

What is the School District 27J Capital Facility Fee Foundation (CFFF)?

The Capital Facility Fee Foundation is a unique public/private partnership founded in January 2001 to collect contributions from developers and builders to help fund school expansion or new school construction.

- The Foundation is a 501(c)(3) nonprofit organization.
- Voter authorized bonds remain the District's primary funding mechanism. The goal of the Capital Facility Fee Foundation is to address the shortfall between the cost of school capital construction needs and the impact of the negative factor to the District's state funding.

Who manages the CFFF?

The Capital Facility Fee Foundation is managed by a volunteer board of directors comprised of elected officials from the 27J Schools Board of Education, City Councils of Brighton, Commerce City and Thornton, Adams County, and representatives of area developers and homebuilders.

- Developers, builders, city and county officials, and 27J Schools have seen great value in working together collaboratively over the last 21 years to help bridge the funding gap.
- The Foundation Board of Directors manages the finances of the Foundation, which are audited each year by an independent firm.

Capital Facility Fee Foundation Directors

Craig Hurst

Commerce City City Council
Foundation President

David Acunto

Thornton City Council
Foundation Vice President

Jan Pawlowski

Brighton City Council
Foundation Secretary/Treasurer

Lynn Baca

Adams County Commissioner

Jodi Bright

DR Horton

Chris Clark

Lennar Homes

Ashley Conn

27J Board of Education

Jim Hayes

Oakwood Homes

Greg Piotraschke

27J Board of Education

Lloyd Worth

27J Board of Education

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Capital Facility Fee Foundation
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**CAPITAL
FACILITY FEE
FOUNDATION**

Founded January 2001



**Padilla Elementary School
Opened August 2021**



**Southlawn Elementary School
Opened August 2022**

How is the CFFF financed?

Funding is provided by homebuilders and developers who have agreed to contribute per dwelling unit based on the current fee structure. The fee may be modified by the Board not more than once every two years.

- The 2023-2024 fees are \$980 per single family unit and \$560 per multifamily unit.
- Donated funds must be used **only** for acquisition or construction of facilities for student capacity approved by the Board of Education.
- This program demonstrates one of the ways 27J Schools has committed to providing unique and innovative ways to provide spaces in which to educate our children.



Quist Middle School
Opened January 2020



Riverdale Ridge High School
Opened August 2018

Project	CFFF Contribution
Prairie View High School	\$6,832,000
West Ridge Elementary School	\$500,000
Prairie View Middle School	\$300,000
Brantner Elementary, Phase 1	\$1,837,000
Water Shares for Future Schools in Commerce City	\$465,500
Architectural design development through schematic design and site evaluation services for high school site at 96th and Buckley	\$137,000
Educational specifications and schematic design for high school site at 136th and Yosemite	\$374,100
Return of unspent funds from Brantner Elementary, Phase 1	(\$200,000)
Schematic Design, Brantner Elementary, Phase 2	\$204,275
Schematic Design, Reunion Elementary	\$174,600
Construction Documents, Brantner Elementary, Phase 2	\$119,400
Return of unspent funds from Brantner Elementary, Phase 2	(\$87,526)
Return of unspent funds from Reunion Elementary	(\$9,573)
Return of unspent funds from Riverdale Ridge High School	(\$8,050)
Architectural design development through construction for Southlawn ES	\$2,900,000
Total Contributions toward SD27J Schools	\$13,538,726

What projects does the CFFF support?

The Foundation supports school facilities in 27J Schools, which serve Brighton, the northern range of Commerce City, the northwest portion of Thornton, a portion of Aurora, and areas of unincorporated Adams and Weld counties.

Developer and homebuilder contributions will have saved District taxpayers over \$17,000,000.

Which developers/homebuilders currently participate in the CFFF?

- Brighton Crossing Residential
- Buffalo Run Properties
- Challenger Homes
- DR Horton
- Greystar-GS Elan Brighton
- Horizon View Homes
- KBHome
- Lennar Family
- LGI Homes
- Meritage Homes of Colorado
- Oakwood Homes
- Parkway Residences
- Rhino Residential
- Richfield Homes
- Richmond American Homes
- Teater Construction
- Toll Brothers