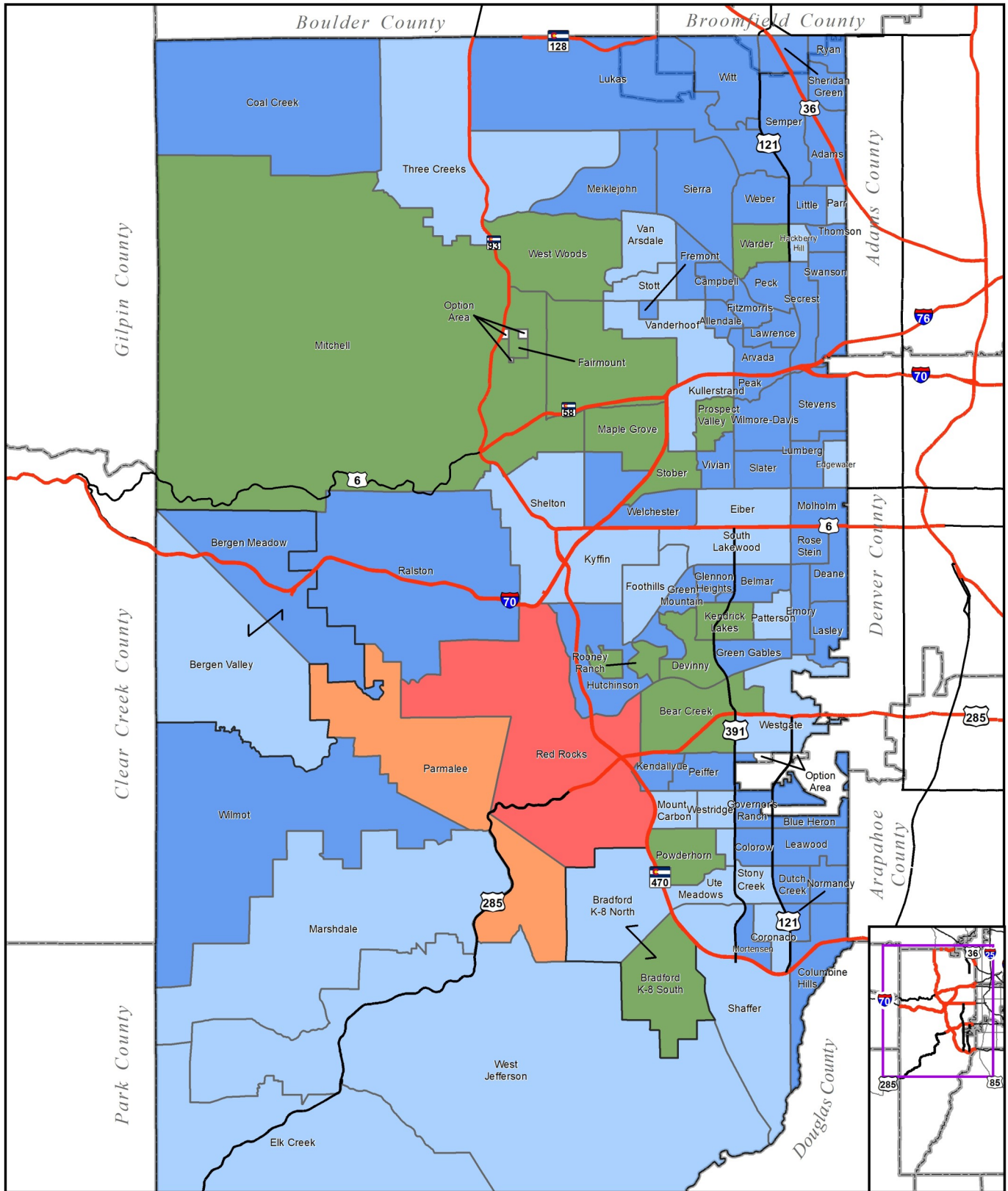
	2020-21 Membership	Utilization	2015-16 Free Reduced Lunch	2020-21 Free Reduced Lunch	2025-26 Projected Membership	5 year Projected Membership Change
Alameda	2,945	62%	70%	76%	2,823	-4.1%
Arvada	3,690	53%	64%	64%	3,448	-6.6%
Arvada West	4,479	79%	32%	33%	4,530	1.1%
Bear Creek	5,056	77%	36%	40%	5,109	1.0%
Chatfield	5,895	76%	13%	17%	5,899	0.1%
Columbine	4,075	77%	25%	28%	4,137	1.5%
Conifer	2,268	72%	14%	16%	2,212	-2.5%
Dakota Ridge	4,281	78%	20%	25%	4,211	-1.6%
Evergreen	2,743	72%	10%	10%	2,659	-3.1%
Golden	4,247	81%	32%	27%	4,388	3.3%
Green Mountain	3,777	72%	30%	32%	3,951	4.6%
Jefferson	1,598	68%	90%	88%	1,474	-7.8%
Lakewood	4,240	84%	61%	59%	4,120	-2.8%
Pomona	2,976	67%	46%	49%	3,030	1.8%
Ralston Valley	5,508	86%	11%	13%	6,177	12.1%
Standley Lake	4,254	68%	32%	34%	4,431	4.2%
Wheat Ridge	3,871	67%	54%	50%	3,777	-2.4%

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.

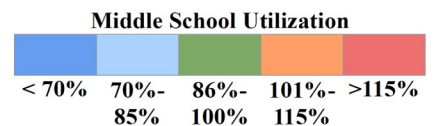
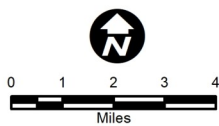
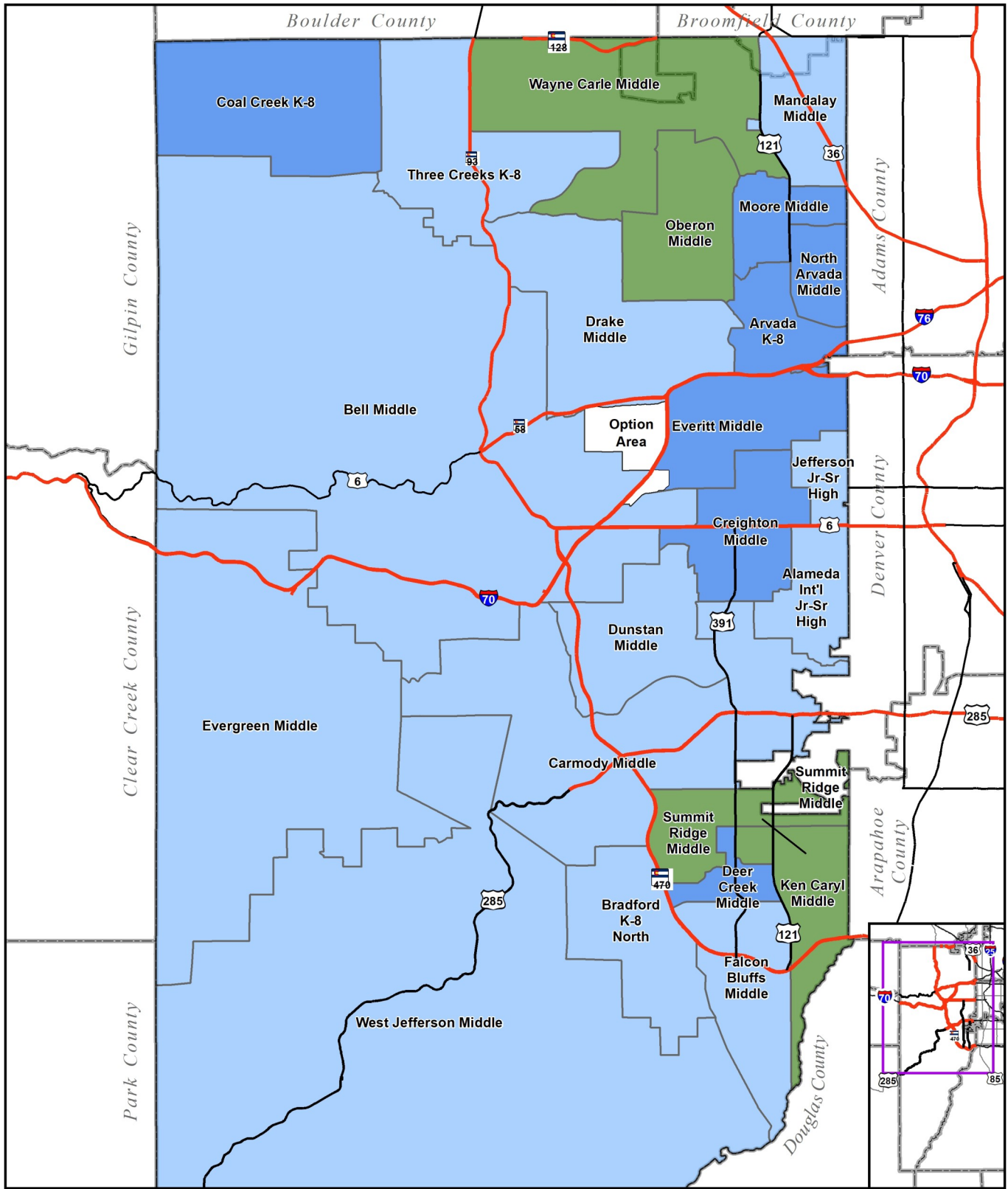
2020-21 Facilities Condition Assessment—Summary of Findings

2020-2021 Elementary School Utilization by Attendance Boundary



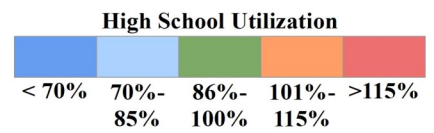
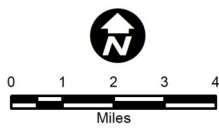
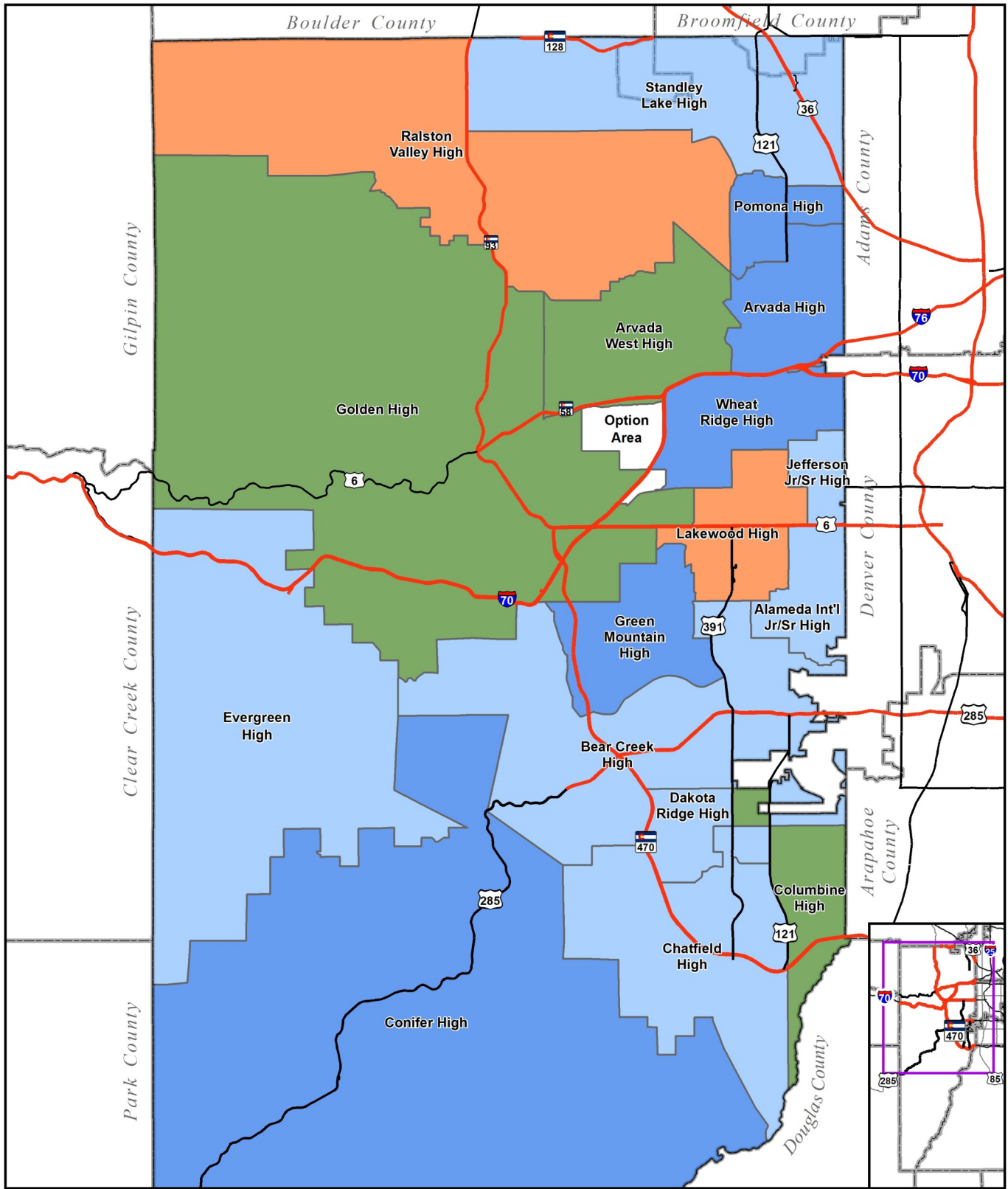
2020-21 Facilities Condition Assessment—Summary of Findings

2020-2021 Middle School Utilization by Attendance Boundary



2020-21 Facilities Condition Assessment—Summary of Findings

2020-2021 High School Utilization by Attendance Boundary



Jeffco Public Schools
2020-21 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	2,072	85%	1,761		1,761
126	Arvada West High School	Arvada West	76	2,186	85%	1,858		1,858
127	Bear Creek High School	Bear Creek	88	2,487	85%	2,114		2,114
128	Chatfield High School	Chatfield	97	2,776	85%	2,360		2,360
129	Columbine High School	Columbine	78	2,258	85%	1,919		1,919
130	Conifer High School	Conifer	51	1,502	85%	1,277		1,277
131	Dakota Ridge High School	Dakota Ridge	79	2,278	85%	1,936		1,936
132	Evergreen High School	Evergreen	55	1,585	85%	1,347		1,347
133	Golden High School	Golden	58	1,677	85%	1,425		1,425
134	Green Mountain High School	Green Mountain	76	2,100	85%	1,785		1,785
136	Lakewood High School	Lakewood	78	2,233	85%	1,898		1,898
137	Pomona High School	Pomona	78	2,260	85%	1,921		1,921
138	Ralston Valley High School	Ralston Valley	76	2,194	85%	1,865		1,865
139	Standley Lake High School	Standley Lake	75	2,156	85%	1,833		1,833
140	Wheat Ridge High School	Wheat Ridge	69	2,003	85%	1,703		1,703
						27,002		27,002
7-12 Schools								
124	Alameda International Jr-Sr High School	Alameda	68	1,894	85%	1,610	Title I	1,368
135	Jefferson Jr-Sr High School	Jefferson	37	1,089	85%	926	Title I	787
						2,536		2,155
Middle Schools								
105	Bell Middle School	Golden	43	1,224	100%	1,224		1,224
106	Carmody Middle School	Bear Creek	38	998	100%	998		998
107	Creighton Middle School	Lakewood	43	1,182	100%	1,182		1,182
108	Deer Creek Middle School	Chatfield	41	1,147	100%	1,147		1,147
109	Drake Middle School	Arvada West	44	1,242	100%	1,242		1,242
110	Dunstan Middle School	Green Mountain	41	1,121	100%	1,121		1,121
111	Evergreen Middle School	Evergreen	30	823	100%	823		823
112	Everitt Middle School	Wheat Ridge	33	895	100%	895	Title I	761
113	Falcon Bluffs Middle School	Chatfield	30	850	100%	850		850
114	Ken Caryl Middle School	Columbine	34	966	100%	966		966
115	Mandalay Middle School	Standley Lake	24	658	100%	658		658
116	Moore Middle School	Pomona	29	797	100%	797		797
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	40	1,119	100%	1,119		1,119
121	Wayne Carle Middle School	Standley Lake	22	602	100%	602		602
122	West Jefferson Middle School	Conifer	27	751	100%	751		751
						16,006		15,872

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

2020-21 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Membership			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity			2020-21 Member	Utilization (Member / Applied Cap)	Utilization (Member / Title I Cap)	2025-26 Member	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	81	1,761	783	44%		631	1	28	1,785
1	28	24	77	1,882	1,825	98%		1,808	5	140	1,977
-	-	-	88	2,114	1,534	73%		1,422	2	56	2,162
-	-	-	97	2,360	1,834	78%		1,712	-	-	2,360
-	-	-	78	1,919	1,732	90%		1,654	3	84	1,991
4	112	95	55	1,372	837	66%		775	-	-	1,277
-	-	-	79	1,936	1,421	73%		1,368	-	-	1,936
-	-	-	55	1,347	1,024	76%		898	1	28	1,371
1	28	24	59	1,449	1,381	97%		1,378	1	28	1,449
2	56	48	78	1,833	1,142	64%		1,178	-	-	1,785
-	-	-	78	1,898	2,090	110%		2,076	-	-	1,898
1	28	24	79	1,945	1,252	65%		1,234	2	56	1,969
-	-	-	76	1,865	1,891	101%		1,953	-	-	1,865
-	-	-	75	1,833	1,295	71%		1,274	-	-	1,833
-	-	-	69	1,703	1,152	68%		941	2	56	1,750
9	252	214	1,124	27,216	21,193		20,302			27,407	
2	56	48	70	1,658	1,170	73%	86%	1,036	2	-	1,610
3	84	71	40	997	659	71%	84%	562	-	-	926
5	140	119	110	2,655	1,829		1,598			2,536	
-	-	-	43	1,224	858	70%		939	3	84	1,308
1	28	28	39	1,026	706	71%		783	3	84	1,082
-	-	-	43	1,182	817	69%		766	1	28	1,210
-	-	-	41	1,147	666	58%		735	3	84	1,231
-	-	-	44	1,242	927	75%		869	-	-	1,242
-	-	-	41	1,121	899	80%		916	-	-	1,121
2	56	56	32	879	638	78%		577	-	-	823
-	-	-	33	895	546	61%	72%	519	-	-	895
-	-	-	30	850	657	77%		683	4	112	962
5	140	140	39	1,106	849	88%		788	1	28	994
-	-	-	24	658	538	82%		557	4	112	770
-	-	-	29	797	562	71%		537	-	-	797
4	112	112	35	973	565	66%		476	3	84	945
2	56	56	29	826	697	91%		645	1	28	798
-	-	-	40	1,119	1,013	91%		917	-	-	1,119
-	-	-	22	602	583	97%		582	-	-	602
-	-	-	27	751	554	74%		474	-	-	751
14	392	392	591	16,398	12,075		11,763			16,650	

Jeffco Public Schools
2020-21 Facilities Condition Assessment—Summary of Findings

Jeffco Capacity Summary

Applied Permanent

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I	Title I /Applied Capacity
K-8 Schools								
104	Arvada K-8	Arvada	39	1,022	90%	920	Title I	782
012	Bear Creek K-8 School	Bear Creek	47	1,168	90%	1,051		1,051
017	Bradford K-8 South	Chatfield	23	543	90%	489		489
018	Bradford K-8 North	Chatfield	18	432	90%	389		389
020	Coal Creek Canyon K-8 School	Ralston Valley	9	224	90%	202		202
208	Three Creeks K-8	Ralston Valley	36	1,072	90%	965		965

4,015

3,877

Elementary Schools

010	Adams Elementary School	Standley Lake	23	570	100%	570		570
011	Allendale Elementary School	Arvada West	14	324	100%	324	Title I	275
013	Belmar School of Integrated Arts	Lakewood	16	334	100%	334		334
014	Bergen Meadow Elementary School	Evergreen	20	567	100%	567		567
015	Bergen Valley Elementary School	Evergreen	14	336	100%	336		336
016	Blue Heron Elementary School	Dakota Ridge	24	584	100%	584		584
019	Campbell Elementary School	Arvada West	16	364	100%	364		364
021	Colorow Elementary School	Dakota Ridge	16	363	100%	363		363
022	Columbine Hills Elementary School	Columbine	19	486	100%	486		486
023	Coronado Elementary School	Chatfield	22	528	100%	528		528
024	Deane Elementary School	Alameda	23	552	100%	552	Title I	469
025	Devinny Elementary School	Green Mountain	21	504	100%	504		504
026	Dutch Creek Elementary School	Columbine	22	483	100%	483		483
027	Edgewater Elementary School	Jefferson	18	423	100%	423	Title I	360
028	Eiber Elementary School	Lakewood	17	384	100%	384	Title I	326
029	Elk Creek Elementary School	Conifer	19	438	100%	438		438
119	Emory Elementary School	Alameda	31	876	100%	876	Title I	745
030	Fairmount Elementary School	Arvada West	29	660	100%	660		660
031	Fitzmorris Elementary School	Arvada	20	435	100%	435	Title I	370
032	Foothills Elementary School	Green Mountain	16	366	100%	366	Title I	311
034	Fremont Elementary School	Arvada West	15	336	100%	336		336
035	Glennon Heights Elementary School	Lakewood	14	327	100%	327		327
036	Governor's Ranch Elementary School	Columbine	22	478	100%	478		478
037	Green Gables Elementary School	Bear Creek	14	327	100%	327		327
038	Green Mountain Elementary School	Green Mountain	15	351	100%	351		351
039	Hackberry Hill Elementary School	Arvada	21	495	100%	495		495
040	Hutchinson Elementary School	Green Mountain	22	501	100%	501		501
041	Kendallvue Elementary School	Bear Creek	21	495	100%	495		495
042	Kendrick Lakes Elementary School	Bear Creek	19	405	100%	405		405
043	Kullerstrand Elementary School	Wheat Ridge	12	265	100%	265	Title I	225
044	Kyffin Elementary School	Golden	24	576	100%	576		576
045	Lasley Elementary School	Alameda	26	606	100%	606	Title I	515
046	Lawrence Elementary School	Arvada	21	511	100%	511	Title I	434
047	Leawood Elementary School	Columbine	18	448	100%	448		448
048	Little Elementary School	Pomona	20	459	100%	459	Title I	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
054	Meiklejohn Elementary School	Ralston Valley	32	807	100%	807		807

Schools above 120% utilization highlighted in red.
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2020-21 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Membership			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity			2020-21 Member	Utilization (Member / Applied Cap)	Utilization (Member / Title I Cap)	2025-26 Member	Capacity Rooms	Student Stations	Applied Capacity
-	-	-	39	920	617	67%	79%	562	6	156	1,060
-	-	-	47	1,051	998	95%		980	-	-	1,051
-	-	-	23	489	438	90%		479	-	-	489
-	-	-	18	389	307	79%		268	-	-	389
1	24	22	10	223	119	59%		130	1	26	225
-	-	-	36	965	913	95%		1,316	-	-	965
1	24	22	173	4,037	3,392			3,735			4,179

-	-	-	23	570	334	59%		411	-	-	570
-	-	-	14	324	129	40%	47%	142	-	-	324
2	48	48	18	382	226	68%		225	-	-	334
-	-	-	20	567	256	45%		309	2	48	615
-	-	-	14	336	240	71%		234	-	-	336
-	-	-	24	584	386	66%		407	-	-	584
-	-	-	16	364	176	48%		228	-	-	364
-	-	-	16	363	198	55%		179	4	96	459
-	-	-	19	486	306	63%		325	2	48	534
4	96	96	26	624	443	84%		453	-	-	528
4	96	96	27	648	372	67%	79%	332	-	-	552
-	-	-	21	504	463	92%		485	-	-	504
-	-	-	22	483	271	56%		255	4	96	579
9	216	216	27	639	328	78%	91%	321	1	24	447
-	-	-	17	384	322	84%	99%	285	2	48	432
-	-	-	19	438	344	79%		372	2	48	486
-	-	-	31	876	421	48%	57%	398	1	24	900
-	-	-	29	660	586	89%		585	-	-	660
-	-	-	20	435	185	43%	50%	195	1	24	459
3	72	72	19	438	262	72%	84%	255	2	48	414
-	-	-	15	336	195	58%		219	1	24	360
5	120	120	19	447	170	52%		183	-	-	327
4	96	96	26	574	305	64%		384	-	-	478
-	-	-	14	327	221	68%		207	-	-	327
-	-	-	15	351	219	62%		239	-	-	351
-	-	-	21	495	385	78%		353	-	-	495
-	-	-	22	501	260	52%		317	-	-	501
6	144	144	27	639	335	68%		378	-	-	495
4	96	96	23	501	368	91%		349	-	-	405
4	96	96	16	361	213	80%	95%	209	-	-	265
2	48	48	26	624	453	79%		462	1	24	600
3	72	72	29	678	355	59%	69%	346	-	-	606
2	48	48	23	559	265	52%	61%	282	-	-	511
-	-	-	18	448	291	65%		322	4	96	544
2	48	48	22	507	273	59%	59%	308	-	-	459
-	-	-	22	519	272	52%		309	-	-	519
7	168	168	29	700	336	63%	74%	305	2	48	580
-	72	72	17	462	334	86%		376	-	-	390
-	-	-	15	348	294	84%		338	1	24	372
-	-	-	32	807	492	61%		531	1	24	831

Jeffco Public Schools
2020-21 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
092	New Classical Academy at Vivian	Wheat Ridge	14	291	100%	291	Title I	247
059	Normandy Elementary School	Columbine	23	543	100%	543		543
060	Parmalee Elementary School	Evergreen	10	240	100%	240		240
061	Parr Elementary School	Pomona	13	312	100%	312	Title I	265
062	Patterson International School	Alameda	20	480	100%	480		480
065	Peak Expeditionary School at Pennington	Wheat Ridge	12	279	100%	279	Title I	237
063	Peck Elementary School	Arvada	18	423	100%	423		423
064	Peiffer Elementary School	Bear Creek	20	428	100%	428		428
067	Powderhorn Elementary School	Dakota Ridge	22	519	100%	519		519
068	Prospect Valley Elementary School	Wheat Ridge	20	480	100%	480		480
069	Ralston Elementary School	Golden	20	462	100%	462		462
070	Red Rocks Elementary School	Bear Creek	9	216	100%	216		216
071	Rooney Ranch Elementary School	Green Mountain	23	525	100%	525		525
082	Rose Stein International Elementary School	Alameda	22	528	100%	528	Title I	449
073	Ryan Elementary School	Standley Lake	24	552	100%	552		552
074	Secrest Elementary School	Arvada	19	435	100%	435	Title I	370
075	Semper Elementary School	Standley Lake	24	555	100%	555		555
076	Shaffer Elementary School	Chatfield	24	572	100%	572		572
077	Shelton Elementary School	Golden	23	516	100%	516		516
078	Sheridan Green Elementary School	Standley Lake	22	495	100%	495		495
079	Sierra Elementary School	Ralston Valley	29	698	100%	698		698
080	Slater Elementary School	Lakewood	18	414	100%	414	Title I	352
081	South Lakewood Elementary School	Lakewood	22	528	100%	528		528
123	Stevens Elementary School	Wheat Ridge	28	711	100%	711	Title I	604
084	Stober Elementary School	Wheat Ridge	12	276	100%	276		276
085	Stony Creek Elementary School	Chatfield	20	453	100%	453		453
086	Stott Elementary School	Arvada West	16	382	100%	382		382
087	Swanson Elementary School	Arvada	26	579	100%	579	Title I	492
088	Thomson Elementary School	Arvada	23	500	100%	500	Title I	425
089	Ute Meadows Elementary School	Chatfield	20	468	100%	468		468
090	Van Arsdale Elementary School	Ralston Valley	21	504	100%	504		504
091	Vanderhoof Elementary School	Arvada West	21	486	100%	486		486
093	Warder Elementary School	Pomona	18	431	100%	431		431
094	Weber Elementary School	Pomona	22	501	100%	501		501
095	Welchester Elementary School	Golden	19	420	100%	420	Title I	357
096	West Jefferson Elementary School	Conifer	15	330	100%	330		330
097	Westgate Elementary School	Bear Creek	23	525	100%	525	Title I	446
098	Westridge Elementary School	Dakota Ridge	20	480	100%	480		480
099	West Woods Elementary School	Ralston Valley	24	576	100%	576		576
100	Wilmore-Davis Elementary School	Wheat Ridge	17	403	100%	403	Title I	343
101	Wilmot Elementary School	Evergreen	20	480	100%	480		480
102	Witt Elementary School	Standley Lake	19	452	100%	452		452
103	Zerger Elementary School (Doral Academy)	Pomona	21	480	100%	480		-

40,242

38,571

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

2020-21 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity		Membership			Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity	Rooms	Capacity	2020-21 Member	Utilization (Member / Applied Cap)	Utilization (Member / Title I Cap)	2025-26 Member	Capacity Rooms	Student Stations	Applied Capacity
3	72	72	27	639	548	97%		555	-	-	567
9	216	216	29	684	275	59%	69%	286	2	48	516
-	-	-	24	535	352	66%		350	3	72	607
-	-	-	20	471	380	81%		416	3	72	543
4	96	96	18	387	145	50%	59%	153	1	24	315
-	-	-	23	543	321	59%		409	-	-	543
4	96	96	14	336	274	114%		283	-	-	240
11	264	264	24	576	248	79%	94%	278	1	24	336
1	24	24	21	504	314	65%		336	-	-	480
2	48	48	14	327	188	67%	79%	191	-	-	279
-	-	-	18	423	193	46%		227	-	-	423
-	-	-	20	428	236	55%		253	1	24	452
9	216	216	31	735	493	95%		545	2	48	567
1	24	24	21	504	416	87%		526	-	-	480
-	-	-	20	462	268	58%		295	1	24	486
6	144	144	15	360	275	127%		328	-	-	216
2	48	48	25	573	481	92%		561	1	24	549
-	-	-	22	528	249	47%	55%	280	2	48	576
3	72	72	27	624	360	65%		379	1	24	576
-	-	-	19	435	238	55%	64%	248	-	-	435
-	-	-	24	555	313	56%		303	1	24	579
6	144	144	30	716	482	84%		481	-	-	572
-	-	-	23	516	425	82%		439	-	-	516
-	-	-	22	495	292	59%		360	-	-	495
-	-	-	29	698	461	66%		467	-	-	698
4	96	96	22	510	236	57%	67%	239	-	-	414
1	24	24	23	552	379	72%		346	-	-	528
-	-	-	28	711	314	44%	52%	319	5	120	831
4	96	96	16	372	248	90%		248	1	24	300
-	-	-	20	453	351	77%		366	1	24	477
-	-	-	16	382	280	73%		299	2	48	430
-	-	-	26	579	231	40%	47%	251	-	-	579
-	-	-	23	500	228	46%	54%	223	1	24	524
2	48	48	22	516	365	78%		372	2	48	516
3	72	72	24	576	404	80%		517	1	24	528
3	72	72	24	558	361	74%		380	-	-	486
-	-	-	18	431	369	86%		346	2	48	479
2	48	48	24	549	272	54%		327	2	48	549
-	-	-	19	420	274	65%	77%	320	1	24	444
2	48	48	17	378	239	72%		253	-	-	330
8	192	192	31	717	383	73%	86%	409	2	48	573
-	-	-	20	480	390	81%		379	-	-	480
5	120	120	29	696	531	92%		618	-	-	576
2	48	48	19	451	255	63%	74%	295	-	-	403
-	-	-	20	480	311	65%		358	1	24	504
-	-	-	19	452	267	59%		256	3	72	524
-	-	-	21	-	-	-	-	-	1	24	24
158	3,864	3,864	1,894	44,106	27,199			28,883			42,042

Jeffco Public Schools
2020-21 Facilities Condition Assessment—Summary of Findings

Jeffco Capacity Summary

Applied Permanent

No.	Name	Articulation	Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I	Title I /Applied Capacity
Pre-K Centers								
004	Norma Anderson Preschool	Wheat Ridge	6	120	100%	120		120
002	Florence Irwin Preschool	Green Mountain	4	80	100%	80		80
003	John and Karen Litz Preschool	Golden	4	80	100%	80		80
007	Patterson Cottages	Alameda	6	120	100%	120		120
						460		460

Districtwide / Option Schools

149	Brady Exploration School	Option	18	586	85%	498		498
142	Connections Learning Center	Option	11	146	85%	124	Title I	105
150	Dennison Elementary School	Option	20	480	100%	480		480
152	D'Evelyn Jr-Sr High School	Option	49	1,466	85%	1,246		1,246
033	Foster Dual Language PK-8	Option	18	420	90%	378	Title I	321
066	Free Horizon Montessori	Option	19	461	100%	461		461
141	Jefferson County Open School	Option	35	525	100%	525		525
195	Literacy Center	Option	16	16	85%	14		14
143	Long View High School	Option	2	56	85%	48		48
151	Manning School	Option	18	516	100%	516		516
144	McLain Community High School	Option	37	941	85%	800		800
148	Miller Special Education	Option	25	310	85%	264		264
083	Sobesky Academy	Option	17	428	85%	364	Title I	309
153	Warren Tech Central	Option	41	1,132	85%	962		962
154	Warren Tech North	Option	20	556	85%	473		473
005	Stein Cottages	Option	3	60	100%	60		60
145	Mount Evans Outdoor Lab School	Other	-	-	85%	-		-
147	Windy Peak Outdoor Lab School	Other	-	-	85%	-		-
						7,211		7,082

TOTAL 154

97,472

95,019

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

2020-21 Facilities Condition Assessment—Summary of Findings

Applied Temporary			Total Capacity Rooms	Total Applied Capacity
Capacity Rooms	Student Stations	Applied Capacity		
-	-	-	6	120
-	-	-	4	80
-	-	-	4	80
-	-	-	6	120
-	-	-	23	460
-	-	-	18	498
1	24	20	12	145
8	192	163	28	643
4	112	95	53	1,341
6	144	122	24	500
-	-	-	19	461
1	24	20	36	545
-	-	-	16	14
5	140	119	7	167
5	140	119	23	635
-	-	-	37	800
5	60	51	30	315
-	-	-	17	364
1	28	24	42	986
-	-	-	20	473
-	-	-	3	60
2	56	48	2	48
4	112	95	4	95
42	1,032	877	391	8,089
229	5,704	5,488	4,306	102,960

Membership			Permanent Recaptureable			
2020-21 Member	Utilization (Member / Applied Cap)	Utilization (Member / Title I Cap)	2025-26 Member	Capacity Rooms	Student Stations	Applied Capacity
60	50%		-	-	-	120
51	64%		-	-	-	80
40	50%		-	-	-	80
64	53%		95	1	20	140
215			95			508
269	54%		360	5	140	617
11	9%	10%	31	-	-	124
623	130%		627	-	-	480
1,132	91%		1,163	-	-	1,246
399	106%	124%	409	-	-	378
415	90%		427	2	56	517
554	106%		545	-	-	525
-			-	1	16	27
29	61%		50	-	-	48
673	130%		675	-	-	516
350	44%		365	2	56	847
91	35%		75	-	-	264
131	36%	42%	124	6	168	532
35			37	2	56	1,010
6			3	-	-	473
-			-	1	28	88
-			-	-	-	-
-			-	-	-	-
4,718			4,891			7,691
70,621			71,267			101,012

2020-21 Membership 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.

2020-21 Facilities Condition Assessment—Summary of Findings

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2020-21 Facilities Condition Assessment—Summary of Findings

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