



JEFFCO PUBLIC SCHOOLS

2021-22 Facility Condition Assessment Summary of Findings

Jeffco Planning and Property

2021-22 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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2021-22 Facilities Condition Assessment—Summary of Findings

Table of Contents

	<i>Acknowledgments</i>	2
	<i>Table of Contents</i>	3
	 <i>Section 1:</i>	
1	Executive Summary	4
	Key Findings	5
	Projected Capacity Changes	6
	Proposed Program Upgrades	7
	 <i>Section 2:</i>	
2	Facility Portfolio	8
	 <i>Section 3:</i>	
3	Educational Adequacy	10
	 <i>Section 4:</i>	
4	Building Condition Assessment	12
	 <i>Section 5:</i>	
5	Life Cycle Renewal	17
	 <i>Section 6:</i>	
6	Current Deficiencies and Life Cycle Forecast	18
	 <i>Section 7:</i>	
7	School/Facility Condition Summary	20
	 <i>Section 8:</i>	
8	Capacity Summary	25

2021-22 Facilities Condition Assessment—Summary of Findings

EXECUTIVE SUMMARY

This Summary of Findings publication represents the full Jeffco Public Schools real estate portfolio and identifies critical and non-critical aspects of each facility in the district. The current portfolio includes approximately 12.4 million square feet of total building area on 3,132 acres of land.

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

OBJECTIVES

The broad objectives of the annual assessment are to:

- Assess educational adequacy for all instructional spaces districtwide.

- Identify costs to correct existing building conditions and educational adequacy deficiencies districtwide.

- Provide data necessary to maintain all facilities in a safe and secure manner.

- Understand future life cycle renewal requirements for the district’s existing facility portfolio.

This is not a facility master plan; however, proposed program upgrades have been included on page 7 to identify significant future needs.

EDUCATIONAL ADEQUACY

Educational adequacy assessments compare all schools to ensure minimum guidelines are met. Of the five educational adequacy categories, learning environment and program & instructional support are the two highest cost categories. The total correctable educational adequacy deficiencies are \$167 million. The identified Building Conditions and Educational Adequacies increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies.

CURRENT FACILITIES CONDITIONS AND NEEDED REPAIRS

The facilities conditions assessment evaluates each building’s overall condition, including its site, roof, structural integrity, the exterior building envelope, the interior, and the mechanical, electrical, and plumbing systems. The district has \$316 million in current identified needs, excluding the educational adequacy needs identified above, distributed across the 174 instructional and administrative campuses included in this assessment. Charter Schools are not included in this report.

Summary 2018-19 to 2021-22

Category	2018-19	2019-20	2020-21	2021-22
Membership (No Charters)	75,254	74,540	70,621	68,044
Campuses	171	171	171	174
Area in SF (No Temps)	11,921,619	12,028,528	12,059,392	12,236,474
District FCI	19.7%	18.1%	15.4%	13.4%
Deficiency Value	\$ 580,255,317	\$ 549,916,109	\$ 477,559,640	\$ 483,402,583

2021-22 Facilities Condition Assessment—Summary of Findings

KEY FINDINGS

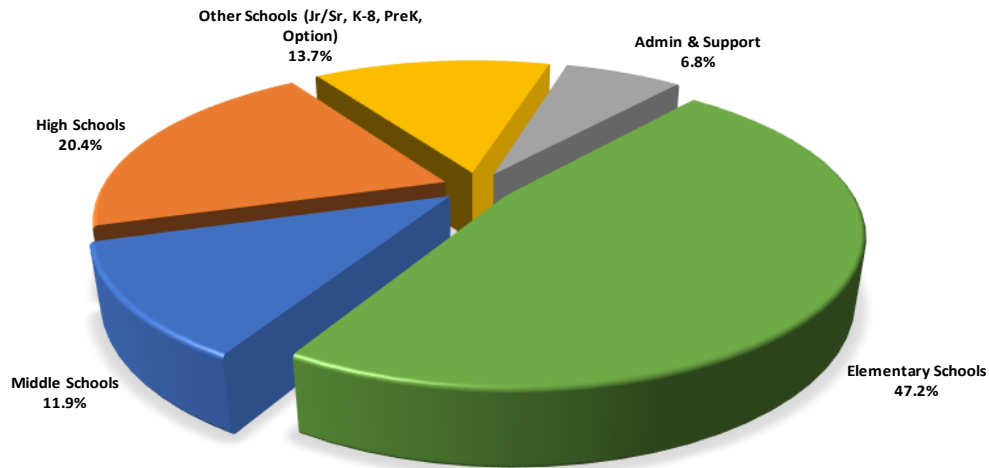
- The district portfolio includes 388 permanent buildings and cottages and 174 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between one and 166 years old. 31.28 percent of these buildings were built since 1990, 67.36 percent were constructed between 1950 and 1989, and 1.36 percent were constructed prior to 1950.
- There is 165,088 square feet of space contained in 166 portable buildings used as classrooms. In the last five years, 123 portable classroom buildings (124,795 sq.ft.) have been removed districtwide.
- Currently, cottage buildings comprise 0.3%, and transportable buildings comprise 1.4% of the district’s total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$483.4 million. Of that total, \$316 million are related to the general condition of the site and buildings, while \$167 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- Twelve Articulation Areas show membership trends as flat or decreasing.
- In addition to identified current deficiencies, information is included regarding site and building systems. These systems each have a projected life expectancy, at which point they may no longer be serviceable. When this occurs, an investment is generally required to replace these systems. The assessment forecasts that over the next twenty years, \$938.3 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 13.4%, down from 15.4% in 2020-21.

DISTRICT-WIDE HISTORIC TRACKING							
Year	2017-18 Pre H Bond	2018-19 H Bond Year 1	2019-20 H Bond Year 2	2020-21 H Bond Year 3	2021-22 H Bond Year 4	from Previous Bond	from Previous Year
FCI	20.4%	19.7%	18.1%	15.4%	13.4%	-34.52%	-13.26%
% Utilization	80%	78%	77%	72%	69%	-13.78%	-4.20%
Ed Adequacy	\$134,776,211	\$115,453,143	\$99,083,769	\$85,808,637	\$167,318,885	24.15%	94.99%
Condition Assmnt	\$588,177,919	\$580,255,317	\$549,916,109	\$477,559,640	\$483,402,583	-17.81%	1.22%

District-Wide Historic Tracking: Since 2017-18, the District has decreased its FCI a total of 34.52%. The District has increased its Educational Adequacy by 24.15% and decreased its Condition Assessment Needs by 17.81%. 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. The identified Building Conditions and Educational Adequacies increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies, which have contributed to this.

2021-22 Facilities Condition Assessment—Summary of Findings

CURRENT DEFICIENCIES BY FACILITY TYPE



PROJECTED CAPACITY CHANGES

The following chart lists those schools that are anticipated to increase or decrease capacity for this-coming 2022-23 school year. These are known changes to the facilities that will occur after publication of this Summary of Findings and should be considered when reviewing the data within this publication.

2018 CIP Program - Fall/Winter 2022 Projects Adding or Modifying Capacity				
Facility	Articulation Area	Major Program Scope	2021 Current Capacity (Applied)	2022 Estimated Capacity (Applied)
Alameda Int'l Jr/Sr	Alameda	Addition and Renovation	1610	1381
D-Evelyn Jr/Sr	Option	Classroom Addition	1246	1584
Evergreen HS	Evergreen	Renovation	1347	1565
Evergreen MS	Evergreen	Renovation	823	728
Jeffco Open School	Option	Addition and Renovation	525	645
Marshdale ES	Conifer	Replacement Building	348	424
Powderhorn ES	Dakota Ridge	Classroom Addition	519	640
Prospect Valley ES	Wheat Ridge	Replacement Building	480	520
Ralston Valley HS	Ralston Valley	LMC and Classroom Addition	1865	2177
Standley Lake HS	Standley Lake	Gym Addition	1833	1922
		Total	10,596	11,586

2021-22 Facilities Condition Assessment—Summary of Findings

PROPOSED PROGRAM UPGRADES

The following chart lists those facilities where capacity or program changes may be required to support anticipated housing growth in selected areas of the district or to support major program upgrades.

Recommended Program Updates not part of the 2018 CIP and not Included in Facility Condition Deficiencies			
Articulation Area	Facility	Major Program Scope	Notes
Arvada West	Drake MS	Gymnasium Replacement	Current Gym is Undersized with low clearances
Arvada West	Fairmount ES	Building Addition	Accommodate anticipated growth from future housing developments
Bear Creek	Kendallvue ES	Building Addition and Partial Renovation	Accommodate anticipated growth from future housing developments
Bear Creek	Red Rocks ES	Building Addition and Partial Replacement	Accommodate anticipated growth from future housing developments
Chatfield	Shaffer ES	Building Addition and Partial Renovation	Accommodate anticipated growth from future housing developments
Columbine	Ken Caryl MS	Building Addition	Replace Temporary Classroom Buildings with Permanent Construction; Site utilization required to confirm space for an addition
Conifer	Confier HS	New Auditorium Addition	Program Upgrade
Conifer	West Jefferson ES	Building Addition	Replace Temporary Classroom Buildings with Permanent Construction
Lakewood	Lakewood HS	Vocational Program Addition or Stand-Alone Facility	Program Upgrade
Ralston Valley	West Woods ES	Building Addition	Replace Temporary Classroom Buildings with Permanent Construction
Options	Dennison ES	Building Addition and Partial Replacement	Program Upgrade. Replace Temporary Classroom Buildings with Permanent Construction
Options	Fletcher Miller School	Replacement Building	Specific Program Needs

SCHOOL CLOSURES, PROGRAM UPDATES, AND MOVES

- Building additions were opened in August 2021 at Wayne Carle MS, Alameda International Jr/Sr, Pomona HS, Columbine HS, Bell MS, Foster Dual Language PK-8, Green Mountain HS, Jefferson Jr/Sr, Lumberg ES, & Manning School.
- Kendrick Lakes ES was replaced with a new facility and opened in March 2021.
- Warren Tech South & Trailblazer Stadium lockers and restroom replacement opened for the 2021-22 school year.
- Allendale ES was closed for the 2021-22 school year and remains closed.
- Fitzmorris ES will close for the 2022-23 school year.
- Johnson Planetarium remains closed.
- Zerger Elementary is continuing to house the Doral Academy of Colorado for the 2022-23 school year.
- One new PreK program will be added in the 2022-23 school year at Warren Tech North.
- The Anderson PreK building is housing Child Find, the Irwin PreK is housing the Jeffco Remote Learning Program and Jeffco Virtual, and the Litz PreK is housing Early ED in the 2021-22 school year and the 2022-23 school year.

2021-22 Facilities Condition Assessment—Summary of Findings

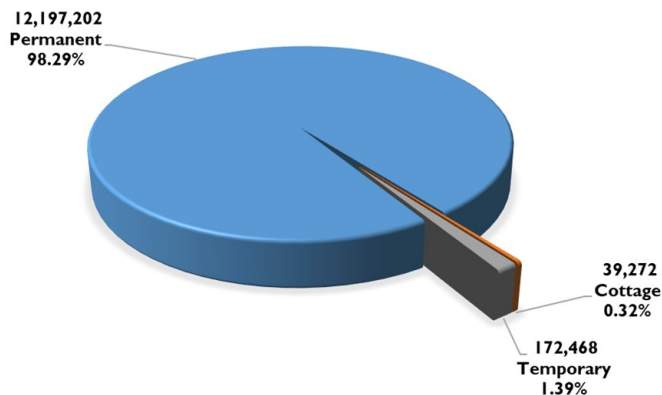
FACILITY PORTFOLIO

FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 12.4 million square feet of facilities on about 3,132 acres of real estate. The replacement value of the improvements is \$3.6 billion. These facilities support a 2021-22 membership of 68,044 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, 88 elementary schools (includes one elementary school being used by a charter school and Maple Grove Cottages), one Pre-K center (Patterson Cottages), and 19 other educational campuses with alternative grade configurations. Nine administrative, four stadiums, six 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 1.4 percent of its overall facility portfolio in temporary facilities, which is down from 1.9 percent from the previous year. The pie chart below represents the magnitude of difference between the quantity of permanent building square footage and temporary building square footage.

School/Facility Type	Campuses	Permanent Buildings		Cottage Buildings		Transportable Buildings	
		Count	Sq Ft	Count	Sq Ft	Count	Sq Ft
Pre-K Centers	1			4	13,820		
Elementary Schools	88	131	4,252,517	2	6,818	113	108,373
K-8 Schools	6	7	475,277			1	1,008
Middle Schools	17	36	1,917,803			10	10,584
7-12 Schools	2	6	399,659			2	1,920
High Schools	15	36	3,396,547			9	9,369
Districtwide / Option	19	97	1,071,776	2	6,790	31	33,402
Stadiums	4	22	33,659			2	1,920
Administrative	9	22	497,798	4	11,844	2	2,000
Support	6	6	8,259				
Maintenance and Transportation	6	12	140,811			4	3,892
Decommissioned	1	1	3,098				
Total	174	376	12,197,202	12	39,272	174	172,468
			98.3%		0.3%		1.4%

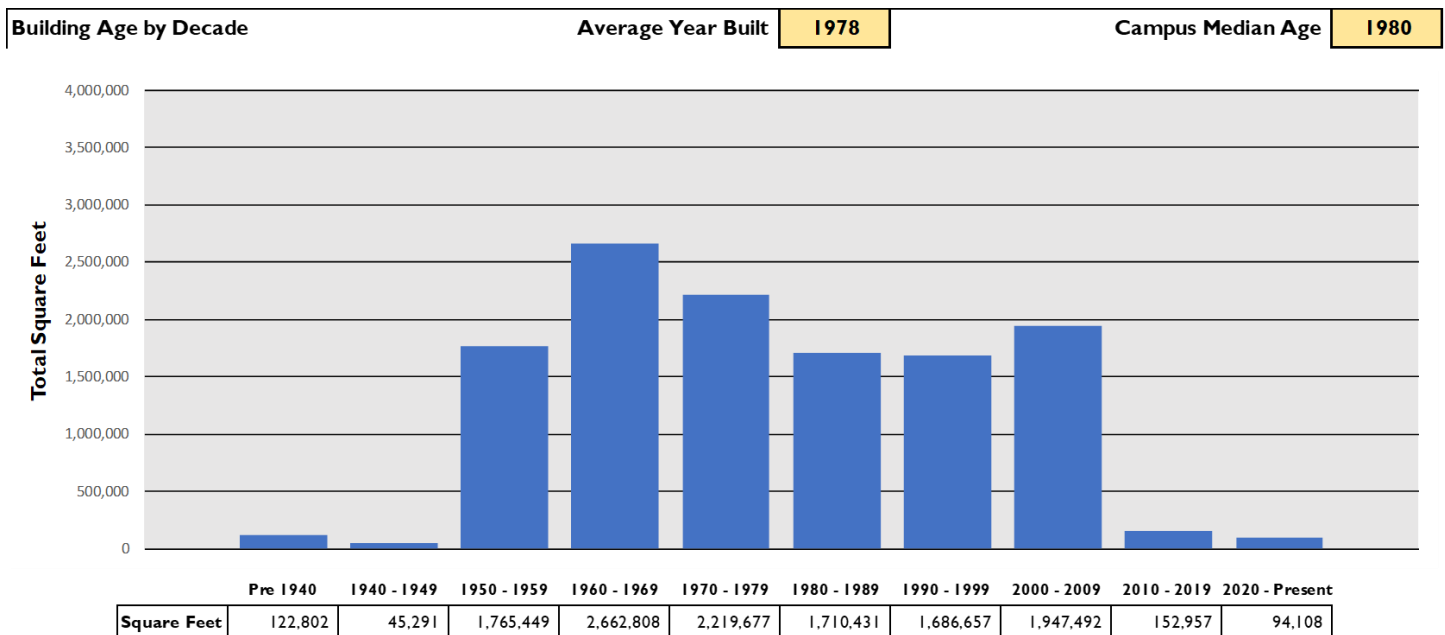
Permanent vs. Temporary Space



2021-22 Facilities Condition Assessment—Summary of Findings

BUILDING AGE

Of the 12.2 million square feet of permanent building space, the majority of the district’s portfolio was constructed between 1950 and 2009. 31.28% of the district’s portfolio has been built since 1990, 67.36% was built between 1950 and 1989, and 1.36% was built prior to 1950. The buildings in the 50+ year range generally need both current deficiency correction as well as life cycle replacement of building systems, many of which have reached or will reach the end of their serviceable lives in the near future. The following chart depicts the original age of each building and, in most cases, may not include additions made to a building over the course of several years. The chart is organized by decade.



SQUARE FEET PER STUDENT

At Jeffco Public Schools, there are 145 academic facilities with 11.7 million square feet of permanent educational building space housing 68,044 students (not including charter schools, Jeffco Virtual, or Mountview). This averages out to 172 gross square feet per student. This figure includes total square feet at a campus as well as gymnasiums, media centers, cafeterias, administrative offices, and other building support spaces. The following chart indicates the breakdown of students, permanent square footage, and square feet per student for each type of school.

Square Feet per Student						
School Type	Type	# of Schools	# of Students	Permanent SF	SF/Student	
Pre-K Centers	Pre-K	1	78	13,820	177	
Elementary Schools	ES	86	26,705	4,367,707	164	
K-8 Schools	K-8	6	3,309	476,285	144	
Middle Schools	MS	17	11,238	1,928,387	172	
7-12 Schools	Jr/Sr	2	1,707	401,579	235	
High Schools	HS	15	20,389	3,405,916	167	
Districtwide / Option	DW / Option	18	4,786	1,111,968	232	
Total		145	68,212	11,705,661	172	

2021-22 Facilities Condition Assessment—Summary of Findings

EDUCATIONAL ADEQUACY

Educational Adequacy is defined as the degree to which a school's facilities can adequately support the instructional mission and methods. This is an essential element needed to prepare aging facilities for 21st-century educational programs and technologies. The previous eight categories have been consolidated into the current five categories in order to combine similar categories and to better focus on critical program needs. Some deficiencies previously identified under maintenance and renewal categories have been included within these five Educational Adequacy categories.

FIVE CATEGORIES OF EDUCATIONAL ADEQUACY

To comprehensively assess educational effectiveness, it is first necessary to understand the components that affect the instructional or teaching program. These components can generally be formulated into standards or guidelines and bridge the gap between the architectural programs from which schools are built and the district's educational standards. There may be numerous criteria that contribute to educational adequacy; however, they fall into five major categories:

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

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

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

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

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

These five categories establish the criteria for data collection and subsequent data-generated analysis. At any school, there are certain things that can be resolved or upgraded, and there are specific things that cannot realistically be resolved without spending more than the replacement value of a structure. For instance, electrical outlets can be added, flooring materials can be changed, and data ports can be installed. However, it is generally cost prohibitive to reconfigure a building's layout, expand a classroom to house five extra students, or move a library. The five categories are used to identify "deficiencies" that can be repaired or upgraded, and "inadequacies" that simply impact a building's learning environment and should be considered when making decisions that will affect the long-term utilization of a particular facility.

2021-22 Facilities Condition Assessment—Summary of Findings

The following chart compares the costs associated with the five educational adequacy categories among the different school types. The total correctable educational adequacy costs are \$167 million. The identified Educational Adequacies increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies have contributed to this. This figure includes furniture, fixtures, and equipment (FFE). The questions for school renovation are twofold. First, what can and must be done to bring a particular school to a standard of adequacy that meets educational and instructional needs? And second, at what point does a school's inability to meet educational and instructional needs suggest that it should be altogether replaced?

Educational Adequacy Crosstab

Building System	Educational Adequacy								Total
	Pre-K	ES	K-8	MS	HS	7-12	Districtwide / Option	Other	
Capacity	\$ -	\$ 316,022	\$ -	\$ -	\$ 222,595	\$ -	\$ -	\$ -	\$ 538,617
Program and Instructional Support	\$ 50,000	\$ 17,011,623	\$ 2,517,265	\$ 4,355,661	\$ 11,677,075	\$ 536,965	\$ 4,421,522	\$ 584,121	\$ 41,154,232
Educational Technology	\$ -	\$ 774,664	\$ -	\$ 322,840	\$ 130,306	\$ 65,153	\$ 130,306	\$ 385,067	\$ 1,808,336
Safety and Security	\$ 72,194	\$ 2,360,755	\$ 404,569	\$ 1,437,991	\$ 1,383,345	\$ -	\$ 741,014	\$ 82,246	\$ 6,482,114
Learning Environment	\$ 499,941	\$ 61,482,563	\$ 2,895,077	\$ 11,964,785	\$ 23,216,424	\$ 2,594,072	\$ 8,799,813	\$ 5,882,913	\$ 117,335,587
Total	\$ 622,135	\$ 81,945,626	\$ 5,816,911	\$ 18,081,276	\$ 36,629,745	\$ 3,196,190	\$ 14,092,655	\$ 6,934,346	\$ 167,318,885

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is nearly 35 percent of the total identified deficiencies. It is critical to consider not only the building condition but also the educational adequacy in any assessment. It is no longer enough to provide a sound building; schools must also be educationally effective learning environments. The educational adequacy assessment process parallels the building condition assessment process.

Educational adequacy continues to be determined by compliance with current Educational Specifications and Technical Guidelines.

EDUCATIONAL ADEQUACY ASSESSMENT

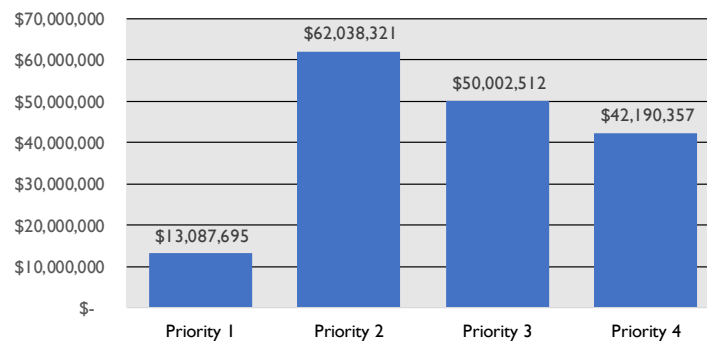
Educational adequacy assessments include school capacities, program and instructional support, educational technology, safety and security, and learning environment. Each of these factors has an impact on how well the spaces support the various educational programs within a school. Facilities publishes Educational Specifications that define infrastructure and space needs to support all programs; assessments are compared to the Educational Specifications and deficiencies identified. Jeffco Public Schools currently has \$167 million in identified educational adequacy items.

2021-22 Facilities Condition Assessment—Summary of Findings

Districtwide Crosstab by Priority by Educational Adequacy Category

Building System	Facility Condition Assessment Priority				Total
	Priority 1	Priority 2	Priority 3	Priority 4	
Capacity	\$ -	\$ -	\$ 538,617	\$ -	\$ 538,617
Program and Instructional Support	\$ 12,624	\$ 446,599	\$ 5,475,502	\$ 35,219,507	\$ 41,154,232
Educational Technology	\$ -	\$ -	\$ -	\$ 1,808,336	\$ 1,808,336
Safety and Security	\$ 89,565	\$ 3,245,722	\$ 1,700,652	\$ 1,446,175	\$ 6,482,114
Learning Environment	\$ 12,985,506	\$ 58,346,000	\$ 42,287,741	\$ 3,716,340	\$ 117,335,587
Total	\$ 13,087,695	\$ 62,038,321	\$ 50,002,512	\$ 42,190,357	\$ 167,318,885

Total Cost by Priority



BUILDING CONDITION ASSESSMENT

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

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

COST BASIS AND REPLACEMENT COST MODELS

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

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

2021-22 Facilities Condition Assessment—Summary of Findings

IMPROVEMENT PRIORITY LEVELS

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

PRIORITY 1: Potentially Critical Building and Site Impact:

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

PRIORITY 2: Potentially Significant Building and Site Impact:

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

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

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

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

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

BUILDING SYSTEMS

Building systems are divided into 12 industry-standard building systems, with multiple subsystems and sub-system types. The 12 systems include:

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

2021-22 Facilities Condition Assessment—Summary of Findings

The chart below lists the types of building systems with the deficiency amounts in dollars and by priority. These amounts include both educational adequacy as well as facility condition-related deficiencies.

Districtwide Crosstab by Priority by System

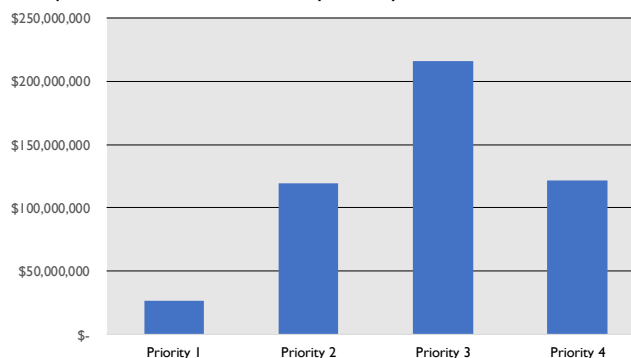
Building System	Facility Condition Assessment Priority				Total
	Priority 1	Priority 2	Priority 3	Priority 4	
Site	\$ 615,725	\$ 3,707,063	\$ 52,202,633	\$ 18,617,220	\$ 75,142,642
Roofing	\$ 10,936,155	\$ 5,168,456	\$ 10,385,003	\$ 192,873	\$ 26,682,487
Structure	\$ 177,839	\$ 607,690	\$ 951,784	\$ 200,361	\$ 1,937,674
Exterior	\$ 364,649	\$ 10,065,324	\$ 1,480,818	\$ 3,075,791	\$ 14,986,582
Interior	\$ 668,883	\$ 2,758,527	\$ 46,896,247	\$ 61,659,331	\$ 111,982,988
HVAC	\$ 9,511,014	\$ 82,500,575	\$ 46,016,621	\$ 6,492,165	\$ 144,520,376
Electrical	\$ 1,888,282	\$ 10,193,351	\$ 45,417,337	\$ 3,382,613	\$ 60,881,582
Plumbing	\$ 1,063,849	\$ 2,982,995	\$ 4,083,233	\$ 4,125,473	\$ 12,255,550
Fire and Life Safety	\$ 483,751	\$ 48,879	\$ 1,298,828	\$ 43,924	\$ 1,875,382
Educational Technology	\$ 77,149	\$ -	\$ 102,398	\$ -	\$ 179,546
Stairs and Elevators	\$ 131,766	\$ -	\$ 37,560	\$ 3,798,668	\$ 3,967,993
Specialties	\$ 278,460	\$ 656,650	\$ 5,274,636	\$ 19,675,965	\$ 25,885,712
Other	\$ 70,424	\$ 921,865	\$ 2,065,745	\$ 46,035	\$ 3,104,070
Total	\$ 26,267,945	\$ 119,611,376	\$ 216,212,842	\$ 121,310,419	\$ 483,402,583

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

Campuswide Renovation Cost by Priority

Type	Priority 1	Priority 2	Priority 3	Priority 4	Total
Schools					
Pre-K	\$ 360,960	\$ 372,194	\$ 227,618	\$ 129,717	\$ 1,090,489
ES	\$ 12,285,595	\$ 63,605,923	\$ 94,853,963	\$ 57,595,063	\$ 228,340,544
K-8	\$ 869,399	\$ 2,398,355	\$ 6,403,924	\$ 3,903,699	\$ 13,575,377
MS	\$ 1,549,990	\$ 9,397,492	\$ 31,069,430	\$ 15,417,408	\$ 57,434,320
7-12	\$ 619,329	\$ 1,587,185	\$ 3,793,222	\$ 1,934,983	\$ 7,934,720
HS	\$ 4,983,133	\$ 20,933,833	\$ 48,450,948	\$ 24,025,223	\$ 98,393,136
Districtwide / Option	\$ 1,115,637	\$ 11,596,367	\$ 19,453,834	\$ 11,697,293	\$ 43,863,132
Total Schools	\$ 21,784,043	\$ 109,891,350	\$ 204,252,939	\$ 114,703,386	\$ 450,631,718
Other District Facilities					
Admin	\$ 718,606	\$ 4,815,749	\$ 4,460,133	\$ 4,061,913	\$ 14,056,401
Maintenance - Transportation	\$ 3,484,683	\$ 1,538,386	\$ 1,086,339	\$ 1,148,354	\$ 7,257,762
Stadia	\$ 276,710	\$ 1,597,623	\$ 5,335,271	\$ 1,092,619	\$ 8,302,223
Support	\$ 3,902	\$ 1,466,294	\$ 1,025,743	\$ 252,977	\$ 2,748,916
Decommissioned	\$ -	\$ 301,974	\$ 52,417	\$ 51,170	\$ 405,562
Total Other Facilities	\$ 4,483,902	\$ 9,720,026	\$ 11,959,903	\$ 6,607,033	\$ 32,770,864
Grand Total	\$ 26,267,945	\$ 119,611,376	\$ 216,212,842	\$ 121,310,419	\$ 483,402,583

Campus Wide Renovation Cost by Priority



2021-22 Facilities Condition Assessment—Summary of Findings

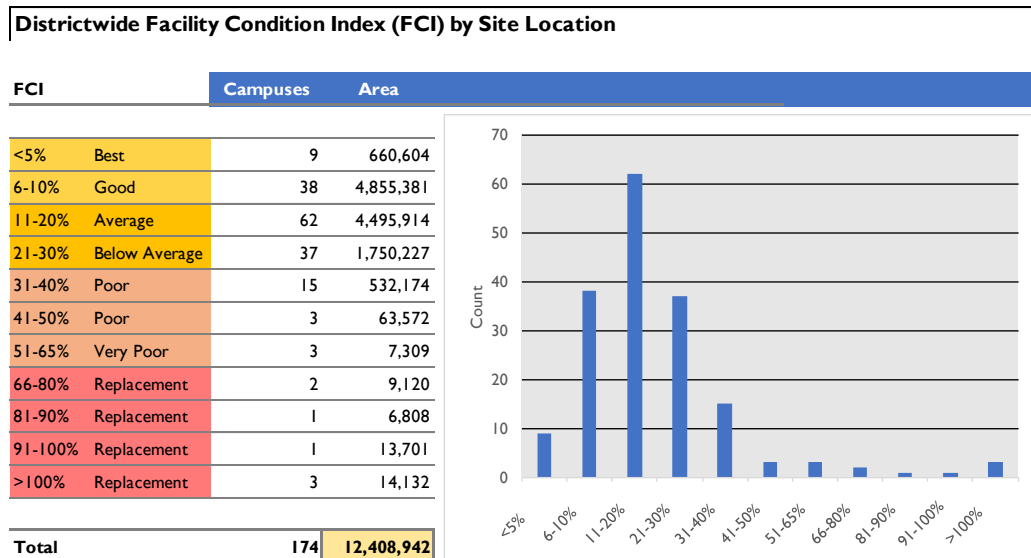
FACILITY CONDITION INDEX

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

At Jeffco Public Schools, the total current deficiencies district-wide equal \$483.4 million, while the overall portfolio replacement value is estimated to be \$3.6 billion. As a result, the district-wide FCI is 13.4 percent and is considered to reflect district-wide facilities in average condition for a large urban district.

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

A campus-level FCI encompasses the real estate and the combination of all structures belonging to that campus. The next chart shows that 7 campuses fall in a range above 65 percent.. The following chart summarizes the FCI.



Facilities Greater than 65% FCI with Reasons for High FCI

- Conifer Wastewater Treatment Plant - process infrastructure
- Shop Facility for Zones 1 & 2 at North Arvada Middle School - temporary buildings
- Long View HS - temporary buildings
- Jefferson County Stadium - site/building ratio
- Lakewood Memorial Stadium - site/building ratio
- Shadow Mountain Gallery Well - process infrastructure
- North Area Athletic Complex - site/building ratio

2021-22 Facilities Condition Assessment—Summary of Findings

ASSESSMENT CATEGORIES

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

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

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

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

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

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

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

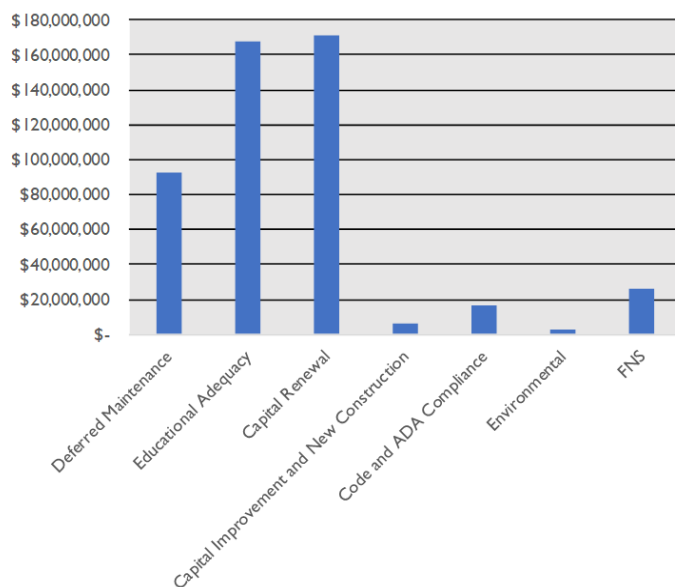
FNS: Food and Nutrition Services commercial kitchen equipment that require replacement or have exceeded their useful life.

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

The following chart describes the total cost by category of Jeffco Public Schools’ facilities. The capital renewal category tops the list at \$171.4 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 \$167 million.

Districtwide by Category

Assessment Categories	Total	% of Total
Deferred Maintenance	\$ 92,741,023	19.19%
Educational Adequacy (Includes FFE)	\$ 167,318,885	34.61%
Capital Renewal	\$ 171,379,242	35.45%
Capital Improvement and New Construction	\$ 6,339,709	1.31%
Code and ADA Compliance	\$ 16,778,860	3.47%
Environmental	\$ 3,129,862	0.65%
FNS	\$ 25,715,000	5.32%
Total	\$ 483,402,583	100.00%



2021-22 Facilities Condition Assessment—Summary of Findings

LIFE CYCLE RENEWAL

The final component of the assessment is the life cycle renewal forecast. The life cycle of building systems and components plays a major role in properly developing a long-range master facilities plan. Facilities are divided into 9 industry-standard building systems, with multiple subsystems and subsystem types. The 9 systems include:

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

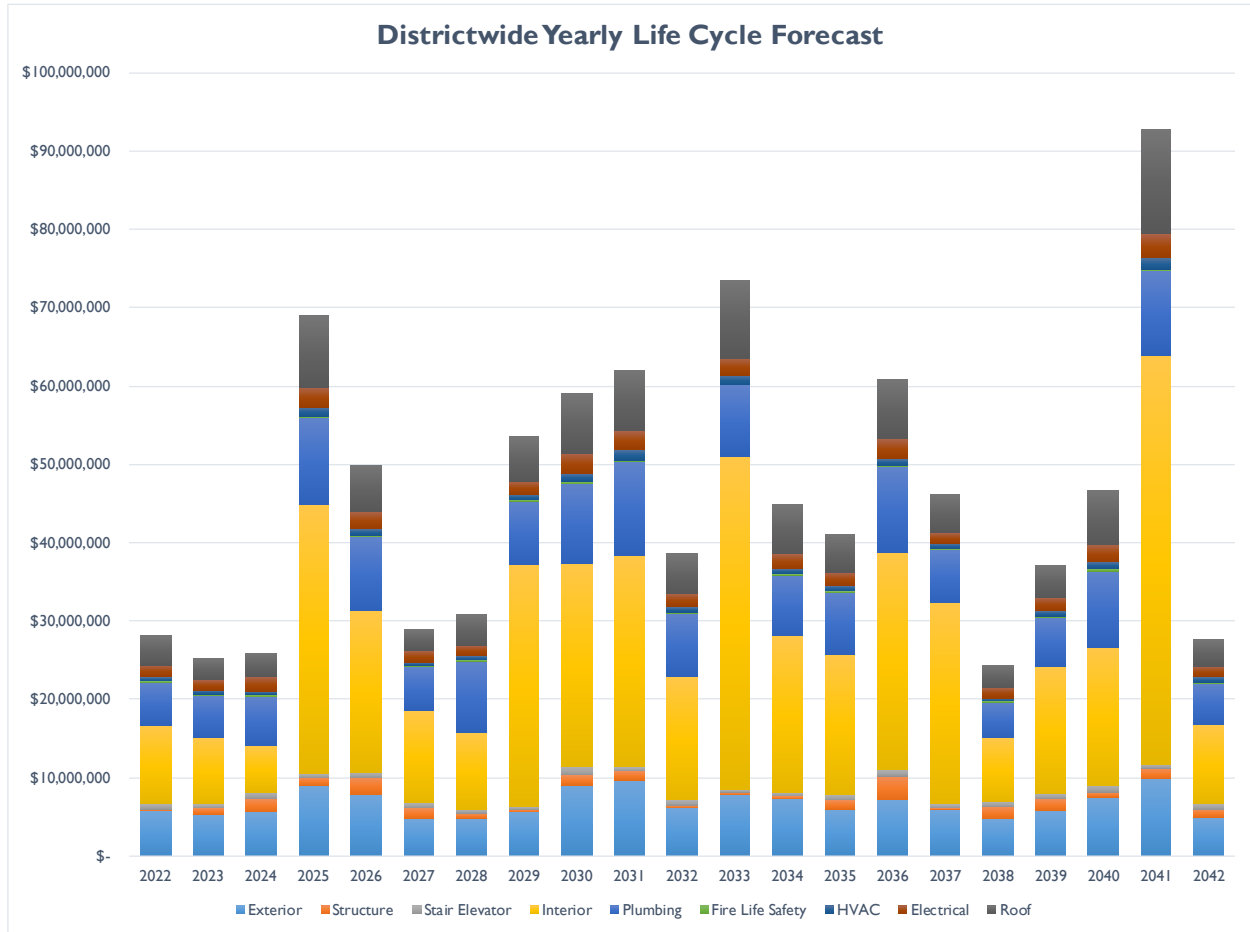
This year, Jeffco Public Schools used a modified RS Means Sustainment Model, which is based on the Uniformat Model. This modified model takes into account price de-escalation and is scaled to original construction costs rather than gross square footage.

Currently, district deficiencies total \$483.4 million with another \$938 million projected in new life cycle needs over the next twenty years. The following charts depict the next twenty years' life cycle renewal forecast allocated across each of the nine building systems. The table is broken down into five-year increments. As systems or equipment reach the end of their life cycles, their conditions are assessed and deficiencies may be created. Currently identified deficiencies are not included.

Districtwide 5-Year Increment Life Cycle Forecast

Building System	Life Cycle Forecast Year Range				Total
	2022-26	2027-31	2032-36	2037-41	
Exterior	\$ 33,588,997	\$ 33,831,993	\$ 34,356,209	\$ 33,707,296	\$ 135,484,494
Structure	\$ 5,745,197	\$ 4,724,370	\$ 5,103,801	\$ 5,283,310	\$ 20,856,679
Stairs and Elevators	\$ 3,334,597	\$ 3,316,109	\$ 3,045,845	\$ 3,130,738	\$ 12,827,290
Interior	\$ 79,345,612	\$ 105,347,004	\$ 123,797,251	\$ 120,035,322	\$ 428,525,190
Plumbing/HVAC	\$ 41,348,540	\$ 49,021,395	\$ 48,041,739	\$ 42,252,240	\$ 180,663,914
Fire Life Safety	\$ 870,648	\$ 898,482	\$ 808,250	\$ 829,059	\$ 3,406,439
Electrical	\$ 9,128,897	\$ 9,311,848	\$ 9,933,250	\$ 9,775,533	\$ 38,149,529
Roof	\$ 24,728,738	\$ 28,006,602	\$ 33,659,747	\$ 31,946,775	\$ 118,341,863
Total	\$ 198,091,226	\$ 234,457,804	\$ 258,746,093	\$ 246,960,274	\$ 938,255,398

2021-22 Facilities Condition Assessment—Summary of Findings



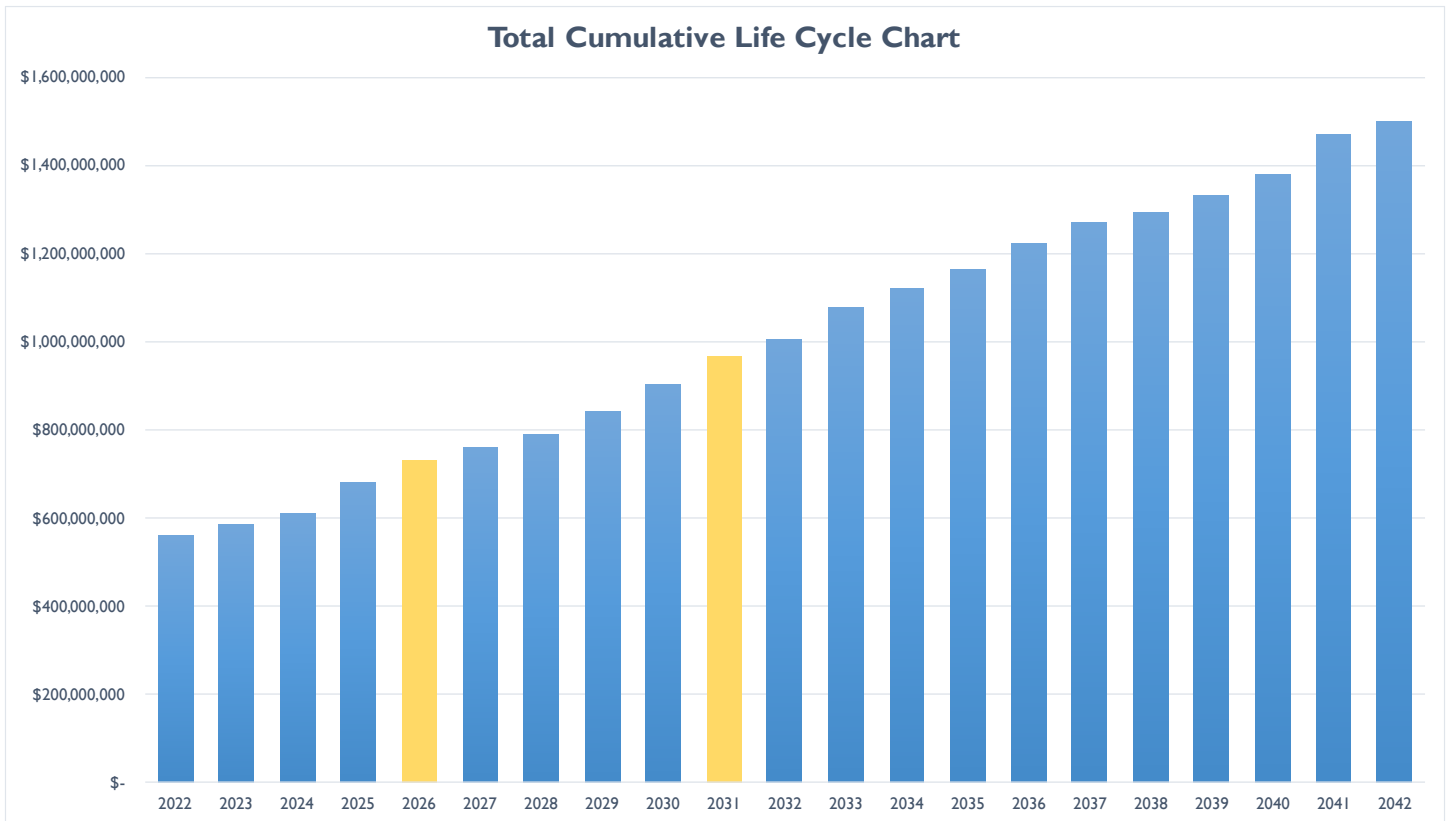
CURRENT DEFICIENCIES AND LIFE CYCLE FORECAST

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

Districtwide 10-Year Increment Life Cycle Forecast			
System	2031	2041	Total
Elementary Schools (K-5)			
Life Cycle Renewal Forecast	\$261,592,235	\$305,901,915	\$ 567,494,150
Middle Schools (6-8, K-8)			
Life Cycle Renewal Forecast	\$ 97,686,107	\$ 99,042,323	\$ 196,728,430
High Schools (9-12, 7-12)			
Life Cycle Renewal Forecast	\$ 39,084,738	\$ 72,741,059	\$ 111,825,797
Support			
Life Cycle Renewal Forecast	\$ 34,185,951	\$ 28,021,071	\$ 62,207,021
Total Need	\$ 432,549,031	\$ 505,706,367	\$ 938,255,398

2021-22 Facilities Condition Assessment—Summary of Findings

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



Combining the current need with the next twenty years of anticipated life cycle renewal forecast, the district can anticipate \$1.471 billion in facility-related improvements. These figures exclude any expansion for classroom additions or new construction for additional membership growth or consolidation. The five-year and ten-year totals are highlighted, as these are typical planning horizons for districts the size of Jeffco Public Schools.

2021-22 Facilities Condition Assessment—Summary of Findings

SCHOOL / FACILITY CONDITION SUMMARY

The following charts provide a summary by articulation area for each school or facility with age, 2021 -22 membership, square feet area, identified total deficiencies, and Facility Condition Index, and a ten-year life cycle renewal projection.

Jeffco Assessment Summary by Articulation Area					
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI	20-Year Life Cycle Forecast
Alameda					
Deane Elementary School	1954	46,118	\$ 3,182,549	23.8%	\$ 4,518,432
Emory Elementary School	1994	107,786	\$ 3,761,704	12.0%	\$ 6,667,020
Lasley Elementary School	1961	66,927	\$ 2,857,344	14.9%	\$ 5,603,676
Patterson International School	1964	48,895	\$ 3,215,955	24.5%	\$ 7,578,883
Patterson Cottages	1965	13,820	\$ 1,090,489	34.5%	\$ -
Rose Stein International Elementary School	1954	47,094	\$ 3,922,002	29.5%	\$ 11,557,282
Alameda International Jr-Sr High School	1961	262,863	\$ 4,195,314	5.7%	\$ 4,430,411
			\$ 22,225,358		\$ 40,355,704
Arvada					
Fitzmorris Elementary School	1960	51,259	\$ 3,294,758	23.5%	\$ 3,182,812
Hackberry Hill Elementary School	1966	52,414	\$ 2,427,330	16.4%	\$ 6,454,712
Lawrence Elementary School	1996	47,139	\$ 1,899,238	14.3%	\$ 7,956,758
Peck Elementary School	1966	42,834	\$ 3,395,412	28.2%	\$ 5,743,078
Secrest Elementary School	1955	46,373	\$ 2,193,891	16.8%	\$ 4,105,707
Swanson Elementary School	1964	54,462	\$ 3,992,306	26.0%	\$ 7,040,845
Thomson Elementary School	1973	48,832	\$ 1,158,336	8.4%	\$ 7,064,073
Arvada K-8	1952	115,750	\$ 5,645,122	16.8%	\$ 2,131,477
North Arvada Middle School	1962	113,656	\$ 3,799,484	10.7%	\$ 5,727,288
Arvada High School	1971	245,568	\$ 8,067,421	10.3%	\$ 489,436
			\$ 35,873,297		\$ 49,896,185
Arvada West					
Allendale Elementary School	1964	40,644	\$ 1,579,686	13.8%	\$ 8,316,381
Campbell Elementary School	1964	43,487	\$ 4,022,320	34.0%	\$ 4,379,373
Fairmount Elementary School	1962	65,146	\$ 4,902,033	26.7%	\$ 10,246,533
Fremont Elementary School	1953	45,920	\$ 3,193,130	25.0%	\$ 2,425,796
Stott Elementary School	1972	45,525	\$ 2,881,610	22.5%	\$ 7,144,688
Vanderhoof Elementary School	1969	44,082	\$ 3,503,897	27.5%	\$ 6,679,508
Drake Middle School	1962	129,098	\$ 3,137,621	8.5%	\$ 7,326,833
Arvada West High School	2003	237,053	\$ 4,859,800	7.4%	\$ 3,973,451
			\$ 28,080,097		\$ 50,492,561
Bear Creek					
Green Gables Elementary School	1969	36,920	\$ 3,068,881	30.0%	\$ 8,203,963
Kendallvue Elementary School	1982	45,418	\$ 2,940,368	23.3%	\$ 6,202,148
Kendrick Lakes Elementary School	2020	58,511	\$ 2,500	0.0%	\$ 4,399,307
Peiffer Elementary School	1973	44,016	\$ 1,690,474	13.6%	\$ 7,552,468
Red Rocks Elementary School	1955	29,176	\$ 2,886,087	33.8%	\$ 3,758,470
Westgate Elementary School	1972	51,207	\$ 3,005,303	19.4%	\$ 7,094,112
Bear Creek K-8 School	2008	122,367	\$ 1,733,070	4.9%	\$ 8,748,033
Carmody Middle School	1965	99,694	\$ 3,266,783	10.5%	\$ 4,508,704
Bear Creek High School	2008	255,560	\$ 4,585,598	6.4%	\$ 5,725,255
			\$ 23,179,065		\$ 56,192,461

Sites with FCI greater than 65% are highlighted in Red

2021-22 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area					
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI	20-Year Life Cycle Forecast
Chatfield					
Coronado Elementary School	1987	46,544	\$ 2,082,596	15.8%	\$ 11,513,429
Mortensen Elementary School	1994	52,158	\$ 1,944,988	13.2%	\$ 7,847,567
Shaffer Elementary School	1998	53,368	\$ 1,573,717	10.1%	\$ 8,274,719
Stony Creek Elementary School	1983	45,230	\$ 2,293,393	18.2%	\$ 6,648,228
Ute Meadows Elementary School	1987	46,266	\$ 2,660,546	20.5%	\$ 8,541,030
Bradford K-8 North	1994	46,070	\$ 1,969,342	14.7%	\$ 7,905,137
Bradford K-8 South	1990	48,682	\$ 1,492,079	10.7%	\$ 10,101,172
Deer Creek Middle School	1980	120,277	\$ 3,242,634	9.3%	\$ 7,296,875
Falcon Bluffs Middle School	2003	113,572	\$ 1,836,413	5.5%	\$ 7,566,766
Chatfield High School	1986	272,641	\$ 5,369,516	6.1%	\$ 3,842,607
			\$ 24,465,224		\$ 79,537,530
Columbine					
Columbine Hills Elementary School	1964	47,268	\$ 3,014,923	22.8%	\$ 6,633,243
Dutch Creek Elementary School	1973	49,780	\$ 3,221,034	23.0%	\$ 7,917,793
Governor's Ranch Elementary School	1987	46,907	\$ 2,735,345	20.5%	\$ 7,847,567
Leawood Elementary School	1972	48,383	\$ 2,557,106	18.8%	\$ 7,169,504
Normandy Elementary School	1970	55,702	\$ 2,756,367	17.6%	\$ 10,114,763
Ken Caryl Middle School	1970	102,014	\$ 4,265,418	14.1%	\$ 9,577,751
Columbine High School	1973	256,079	\$ 7,617,508	10.8%	\$ 2,905,573
			\$ 26,167,700		\$ 52,166,193
Conifer					
Elk Creek Elementary School	1989	51,181	\$ 2,055,016	14.3%	\$ 9,448,959
Marshdale Elementary School	1980	44,120	\$ 3,701,427	29.8%	\$ 5,443,998
West Jefferson Elementary School	2001	48,100	\$ 1,410,131	10.3%	\$ 9,955,638
West Jefferson Middle School	1974	104,164	\$ 4,403,048	14.5%	\$ 7,236,237
Conifer High School	1996	182,943	\$ 6,911,019	10.3%	\$ 1,132,711
			\$ 18,480,641		\$ 33,217,543
Dakota Ridge					
Blue Heron Elementary School	2002	55,083	\$ 1,987,624	12.8%	\$ 9,780,731
Colorow Elementary School	1977	44,227	\$ 3,875,116	31.3%	\$ 7,719,707
Mount Carbon Elementary School	1996	51,928	\$ 1,926,968	13.2%	\$ 8,971,013
Powderhorn Elementary School	1994	52,135	\$ 2,303,252	15.7%	\$ 7,864,712
Westridge Elementary School	1987	47,105	\$ 1,929,630	14.6%	\$ 5,603,704
Summit Ridge Middle School	1994	133,872	\$ 3,962,520	8.8%	\$ 6,984,601
Dakota Ridge High School	1996	236,407	\$ 5,113,265	6.5%	\$ 1,774,032
			\$ 21,098,376		\$ 48,698,500

Sites with FCI greater than 65% are highlighted in Red

2021-22 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area					
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI	20-Year Life Cycle Forecast
Evergreen					
Bergen Meadow Elementary School	1970	50,555	\$ 2,488,431	17.5%	\$ 5,201,466
Bergen Valley Elementary School	1997	42,281	\$ 947,294	8.0%	\$ 8,399,417
Parmalee Elementary School	1963	37,239	\$ 1,209,876	11.5%	\$ 8,390,729
Wilmot Elementary School	1877	56,727	\$ 1,368,398	8.5%	\$ 9,377,141
Evergreen Middle School	1969	111,715	\$ 2,463,163	7.0%	\$ 6,571,190
Evergreen High School	1954	209,127	\$ 4,529,421	6.9%	\$ 2,914,695
			\$ 13,006,582		\$ 40,854,638
Golden					
Kyffin Elementary School	1972	49,472	\$ 3,372,212	23.9%	\$ 9,454,449
Mitchell Elementary School	1997	53,034	\$ 1,814,447	11.9%	\$ 7,761,595
Ralston Elementary School	1955	51,304	\$ 1,056,579	7.3%	\$ 8,473,438
Shelton Elementary School	1998	53,530	\$ 3,087,239	20.5%	\$ 7,837,552
Welchester Elementary School	1961	42,093	\$ 3,191,607	26.9%	\$ 7,449,486
Bell Middle School	1964	135,762	\$ 4,535,094	11.0%	\$ 6,188,829
Golden High School	2008	186,972	\$ 4,011,306	7.7%	\$ 1,014,924
			\$ 21,068,483		\$ 48,180,275
Green Mountain					
Deviny Elementary School	1964	52,618	\$ 1,789,995	12.1%	\$ 7,321,102
Foothills Elementary School	1970	40,063	\$ 1,751,697	15.3%	\$ 6,311,507
Green Mountain Elementary School	1962	40,301	\$ 2,753,239	24.3%	\$ 6,059,215
Hutchinson Elementary School	1973	44,976	\$ 2,806,999	22.5%	\$ 7,904,596
Rooney Ranch Elementary School	1994	53,635	\$ 1,811,291	11.8%	\$ 9,955,638
Dunstan Middle School	2006	137,501	\$ 1,860,418	3.8%	\$ 4,596,294
Green Mountain High School	1973	206,132	\$ 5,523,874	9.5%	\$ 2,568,877
			\$ 18,297,513		\$ 44,717,230
Jefferson					
Edgewater Elementary School	1949	45,204	\$ 2,010,989	14.0%	\$ 3,490,044
Lumberg Elementary School	1955	64,020	\$ 2,053,568	11.4%	\$ 6,313,666
Molholm Elementary School	1954	46,524	\$ 5,821,718	41.8%	\$ 5,443,998
Jefferson Jr-Sr High School	1959	136,796	\$ 3,739,406	8.2%	\$ 4,465,140
			\$ 13,625,681		\$ 19,712,848
Lakewood					
Belmar School of Integrated Arts	1961	40,873	\$ 1,994,773	17.4%	\$ 4,840,186
Eiber Elementary School	1955	52,018	\$ 2,254,944	15.5%	\$ 5,939,442
Glennon Heights Elementary School	1957	34,702	\$ 1,728,742	16.7%	\$ 3,240,765
Slater Elementary School	1953	46,085	\$ 4,195,635	33.0%	\$ 3,760,901
South Lakewood Elementary School	1995	51,794	\$ 2,558,338	17.4%	\$ 7,847,567
Creighton Middle School	1962	133,165	\$ 3,788,309	8.8%	\$ 9,389,572
Lakewood High School	1958	248,133	\$ 6,317,045	9.2%	\$ 3,558,135
			\$ 22,837,786		\$ 38,576,570

Sites with FCI greater than 65% are highlighted in Red

2021-22 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area					
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI	20-Year Life Cycle Forecast
Pomona					
Little Elementary School	1973	40,712	\$ 3,281,375	28.2%	\$ 10,114,763
Parr Elementary School	1969	33,602	\$ 3,316,742	31.5%	\$ 6,799,277
Warder Elementary School	1973	41,934	\$ 2,555,569	21.6%	\$ 7,169,504
Weber Elementary School	1972	51,052	\$ 2,797,976	19.2%	\$ 10,812,289
Zerger Elementary School (Doral Academy)	1977	43,876	\$ 2,318,405	18.9%	\$ 4,358,856
Moore Middle School	1978	83,756	\$ 3,047,883	10.6%	\$ 8,334,948
Pomona High School	1973	214,704	\$ 7,933,109	13.4%	\$ 2,926,198
<i>*Doral Academy leasing Zerger ES</i>			\$ 25,251,059		\$ 50,515,836
Ralston Valley					
Meiklejohn Elementary School	2006	69,795	\$ 1,380,770	7.0%	\$ 10,683,563
Sierra Elementary School	2009	69,882	\$ 652,518	3.2%	\$ 7,847,567
Van Arsdale Elementary School	1994	50,511	\$ 4,670,279	32.1%	\$ 7,847,567
West Woods Elementary School	1996	53,379	\$ 3,335,960	21.5%	\$ 7,858,456
Coal Creek Canyon K-8 School	1963	25,361	\$ 2,735,765	38.5%	\$ 7,641,954
Three Creeks K-8	2017	117,047	\$ -	0.0%	\$ 3,669,617
Oberon Middle School	1965	93,893	\$ 4,991,713	18.1%	\$ 6,016,135
Ralston Valley High School	2001	237,814	\$ 5,024,154	6.5%	\$ 788,119
			\$ 22,791,158		\$ 52,352,978
Standley Lake					
Adams Elementary School	1988	47,737	\$ 2,446,270	18.6%	\$ 9,685,332
Lukas Elementary School	1988	47,742	\$ 1,017,044	7.7%	\$ 5,759,953
Ryan Elementary School	1994	50,545	\$ 1,375,949	9.5%	\$ 7,084,381
Semper Elementary School	1996	53,756	\$ 2,249,948	15.2%	\$ 7,370,226
Sheridan Green Elementary School	1987	46,466	\$ 3,433,221	26.8%	\$ 8,312,015
Witt Elementary School	1980	44,341	\$ 2,944,488	24.0%	\$ 5,713,299
Mandalay Middle School	1983	88,997	\$ 2,544,157	8.4%	\$ 6,266,297
Wayne Carle Middle School	2006	118,667	\$ 1,932,647	3.4%	\$ 5,252,878
Standley Lake High School	1988	194,459	\$ 10,191,326	16.5%	\$ 1,668,700
			\$ 28,135,049		\$ 57,113,081
Wheat Ridge					
Kullerstrand Elementary School	1961	35,533	\$ 3,099,038	31.7%	\$ 4,451,813
Maple Grove Elementary School	1960	42,408	\$ 2,511,864	18.6%	\$ 5,696,565
Peak Expeditionary School at Pennington	1961	36,877	\$ 2,930,258	28.9%	\$ 4,047,548
Prospect Valley Elementary School	1967	46,229	\$ 4,104,023	31.3%	\$ 8,390,729
Stevens Elementary School	1995	111,703	\$ 3,195,047	8.2%	\$ 7,075,918
Stober Elementary School	1965	32,633	\$ 3,686,805	38.0%	\$ 7,153,912
New Classical Academy at Vivian	1953	33,138	\$ 3,542,807	38.0%	\$ 7,862,355
Wilmore-Davis Elementary School	1955	38,596	\$ 2,419,887	21.8%	\$ 4,969,792
Everitt Middle School	1966	103,698	\$ 4,357,014	13.6%	\$ 5,629,227
Wheat Ridge High School	1956	211,307	\$ 12,338,775	21.0%	\$ 3,271,523
			\$ 42,185,519		\$ 58,549,383

Sites with FCI greater than 65% are highlighted in Red

2021-22 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area					
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI	20-Year Life Cycle Forecast
Connections Learning Center	2010	27,222	\$ 1,028,116	7.9%	\$ 8,869,733
D'Evelyn Jr-Sr High School	2000	154,003	\$ 2,533,628	5.6%	\$ 5,727,080
Dennison Elementary School	1958	45,059	\$ 2,526,524	18.7%	\$ 7,631,353
Foster Dual Language PK-8	1953	55,392	\$ 4,232,814	34.3%	\$ 9,965,044
Free Horizon Montessori	1950	49,079	\$ 1,645,871	11.4%	\$ 2,652,812
Jeffco Virtual Academy (Irwin)	2009	10,710	\$ 202,550	6.7%	\$ 836,894
Jefferson County Open School	1930	93,516	\$ 4,551,368	7.5%	\$ 2,123,496
Long View High School	1967	4,262	\$ 657,068	88.8%	\$ -
Manning School	1958	83,680	\$ 3,887,230	16.3%	\$ 7,499,911
McLain Community High School	2000	79,127	\$ 1,281,236	5.8%	\$ 5,054,813
Miller Special Education	1963	52,225	\$ 3,422,236	22.1%	\$ 6,219,216
Sobesky Academy	1994	53,724	\$ 1,939,162	12.8%	\$ 7,847,567
Stein Cottages	1961	6,790	\$ 438,816	28.3%	\$ 1,321,342
Warren Tech Central	1972	166,197	\$ 4,793,819	12.4%	\$ 4,950,071
Warren Tech North	1995	34,593	\$ 1,602,377	17.8%	\$ 6,046,378
Warren Tech South	2021	27,750	\$ -	0.0%	\$ 2,441,347
Mount Evans Outdoor Lab School	1929	40,731	\$ 2,547,969	26.3%	\$ 3,399,107
Windy Peak Outdoor Lab School	1857	31,409	\$ 2,195,230	28.7%	\$ 2,408,848
			\$ 43,863,132		\$ 88,037,432
Administration, Stadiums, and Support Facilities					
581 Conference Place	1980	35,371	\$ 502,500	6.2%	\$ 3,465,028
Applewood Cottages	1958	8,534	\$ 514,445	26.4%	\$ 1,659,944
Conifer Wastewater Treatment Plant	1988	4,960	\$ 771,568	68.0%	\$ -
Conifer Water Treatment Plant	-	1,270	\$ 150,000	51.6%	\$ -
Driving Training Center	1975	961	\$ 241,011	55.4%	\$ -
Education Service Center	1985	124,219	\$ 3,231,939	11.4%	\$ 11,518,970
Elk Creek Gallery Well	-	183	\$ 2,500	6.0%	\$ -
Frank DeAngelis Center	1954	43,457	\$ 2,621,301	25.8%	\$ 3,165,361
Jefferson County Stadium	1960	13,701	\$ 2,996,560	95.6%	\$ -
John and Karen Litz Preschool	2007	9,673	\$ 62,424	2.8%	\$ 840,039
Johnson Planetarium (Closed)	1962	3,098	\$ 405,562	57.2%	\$ 602,714
Lakewood Memorial Stadium	1983	1,721	\$ 626,085	104.0%	\$ -
Landscape Services	1980	10,972	\$ 791,710	31.5%	\$ 2,133,907
Lobo Creek Reservoir Pump House	1996	240	\$ -	0.0%	\$ -
Maple Grove Cottages	1964	6,818	\$ 365,977	19.1%	\$ -
Norma Anderson Preschool	2007	13,742	\$ 892,473	28.4%	\$ 1,193,370
North Area Athletic Complex	2000	10,391	\$ 4,077,307	171.6%	\$ -
North Area Transportation Center - Indiana	1975	5,870	\$ 738,547	47.6%	\$ 771,181
North Area Transportation Center - Joyce	1980	97,803	\$ 4,404,950	19.7%	\$ 4,881,992
Secrest Cottage	1964	3,310	\$ 189,612	25.0%	\$ 643,751
Shadow Mountain Gallery Well	1996	100	\$ 32,368	141.5%	\$ -
Shop Facility for Zones 1 & 2	1980	4,160	\$ 341,380	75.5%	\$ -
South Area Transportation Center	1981	17,238	\$ 426,211	10.8%	\$ 2,070,577
Support Services Campus	1967	260,362	\$ 7,001,498	11.8%	\$ 22,028,591
Trailblazer Stadium	1996	8,046	\$ 602,272	32.7%	\$ -
West Area Transportation Center	1980	14,779	\$ 624,152	18.5%	\$ 1,658,542
West Jefferson Reservoir	1988	1,491	\$ 156,503	45.9%	\$ -
			\$ 32,770,854		\$ 56,633,968
TOTAL		12,248,256	\$ 483,402,572		\$ 938,255,398

Sites with FCI greater than 65% are highlighted in Red

2021-22 Facilities Condition Assessment—Summary of Findings

CAPACITY SUMMARY

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

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

UTILIZATION

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

Utilization by Program		
Program	2021-22 Membership	Utilization
Elementary Schools	26,537	65%
K-8 Schools	3,309	82%
Middle Schools	11,238	70%
7-12 Schools	1,707	63%
High Schools	20,389	75%
Option / Districtwide	4,786	62%
Pre-K	78	65%
Total	68,044	69%

The table on the right indicates membership and capacity by articulation area. In addition, projected membership and the % change in historical membership have been included. Ralston Valley has the highest utilization at 85% followed by Lakewood and Golden at 78%. In terms of low utilization, Arvada is at 49%, Alameda and Pomona are at 56%, Jefferson is at 58%, Standley Lake is at 63%, and Wheat Ridge is at 65%. Over the next five years, decreases in membership are projected in 12 articulation areas.

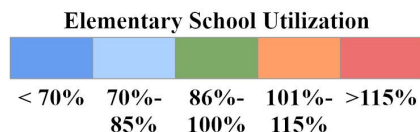
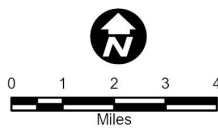
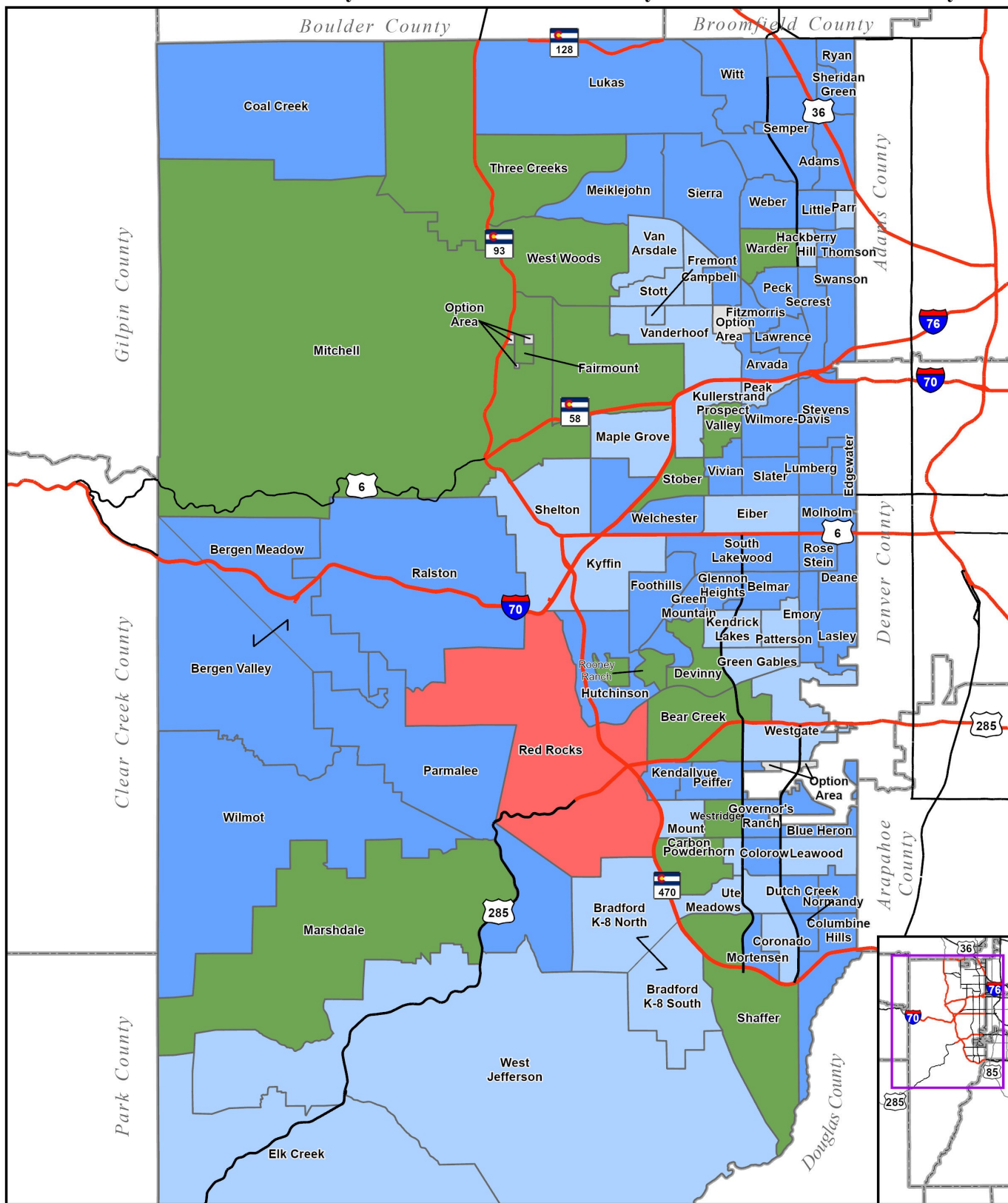
Typically, 95% capacity is considered full capacity to allow for some flexibility in space and program use.

Applied Capacity by Articulation Area				
Articulation Area	2021-22 Membership	Utilization	2026-27 Projected Membership	5 year Projected Membership Change
Alameda	2,694	56%	2,552	-5.3%
Arvada	3,420	49%	3,109	-9.1%
Arvada West	4,380	77%	4,077	-6.9%
Bear Creek	4,897	74%	4,825	-1.5%
Chatfield	5,742	74%	5,476	-4.6%
Columbine	4,050	75%	4,118	1.7%
Conifer	2,237	73%	2,202	-1.6%
Dakota Ridge	4,179	76%	3,504	-16.2%
Evergreen	2,620	67%	2,445	-6.7%
Golden	4,063	78%	3,658	-10.0%
Green Mountain	3,586	70%	3,555	-0.9%
Jefferson	1,482	58%	1,267	-14.5%
Lakewood	3,973	78%	3,907	-1.7%
Pomona	2,793	56%	2,899	3.8%
Ralston Valley	5,437	85%	6,035	11.0%
Standley Lake	3,989	63%	4,225	5.9%
Wheat Ridge	3,716	65%	4,037	8.6%

On the following pages, maps have also been included identifying by color the individual school utilization rates. Attendance boundaries in red are overcrowded, those in green are at 86-100% utilization, and those in dark blue are at less than 70% utilization.

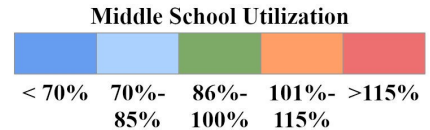
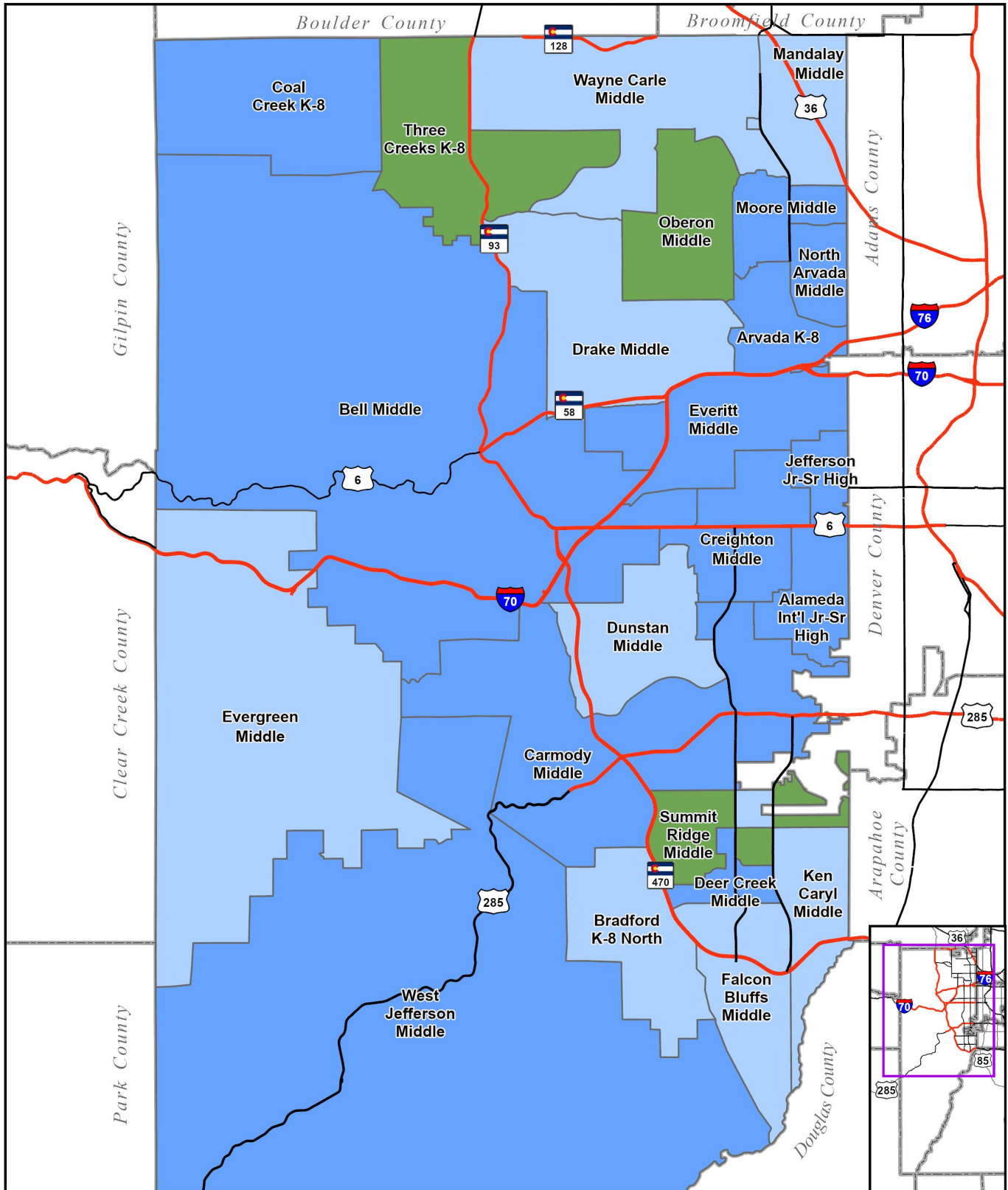
2021-22 Facilities Condition Assessment—Summary of Findings

2021-2022 Elementary School Utilization by Attendance Boundary



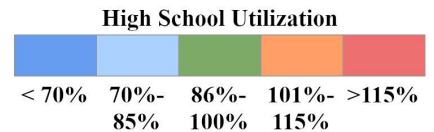
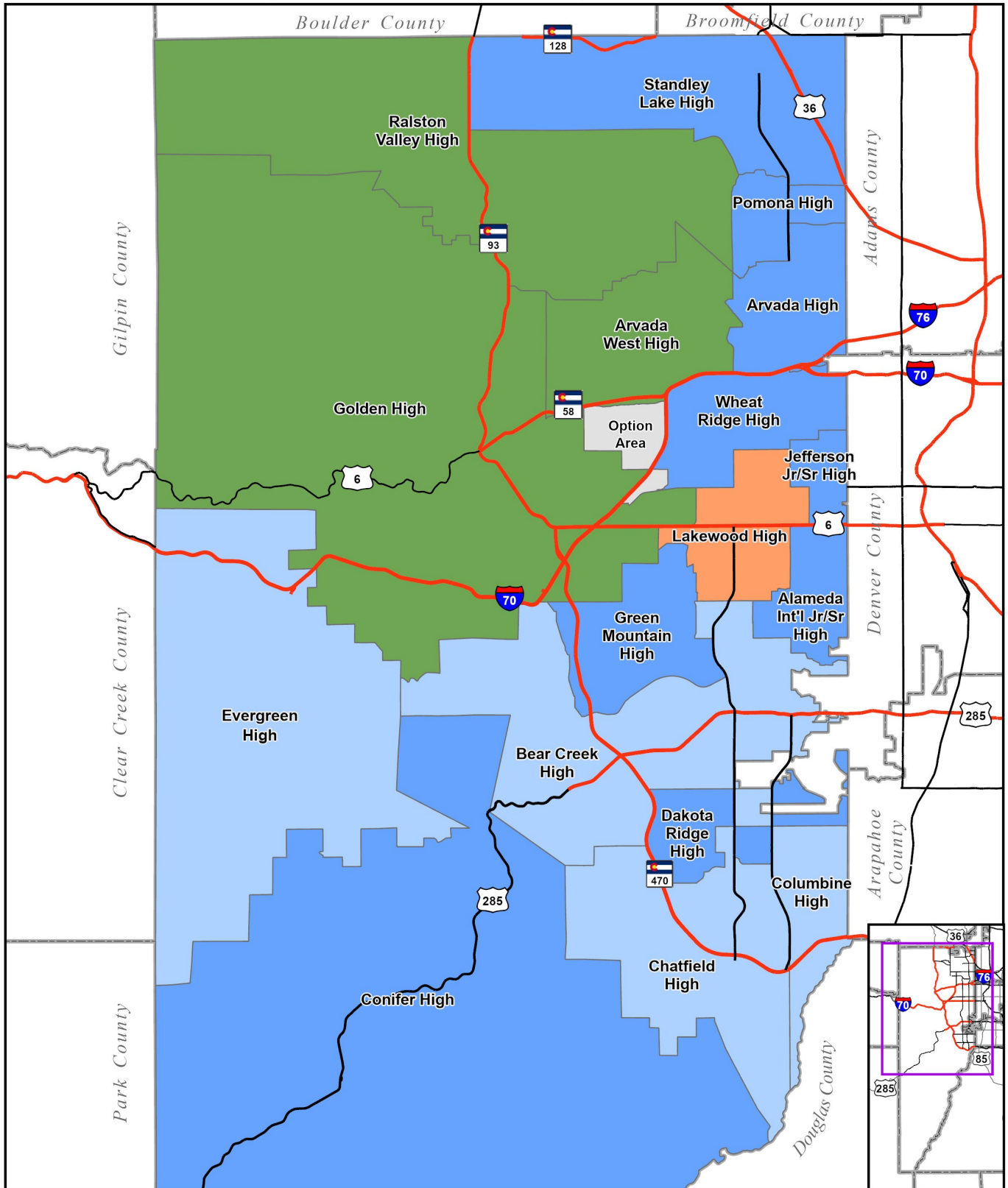
2021-22 Facilities Condition Assessment—Summary of Findings

2021-2022 Middle School Utilization by Attendance Boundary



2021-22 Facilities Condition Assessment—Summary of Findings

2021-2022 High School Utilization by Attendance Boundary



2021-22 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type											
Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership		
		Student Stations	Schedule Factor	Applied Capacity	Capacity Rooms	Student Stations	Applied Capacity		2021-22 Member	Utilization	2026-27 Projected Member
High Schools											
Arvada High School	Arvada	2,072	85%	1,761	-	-	-	1,761	759	43%	563
Arvada West High School	Arvada West	2,186	85%	1,858	1	28	24	1,882	1,765	95%	1,716
Bear Creek High School	Bear Creek	2,487	85%	2,114	-	-	-	2,114	1,495	71%	1,290
Chatfield High School	Chatfield	2,776	85%	2,360	-	-	-	2,360	1,791	76%	1,614
Columbine High School	Columbine	2,351	85%	1,998	-	-	-	1,998	1,707	85%	1,569
Conifer High School	Conifer	1,393	85%	1,184	4	112	95	1,279	815	69%	717
Dakota Ridge High School	Dakota Ridge	2,278	85%	1,936	-	-	-	1,936	1,344	69%	1,265
Evergreen High School	Evergreen	1,585	85%	1,347	-	-	-	1,347	975	72%	793
Golden High School	Golden	1,677	85%	1,425	1	28	24	1,449	1,363	96%	1,246
Green Mountain High School	Green Mountain	2,100	85%	1,785	2	56	48	1,833	1,081	61%	1,107
Lakewood High School	Lakewood	2,233	85%	1,898	-	-	-	1,898	1,991	105%	1,941
Pomona High School	Pomona	2,328	85%	1,979	1	28	24	2,003	1,185	60%	1,056
Ralston Valley High School	Ralston Valley	2,194	85%	1,865	-	-	-	1,865	1,813	97%	1,923
Standley Lake High School	Standley Lake	2,156	85%	1,833	-	-	-	1,833	1,221	67%	1,058
Wheat Ridge High School	Wheat Ridge	2,003	85%	1,703	-	-	-	1,703	1,084	64%	918
		31,819		27,046	9	252	214	27,260	20,389		18,776
7-12 Schools											
Alameda International Jr-Sr High School	Alameda	1,894	85%	1,610	2	56	48	1,658	1,080	67%	866
Jefferson Jr-Sr High School	Jefferson	1,307	85%	1,111	-	-	-	997	627	56%	477
		3,201		2,721	2	56	48	2,655	1,707		1,343
Middle Schools											
Bell Middle School	Golden	1,232	100%	1,232	-	-	-	1,232	778	63%	432
Carmody Middle School	Bear Creek	998	100%	998	1	28	28	1,026	640	64%	768
Creighton Middle School	Lakewood	1,182	100%	1,182	-	-	-	1,182	780	66%	748
Deer Creek Middle School	Chatfield	1,147	100%	1,147	-	-	-	1,147	603	53%	637
Drake Middle School	Arvada West	1,242	100%	1,242	-	-	-	1,242	935	75%	599
Dunstan Middle School	Green Mountain	1,121	100%	1,121	-	-	-	1,121	830	74%	750
Evergreen Middle School	Evergreen	823	100%	823	2	56	56	879	588	71%	472
Everitt Middle School	Wheat Ridge	895	100%	895	-	-	-	895	521	58%	945
Falcon Bluffs Middle School	Chatfield	850	100%	850	-	-	-	850	620	73%	556
Ken Caryl Middle School	Columbine	966	100%	966	5	140	140	1,106	785	81%	849
Mandalay Middle School	Standley Lake	658	100%	658	-	-	-	658	486	74%	898
Moore Middle School	Pomona	797	100%	797	-	-	-	797	492	62%	683
North Arvada Middle School	Arvada	861	100%	861	-	-	-	861	476	55%	506
Oberon Middle School	Ralston Valley	770	100%	770	2	56	56	826	674	88%	652
Summit Ridge Middle School	Dakota Ridge	1,119	100%	1,119	-	-	-	1,119	1,006	90%	457
Wayne Carle Middle School	Standley Lake	728	100%	728	-	-	-	728	528	73%	501
West Jefferson Middle School	Conifer	751	100%	751	-	-	-	751	496	66%	501
		16,140		16,140	10	280	280	16,420	11,238		10,954
K-8 Schools											
Arvada K-8	Arvada	1,022	90%	920	-	-	-	920	554	60%	530
Bear Creek K-8 School	Bear Creek	1,168	90%	1,051	-	-	-	1,051	956	91%	945
Bradford K-8 North	Chatfield	432	90%	389	-	-	-	389	315	81%	249
Bradford K-8 South	Chatfield	543	90%	489	-	-	-	489	402	82%	475
Coal Creek Canyon K-8 School	Ralston Valley	224	90%	202	1	24	22	223	118	59%	115
Three Creeks K-8	Ralston Valley	1,072	90%	965	-	-	-	965	964	100%	1,403
		4,461		4,015	1	24	22	4,037	3,309		3,717

Jeffco Public Schools

2021-22 Facilities Condition Assessment—Summary of Findings

Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership		
		Student Stations	Schedule Factor	Applied Capacity	Capacity Rooms	Student Stations	Applied Capacity		2021-22 Member	Utilization	2026-27 Projected Member
Elementary Schools											
Adams Elementary School	Standley Lake	570	100%	570	-	-	-	570	329	58%	325
Allendale Elementary School	Arvada West	324	100%	324	-	-	-	324	-	-	-
Belmar School of Integrated Arts	Lakewood	334	100%	334	2	48	48	382	211	63%	209
Bergen Meadow Elementary School	Evergreen	567	100%	567	-	-	-	567	281	50%	348
Bergen Valley Elementary School	Evergreen	336	100%	336	-	-	-	336	226	67%	229
Blue Heron Elementary School	Dakota Ridge	584	100%	584	-	-	-	584	383	66%	339
Campbell Elementary School	Arvada West	364	100%	364	-	-	-	364	194	53%	224
Colorow Elementary School	Dakota Ridge	363	100%	363	-	-	-	363	189	52%	172
Columbine Hills Elementary School	Columbine	486	100%	486	-	-	-	486	309	64%	319
Coronado Elementary School	Chatfield	528	100%	528	4	96	96	624	419	79%	431
Deane Elementary School	Alameda	552	100%	552	4	96	96	648	305	55%	294
Deviny Elementary School	Green Mountain	504	100%	504	-	-	-	504	466	92%	492
Dutch Creek Elementary School	Columbine	483	100%	483	-	-	-	483	276	57%	262
Edgewater Elementary School	Jefferson	423	100%	423	9	216	216	639	285	67%	262
Eiber Elementary School	Lakewood	384	100%	384	-	-	-	384	281	73%	288
Elk Creek Elementary School	Conifer	438	100%	438	-	-	-	438	358	82%	371
Emory Elementary School	Alameda	876	100%	876	-	-	-	876	386	44%	376
Fairmount Elementary School	Arvada West	660	100%	660	-	-	-	660	592	90%	592
Fitzmorris Elementary School	Arvada	435	100%	435	-	-	-	435	155	36%	-
Foothills Elementary School	Green Mountain	366	100%	366	3	72	72	438	254	69%	237
Fremont Elementary School	Arvada West	336	100%	336	-	-	-	336	234	70%	226
Glennon Heights Elementary School	Lakewood	327	100%	327	5	120	120	447	156	48%	138
Governor's Ranch Elementary School	Columbine	478	100%	478	4	96	96	574	331	69%	399
Green Gables Elementary School	Bear Creek	327	100%	327	-	-	-	327	259	79%	246
Green Mountain Elementary School	Green Mountain	351	100%	351	-	-	-	351	209	60%	189
Hackberry Hill Elementary School	Arvada	495	100%	495	-	-	-	495	367	74%	361
Hutchinson Elementary School	Green Mountain	501	100%	501	-	-	-	501	277	55%	233
Kendallvue Elementary School	Bear Creek	495	100%	495	-	-	-	495	314	63%	309
Kendrick Lakes Elementary School	Bear Creek	464	100%	464	-	-	-	464	369	80%	358
Kullerstrand Elementary School	Wheat Ridge	265	100%	265	-	-	-	265	189	71%	195
Kyffin Elementary School	Golden	576	100%	576	2	48	48	624	472	82%	473
Lasley Elementary School	Alameda	606	100%	606	3	72	72	678	293	48%	325
Lawrence Elementary School	Arvada	511	100%	511	-	-	-	511	261	51%	315
Leawood Elementary School	Columbine	448	100%	448	-	-	-	448	337	75%	334
Little Elementary School	Pomona	459	100%	459	2	48	48	507	246	54%	261
Lukas Elementary School	Standley Lake	519	100%	519	-	-	-	519	247	48%	256
Lumberg Elementary School	Jefferson	552	100%	552	-	-	-	552	316	57%	291
Maple Grove Elementary School	Wheat Ridge	390	100%	390	-	-	-	390	326	84%	344
Marshdale Elementary School	Conifer	348	100%	348	-	-	-	348	307	88%	345
Meiklejohn Elementary School	Ralston Valley	807	100%	807	-	-	-	807	469	58%	432
Mitchell Elementary School	Golden	567	100%	567	3	72	72	639	531	94%	513
Molholm Elementary School	Jefferson	468	100%	468	9	216	216	684	254	54%	237
Mortensen Elementary School	Chatfield	535	100%	535	-	-	-	535	317	59%	340
Mount Carbon Elementary School	Dakota Ridge	471	100%	471	-	-	-	471	398	85%	377

Jeffco Public Schools

2021-22 Facilities Condition Assessment—Summary of Findings

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Elementary Schools (cont.)											
New Classical Academy at Vivian	Wheat Ridge	291	100%	291	-	-	-	291	144	49%	140
Normandy Elementary School	Columbine	543	100%	543	-	-	-	543	305	56%	386
Parmalee Elementary School	Evergreen	384	100%	384	-	-	-	384	261	68%	293
Parr Elementary School	Pomona	312	100%	312	11	264	264	576	245	79%	256
Patterson International School	Alameda	480	100%	480	-	-	-	480	279	58%	314
Peak Expeditionary School at Pennington	Wheat Ridge	279	100%	279	2	48	48	327	228	82%	208
Peck Elementary School	Arvada	423	100%	423	-	-	-	423	166	39%	134
Peiffer Elementary School	Bear Creek	428	100%	428	-	-	-	428	234	55%	246
Powderhorn Elementary School	Dakota Ridge	519	100%	519	-	-	-	519	448	86%	464
Prospect Valley Elementary School	Wheat Ridge	480	100%	480	1	24	24	504	414	86%	463
Ralston Elementary School	Golden	462	100%	462	-	-	-	462	252	55%	270
Red Rocks Elementary School	Bear Creek	216	100%	216	6	144	144	360	265	123%	339
Rooney Ranch Elementary School	Green Mountain	525	100%	525	2	48	48	573	469	89%	547
Rose Stein International Elementary School	Alameda	528	100%	528	-	-	-	528	273	52%	282
Ryan Elementary School	Standley Lake	552	100%	552	3	72	72	624	349	63%	367
Secrest Elementary School	Arvada	435	100%	435	-	-	-	435	261	60%	257
Semper Elementary School	Standley Lake	555	100%	555	-	-	-	555	303	55%	296
Shaffer Elementary School	Chatfield	572	100%	572	6	144	144	716	514	90%	478
Shelton Elementary School	Golden	516	100%	516	-	-	-	516	405	78%	421
Sheridan Green Elementary School	Standley Lake	495	100%	495	-	-	-	495	269	54%	287
Sierra Elementary School	Ralston Valley	698	100%	698	-	-	-	698	445	64%	431
Slater Elementary School	Lakewood	414	100%	414	-	-	-	414	230	56%	236
South Lakewood Elementary School	Lakewood	528	100%	528	1	24	24	552	324	61%	347
Stevens Elementary School	Wheat Ridge	711	100%	711	-	-	-	711	328	46%	322
Stober Elementary School	Wheat Ridge	276	100%	276	4	96	96	372	239	87%	237
Stony Creek Elementary School	Chatfield	453	100%	453	-	-	-	453	372	82%	344
Stott Elementary School	Arvada West	382	100%	382	-	-	-	382	290	76%	307
Swanson Elementary School	Arvada	579	100%	579	-	-	-	579	227	39%	247
Thomson Elementary School	Arvada	500	100%	500	-	-	-	500	194	39%	196
Ute Meadows Elementary School	Chatfield	468	100%	468	2	48	48	516	389	83%	352
Van Arsdale Elementary School	Ralston Valley	504	100%	504	3	72	72	576	414	82%	417
Vanderhoof Elementary School	Arvada West	486	100%	486	3	72	72	558	370	76%	413
Warder Elementary School	Pomona	431	100%	431	-	-	-	431	372	86%	366
Weber Elementary School	Pomona	501	100%	501	2	48	48	549	253	50%	277
Welchester Elementary School	Golden	420	100%	420	-	-	-	420	262	62%	303
West Jefferson Elementary School	Conifer	330	100%	330	2	48	48	378	261	79%	268
West Woods Elementary School	Ralston Valley	576	100%	576	5	120	120	696	540	94%	662
Westgate Elementary School	Bear Creek	525	100%	525	8	192	192	717	365	70%	324
Westridge Elementary School	Dakota Ridge	480	100%	480	-	-	-	480	411	86%	430
Wilmore-Davis Elementary School	Wheat Ridge	403	100%	403	2	48	48	451	243	60%	265
Wilmot Elementary School	Evergreen	480	100%	480	-	-	-	480	289	60%	310
Witt Elementary School	Standley Lake	452	100%	452	-	-	-	452	257	57%	237
Zerger Elementary School (Doral Academy)	Pomona	480	100%	480	-	-	-	480	-	-	-
		40,945		40,945	113	2,712	2,712	43,657	26,537		27,006

Jeffco Public Schools

2021-22 Facilities Condition Assessment—Summary of Findings

Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership		
		Student Stations	Schedule Factor	Applied Capacity	Capacity Rooms	Student Stations	Applied Capacity		2021-22 Member	Utilization	2026-27 Projected Member
Pre-K Centers											
Patterson Cottages	Alameda	120	100%	120	-	-	-	120	78	65%	95
		120		120				120	78		95
Districtwide / Option Schools											
Brady Exploration School	Option	574	85%	488	-	-	-	488	212	43%	242
Connections Learning Center	Option	146	85%	124	1	24	20	145	18	15%	6
Dennison Elementary School	Option	480	100%	480	8	192	163	643	609	127%	620
D'Evelyn Jr-Sr High School	Option	1,466	85%	1,246	4	112	95	1,341	1,119	90%	1,134
Foster Dual Language PK-8	Option	480	90%	436	-	-	-	436	358	82%	363
Free Horizon Montessori	Option	461	100%	461	-	-	-	461	440	95%	450
Jefferson County Open School	Option	525	100%	525	1	24	20	545	543	103%	535
Literacy Center	Option	16	85%	14	-	-	-	14	-	0%	-
Long View High School	Option	56	85%	48	5	140	119	167	16	34%	43
Manning School	Option	728	100%	728	-	-	-	728	678	93%	674
McLain Community High School	Option	941	85%	800	-	-	-	800	397	50%	397
Miller Special Education	Option	310	85%	264	5	60	51	315	100	38%	85
Sobesky Academy	Option	428	85%	364	-	-	-	364	124	34%	126
Warren Tech Central	Option	1,132	85%	962	1	28	24	986	28	3%	41
Warren Tech North	Option	556	85%	473	-	-	-	473	9	2%	3
Warren Tech South	Option	168	85%	143	-	-	-	143	6	4%	1
Stein Cottages	Option	112	100%	112	-	-	-	112	129	115%	129
Mount Evans Outdoor Lab School	OELS	-	85%	-	2	56	48	48	-	-	-
Windy Peak Outdoor Lab School	OELS	-	85%	-	4	112	95	95	-	-	-
		8,579		7,666	31	748	636	8,302	4,786		4,849
TOTAL		105,265		98,653	166	4,072	3,911	102,451	68,044	68.97%	66,740

