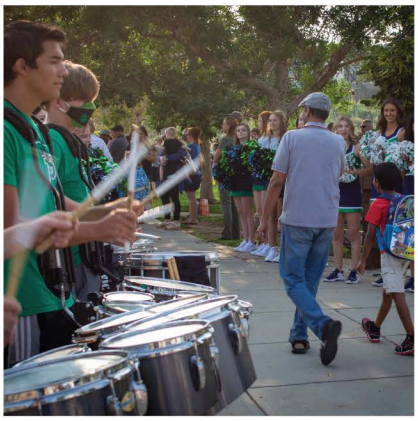
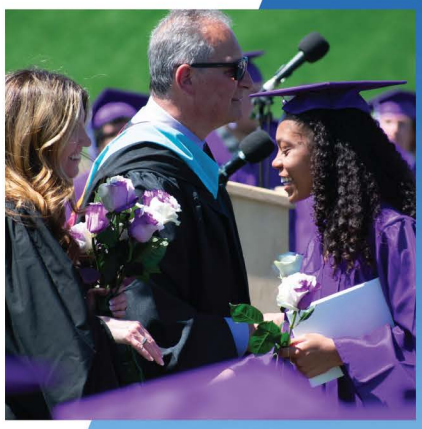










2023
2024

Master Capital Plan



Douglas County School District
Learn Today, Lead Tomorrow

A Message from the Long Range Planning Committee

The DCSD Long Range Planning Committee (LRPC) is pleased to present the 2023-2024 Master Capital Plan (MCP). This updates information from the 2022-2023 MCP, identifies new construction needs and costs, and documents the major maintenance needs of the district's school buildings and other facilities.

Celebrations

Funds from the 2018 bond have allowed the DCSD to address security upgrades at all neighborhood and charter schools, the most urgent capital improvements projects, needed purchases for Information and Technology, and buses. The new Legacy Campus is being remodeled to provide career education classrooms as well as other needed facilities while the former Arapahoe Community College facilities are providing space for alternative education. DCSD was also able to sell the Cantril facility and other surplus property that provided almost $10 million back to the budget.

Challenges

While the DCSD continues to recover from the pandemic, the District saw a decrease in enrollment of 1,004 students from the 2021-22 school year to the 2022-23 school year. The total funded pupil count of the district decreased from 63,876 to 62,872. This represents a 1.57% decline in enrollment over the past year. Over the last 10 (ten) years DCSD's total funded pupil count has declined by 1,785 students, or by approximately 2.8%. Meanwhile, jurisdictions in Douglas County issued building permits for almost 4,800 new residential units in various parts of the District. That count was 21 percent lower than in 2021 due to rising mortgage interest rates. These areas of new growth have made projecting student enrollment by building – both growth and decline – more challenging than ever.

The MCP identifies between $891 million and $1 billion in capital needs over the next five years. The largest component of those needs is new construction at a cost of approximately $386 million. While a possible bond issue can address some of these needs, the district will be challenged to find the resources to fully address the needs identified in the MCP.

School Capacity and Boundary Analysis

The LRPC continues to monitor enrollment projections across DCSD. While some areas of DCSD show growth of student populations, other areas show a leveling of student numbers and even a decline in certain schools. The LRPC continues to work with DCSD staff and Western Demographics to study student populations and to make recommendations about potential solutions. What is clear is that there are multiple issues concerning whether a school is either overcrowded or substantially under-enrolled. A school that is overcrowded can have difficulties presenting adequate instructional space which puts pressure on the school environment. Schools with under-enrollment often face challenges in maintaining teachers and staff and in presenting a full range of educational programming due to insufficient funds or too few students.

No new boundary changes had been proposed by LRPC, DCSD staff and Western Demographics in the past year. The changes in recent years have been implemented and are meeting their expectations. They were successful due to outreach to the community, principals, and staff in the affected areas, intense listening and careful consideration of concerns and suggestions by all stakeholders (households with and without children, businesses, elected officials, etc.) Just prior to completion of the Master Capital Plan, an overflow boundary change for the Sterling Ranch and Solstice developments was being considered by the LRPC and the staff for possible BOE action later in 2023.

The recent boundary and grade configurations changes were intended to address only the most urgent needs of the school district. New construction, as described in the MCP, is necessary to meet the capacity needs within the District. Likewise, parts of DSCD that are projected to be under-enrolled present another challenge. The LRPC will continue to research these issues and recommend changes to address other neighborhood schools which have issues with under-enrollment or overcrowding. Any potential recommendations to the Board of Education will continue to be made in coordination with DCSD staff, outside consultants as necessary, and of course members of the public. This research is part of the ongoing mission of the LRPC and is expected to continue for the foreseeable future.

Conclusion

The LRPC succeeds because of the amazing collaboration amongst community volunteers serving the committee (both voting and non-voting), District staff, members of the Board of Education, expert consultants, and incredible community participation during our outreach efforts. The volunteers of the LRPC dedicate countless hours to thoughtfully review, refine, and improve the planning for the future of DCSD. Together, all the stakeholders will continue to address and overcome the obstacles that we encounter to ensure students thrive.

Master Capital Plan Overview

The Douglas County School District Master Capital Plan encompasses a five-year period (2023-2028) and represents an important tool in the district's planning decisions. It is used to identify and prioritize school sites for future schools in order to satisfy student enrollment needs. It is also used to prioritize funding for capital reinvestment and new construction. Recognizing that school facilities must adapt to fluid educational requirements and the district exists in a dynamic community, it is imperative that planning for future educational and facility needs of the district is ongoing. This document is updated on an annual basis in coordination with the Long Range Planning Committee.

DCSD Leadership and Partners

Administration

Erin Kane, Superintendent of Schools
Danelle Hiatt, Deputy Superintendent
Danny Winsor, Assistant Superintendent
Mark Blair, Chief Technology Officer
Richard D. Cosgrove, P.E., Chief Operations Officer
Mary Kay Klimesh, General Counsel
Jana Schleusner, Chief Financial Officer
Stacy Rader, Communications Officer
Matt Reynolds, Chief Assessment and Data Officer
Amanda Thompson, Chief Human Resources Officer

Board of Education

Vacant, Director District C
Susan Meek, Director District A
Becky Myers, Director District D
Mike Peterson, Director District B
David Ray, Director District F
Christy Williams, Director District E
Kaylee Winegar, Director District G

Long RangePlanning Committee

East Planning Area

Patti Anderson
Jaimie Wolf
Stephanie Van Zante
Elizabeth Craft

West Planning Area

Larry Mugler
Steven Franger

North Planning Area

John Freeman
Brad Geiger
Brice Kahler
Valerie Richmond
Meghan McDonald
Michael Kemp

Charters

Rudy Lukez

At Large

Michelle Major
Cathy Lees

Non-Voting Members and Board Liaisons

Aubrie Duncan, Elementary School Representative
Lia Pirazzi, DCSD Student Body Member
Susan Meek, Board Director LRPC Liaison
Christy Williams, Board Director LRPC Liason
Richard Cosgrove, Chief Operations Officer
Shavon Caldwell, Planning Manager
Chris Meehan, Planning Specialist

Long Range Planning Committee

The Long Range Planning Committee was created in 1983 to work with Douglas County School District. The committee is comprised of two representatives from each high school feeder area, two at-large members, two charter school representatives, and a representative of the development and home building community. The Long Range Planning Committee is one of five committees of the Board of Education. The charge of the Long Range Planning Committee is to continually analyze community population data, evaluate population impacts on district education and support facilities, and collect community feedback. The committee also recommends appropriate actions to the Board of Education regarding school attendance boundaries, facility usage (including facility construction, renovation, or closure) and anticipated capital outlay requirements. Every year the committee presents the updated Master Capital Plan to the Board of Education with recommendations for specific projects that may be needed in the next five years. The Board of Education adopted the following 2022-23 priorities for the Long Range Planning Committee.

1. Continue to engage in School Capacity and Boundary Analysis (SCBA). The LRPC will review and provide recommendations to the BOE regarding school attendance boundaries, facility usage, mobile classrooms and other capacity and boundary-related suggestions. Assistance will include, but not necessarily be limited to, the following:

- The LRPC will review current enrollment numbers, future projections, community population change and trend data.
- The LRPC will make recommendations for declining enrollment areas.
- Analyze the short- and long-term impacts of moving sixth grade to middle school where possible for both middle and elementary schools.
- Make recommendations for Universal PreK capacity.
- The LRPC will review urgent and timely scenarios and provide recommendations to the Board of Education.
- The LRPC will provide support facilitating school capacity and boundary community meetings.
- The LRPC will review the final findings of DCSD staff, and present LRPC feedback to the Board of Education.

2. Master Capital Plan. The LRPC will review and make recommendations to the Board of Education regarding the Master Capital Plan (MCP), which will include, but not be limited to, making recommendations for capital maintenance, safety enhancements (at a general level of detail) and construction that may be needed in the next six years. The LRPC will also continue to assist as necessary with the further integration and inclusion of charter school needs within the MCP.

3. Property, Facility and Land Inventory. The LRPC will review and provide recommendations to the BOE regarding properties and facilities in which DCSD has an ownership interest, including the use classification for each. Upon request from the Board of Education, the LRPC will assess site feasibility for specific proposed uses by evaluating DCSD staff recommendations, assessing community impacts, collecting community feedback and making appropriate recommendations to the BOE regarding how a site will be used.

4. CART. The LRPC will continue to provide LRPC representation on the Charter Authorization Review Team (CART), which results in CART recommendations to the Board.

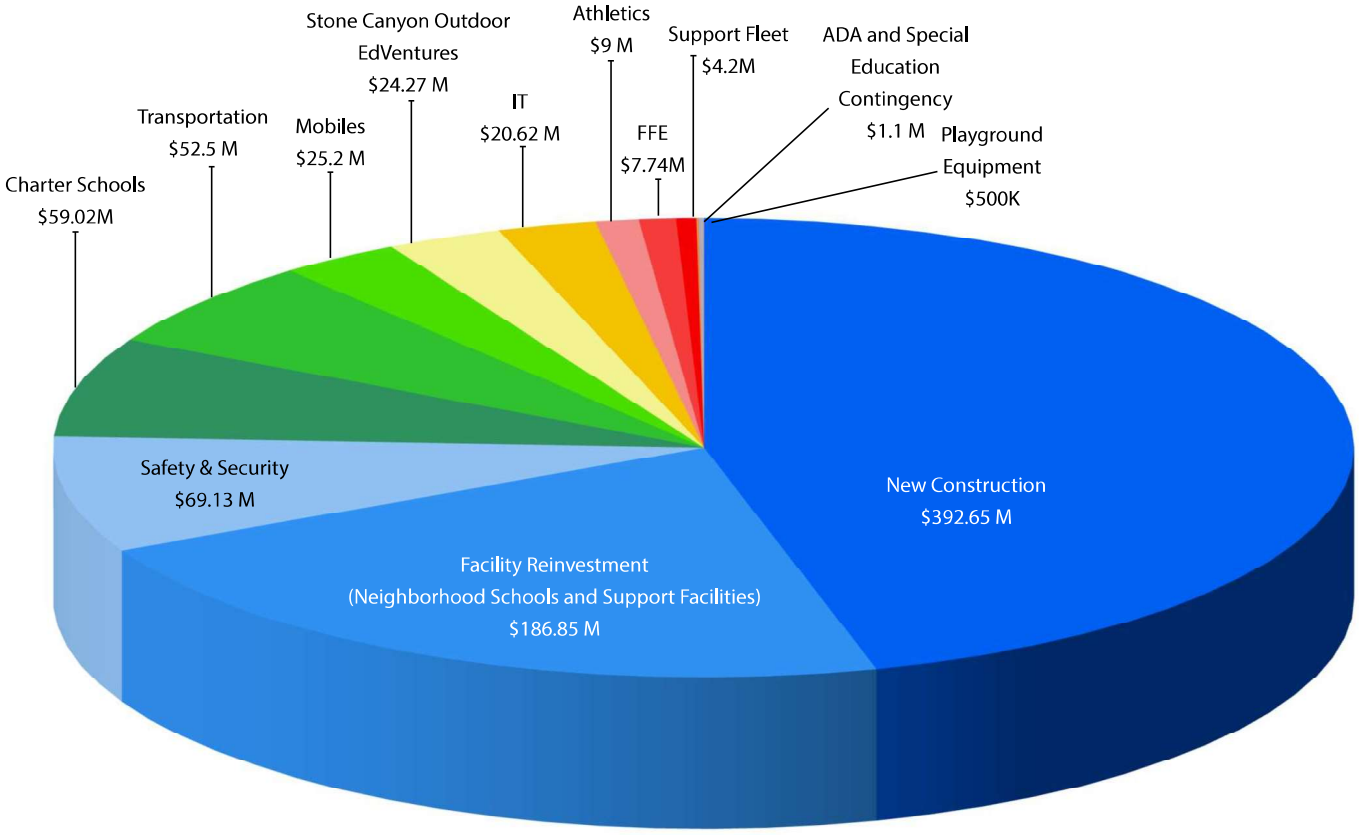
Executive Summary

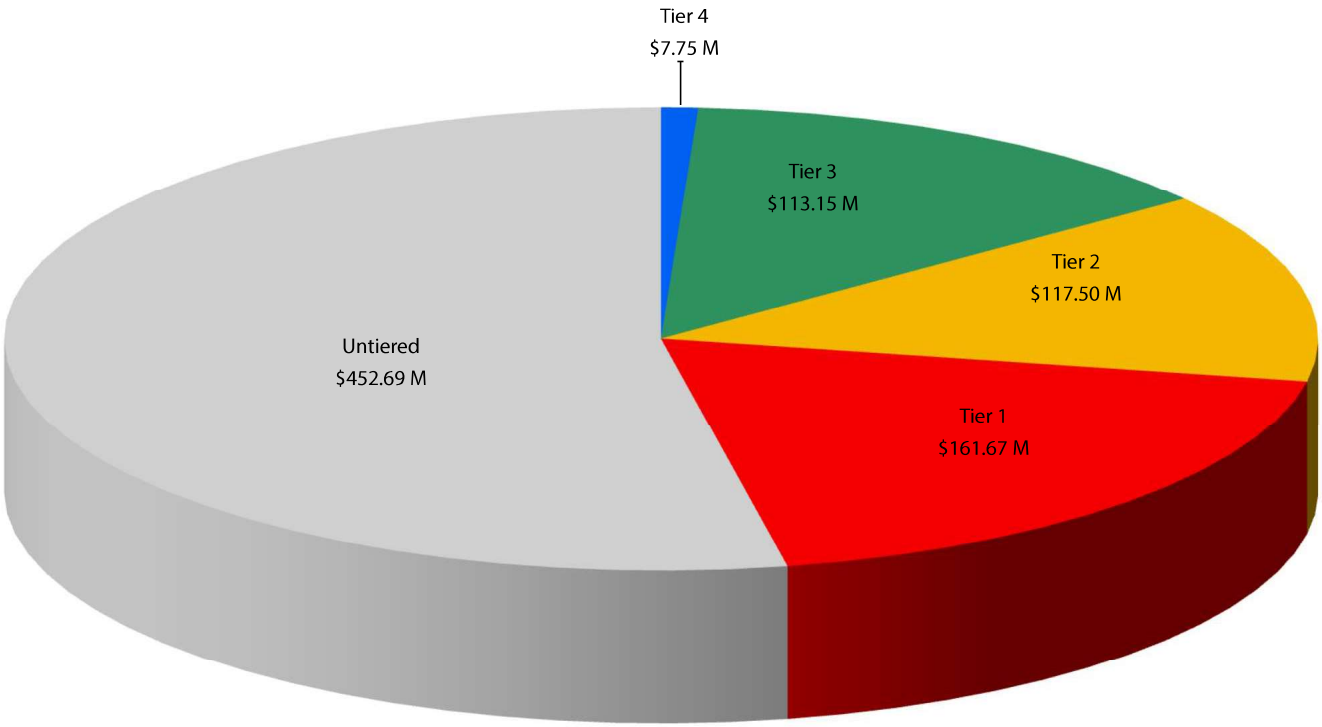
Over the next 5 years, it is estimated that the total cost of Douglas County School District's capital needs will be approximately $900 million to $1 billion dollars. Of that total, approximately $393 million is for new construction, $215-$307 million is for reinvestment in the district's neighborhood, magnet and alternative school facilities and support facilities, $68-$94 million is needed for district charter school needs, $73-$84 million is needed for safety & security needs, $57 million is needed for transportation needs (includes costs for buses and support fleet), $25 million is needed for information technology needs, $9-$13 million is needed for furniture, fixtures and equipment upgrades, $10-$15 million is needed to maintain tracks, fields and other school based athletic facilities, and $26-$31 million is needed to replace some of the district's aging mobiles. Approximately $500K is needed for playground equipment and $1.1 million is needed as contingency for ADA and Special Education projects. This year's Master Capital Plan also includes an assessment of projects and funding needed to make all the facilities at the Stone Canyon Outdoor EdVenture campus fit for their intended occupancy. A total of approximately $24.3 million dollars is needed to address these needs. Needs totaled by type can be seen in the figure on the next page. Please note that the costs shown in the accompanying pie chart reflect base construction cost only. Additional costs related to project management and inflation are anticipated and reflected as a range throughout the rest of this document.

Identified capital needs have been classified into a four-tier system with a Tier 1 classification representing the most critical items and a Tier 4 classification representing the least. Douglas County School District's most important reinvestment items (those needs with a Tier 1 classification) are estimated to cost approximately $180-$228 million over the next five years. In addition to Tier 1 needs, $132-$180 million is anticipated for Tier 2 needs. Tier 3 needs are estimated to cost approximately $123-$153 million, and Tier 4 needs are estimated to cost approximately $8.5-$11 million.

Costs associated with contingency and needed playground equipment have not been tiered and prioritized. New construction needs are also not tiered. In addition, some district charter school needs are not tiered. These items have been summed separately, outside the tier and priority classification. In total, these untiered needs total approximately $458-$473 million over the next five years. Needs totaled by Tier can be seen in the figure on the following page.

Executive Summary





Estimated Cost (in 2023 Dollars): $852,766,492

Estimated Project Management Costs Range: $30,447,274 - $113,827,154

Estimated Inflation Range: $17,926,983 - $77,086,025

Estimated Total Cost: $901,140,748 - $1,043,679,671

Executive Summary

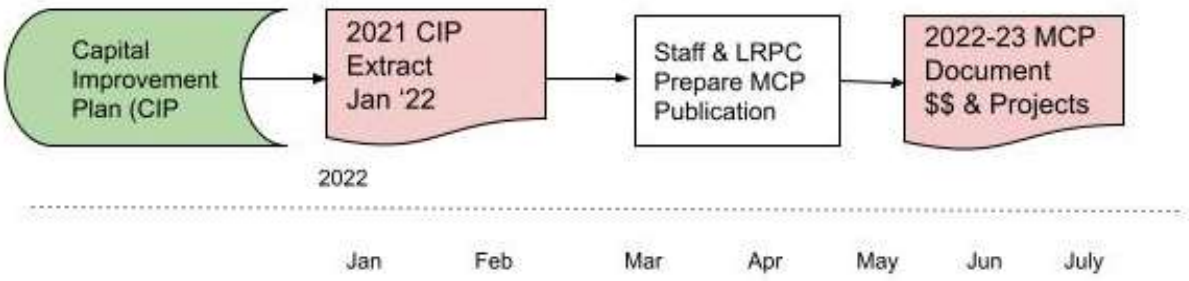
The Bond Planning Process and the Role of the Master Capital Plan

The number of funded capital projects has increased exponentially because of the 2018 Bond. This necessitates ensuring the capital planning and funding process is transparent and well understood with respect to Bond planning and the role of the Master Capital Plan (MCP). The MCP is a 5-year plan. The Bond Plan can vary in years based on the amount of money allocated. In the 2018 Bond, four years of Tier 1 and half of Tier 2 projects were identified. The Bond funding did not cover the full amount of 5 years of projects.

The Capital Improvement Plan (CIP) is the source data of the capital improvement needs. The Planning Department's Facilities Planner maintains the CIP. The CIP is used to track projects and components at all the district facilities, including the life cycle of materials and equipment. It is updated with the most current information and is a living document, thus constantly changing.

The Process for Creating the Master Capital Plan

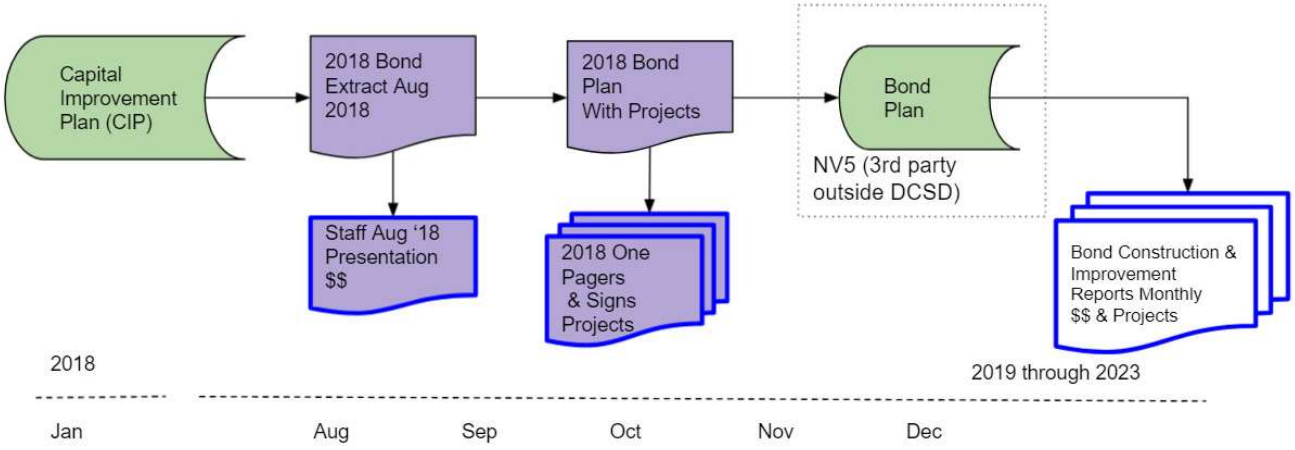
In January of every year an extract of the CIP data is conducted that identifies capital needs for the next 5 years. For example, the 2017 extracted CIP data contained needs from 2018 through 2022 (5 Years). The extract of data contains projects, estimated costs, urgency, tiers and other details about each item. The Planning Department begins to format the data into spreadsheets and publishes the format for the MCP. The CIP data extract is the primary source for the MCP; however, it is not the only data points. District Staff and the MCP Subcommittee (a group of Long-Range Planning Committee) bring questions, answers and other items for consideration to the LRPC. Once the MCP gets to a certain level of completion, it is provided to the LRPC for Review. The LRPC approves the MCP and presents it to the Board of Education for adoption and publication.



The 2018 Bond Plan Process

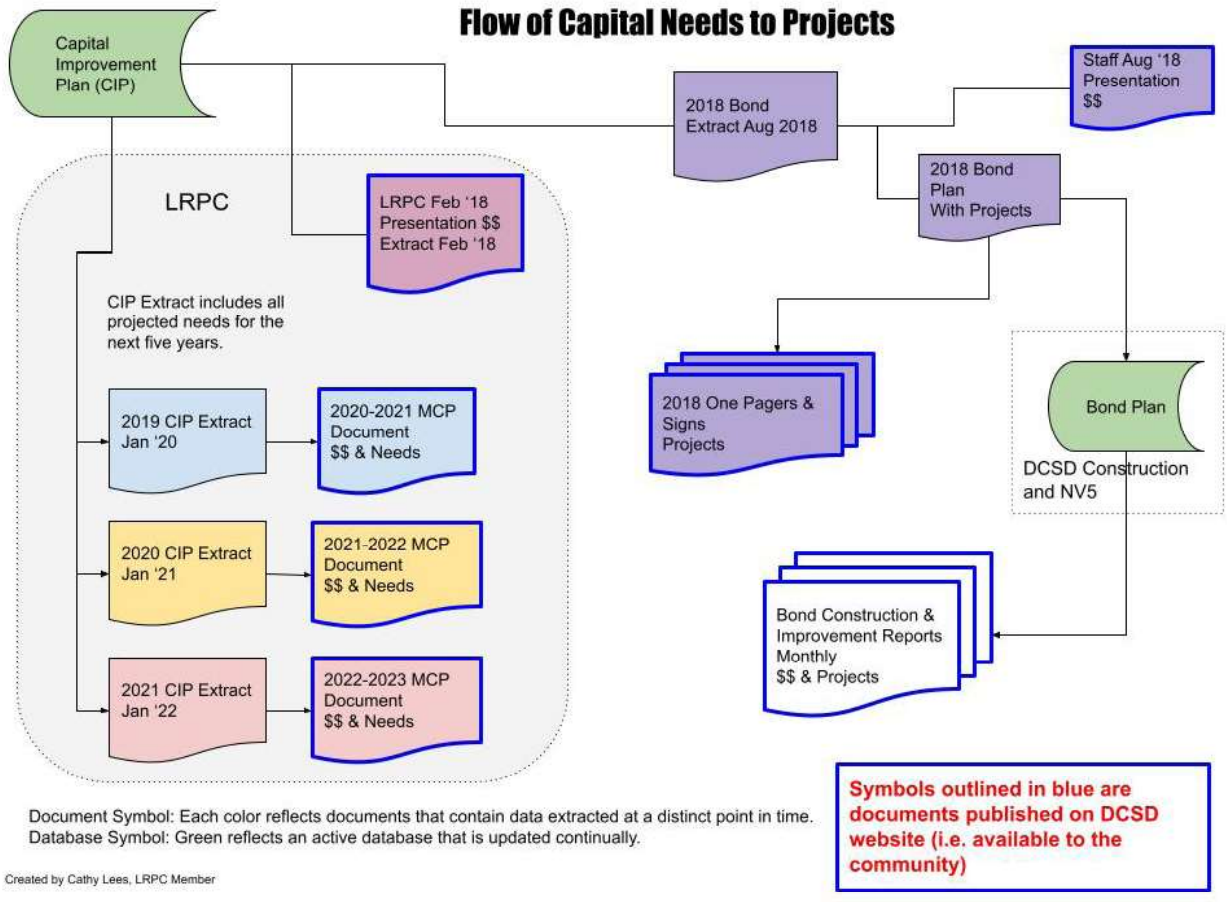
The bond plan is separate from the MCP and the CIP. The CIP is a source of information that is used to develop the Bond plan. The Bond plan was developed from the 2018 CIP, extracted in August of 2018. The extraction of the data demonstrated needed projects was presented to the Board of Education (BoE). Based on this presentation, the 2018 Bond plan was developed and promoted for an election. Once passed, the plan was delivered to the District's outside vendor (NV5). Implementation of the Bond plan began and is continually reported on.

Executive Summary



How does the CIP, MCP and the Bond Plan Data Relate?

The LRPC and the MCP detail the 5 year needs for the school district's facilities. It is focused on future needs. The CIP is the source of this information and has a longer time horizon that can push out to 25 years because of the life cycle of a component or system. The Bond is derived from the CIP; however, it can be limited in its anticipated years based on the amount of funding that is available.



Executive Summary

Investing in Our Capital Needs

The Douglas County School District owns and operates a variety of physical assets. These assets range from facilities to non-facility specific capital such as the vast information technology system and the 350 buses needed district wide. The district's current portfolio of facilities alone includes nearly 7 million square feet of building space.

In addition, as the special programmatic needs of district students continues to expand and evolve, the need for facilities and capital investment to enable these needs and best practices grows and evolves as well. For example, the development of postsecondary pathways has become particularly important to DCSD families. The district was able to respond to this need with the use of 2018 Bond funding. DCSD purchased the Legacy and Vale campuses (for occupancy August 2023) and invested in the development of Career Technical Education (CTE) pathways at all DCSD high schools. DCSD was also able to use 2018 Bond funds to make needed improvements at the 99 acre Stone Canyon Outdoor Edventures campus. This investment has enabled Stone Canyon to expand and grow the specialty outdoor education programming offered.

The district is obligated and responsible for properly maintaining this vast array of assets in order to ensure they are safe, durable, and provide a welcoming and usable space to serve their intended purposes. With a currently unfunded estimated capital need of approximately $900 million to $1 billion dollars for the district over the next five years, this obligation is vast and far reaching. In general, an estimated $30-$35 million a year is currently needed just for the recommended reinvestment in existing DCSD facilities alone. This doesn't account for the aforementioned additional non-facility assets owned and maintained by the district.

This seemingly overwhelming dollar amount in need is partly a function of the higher cost of school facility reinvestment projects in comparison to a typical residential reinvestment project that district households are familiar with. The size and age of DCSD facilities and the high building code standards required in school construction are also important distinctions in comparing school facilities reinvestment to the cost of maintaining a home. The average district elementary school is somewhere between 50,000 to 70,000 square feet on at least 10 acres of land. DCSD middle schools are, on average, around 120,000 to 137,000 square feet on at least 20-30 acres of land, and the district's high schools are typically closer to 250,000 square feet on 50 acres of land. The average age of DCSD neighborhood elementary schools is now 30 years old and many of the district's facilities date back much further. Finally, DCSD builds to the highest standards possible. These standards are meant to ensure durable, high quality facilities that will last for the next 50-75 years. The District focuses on providing building components which are long lasting, require minimal maintenance, provide energy efficiency savings, and increase student and staff comfort.

To demonstrate this, the following table provides the average cost for some typical projects completed from 2019-2022 using 2018 Bond funding.

School Level	Project Type and Site	Average Cost
Carpet		
Elementary School	Eagle Ridge Elementary, Sand Creek Elementary, Northeast Elementary	$269,400
Middle School	Ranch View Middle School, Sagewood Middle School	$420,200
High School	Highlands Ranch High School, Chaparral High School, Ponderosa High School	$536,900
Electrical Service & Distribution Replacement		
Elementary School	Rock Ridge Elementary, Castle Rock Elementary, Sand Creek Elementary	$402,800
Middle School	Ranch View Middle School	$147,800
High School	ThunderRidge High School. Ponderosa High School	$447,200
Fire Alarm Replacement		
Elementary School	Meadow View Elementary, Castle Rock Elementary, Rock Ridge Elementary, Eagle Ridge Elementary, Saddle Ranch Elementary, Heritage Elementary, Sand Creek Elementary	$164,000
Middle School	Mountain Ridge Middle School, Rocky Heights Middle School	$375,600
High School	Castle View High School, Ponderosa High School	$530,400
HVAC Controls Uprades and Replacements		
Elementary School	Castle Rock Elementary, Sand Creek Elementary, Eagle Ridge Elementary, Meadow View Elementary, Pioneer Elementary	$355,700
Middle School	Sagewood Middle School, Mountain Ridge Middle School, Rocky Heights Middle School	$661,000
High School	Castle View High School, Ponderosa High School	$1,582,500
Charter	DCS Montessori Charter School, STEM Academy Charter School, Platte River Academy Charter School	$102,600
Roofing Replacement		
Elementary School	Meadow View Elementary, Sand Creek Elementary, Saddle Ranch Elementary, Castle Rock Elementary, Rock Ridge Elementary	$742,200
Middle School	Sagewood Middle School, Ranch View Middle School	$914,400
High School	Chaparral High School (Partial), ThunderRidge High School (Partial)	$711,800
	Castle View High School, Highlands Ranch High School	$1,815,600

Please note that final costs will vary depending on various conditions including, but not limited to, the year of the project, procurement method, and site conditions.

Douglas County School District is the third largest school district in the state and is the largest employer in Douglas County. The district serves approximately 63,000 students and employs approximately 8,900 employees. Over half of those employees (approximately 4,800) are licensed educators. The district encompasses 48 elementary schools, 9 middle schools, 9 high schools, 5 alternative schools, 18 charter schools, and includes 41 preschool locations.

Douglas County School District teachers and staff are leaders of public education in Colorado, with many innovative educational approaches tailored to DCSD students. Support and coordination can be found at the district level, but each school has the flexibility to build its own instructional programs. Parents can find many different choices through the district such as open enrollment, charter schools, instruction for gifted and talented students, magnet schools, an International Baccalaureate program, Advanced Placement courses and other special programs. DCSD's mission is to provide an educational foundation that allows each student to reach their individual potential and strives to maximize the potential of every student to pursue their chosen endeavor in society, whether it be postsecondary education, career, or military service.



Douglas County Demographic Summary
Updated June 2022

Population

The Douglas County population estimate for January 1, 2022 is 373,275 persons, a 1.2% increase from the previous year's estimate of 368,862. The Census Bureau and the State of Colorado also produce population estimates using different methodologies. The most current estimate available from the Census Bureau, for July 1, 2021, is 368,990 for Douglas County.

Permit Trends

Permits issued for new housing in Douglas County increased 35.8% compared to 2020, with 4,967 housing units permitted in 2021. This change is due to primarily to increases in permit issuance for single-family and townhome housing units, particularly in Castle Rock, Castle Pines, Parker, the Pinery Separated Urban Area, and the Chatfield Urban Area. Multi-family and condominium housing unit permits accounted for 18% of the total permits issued in 2021. Over 700,000 square feet of commercial space was permitted in 2021.

Residential Development

In 2021, 3,546 new housing units were completed in Douglas County, which was a 2.6% increase in the total housing stock. The County's total housing stock as of January 1, 2022, is 140,360 units. Single family detached houses account for 75% of that total. The incorporated cities and towns in Douglas County contain 45% of the total housing stock. Ninety-two percent of all housing units are located in the urban-designated areas of the County, which is 18% of the total land area of the County.

Residential Sales

The median price of all homes sold in Douglas County in the 3rd Quarter of 2020 was $743,000 which is an 41.5% increase compared to the same quarter last year. The number of sales of newly built and existing single-family houses, townhouses, and condominiums in 2020 increased 3.3% compared to 2020.

Annual Income

The 2020 average annual wage for jobs located in Douglas County was $65,117, which was an 6.6% decrease from the previous year. According to the 2020 American Community Survey, the median household income in Douglas County was $135,589, which ranks 9th in the nation for highest median household income among counties. The 2020 American Community Survey also shows that 3.2% of the population had incomes below the poverty level.

Annual Employment

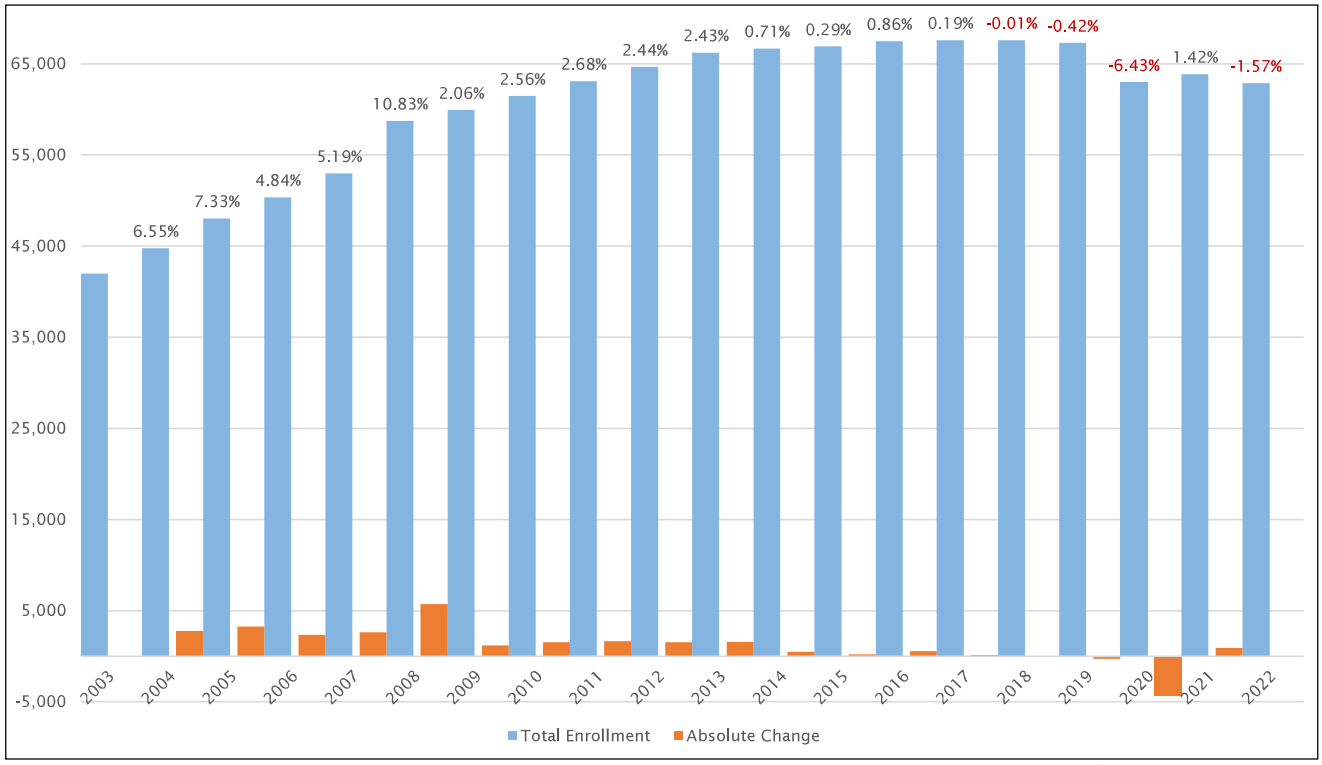
The number of jobs located in Douglas County decreased 0.8% from 2019 to 2020, bringing the average annual total to 129,676 jobs. The largest supersectors in the County in 2020 were professional and business services with 19.3% of jobs, followed by education & health services (15.6%), and retail (14.7%). The three supersectors with the largest numerical increases in jobs were transportation, warehousing, & utilities, manufacturing, and wholesale trade.

The above data and statistics are compiled by Douglas County Community Development department using the most currently available data

Enrollment History & Forecast

Enrollment Trends and Changes in 2022-23

Based on the Colorado Department of Education's official 2022 October count, Douglas County School District saw a decrease in enrollment of 1,004 students from the 2021-22 school year to the 2022-23 school year. The total funded pupil count of the district decreased from 63,876 to 62,872. This represents a 1.57% decline in enrollment over the past year. Over the last 10 (ten) years DCSD's total funded pupil count has declined by 1,785 students, or by approximately 2.8%.



Year	Total Enrollment	Absolute Change	Growth Rate
2003	42,009		
2004	44,762	2,753	6.55%
2005	48,043	3,281	7.33%
2006	50,370	2,327	4.84%
2007	52,983	2,613	5.19%
2008	58,723	5,740	10.83%
2009	59,932	1,209	2.06%
2010	61,465	1,533	2.56%
2011	63,114	1,649	2.68%
2012	64,657	1,543	2.44%
2013	66,230	1,573	2.43%
2014	66,702	472	0.71%
2015	66,896	194	0.29%
2016	67,470	574	0.86%
2017	67,597	127	0.19%
2018	67,591	-6	-0.01%
2019	67,305	-286	-0.42%
2020	62,979	-4,326	-6.43%
2021	63,876	897	1.42%
2022	62,872	-1,004	-1.57%

DCSD reached peak growth in the early 2000's prior to the 2008 Recession. Enrollment growth remained stable following the Recession and increased on average by approximately 2-3% until 2014. Enrollment growth hovered around 0.5%-1% per year until recent years when enrollment has been in decline.

Neighborhood school enrollment decreased by 748 students and Charter school enrollment decreased by 324 students over the last school year. Enrollment in DCSD's magnet schools, alternative education schools, online/home schools all remained stable with slight increases experienced from 2021 to 2022.

DCSD Program Type	2021 Pupil Count (PK-12)	2022 Pupil Count (PK-12)	Absolute Delta	Percent Increase/Decrease
Neighborhood Schools	46,391	45,643	-748	-1.61%
Magnet Schools	766	769	3	0.39%
Alt Ed Schools	263	272	9	3.42%
Online (eDCSD)	34	67	33	97.06%
Home School (Cloverleaf)	201	215	14	6.97%
Early Childhood Center	110	119	9	8.18%
DCSD Administered Total	**47,765**	**47,085**	**-680**	**-1.42%**
Charter Schools	14,097	14,032	-65	-0.46%
Online Charter Schools (Hope Online)	2,014	1,755	-259	-12.86%
Charter Total	**16,111**	**15,787**	**-324**	**-2.01%**
Grand Total	**63,876**	**62,872**	**-1,004**	**-1.57%**

2021 to 2022 Pupil Count by school type. The above table includes all DCSD enrollment.

The decrease in neighborhood school enrollment occurred solely in middle and high school grade levels representing a 2.96% and 2.82% decrease in those respective grade levels. Enrollment in neighborhood elementary schools remained unchanged from the 2021 to 2022 funded pupil count with a total enrollment of 20,258 recorded in both years

Level	2021 Pupil Count (PK-12)	2022 Pupil Count (PK-12)	Absolute Delta	Percent Increase/Decrease
Elementary School	20,258	20,258	0	0.00%
Middle School	8,185	7,943	-242	-2.96%
High School	17,948	17,442	-506	-2.82%
Grand Total	**46,391**	**45,643**	**-748**	**-1.61%**

2021 to 2022 Pupil Count by school type. The above table includes only DCSD neighborhood school enrollment

The decrease in neighborhood school enrollment from 2021 to 2022 was most significant within the West Planning Area which includes the Castle View and Douglas County feeders. This decline occurred primarily in secondary levels where Castle View High School enrollment declined by 146 students and Douglas County High School enrollment declined by 62 students from last year's count. In contrast, elementary level enrollment in the Douglas County High School feeder increased by 49 students this year.

Neighborhood schools in the East Planning Area (Chaparral, Legend and Ponderosa feeders) declined by a net 168 students, or by 1.11% from last year's count. Total elementary level neighborhood school enrollment in this planning area remained flat this year with enrollment in the Chaparral and Legend feeder schools declining by 71 students and enrollment in Ponderosa feeder schools increasing by 73 students.

Total enrollment in the North Planning Area neighborhood schools (Highlands Ranch, Mountain Vista, Rock Canyon, and ThunderRidge feeders) declined by 379 students, or by 1.79% from last year's count. This decline occurred primarily in the Mountain Vista feeder schools with enrollment at these schools

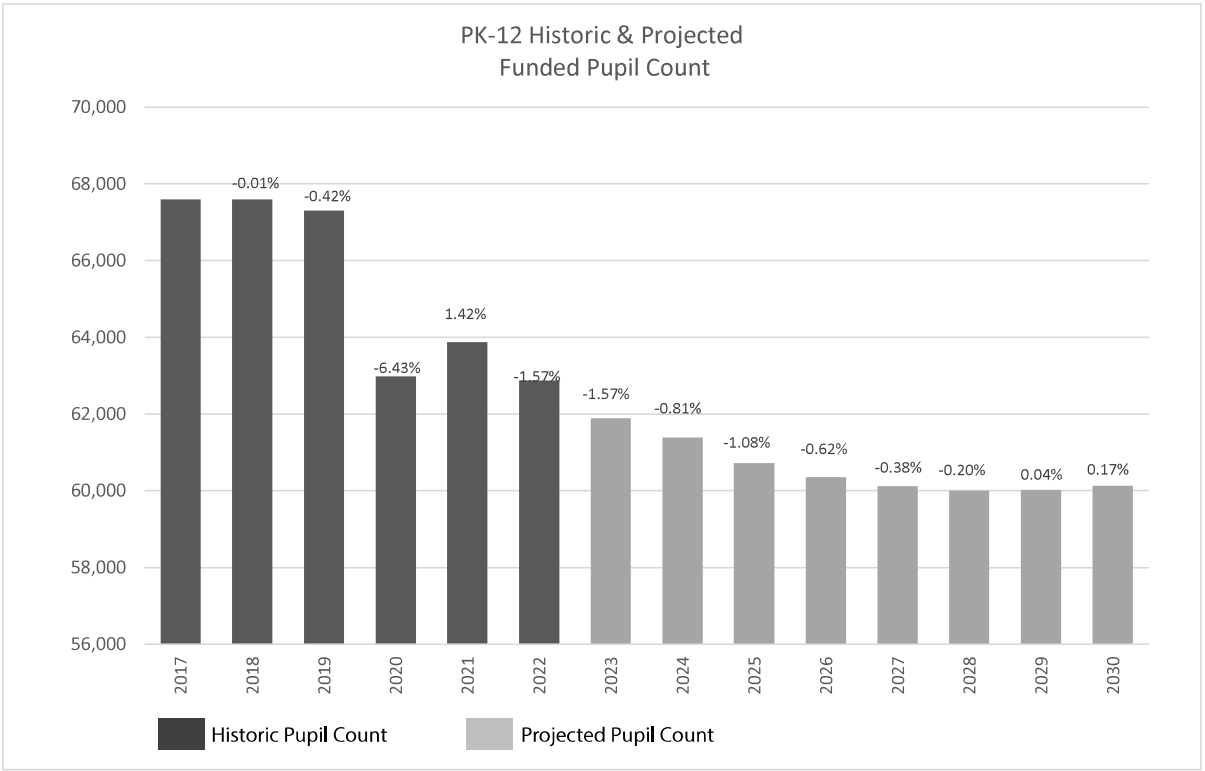
decreasing by 283 students this year. Neighborhood schools in the North Planning Area that experienced the most significant increase from last year's count include Acres Green Elementary (+24), Arrowwood Elementary (+39), Buffalo Ridge (+37), and Coyote Creek (+67).

Planning Area/Grade Level	2021 Pupil Count (PK-12)	2022 Pupil Count (PK-12)	Absolute Delta	Percent Increase/Decrease
East Planning Area Total	**15,074**	**14,906**	**-168**	**-1.11%**
Elementary	6,546	6,548	2	0.03%
Middle	2,738	2,719	-19	-0.69%
High	5,790	5,639	-151	-2.61%
North Planning Area Total	**21,173**	**20,794**	**-379**	**-1.79%**
Elementary	9,263	9,220	-43	-0.46%
Middle	3,708	3,519	-189	-5.10%
High	8,202	8,055	-147	-1.79%
West Planning Area Total	**10,144**	**9,943**	**-201**	**-1.98%**
Elementary	4,449	4,490	41	0.92%
Middle	1,739	1,705	-34	-1.96%
High	3,956	3,748	-208	-5.26%
Grand Total	**46,391**	**45,643**	**-748**	**-1.61%**

2021 to 2022 Pupil Count by school type. The above table includes only DCSD neighborhood school enrollment

2022-23 Enrollment Projections Summary

The Planning department projects PK-12 enrollment by grade and year via the cohort survival method. Estimated totals are then adjusted based upon a variety of factors and available data inputs including birth rates, historic kindergarten enrollment and capture rates, historic open enrollment and other school choice totals and trends, residential development data, and data collected on any known or anticipated future school openings. DCSD's funded pupil count is projected to decrease by 984 students, or by ~1.57% over the next year. DCSD centrally administered schools (neighborhood, magnet, alternative education, online, and home school programs) are forecasted to decline by 1,316 students, or by 2.79% next year while charter school enrollment is forecasted to increase by 346 students, or by 2.14% next year.



2023-2030 Projected DCSD enrollment. The above graph includes forecasted totals for funded pupil count

Following the 2023-24 school year enrollment is forecasted to continuously decline by approximately 0.5%-1% each year until the end of the five year outlook when enrollment rebounds and begins to flatten out. This rebound is anticipated in response to current estimates from congressional housing data entities as to when mortgage interest rates will lower from the current record high rates.

	Total PK-12 Enrollment	Absolute Change	Percent Change
2017	67,597		
2018	67,591	-6	-0.01%
2019	67,305	-286	-0.42%
2020	62,979	-4,326	-6.43%
2021	63,876	897	1.42%
2022	62,872	-1,004	-1.57%
2023	61,888	-984	-1.57%
2024	61,386	-502	-0.81%
2025	60,723	-663	-1.08%
2026	60,348	-375	-0.62%
2027	60,118	-230	-0.38%
2028	59,998	-120	-0.20%
2029	60,024	26	0.04%
2030	60,127	103	0.17%

2023-2030 Projected DCSD enrollment. The above table includes forecasted totals for funded pupil count

Methodology

Identifying and Prioritizing Facility and Site Needs

Douglas County School District staff updates the Master Capital Plan on an annual basis. The process for identifying and prioritizing Douglas County School District's capital needs includes two distinct steps: facility assessments and prioritizing needs based on the site component tier and priority matrix score. Below is an explanation of how these steps are performed.

Facility Assessments

Facility capital needs in the Master Capital Plan (MCP) come from a Capital Improvement Plan (CIP) list, a database for the assessment of assets for district facilities. The majority of the list includes the building/site systems and components in need of repair, replacement or upgrade. The CIP is a 5-year projection tool to help maintain our campuses so they function as intended or better.

A facility assessment (or inventory) is a comprehensive review of a facility's assets. Facility assessments are a standard method for establishing baseline information about the systems and components in a new or existing facility. An assessment is a way of determining the "status" of the facility at a given time – that is, it provides a snapshot of how the various systems and components are operating. A primary objective of a facility assessment is to measure the value of an aging asset relative to the cost of replacing that asset. Thus, facilities assessments are a tool for projecting future capital maintenance costs.

Assessment asset needs can consist of the following:
•Deferred maintenance – Systems and components that are past their end of life and create higher maintenance and future replacement costs
•Life Cycle Projection – Systems and components that are projected to fail within a specific time period based on industry standards
•Damage/Wear – Systems and components that have not met life cycle but have been physically damaged by some means or excessive use causing non-optimal performance
•Compliance – Systems and components that are in need of replacement, upgrades, or were added to meet federal and local codes or requirements. These are usually ADA requirements and building code changes
•System Improvements – Projects that may improve systems to perform more efficiently and save future capital resources.
•Growth – Space and areas that are needed due to increases in student population and additional support staff
•Functionality – Systems that are deemed necessary due to policies concerning security enhancements and IT infrastructure

Assessments on newer facilities take place at about the 10-year mark of opening looking forward to a 15-year projected life. Starting in 2015-16, all facilities are being assessed every 5 years. Some assets of a facility may be placed in the CIP based on known life cycle. The majority of systems and components fall within a life cycle range of 15-40 years.

On-site facility assessments are currently performed by the Facility Capital Planner. The Facility Capital Planner collaborates with Principals, Building Engineers, Maintenance Managers and staff in helping supply information to be placed in the CIP. Information may come from the maintenance work order system if the capital cost cannot be justified by the yearly maintenance budget. Architects, Engineers, and Consultants may also be used to determine major deficiencies when warranted.

The yearly maintenance repair budget is separate from the CIP although sometimes items may be

performed in conjunction with each other. Typically, capital repair/replacement costs over $5,000 are listed in the CIP, although the yearly maintenance budget may be used for repair/replacement costs up to around $30,000. Costs under $5,000 in the CIP are usually deficiency items that would be combined with others in the same type of project for cost savings. Currently, the items in the CIP are for capital renewal only. Other major "wants" not for growth or equability of other facilities are placed outside the CIP but continue to be tracked to be considered at a future date if deemed appropriate. Many energy conservation projects for energy and water savings have been taken out of the CIP but are still tracked and may be done if the return on investment (ROI) is warranted in the future.

Prioritizing Needs

Tier Classification

The Planning & Construction team, with input from Security, Transportation, and IT staff, is responsible for classifying needs based on a four tier structure. These tiers are used to rank the significance of the replacement or upgrade of facility assets, systems, components, and services as they affect the occupancy of a facility or level of service requirements. The tiers used to classify the above are as follows:

Tier	Description
Tier 1	Assets, systems and components that are necessary to occupy a facility and/or may cause large financial costs if a breakdown occurs, along with Federal, State, and Local mandated statutes and code compliance issues. Typical assets in this tier include (but are not limited to) roofing, plumbing infrastructure, HVAC, electrical systems, fire sprinkler repair/replacement, fire alarm, irrigation systems and controllers, major structural movement, site utilities, SPED buses; and state statutes for door hardware fire and security compliance.
Tier 2	Assets, systems and components for suitable occupancy of a facility including security systems and components; and priority bus and support vehicle replacement. Typical assets in this tier include (but are not limited to) building exterior envelope and finishes, interior finishes, flooring, plumbing fixtures, minor mechanical, paving, surfacing, high school athletic fields, cameras, card readers, replacement buses, and snowplow trucks.
Tier 3	Assets, systems and components that are part of a facility infrastructure but do not directly affect the occupancy of the facility including security upgrades and additions; and transportation buses and support vehicles for growth. Typical assets in this tier include (but are not limited to) interior wall structure and finishes, interior doors, ceiling finishes, casework, FF&E (furniture, features, and equipment), cosmetic building structure, multi-purpose fields at elementary and middle schools, additional software programs to enhance security; and additional buses and support vehicles.
Tier 4	Assets, systems and components that are more aesthetic in nature, do not affect building occupancy, and deemed the least important upgrades. Typical assets in this tier include (but are not limited to) landscaping, exterior structures, a variety of site work, and additional security doors.

Methodology cont.

The Safety and Security Department identifies and prioritizes its capital needs based on a variety of criteria. These criteria range from risk to safety, necessity in order to comply with Federal, State, or Local mandates, frequency of system failure, potential impact to current level of service, life expectancy, the potential to enhance systems, and process improvement strategies. that present a significant safety concern are identified.

The Transportation Department identifies and prioritizes fleet related capital needs in two ways. First, assets that present a significant safety concern are identified. This means that the continued operation of the asset places personnel safety, or the safety of others, in jeopardy. Assets identified in this operating condition may have components or entire structures that will not pass safety inspections. These would be assets that need to be replaced within one year. Second, assets in a mechanical condition requiring ongoing repairs that exceed current value are identified. If these vehicles can no longer be repaired, upgraded, or maintained, they are listed as needing replacement over the next five years. components or entire structures that will not pass safety inspections. These would be assets that need to be replaced within one year. Second, assets in a mechanical condition requiring ongoing repairs that exceed current value are identified. If these vehicles can no longer be repaired, upgraded, or maintained, they are listed as needing replacement over the next five years.

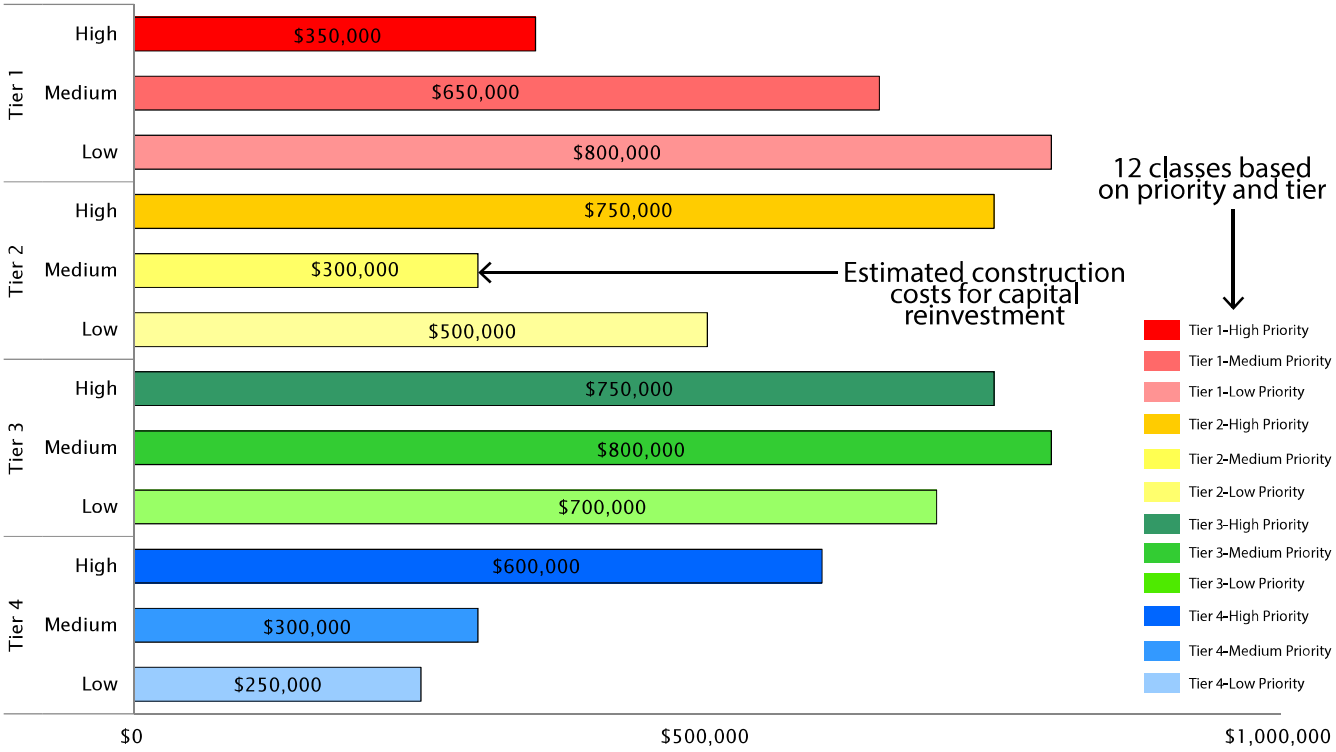
The IT Department identifies and prioritizes solutions and projects based on the effectiveness and impact to student education delivery. District technology initiatives are proposed by the IT Department based on continual review of school staff and student educational requirements, administrative leadership, and reference to industry best practice solutions. A business case is developed to define scope, deliverables, resources, and cost estimates which are then prioritized by IT leadership. A portfolio review is conducted to ensure new initiatives are unified solutions across the district and maximize delivery of student education in alignment with our strategic goals. With a wealth of technology solutions and opportunities, the IT Department focuses priority on providing the district students, staff, and administration with the most value to provide the greatest education for the students.

Priority Classification

Every project/need that has been listed in the CIP is ranked based on five different 'levels' of criteria. The criteria 'levels' used to score projects include cause, type of impact, risk, urgency and estent of impact. Definitions for these criteria are listed in the table shown on the following page. Final rank scores for each criteria level are multiplied to calculate an overall priority score. Scores range from 1-8000 with a score of 1 being a project of the highest priority and a project with a score of 8000 being of the lowest priority. For simplicity, needs have been classified as high(1-200 priority score), medium (201-1,000 priority score), or low priority (1,001-8,000 priority score).

How to Assess Capital Priorities

Every opportunity for capital reinvestment has been classified based on its priority score and its tier. These two classifications have been combined to create the twelve different classes shown in the illustration below. Those opportunities and projects classified as Tier 1-High can be considered the most urgent and those classified as Tier 4-Low can be considered the least urgent. Estimated construction costs have been summarized for each of the classes and are shown on each facility profile page.



Priority Criteria	Definition
Cause	This criteria level is used to evaluate and score projects based on why they are needed. For example, a project could be needed to respond to or prevent a known life safety and health risk, to be code compliant, or because the system or component has failed. It could also be needed to increase functionality and efficiency or to align with district strategic priorities. A project that is required to prevent or respond to a known life safety and health risk would rank higher than a project that is desired or preferred by facility users. Similarly, a project required for code, regulatory or contract compliance would rank higher than a project that would enable the advancement of district-wide goals and strategies
Type of Impact	Potential to interrupt educational programming. Using this criteria level, a failing system or building component that has the potential to result in a full or partial school closure would score higher than a failing system or component that does not directly disrupt classroom instruction.
Risk	Level of risk a system or component failure poses to staff, students, and the district as a whole. Types or risks considered vary widely and include everything from safety and health risk to financial and legal risks. Using this criteria level, a failing system or component that has the potential to compromise student and staff health and safety or close a facility would rank higher than one where the only potential risk is an opportunity loss for improvement.
Urgency	When item it is expected to fail based on life cycle expectancy. A building component that is past its expected life cycle would score higher than a component that has not reached the end of its expected life.
Extent of Impact	The extent to which a potential failure could impact the district. For example, a potential failure that could impact the entire district would score higher than a potential failure that would only impact one classroom.

Estimating Cost of Capital Needs

Along with identifying and prioritizing facility needs, the Planning & Construction team works to provide accurate cost estimates for these needs. These cost estimates are derived by calculating estimates for:

1) Component and/or system reinvestment (materials and labor only)
2) Potential project management costs and
3) Additional costs due to inflation

The method used for calculating these three separate costs is discussed below. Reinvestment costs which are displayed in the 'Estimated Construction Cost-2022' field are contract materials and labor costs only. In general, capital reinvestment work will always require some level of regulatory, professional services, and contracting costs.

Calculating Estimated Costs

Estimated costs in the Capital Improvement Plan are developed in a multitude of ways:

•RS Means Estimating Software – RS Means is the industry standard for estimating construction, remodeling, and repair. Costs from RS Means are contractor costs only

•Similar types or projects – Estimates are based on similar projects the district has completed in the past (marked up according to an inflation factor as necessary)

•Outside resources - Architects, Engineers, and Consultants may be used to help derive cost estimates.

Estimates may vary over time due to many factors including fluxuating prices for commodities and materials, labor shortages (which drive contractor costs higher) and the time of year when a project is bid and constructed. Cost estimates are only that, estimates. Only when a project is bid out will the true cost be known for that particular project and time frame.

The Safety and Security department estimates capital costs primarily through the use of previously completed and/or bidded project costs. Current estimates are adjusted based on historic inflation rates. Safety and Security staff members adjust estimates to the best of their ability to account for supply chain disruptions, material shortages, manufacturer pricing, and other market conditions. All costs are inclusive of equipment and materials as well as potential contractor services where applicable. Safety and Security contractor services are used in a turnkey capacity.

In determining the costs for IT projects, the IT Department works closely with our vendors and resellers to get projections of what the future costs might be due to inflation, supply chain issues, professional services needed to augment internal IT Department staff, etc. An industry standard index to estimate inflationary cost increases does not exist for IT related projects.

Calculating Estimated Project Management Costs

Along with materials and labor costs, the estimated total project cost also includes costs for design, construction, and professional services. Typically these types of costs that need to be accounted for can include fees associated with one or a combination of any of the following:

- Architectural and design fees
- Trade professional fees
- Inspections, permitting and or code compliance fees
- Contingency (costs due to unforeseen circumstances)
- Contractor overhead and profit

These fees can vary depending on regulatory requirements, the size, and the complexity of a project. Dependent on these factors, these costs can range from an additional 10-43% of the estimated construction cost. For example, these additional costs would be around 10% of construction costs

if DCSD were to resurface a tennis court. In this instance a consultant would help to determine the product to use, create specifications for the work to be done, and help in bidding and project oversight. To replace a tennis court with post-tension concrete, additional costs would be on the higher end. The district would need to contract with a soils testing agency, a structural engineer, and an observation and testing agency to assure product installation compliance. Contractor fees would be higher due to the specialized nature of the work.

Calculating Estimated Inflation Costs

Inflation for construction materials and labor is also included in Master Capital Plan cost estimates. An assumed 5% annual increase is used to determine a range of potential additional inflation costs for each project.

Cost Estimate Accuracy

Market conditions for capital cost estimates vary based on, including, but not limited to, labor shortages (which drive contractor costs higher) and the time of year when a project is bid and constructed. The Master Capital Plan is a guideline for determining the future projects and asset reinvestment that will be considered when funding sources become available. At the appropriate time when a project is selected for execution, a detailed project scope is developed and estimated cost are determined. The project is then either put out for bid to multiple contractors or a selected contractor supplies a guaranteed maximum price (GMP). It is only at this time will a true cost for a project be developed and known.

Assessing Total Project Cost

Every need has an estimated construction cost, an estimated range for potential project management costs, and an estimated range for inflation. Cost estimates on the low end of the range assume a 10% mark-up for potential regulatory, professional services, and contracting costs. Cost estimates on the high end of the range assume a 43% mark-up. Inflation cost estimates on the low end of the range assume work will occur in year two of the five year outlook. Inflation estimates on the high end of the range assume work will not occur until year five.

Materials and labor

10%-43% Mark-up

Inflation

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Re-glaze skylights	$33,800	$3,400-$14,500	$1,690-$7,267
1-Medium	Chilled Water Systems. Replace chiller	$330,000	$33,000-$141,900	$16,500-$70,950
	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace boiler(s)	$275,000	$27,500-$118,300	$13,750-$59,125

Estimated Total Construction Costs (in 2023 Dollars): $660,100 ← Materials and labor cost for all facility

Estimated Project Management Costs Range: $66,000 - $283,800 ← Potential project management costs for all facility needs

Estimated Inflation Range: $33,005 - $141,922 ← Potential inflation costs for all facility needs

Estimated Total Project Cost: $759,105 - $1,085,822

Estimated total project cost range

New Construction Needs

1-5 Year Needs

Based on existing school capacities, five-year enrollment projections for the district, and new residential development, the Planning & Construction Department has identified a need for the below listed new construction over the next five years. These priorities may change as findings from boundary and capacity analyses become available.

- New elementary school in the Sterling Ranch or Solstice development (Northwest Douglas County))
- New elementary school in The Canyons of Castle Pines development (Castle Pines)
- New elementary school in the Crystal Valley development (Castle Rock)
- New elementary school in the Cobblestone Ranch development or along the Crowfoot Valley Corridor (Northeast Castle Rock/Southwest Parker)
- An addition to Sierra Middle School (Parker)
- An addition to Mesa Middle School (Castle Rock)
- Bridge and special needs replacement facility (Parker)
- An addition to the early childhood center in the West Planning Area (Castle Rock)
- A new early childhood center in the East Planning Area (Parker)
- New Special Education school (location to be determined)
- New terminal and land for bus and support vehicle fleet maintenance and operations (Parker)
- New terminal satellite facility and land for bus and support vehicle fleet maintenance and operations (Castle Rock)

6-10 Year Needs

The Planning & Construction Department also monitors capital needs beyond the five-year Master Capital Plan. In the next six to ten years, the following new construction needs are projected in order to accommodate future capacity and operational support needs:
New elementary school in Dawson Trails development (Castle Rock)

- New elementary school in the Anthology/Hess development (Parker)
- New elementary school in Ridgegate development (Lone Tree/West Parker)
- New joint middle school-high school in the Ridgegate development or the Canyons of Castle Pines development (East Lone Tree/West Parker or East Castle Pines)
- New joint middle school-high school in the Sterling Ranch development (Northwest Douglas County)
- Additional space and facilities for DC Student Support Center, eDCSD programming, and Bridge programming (locations to be determined)
- New terminal and land for bus and support vehicle maintenance and operations (Northwest Douglas County

Land Needs

The Planning & Construction Department works with local municipalities and land developers to ensure suitable sites are dedicated to the school district for projected new construction needs. Based on best practices and past facility prototypes, the following acreages have been identified as suitable for the construction of new schools:

- Elementary Schools: 12 acres
- PK-8 Schools: 15-17 acres
- Middle Schools: 30 acres
- High Schools: 60 acres

*For more information on dedicated school sites see our land inventory maps in Appendix 2

New Construction Costs

The Planning & Construction Department has calculated construction costs using three different scenarios. Cost estimates have been calculated using 1) Current Douglas County School District Standards, 2) Value Engineered Standards, and 3) Residential/Commercial Standards. Cost estimates for new construction are estimated using data from recent bids for public schools in Colorado with similar facility standards. The Planning & Construction Department compared recent contractor bids and projected budgets with public school districts in the Denver area for new high, middle, PK-8 and elementary schools. The cost per square foot of these actual bids and detailed cost estimates from pre-qualified architects and engineers for Transportation and Nutrition Services support facilities are the basis for the new construction cost estimates. The school districts used to benchmark costs have similar facility standards. The cost estimates reflect inflation based on Producer Price Index (PPI) data.

Scenario 1: Current DCSD Standards

Douglas County School District currently builds to the highest standards possible. These standards are meant to ensure durable, high quality facilities that will last for the next 50-75 years. The District focuses on providing building components which are long lasting, require minimal maintenance, provide energy efficiency savings, and increase student and staff comfort. DCSD's current standards are meant to increase the quality and life of the building while reducing maintenance and utility costs. Adhering to these standards requires investing larger amounts up front but provide intermittent cost savings in reduced maintenance over time.

Scenario 2: Value Engineered Standards

To derive cost estimates for new construction under this scenario the Planning & Construction team researched industry approaches to reducing costs while still maintaining the functionality of facilities for their intended use. This scenario focuses on reducing DCSD's upfront purchase costs while still providing the value needed by our end users. Some examples of the types of reductions that would be made under this scenario are summarized in the following table.

DCSD Standards Component	Value Engineered Component	Loss
Automated/calibrated lighting and mechanical controls	Manual lighting and mechanical controls	Energy efficiency
Carpeting	Hard surface flooring	Noise control/comfort
Brick/Block Walls	Wood siding	Noise control/ease, cost and frequency of maintenance/shortened useful life
Fully adhered, un-ballasted roof (sealed, non-permeable membrane)	Ballasted roof	Ease, cost, and frequency of maintenance/shortened useful life
Drop ceilings	Open ceilings	Noise control/aesthetics
Daylighting (translucent panels, skylights, etc.)	No daylighting	Energy efficiency/comfort
Painted walls	Vinyl wall coverings	Ease, cost, and frequency of maintenance/shortened useful life

By pursuing a Value Engineered scenario, DCSD would see initial savings due to decreased purchase costs of building components. However, these reductions ultimately result in increased maintenance costs, increased utility usage costs, and costs associated with more frequent replacement of building components that are beyond their useful life. It should also be pointed out that the initial purchase cost savings seen in this scenario can often be at the expense of comfort and aesthetics.

Scenario 3: Least Expensive Facility Standard

This scenario would dramatically decrease the useful life of building components and would result in facilities meant to last approximately 25 years rather than the standard 50-75 years DCSD currently targets. In addition to the trade-offs made in the Value Engineered scenario, DCSD could achieve significant upfront savings by constructing slab on grade rather than using a structural foundation, constructing wood frame facilities in lieu of metal framing and masonry, eliminating carpet and drop ceilings, eliminating lighting, mechanical, and electrical controls, and reducing security systems and technology. In this scenario, DCSD would face much greater costs associated with continual maintenance and increased utility costs. In general, finishes are of a lower quality in this scenario. Cost estimates were not calculated for all listed new construction. This is due to the fact that portions of school facilities cannot be built using these standards. Special learning environments (labs, art rooms, etc.), athletic amenities, and special education spaces have specific facility requirements and needs that cannot be built to alternative standards. Rather, it is more accurate to say that for typical learning spaces only, an additional 60% in initial capital savings could be achieved with the use of these standards.

1-5 Years New Construction Need	DCSD Standards Cost	Value Engineered Standards Cost
Typical Enrollment/Neighborhood Schools		
Sterling Ranch/Solstice Elementary School	$60,796,000	$51,675,900
The Canyons of Castle Pines Elementary School	$55,606,000	$47,264,500
Crystal Valley Ranch Elementary School	$55,606,000	$47,264,500
Cobblestone Ranch/Crowfoot Valley Corridor Elementary School	$55,606,000	$47,264,500
Mesa Middle School Expansion	$20,760,000	$17,645,400
Sierra Middle School Expansion	$28,243,000	$24,005,800
Special Programming		
Parker Bridge and Special Needs Replacement Facility	$7,000,000	$5,950,000
Castle Rock Early Childhood Center Addition	$3,708,000	$3,152,000
Parker Early Childhood Center	$25,950,000	$22,058,000
Special Education High School	$5,500,000	$4,675,000
Support Facilities		
Castle Rock Satellite Bus Terminal Land Purchase	$2,864,000	$2,864,000
Castle Rock Satellite Bus Terminal	$3,950,000	$3,358,000
Parker Bus Terminal Land Purchase	$7,915,000	$7,915,000
Parker Bus Terminal	$59,141,000	$50,270,000
Total (Includes Estimated Inflation)	**$392,645,000**	**$335,362,600**

6-10 Years New Construction Need	DCSD Standards Cost	Value Engineered Standards Cost
Typical Enrollment/Neighborhood Schools		
Dawson Trails Elementary School	$73,897,000	$63,998,000
Anthology Hess Elementary School	$73,897,000	$63,998,000
Ridgegate Elementary School	$73,897,000	$63,998,000
Ridgegate Joint Middle School-High School	$337,943,000	$292,672,000
Sterling Ranch Joint Middle School-High School	$337,943,000	$292,672,000
Special Programming		
eDCSD Facility	$9,012,000	$7,805,000
DC Support Center	$9,012,000	$7,805,000
Bridge Programming	$16,222,000	$14,049,000
Support Facilities		
Northwest Bus Terminal Land Purchase	$11,844,000	$11,844,000
Northwest Bus Terminal	$80,272,000	$68,232,000
Total (Includes Estimated Inflation)	**$1,023,939,000**	**$887,073,000**

Note A dedicated site does not exist at this time for Ridgegate Elementary, Ridgegate High School, Dawson Trails Elementary School, and Sterling Ranch Joint Middle and High School

Alternatives to New Construction

New construction is only one of the many options available for meeting the district's capacity needs. To address expected growth in the next five years as well as in the next ten years, opportunities for utilizing already existing capacity exist. However, along with these opportunities come risks. The following pages provide information on some of the most feasible opportunities (and the risks they present) for addressing some of the district's anticipated capacity needs.

Neighborhood Schools

The following table reviews alternatives to constructing new neighborhood schools. The need for new neighborhood schools is driven primarily by shifting demographics and development. This type of enrollment growth can be addressed by reconfiguring attendance boundaries, grades and calendars.

Alternative to New Construction	*Alternative Risk*	*Timeframe Needed*
Sterling Ranch/Solstice Elementary School		
1) Identify second overflow school and make accompanying boundary adjustment to bus students to nearby schools with capacity.	*1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.*	
2) Utilize all mobile pads available at Coyote Creek and Roxborough Elementary schools.	*2) Mobile units may lack the architectural quality, special features, and amenities of permanent classrooms. Does not relieve stress and overcrowding of core facility spaces. Does not provide capacity in the closest proximity to areas of new growth. Would require additional boundary adjustments to balance enrollment among two facilities. Not the long-term, permanent solution needed to accommodate projected growth in enrollment.*	

Neighborhood Schools cont.

Alternative to New Construction	*Alternative Risk*	*Timeframe Needed*
3) Reboundary elementary school attendance areas in the ThunderRidge High School feeder to utilize existing capacity and balance enrollment.	*3) Potential increased commute time,congestion, safety, and accessibility issues as updated attendance area boundaries will need to cross major roads and intersections in order to balance enrollment. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity likely to result in incoherent, disjointed, and/or inefficient attendance areas.*	*5 Years*
4) Perform grade reconfiguration and utilize existing capacity at Ranch View Middle School	*4) Impact on school staff and program and may result in increased commute time. Likely to under enroll elementary schools unless a partial reassignment/reconfiguration is done. Existing facility may not have the amenities and features needed for 6th grade programming. Mobiles would need to be utilized as well.*	
5) Expand schools in closest proximity (Roxborough and Coyote Creek elementary schools) to accommodate additional enrollment	*5) More expensive than other options. Core areas of facility may still be strained and overcrowded. Potential site constraints have not been fully evaluated and may prohibit this option. May not accommodate enrollment growth forecasted at full build out of development. Existing schools may not be in close enough proximity to areas of new residential growth to make this option preferable for district families.*	
The Canyons of Castle Pines Elementary School		
1) Identify overflow school and make accompanying boundary adjustment to bus students to nearby schools with capacity.	*1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.*	
2) Utilize all mobile pads available at Buffalo Ridge and Timber Trail elementary schools	*2)Mobile units may lack the architectural quality, special features, and amenities of permanent classrooms. Does not relieve stress and overcrowding of core facility spaces. Does not provide capacity in the closest proximity to areas of new growth. Does not resolve the current capacity relief system in place which boundaries households East of I-25 into Timber Trail elementary. Not the long-term, permanent solution needed to accommodate build out of The Canyons and projected growth in enrollment.*	
3) Reboundary elementary attendance areas in the Rock Canyon High School feeder to utilize existing capacity and balance enrollment.	*3) Increased commute time and exacerbation of existing connectivity and congestion issues between NW Castle Pines and SE Highlands Ranch. Potential congestion, safety, and accessibility issues with PK-6 students from The Canyons development crossing I-25 to attend neighborhood school. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity may result in incoherent, disjointed, and/or inefficient attendance areas.*	*5 Years*

Neighborhood Schools cont.

The Canyons of Castle Pines Elementary School		
4) Expand schools in closest proximity (Buffalo Ridge and Timber Trail elementary schools) to accommodate additional enrollment	*4) More expensive than other options. Core areas of facility may still be strained and overcrowded. Potential site constraints have not been fully evaluated and may prohibit this option. May not accommodate enrollment growth forecasted at full build out of development. Timber Trail may not be in close enough proximity to areas of new residential growth to make this option preferable for district families. Requires students to cross I-25 to attend neighborhood school.*	
Crystal Valley Ranch Elementary School and Mesa Middle School Addition		
1) Identify additional overflow school(s) and make accompanying boundary adjustment to bus students to nearby schools with capacity.	*1) Elementary schools in the Douglas County High School feeder are projected to be at or over capacity. Overflow would need to be directed to closest schools in adjacent feeders with capacity. May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.*	*5 Years*
2)Utilize all mobile pads available at Castle Rock, Flagstone, Rock Ridge, and South Ridge elementary schools. Utilize all mobile pads available at Mesa Middle School to deploy additional 6th graders from Douglas County feeder elementary schools forecasted to be overcrowded.	*2) Mobile units may lack the architectural quality, special features, and amenities of permanent classrooms. Does not relieve stress and overcrowding of core facility spaces. Does not provide capacity in the closest proximity to areas of new growth. May require additional boundary adjustments to balance enrollment amongst all facilities. Not the long-term, permanent solution needed to accommodate full build out of residential development anticipated in East Castle Rock. Does not resolve current interim capacity relief system which overflows this neighborhood into four separate elementary schools (that are not in close proximity to the population being served) and provides limited 6th grade capacity and programming at Mesa Middle School.*	
3) Reboundary attendance areas in the Douglas County and Castle View High School feeders to utilize existing capacity and balance enrollment.	*3) Elementary schools in the Douglas County High School feeder are projected to be at or over capacity. Reboundary would need to be done at the feeder level to utilize additional existing facility capacity. Cross-feeder boundary adjustment likely to have congestion, safety, and accessibility issues as updated attendance area boundaries will need to cross major roads and intersections in order to balance enrollment. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity likely to result in incoherent, disjointed, and/or inefficient attendance areas.*	
Cobblestone Ranch/Crowfoot Valley Corridor Elementary School		
1) Partner with charter school applicants to weight lottery to prioritize households from attendance areas assigned to elementary schools that are forecasted to be overcrowded	*1) Students/parents residing in attendance areas of interest do not prefer selected charter school and do not enroll. Lottery weighting system may not be adequate in prioritizing selected geographies and providing needed seats. Charter school may reach ideal program capacity with outside enrollment (students residing outside the Franktown and Legacy Point attendance areas) before residential developments are built out and/or peak enrollment occurs.*	

Neighborhood Schools cont.

Cobblestone Ranch/Crowfoot Valley Corridor Elementary School		
2) Utilize all mobile pads available at Franktown and Legacy Point elementary schools.	*2) Mobile units may lack the architectural quality, special features, and amenities of permanent classrooms. Does not relieve stress and overcrowding of core facility spaces. Not the long-term, permanent solution needed to accommodate full build out of residential development anticipated.*	
3) Reboundary elementary attendance areas to utilize existing capacity and balance growth. (Areas of new residential growth into Mountain View-Northeast and cross-feeder reboundary only available reboundary options).	*3) Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries will need to cross major roads (Crowfoot Valley Road in particular) and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity may result in incoherent, disjointed, and/or inefficient attendance areas. If adjusting boundaries across feeder systems must not under or over enroll neighborhood middle and high schools.*	*5 Years*
4) Expand Legacy Point elementary school to accommodate additional enrollment	*4) More expensive than other options. Core areas of facility may still be strained and overcrowded. Potential site constraints have not been fully evaluated and may prohibit this option. May not accommodate enrollment growth forecasted at full build out of development. Legacy Point may not be in close enough proximity to areas of new residential growth to make this option preferable for district families*	
Sierra Middle School Addition		
1) Utilize all mobile pads available at Chaparral feeder elementary schools. Utilize all mobile pads available at Sierra Middle School to deploy additional 6th graders from Chaparral feeder elementary schools forecasted to be overcrowded.	*1) Mobile units may lack the architectural quality, special features, and amenities of permanent classrooms. Does not relieve stress and overcrowding of core facility spaces. Does not provide capacity in the closest proximity to areas of new growth. Likely to require additional boundary adjustments to balance enrollment amongst all facilities. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity may result in incoherent, disjointed, and/or inefficient attendance areas. Not the long-term, permanent solution needed to accommodate full build out of residential development anticipated in East Lone Tree/Northwest Parker.*	*5 Years*
2) Construction of new PK-6 elementary facility on Sierra Ridge dedicated elementary school site.	*2) More expensive than expansion of Sierra Middle School. May under enroll other Chaparral and Legend feeder elementary schools. Doesn't address forecasted under enrollment at Sierra Ridge Middle School.*	
Dawson Ridge Elementary School		
1) Identify overflow schools in Castle View feeder and make accompanying boundary adjustment to bus students to nearby schools with capacity.	*1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.*	

Neighborhood Schools cont.

Dawson Ridge Elementary School		
2) Reboundary elementary attendance areas in West Castle Rock to utilize existing capacity and accommodate student generation from this development *3) Expand facility and reconfigure grades at Castle Rock Middle School*	*2) Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries will need to cross major roads and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity may result in incoherent, disjointed, and/or inefficient attendance areas. Available capacity in Castle View feeder system elementary schools cannot accommodate forecasted enrollment growth at full build out of Dawson Trails.* *3) Impact on school staff and program. Middle school location is not in close proximity to areas of new residential development. Only beneficial if reconfiguration does not under or over enroll nearby schools and/or interrupt feeder pattern. Only achievable if site constraints are minimal or nonexistent. Core areas of facility may still be strained and overcrowded. More expensive than reboundary option. May need to be done in conjunction with elementary attendance area reboundary option to provide needed capacity and balance enrollment.*	*10 Years*
Anthology/Hess Elementary School		
1) Identify overflow schools in Ponderosa feeder and make accompanying boundary adjustment to bus students to nearby schools with capacity. *2) Reboundary elementary attendance areas in Ponderosa feeder to utilize existing capacity and accommodate student generation from this development* *3) Expand facility and reconfigure grades at Sagewood Middle School*	*1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.* *2) Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries will need to cross major roads and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity may result in incoherent, disjointed, and/or inefficient attendance areas. Available capacity in the Ponderosa high school feeder system elementary schools cannot accommodate forecasted enrollment growth at full build out of Anthology and Hess planned developments.* *3) Impact on school staff and program. Middle school location is not in close proximity to areas of new residential development. Only beneficial if reconfiguration does not under or over enroll nearby schools and/or interrupt feeder pattern. Only achievable if site constraints are minimal or nonexistent. Core areas of facility may still be strained and overcrowded. More expensive than reboundary option. May need to be done in conjunction with elementary attendance area reboundary option to provide needed capacity and balance enrollment.*	*10 Years*

Neighborhood Schools cont.

East Ridgegate Elementary School		
1) Identify overflow schools near East Ridgegate development and make accompanying boundary adjustment to bus students to nearby schools with capacity.	*1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth. The elementary facilities closest to the East Ridgegate development are projected to be at or over capacity.*	
2) Reboundary elementary attendance areas in area to utilize existing capacity and accommodate student generation from this development	*2) Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries will need to cross major roads and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity may result in incoherent, disjointed, and/or inefficient attendance areas. Chaparral feeder elementary schools have very little capacity available. A reboundary of this development into Highlands Ranch feeder elementary schools would require students to cross 1-25.*	*10 Years*
3) Expand facility and reconfigure grades at Sierra Middle School	*3) Impact on school staff and program. Middle school location is not in close proximity to areas of new residential development. Only beneficial if reconfiguration does not under or over enroll nearby schools and/or interrupt feeder pattern. Only achievable if site constraints are minimal or nonexistent. Core areas of facility may still be strained and overcrowded. More expensive than reboundary option. May need to be done in conjunction with elementary attendance area reboundary option to provide needed capacity and balance enrollment.*	
Ridgegate Joint Middle-High School		
1) Identify overflow schools near East Ridgegate development and make accompanying boundary adjustment to bus students to nearby schools with capacity.	*1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.*	*10 Years*
2) Reboundary middle and high school feeders to utilize existing capacity and balance enrollment	*2) Reboundary of middle and high school feeders would affect all schools and levels. It may not be logistically possible to balance enrollment while achieving/maintaining ideal school programming and providing transportation connectivity and efficiency.*	
3) Fully utilize existing capacity at existing middle and high schools through addition and/or relocation of community desired programming	*3) Potential for increased commute time for students and/or no access to district bussing. If not monitored carefully, could under or over enroll schools.*	
Sterling Ranch Joint Middle-High School		
1) Identify overflow schools near Sterling Ranch and Solstice developments and make accompanying boundary adjustment to bus students to nearby schools with capacity.	*1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.*	*10 Years*

Neighborhood Schools cont.

Sterling Ranch Joint Middle-High School		
2) Rebounday middle and high school feeders to utilize existing capacity and balance enrollment	*2) Reboundary of middle and high school feeders would affect all schools and levels. It may not be logistically possible to balance enrollment while achieving/maintaining ideal school programming and providing transportation connectivity and efficiency.*	*10 Years*
3) Fully utilize existing capacity at existing middle and high schools through addition and/or relocation of community desired programming	*3) Potential for increased commute time for students and/or no access to district bussing. If not monitored carefully, could under or over enroll schools.*	

Special Programming and Support Facilities

The following table reviews alternatives to constructing new facilities for special programming and support facilities. The need for these facilities is driven by shifting demographics, development, and programming needs. However, unlike neighborhood schools, the need for this space cannot be fully ameliorated by reconfiguring attendance boundaries, grades, or calendars.

Alternative to New Construction	***Alternative Risk***	***Timeframe Needed***
Early Childhood Centers		
1)Place PK students in under-utilized elementary school facilities	*1)Elementary facilities may not be able to accommodate PK students as K-6 student growth occurs within that attendance area. Elementary school facilities may not currently have the special features and amenities needed for early childhood education. Center based program may be preferrable to dispersed locations.*	*5 Years*
2) Repurpose existing underutilized facility as Early Childhood Center	*2) Facility may not have special features and amenities needed for special needs programming. Would require reboundary and reallocation of enrollment if a neighborhood school is repurposed.*	
3)Purchase and tenant finish facility	*3) Facility may not have special features and amenities needed for early childhood education. More expensive than repurposing and/or using underutilized facilities. Subject to market availability.*	
4) Addition to elementary schools	*4) Center based program may be preferrable. More expensive than other options. Site may not be able to accommodate addition.*	
5) Purchase and install new mobiles at elementary school sites	*5)May go against community desires. Mobiles may not have needed special features an amenities for early childhood education. Site may not be able to accommodate additional mobiles.*	
Special Education School		
1)Fully utilize existing capacity at other schools.	*1)Potential of increased commute times for students and parents and increased transportation cost for the district. Current facilities may not have the special features and amenities needed for special needs programming.*	*5 Years*
2) Repurpose existing underutilized facility	*2) Facility may not have special features and amenities needed for special needs programming. Would require reboundary and reallocation of enrollment if a neighborhood school is repurposed.*	
3)Purchase and tenant finish facility	*3) Facility may not have special features and amenities needed for special education. More expensive than repurposing and/or using underutilized facilities. Subject to market availability.*	

Special Programming and Support Facilities cont.

Alternative to New Construction	*Alternative Risk*	*Timeframe Needed*
DC Support, eDCSD, Bridge Programming		
1)Fully utilize existing capacity at other schools.	*1)Potential increased commute times for students and increased transportation costs for the district. Current neighborhood schools may not have special features and amenities needed for alternative programming.*	*10 years*
2) Repurpose existing underutilized facility	*2) Facility may not have special features and amenities needed for alternative education. Would require reboundary and reallocation of enrollment if a neighborhood school is repurposed.*	
3)Purchase and tenant finish facility *4) Leased space*	*3 & 4) Subject to market availability and may be difficult to find space that meets unique educational programming needs. Leased space subject to lease renewals.*	

Master Planned Approach for Facilities Supporting District-Wide Needs

DCSD has made a significant investment in the development of postsecondary pathways where students are able to earn industry credentials, guaranteed transferable college credit and work-based learning opportunities. In recent years, and as part of the 2018 Bond, DCSD was able to invest in Career and Technical Education (CTE) pathways in all neighborhood high schools and purchase facility space for an Alternative Education High School and a Career and Technical Education Center. The DCSD Board of Education approved the purchase of the CU South/The Wildlife Experience (DCSD Legacy Campus) on December 7, 2021 and the purchase of the Arapahoe Community College Parker Campus (DCSD VALE Campus) on February 22, 2022. Both facilities are open for occupancy August 2023.

JHL Constructors was awarded the needed tenant finish projects at these facilities under a Sole Source justification due to their extensive knowledge and experience with the projects, design team and staff, and commitment to implementation of an aggressive construction schedule. These two facilities are not currently in the district's CIP as they were recently acquired but a comprehensive facility assessment and incorporation into the CIP (as described in the Methodology section of this document) will be done upon completion of the needed tenant finishes. However, as part of the purchase of these facilities and the award of projects to JHL Constructors, an assessment and inventory of the building's deficiencies and needed work was done. While these assessments were not to the same level of detail or intended for the same purpose as district conducted facility assessments, they can provide some insight into the potential, future reinvestment needs that will be seen in future Master Capital Planning documents. These documents can be found by clicking on the aforementioned dates (12/7/2021 and 2/22/2022) via the DCSD Board of Education website here:

https://douglaspublic.ic-board.com/

In order to improve this programming and support for students, district staff strives to continuously identify opportunities within the facility planning process to consolidate programs and departments which support the entire district with educational programming and operationsThe implementation of CTE pathways and Alternative High School programming are only one example of the district's effort to improve programming and support for all students and to meet the ever evolving educational needs of DCSD families. In order to meet this need, an initiative has been identified to enhance the facility planning process in a consolidated, long-range approach for programs and departments which support the entire district with educational programming and operations. To date, facilities for programs and support functions have been used based on the availability of property for purchase or lease, and general location. While some functions need to be dispersed geographically, this approach has caused some inefficiencies in the lack of consolidated functions when desired, travel between facilities with a loss of productive time and mileage reimbursement, and increased maintenance, custodial and utility costs.

Functions which are important for students and staff district-wide and continually evaluated for

efficient facility use are located at the following locations:

Opportunity School (Teddy Lane), Lone Tree – Bridge Lone Tree,Early Childhood Education, Child Find, Eagle Academy
D.C. Oakes, Castle Rock – Alternative Education High School
Early Childhood Center, Castle Rock – Child Find, Preschool
West Support Center, Castle Rock – Budget, Accounting, Finance, Accounts Payable, Payroll, Facility Rental, Strategic Sourcing, Information Technology, Student Data, Student Support, Warehouse
Wilcox, Castle Rock – Learning Services, Legal, Human Resources, Athletics & Activities, Student Support, Risk Management, Board of Education
West Service Center, Castle Rock – Transportation, Operations & Maintenance, Security, Nutrition Services, Chief Operations Officer, Planning, Construction
District Media Center, Castle Rock
Joint Service Center, Parker – Transportation
Franktown Support Facility, Parker – Grounds, Operations & Maintenance
North Support Facility, Douglas County – Transportation, Operations & Maintenance
Bridge, Parker, Highlands Ranch, and Castle Rock
Inverness, Douglas County – eDCSD, Student Assistance, School Leadership
Stone Canyon Outdoor Edventures, Douglas County

One-time revenue and annual savings could also be realized depending on the relocation and consolidation of certain functions and disposition of surplus property. In an effort to realize the aforementioned revenue and cost savings, the district has been diligently identifying and implementing opportunities for property disposition and the relocation and consolidation of district functions and programming. Below is a list of the properties that have recently been through the district's disposition process.

Cantril Facility



The Cantril facility is located at 312 Cantril Street on the block between Third & Fourth Street and Cantril & Lewis Street. The facility is 17,096 square feet and is located on 2.066 acres. The Cantril facility was constructed as the Castle Rock Public School in 1897 and is on the National Register of Historic Places.

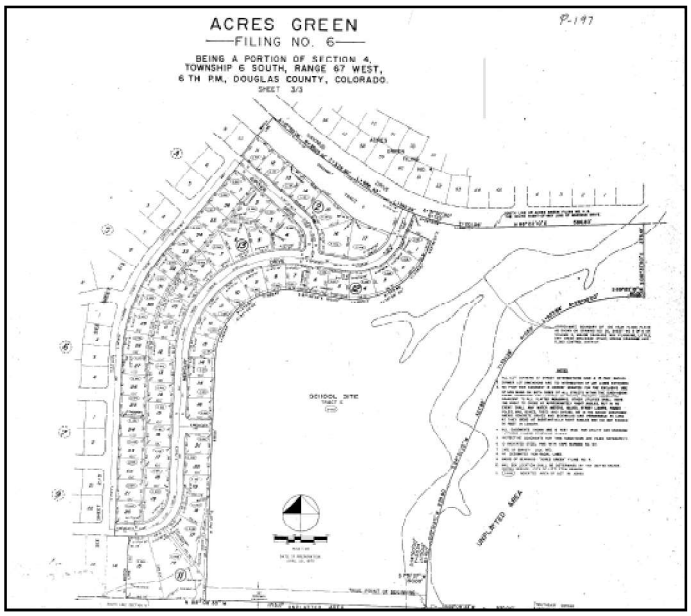
The Long Range Planning Committee reviewed the facility at their August 3, 2022 meeting and unanimously approved a recommendation to the Board of Education that the property be declared surplus. The Board of education officially approved a resolution declaring the property surplus at their August 23rd meeting and subsequently approved a contract to sell the property to the Town of Castle Rock at their November 15, 2022 meeting. Upon closing, a one time revenue of $3.5 million dollars and an annual ongoing savings of relocating and consolidating district staff and offices will be secured.

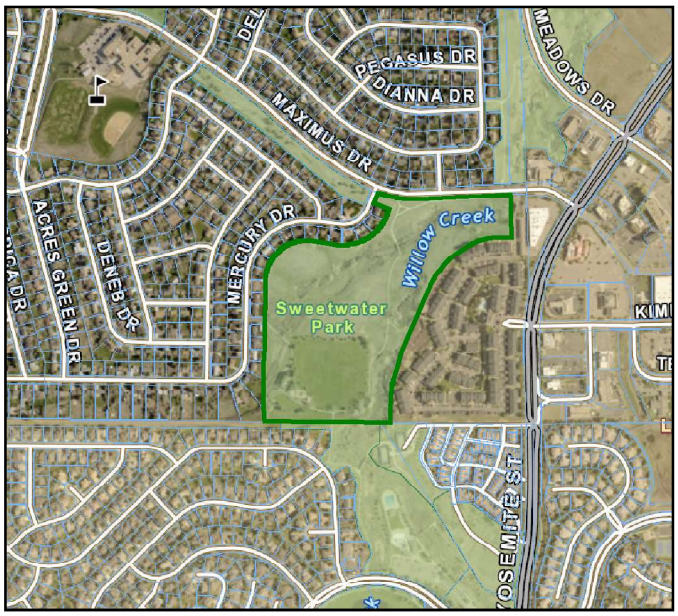
Sweetwater and Toepfer Park Sites

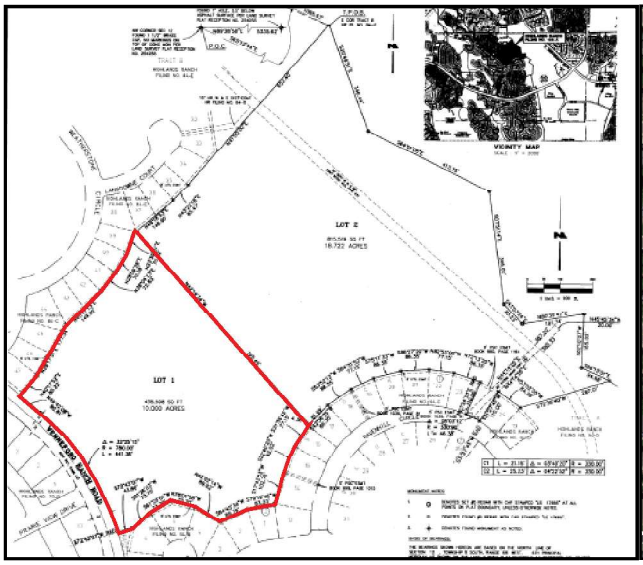
The Sweetwater Park property is generally located southwest of the intersection of Yosemite Street and Maximus Drive. The 31.813 acre property was dedicated as a future school site in 1975 via the Acres Green Filing 6 Final Plat. At the time of sale the property had existing park improvements on it including a shelter, playground, basketball court, and paved trails.

The Toepfer Park site is generally located southeast of the intersection of Venneford Ranch Road and Weatherstone Lane . The 10 acre site was dedicated in 1995 for parks, schools and open space purposes via the Highlands Ranch Filing 130A MinorDevelopment Plat. At the time of sale the property had existing park improvements on it including a parking lot, playground, a portion of multi-use fields, and paved trails.

Sweetwater Park and Toepfer Park Sites cont.



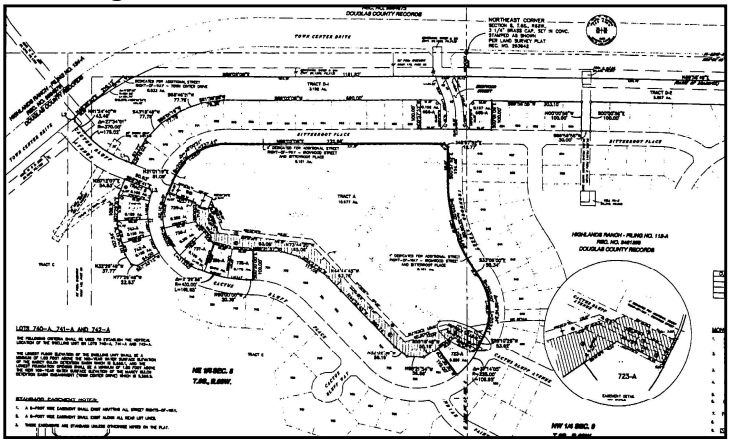


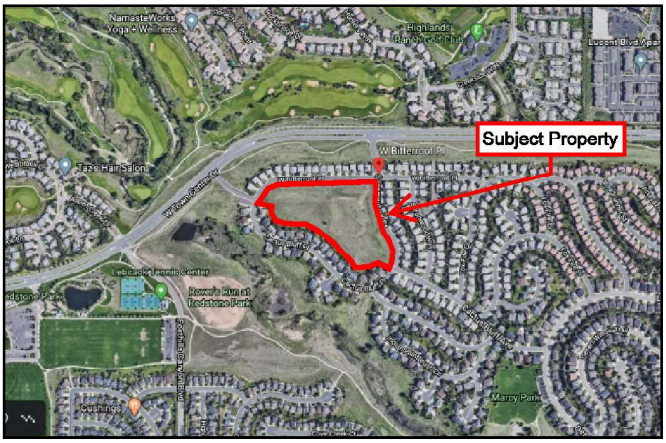




The Board of Education approved a resolution declaring both sites surplus at their October 22, 2019, meeting and subsequently approved a contract for sale of both sites to Douglas County for use as park purposes. The disposition of these two properties resulted in a one time revenue of approximately $1.14 million.

Westridge Glen Site





Westridge Glen Site cont.

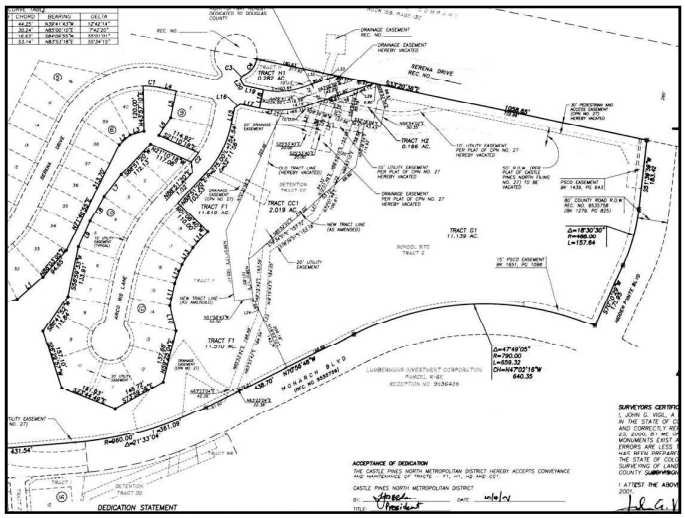
The Westridge Glen property is generally Located at the southwest corner of Bitterroot Place and Ironwood Street. The 10.7 acre property was dedicated in 1998 for parks, schools and open space purposes via the Highlands Ranch Filing 112A, Amendment 2 Final Plat.

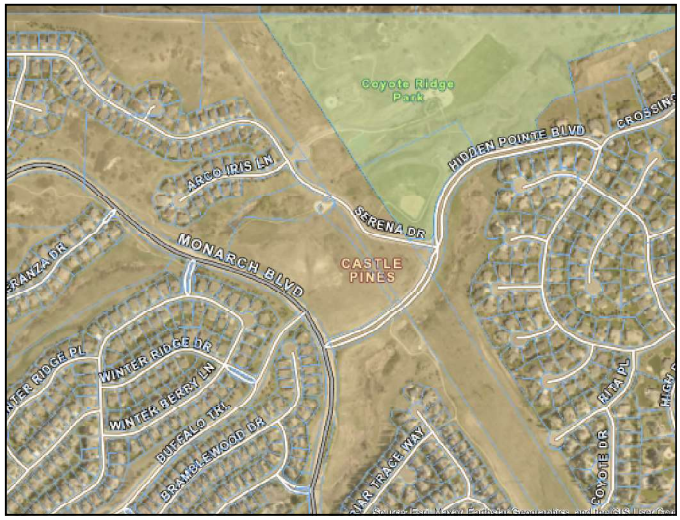
Along with the Toepfer Park and Sweetwater Park sites, the Westridge Glens site was declared surplus by the DCSD Board of Education at their October 22, 2019 meeting. A contract for sale with UDC Miller LLC was approved by the Board at the September 28, 2021 meeting. Upon UDC Miller receiving final plat approval of the property from the local land use authority (Douglas County) the district will receive a one time revenue of $4.7 million.

Hidden Point Site

The Hidden Point site is 11.14 acres and is generally located at the north corner of the intersection of Monarch Boulevard and Hidden Pointe Boulevard. The property was dedicated for future school use in 2001 via the Castle Pines North, Filing 27, 3rd Amendment final plat.

On March 22, 2022 the Board of Education approved a resolution declaring this site surplus. The site has access constraints, topographical challenges, significant slope, and is located adjacent to overhead electrical distribution lines. The Long Range Planning Committee had previously reviewed the site and recommended it be declared surplus and sold or conveyed in accordance with applicable law. On March 28, 2023 the Board approved a resolution authorizing conveyance of the property and a contract to sell the property to the City of Castle Pines. Upon closing the district will receive a one time revenue of $486,225 for the property.





Monitoring and Estimating Capacity Needs

The Planning Department tracks the facility and mobile capacity available at each neighborhood school in comparison to current and projected enrollment. The chart below is used by staff to evaluate which facilities are being over or under utilized and also which schools may require an additional mobile or some other capacity relief method in future years.

The "% of Ideal Capacity" field lets staff know how fully each school is being utilized. Facilities with a 95% or above utilization rate are considered over-utilized. Facilities with a 65% or below utilization rate are considered under-utilized.

	Facility Capacity				2020-21 Capacity (October Count Enrollment)					Students from Outside Attendance Area		2021-22 Projected Capacity					5-Year Projected Capacity (2025-26)					Mobiles			
% of Ideal Capacity: Less than 65%; Between 65% and 95%; Greater than 95%	Calendar 2020-21	Ideal Building Capacity	Prior Capacity (2019)	Maximum Code Capacity (Numbers in Parenthesis Indicate Classrooms Including Mobiles on all Pads)	PK=12	% of Ideal Capacity	Enrollment Exceeds Max Code Capacity	Excess/Deficit Capacity=Facility Only	Excess/Deficit Capacity with Mobiles on Site	Students from Outside Attendance Area	% Students from Outside Attendance Area	Enrollment	% of Ideal Capacity	Enrollment Exceeds Max Student Code Capacity	Excess/Deficit Capacity=Facility Only	Excess/Deficit Capacity with Mobiles on Site	Enrollment	% of Ideal Capacity	Enrollment Exceeds Max Student Code Capacity	Excess/Deficit Capacity=Facility Only	Excess/Deficit Capacity with Mobiles on Site	Mobile Pads on Site	Mobiles on Site	Classroom Mobiles on Site	Enrollment Mobiles on Site
East Planning Area																									
Chaparral Feeder																									
Cherokee Trail	Con	529	582	800	507	96%	n	22	134	78	15%	533	101%	n	-4	108	574	109%	n	-45	67	6	3	1	2
Mammoth Heights	Con	690	759	1,407	632	92%	n	58	114	219	35%	627	91%	n	63	119	565	82%	n	136	191	2	1	0	1
Pine Grove	Con	483	582	800	551	114%	n	(68)	100	184	33%	565	117%	n	-82	86	527	109%	n	-44	124	4	4	1	3
Pine Lane (North and South)	Con	805	1,224	1,500	702	87%	n	103	215	99	14%	708	88%	n	97	209	663	82%	n	142	254	5	3	1	2
Prairie Crossing	Con	506	582	800	672	133%	n	(166)	114	51	8%	706	140%	n	-200	78	786	155%	n	-280	-2	5	5	0	5
Sierra MS (3-8)	Con	1,073	1,254	1,700	808	75%	n	265	321	37	5%	856	80%	n	217	273	790	74%	n	283	339	5	1	0	1
Chaparral HS	Con	2,013	2,241	2,900	2,262	112%	n	(250)	-26	214	9%	2,268	113%	n	-254	-30	2,144	107%	n	-132	97	6	4	0	4
Chaparral subtotal		***6,098***	***7,211***	***9,907***	***6,134***			***(36)***	***972***	***880***	***14%***	***6,263***			***(165)***	***843***	***6,042***			***56***	***1,064***	***33***	***21***	***3***	***18***
Ponderosa Feeder																									
Franktown	Con	322	340	600	330	103%	n	(8)	160	23	7%	362	112%	n	-40	128	438	136%	n	-116	32	3	3	0	3
Legacy Point	Con	414	582	800	291	70%	n	123	123	43	15%	309	75%	n	105	105	360	87%	n	54	54	4	0	0	0
Mountain View (K-2)	Con	414	600	800	256	62%	n	158	158	18	7%	288	70%	n	126	126	280	68%	n	134	134	3	0	0	0
Northeast (3-5)	Con	322	504	800	267	83%	n	55	55	28	10%	264	82%	n	58	58	364	113%	n	-42	-42	2	0	0	0
Sagewood MS (6-8)	Con	1,166	1,166	1,793	824	71%	n	342	342	47	6%	717	61%	n	449	449	705	60%	n	461	461	4	0	0	0
Ponderosa HS	Con	1,988	2,149	2,300	1,462	74%	n	526	526	153	10%	1,464	74%	n	522	522	1,184	60%	n	802	802	4	0	0	0
Ponderosa subtotal		***4,624***	***5,376***	***6,885***	***3,430***			***1,194***	***1,362***	***312***	***9%***	***3,404***			***1,220***	***1,388***	***3,330***			***1,294***	***1,462***	***20***	***3***	***0***	***3***
Legend Feeder																									
Frontier Valley	Con	483	582	800	469	97%	n	14	126	132	28%	466	96%	n	17	129	466	96%	n	17	129	3	2	0	2
Gold Rush	Con	713	759	1,407	667	94%	n	46	46	199	30%	706	99%	n	7	7	680	95%	n	33	33	2	0	0	0
Iron Horse	Con	480	582	800	447	93%	n	13	13	77	17%	450	94%	n	10	10	397	83%	n	63	63	3	1	1	0
Pioneer	Con	437	582	800	409	94%	n	28	196	61	15%	415	95%	n	22	190	405	93%	n	32	200	3	3	0	3
Cimarron MS (6-8)	Con	1,318	1,315	1,941	1,212	92%	n	106	330	139	11%	1,222	93%	n	96	320	1,220	93%	n	98	322	4	4	0	4
Legend HS	Con	2,160	2,160	2,900	2,268	105%	n	(108)	174	368	16%	2,349	109%	n	-189	91	2,305	107%	n	-145	135	5	5	0	5
Legend subtotal		***5,571***	***5,977***	***8,654***	***5,470***			***101***	***885***	***976***	***18%***	***5,908***			***(77)***	***747***	***5,476***			***95***	***873***	***20***	***15***	***1***	***14***
East Planning Area Total		***16,293***	***18,564***	***25,446***	***15,034***			***1,259***	***3,219***	***1,862***	***12%***	***15,575***			***1,018***	***2,978***	***14,848***			***1,445***	***3,499***	***73***	***39***	***4***	***35***
North Planning Area																									
Highlands Ranch Feeder																									
Acres Green	Con	437	804	800	402	92%	n	35	147	28	7%	429	98%	n	8	120	416	95%	n	21	133	3	3	1	2
Arrowwood	Con	414	582	800	357	86%	n	57	57	57	16%	362	87%	n	52	52	318	76%	n	96	96	4	1	1	0
Cougar Run	Con	506	582	800	402	79%	n	104	216	88	22%	401	79%	n	105	217	353	70%	n	153	265	4	2	0	2
Eagle Ridge	Con	506	582	800	507	100%	n	(52)	109	89	18%	565	112%	n	-59	109	515	102%	n	-10	159	4	3	0	3
[illegible]	Con	506	582	800	444	88%	n	62	171	143	32%	513	101%	n	-7	165	394	78%	n	112	284	3	3	1	2

Staff also tracks the total number of seats available at each school including seats provided by mobiles currently on-site.

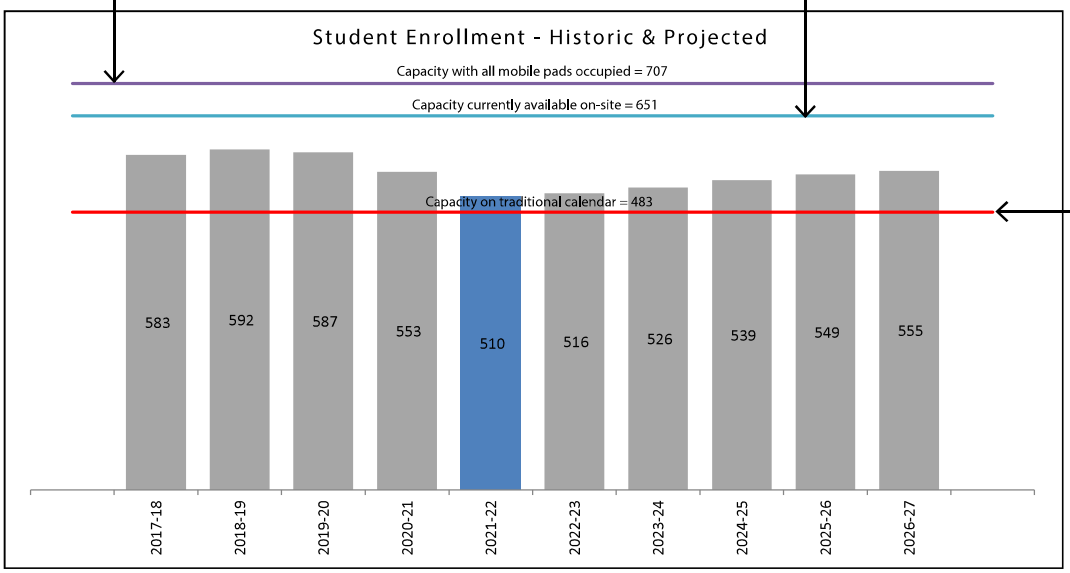
A chart showing facility and mobile capacity available at each neighborhood school in comparison to current and projected enrollment is on each individual school page in this document. Below is a description of each capacity total shown in the chart and a brief explanation of how each figure is derived.

This total demonstrates the capacity that would be available at a school site if all mobile pads were occupied and being used for enrollment.This capacity figure assumes that a traditional, single track calendar is being utilized.

If the phrase "Also current capacity at..." is also listed here, this indicates that a school currently has all of its mobile pads occupied.

This total reflects the capacity available at a school during the 2022-23 school year and includes the capacity provided by mobiles currently on site.

Since all DCSD schools currently use a single track calendar this is the sum of the "capacity on traditional calendar" figure plus any additional capacity provided by mobiles currently on-site. A typical mobile provides 56 extra seats. The example used below shows capacity options at Pine Grove Elementary. At this school there are 4 mobile pads on-site but only 3 are currently occupied with a mobile being used for enrollment. The current capacity available at Pine Grove Elementary = 483+(56*3)=651.



This total reflects the facility's ideal program capacity using a traditional calendar. In reference to school capacity, a traditional calendar is defined as any calendar that is not year round. These calendars are also referred to as single track calendars because all the students and staff are in school or on vacation at the same time. Currently all DCSD schools utilize a traditional calendar.

If the phrase "Also current capacity at...." is listed here, this indicates that a school currently has no mobiles on-site.

Overcrowded and Under Enrolled Neighborhood Schools

The DCSD Planning department regularly tracks the current and projected capacity of neighborhood schools to assist in identifying those schools that may be overcrowded or undersized. Identifying those schools that may be experiencing overcrowding or low enrollment is an important function for the district as school size can impact, and in some cases drives, opportunities available to the students. Overcrowded schools often have larger class sizes and/or utilize mobile classrooms to provide needed seats. Overcrowded schools also struggle to offer needed programming simply due to a lack of space. Special education and PreK programming are just two examples of the types of programming that are often limited or not offered at overcrowded schools due to lack of space. Finally, overcrowded schools present a staffing challenge as there may be funds to hire educational specialists but no place to house them. Undersized schools can also have difficulty offering an optimum amount of special and/or extracurricular programming due to their small size. Undersized schools often must combine classrooms and grade levels which is less than ideal for many DCSD learners and teachers. Finally, due to their small size, undersized schools face significant funding and staffing challenges. As funding is provided and allocated on a per pupil basis, small schools have less funds available to hire educational specialists that may be needed by their student population.

The Planning Department identifies potentially overcrowded or undersized schools by comparing the school's enrollment to the facility's ideal program capacity. The ideal program capacity for all DCSD neighborhood schools was updated in 2019 via a comprehensive and collaborative review process between Planning and school leaders. Planning identifies schools that may be overcrowded as schools where 95% or more of that school's ideal program capacity is met. Undersized schools are those schools where 65% or less of the school's ideal program capacity is being used. Planning also compared forecasted enrollment totals to ideal program capacity to determine those schools that may become overcrowded or undersized in the next five years. The below tables include those schools that may become overcrowded or undersized in the next five years based on the criteria previously outlined.

East Planning Area				
Feeder	**Schools Projected to be Overcrowded in 2023**	**Schools Projected to be Undersized in 2023**	**Schools Projected to be Overcrowded in 2027**	**Schools Projected to be Undersized in 2027**
Chaparral	Cherokee Trail Elementary		Cherokee Trail Elementary	
	Pine Grove Elementary		Pine Grove Elementary	
	Pine Lane Elementary		Pine Lane Elementary	
	Prairie Crossing Elementary		Prairie Crossing Elementary	
	Chaparral High School		Chaparral High School	
Ponderosa	Franktown Elementary		Franktown Elementary	Sagewood Middle School
	Legacy Point Elementary		Legacy Point Elementary	
	Northeast Elementary			
Legend	Pioneer Elementary			Frontier Valley Elementary
	Legend High School			

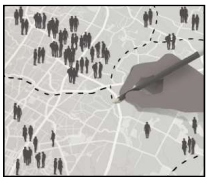
West Planning Area				
Feeder	Schools Projected to be Overcrowded in 2023	Schools Projected to be Undersized in 2023	Schools Projected to be Overcrowded in 2027	Schools Projected to be Undersized in 2027
Castle View	Meadow View Elementary	Larkspur Elementary		Larkspur Elementary
		Sedalia Elementary		Sedalia Elementary
		Castle Rock Middle School		Castle Rock Middle School
				Castle View High School
Douglas County	Castle Rock Elementary	Cherry Valley Elementary	Castle Rock Elementary	Cherry Valley Elementary
	Rock Ridge Elementary		Flagstone Elementary	
	South Ridge Elementary		Rock Ridge Elementary	
			South Ridge Elementary	

North Planning Area				
Feeder	Schools Projected to be Overcrowded in 2023	Schools Projected to be Undersized in 2023	Schools Projected to be Overcrowded in 2027	Schools Projected to be Undersized in 2027
Highlands Ranch	Arrowwood Elementary	Cresthill Middle School	Eagle Ridge Elementary	Cresthill Middle School
	Eagle Ridge Elementary	Highlands Ranch High School		Highlands Ranch High School
Mountain Vista	Northridge Elementary	Copper Mesa Elementary		Bear Canyon Elementary
	Mountain Vista High School	Sand Creek Elementary		Copper Mesa Elementary
		Mountain Ridge Middle Shool		Sand Creek Elementary
				Summit View Elementary
				Mountain Ridge Middle School
Rock Canyon	Buffalo Ridge Elementary		Buffalo Ridge Elementary	Wildcat Mountain Elementary
	Rock Canyon High School		Timber Trail Elementary	
ThunderRidge	Coyote Creek Elementary	Stone Mountain Elementary	Coyote Creek Elementary	Eldorado Elementary
			Roxborough Intermediate	Saddle Ranch Elementary
				Stone Mountain Elementary

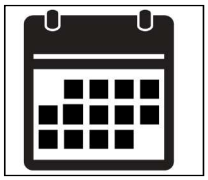
Capacity Relief Alternatives and Implementation

New construction and the other opportunities (and associated risks) discussed in this document are only some of the options available to the district to address over-utilized facilities. A variety of alternative methods exist and are carefully reviewed and considered by staff and the LRPC as enrollment growth occurs. Each alternative exhibits benefits as well as shortcomings. Below is a list of the additional capacity relief measures that could be considered along with their benefits and shortcomings.

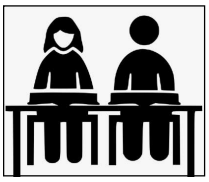
Alternatives Using Existing Capacity



Boundary Change: Shifting attendance boundary lines to increase or decrease the number of neighborhood students in that specific attendance area. This approach doesn't destablize special programs, in most situations will only apply to new students and provides the DCSD community with a predictable and constant set of criteria for decisions. However this approach can take years to fully implement, can be less effective in a choice district and can be disruptive to families and students. In addition, actual impact can vary from the projected impact with this approach and staff must be careful to not over or under enroll nearby schools.



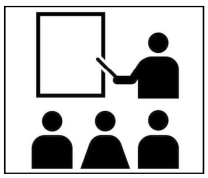
Calendar Change: Altering school calendar and class scheduling to reduce the number of students simultaneously utilizing school facilities. This approach makes greater use of existing facilities, keeps current attendance areas and neighborhoods intact, keeps current programming intact, and is relatively quick to implement. However, this approach makes regular facility maintenance and repair more difficult, could be challenging to parent's schedules, could interfere with extracurricular and after school activities, and results in additional wear and tear on the facility.



Grade Reconfiguration: Changing grade structure of a school in order to increase or decrease the overall enrollment. Like a calendar change, this approach makes use of existing facilities, keeps existing attendance areas and programming intact, and is relatively quick to implement. However, this approach may go against parent preference for current grade configuration, could impact school staff and programming, and could cause a transportation burden for families and staff.



Overflow Busing: Busing students to nearby schools with capacity. This approach makes greater use of existing facilities and is relatively quick to implement. However, this approach may be inconvenient for staff, parents, and students, would likely result in increased transportation costs and runs counter to the concept of a neighborhood school and promoting walkable, safe routes to neighborhood schools. In addition, this approach is only preferable when capacity is available at a facilities in relatively close proximity to overutilized facilities.

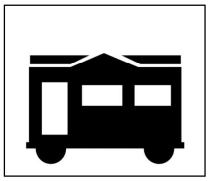


Program Change: Moving or replicating stand-alone programs to underutilized space. In addition to making use of existing facilities, keeping current attendance areas intact, and being relatively quick to implement, this approach can also benefit students living in other attendance areas. However, this approach could destabilize the overall effectiveness of the program and facilities may not be equipped with the special features and amenities needed for that program. In addition, this approach may cause a transportation burden and has the potential to impact school staff.

Alternatives Which Provide Additional Capacity



Building Addition: Addition or expansion of current building footprint in order to add more classroom space. This approach keeps current attendance areas and programming intact but is more expensive than program and/or calendar changes, does not reduce overutilization of the core facility spaces, and must take into account site constraints.



Mobiles: Installing additional modular units. This approach offers ultimate flexibility in responding to changes in enrollment, offers efficient short term relief, and is less costly than permanent buildings and additions. However, modular units typically lack the architectural quality, special features, and amenities that permanent classrooms have and should not be considered a long term solution. In addition, this approach must also take site constraints into consideration and does not reduce overutilization of the core facility spaces.



Purchase and Tenant Finish: Purchasing already existing space and tenant finish to meet DCSD program needs. This approach could be cost effective in comparison to new construction and is typically quicker to implement than new construction. However, this alternative is subject to market availability and costs and it may be difficult to find properties that fully meet DCSD criteria and needs.

2022-23 School Capacity and Boundary Analysis

For several years, the Long-Range Planning Committee (LRPC) has been monitoring the variances in enrollment projections across the Douglas County Schools District. While some areas of the district show current and projected growth of student populations, other areas show a leveling off of student numbers and even a decline in projected student numbers in certain schools. As a result, the LRPC, in coordination with staff, recommended that the Board of Education allocate funds to study the student population across the district and make recommendations on potential solutions.

The LRPC in association with staff has procured a consultant that specializes in analysis of attendance areas and since 2019, has been diligently working to assist in the implementation of a series of boundary changes needed to alleviate school crowding and balance enrollment. Throughout 2020 and 2021, boundary adjustments were implemented in the Roxborough Elementary attendance area, the Buffalo Ridge Elementary attendance area, the Prairie Crossing attendance area, and multiple elementary attendance areas in the east Castle Rock and southeast Parker area to accommodate enrollment growth and alleviate school crowding. In addition, in some areas the district has moved sixth grade classes from overcrowded elementary schools to middle schools with more capacity. These relief measures have proven to be successful in providing the needed extra capacity and more evenly balancing enrollment across schools. However, these relief measures are temporary and are reaching the end of their intended life. A permanent solution is needed to provide capacity in these areas of new residential growth where no easily accessible, local neighborhood school exists. The construction of a new neighborhood elementary schools in conjunction with the expansion of two middle schools is recommended to address the need for additional capacity in these areas.

Regardless of the recommendation for new construction, the LRPC and staff will continue to research these issues and areas of concern and potentially recommend more capacity relief measures to address both under enrollment and overcrowding issues in neighborhood schools. An interim solution is needed to provide additional capacity in the Roxborough and Coyote Creek feeders until a new elementary school can be built. In addition, schools in the district's high growth areas that are projected to experience overcrowding (Eagle Ridge, Buffalo Ridge, Timber Trail, Franktown, Legacy Point, Prairie Crossing, Pine Grove, Cherokee Trail, Rock Ridge, South Ridge, Flagstone, and Castle Rock elementary schools) will need to be monitored carefully and have a plan prepared in the instance that the new construction of schools is not feasible.

A key part of the process has been and will remain outreach to the public in the affected areas, taking into account concerns and suggestions provided by the public, including parents, as to the impact of changes. The overall mission of any change in attendance areas is to actively balance enrollment while minimizing the impact to students and families. This is coupled with the need to provide an educational environment that meets a high level of service and is what is best for students. The recent boundary and grade configuration changes are intended to address the most urgent needs of the district and its families. Any potential changes will continue to be in coordination with district educators and leaders. This research is part of the ongoing mission of the LRPC and is expected to continue over the next few years.

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Acres Green Elementary

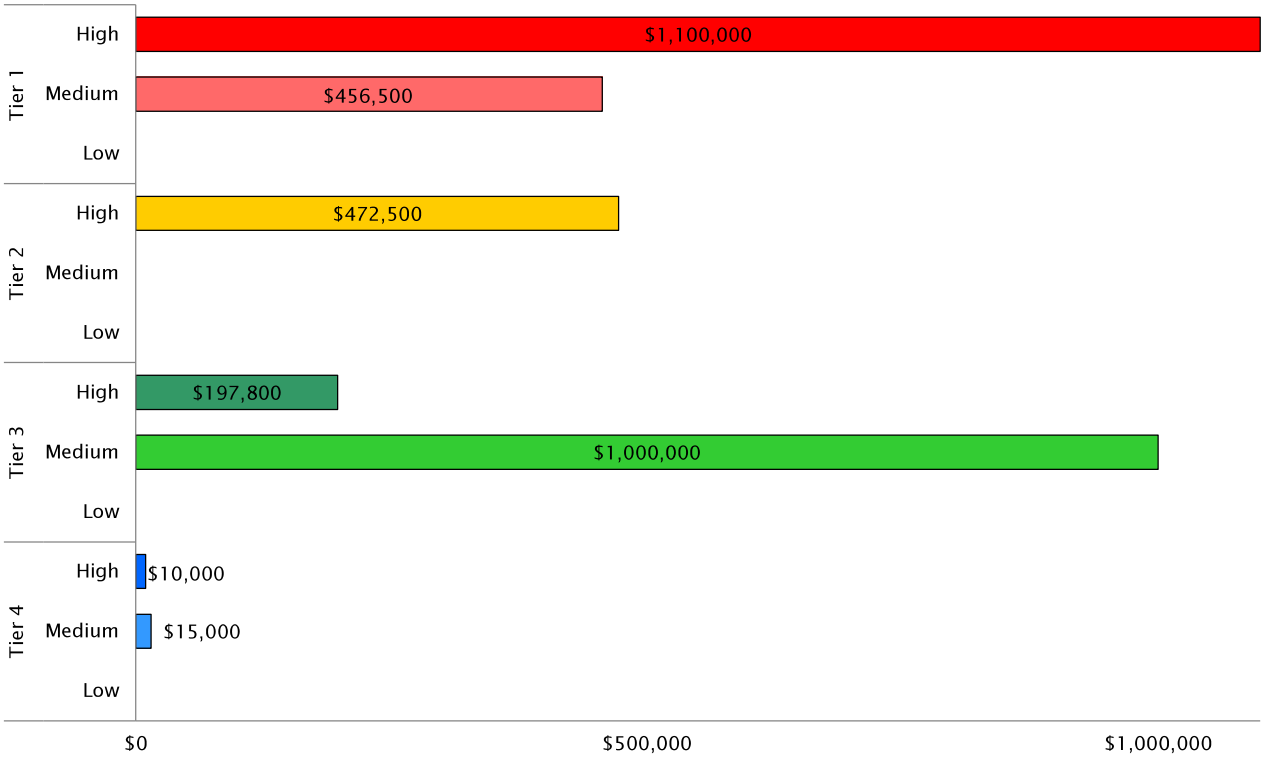
13524 Acres Green Drive
Littleton, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by 1974 Bond
Opened in 1975

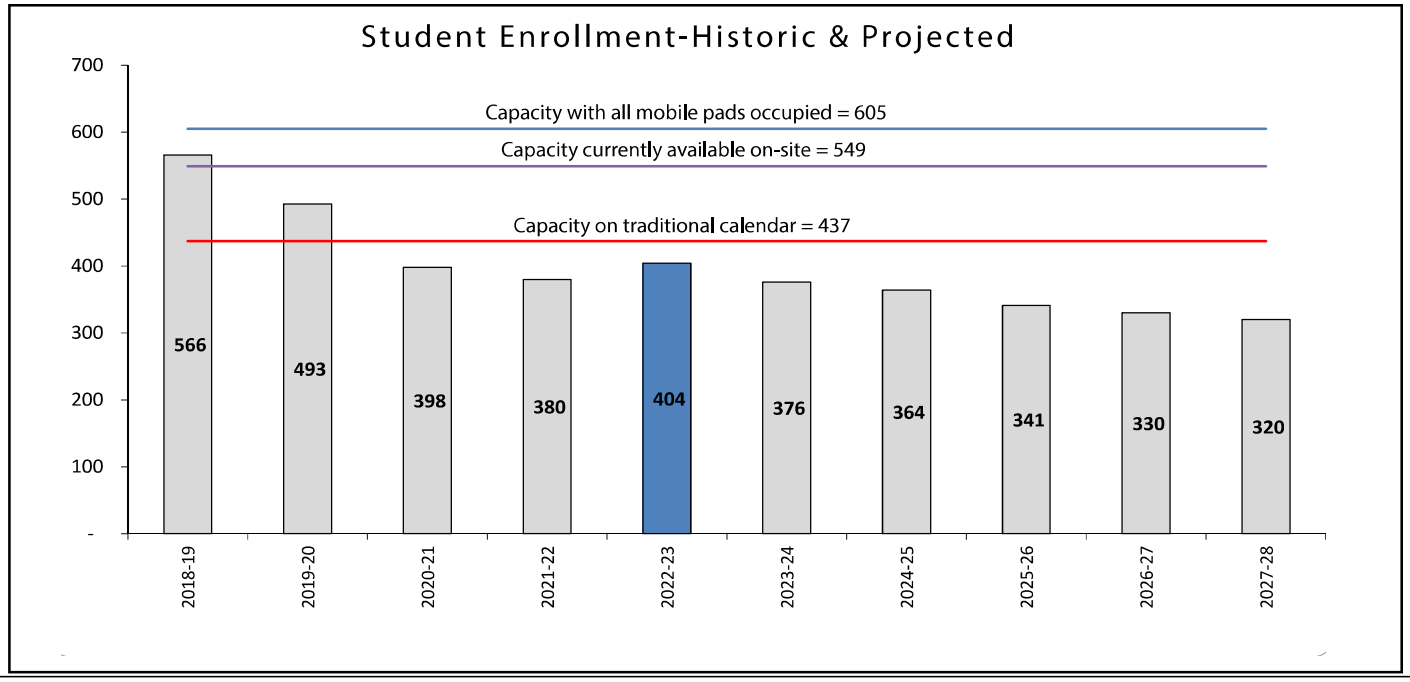
Site Acreage:12
Facility Square Feet: 50,480
Mobiles on-site: 3

Acres Green Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $3,251,800
Estimated Total Project Costs: $3,739,690 - $5,349,437



Following is the list of currently unfunded facility projects at Acres Green Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof top units originally installed in 2000	$1,100,000	$110,000-$473,000	$55,000-$236,500
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace boiler(s)	$275,000	$27,500-$118,300	$13,750-$59,125
2-High	Mill and overlay bus loop	$60,000	$6,000-$25,800	$3,000-$12,900
	Repair/replace asphalt walkways	$55,000	$5,500-$23,700	$2,750-$11,825
	Recaulk exterior windows	$18,100	$1,800-$7,700	$905-$3,892
	Refurbish or replace 3 classroom partitions	$48,400	$4,900-$20,900	$2,420-$10,406
	Repair/replace areas of sidewalk	$25,000	$2,500-$10,800	$1,250-$5,375
	Replace asphalt playground	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace casework in original building	$66,000	$6,600-$28,400	$3,300-$14,190
	Resurface asphalt parking lot	$120,000	$12,000-$51,600	$6,000-$25,800
3-High	Recaulk wall foundation where concrete meets	$8,600	$900-$3,700	$430-$1,849
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Renovate upper baseball fields	$17,100	$1,700-$7,300	$855-$3,677
	Replace grid ceiling and ceiling tile in original building	$92,100	$9,200-$39,600	$4,605-$19,802
3-Medium	Fire sprinkle building	$1,000,000	$100,000-$430,000	$50,000-$215,000
4-High	Renovate grass area around school	$10,000	$1,000-$4,300	$500-$2,150
4-Medium	Add landscaping at NW corner of school site	$15,000	$1,500-$6,500	$750-$3,225

Estimated Total Construction Costs (in 2023 Dollars): $3,251,800
Estimated Project Management Costs Range: $325,300 - $1,398,500
Estimated Inflation Range: $162,590 - $699,137

Estimated Total Project Costs: $3,739,690 - $5,349,437

Arrowwood Elementary

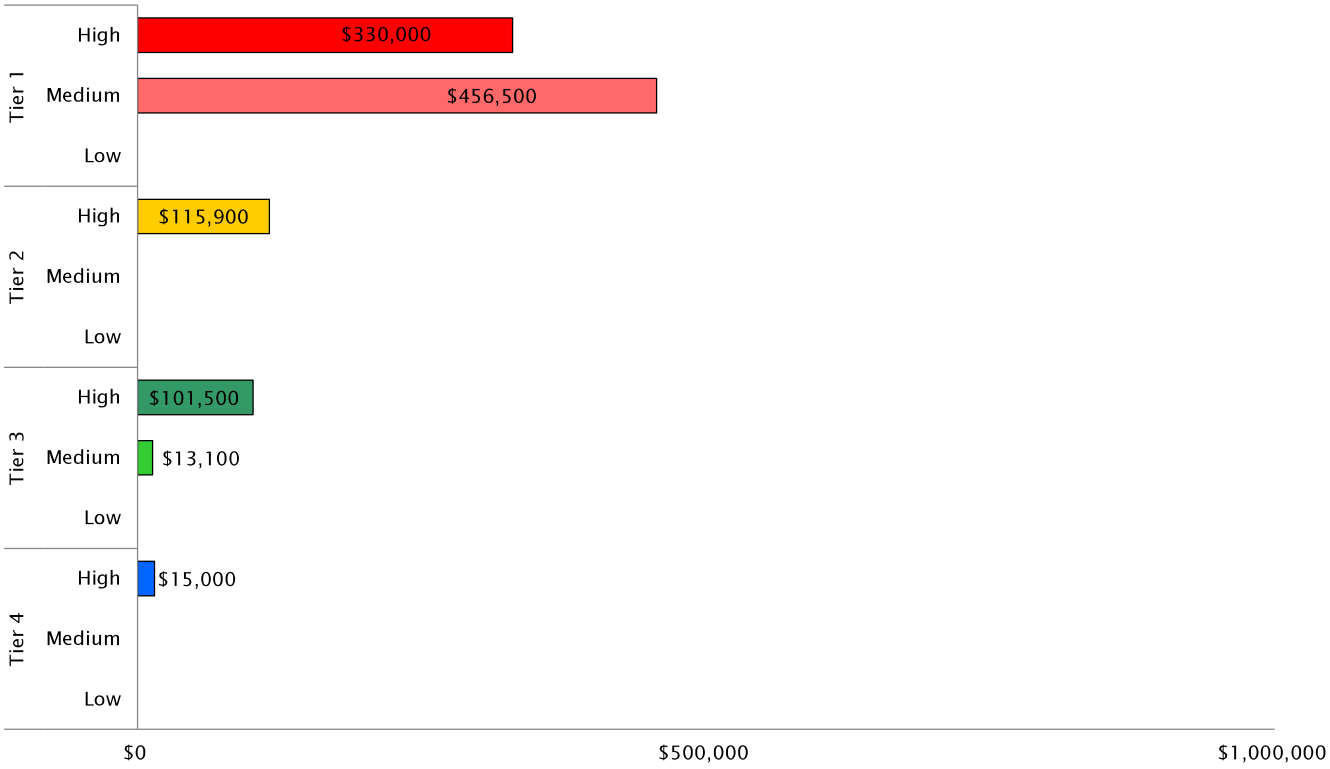
10345 Arrowwood Drive
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2000

Site Acreage:10
Facility Square Feet: 51,668
Mobiles on-site: 1

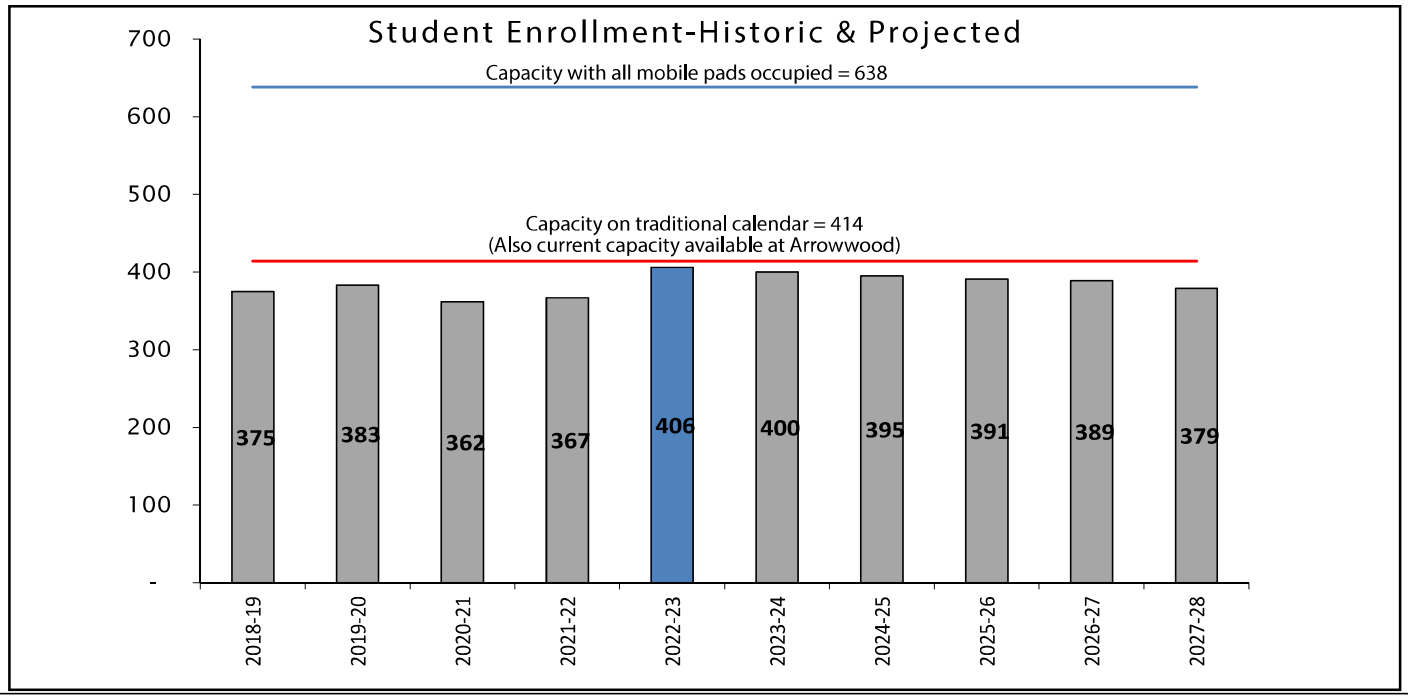
Arrowwood Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,032,000

Estimated Total Project Costs: $1,186,700 - $1,697,680



Following is the list of currently unfunded facility projects at Arrowwood Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace chiller	$330,000	$33,000-$141,900	$16,500-$70,950
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace boiler(s)	$275,000	$27,500-$118,300	$13,750-$59,125
2-High	Repair foundation footings at playground entrance	$23,000	$2,300-$9,900	$1,150-$4,945
	Repair operable partitions as necessary (gym and classrooms)	$13,400	$1,300-$5,700	$670-$2,881
	Repair CMU at cooling tower. Enclosure wall separating from building due to movement.	$2,500	$200-$1,000	$125-$538
	Repair CMU in Pod 1 on wall near restroom	$3,000	$300-$1,300	$150-$645
	Repair/replace sections of sidewalk	$30,000	$3,000-$12,900	$1,500-$6,450
	Replace original epoxy floor	$44,000	$4,400-$19,000	$2,200-$9,460
3-High	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair cafeteria floor, movement issues	$21,500	$2,100-$9,200	$1,075-$4,623
3-Medium	Repair vinyl covering in hallways	$3,100	$300-$1,300	$155-$667
	Replace dumpster enclosure with new block enclosure, repa	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $1,032,000
Estimated Project Management Costs Range: $103,100 - $443,800
Estimated Inflation Range: $51,600 - $221,880

Estimated Total Project Costs: $1,186,700 - $1,697,680

Bear Canyon Elementary

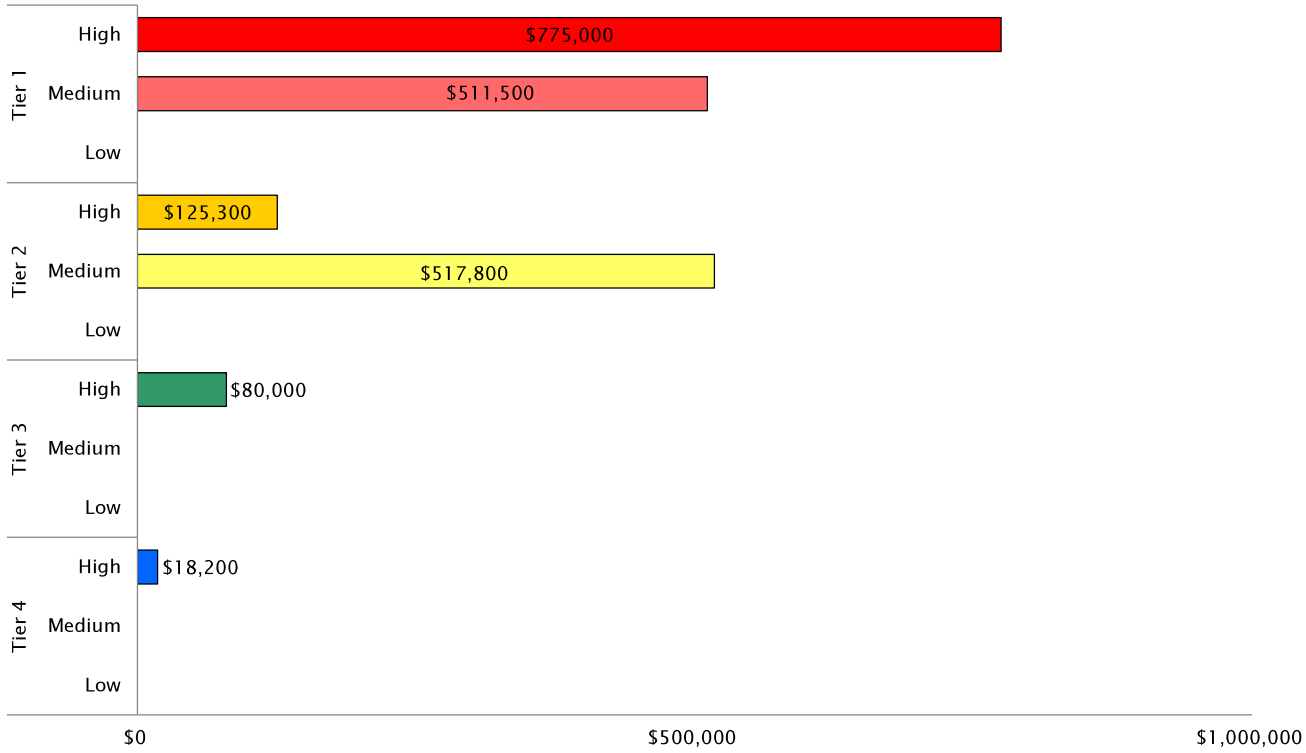
9660 Salford Lane
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1989 Bond
Opened in 1990

Site Acreage:12
Facility Square Feet: 53,237
Mobiles on-site: 3

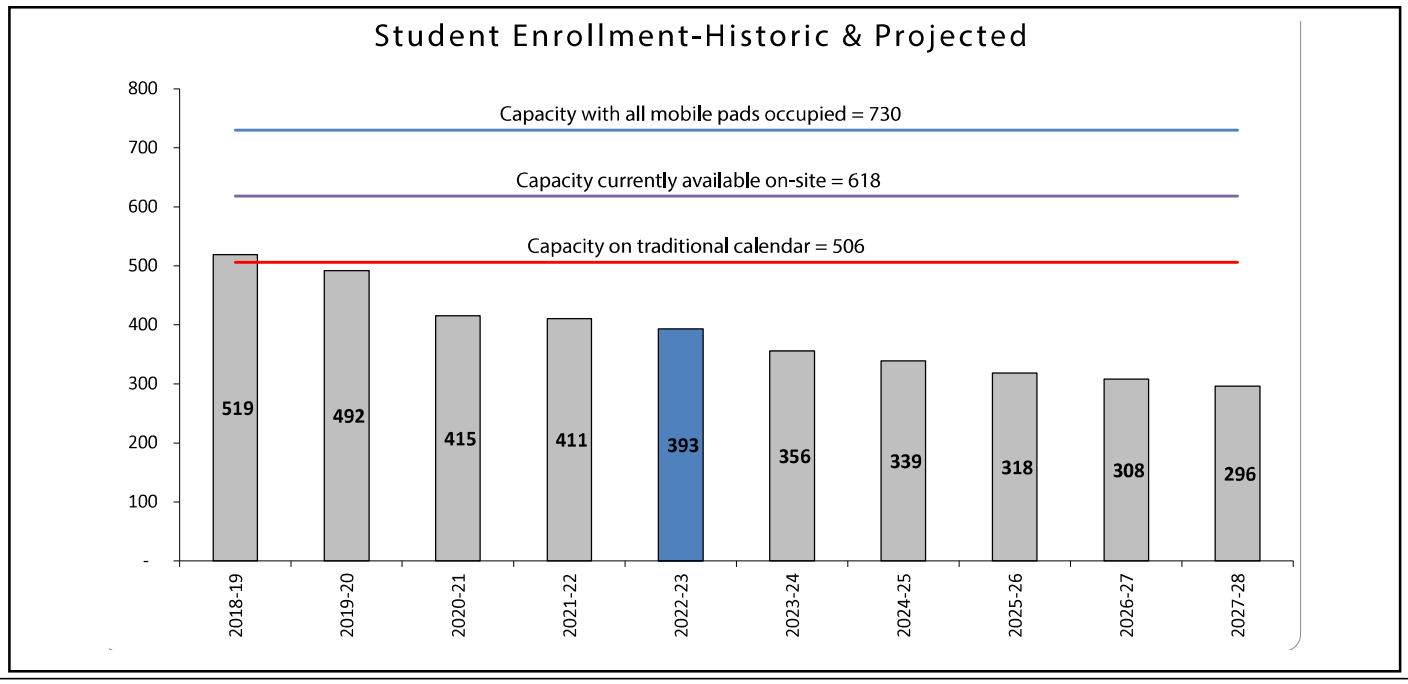
Bear Canyon Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,027,800

Estimated Total Project Costs: $2,332,090 - $3,335,877



Following is the list of currently unfunded facility projects at Bear Canyon Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$121,000	$12,100-$52,100	$6,050-$26,015
	Upgrade control system	$330,000	$33,000-$141,900	$16,500-$70,950
	Upgrade fire alarm system	$214,000	$21,400-$92,100	$10,700-$46,010
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
2-High	Repair operable partitions between classrooms and between gym/cafeteria	$19,700	$1,900-$8,400	$985-$4,236
	Repair/replace areas of sidewalk	$30,000	$3,000-$12,900	$1,500-$6,450
	Replace all original fixed casework in classrooms and offices	$66,000	$6,600-$28,400	$3,300-$14,190
	Replace fixtures in staff restrooms	$2,100	$200-$900	$105-$452
	Replace VCT flooring in staff restrooms	$4,400	$500-$1,900	$220-$946
	Replace fixtures in staff restrooms	$3,100	$300-$1,300	$155-$667
2-Medium	Replace ceiling grid and tile	$157,300	$15,800-$67,700	$7,865-$33,820
	Replace main switchgear	$150,000	$15,000-$64,500	$7,500-$32,250
	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
	Resurface asphalt parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
3-High	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
4-High	Recaulk wall foundation where concrete meets	$8,200	$800-$3,400	$410-$1,763
	Resod/reseed grass areas	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $2,027,800
Estimated Project Management Costs Range: $202,900 - $872,100
Estimated Inflation Range: $101,390 - $435,977

Estimated Total Project Costs: $2,332,090 - $3,335,877

Buffalo Ridge Elementary

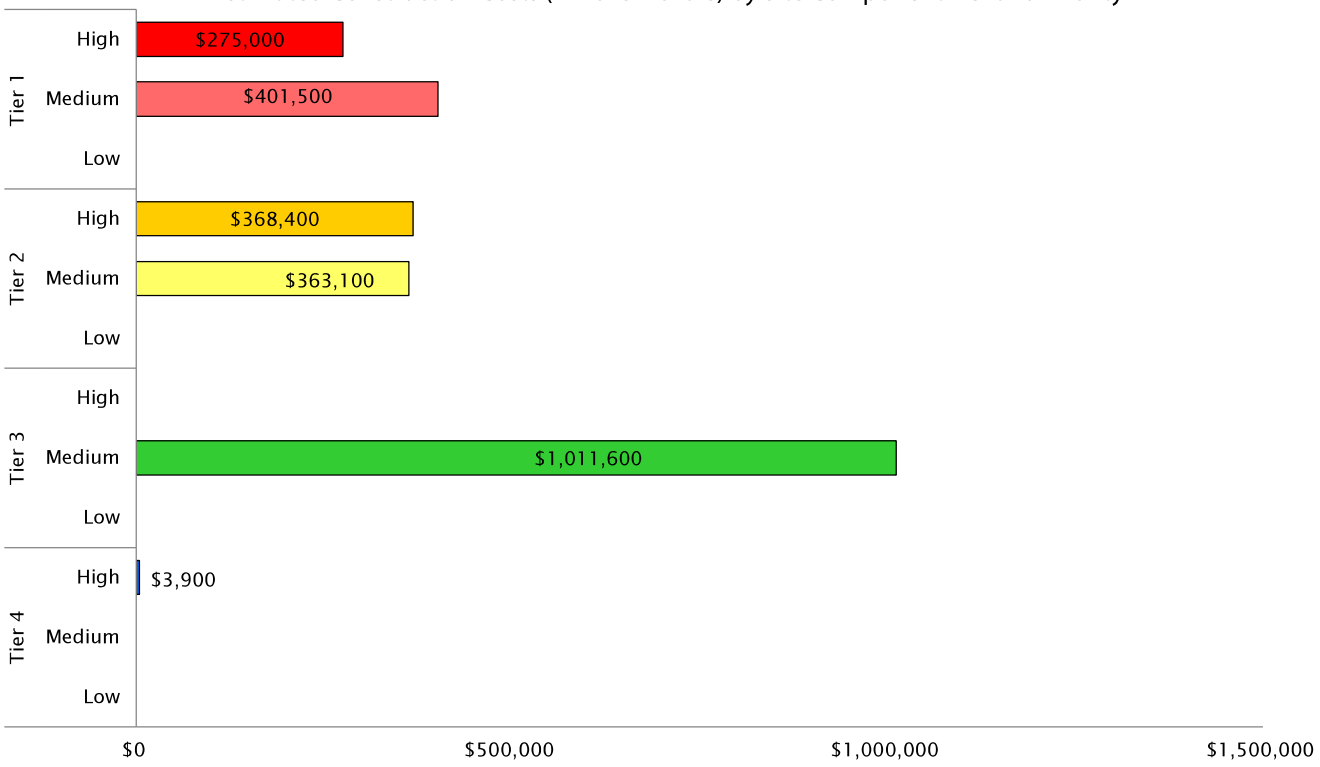
7075 N. Shoreham Drive
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Funded by 1993 Bond
Opened in 1997

Site Acreage:10
Facility Square Feet: 51,020
Mobiles on-site: 1

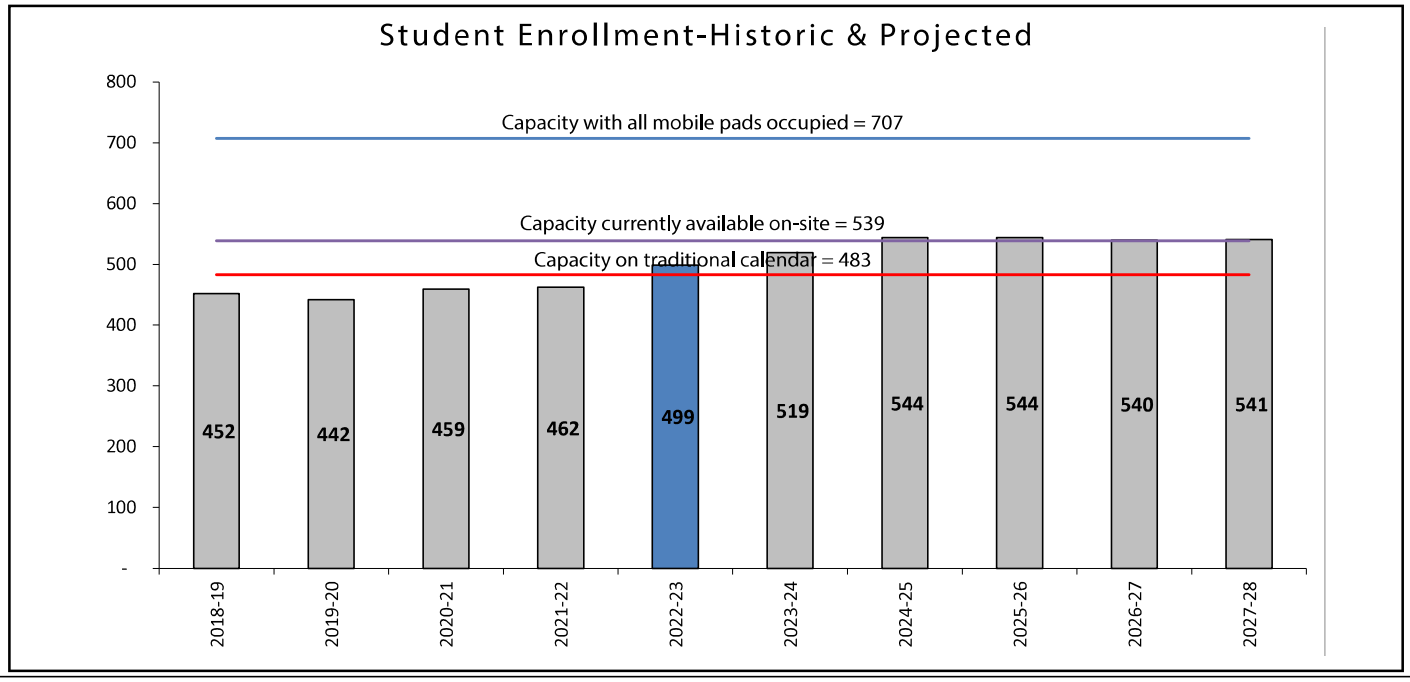
Buffalo Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $12,423,500

Estimated Total Project Costs: $2,786,875 - $3,986,753



Following is the list of currently unfunded facility projects at Buffalo Ridge Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace boiler(s)	$275,000	$27,500-$118,300	$13,750-$59,125
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
2-High	Paint exterior	$9,400	$900-$4,000	$470-$2,021
	Recaulk exterior windows	$15,200	$1,500-$6,500	$760-$3,268
	Repair/replace gym/cafeteria partition. Curtains need replaced due to fire retardant life. Classrooms are not used and are in good shape.	$18,700	$1,800-$8,000	$935-$4,021
	Replace sidewalk (heaving in multiple areas)	$15,000	$1,500-$6,500	$750-$3,225
	Replce toilet partitions	$45,000	$4,500-$19,400	$2,250-$9,675
	Resurface asphalt parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
	Resurface playpad	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair storefront window leak (playground entrance)	$35,100	$3,500-$15,100	$1,755-$7,547
2-Medium	Replace original toilet fixtures	$22,100	$2,200-$9,400	$1,105-$4,752
	Replace original urinals	$11,000	$1,100-$4,800	$550-$2,365
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Grease interceptor bypass	$9,400	$900-$4,000	$470-$2,021
	Hillside off playground needs tie wall of some kind	$2,200	$200-$1,000	$110-$473
4-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839

Estimated Total Construction Costs (in 2023 Dollars): $2,423,500
Estimated Project Management Costs Range: $242,200 - $1,042,200
Estimated Inflation Range: $121,175 - $521,053

Estimated Total Project Costs: $2,786,875 - $3,986,753

Castle Rock Elementary

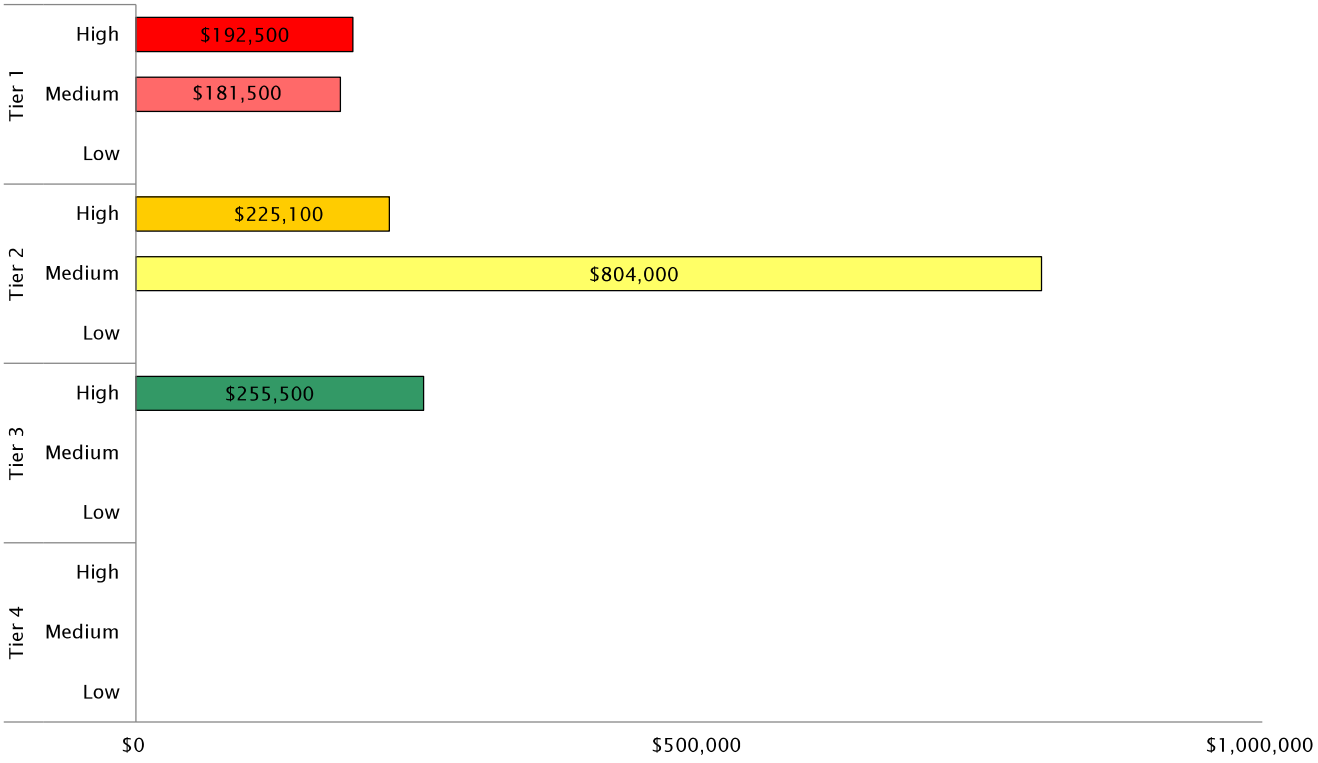
1103 Canyon Drive
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1984

Site Acreage:15.4
Facility Square Feet: 52,907
Mobiles on-site: 1

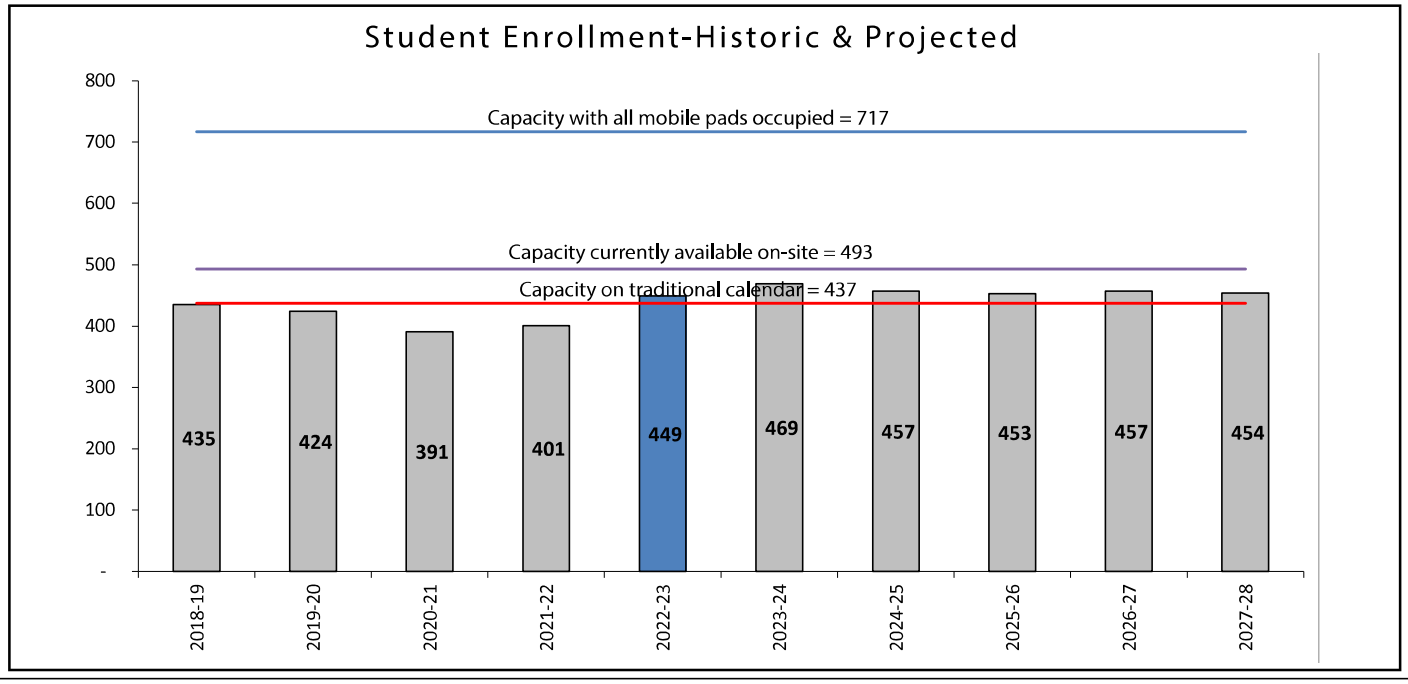
Castle Rock Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,658,600

Estimated Total Project Costs: $1,907,630 - $2,728,799



Following is the list of currently unfunded facility projects at Castle Rock Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for s	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Fill parking lot asphalt cracks	$15,000	$1,500-$6,500	$750-$3,225
	Paint exterior trim, windows and doors	$10,300	$1,100-$4,500	$515-$2,215
	Recaulk exterior windows	$5,400	$500-$2,300	$270-$1,161
	Repair areas of sidewalk and loading dock	$10,000	$1,000-$4,300	$500-$2,150
	Repair operable partitions between classrooms	$20,600	$2,100-$8,900	$1,030-$4,429
	Replace kitchen ceramic tile floor with MMA	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace metal drinking fountains	$4,800	$400-$2,000	$240-$1,032
	Replace original ceramic tile with poured acrylic	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace VCT cafeteria flooring	$27,500	$2,800-$11,900	$1,375-$5,913
	Replace stair tread	$5,000	$500-$2,100	$250-$1,075
2-Medium	Add VFDs to motors/pumps (boiler room)	$100,000	$10,000-$43,000	$5,000-$21,500
	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace gym carpet with sport flooring	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace heating boilers	$275,000	$27,500-$118,300	$13,750-$59,125
3-High	Replace wooden basketball backboards in gym, 6 total	$10,000	$1,000-$4,300	$500-$2,150
	Recaulk wall foundation where concrete meets	$8,200	$800-$3,400	$410-$1,763
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace ceiling grid and tile	$157,300	$15,800-$67,700	$7,865-$33,820

Estimated Total Construction Costs (in 2023 Dollars): $1,658,600
Estimated Project Management Costs Range: $166,100 - $713,600
Estimated Inflation Range: $82,930 - $356,599

Estimated Total Project Costs: $1,907,630 - $2,728,799

Castle Rock Middle

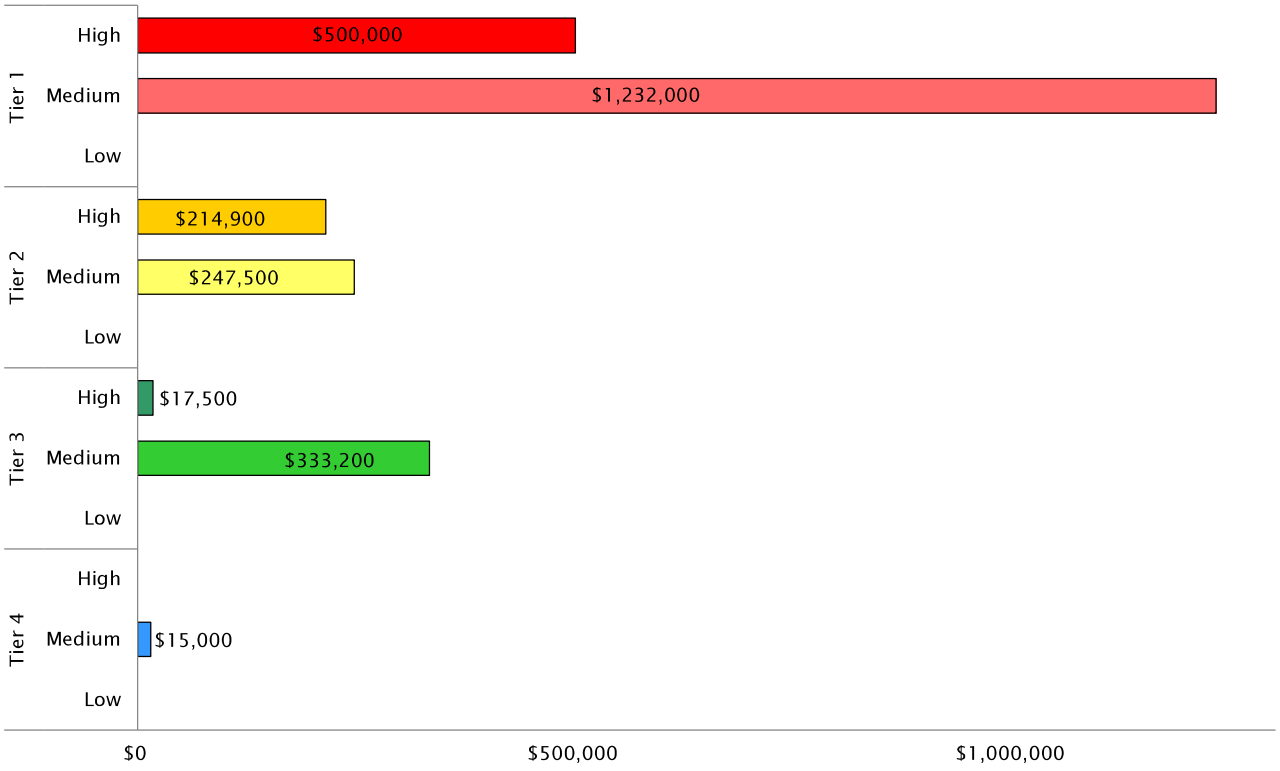
2575 Meadows Boulevard
Castle Rock, CO 80126
Castle View High School Feeder Area, 7-8

Funded by 1993 Bond
Opened in 1996

Site Acreage:22
Facility Square Feet: 128,680
Mobiles on-site: 0

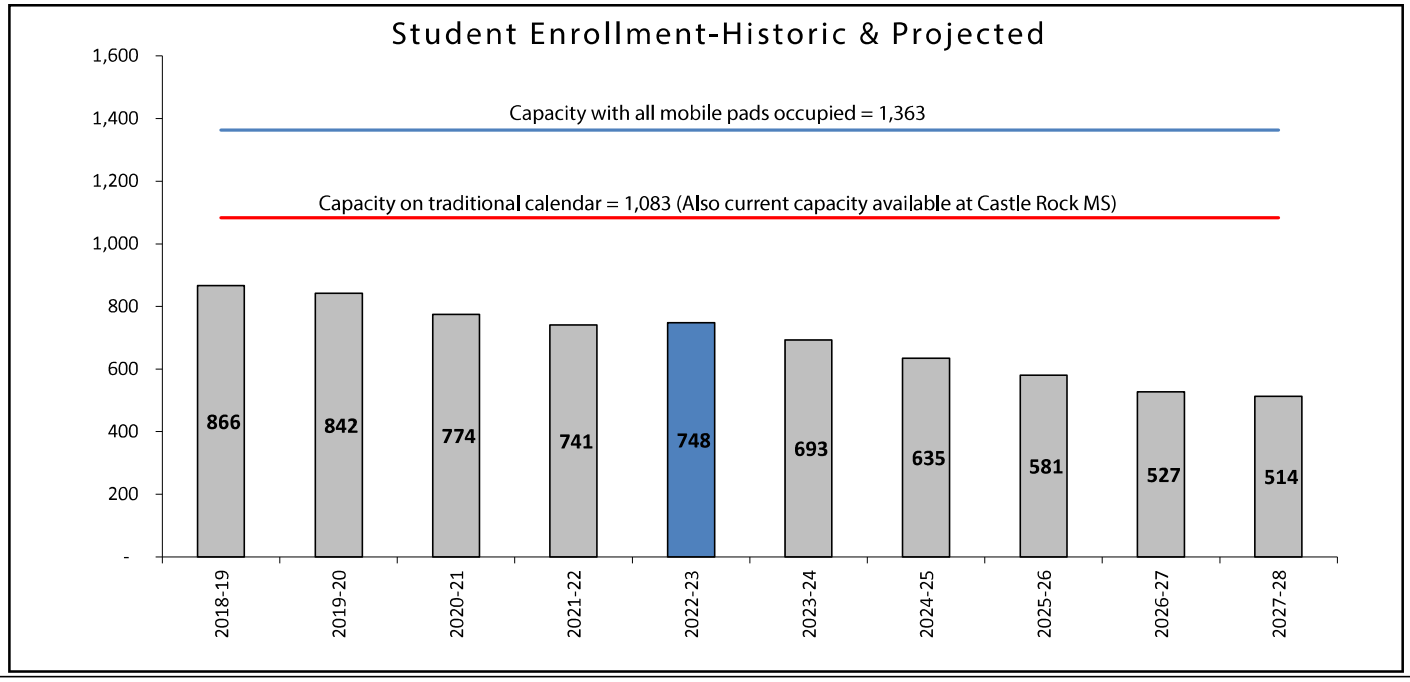
Castle Rock Middle School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,560,100

Estimated Total Project Costs: $2,944,205 - $4,211,622



Following is the list of currently unfunded facility projects at Castle Rock Middle School

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace boiler(s)	$500,000	$50,000-$215,000	$25,000-$107,500
1-Medium	Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
	Upgrade domestic water system	$770,000	$77,000-$331,100	$38,500-$165,550
2-High	Computer counter tops need to be raised in the library	$16,500	$1,700-$7,100	$825-$3,548
	Recaulk exterior wall control joints.	$5,400	$500-$2,300	$270-$1,161
	Recaulk exterior windows	$26,900	$2,700-$11,600	$1,345-$5,784
	Repair sidewalks as needed (multiple areas)	$10,000	$1,000-$4,300	$500-$2,150
	Repair/refurbish operable partitions at pod areas	$14,100	$1,400-$6,000	$705-$3,032
	Replace kitchen flooring. Currently red hubblelite.	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace with solid plastic in all wings upper and lower	$49,500	$5,000-$21,300	$2,475-$10,643
	Upgrade Strand controller (theater/stage)	$10,000	$1,000-$4,300	$500-$2,150
2-Medium	Replace original toilet fixtures	$49,500	$5,000-$21,300	$2,475-$10,643
	Replace original urinals	$33,000	$3,300-$14,200	$1,650-$7,095
	Replace/refinish casework as necessary	$165,000	$16,500-$71,000	$8,250-$35,475
3-High	Recaulk wall foundation where concrete meets	$10,800	$1,100-$4,600	$540-$2,322
	Reseal concrete stairs	$6,700	$700-$2,900	$335-$1,441
3-Medium	Fix drainage problem on east side of school	$15,000	$1,500-$6,500	$750-$3,225
	Replace chalk boards with white boards (13)	$84,400	$8,400-$36,300	$4,220-$18,146
	Replace goal posts on athletic field	$20,000	$2,000-$8,600	$1,000-$4,300
	Replace suspended ceiling (kitchen tiles with food grade)	$4,000	$400-$1,800	$200-$860
	Repair retaining walls at crawlspace entrance	$5,900	$500-$2,500	$295-$1,269
	Upgrade Tech area with better sink, better exhaust ventilati	$203,900	$20,400-$87,700	$10,195-$43,839
4-Medium	Replace some trees	$15,000	$1,500-$6,500	$750-$3,225

Estimated Total Construction Costs (in 2023 Dollars): $2,560,100
Estimated Project Management Costs Range: $256,100 - $1,101,100
Estimated Inflation Range: $128,005 - $550,422

Estimated Total Project Costs: $2,944,205 - $4,211,622

Castle View High

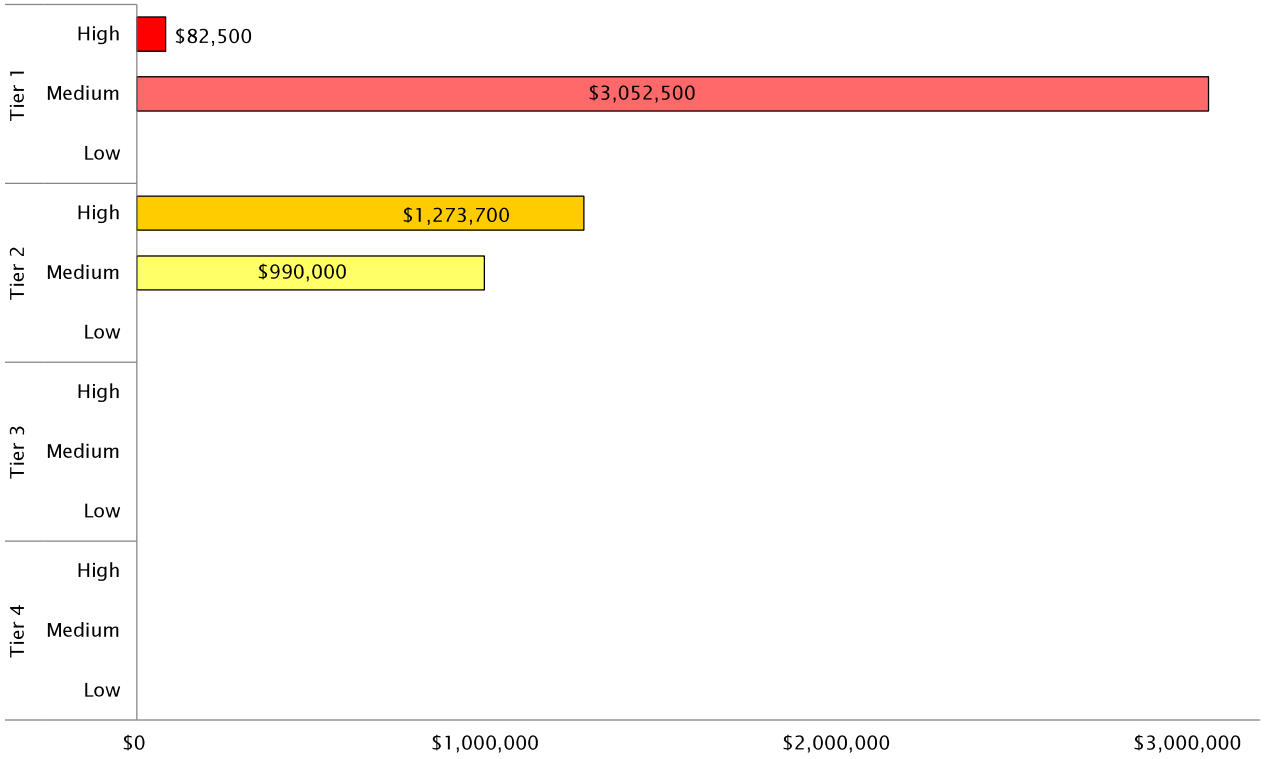
5254 North Meadows Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, 9-12

Funded by 2003 Bond
Opened in 2006

Site Acreage: 35.4
Facility Square Feet: 218,106
Mobiles on-site: 8

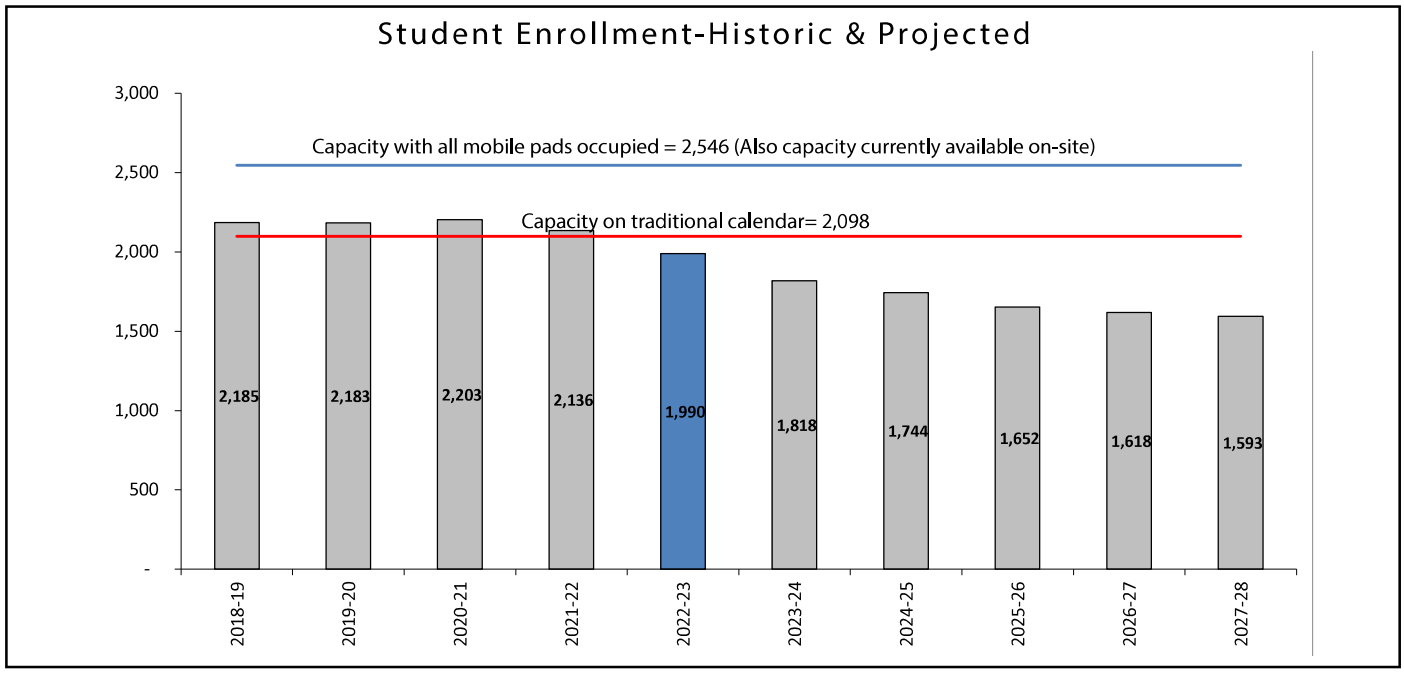
Castle View High School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $5,398,700

Estimated Total Project Costs: $6,208,635 - $8,880,921



Following is the list of currently unfunded facility projects at Castle View High School

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Install new IP intercom system for building	$302,500	$30,300-$130,100	$15,125-$65,038
	Replace roof top units	$2,750,000	$275,000-$1,182,500	$137,500-$591,250
2-High	Recaulk exterior windows	$84,400	$8,400-$36,300	$4,220-$18,146
	Repair as necessary, decent at time of assessment	$10,000	$1,000-$4,300	$500-$2,150
	Resurface/repair parking lot	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Seal exterior wall CMU, recaulk exterior wall control joints	$69,300	$6,900-$29,700	$3,465-$14,900
	Upgrade theater and stage lighting and sound systems	$110,000	$11,000-$47,300	$5,500-$23,650
2-Medium	Replace carpet	$825,000	$82,500-$354,800	$41,250-$177,375
	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace poured acrylic flooring in all restrooms	$82,500	$8,300-$35,500	$4,125-$17,738

Estimated Total Construction Costs (in 2023 Dollars): $5,398,700
Estimated Project Management Costs Range: $540,000 - $2,321,500
Estimated Inflation Range: $269,935 - $1,160,721

Estimated Total Project Costs: $6,208,635 - $8,880,921

Chaparral High

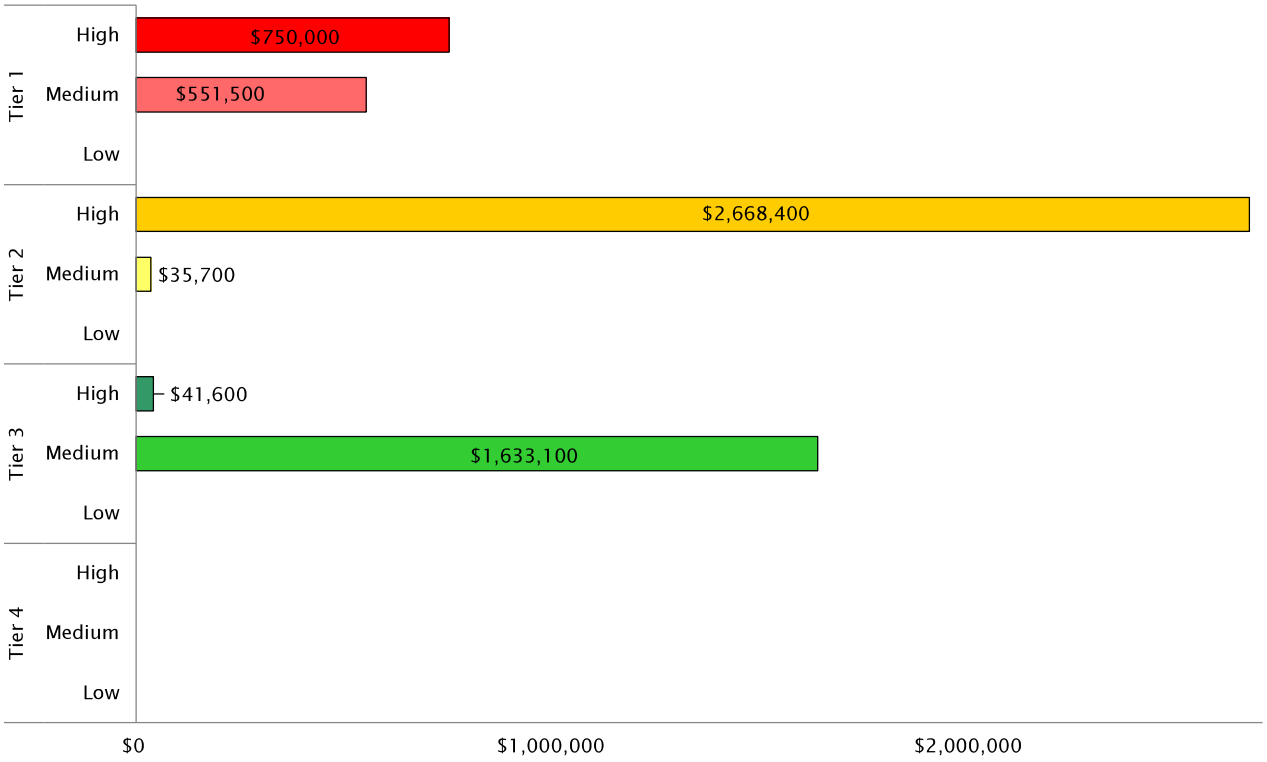
15665 Brookstone Drive
Parker, CO 80134
Chaparral High School Feeder Area, 9-12

Funded by 1993 Bond
Opened in 1997

Site Acreage: 50
Facility Square Feet: 240,367
Mobiles on-site: 4

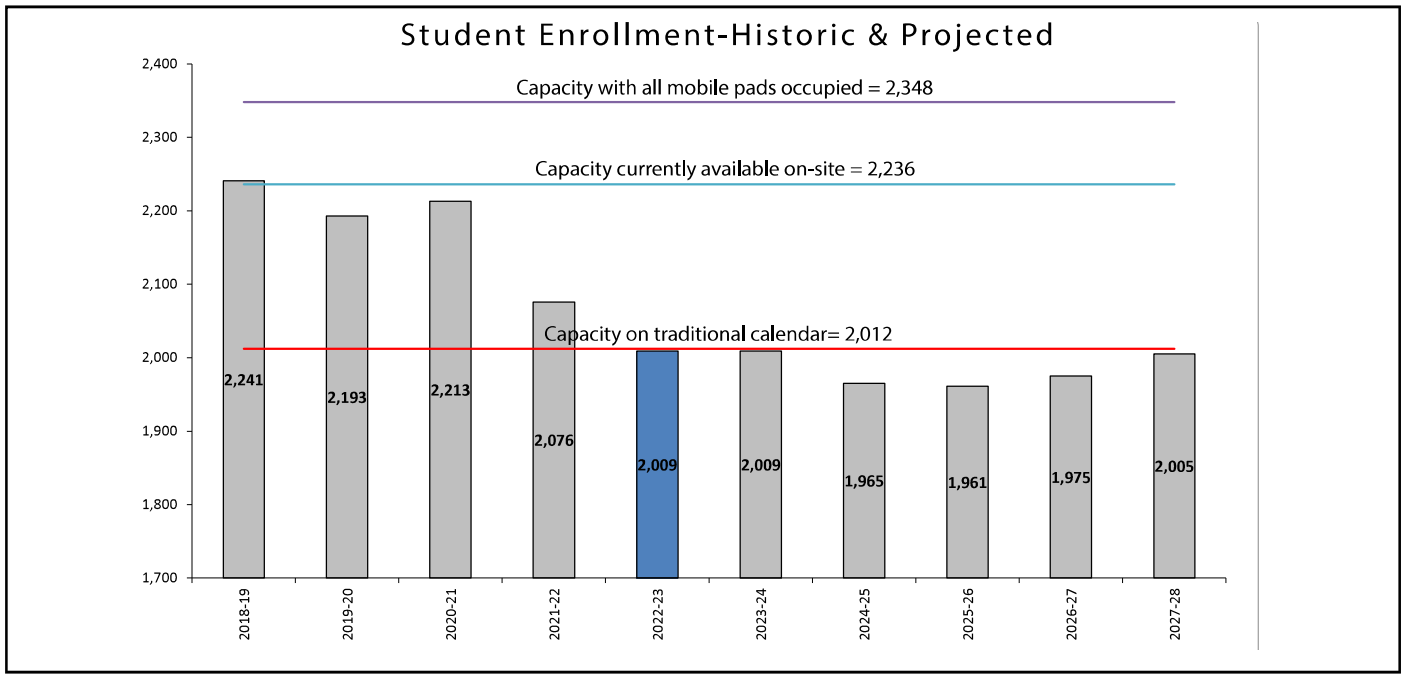
Chaparral High School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $5,680,300

Estimated Total Project Costs: $6,532,215 - $9,343,965



Following is the list of currently unfunded facility projects at Chaparral High School

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace boiler(s)	$750,000	$75,000-$322,500	$37,500-$161,250
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Overhaul elevator #2	$150,000	$15,000-$64,500	$7,500-$32,250
	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
2-High	Fix curtain wall window leakage at commons and hallways	$168,600	$16,900-$72,500	$8,430-$36,249
	Replace continuous hinges on storefront doors	$10,700	$1,100-$4,600	$535-$2,301
	Replace (4) four rollup doors (kitchen)	$17,000	$1,700-$7,300	$850-$3,655
	Recaulk exterior wall control joints, reseal CMU	$64,300	$6,400-$27,600	$3,215-$13,825
	Recaulk exterior windows	$80,400	$8,000-$34,500	$4,020-$17,286
	Repair asphalt sidewalks to athletic fields	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Replace kitchen entry doors from cafeteria	$5,900	$500-$2,500	$295-$1,269
	Replace original kitchen hubblelite floor with MMA	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace sink counter tops in all restrooms	$46,400	$4,600-$19,900	$2,320-$9,976
	Replace toilet partitions in men's & women's PE restrooms, in all wings and main area	$72,600	$7,300-$31,300	$3,630-$15,609
	Resurface parking area	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Replace approximately 100 seats in auditorium due to backs cracking.	$10,000	$1,000-$4,300	$500-$2,150
	Upgrade theater and stage lighting and sound systems	$110,000	$11,000-$47,300	$5,500-$23,650
2-Medium	Refurbish exterior doors	$2,600	$200-$1,100	$130-$559
	Replace original toilet fixtures	$22,100	$2,200-$9,400	$1,105-$4,752
	Replace original urinals	$11,000	$1,100-$4,800	$550-$2,365
3-High	Recaulk wall foundation where concrete meets	$37,600	$3,700-$16,100	$1,880-$8,084
	Repair dropped and cracked floor and tiles between rooms 322 and 207	$4,000	$400-$1,800	$200-$860
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Repair areas of vinyl wall covering (in majority of wings)	$116,900	$11,700-$50,300	$5,845-$25,134
	Replace softball field fence	$9,100	$900-$3,900	$455-$1,957
	Replace kitchen tile ceiling with food grade	$7,100	$700-$3,000	$355-$1,527
	Upgrade domestic water system	$500,000	$50,000-$215,000	$25,000-$107,500

Estimated Total Construction Costs (in 2023 Dollars): $5,680,300
Estimated Project Management Costs Range: $567,900 - $2,442,400
Estimated Inflation Range: $284,015 - $1,221,265

Estimated Total Project Costs: $6,532,215 - $9,343,965

Cherokee Trail Elementary

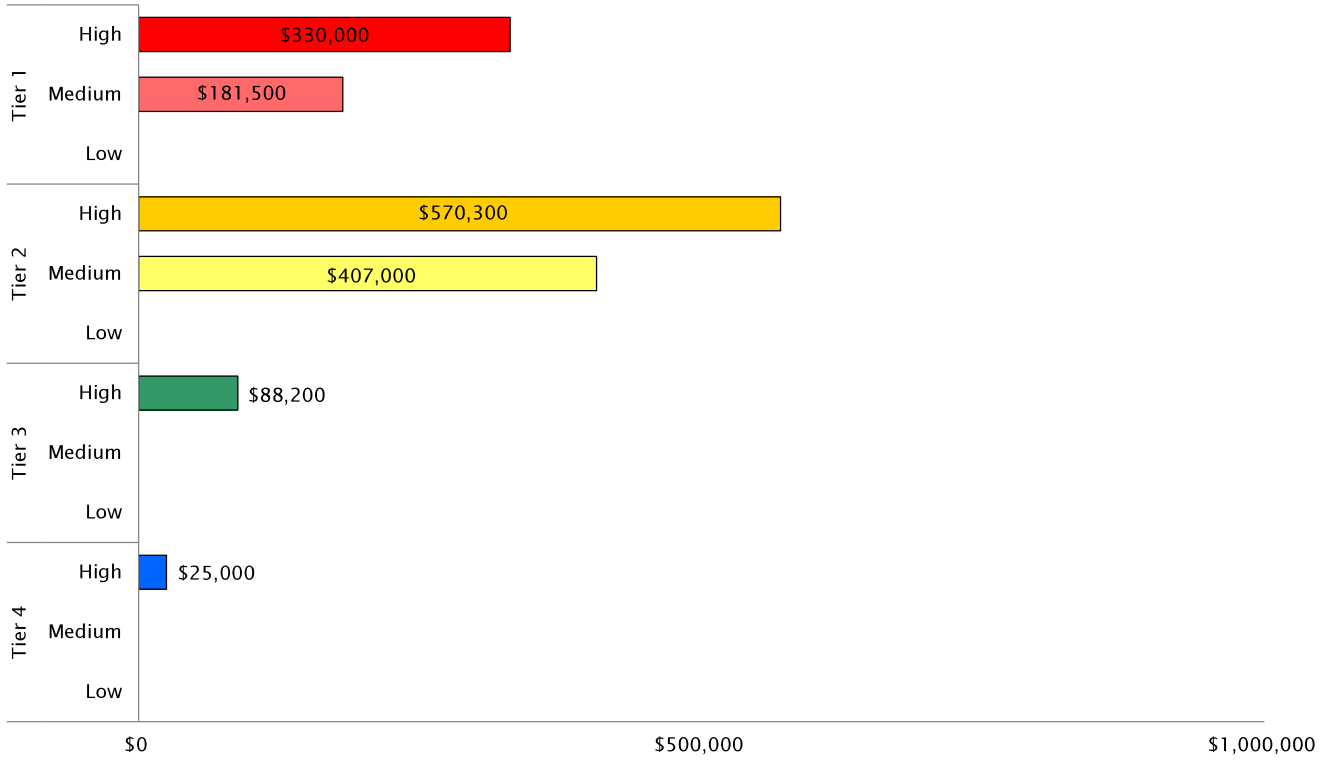
17302 Clarke Farms Dr.
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1989

Site Acreage: 10
Facility Square Feet: 53,237
Mobiles on-site: 3

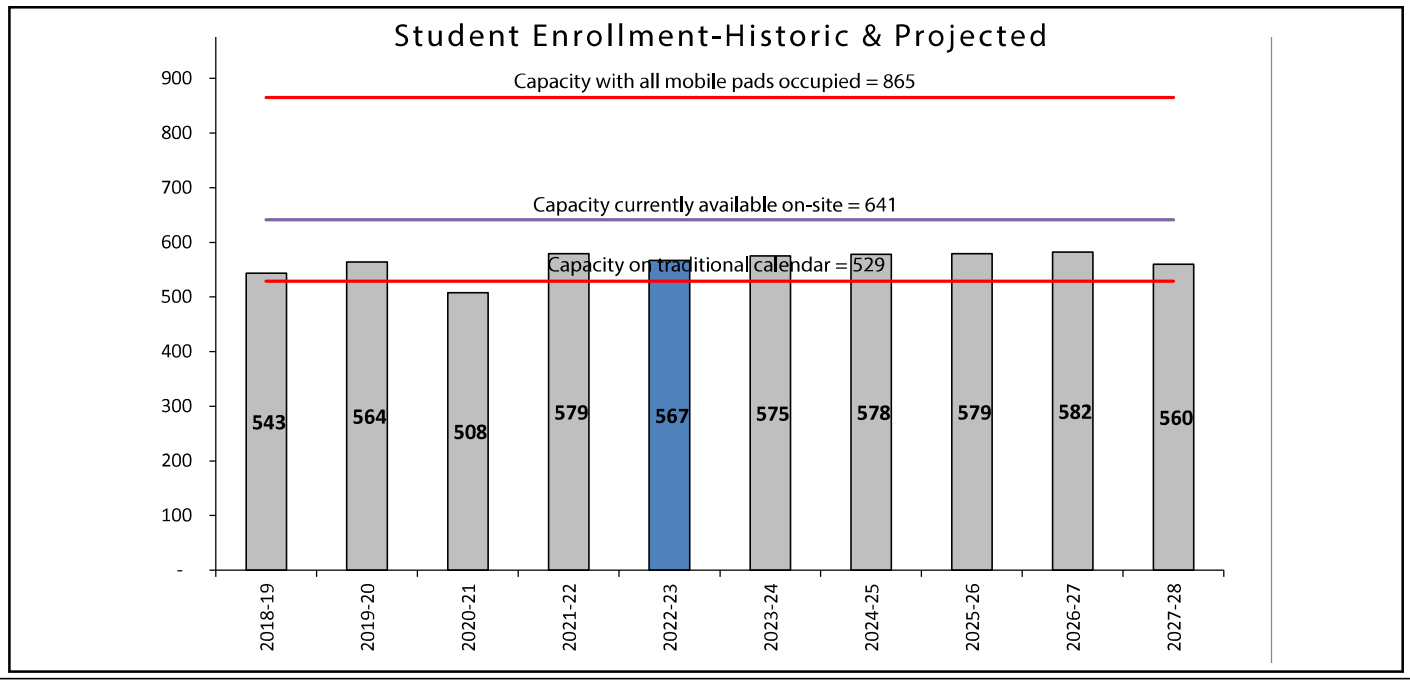
Cherokee Trail Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,602,000

Estimated Total Project Costs: $1,842,500 -$2,635,530



Following is the list of currently unfunded facility projects at Cherokee Trail Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$330,000	$33,000-$141,900	$16,500-$70,950
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Repair and replace vinyl on the portable wall partitions	$14,100	$1,400-$6,000	$705-$3,032
	Replace all original fixed casework in classrooms and offices	$84,700	$8,500-$36,500	$4,235-$18,211
	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace gas piping on roof	$4,000	$400-$1,800	$200-$860
	Replace kitchen flooring	$82,500	$8,300-$35,500	$4,125-$17,738
2-Medium	Replace flooring in main hall restrooms	$16,500	$1,700-$7,100	$825-$3,548
	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
3-High	Recaulk wall foundation where concrete meets	$8,200	$800-$3,400	$410-$1,763
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
4-High	Replace metal edging with concrete mow strip	$15,000	$1,500-$6,500	$750-$3,225
	Resod/reseed grass areas	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $1,602,000
Estimated Project Management Costs Range: $160,400 - $689,100
Estimated Inflation Range: $80,100 - $344,430

Estimated Total Project Costs: $1,842,500 - $2,635,530

Cherry Valley Elementary

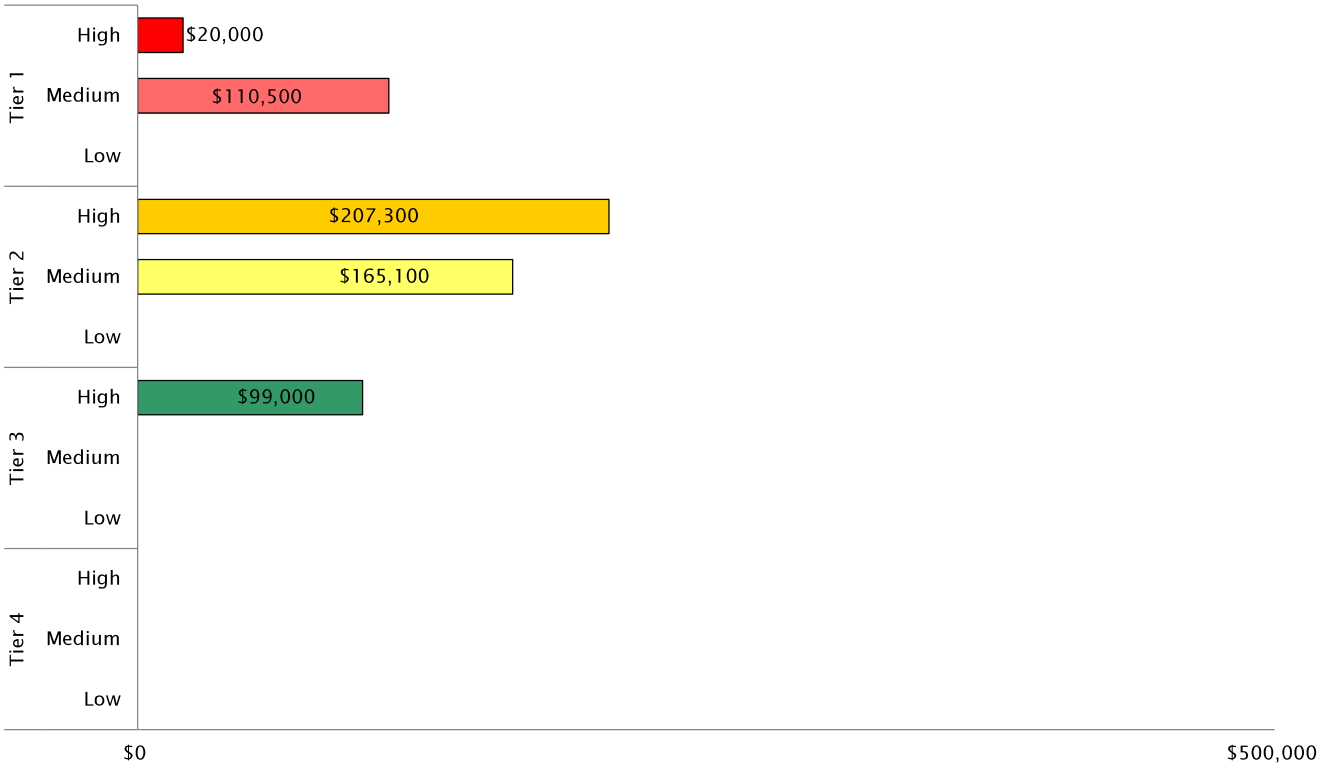
9244 South State Highway 83
Franktown, CO 80116
Douglas County High School Feeder Area, K-6

Funded prior to 1952
Opened in 1952

Site Acreage: 4
Facility Square Feet: 4,657
Mobiles on-site: 1

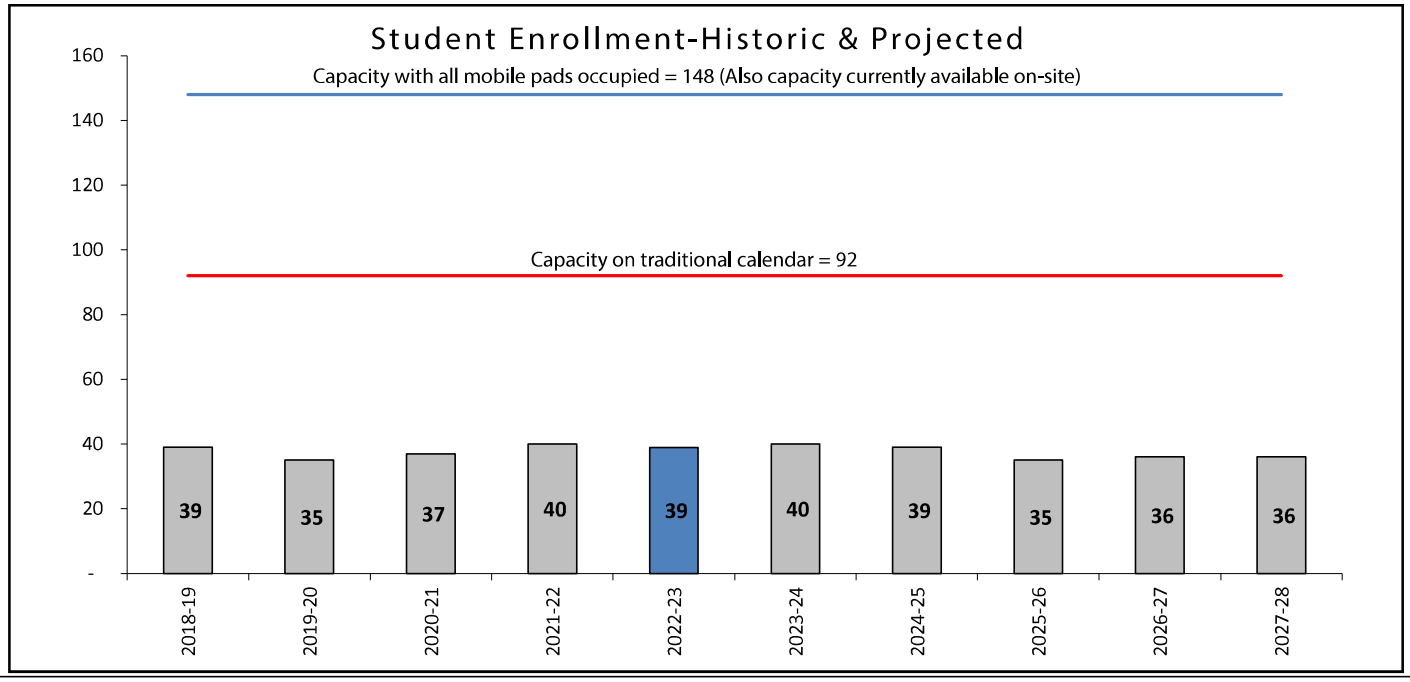
Cherry Valley Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $601,900

Estimated Total Project Costs: $692,295 - $990,209



Following is the list of currently unfunded facility projects at Cherry Valley Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace piping at propane tanks	$20,000	$2,000-$8,600	$1,000-$4,300
1-Medium	Install new IP intercom system for building	$60,500	$6,100-$26,100	$3,025-$13,008
	Upgrade control system	$50,000	$5,000-$21,500	$2,500-$10,750
2-High	Install new asphalt parking lot	$50,000	$5,000-$21,500	$2,500-$10,750
	Replace carpet in all buildings, includes modular classrooms	$100,700	$10,100-$43,300	$5,035-$21,651
	Replace floor urinals with wall mount	$30,300	$3,000-$13,000	$1,515-$6,515
	Replace kitchen flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace sinks in restrooms and custodial closet	$4,300	$400-$1,800	$215-$925
2-Medium	Replace windows	$137,500	$13,800-$59,200	$6,875-$29,563
	Refurbish exterior doors	$2,600	$200-$1,100	$130-$559
	Rain water drainage piping and fittings need to be checked	$25,000	$2,500-$10,800	$1,250-$5,375
3-High	Install new synthetic turf for multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace 1x1 glue on tiles in hallways and office	$11,400	$1,200-$4,900	$570-$2,451
	Replace all fencing at around school perimeter, parking area	$5,300	$500-$2,200	$265-$1,140
	Replace ceiling tiles in old school house.	$2,300	$300-$1,000	$115-$495

Estimated Total Construction Costs (in 2023 Dollars): $601,900
Estimated Project Management Costs Range: $60,300 -$258,900
Estimated Inflation Range: $30,095 - $129,409

Estimated Total Project Costs: $692,295 - $990,209

Cimarron Middle

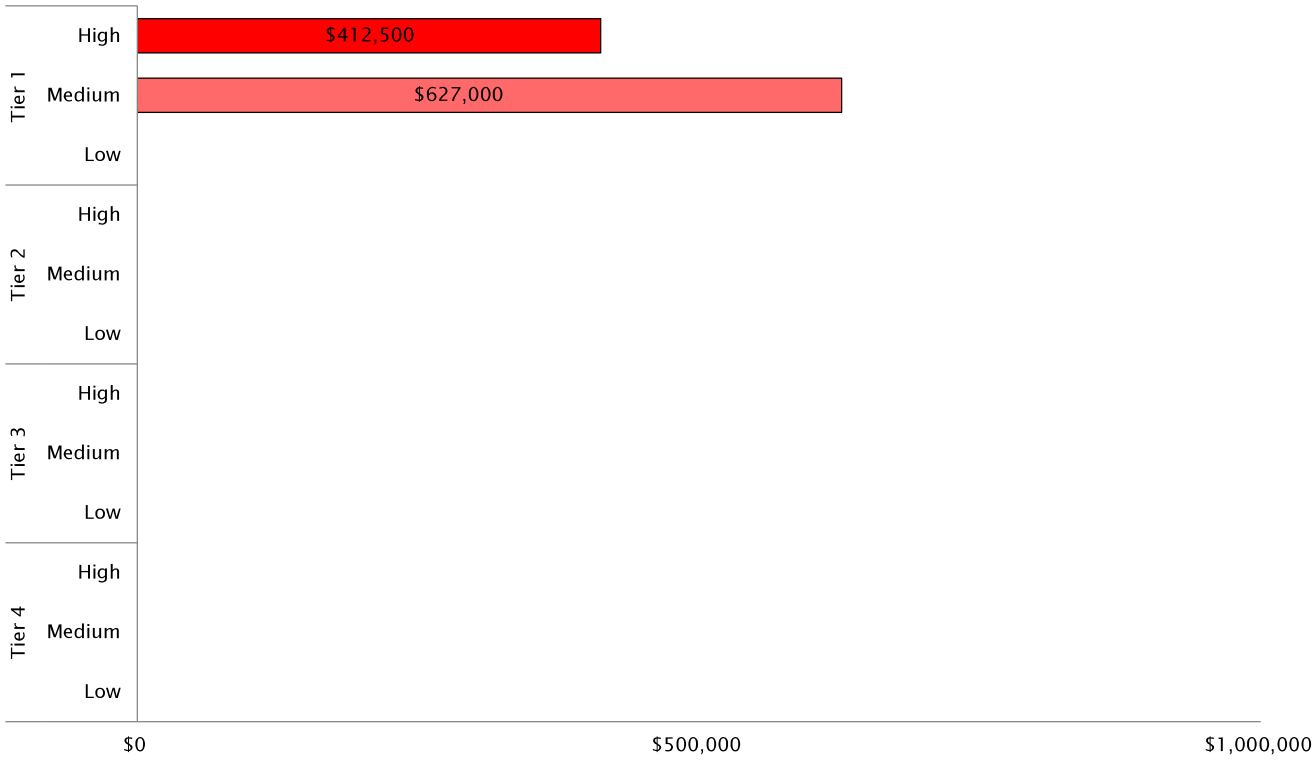
12130 Canterberry Parkway
Parker, CO 80134
Legend High School Feeder Area, 6-8

Funded by 2006 Bond
Opened in 2010

Site Acreage: 22
Facility Square Feet: 132,414
Mobiles on-site: 4

Cimarron Middle School-Identified Facility Projects

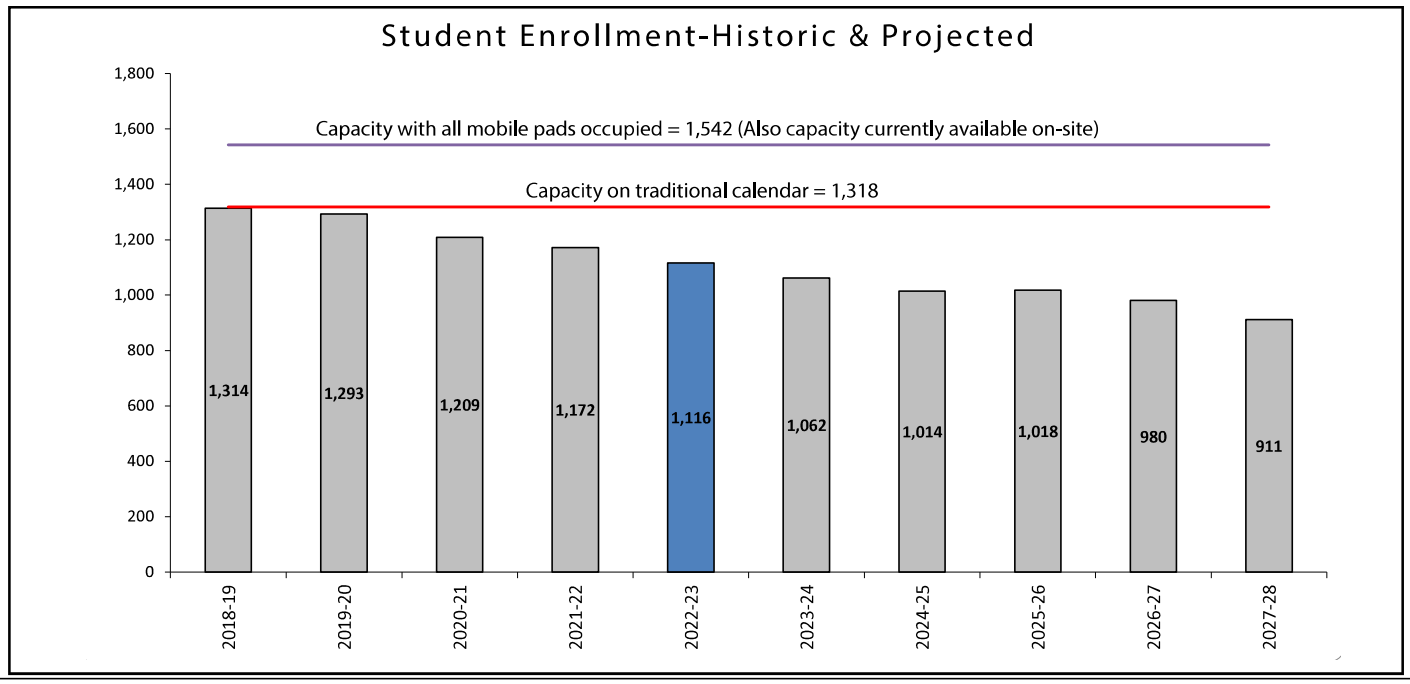
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,039,500

Estimated Total Project Costs: $1,195,475 - $1,710,093

Student Enrollment-Historic & Projected



Following is the list of currently unfunded facility projects at Cimarron Middle School

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$412,500	$41,300-$177,400	$20,625-$88,688
1-Medium	Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
	Upgrade control system	$385,000	$38,500-$165,600	$19,250-$82,775

Estimated Total Construction Costs (in 2023 Dollars): $1,039,500
Estimated Project Management Costs Range: $104,000 - $447,100
Estimated Inflation Range: $51,975 - $223,493

Estimated Total Project Costs: $1,195,475 - $1,710,093

Clear Sky Elementary

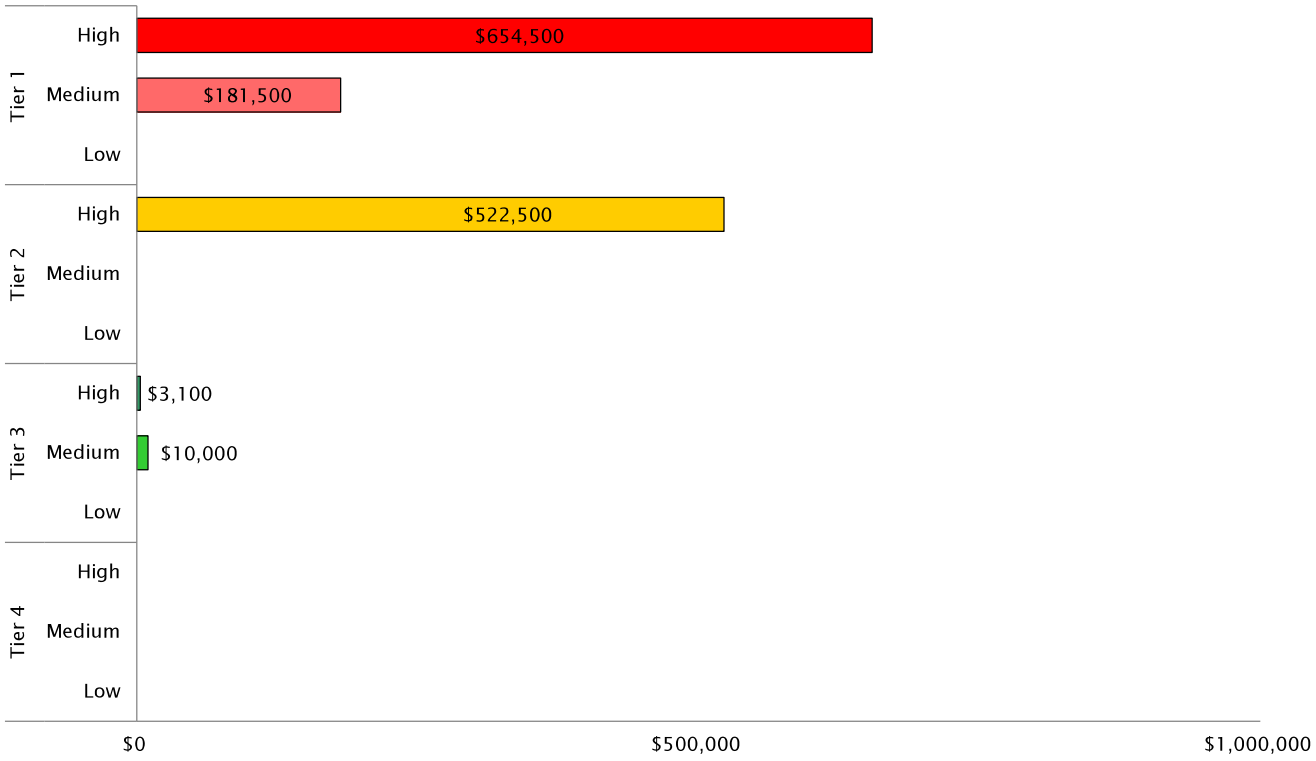
1470 Clear Sky Way
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2008

Site Acreage:10
Facility Square Feet: 73,146
Mobiles on-site: 2

Clear Sky Elementary-Identified Facility Projects

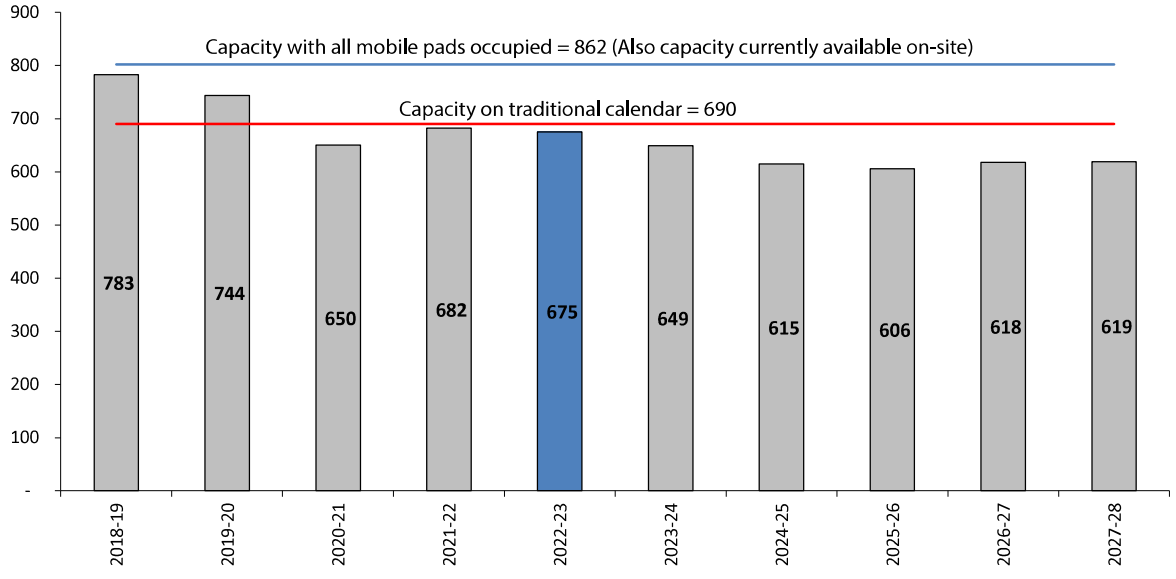
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,371,600

Estimated Total Project Costs: $1,577,380 - $2,256,394

Student Enrollment-Historic & Projected



Following is the list of currently unfunded facility projects at Clear Sky Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$423,500	$42,400-$182,200	$21,175-$91,053
	Upgrade fire alarm system	$231,000	$23,100-$99,400	$11,550-$49,665
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Paint metal at window shades, metal stantions, all blue meta	$6,100	$600-$2,600	$305-$1,312
	Recaulk exterior wall expansion joints. Reseal CMU	$18,200	$1,800-$7,800	$910-$3,913
	Recaulk exterior windows	$18,200	$1,800-$7,800	$910-$3,913
	Repair/resurface parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
	Repair/resurface playing field as necessary	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace multi-use field artficial turf	$250,000	$25,000-$107,500	$12,500-$53,750
3-High	Repair areas of vinyl wall covering (seams)	$3,100	$300-$1,300	$155-$667
3-Medium	Repair areas of grass around school	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $1,371,600
Estimated Project Management Costs Range: $137,200 - $589,900
Estimated Inflation Range: $68,580 - $294,894

Estimated Total Project Costs: $1,577,380 - $2,256,394

Copper Mesa Elementary

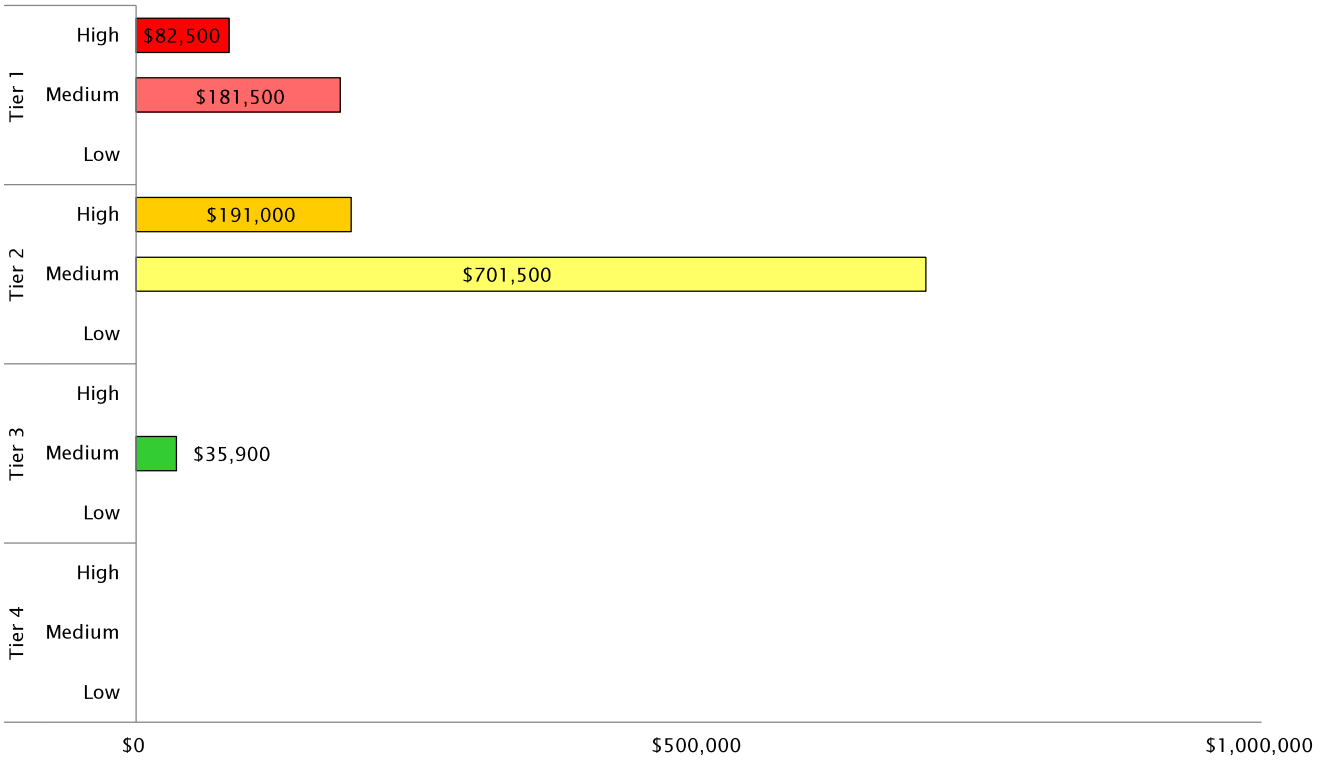
3501 Poston Parkway
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2006

Site Acreage: 10
Facility Square Feet: 56,868
Mobiles on-site: 2

Copper Mesa Elementary-Identified Facility Projects

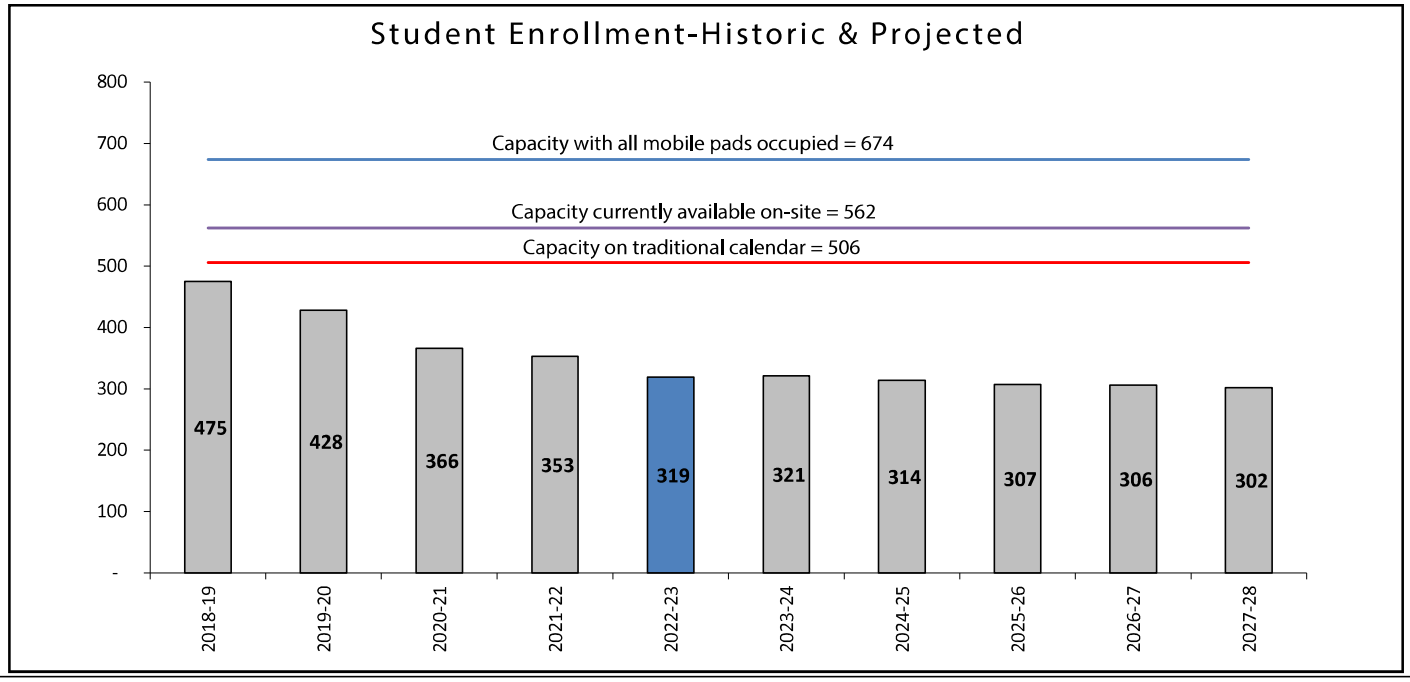
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,192,400

Estimated Total Project Costs: $1,371,520 -$1,961,766

Student Enrollment-Historic & Projected



Following is the list of currently unfunded facility projects at Copper Mesa Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Repair cracking in bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Recaulk exterior windows	$16,900	$1,700-$7,200	$845-$3,634
	Repair areas of sidewalk at west entry raised area for drainage issues	$10,000	$1,000-$4,300	$500-$2,150
	Repair operable partition between stage and gym	$14,100	$1,400-$6,000	$705-$3,032
	Repair parking lot cracks (minor)	$100,000	$10,000-$43,000	$5,000-$21,500
2-Medium	Repair cracks in playing field asphalt	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace gym carpet	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace poured acrylic flooring in all restrooms	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace toilet partitions	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace VCT cafeteria flooring	$27,500	$2,800-$11,900	$1,375-$5,913
3-Medium	Repair insulation at water heater	$14,100	$1,400-$6,000	$705-$3,032
	Repair areas of vinyl wall covering	$6,800	$700-$2,900	$340-$1,462
	Replace plants in N playground area next to wall that are dying	$15,000	$1,500-$6,500	$750-$3,225

Estimated Total Construction Costs (in 2023 Dollars): $1,192,400
Estimated Project Management Costs Range: $119,500 - $513,000
Estimated Inflation Range: $59,620 - $256,366
Estimated Total Project Costs:$1,371,520 - $1,961,766

Cougar Run Elementary

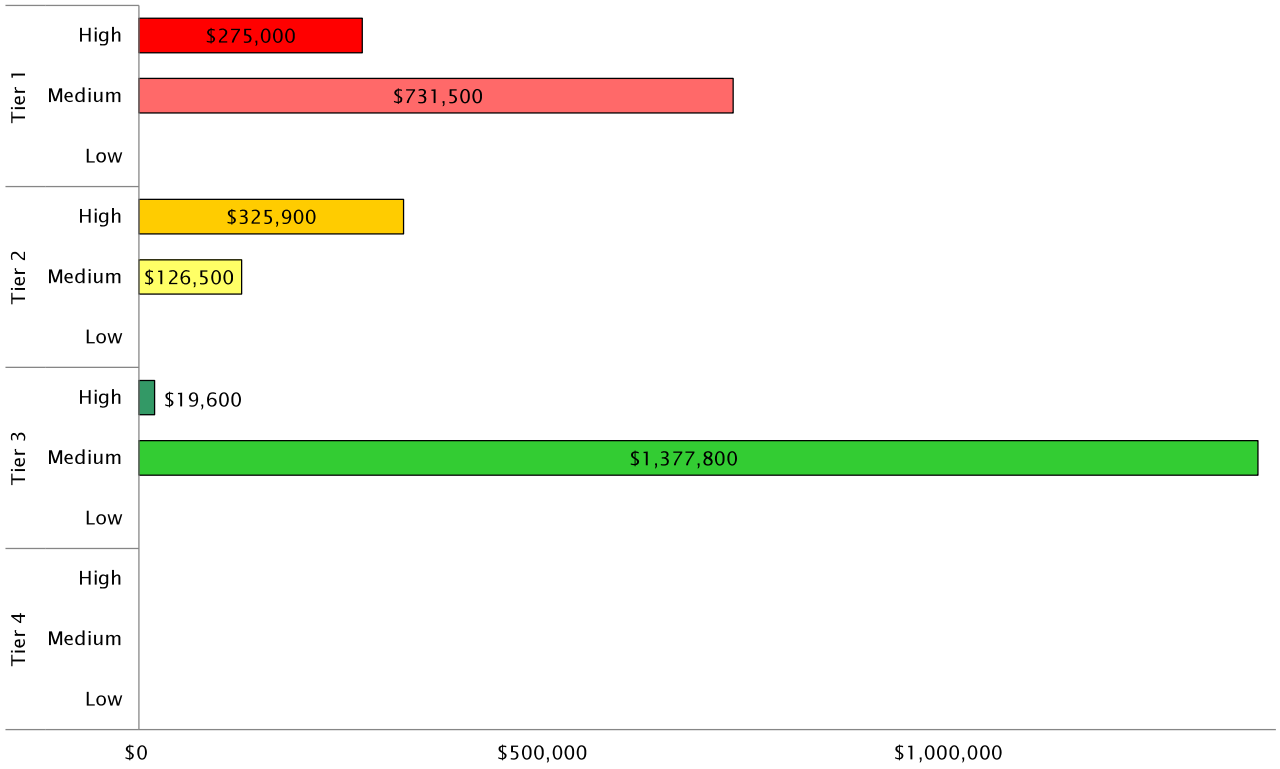
8780 Venneford Ranch Road
Highlands Ranch, CO 80126
Highlands Ranch High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

Site Acreage: 8
Facility Square Feet: 51,020
Mobiles on-site: 2

Cougar Run Elementary-Identified Facility Projects

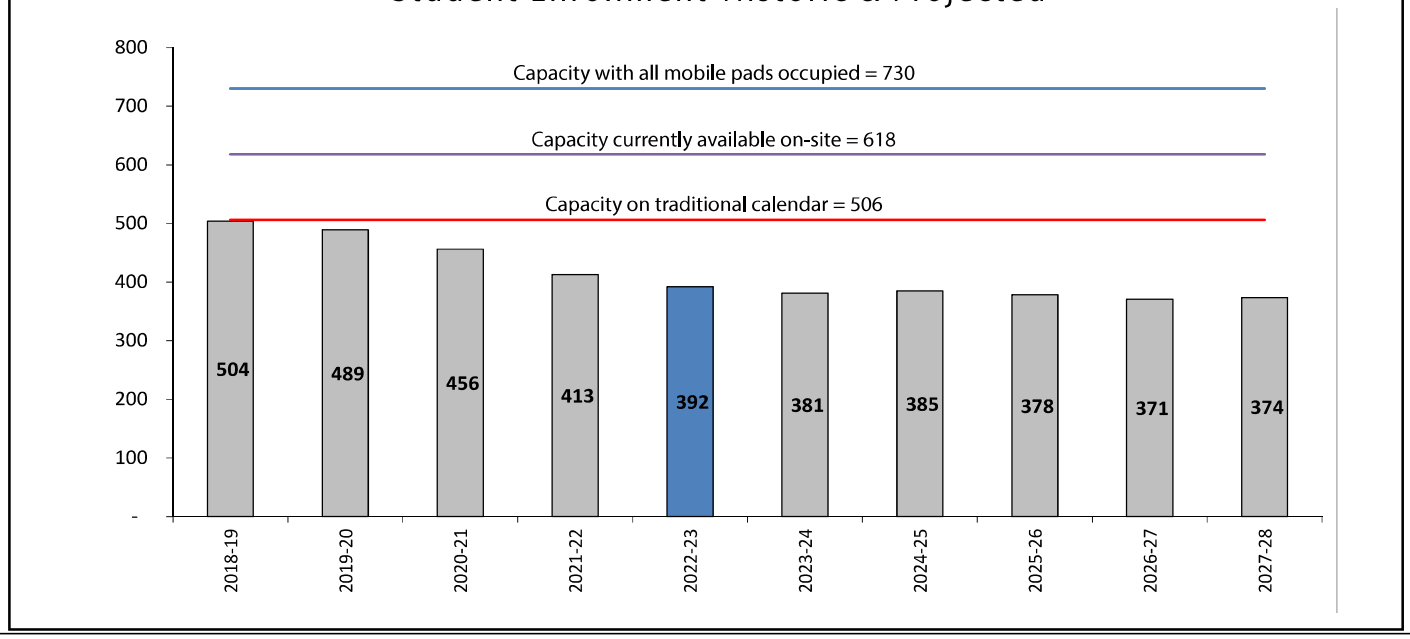
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,856,300

Estimated Total Project Costs: $3,284,815 - $4,699,005

Student Enrollment-Historic & Projected



Following is the list of currently unfunded facility projects at Cougar Run Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace boiler(s)	$275,000	$27,500-$118,300	$13,750-$59,125
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
2-High	Replace floor drain in kitchen	$2,000	$200-$900	$100-$430
	Paint exterior window, doors & frames	$4,500	$500-$2,000	$225-$968
	Repair VCT flooring in cafeteria	$2,000	$200-$900	$100-$430
	Repair/replace Gym/Cafeteria folding wall.	$14,100	$1,400-$6,000	$705-$3,032
	Replace red kitchen hubblelite floor with poured acrylic	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace sheet vinyl flooring in art room	$14,100	$1,400-$6,000	$705-$3,032
	Replace sink countertops with single surface	$42,000	$4,200-$18,100	$2,100-$9,030
	Replace toilet partitions	$45,000	$4,500-$19,400	$2,250-$9,675
	Replace VCT cafeteria flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace VCT flooring in classrooms	$12,000	$1,200-$5,200	$600-$2,580
	Repair storefront windows at cafeteria (rusting, leaking, affecting drywall)	$35,700	$3,600-$15,400	$1,785-$7,676
	Upgrade gym sound system	$50,000	$5,000-$21,500	$2,500-$10,750
2-Medium	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace/refinish casework as necessary	$66,000	$6,600-$28,400	$3,300-$14,190
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Repair column structural damage from movement issues	$15,700	$1,500-$6,700	$785-$3,376
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Grease interceptor bypass	$9,900	$900-$4,200	$495-$2,129
	Vinyl. Coverings. Wall Finishes. Needs-Repair wall vinyl. Some vinyl replaced 2005. Seams in corridor areas need repair	$4,900	$500-$2,100	$245-$1,054
	Replace carpet	$363,000	$36,300-$156,100	$18,150-$78,045

Estimated Total Construction Costs (in 2023 Dollars): $2,856,300
Estimated Project Management Costs Range: $285,700 - $1,228,600
Estimated Inflation Range: $142,815 - $614,105

Estimated Total Project Costs: $3,284,815 - $4,699,005

Coyote Creek Elementary

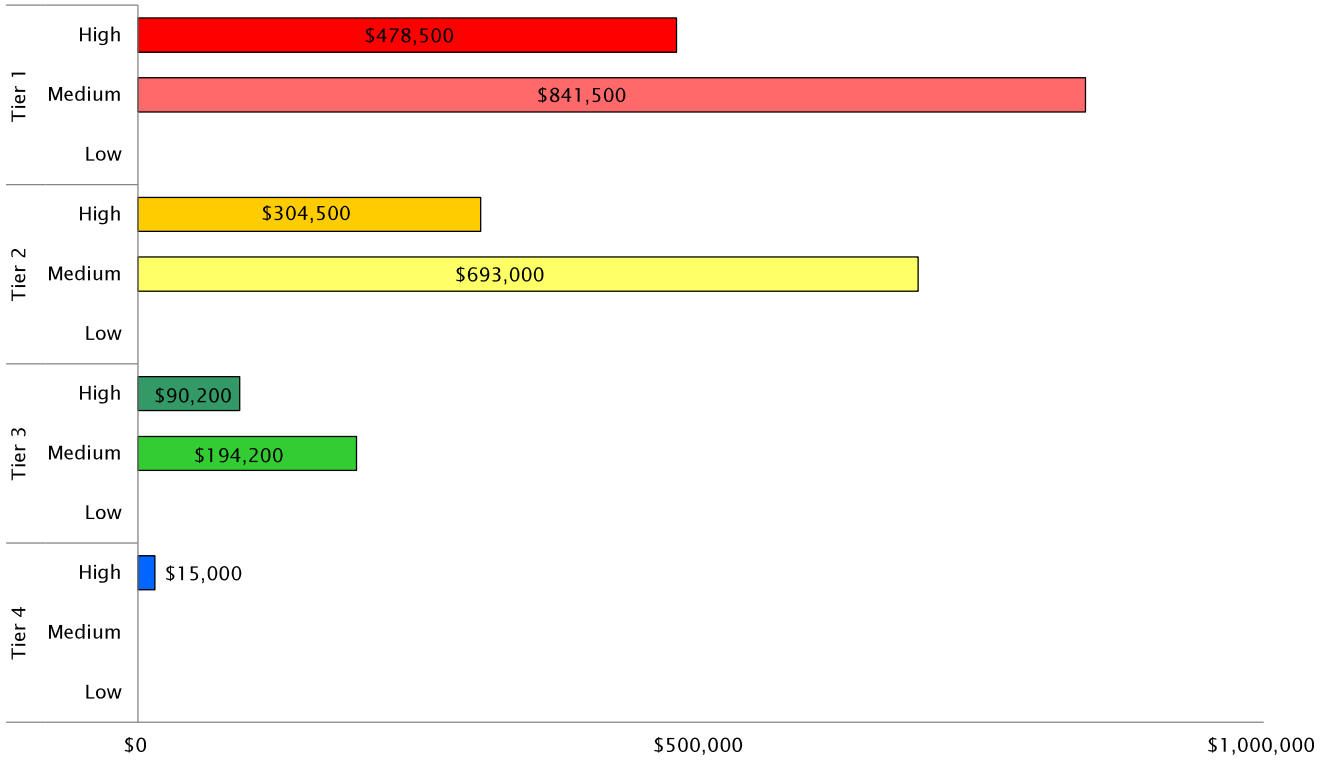
2861 Baneberry Court
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

Site Acreage: 10
Facility Square Feet: 54,220
Mobiles on-site: 1

Coyote Creek Elementary-Identified Facility Projects

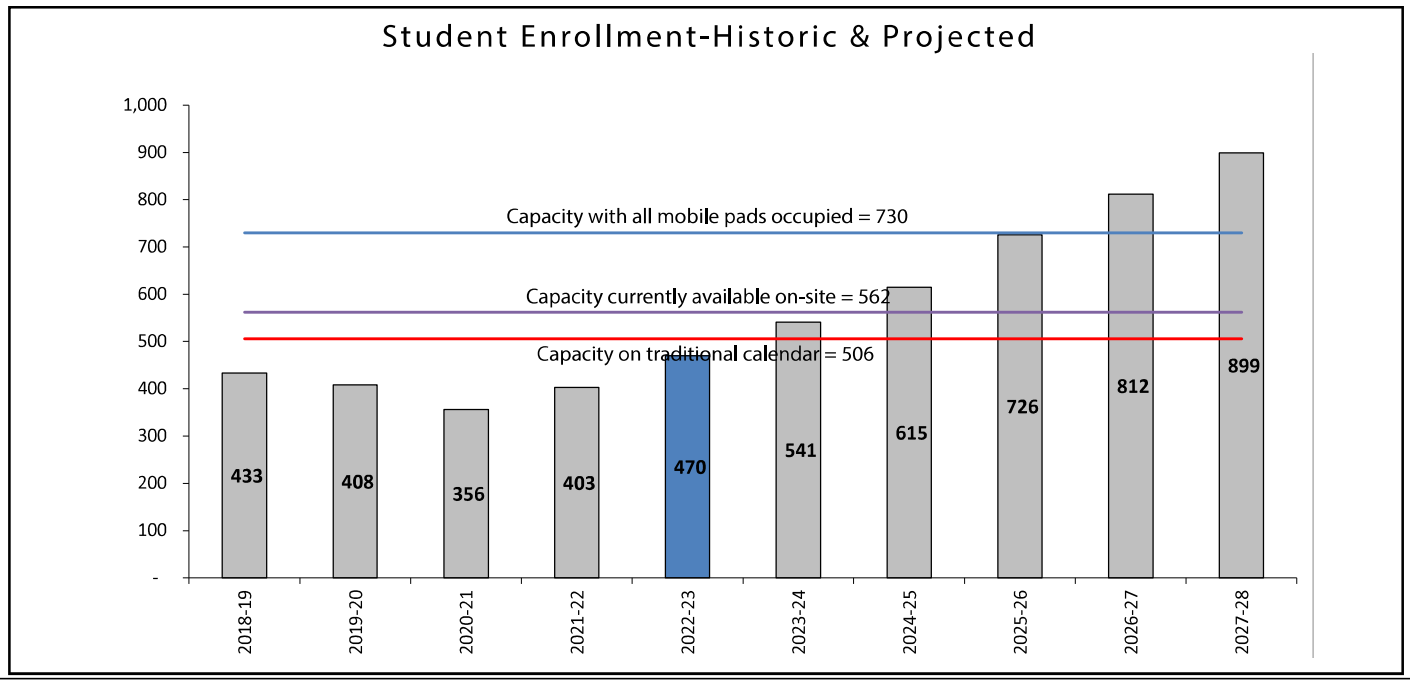
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,616,900

Estimated Total Project Costs: $3,009,645 - $4,305,234

Student Enrollment-Historic & Projected



Following is the list of currently unfunded facility projects at Coyote Creek Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
	Upgrade fire alarm system	$176,000	$17,600-$75,700	$8,800-$37,840
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Upgrade control system	$330,000	$33,000-$141,900	$16,500-$70,950
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
2-High	Art room counter tops need replaced	$11,000	$1,100-$4,800	$550-$2,365
	Repair operable partitions (classrooms, cafeteria/gym)	$13,400	$1,300-$5,700	$670-$2,881
	Recaulk exterior windows	$15,200	$1,500-$6,500	$760-$3,268
	Repair leaking at NE entry	$12,600	$1,300-$5,400	$630-$2,709
	Repair parking lot as necessary	$150,000	$15,000-$64,500	$7,500-$32,250
	Replace kitchen flooring	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace lavatory faucets	$19,800	$1,900-$8,500	$990-$4,257
2-Medium	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace exterior windows	$137,500	$13,800-$59,200	$6,875-$29,563
	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace poured acrylic flooring in all restrooms	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace/refinish casework as necessary	$66,000	$6,600-$28,400	$3,300-$14,190
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Renovate and resod multi-use field (soccer and softball field	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair areas of vinyl wall covering (minor repairs/seams splitting)	$6,300	$700-$2,700	$315-$1,355
3-Medium	Replace ceiling grid	$188,800	$18,900-$81,200	$9,440-$40,592
	Replace vinyl wall covering (Art/502)	$5,400	$500-$2,300	$270-$1,161
4-High	Replace metal edger at shrub beds with concrete mow band	$15,000	$1,500-$6,500	$750-$3,225

Estimated Total Construction Costs (in 2023 Dollars): $2,616,900
Estimated Project Management Costs Range: $261,900 - $1,125,700
Estimated Inflation Range: $130,845 - $562,634

Estimated Total Project Costs: $3,009,645 - $4,305,234

Cresthill Middle

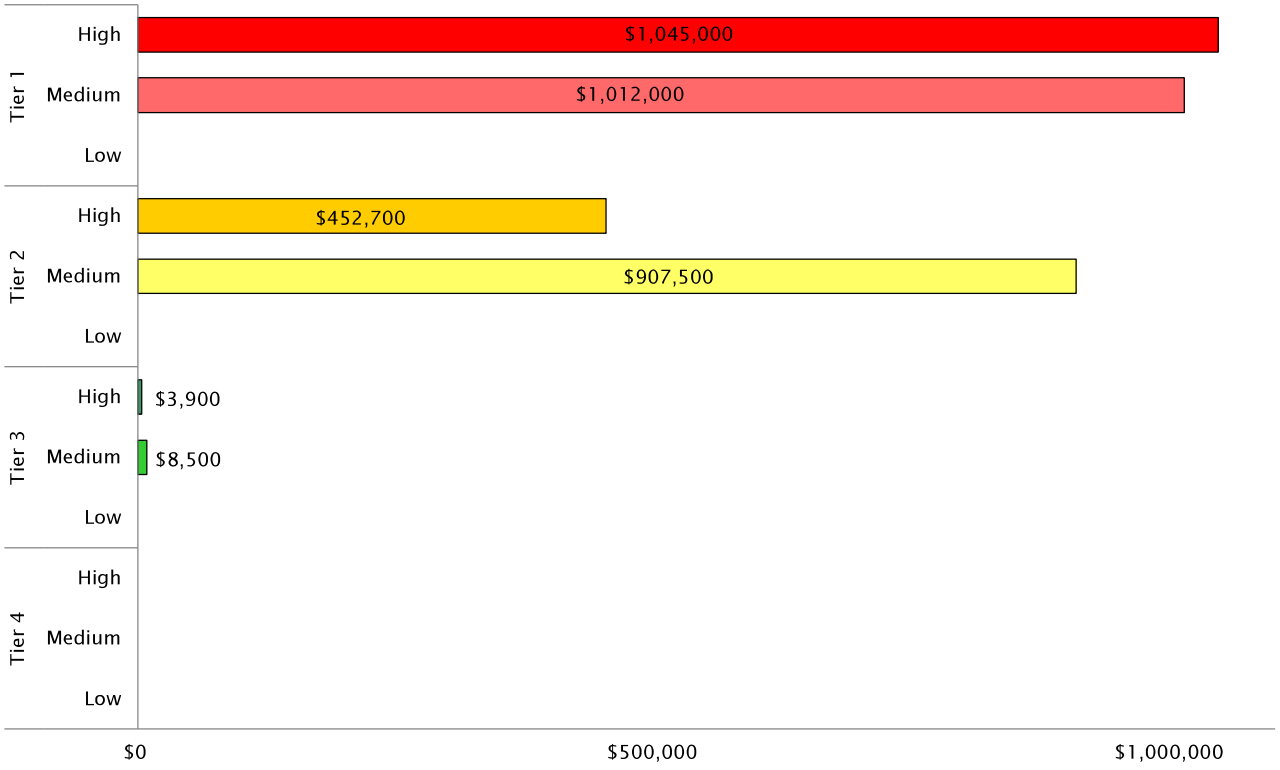
9195 Cresthill Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, 7-8

Funded by 1989 Bond
Opened in 1990

Site Acreage:12
Facility Square Feet: 134,400
Mobiles on-site: 0

Cresthill Middle School-Identified Facility Projects

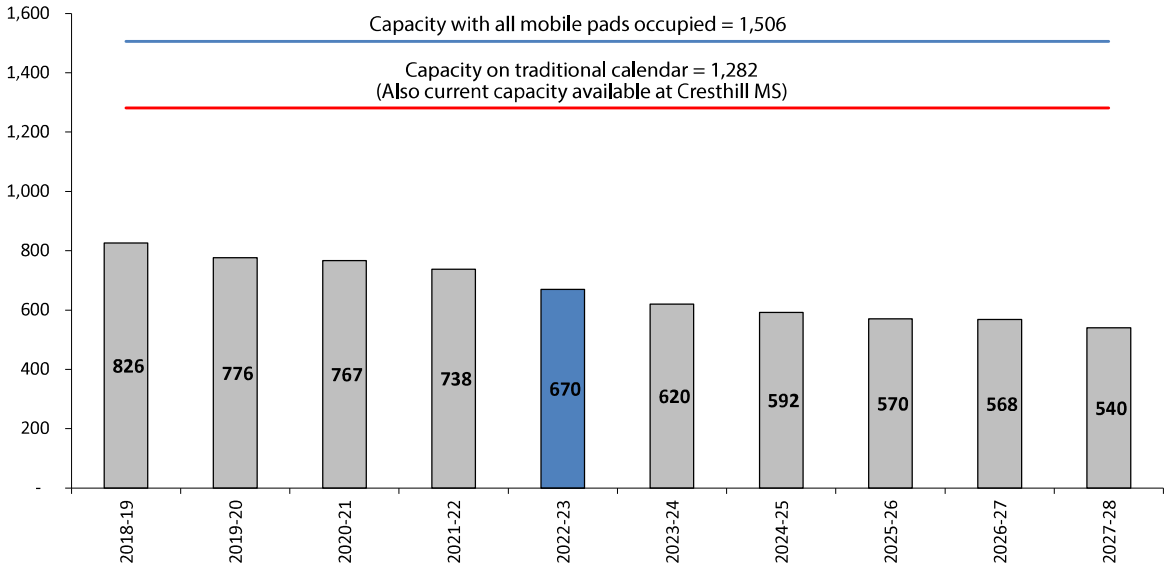
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $3,429,600

Estimated Total Project Costs: $3,944,180 - $5,641,864

Student Enrollment-Historic & Projected



Following is the list of currently unfunded facility projects at Cresthill Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$660,000	$66,000-$283,800	$33,000-$141,900
	Upgrade fire alarm system	$385,000	$38,500-$165,600	$19,250-$82,775
1-Medium	Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
	Upgrade domestic water system	$770,000	$77,000-$331,100	$38,500-$165,550
2-High	Recaulk exterior windows (partial)	$42,900	$4,300-$18,400	$2,145-$9,224
	Replace exterior windows (partial)	$107,300	$10,700-$46,100	$5,365-$23,070
	Replace kitchen flooring with poured acrylic	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace/refinish casework as necessary	$220,000	$22,000-$94,600	$11,000-$47,300
2-Medium	Replace carpet	$825,000	$82,500-$354,800	$41,250-$177,375
	Replace original toilet fixtures	$49,500	$5,000-$21,300	$2,475-$10,643
	Replace original urinals	$33,000	$3,300-$14,200	$1,650-$7,095
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
3-Medium	Repair vinyl on walls as necessary	$8,500	$900-$3,700	$425-$1,828

Estimated Total Construction Costs (in 2023 Dollars): $3,429,600
Estimated Project Management Costs Range: $343,100 - $1,474,900
Estimated Inflation Range: $737,364 - $668,199

Estimated Total Project Costs: $3,944,180 - $5,641,864

DCSD Opportunity Center

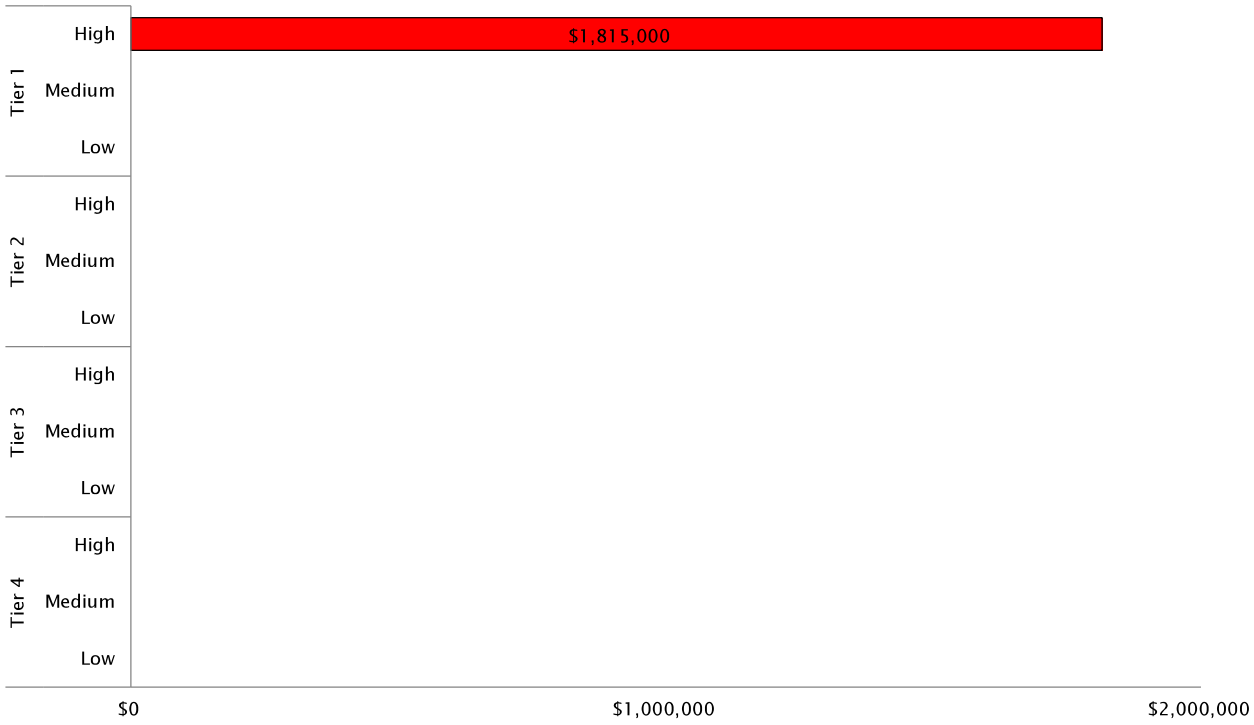
9350 Teddy Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, Alternative Education

Funded by General Fund
Opened in 2017

Site Acreage:1.7
Facility Square Feet: 26,121

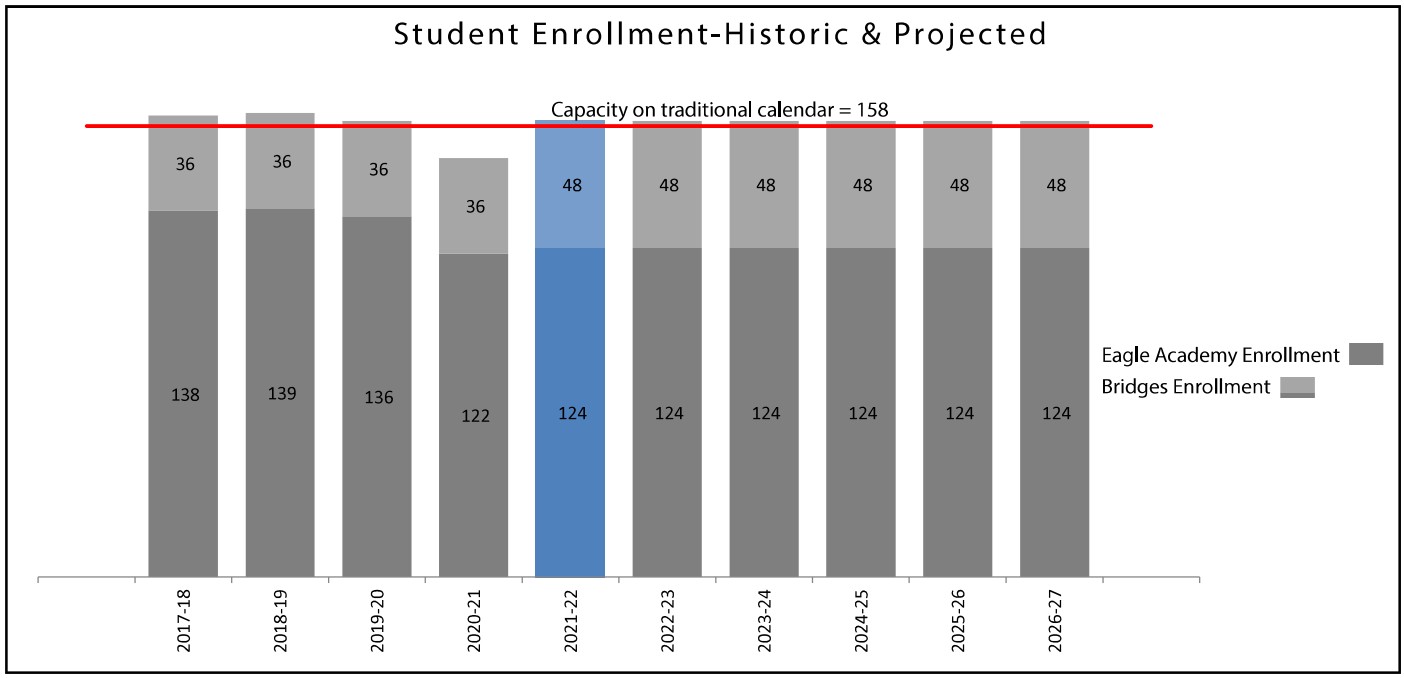
DCSD Opportunity Center-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,815,000

Estimated Total Project Costs: $2,087,250-$2,985,725



Following is the list of currently unfunded facility projects at DCSD Opportunity Center

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof top units	$1,815,000	$181,500-$780,500	$90,750-$390,225

Estimated Total Construction Costs (in 2023 Dollars): $1,815,000
Estimated Project Management Costs Range: $181,500-$780,500
Estimated Inflation Range: $90,750-$390,225

Estimated Total Project Costs: $2,087,250-$2,985,725

DC Oakes/District Library Media Center

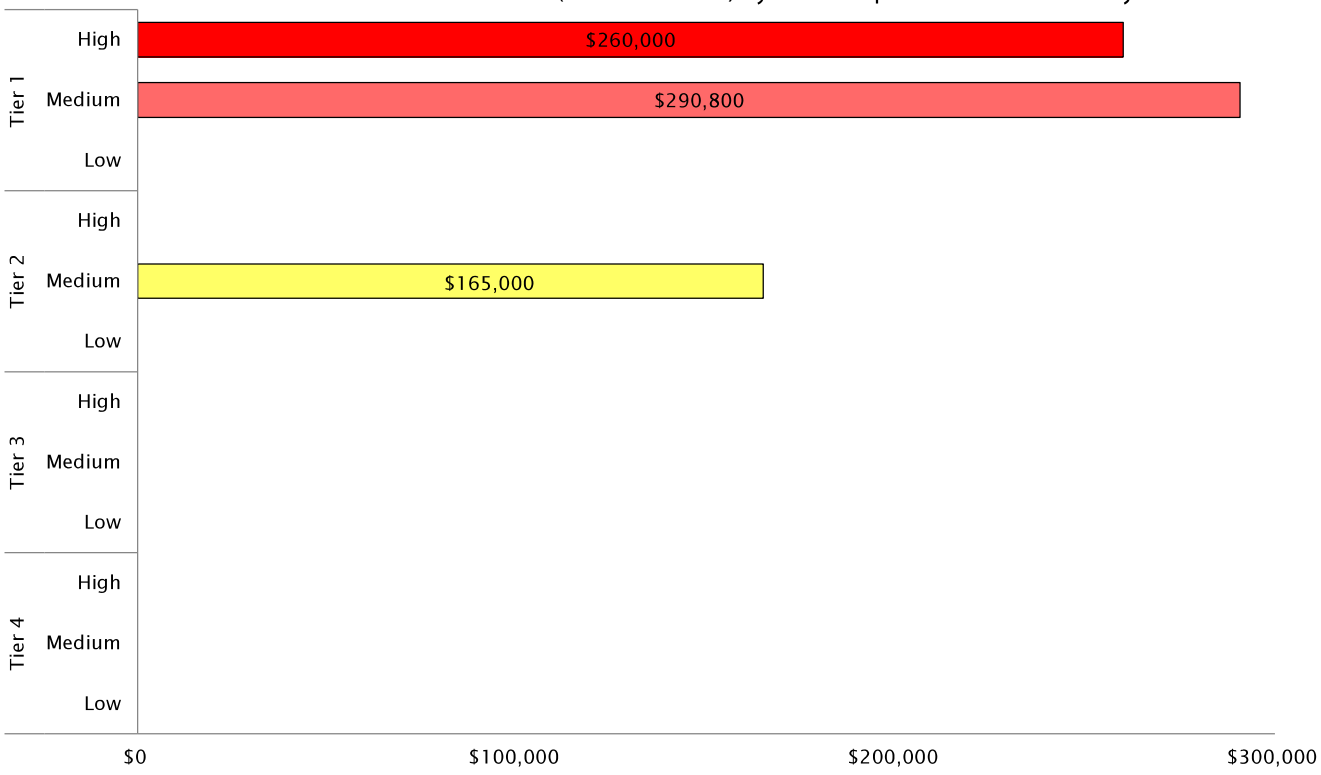
961 South Plum Creek Boulevard
Castle Rock, CO 80104
Douglas County High School Feeder Area, 9-12

Funded by Certificate of Participation
Building Purchased: 2002

Site Acreage: 3.3
Facility Square Feet: 21,725
Mobiles on-site: 0

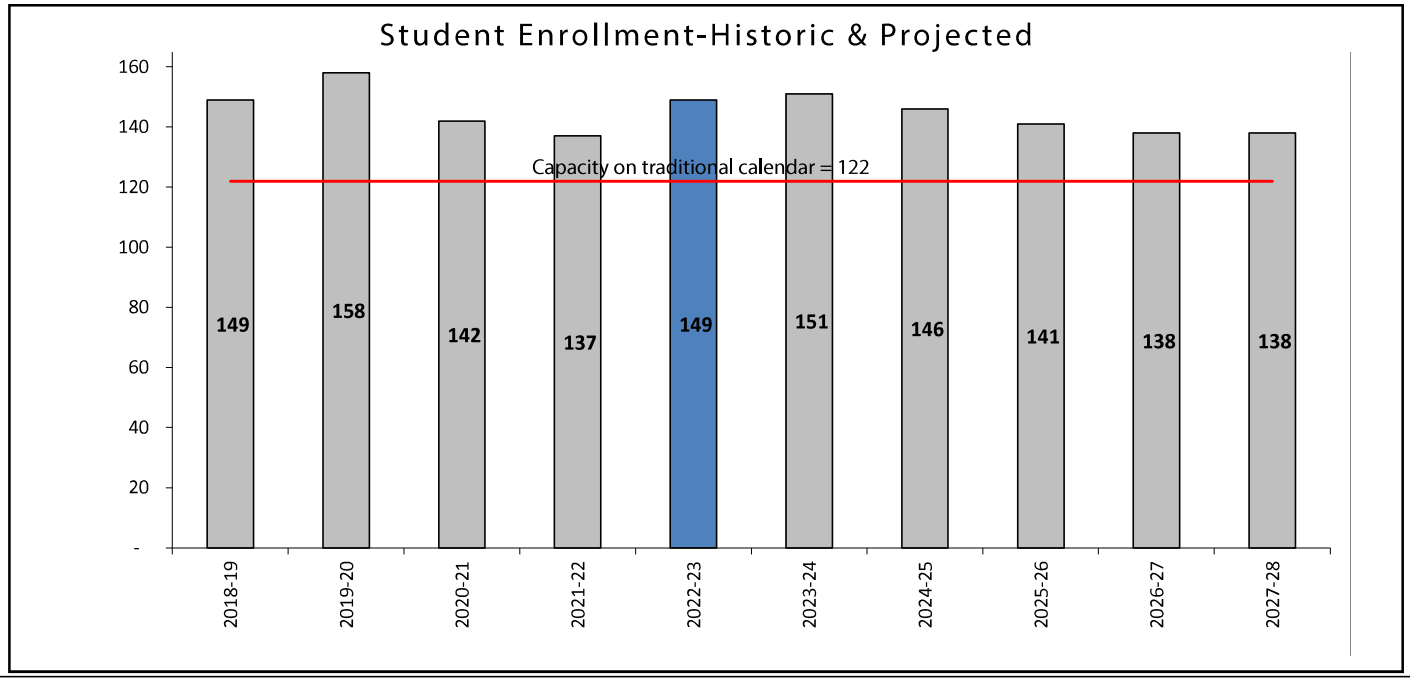
DC Oakes High School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $715,800

Estimated Total Project Costs: $823,190 - $1,177,497



Following is the list of currently unfunded facility projects at DC Oakes

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace condensing units	$150,000	$15,000-$64,500	$7,500-$32,250
1-Medium	Install new IP intercom system for building	$90,800	$9,100-$39,000	$4,540-$19,522
	Reroof clay tile roof	$200,000	$20,000-$86,000	$10,000-$43,000
2-Medium	Replace carpet	$165,000	$16,500-$71,000	$8,250-$35,475

Estimated Total Construction Costs (in 2023 Dollars): $715,800
Estimated Project Management Costs Range: $71,600 - $307,800
Estimated Inflation Range: $35,790 - $153,897

Estimated Total Project Costs: $823,190 - $1,177,497

Douglas County High

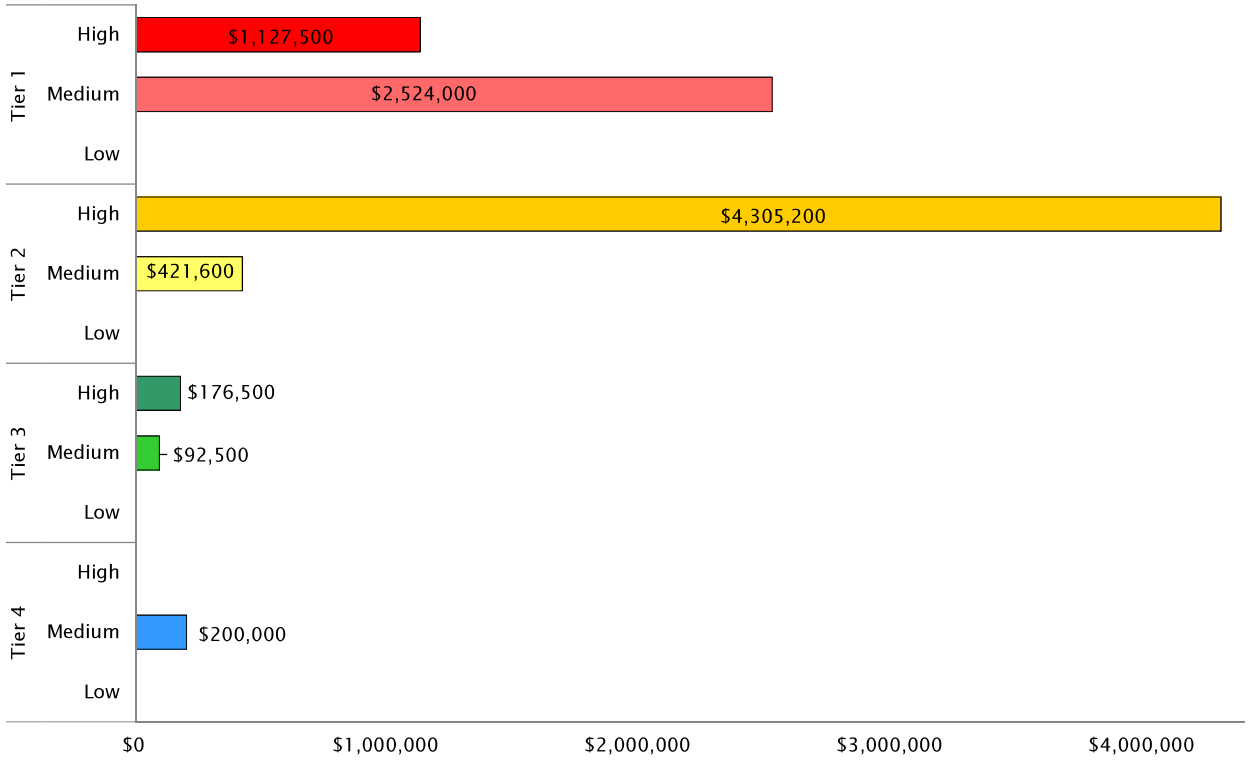
2842 Front Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 9-12

Funded by 1960 Bond
Opened in 1961

Site Acreage: 50
Facility Square Feet: 268,232 (North), 106,616 (South)
Mobiles on-site: 1

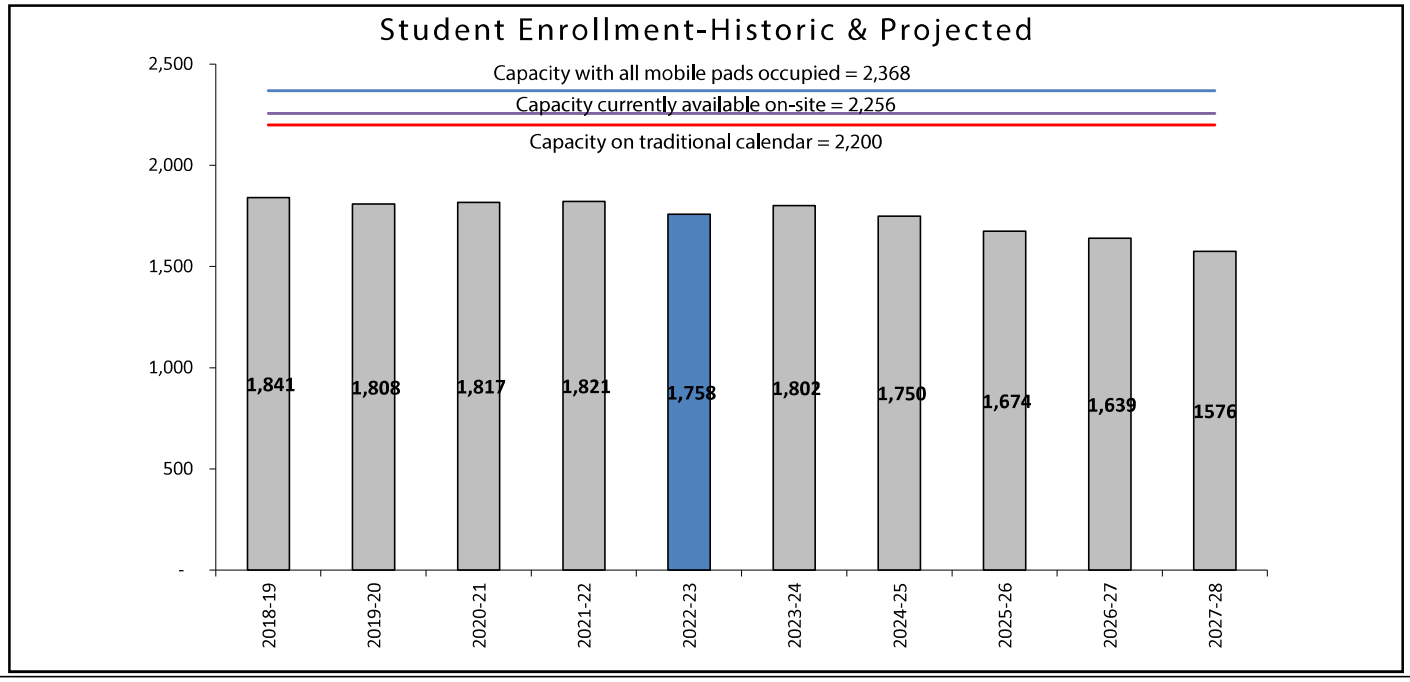
Douglas County High School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $8,347,300

Estimated Total Project Costs: $9,599,365 - $13,731,770



Following is the list of currently unfunded facility projects at Douglas County High

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
	Upgrade fire alarm system	$385,000	$38,500-$165,600	$19,250-$82,775
	South: Upgrade fire alarm system	$660,000	$66,000-$283,800	$33,000-$141,900
1-Medium	Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
	Upgrade domestic water system	$770,000	$77,000-$331,100	$38,500-$165,550
	South: Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
	South: Upgrade domestic water system	$770,000	$77,000-$331,100	$38,500-$165,550
	Reroof built up sections	$500,000	$50,000-$215,000	$25,000-$107,500
2-High	Add more casework in SPED Kitchen	$16,500	$1,700-$7,100	$825-$3,548
	Aluminum. windows in 66 & 67 single glazed. Adjacent HM frames rusting.	$500	$100-$200	$25-$108
	At admin - numerous base cabinet countertops too high and sink not ADA accessible	$18,200	$1,800-$7,800	$910-$3,913
	Auditorium control room: no ADA access. Room too small and counter too high	$18,200	$1,800-$7,800	$910-$3,913
	Display cases north bldg not DCSD standard. All doors and sliding hardware bad- replace	$33,000	$3,300-$14,200	$1,650-$7,095
	DOORS NORTH / Exterior HM frames rusting. Refinish at Y, I	$3,000	$200-$1,200	$150-$645
	North- Science CR 62, VCT floor has loosened and been repaired. Other tiles are beginning to loosen. Replace all tile	$50,000	$5,000-$21,500	$2,500-$10,750
	North Bldg -rolling counter doors too high for ADA at student store and attendance office	$10,900	$1,100-$4,700	$545-$2,344
	Provide accessible, to grade route outside Commons 100 and gym 103 west exits	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Provide plaster sink with large capacity plaster trap at north building art 41	$11,700	$1,100-$5,000	$585-$2,516
	Ramps. Needs-North- Auditorium- No ramp access to lower thrust stage or main stage from seating area. Provide lift or ramp	$52,100	$5,200-$22,400	$2,605-$11,202
	Handrails on stairs in E-Wing are too large, don't extend past bottom riser - not ADA compliant - replace	$15,200	$1,500-$6,500	$760-$3,268
	Repair/seal large concrete expansion/contraction joints on sidewalks and curbs	$100,000	$10,000-$43,000	$5,000-$21,500
	Replace ceramic tile flooring with seamless acrylic in two sets of restrooms at 2 story addition	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace floor sinks and drains and all connected waste piping below the floor within the kitchen of the north building	$500,000	$50,000-$215,000	$25,000-$107,500
	Replace lavatories and sinks in 2 sets of restrooms at 2 story addition, restroom in north hall, and old locker rooms	$26,900	$2,700-$11,600	$1,345-$5,784
	Replace stainless steel science sinks where classroom program dictates with epoxy sinks	$42,500	$4,300-$18,300	$2,125-$9,138

Estimated Total Construction Costs (in 2023 Dollars): $8,847,300
Estimated Project Management Costs Range: $834,700 - $3,804,800
Estimated Inflation Range: $442,365 - $1,902,170

Estimated Total Project Costs: $10,174,365 - $14,554,270

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Replace stainless steel sink in darkroom 45	$3,000	$200-$1,200	$150-$645
	Replace suspended ceiling (admin offices, not fire rated)	$23,400	$2,300-$10,000	$1,170-$5,031
	Replace toilet partitions in 2 sets of restrooms at 2 story addition	$15,000	$1,500-$6,500	$750-$3,225
	Revise piping at sinks in classroom 53 of north building to allow for proper fixture operation	$5,900	$500-$2,500	$295-$1,269
	Auditorium theatrical equipment old and not comparable with other high schools	$96,800	$9,700-$41,700	$4,840-$20,812
	Upgrade auditorium with wheel chair spaces for ADA	$10,000	$1,000-$4,300	$500-$2,150
	Upgrade restrooms in two storey addition, restroom in north hall, and old locker rooms.	$60,000	$6,000-$25,800	$3,000-$12,900
	Upgrade theater and stage lighting and sound systems	$110,000	$11,000-$47,300	$5,500-$23,650
	WINDOWS NORTH / Caulk perimeters at Life Mgmt Wing	$3,000	$200-$1,200	$150-$645
	Replace floor drains and revise drainage connections within kitchen at south building	$25,000	$2,500-$10,800	$1,250-$5,375
	South: TOILET PARTITIONS North / Many beyond life; Replace (Replaced in I.A. toilets)	$58,000	$5,800-$24,900	$2,900-$12,470
	South: At admin - Reception countertop too high- Not ADA accessible	$224,700	$22,500-$96,700	$11,235-$48,311
	South: DOORS SOUTH / Exterior HM windows, doors/frames rusting; refinish all locations	$8,600	$900-$3,700	$430-$1,849
	South: Install complying HC stall, accessories or grab bars in restrooms 100N, 100O, 103E, 103I, 43D, 43F	$30,100	$3,000-$12,900	$1,505-$6,472
	South: Most all single staff toilet rooms don't meet ADA accessibility, too small, sinks too high, revise to provide at least one men & women per floor	$144,600	$14,500-$62,200	$7,230-$31,089
	South: Replace corridor stair handrails, rectangular and not ADA compliant	$16,600	$1,700-$7,200	$830-$3,569
	South: Repair broken cement block and wall crack in gym. Fire Department pull station is installed on broken block. Crack follows joints to ceiling.	$15,000	$1,500-$6,500	$750-$3,225
	South: Repair CMU exterior wall of greenhouse (cracked and paint blistering)	$1,600	$200-$700	$80-$344
	South: Repair/replace casework	$220,000	$22,000-$94,600	$11,000-$47,300
	South: Replace poured acrylic flooring in all restrooms	$55,000	$5,500-$23,700	$2,750-$11,825
	South: Resurface parking lot	$1,000,000	$100,000-$430,000	$50,000-$215,000
	South: South 101 Dance, ramp wood flooring boards cupped. Replace and threshold	$25,000	$2,500-$10,800	$1,250-$5,375
	South: TOILET PARTITIONS South / Locker Room damaged; Replace	$5,000	$500-$2,200	$250-$1,075
	South: Upgrade restrooms throughout building as needed	$200,000	$20,000-$86,000	$10,000-$43,000
	South: WINDOWS SOUTH / Caulk perimeters at all windows	$28,200	$2,900-$12,200	$1,410-$6,063
2-Medium	Replace original toilet fixtures	$49,500	$5,000-$21,300	$2,475-$10,643
	Replace original urinals	$33,000	$3,300-$14,200	$1,650-$7,095

Douglas County High cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Repair/replace sanitary sewer system piping	$100,000	$10,000-$43,000	$5,000-$21,500
	Special HVAC Systems and Equipment. Needs-Provide key switch and push button style to meet code for gas control stations at all science classrooms	$56,600	$5,600-$24,300	$2,830-$12,169
	South: Replace original toilet fixtures	$49,500	$5,000-$21,300	$2,475-$10,643
	South: Replace original urinals	$33,000	$3,300-$14,200	$1,650-$7,095
	South: Repair/replace sanitary sewer system piping	$100,000	$10,000-$43,000	$5,000-$21,500
3-High	Repair cracked masonry at SW interior corner of Commons	$15,000	$1,500-$6,500	$750-$3,225
	Replace 33% of ceiling tiles, stained or damaged. Replace grid in classrooms	$44,300	$4,500-$19,100	$2,215-$9,525
	Temp CR area at South Bldg bare from foot traffic. Dress up grade and reseed	$10,000	$1,000-$4,300	$500-$2,150
	South: Repair column foundation (southwest corner court yd inner wall is separating from pillar)	$39,500	$3,900-$17,000	$1,975-$8,493
	South: Repair floor slab cracks or joints approx. 7 locations (damaged flooring)	$17,100	$1,700-$7,300	$855-$3,677
	South: Replace ceiling tiles entire building as needed	$27,800	$2,700-$11,900	$1,390-$5,977
	South: Superstructure. Need-Repair cracks in one concrete column south of Science #11 and one south of Commons	$20,600	$2,100-$8,900	$1,030-$4,429
	South: South Restroom 7P, install new floor expansion joint cover along east wall	$2,200	$200-$1,000	$110-$473
3-Medium	No acoustical wall panels in Vocal Room; low ceilings substandard acoustics	$42,500	$4,300-$18,300	$2,125-$9,138
	Northeast side of North Bldg has only sparse native seed. Add cobble, shrub beds, irrigation, and sod w/ mow band.	$30,000	$3,000-$12,900	$1,500-$6,450
	Upgrade chain Link fence at metal shop to DCSD Standard	$20,000	$2,000-$8,600	$1,000-$4,300
4-Medium	Improve native growth on south side of building	$200,000	$20,000-$86,000	$10,000-$43,000

Eagle Ridge Elementary

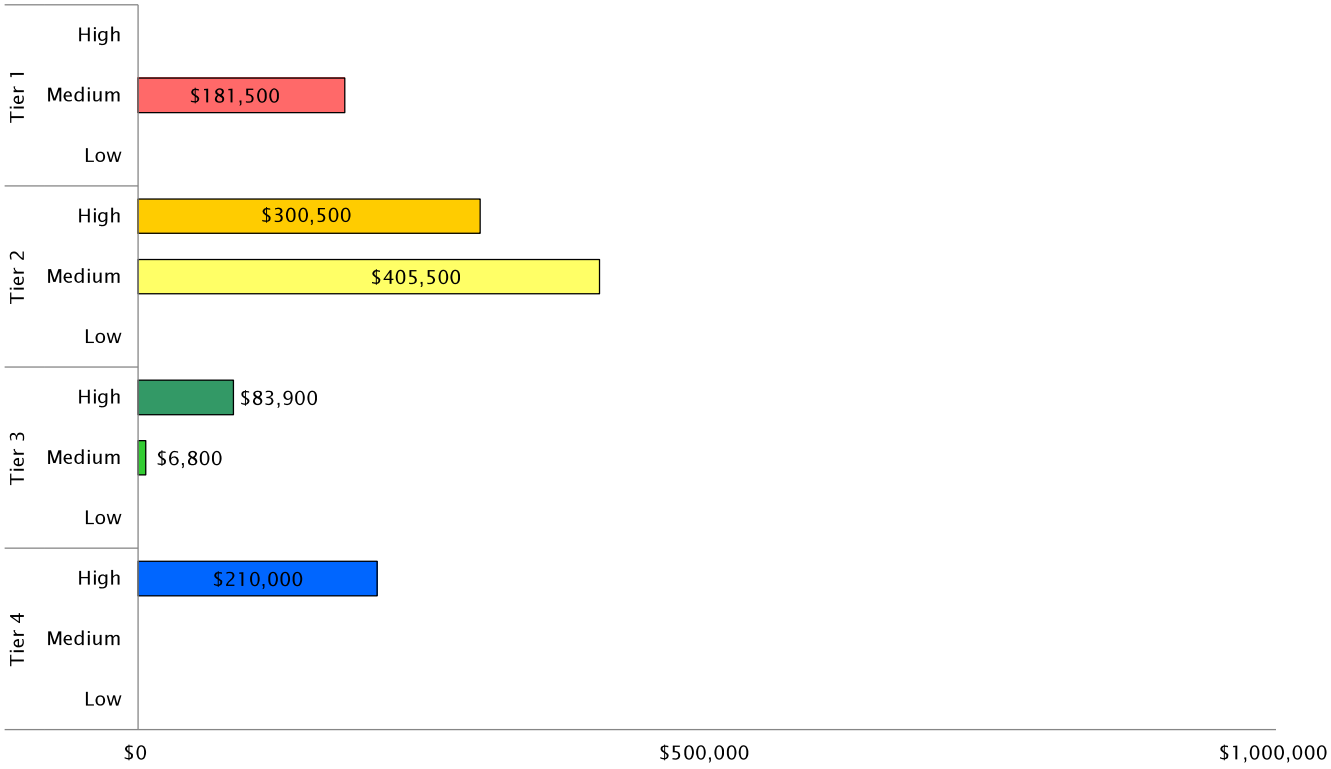
7716 Timberline Road
Lone Tree, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1989

Site Acreage: 8
Facility Square Feet: 53,237
Mobiles on-site: 3

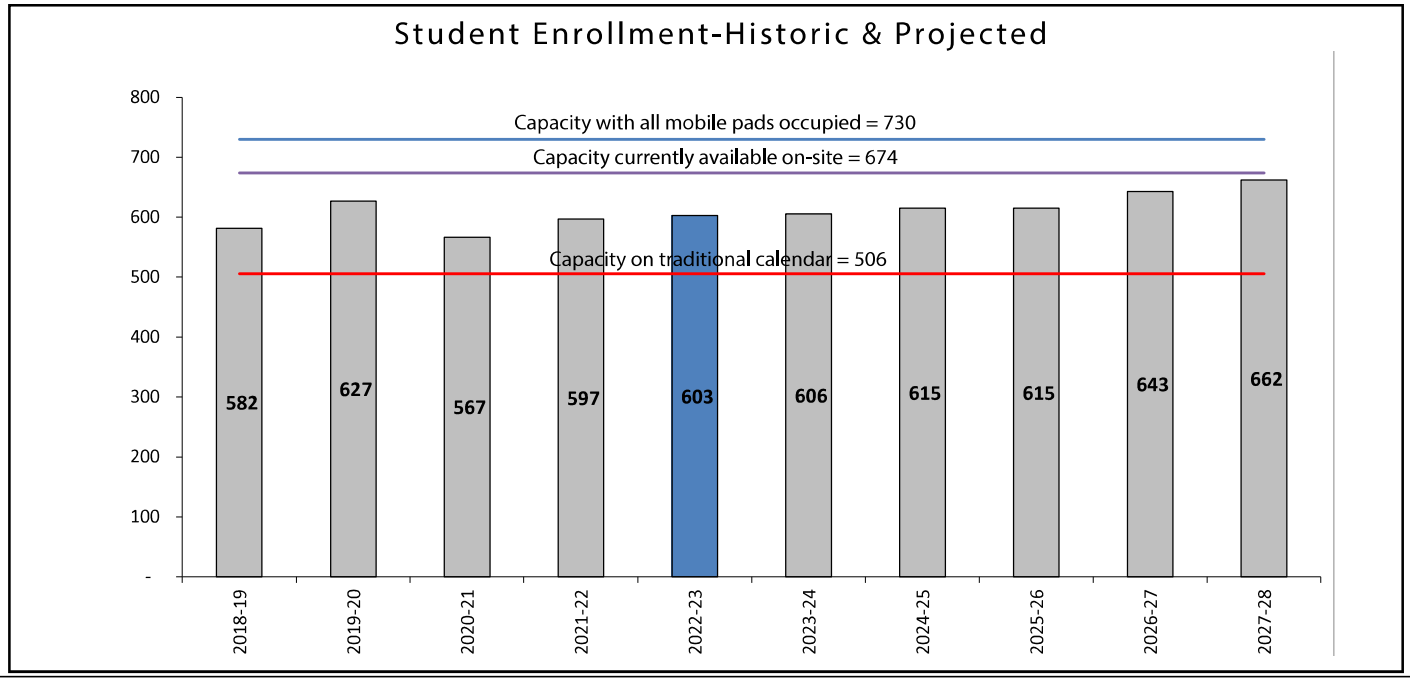
Eagle Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,188,200

Estimated Total Project Costs: $1,366,610 - $1,954,763



Following is the list of currently unfunded facility projects at Eagle Ridge Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Refurbish operable partitions as necessary. Gym/cafeteria in poor shape.	$14,100	$1,400-$6,000	$705-$3,032
	Replace all original fixed casework in classrooms and offices	$203,900	$20,400-$87,700	$10,195-$43,839
	Replace kitchen epoxy floor with MMA	$82,500	$8,300-$35,500	$4,125-$17,738
2-Medium	Repair service drive concrete cracking	$15,000	$1,500-$6,500	$750-$3,225
	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
3-Medium	Repair vinyl on walls as necessary	$6,800	$700-$2,900	$340-$1,462
4-High	Replace metal edging with concrete mow strip	$200,000	$20,000-$86,000	$10,000-$43,000
	Resod/reseed grass areas	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $1,188,200
Estimated Project Management Costs Rage: $119,000 - $511,100
Estimated Inflation Range: $59,410 - $255,463

Estimated Total Project Costs: $1,366,610 - $1,954,763

Eldorado Elementary

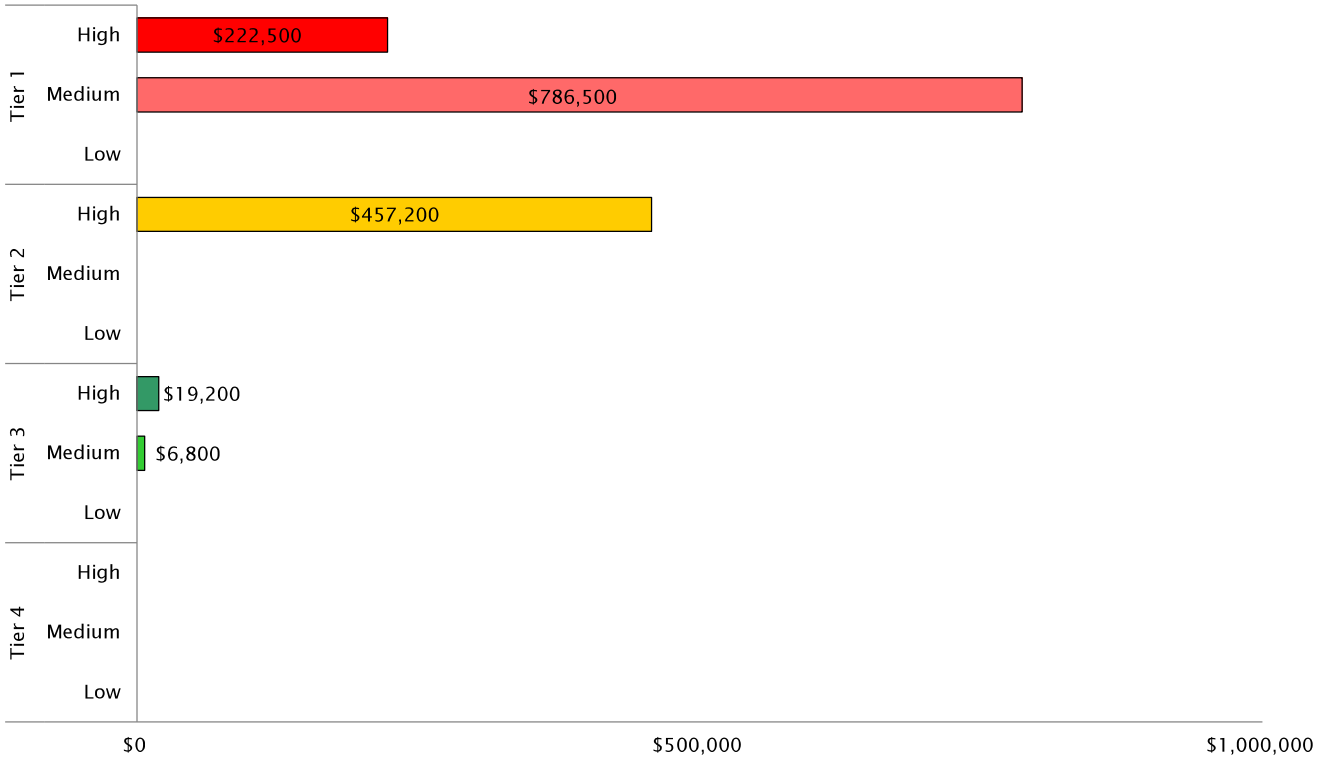
1305 Timbervale Trail
Highlands Ranch, CO 80126
ThunderRidge High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2001

Site Acreage: 10
Original square feet: 51,688
Mobiles on-site: 2

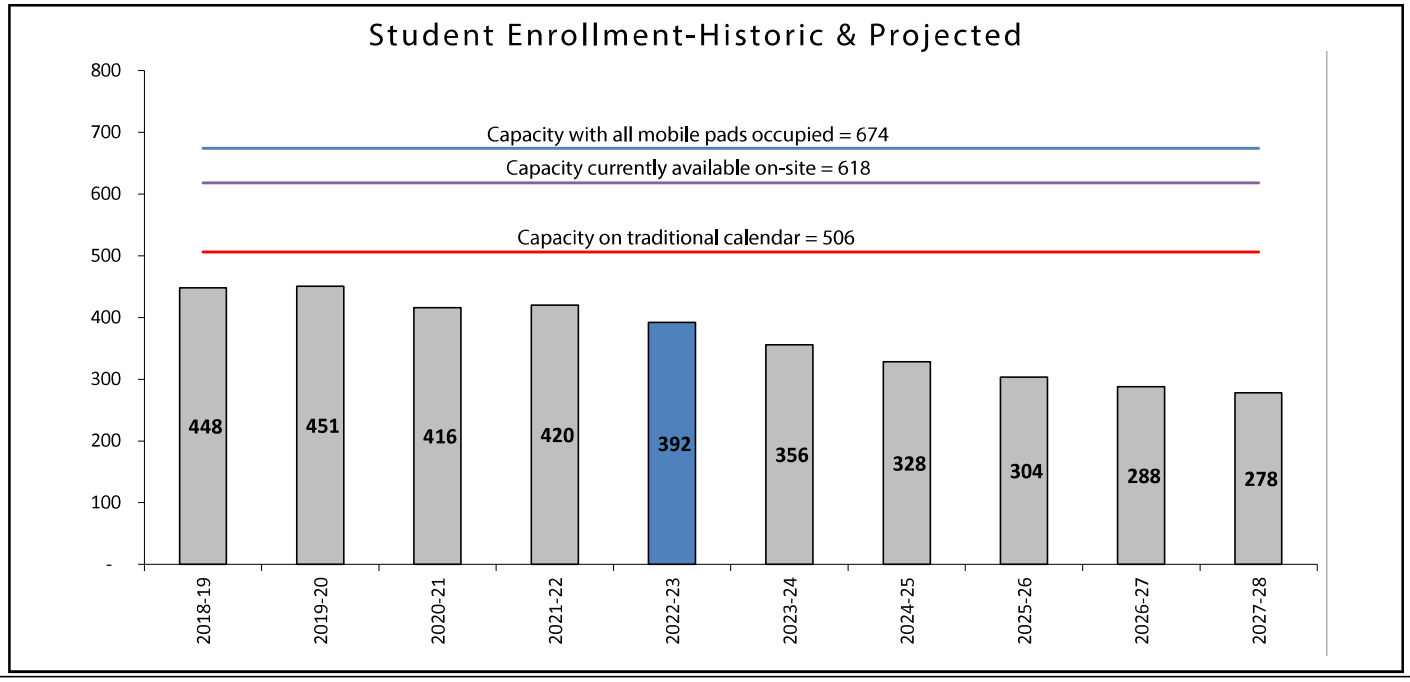
Eldorado Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,492,200

Estimated Total Project Costs: $1,716,110 - $2,454,923



Following is the list of currently unfunded facility projects at Eldorado Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace cooling tower	$137,500	$13,800-$59,200	$6,875-$29,563
	Re-glaze skylights	$35,000	$3,500-$15,100	$1,750-$7,525
	Replace boiler pumps and piping around them	$50,000	$5,000-$21,500	$2,500-$10,750
1-Medium	Chilled Water Systems. Replace chiller	$330,000	$33,000-$141,900	$16,500-$70,950
	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace boiler(s)	$275,000	$27,500-$118,300	$13,750-$59,125
2-High	Paint exterior doors	$700	$-$200	$35-$151
	Recaulk exterior windows	$15,800	$1,600-$6,700	$790-$3,397
	Repair/replace sections of sidewalk	$15,000	$1,500-$6,500	$750-$3,225
	Replace asphalt playground	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace kitchen flooring	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace restroom sheet vinyl flooring with MMA	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace sink countertops with single surface	$42,000	$4,200-$18,100	$2,100-$9,030
	Replace toilet partitions	$45,000	$4,500-$19,400	$2,250-$9,675
	Replace VCT flooring in classrooms	$9,100	$900-$3,900	$455-$1,957
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
	Re-glaze all storefronts as necessary to stop water infiltration	$9,100	$900-$3,900	$455-$1,957
3-High	Recaulk wall foundation where concrete meets	$4,200	$400-$1,700	$210-$903
	Repair operable partition between gym and cafeteria	$15,000	$1,500-$6,500	$750-$3,225
3-Medium	Repair/replace areas of vinyl wall covering	$6,800	$700-$2,900	$340-$1,462

Estimated Total Construction Costs (in 2023 Dollars): $1,492,200
Estimated Project Management Costs Range: $149,300 - $641,900
Estimated Inflation Range: $74,610 - $320,823

Estimated Total Project Costs: $1,716,110 - $2,454,923

Flagstone Elementary

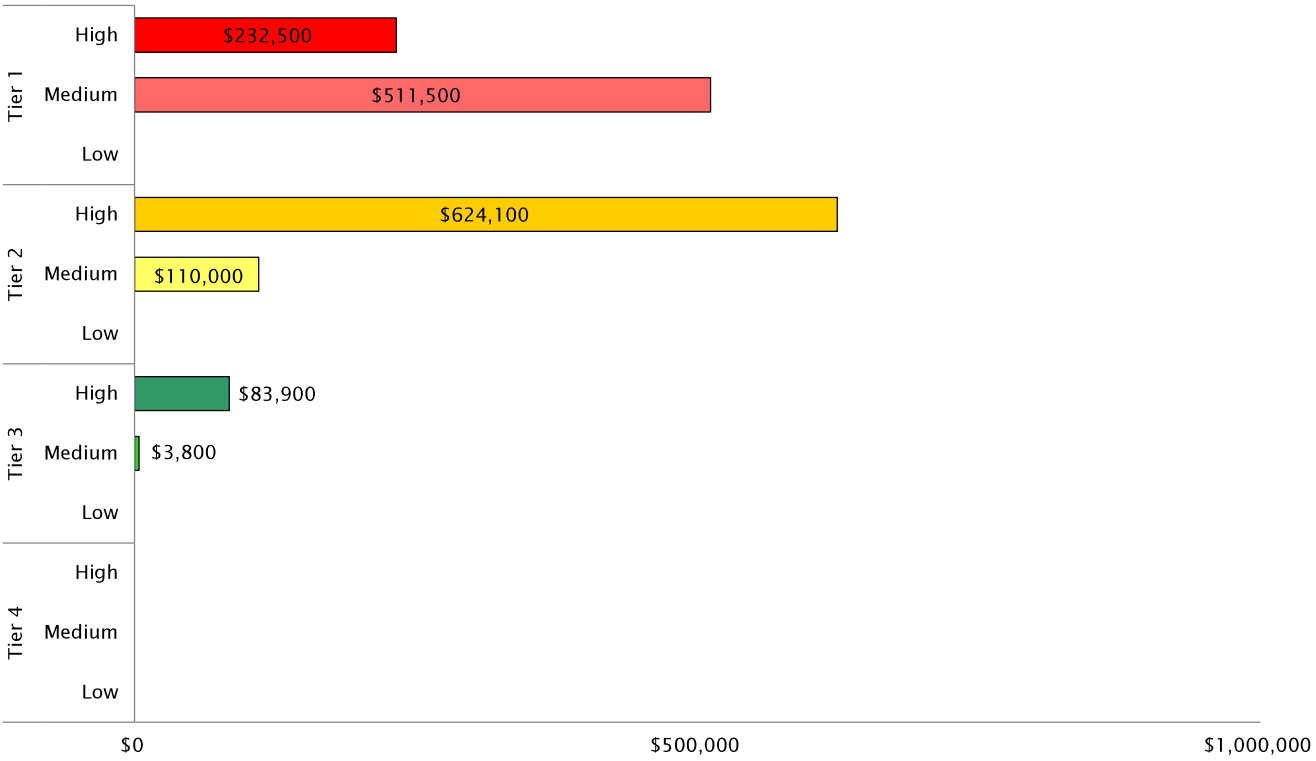
104 Lovington Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2003

Site Acreage: 10
Facility Square Feet: 56,566
Mobiles on-site: 1

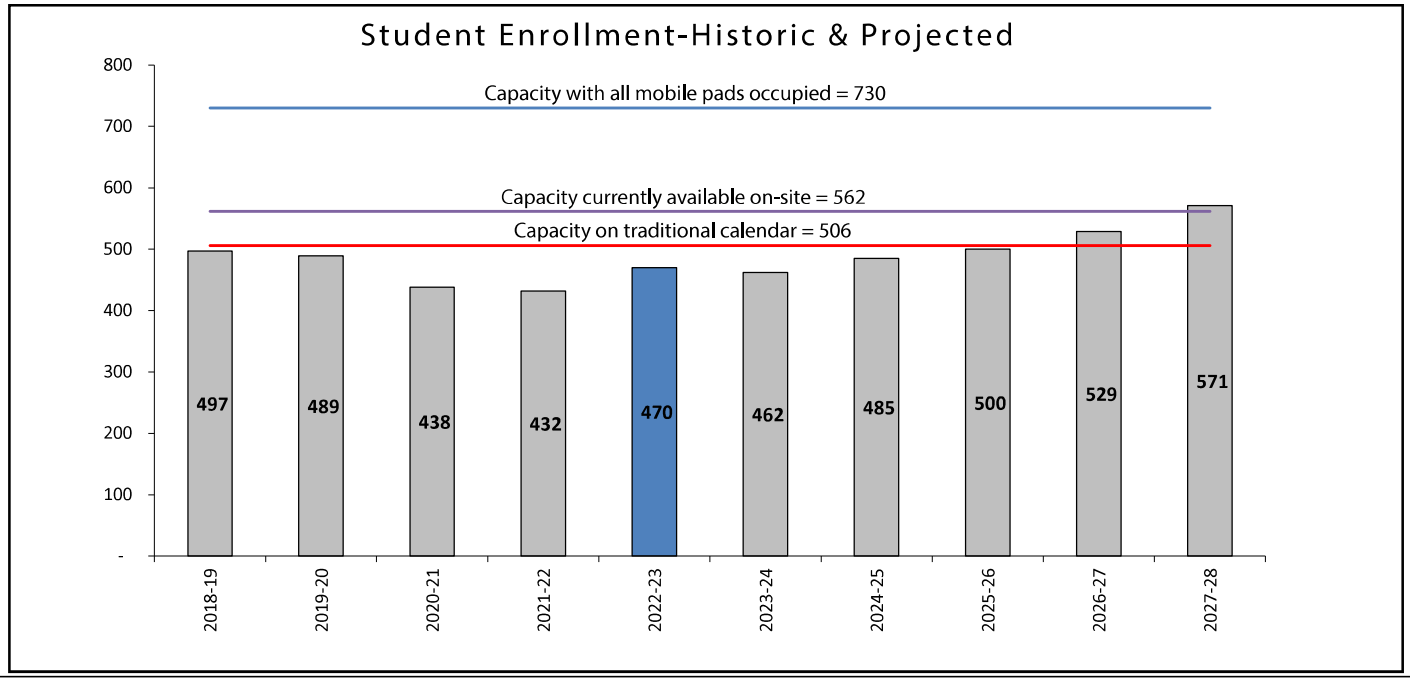
Flagstone Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,565,800

Estimated Total Project Costs: $1,800,990 - $2,576,047



Following is the list of currently unfunded facility projects at Flagstone Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace cooling tower	$150,000	$15,000-$64,500	$7,500-$32,250
	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Chilled Water Systems.Upgrade chiller.	$330,000	$33,000-$141,900	$16,500-$70,950
	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Paint exterior trim, windows and doors	$10,300	$1,100-$4,500	$515-$2,215
	Recaulk exterior door frames	$1,300	$100-$500	$65-$280
	Recaulk exterior windows	$17,000	$1,700-$7,300	$850-$3,655
	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace toilet partitions	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace VCT cafeteria flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
2-Medium	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace VCT cafeteria flooring	$27,500	$2,800-$11,900	$1,375-$5,913
3-High	Recaulk areas where concrete meets foundation walls	$3,900	$400-$1,700	$195-$839
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
3-Medium	Repair areas of vinyl wall covering	$3,800	$400-$1,600	$190-$817

Estimated Total Construction Costs (in 2023 Dollars): $1,565,800
Estimated Project Management Costs Range: $156,900 - $673,600
Estimated Inflation Range: $78,290 - $336,647

Estimated Total Project Costs: $1,800,990 - $2,576,047

Fox Creek Elementary

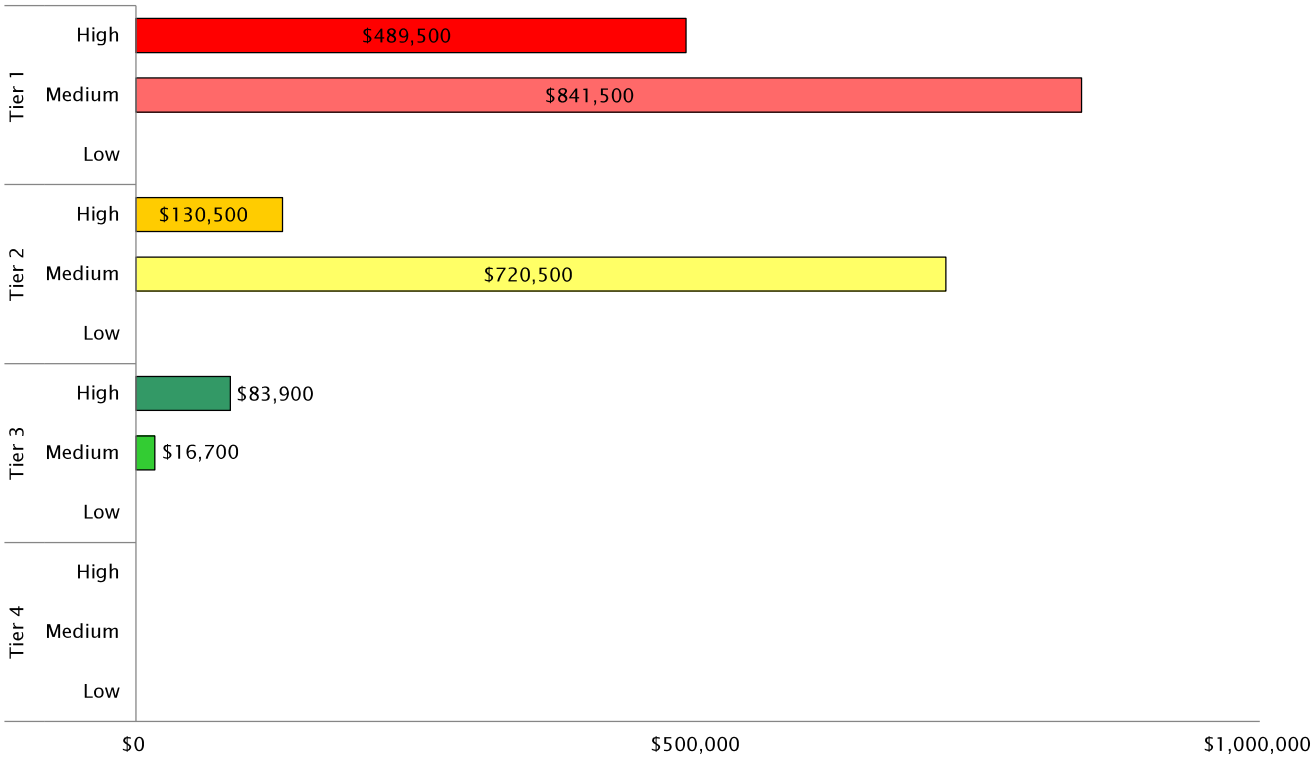
6585 Collegiate Drive
Highlands Ranch, CO 801306
Highlands Ranch High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

Site Acreage: 12
Facility Square Feet: 54,226
Mobiles on-site: 2

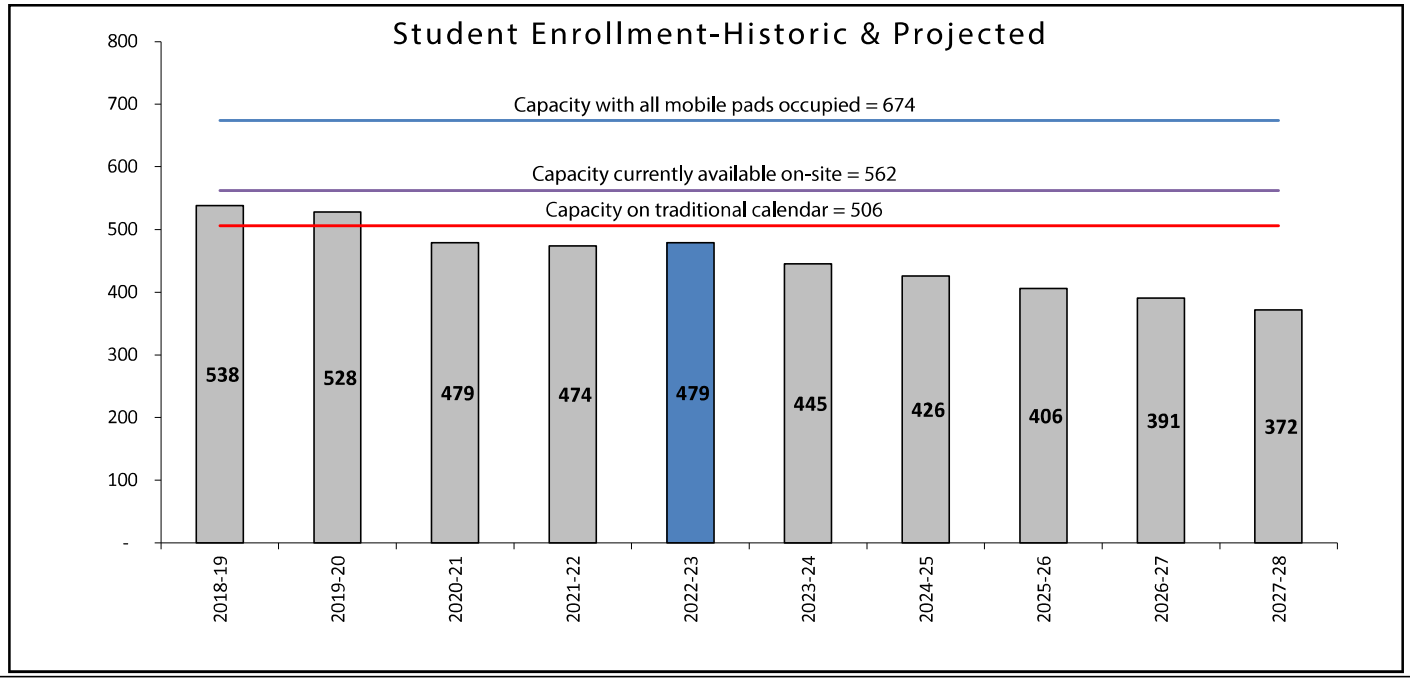
Fox Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,282,600

Estimated Total Project Costs: $2,625,330 -$3,755,459



Following is the list of currently unfunded facility projects at Fox Creek Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace seals at main corridor skylights	$11,000	$1,100-$4,800	$550-$2,365
	Upgrade fire alarm system	$176,000	$17,600-$75,700	$8,800-$37,840
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Upgrade control system	$330,000	$33,000-$141,900	$16,500-$70,950
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
2-High	Recaulk exterior windows	$15,200	$1,500-$6,500	$760-$3,268
	Replace kitchen flooring with MMA	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace VCT flooring in classrooms	$32,800	$3,300-$14,100	$1,640-$7,052
2-Medium	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace exterior windows	$137,500	$13,800-$59,200	$6,875-$29,563
	Replace original gym carpet	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace VCT cafeteria flooring	$27,500	$2,800-$11,900	$1,375-$5,913
	Replace/refinish casework as necessary	$66,000	$6,600-$28,400	$3,300-$14,190
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
3-Medium	Replace pads at backstops in gym. Replace chalkboards with white boards	$10,000	$1,000-$4,300	$500-$2,150
	Replace vinyl covering main corridors (50%), office 507	$6,700	$700-$2,900	$335-$1,441

Estimated Total Construction Costs (in 2023 Dollars): $2,282,600
Estimated Project Management Costs Range: $228,600 - $982,100
Inflation Range: $114,130 - $490,759

Estimated Total Project Costs: $2,625,330 - $3,755,459

Franktown Elementary

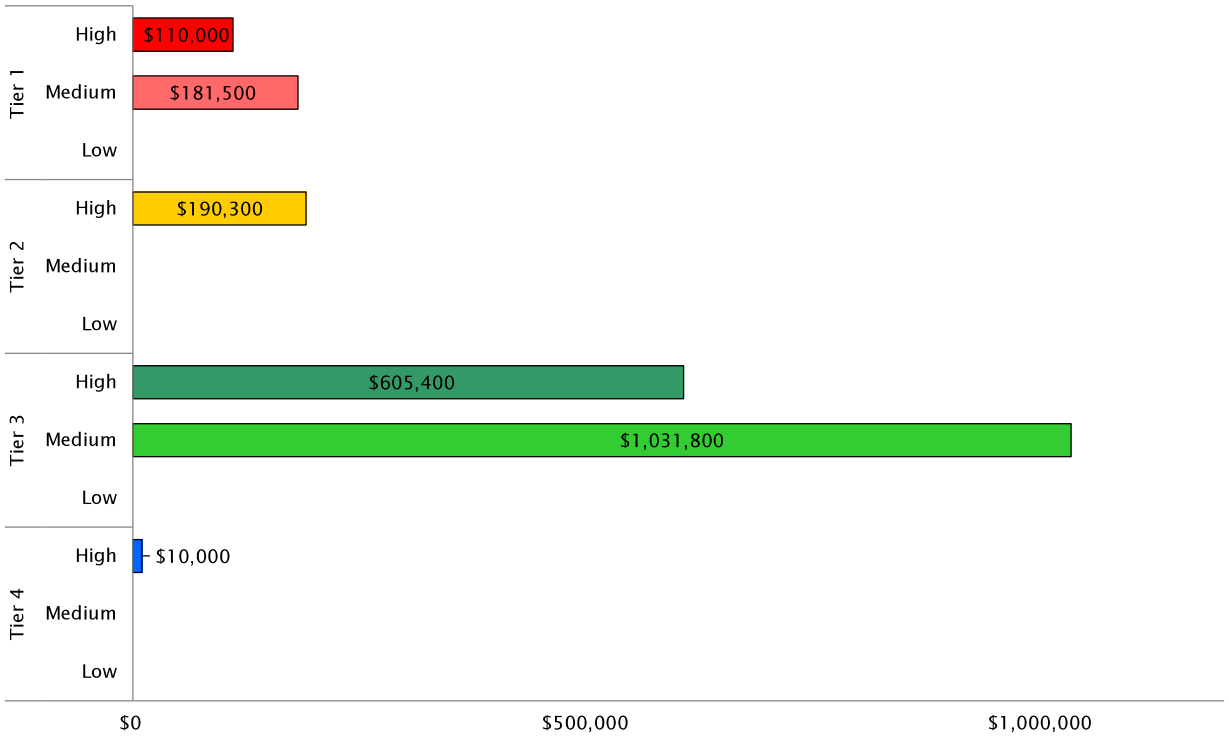
1384 North State Highway 83
Franktown, CO 80116
Ponderosa High School Feeder Area, K-5

Funded by 1978 Bond
Opened in 1980

Site Acreage: 23
Facility Square Feet: 36,147
Mobiles on-site: 3

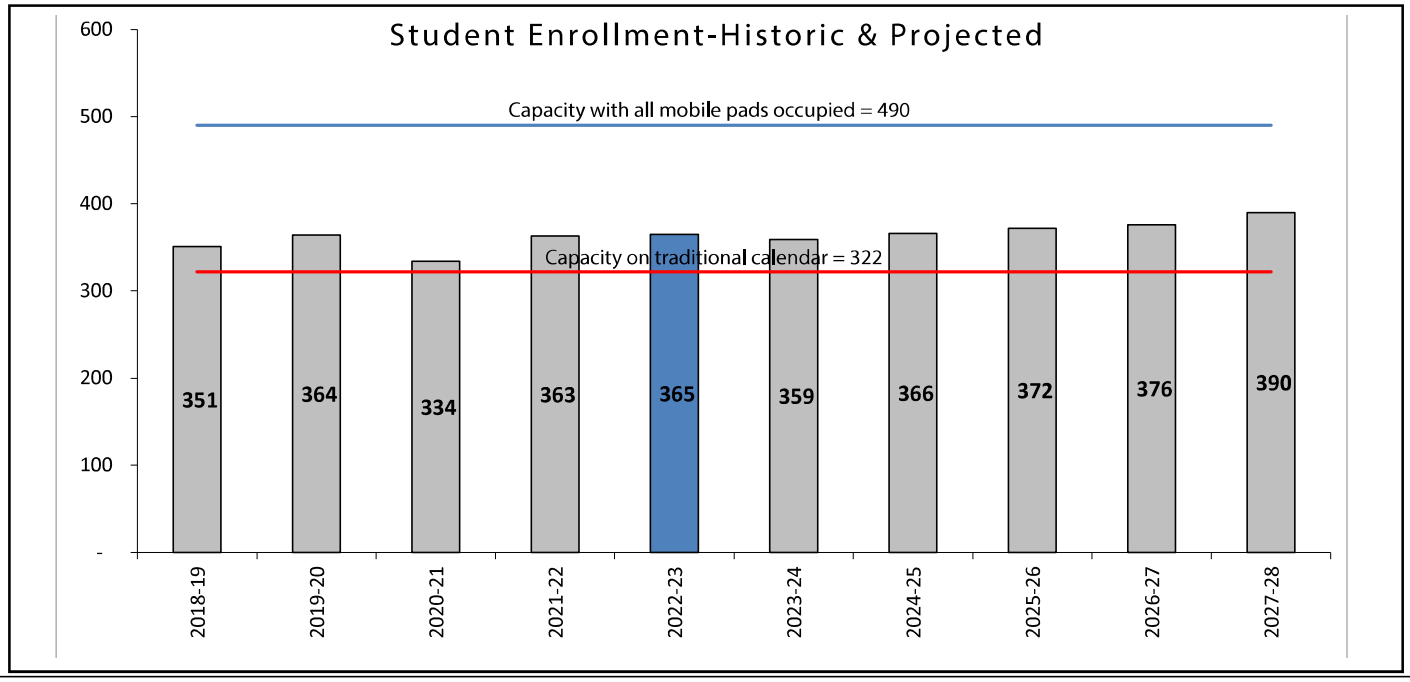
Franktown Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,129,000

Estimated Total Project Costs: $2,448,450 - $3,502,335



Following is the list of currently unfunded facility projects at Franktown Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$110,000	$11,000-$47,300	$5,500-$23,650
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Refurbish or replace all classroom partitions, good condition 2012	$56,300	$5,600-$24,200	$2,815-$12,105
	Repair/replace sections of sidewalk	$30,000	$3,000-$12,900	$1,500-$6,450
	Replace older casework	$66,000	$6,600-$28,400	$3,300-$14,190
	Replace trough washing stations with sinks (6)	$38,000	$3,800-$16,400	$1,900-$8,170
3-High	Install new synthetic turf for multi-use field	$500,000	$50,000-$215,000	$25,000-$107,500
	Recaulk wall foundation where concrete meets	$9,200	$1,000-$4,000	$460-$1,978
	Renovate play field and other site improvements	$90,100	$9,000-$38,700	$4,505-$19,372
	Repair/replace areas of vinyl wall covering as necessary	$6,100	$600-$2,600	$305-$1,312
3-Medium	Fire sprinkle building	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Many dead plants and bushes. Remove/replace	$15,000	$1,500-$6,500	$750-$3,225
	Renovate front grass area	$10,000	$1,000-$4,300	$500-$2,150
	Repair/replace areas of vinyl wall covering	$6,800	$700-$2,900	$340-$1,462
4-High	Renovate grass area around school	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $2,129,000
Estimated Project Management Costs Range: $213,000 - $915,600
Estimated Inflation Range: $106,450 - $457,735

Estimated Total Project Costs: $2,448,450 - $3,502,335

Frontier Valley Elementary

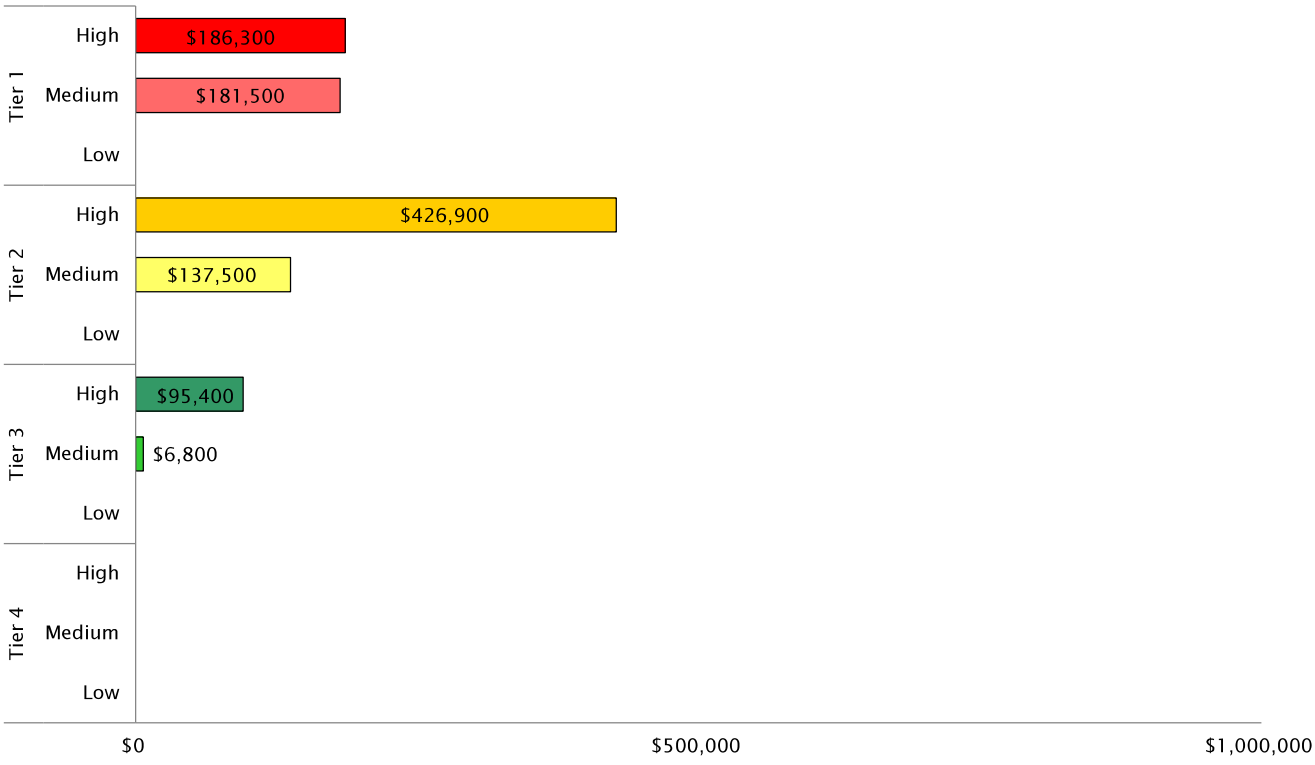
23919 East Canterberry Trail
Parker, CO 80138
Legend High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2003

Site Acreage:10
Facility Square Feet: 55,868
Mobiles on-site: 2

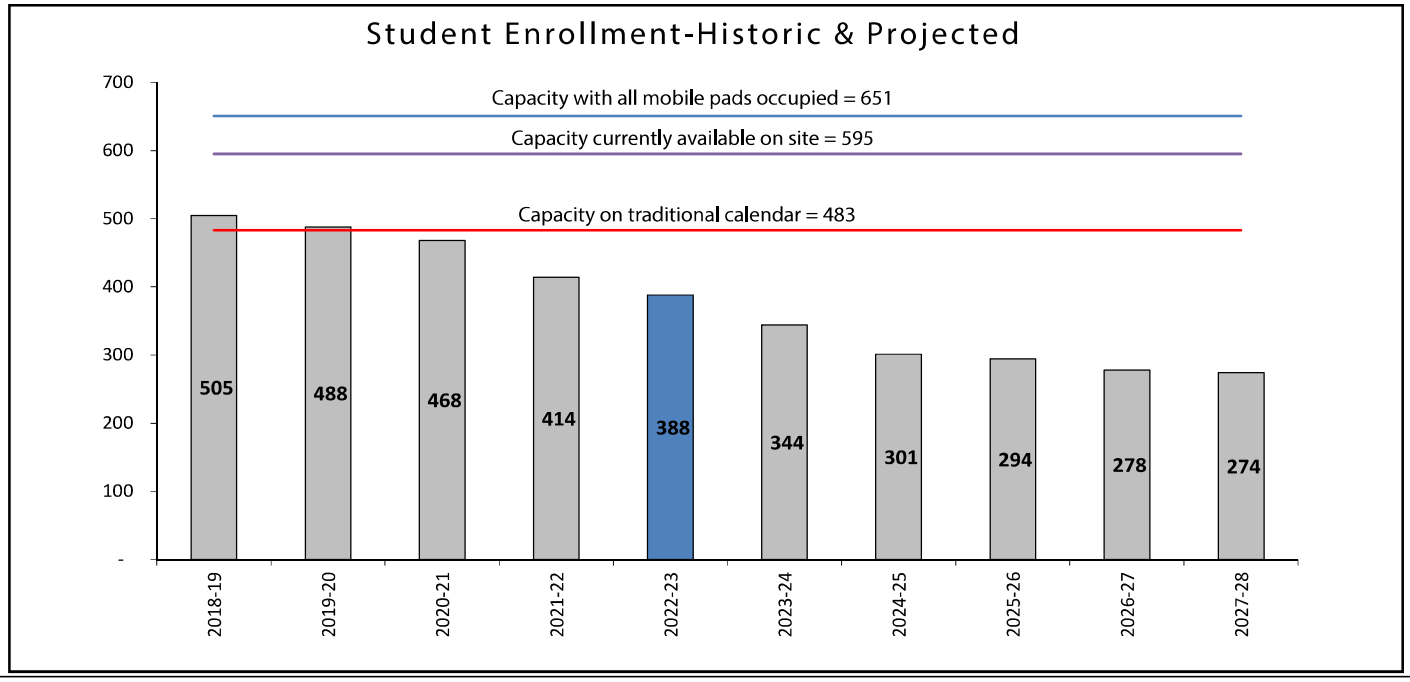
Frontier Valley Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars):$1,034,400

Estimated Total Project Costs: $1,189,620 - $1,701,696



Following is the list of currently unfunded facility projects at Frontier Valley Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace cooling tower	$150,000	$15,000-$64,500	$7,500-$32,250
	Re-glaze skylights	$35,000	$3,500-$15,100	$1,750-$7,525
	Repair insulation in boiler room	$1,300	$100-$500	$65-$280
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Paint exterior doors (4)	$700	$-$200	$35-$151
	Recaulk exterior windows	$15,800	$1,600-$6,700	$790-$3,397
	Repair/replace sections of sidewalk (areas raised)	$50,000	$5,000-$21,500	$2,500-$10,750
	Replace asphalt playground	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace restroom sheet vinyl flooring with MMA	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace sink countertops with single surface	$42,000	$4,200-$18,100	$2,100-$9,030
	Replace toilet partitions	$38,500	$3,900-$16,600	$1,925-$8,278
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
	Recaulk windows, clean framing, repair frames with moisture penetration at window storefronts	$5,900	$500-$2,500	$295-$1,269
2-Medium	Exterior Windows. Needs-Replace windows	$137,500	$13,800-$59,200	$6,875-$29,563
3-High	Re-caulk foundation where concrete meets. Building and surrounding areas showing movement.	$4,000	$400-$1,800	$200-$860
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Showing cracks through carpet, cafeteria floor moving. 201	$11,400	$1,200-$4,900	$570-$2,451
3-Medium	Repair/replace areas of vinyl wall covering	$6,800	$700-$2,900	$340-$1,462

Estimated Total Construction Costs (in 2023 Dollars): $1,034,400
Estimated Project Management Costs Range: $103,500 - $444,900
Estimated Inflation Range: $51,720 - $222,396

Estimated Total Project Costs: $1,189,620 - $1,701,696

Gold Rush Elementary

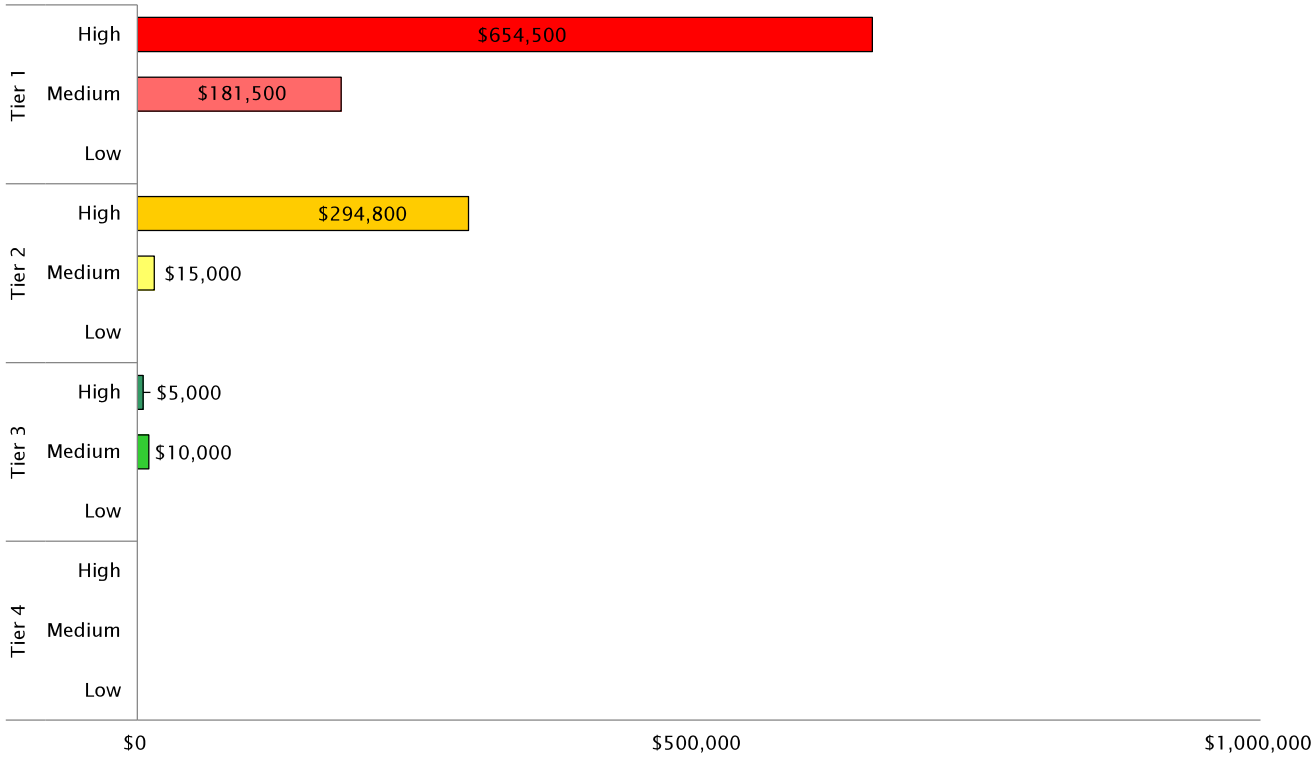
12021 South Swift Fox Way
Parker, CO 80134
Legend High School Feeder Area, K-5

Funded by 2006 Bond
Opened in 2008

Site Acreage:10
Facility Square Feet: 73,146
Mobiles on-site: 0

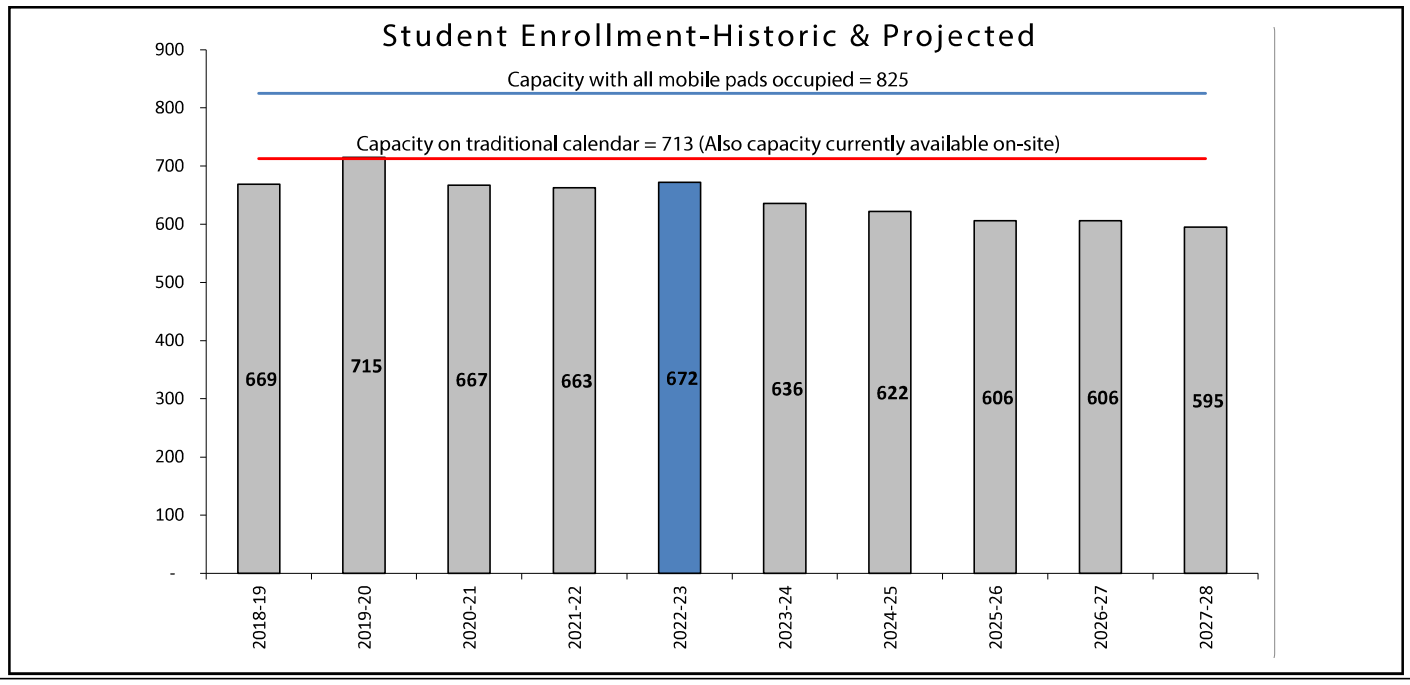
Gold Rush Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars):$1,160,800

Estimated Total Project Costs: $1,334,740 - $1,909,372



Following is the list of currently unfunded facility projects at Gold Rush Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$423,500	$42,400-$182,200	$21,175-$91,053
	Upgrade fire alarm system	$231,000	$23,100-$99,400	$11,550-$49,665
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Paint exterior metal, poles, railings, and sunshades	$6,100	$600-$2,600	$305-$1,312
	Recaulk exterior wall expansion joints. Reseal CMU	$18,200	$1,800-$7,800	$910-$3,913
	Recaulk exterior windows	$18,200	$1,800-$7,800	$910-$3,913
	Repair exterior wall fashing on east side front entry	$1,900	$100-$700	$95-$409
	Resurface asphalt playground	$80,000	$8,000-$34,400	$4,000-$17,200
	Resurface parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
	Repair railing at retaining wall movement	$20,400	$2,000-$8,700	$1,020-$4,386
2-Medium	Lift sidewalk on north side (has sunk a couple inches)	$15,000	$1,500-$6,500	$750-$3,225
3-High	Recaulk wall foundation where concrete meets	$3,700	$300-$1,500	$185-$796
	Repair areas of vinyl wall covering	$1,300	$100-$500	$65-$280
3-Medium	Repair areas of grass around school	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $1,160,800
Estimated Project Management Costs Range: $115,900 - $499,000
Estimated Inflation Range: $58,040 - $249,572

Estimated Total Project Costs: $1,334,740 - $1,909,372

Heritage Elementary

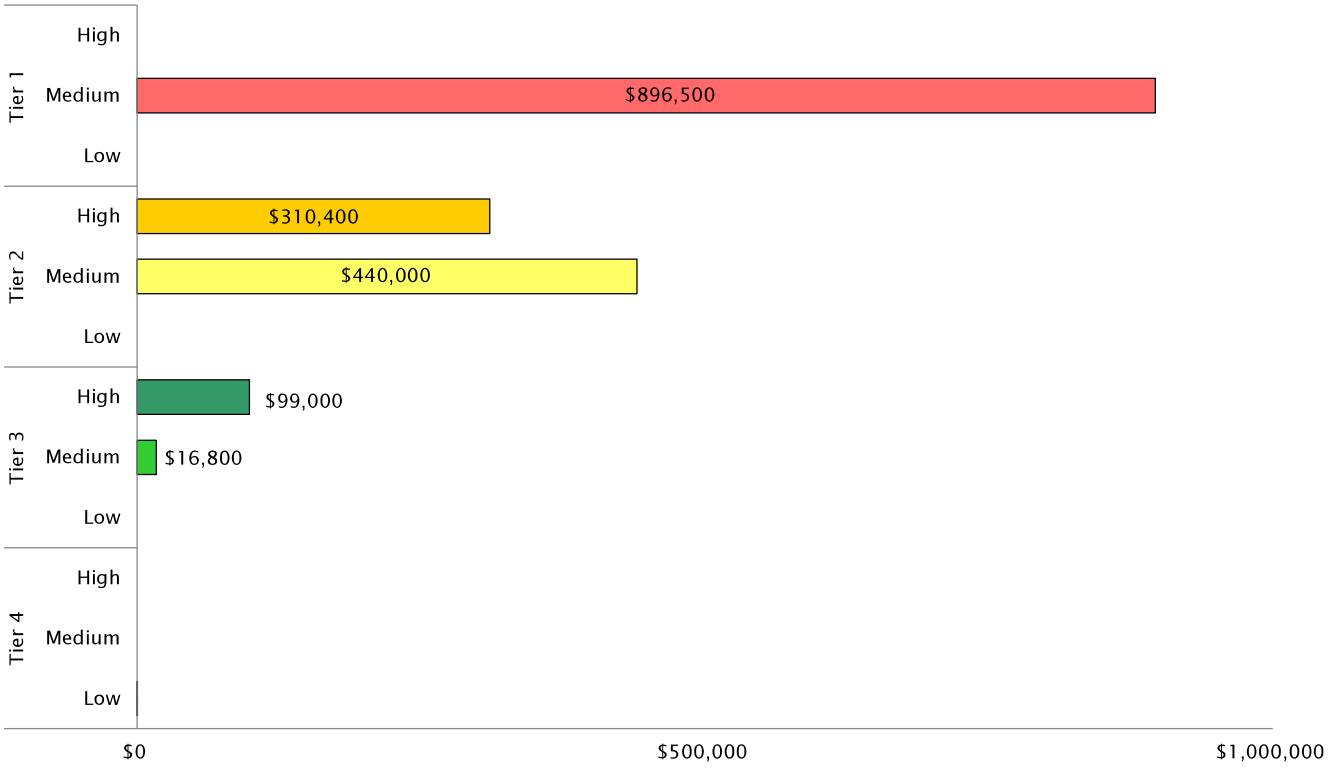
3350 Summit View Parkway
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

Site Acreage:10
Facility Square Feet: 51,668
Mobiles on-site: 3

Heritage Elementary-Identified Facility Projects

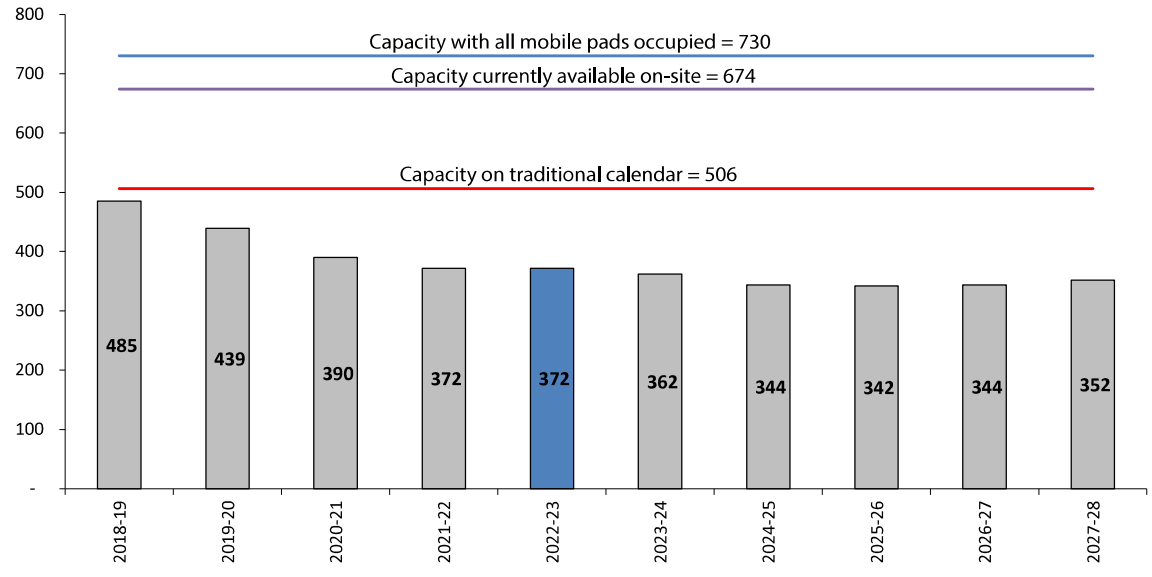
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,762,700

Estimated Total Project Costs: $2,027,235 - $2,899,881

Student Enrollment-Historic & Projected



Following is the list of currently unfunded facility projects at Heritage Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Replace chiller and cooling tower	$440,000	$44,000-$189,200	$22,000-$94,600
	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace boiler(s)	$275,000	$27,500-$118,300	$13,750-$59,125
2-High	Paint exterior doors (4)	$700	$-$200	$35-$151
	Paint exterior metal	$6,100	$600-$2,600	$305-$1,312
	Repair/replace sections of sidewalk	$25,000	$2,500-$10,800	$1,250-$5,375
	Replace asphalt playground	$90,100	$9,000-$38,700	$4,505-$19,372
	Replace toilet partitions	$38,500	$3,900-$16,600	$1,925-$8,278
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
2-Medium	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace VCT cafeteria flooring	$27,500	$2,800-$11,900	$1,375-$5,913
	Upgrade control system	$330,000	$33,000-$141,900	$16,500-$70,950
3-High	Recaulk wall foundation where concrete meets	$4,000	$400-$1,800	$200-$860
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair operable partition between gym and cafeteria	$15,000	$1,500-$6,500	$750-$3,225
3-Medium	Renovate areas of grass around school	$10,000	$1,000-$4,300	$500-$2,150
	Repair/replace areas of vinyl wall covering	$6,800	$700-$2,900	$340-$1,462

Estimated Total Construction Costs (in 2023 Dollars): $1,762,700
Estimated Project Management Costs Range: $176,400 - $758,200
Estimated Inflation Range: $88,135 - $378,981

Estimated Total Project Costs: $2,027,235 - $2,899,881

Highlands Ranch High

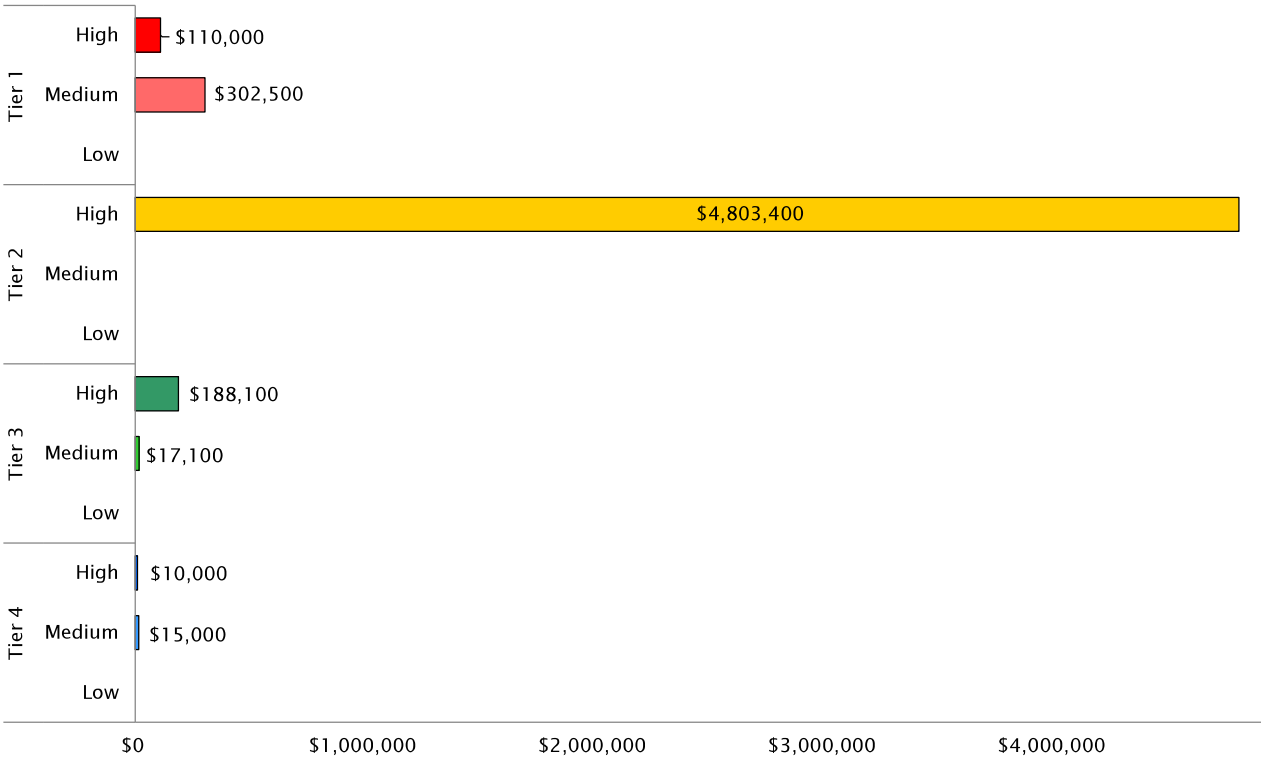
9375 Cresthill Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, 9-12

Funded by 1984 Bond
Opened in 1985

Site Acreage: 70.82
Facility Square Feet: 243,408
Mobiles on-site: 0

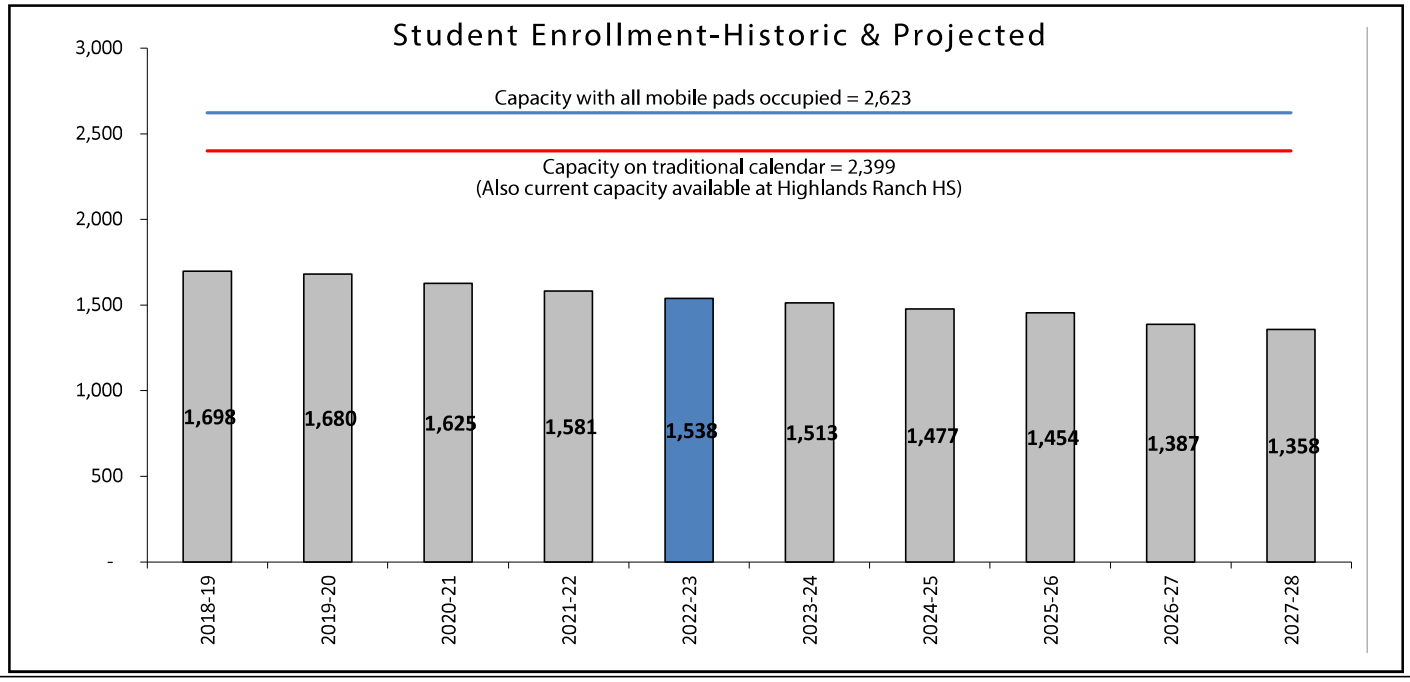
Highlands Ranch High School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $5,446,100

Estimated Total Project Costs: $6,262,905 - $8,958,712



Following is the list of currently unfunded facility projects at Highlands Ranch High

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$110,000	$11,000-$47,300	$5,500-$23,650
1-Medium	Install new IP intercom system for building	$302,500	$30,300-$130,100	$15,125-$65,038
2-High	Paint exterior doors	$5,900	$500-$2,500	$295-$1,269
	Recaulk exterior windows	$66,500	$6,600-$28,500	$3,325-$14,298
	Repair/replace walkways to athletic fields	$15,000	$1,500-$6,500	$750-$3,225
	Replace carpet	$272,300	$27,200-$117,100	$13,615-$58,545
	Replace kitchen flooring	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace original casework, end of lifecycle	$220,000	$22,000-$94,600	$11,000-$47,300
	Replace sheet vinyl with MMA 4 student restrooms, coat tile restrooms with MMA	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace VCT (hallways and classrooms)	$1,306,800	$130,700-$562,000	$65,340-$280,962
	Upgrade theater and stage lighting and sound systems	$110,000	$11,000-$47,300	$5,500-$23,650
	Resurface parking lot	$2,646,600	$264,700-$1,138,000	$132,330-$569,019
	Reglaze storefront windows at auditorium entry. Recaulk windows	$33,800	$3,400-$14,500	$1,690-$7,267
3-High	Recaulk wall foundation where concrete meets	$10,500	$1,000-$4,400	$525-$2,258
	Renovate multi-use field	$120,000	$12,000-$51,600	$6,000-$25,800
	Replace all fencing around school perimeter, parking areas	$22,700	$2,200-$9,700	$1,135-$4,881
	Replace site lighting poles and fixtures (except entry)	$34,900	$3,500-$15,000	$1,745-$7,504
3-Medium	Repair/replace areas of vinyl wall covering	$17,100	$1,700-$7,300	$855-$3,677
4-High	Renovate areas or sod around school	$10,000	$1,000-$4,300	$500-$2,150
4-Medium	Add/replace trees, bushes, other landscape plantings	$15,000	$1,500-$6,500	$750-$3,225

Estimated Total Construction Costs (in 2023 Dollars): $5,446,100
Estimated Project Management Costs Range: $544,500 - $2,341,700
Estimated Inflation Range: $272,305 - $1,170,912

Estimated Total Project Costs: $6,262,905 - $8,958,712

Iron Horse Elementary

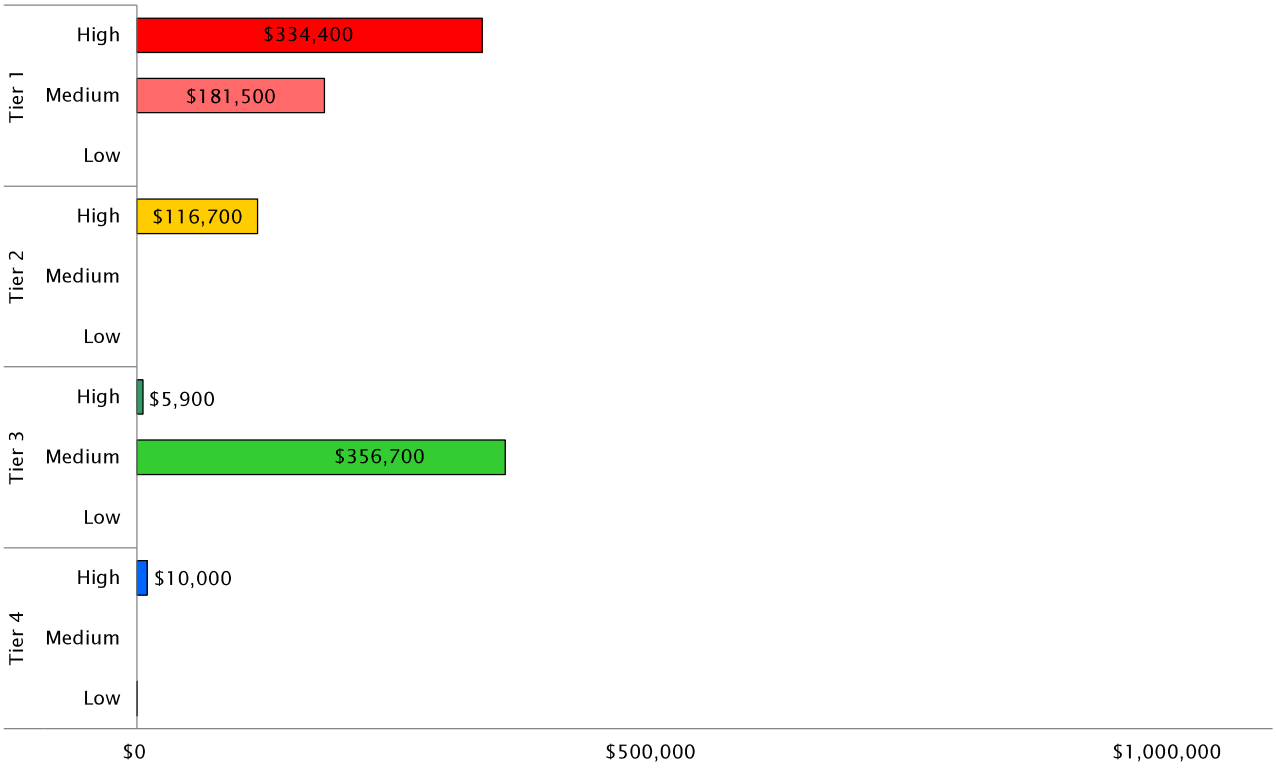
20151 Tallman Drive
Parker, CO 80138
Legend High School Feeder Area, K-5

Funded by 1997 Bond
Opened in 1998

Site Acreage:10
Facility Square Feet: 51,676
Mobiles on-site: 1

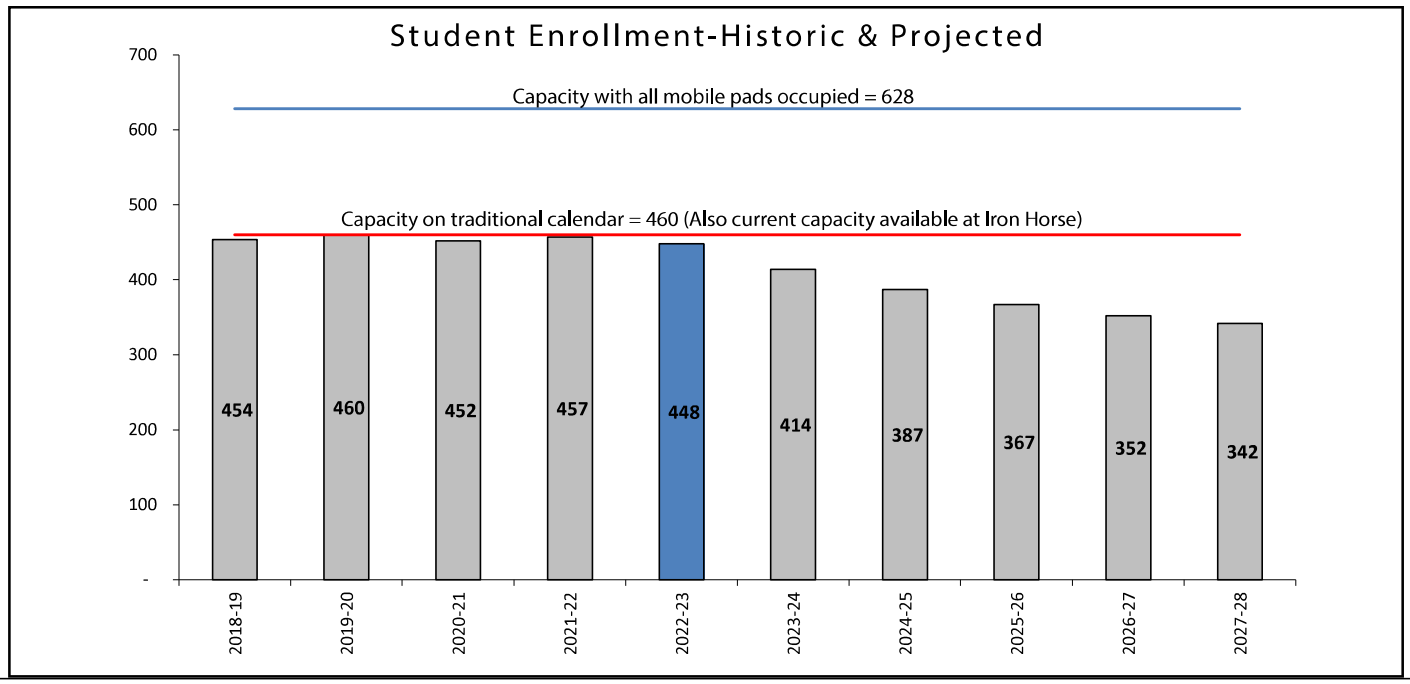
Iron Horse Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,005,200

Estimated Total Project Costs: $1,155,760 - $1,653,418



Following is the list of currently unfunded facility projects at Iron Horse Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Repair cracks from settling at pod areas	$6,300	$700-$2,700	$315-$1,355
	Repair or refinish exterior doors	$2,600	$200-$1,100	$130-$559
	Repair/replace gym/cafeteria partition. Curtains need replaced due to fire retardant life.	$18,700	$1,800-$8,000	$935-$4,021
	Repair/replace sections of sidewalk as necessary	$5,000	$500-$2,200	$250-$1,075
	Replace sink countertops with single surface	$42,000	$4,200-$18,100	$2,100-$9,030
	Repair leaks on all entrance storefronts	$2,500	$200-$1,000	$125-$538
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Repair crack in foundation below window at entrance	$2,000	$200-$800	$100-$430
3-Medium	Grease interceptor bypass	$9,400	$900-$4,000	$470-$2,021
	Repair/replace areas of vinyl wall covering as necessary	$10,100	$1,000-$4,300	$505-$2,172
	Replace all ceiling tiles in the kitchen. (need to be food grade)	$7,200	$700-$3,100	$360-$1,548
	Upgrade control system	$330,000	$33,000-$141,900	$16,500-$70,950
4-High	Repair/replace grass areas as necessary	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $1,005,200
Estimated Project Management Costs Range: $100,300 - $432,100
Estimated Inflation Range: $50,260 - $216,118

Estimated Total Project Costs: $1,155,760 - $1,653,418

Larkspur Elementary

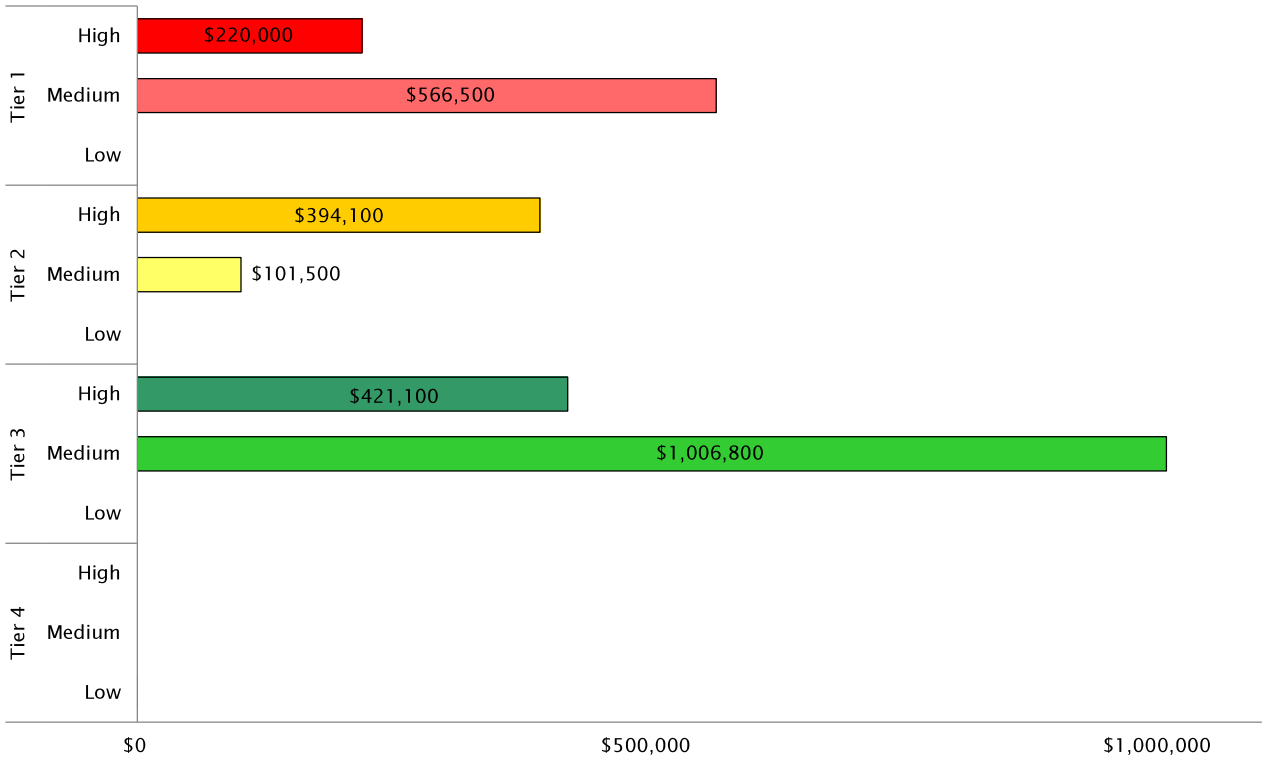
1103 West Perry Park Avenue
Larkspur, CO 80118
Castle View High School Feeder Area, K-6

Funded by 1970 Bond
Opened in 1972

Site Acreage: 10
Facility Square Feet: 30,675
Mobiles on-site: 0

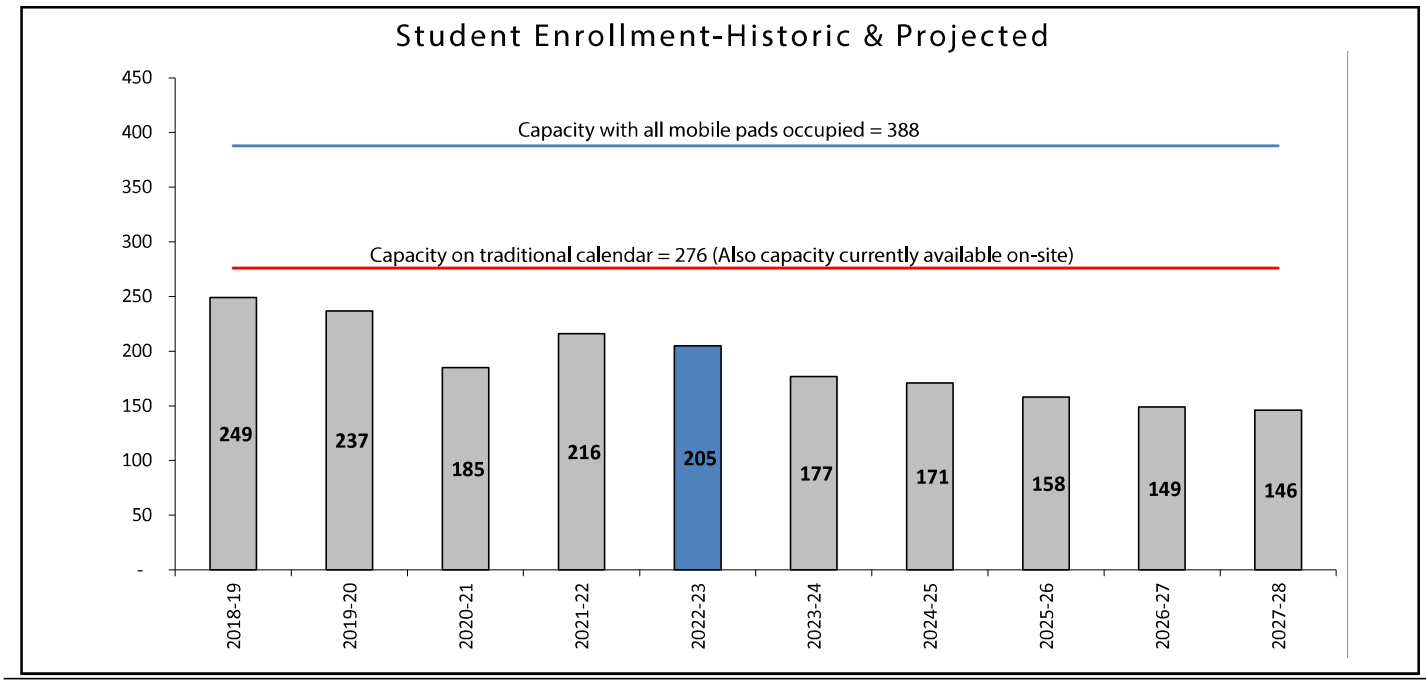
Larkspur Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,710,000

Estimated Total Project Costs: $3,116,500 - $4,457,950



Following is the list of currently unfunded facility projects at Larkspur Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
1-Medium	Install new generator and associated emergency systems	$110,000	$11,000-$47,300	$5,500-$23,650
	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace boiler(s)	$275,000	$27,500-$118,300	$13,750-$59,125
2-High	Crack fill asphalt playground as necessary	$80,000	$8,000-$34,400	$4,000-$17,200
	Paint exterior	$9,100	$900-$3,900	$455-$1,957
	Recaulk exterior windows	$8,600	$900-$3,700	$430-$1,849
	Repair areas of parking lot asphalt	$75,000	$7,500-$32,300	$3,750-$16,125
	Repair, sand and paint exterior doors	$5,900	$500-$2,500	$295-$1,269
	Repair/replace Sections of sidewalk, front entry asphalt	$75,000	$7,500-$32,300	$3,750-$16,125
	Replace 3 sinks in individual restrooms	$1,900	$100-$700	$95-$409
	Replace casework in original building	$66,000	$6,600-$28,400	$3,300-$14,190
	Replace restroom ceramic tile with MMA	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace toilet partitions when flooring replaced	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace trough washing stations with sinks (2)	$6,600	$600-$2,800	$330-$1,419
2-Medium	Repair areas of metal siding	$11,400	$1,200-$4,900	$570-$2,451
	Repair curb at entrance/bus loop	$90,100	$9,000-$38,700	$4,505-$19,372
3-High	Improve drainage at parking lot, mobile site, and northwest bus loop	$200,000	$20,000-$86,000	$10,000-$43,000
	Recaulk wall foundation where concrete meets	$6,300	$700-$2,700	$315-$1,355
	Refinish all fixed walls	$22,700	$2,200-$9,700	$1,135-$4,881
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair rusting columns at gym west side	$8,600	$900-$3,700	$430-$1,849
	Repair/replace fencing where needed, wood and metal	$9,100	$900-$3,900	$455-$1,957
	Replace grid ceiling and tile in original building	$94,400	$9,500-$40,600	$4,720-$20,296
3-Medium	Fire sprinkle building	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Repair or replace vinyl wall coverings	$6,800	$700-$2,900	$340-$1,462

Estimated Total Construction Costs (in 2023 Dollars): $2,710,000
Estimated Project Management Costs Range: $271,000 - $1,165,300
Estimated Inflation Range: $135,500 - $582,650

Estimated Total Project Costs: $3,116,500 - $4,457,950

Legacy Point Elementary

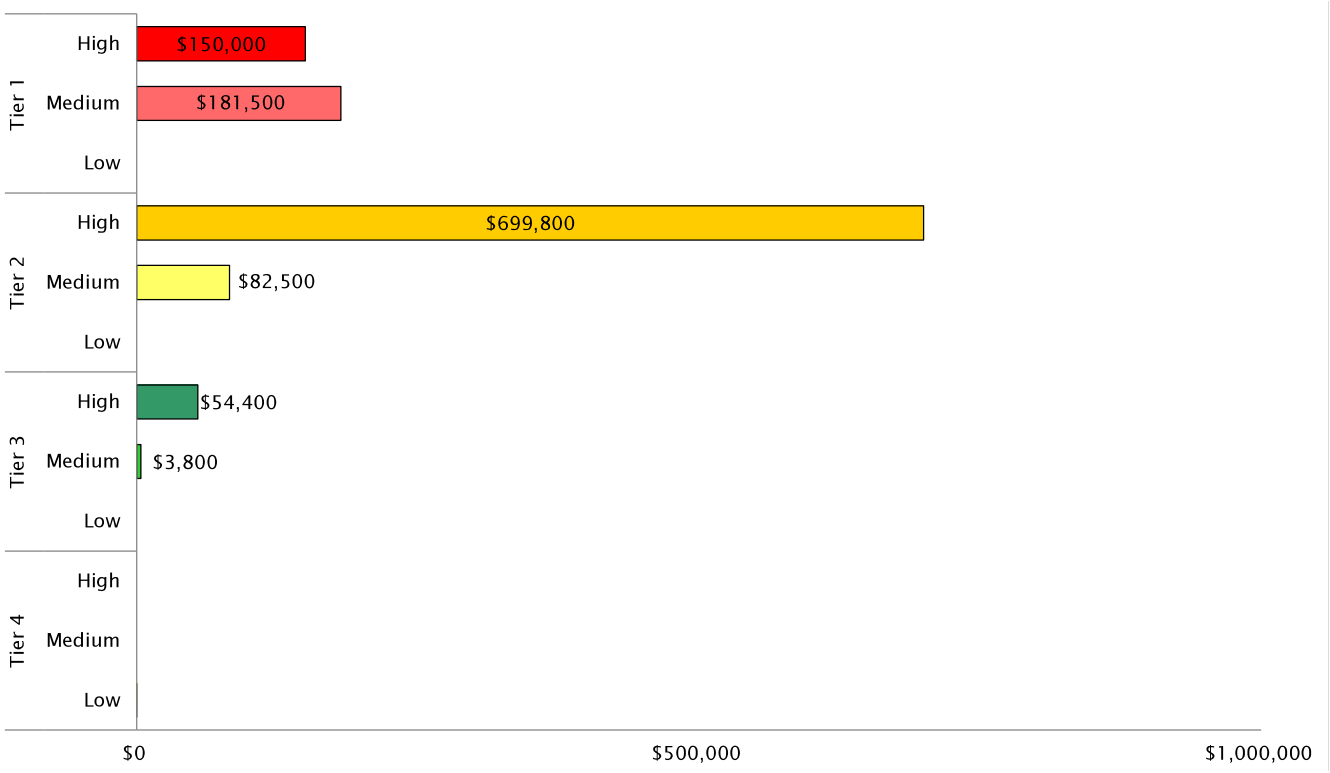
12736 South Red Rosa Circle
Parker, CO 80134
Ponderosa High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2003

Site Acreage:10
Facility Square Feet: 56,868
Mobiles on-site: 0

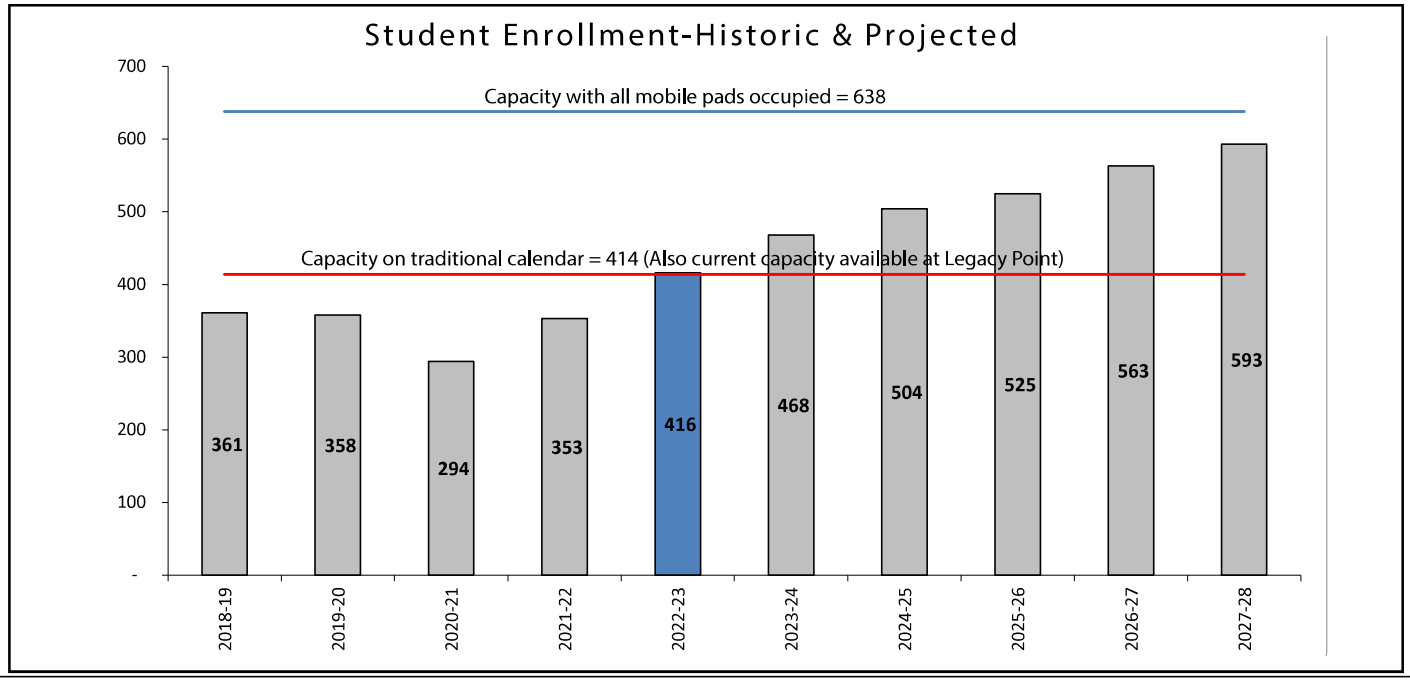
Legacy Point Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,172,000

Estimated Total Project Costs: $1,348,100 - $1,928,280



Following is the list of currently unfunded facility projects at Legacy Point Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace cooling tower	$150,000	$15,000-$64,500	$7,500-$32,250
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Fix storefront window leakage	$11,400	$1,200-$4,900	$570-$2,451
	Paint exterior trim, windows and doors	$10,300	$1,100-$4,500	$515-$2,215
	Recaulk exterior door frames	$1,300	$100-$500	$65-$280
	Recaulk exterior windows	$17,000	$1,700-$7,300	$850-$3,655
	Repair/replace damage to sidewalks due to ground movement	$15,000	$1,500-$6,500	$750-$3,225
	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace gym carpet with sport flooring	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace toilet partitions	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace VCT cafeteria flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
	Replace stair tread	$5,300	$500-$2,200	$265-$1,140
2-Medium	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
3-High	Recaulk areas where concrete meets foundation walls	$3,900	$400-$1,700	$195-$839
	Renovate multi-use field	$36,300	$3,700-$15,700	$1,815-$7,805
	Replace blinds in conference room at front entry	$14,200	$1,400-$6,100	$710-$3,053
3-Medium	Vinyl Covering. Needs-Repair areas of vinyl wall covering	$3,800	$400-$1,600	$190-$817

Estimated Total Construction Costs (in 2023 Dollars): $1,172,000
Estimated Project Management Costs Range: $117,500 - $504,300
Estimated Inflation Range: $58,600 - $251,980

Estimated Total Project Costs: $1,348,100 - $1,928,280

Legend High

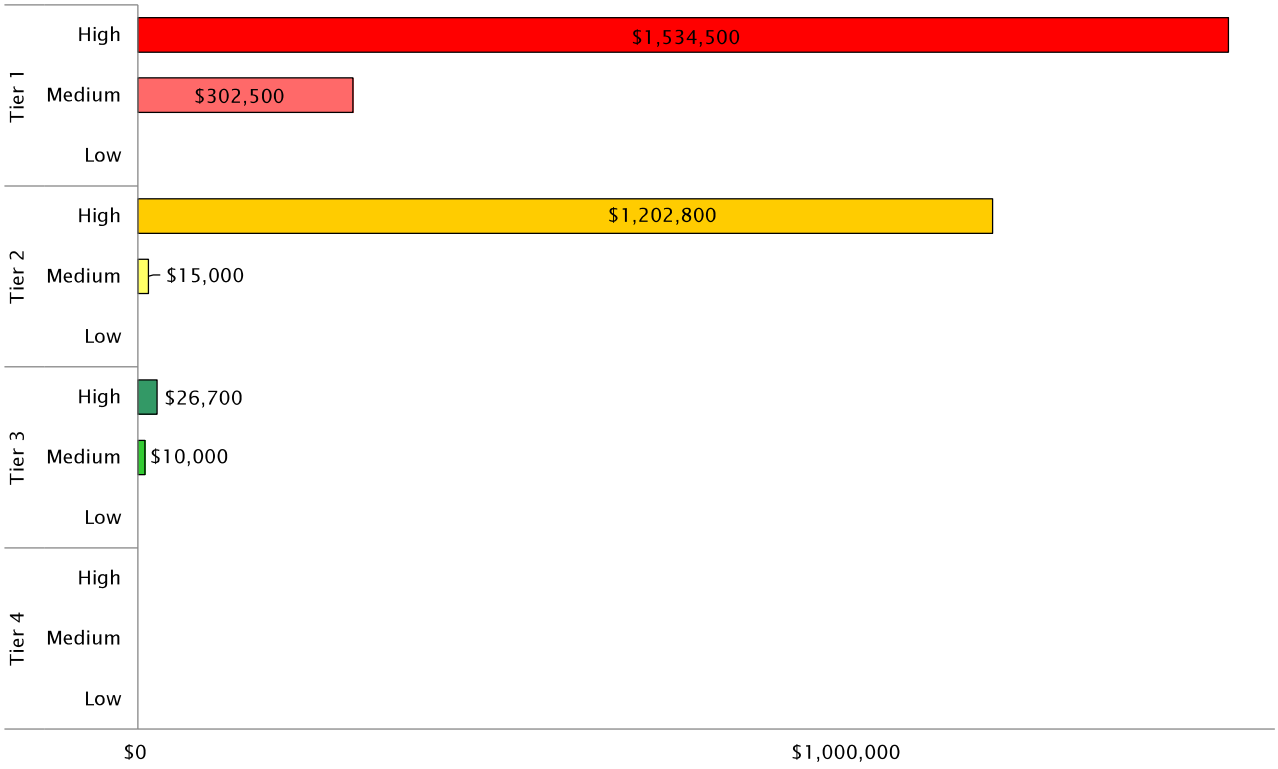
22219 Hilltop Road
Parker, CO 80134
Legend High School Feeder Area, 9-12

Funded by 2003 Bond
Opened in 2008

Site Acreage: 45
Facility Square Feet: 256,865
Mobiles on-site: 5

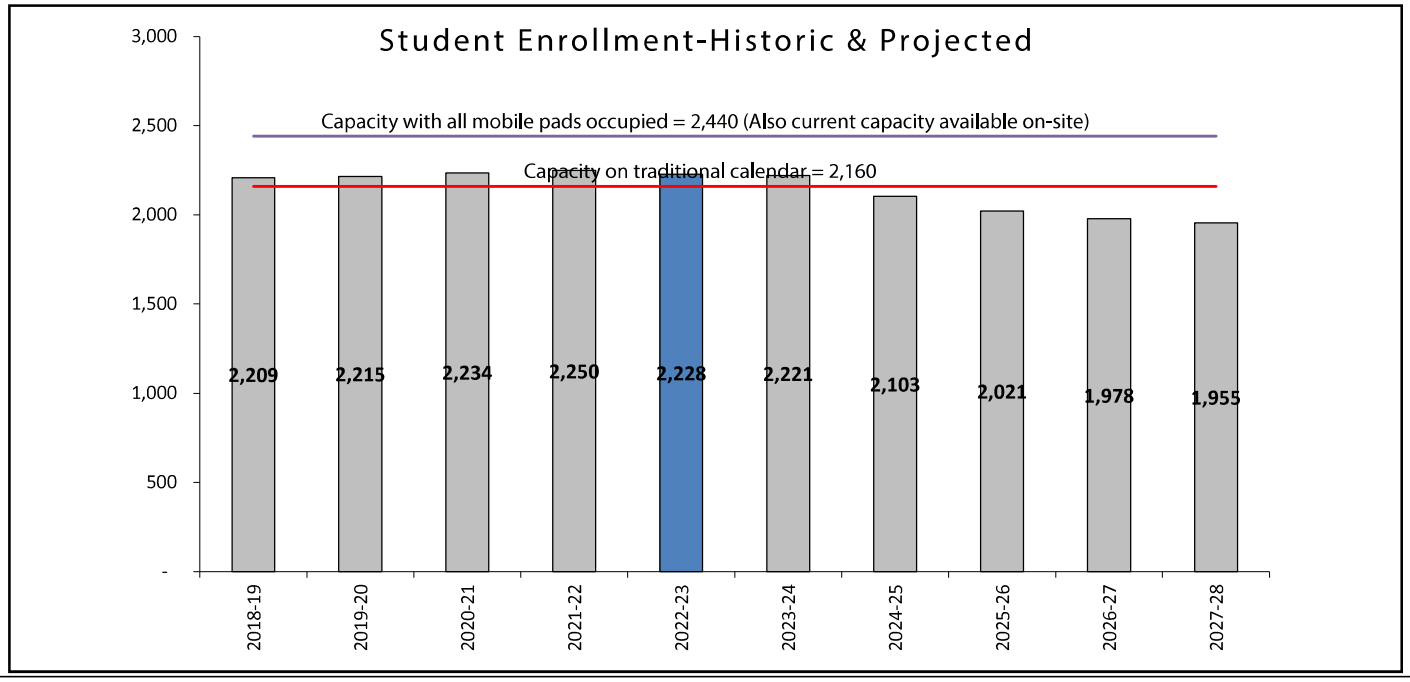
Legend High School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $3,091,500

Estimated Total Project Costs: $3,555,275- $5,085,473



Following is the list of currently unfunded facility projects at Legend High

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$1,149,500	$115,000-$494,300	$57,475-$247,143
	Upgrade fire alarm system	$385,000	$38,500-$165,600	$19,250-$82,775
1-Medium	Install new IP intercom system for building	$302,500	$30,300-$130,100	$15,125-$65,038
2-High	Paint exterior metal railings	$1,900	$100-$700	$95-$409
	Recaulk exterior windows	$78,700	$7,900-$33,800	$3,935-$16,921
	Repair exterior wall moisture penetration at F pod entrance	$6,100	$600-$2,600	$305-$1,312
	Replace walkoff carpet at entries	$6,100	$600-$2,600	$305-$1,312
	Resurface asphalt areas as necessary	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Upgrade theater and stage lighting and sound systems	$110,000	$11,000-$47,300	$5,500-$23,650
2-Medium	Repair areas of sidewalk as necessarry	$15,000	$1,500-$6,500	$750-$3,225
3-High	Mitigate movement at F pod (E wing). Recaulk where concrete meets exterior wall.	$24,200	$2,500-$10,500	$1,210-$5,203
	Repair vinyl on walls as necessary	$2,500	$200-$1,000	$125-$538
3-Medium	Repair areas of grass around school	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $3,091,500
Estimated Project Management Costs Range: $309,200 - $1,329,300
Estimated Inflation Range: $154,575 - $664,673

Estimated Total Project Costs: $3,555,275 - $5,085,473

Lone Tree Elementary

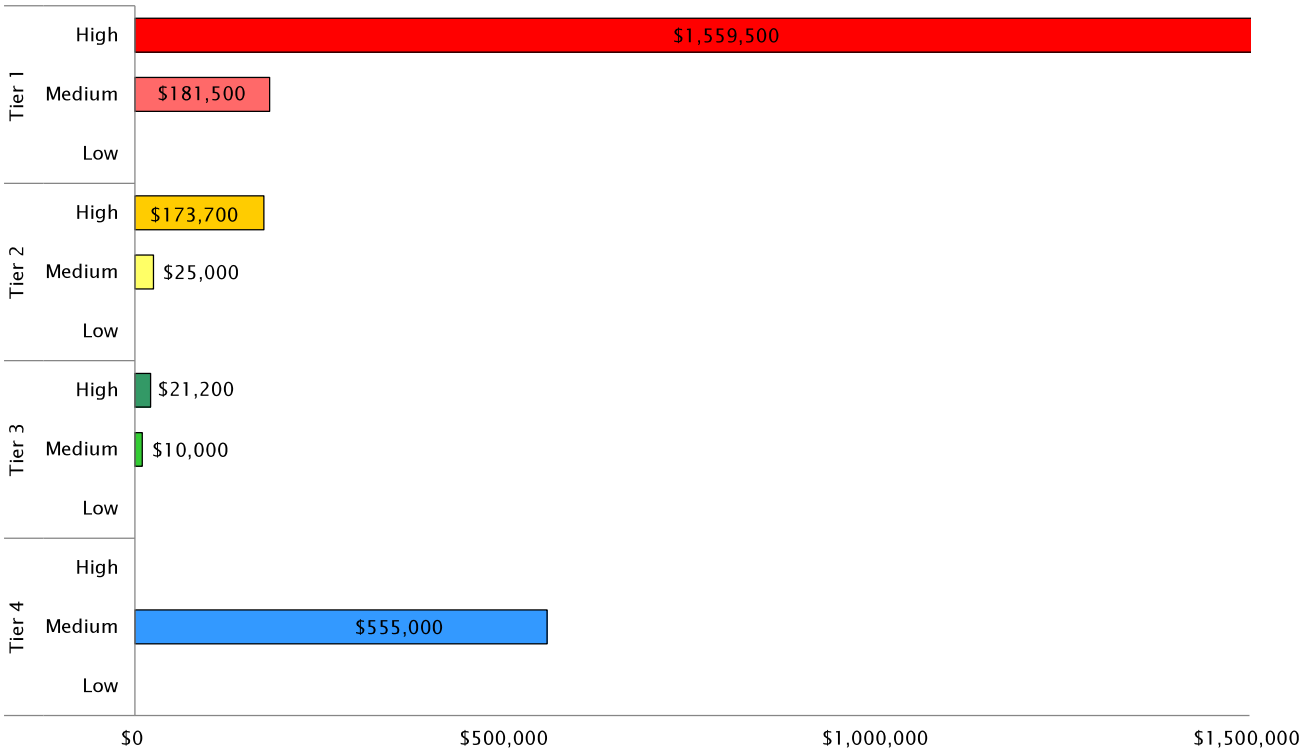
9375 Heritage Hills Circle
Lone Tree, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by Certificate of Participation
Opened in 2007

Site Acreage: 9.7
Facility Square Feet: 57,509
Mobiles on-site: 0

Lone Tree Elementary-Identified Facility Projects

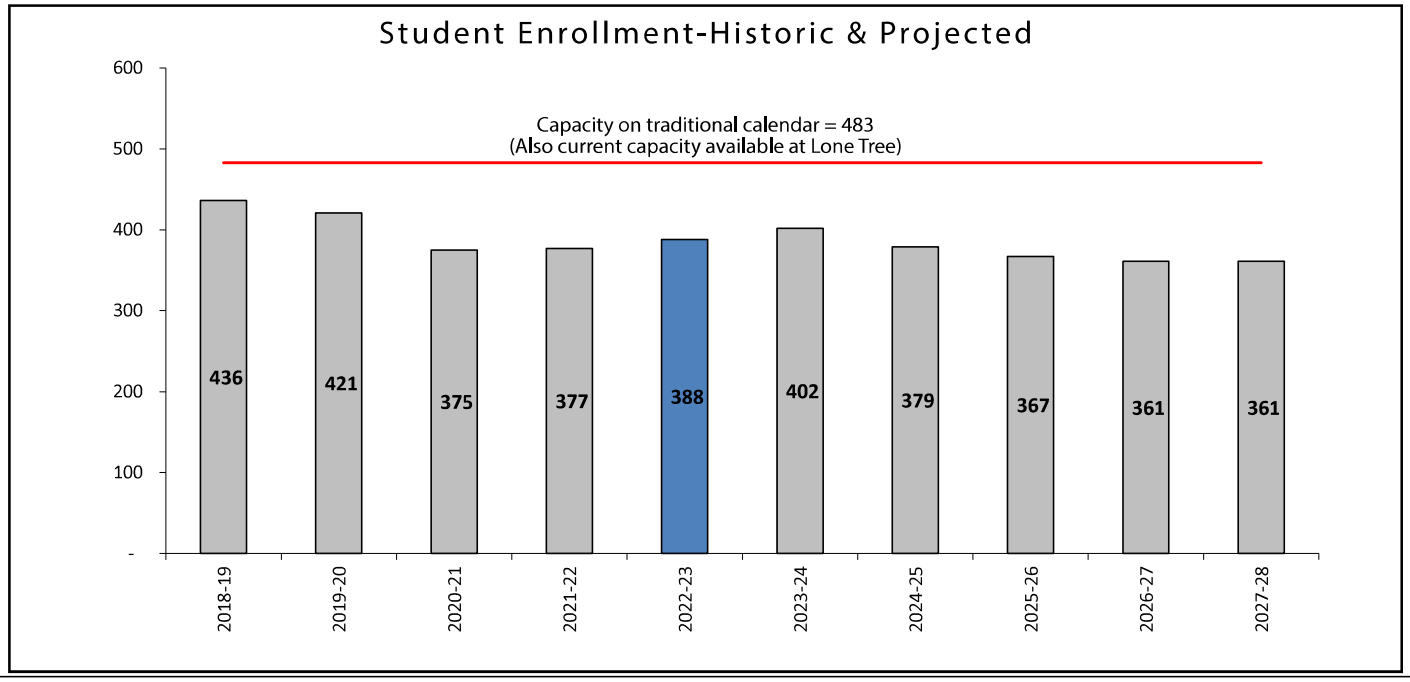
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,525,900

Estimated Total Project Costs: $2,904,595 - $4,155,269

Student Enrollment-Historic & Projected



Following is the list of currently unfunded facility projects at Lone Tree Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	$900,000	$90,000-$387,000	$45,000-$193,500
	Upgrade control system	$363,000	$36,300-$156,100	$18,150-$78,045
	Upgrade fire alarm system	$214,000	$21,400-$92,100	$10,700-$46,010
	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Curtain Walls Needs-Recaulk windows. Clean framing	$14,600	$1,400-$6,200	$730-$3,139
	Repair VCT flooring at cafeteria entrance	$2,500	$200-$1,000	$125-$538
	Recaulk exterior windows	$14,600	$1,400-$6,200	$730-$3,139
	Replace sink counter tops in all restrooms	$42,000	$4,200-$18,100	$2,100-$9,030
	Resurface/repair parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
2-Medium	Repair/replace areas of cracked sidewalk	$25,000	$2,500-$10,800	$1,250-$5,375
3-High	Recaulk wall foundation where concrete meets	$3,700	$300-$1,500	$185-$796
	Repair operable partition between gym and cafeteria	$15,000	$1,500-$6,500	$750-$3,225
	Vinyl Covering. Needs-Repair areas of vinyl wall covering	$2,500	$200-$1,000	$125-$538
3-Medium	Renovate grass area around school	$10,000	$1,000-$4,300	$500-$2,150
4-Medium	Replace gym carpet with sport flooring	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace kitchen flooring	$82,000	$8,200-$35,300	$4,100-$17,630
	Replace poured acrylic flooring in all restrooms	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace VCT cafeteria flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace carpet	$363,000	$36,300-$156,100	$18,150-$78,045

Estimated Total Construction Costs (in 2023 Dollars): $2,525,900
Estimated Project Management Costs Range: $252,400 - $1,086,300
Estimated Inflation Range: $126,295 - $543,069

Estimated Total Project Costs: $2,904,595 - $4,155,269

Mammoth Heights Elementary

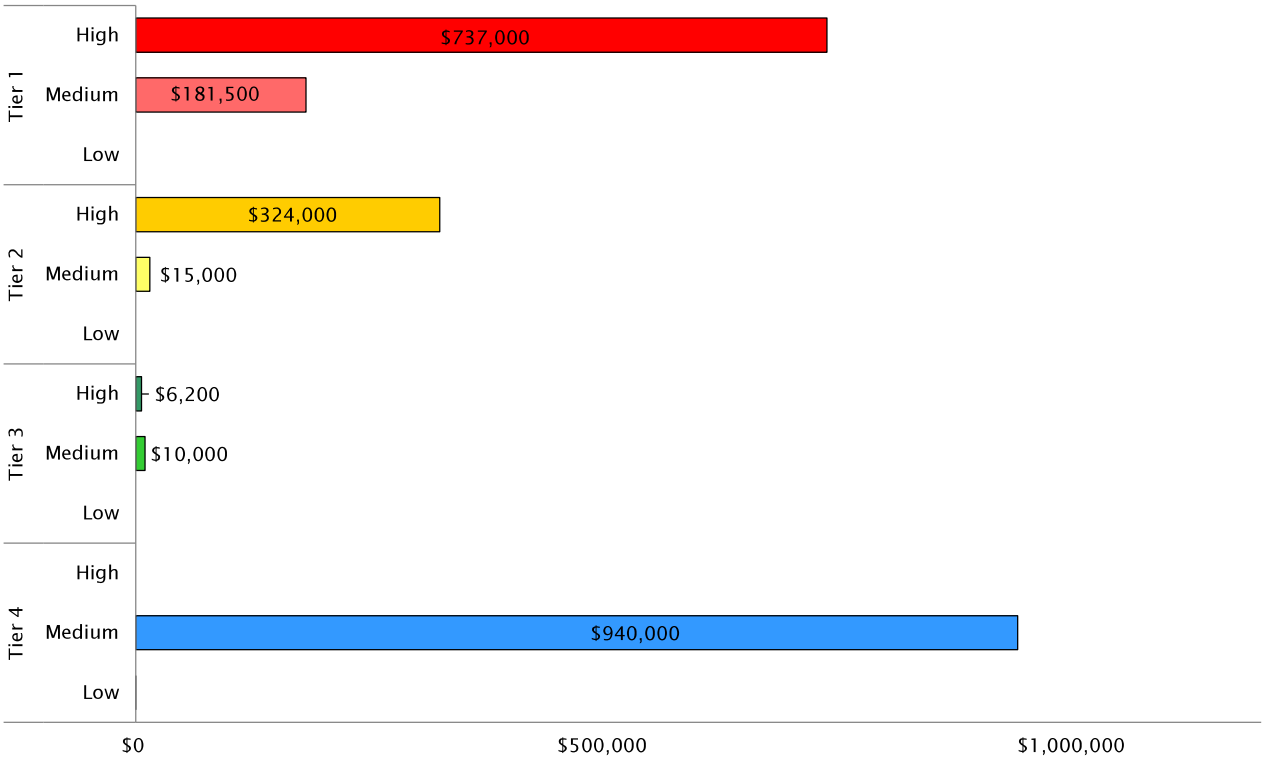
9500 Stonegate Parkway
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2007

Site Acreage:10
Facility Square Feet: 73,146
Mobiles on-site: 1

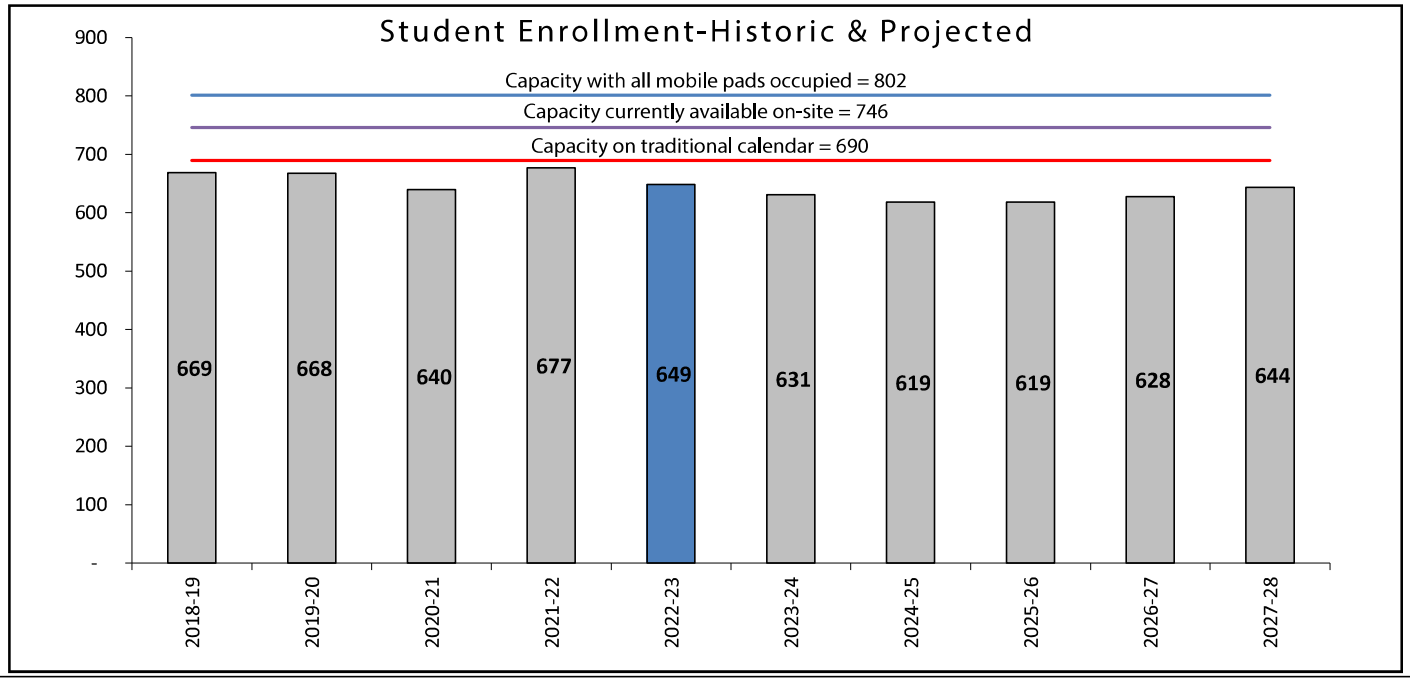
Mammoth Heights Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $3,113,700

Estimated Total Project Costs: $3,580,785 - $5,122,446



Following is the list of currently unfunded facility projects at Mammoth Heights Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$423,500	$42,400-$182,200	$21,175-$91,053
	Upgrade fire alarm system	$231,000	$23,100-$99,400	$11,550-$49,665
	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace 060 EPDM fully adhered roof	$900,000	$90,000-$387,000	$45,000-$193,500
2-High	Check crack in wall at entrance to south classrooms	$5,000	$500-$2,200	$250-$1,075
	Paint metal of sun shades, starting to peel	$6,100	$600-$2,600	$305-$1,312
	Recaulk exterior wall expansion joints. Reseal CMU	$18,200	$1,800-$7,800	$910-$3,913
	Recaulk exterior windows	$18,200	$1,800-$7,800	$910-$3,913
	Resurface asphalt playground	$80,000	$8,000-$34,400	$4,000-$17,200
	Resurface parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
	Repair leaning retaining wall on east side of playing field by baseball area	$11,400	$1,200-$4,900	$570-$2,451
	Repair retaining wall movement at north entry	$35,100	$3,500-$15,100	$1,755-$7,547
2-Medium	Repair/replace areas of sidewalk	$15,000	$1,500-$6,500	$750-$3,225
3-High	Recaulk wall foundation where concrete meets	$3,700	$300-$1,500	$185-$796
	Repair areas of vinyl wall covering	$2,500	$200-$1,000	$125-$538
3-Medium	Repair areas of grass around school	$10,000	$1,000-$4,300	$500-$2,150
4-Medium	Replace gym carpet with sport flooring	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace kitchen flooring	$82,000	$8,200-$35,300	$4,100-$17,630
	Replace poured acrylic flooring in all restrooms	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775

Estimated Total Construction Costs (in 2023 Dollars): $3,113,700
Estimated Project Management Costs Range: $311,400 - $1,339,300
Estimated Inflation Range: $155,685 - $669,446

Estimated Total Project Costs: $3,580,785 - $5,122,446

Meadow View Elementary

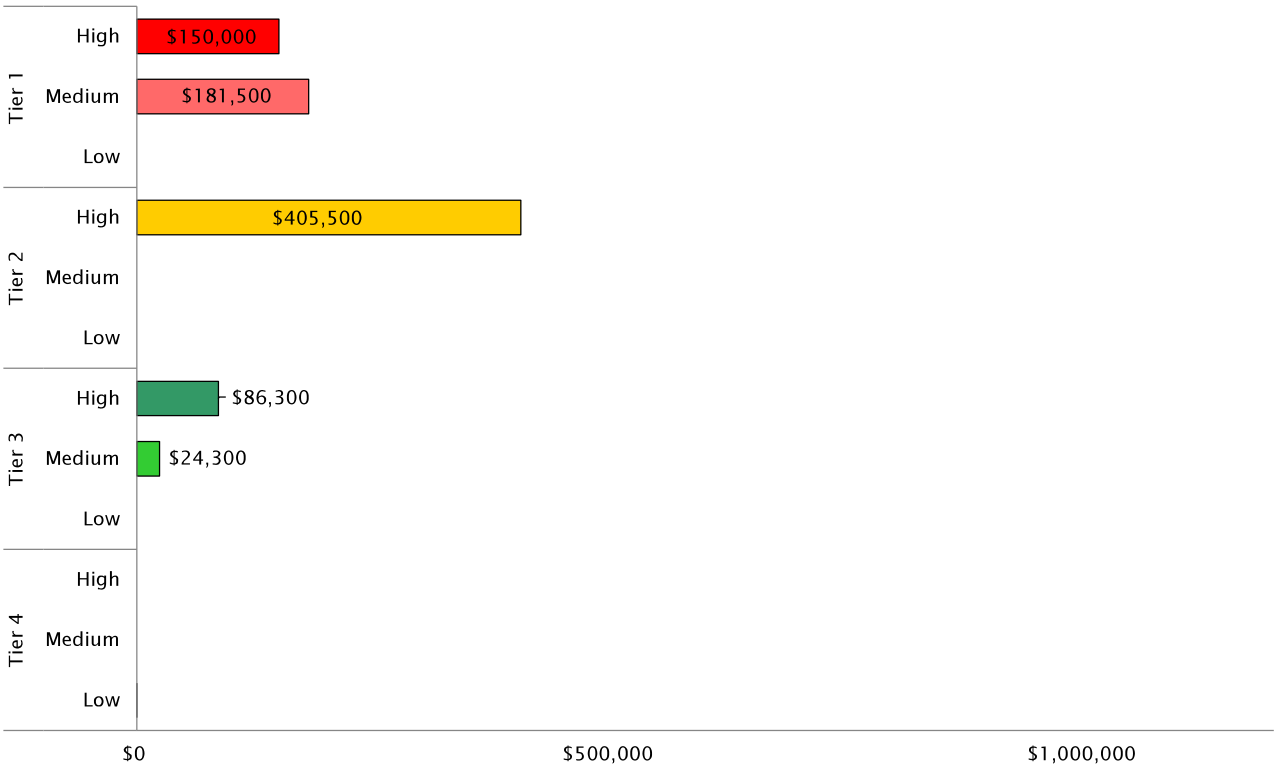
3700 Butterfield Crossing
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2000

Site Acreage: 15
Facility Square Feet: 51,668
Mobiles on-site: 1

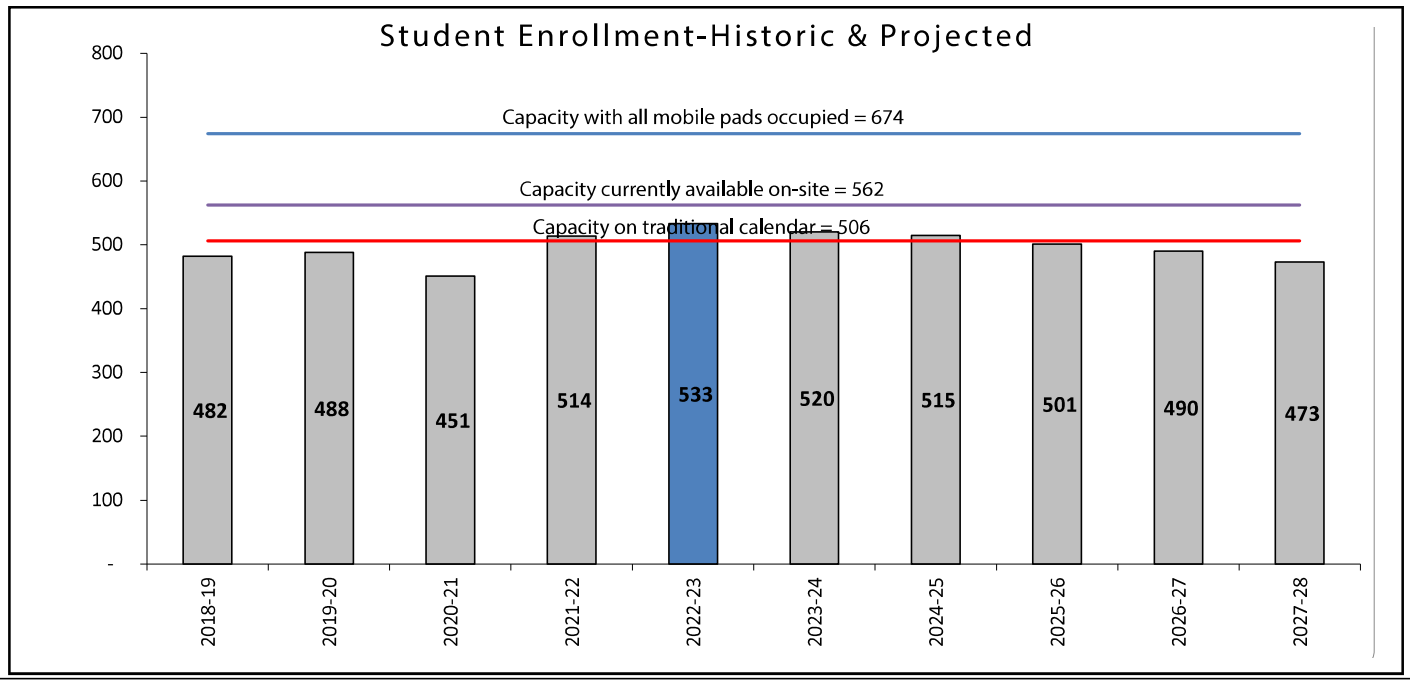
Meadow View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $847,600

Estimated Total Project Costs: $974,780 - $1,394,434



Following is the list of currently unfunded facility projects at Meadow View Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace cooling tower	$150,000	$15,000-$64,500	$7,500-$32,250
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Repair/replace sections of sidewalk as necessary	$15,000	$1,500-$6,500	$750-$3,225
	Replace asphalt playground	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace curb with snow curb	$96,800	$9,700-$41,700	$4,840-$20,812
	Replace operable partition at gym	$18,700	$1,800-$8,000	$935-$4,021
	Replace toilet partitions in 4 boys and 4 girls restrooms	$45,000	$4,500-$19,400	$2,250-$9,675
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Resurface parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
3-High	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair areas of vinyl wall covering	$6,300	$700-$2,700	$315-$1,355
3-Medium	Replace dumpster enclosure with new enclosure, repair site fencing and backstop	$6,100	$600-$2,600	$305-$1,312
	Minor repairs on retaining wall	$18,200	$1,800-$7,800	$910-$3,913

Estimated Total Construction Costs (in 2023 Dollars): $847,600
Estimated Project Management Costs Range: $84,800 - $364,600
Estimated Inflation Range: $42,380 - $182,234

Estimated Total Project Costs: $974,780 - $1,394,434

Mesa Middle

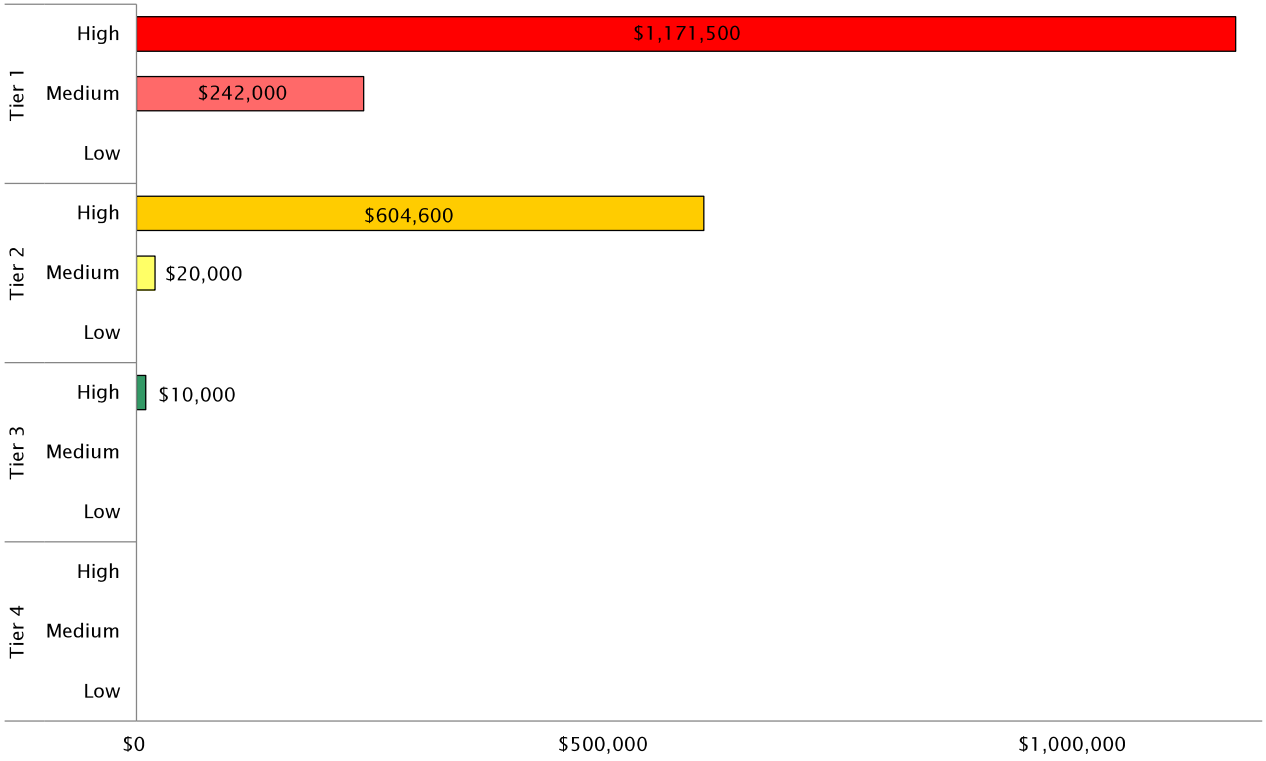
365 Mitchell Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 6-8

Funded by 2003 Bond
Opened in 2008

Site Acreage: 22
Facility Square Feet: 132,414
Mobiles on-site: 0

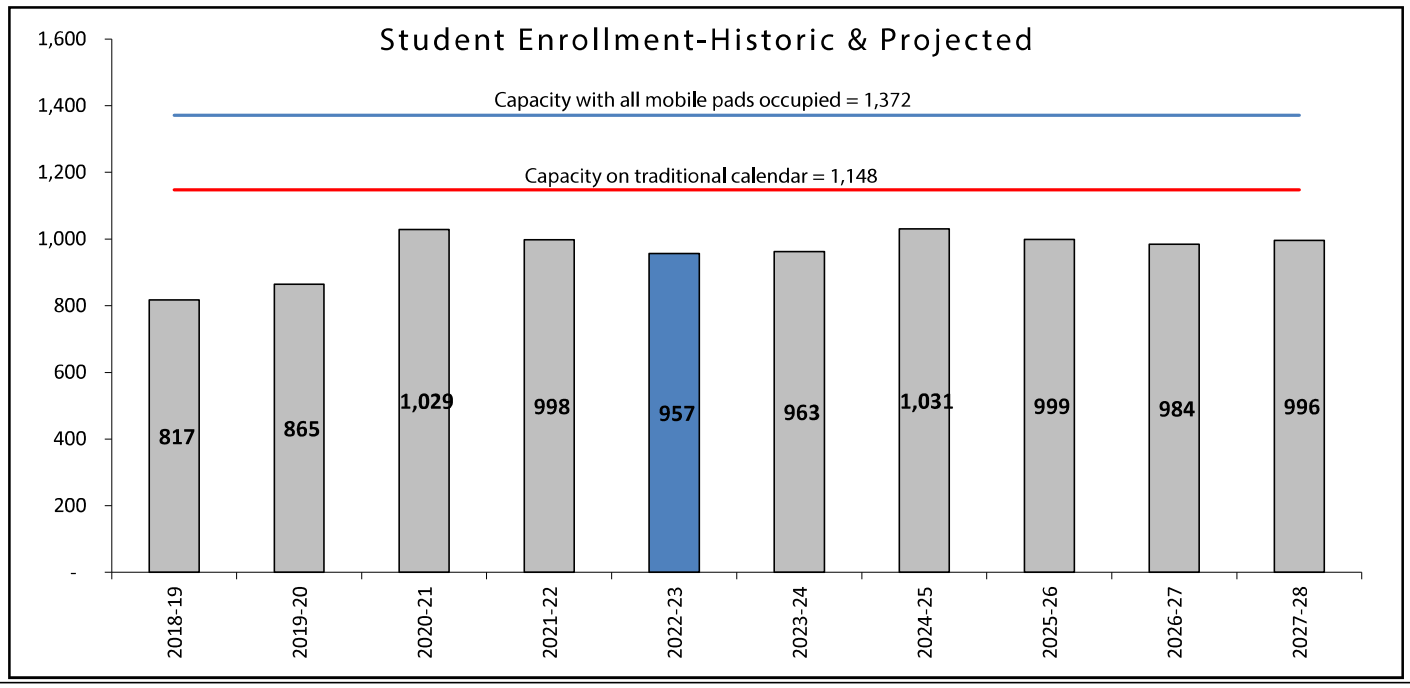
Mesa Middle School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,048,100

Estimated Total Project Costs: $2,355,305 - $3,369,142



Following is the list of currently unfunded facility projects at Mesa Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment. Resupport gas piping	$82,500	$8,300-$35,500	$4,125-$17,738
	Upgrade control system	$715,000	$71,500-$307,500	$35,750-$153,725
	Upgrade fire alarm system	$374,000	$37,400-$160,900	$18,700-$80,410
1-Medium	Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
2-High	Recaulk exterior wall expansion joints. Reseal CMU	$30,300	$3,000-$13,000	$1,515-$6,515
	Recaulk exterior windows	$27,900	$2,800-$11,900	$1,395-$5,999
	Replace sink counter tops	$46,400	$4,600-$19,900	$2,320-$9,976
	Resurface parking area	$500,000	$50,000-$215,000	$25,000-$107,500
2-Medium	Repair/replace areas of sidewalk	$20,000	$2,000-$8,600	$1,000-$4,300
3-High	Repair CMU at planter boxes	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $2,048,100
Estimated Project Management Costs Range: $204,800 - $880,700
Estimated Inflation Range: $102,405 - $440,342

Estimated Total Project Costs: $2,355,305 - $3,369,142

Mountain Ridge Middle

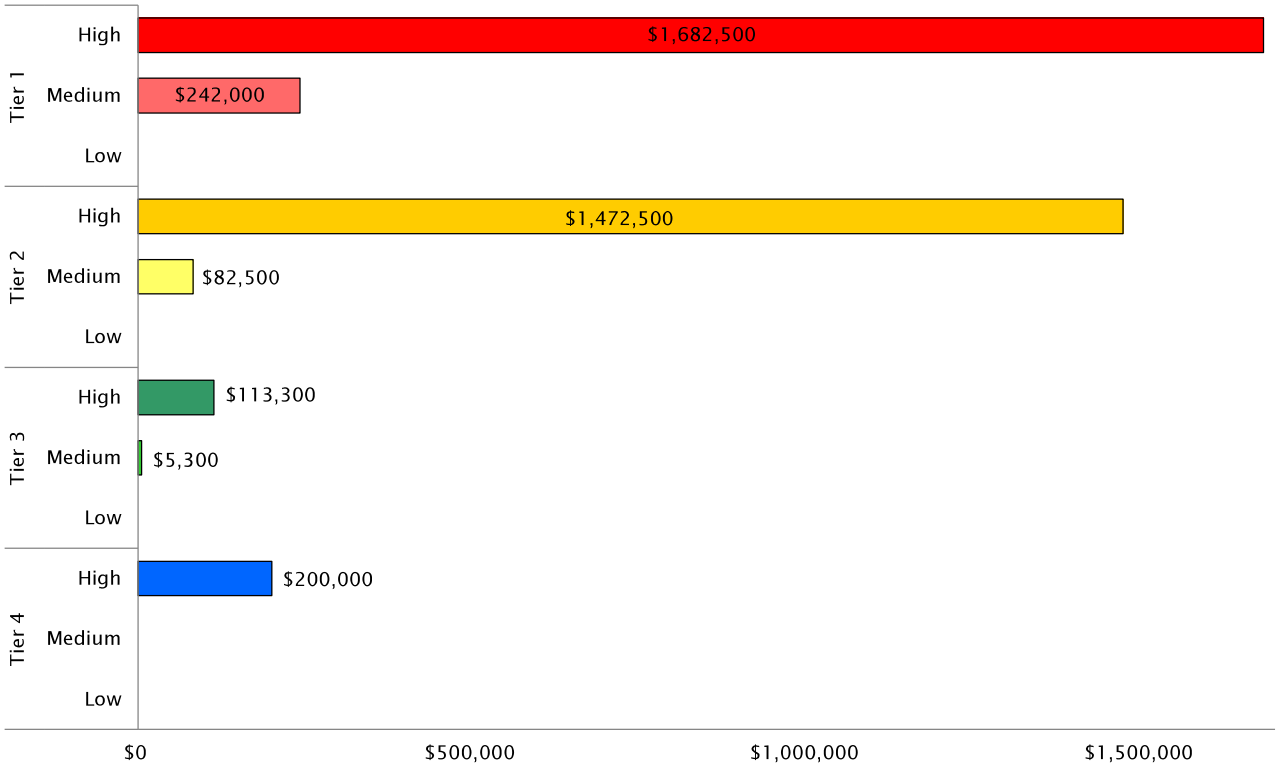
10590 Mountain Vista Ridge
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, 7-8

Funded by 2000 Bond
Opened in 2003

Site Acreage: 31.7
Facility Square Feet: 136,760
Mobiles on-site: 2

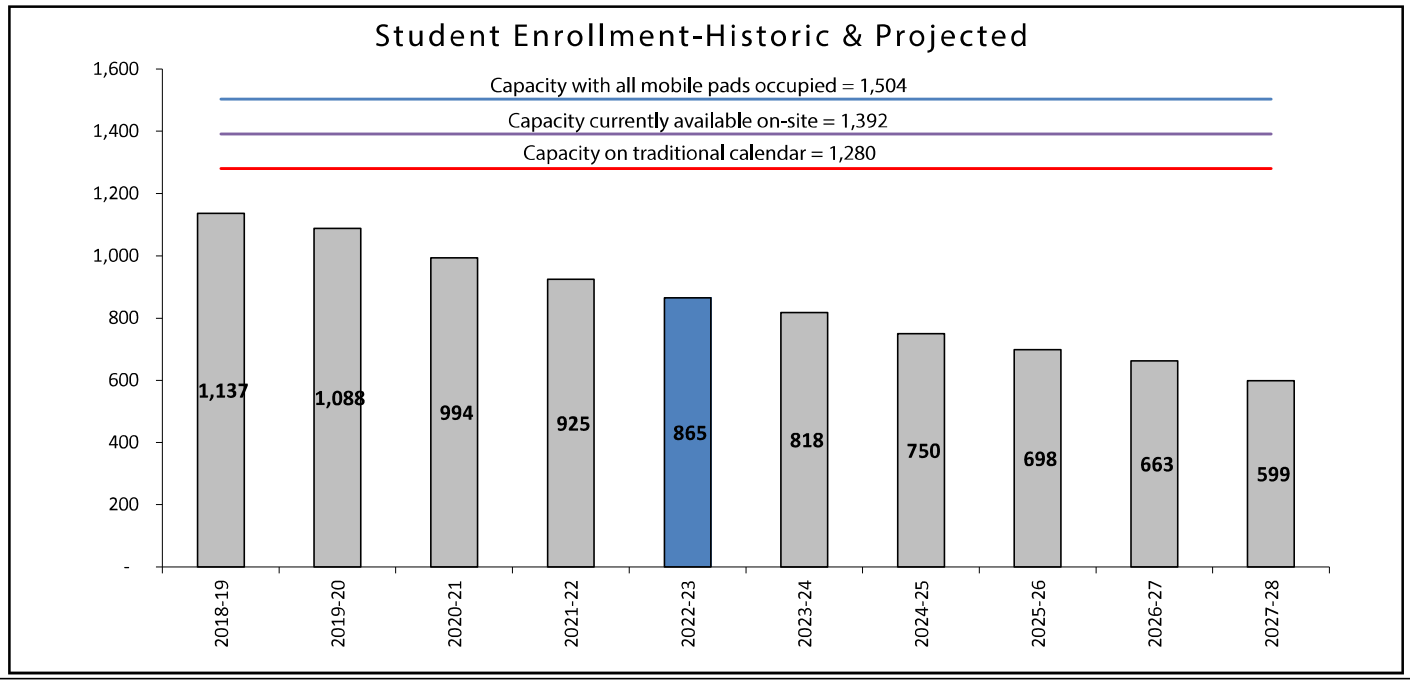
Mountain Ridge Middle School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $3,798,100

Estimated Total Project Costs: $4,367,905 - $6,247,992



Following is the list of currently unfunded facility projects at Mountain Ridge Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace .060 EPDM ballasted roof with .060 fully adhered	$1,600,000	$160,000-$688,000	$80,000-$344,000
	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
2-High	Paint exterior trim and doors	$10,300	$1,100-$4,500	$515-$2,215
	Recaulk exterior door frames	$1,300	$100-$500	$65-$280
	Recaulk exterior windows	$28,800	$2,900-$12,400	$1,440-$6,192
	Repair operable partitions in pods. One between SPED rooms in poor shape	$25,600	$2,500-$11,000	$1,280-$5,504
	Repair/replace sections of sidewalk as necessary	$15,000	$1,500-$6,500	$750-$3,225
	Replace carpet	$786,500	$78,700-$338,200	$39,325-$169,098
	Replace toilet partitions	$55,000	$5,500-$23,700	$2,750-$11,825
	Resurface asphalt parking lot	$550,000	$55,000-$236,500	$27,500-$118,250
2-Medium	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
3-High	Recaulk areas where concrete meets foundation walls	$5,900	$500-$2,500	$295-$1,269
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair prestress concrete tees at cafeteria/commons, separating causing cracks in floor and VCT damage	$17,100	$1,700-$7,300	$855-$3,677
	Some movement occurring south of commons expansion joint. Carpet splitting, wall joint seperation	$10,300	$1,100-$4,500	$515-$2,215
3-Medium	Repair areas of vinyl wall covering	$5,300	$500-$2,200	$265-$1,140

Estimated Total Construction Costs (in 2023 Dollars): $3,798,100
Estimated Project Management Costs Range: $379,900 - $1,633,300
Estimated Inflation Range: $189,905 - $816,592

Estimated Total Project Costs: $4,367,905 - $6,247,992

Mountain View Elementary

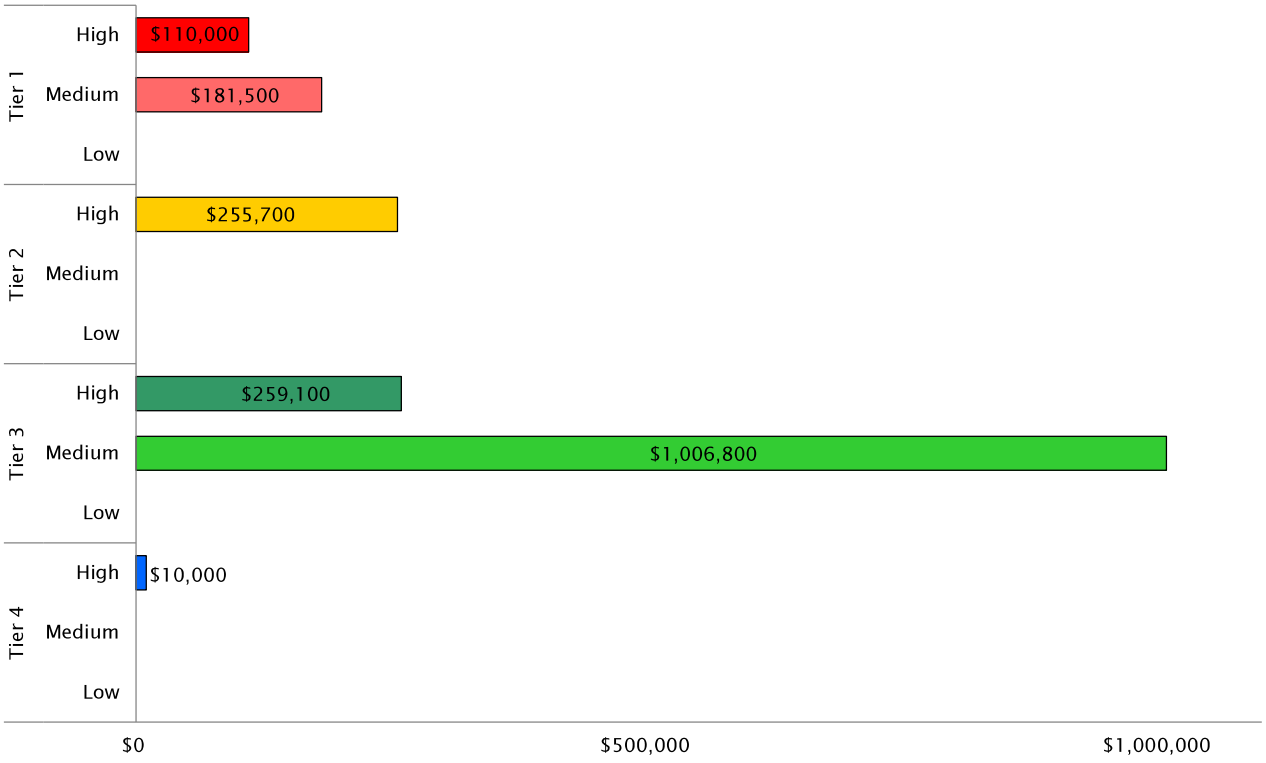
8502 East Pinery Parkway
Parker, CO 80134
Ponderosa High School Feeder Area, K-2

Funded by 1978 Bond
Opened in 1980

Site Acreage: 10
Facility Square Feet: 48,638
Mobiles on-site: 0

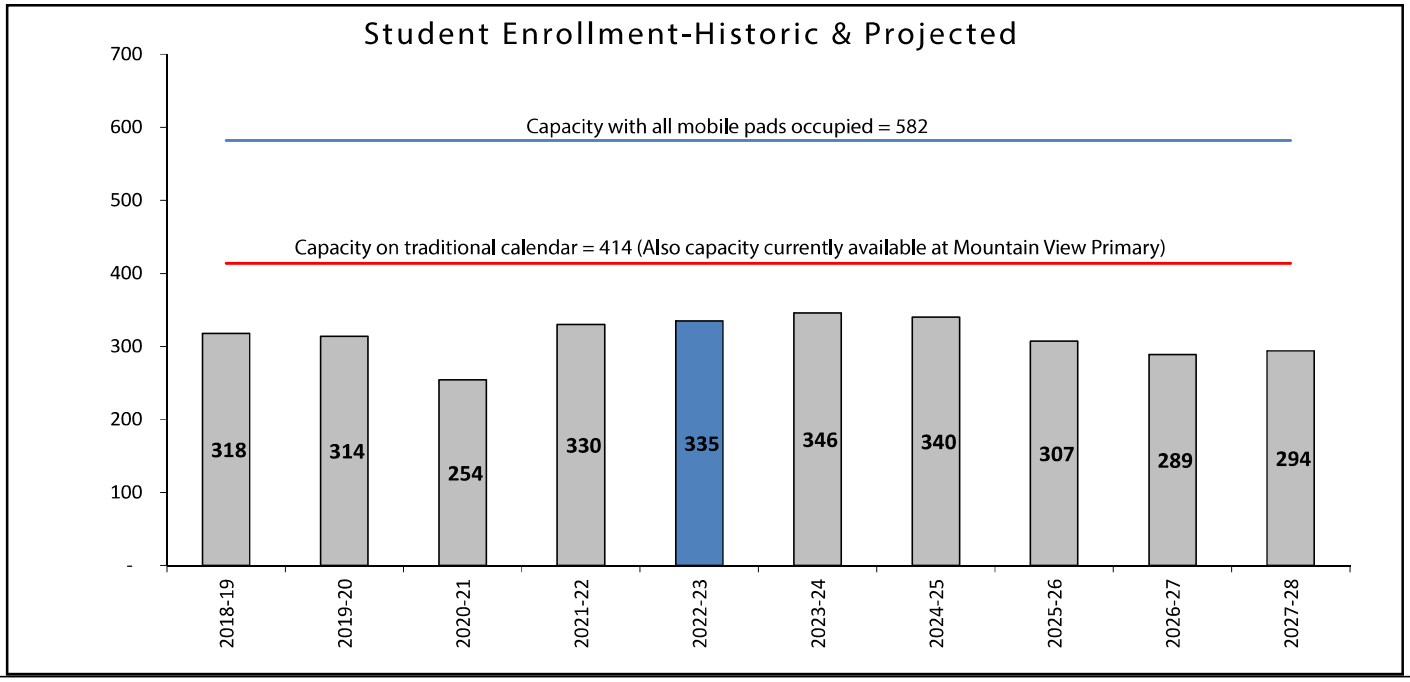
Mountain View Primary School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,823,100

Estimated Total Project Costs: $2,096,455 - $2,998,967



Following is the list of currently unfunded facility projects at Mountain View Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$110,000	$11,000-$47,300	$5,500-$23,650
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Recaulk exterior wall control joints.	$3,100	$300-$1,300	$155-$667
	Refinish stage floor	$5,900	$500-$2,500	$295-$1,269
	Refurbish or replace classroom partitions	$56,300	$5,600-$24,200	$2,815-$12,105
	Replace older casework	$66,000	$6,600-$28,400	$3,300-$14,190
	Replace trough washing stations with sinks (6)	$19,400	$1,900-$8,300	$970-$4,171
	Resurface asphalt playground	$80,000	$8,000-$34,400	$4,000-$17,200
	Widen side walk at service entry area. Install drainage chase under sidewalk outside gym entry	$25,000	$2,500-$10,800	$1,250-$5,375
3-High	Caulk remaining areas where concrete meets the building	$9,100	$900-$3,900	$455-$1,957
	Install new synthetic turf for multi-use field	$250,000	$25,000-$107,500	$12,500-$53,750
3-Medium	Fire sprinkle building	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Repair/replace areas of vinyl wall covering	$6,800	$700-$2,900	$340-$1,462
4-High	Renovate grass area around school	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $1,823,100
Estimated Project Management Costs Range: $182,200 - $783,900
Estimated Inflation Range: $91,155 - $391,967

Estimated Total Project Costs: $2,096,455 - $2,998,967

Mountain Vista High

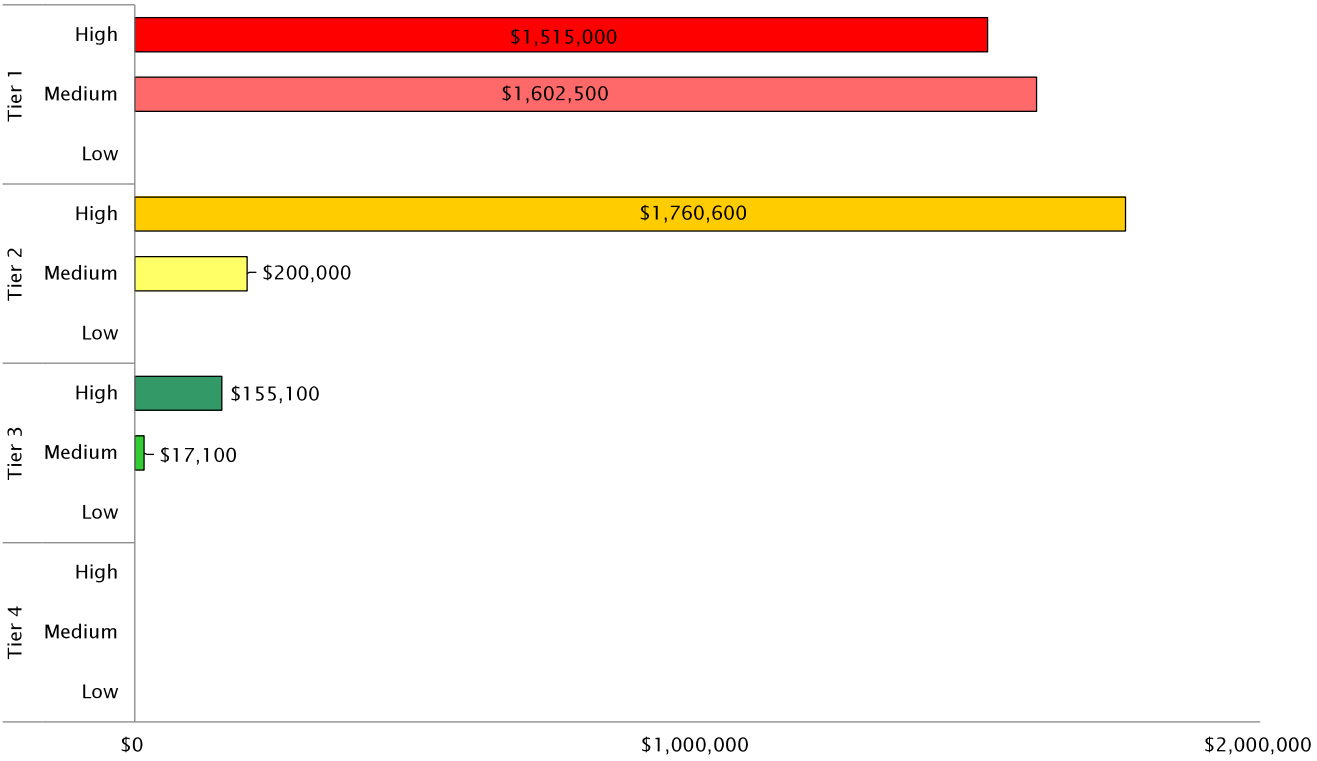
10585 Mountain Vista Ridge
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, 9-12

Funded by 1997 Bond
Opened in 2001

Site Acreage: 93.2
Facility Square Feet: 241,604
Mobiles on-site: 4

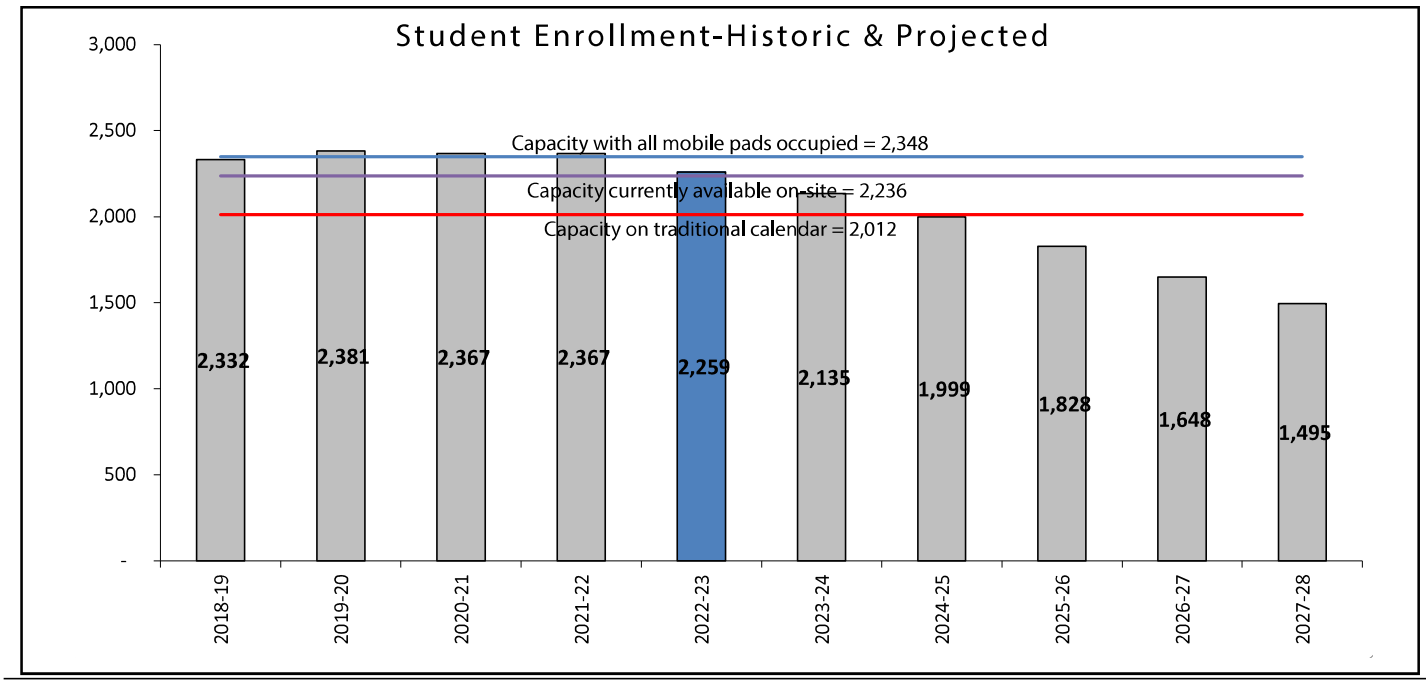
Mountain Vista High School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $5,250,300

Estimated Total Project Costs: $6,038,115 - $8,636,815



Following is the list of currently unfunded facility projects at Mountain Vista High

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Paint metal roof	$15,000	$1,500-$6,500	$750-$3,225
	Replace roof top units	$1,500,000	$150,000-$645,000	$75,000-$322,500
1-Medium	Chilled Water Systems. Replace chiller and cooling tower	$500,000	$50,000-$215,000	$25,000-$107,500
	Install new IP intercom system for building	$302,500	$30,300-$130,100	$15,125-$65,038
	Overhaul 2 elevators	$300,000	$30,000-$129,000	$15,000-$64,500
	Replace boiler(s)	$500,000	$50,000-$215,000	$25,000-$107,500
2-High	Paint exterior doors (8)	$1,000	$100-$400	$50-$215
	Recaulk exterior windows	$85,600	$8,600-$36,800	$4,280-$18,404
	Repair/replace sections of sidewalk as necessary	$40,000	$4,000-$17,200	$2,000-$8,600
	Replace carpet in classrooms and offices	$220,000	$22,000-$94,600	$11,000-$47,300
	Replace flooring in all restrooms	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace VCT cafeteria flooring	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace VCT in pod hallways, classrooms as needed	$90,800	$9,100-$39,000	$4,540-$19,522
	Resurface asphalt parking lot	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Repair retaining wall southeast corner of building	$3,000	$200-$1,200	$150-$645
	Upgrade theater and stage lighting and sound systems	$110,000	$11,000-$47,300	$5,500-$23,650
	Window Curtain Walls. Needs-Recaulk/reglaze curtain wall windows	$45,200	$4,500-$19,400	$2,260-$9,718
2-Medium	Add additional parking and new roadways for traffic flow	$200,000	$20,000-$86,000	$10,000-$43,000
3-High	Recaulk wall foundation where concrete meets	$40,300	$4,100-$17,400	$2,015-$8,665
	Refinish interior doors in high use areas.	$6,100	$600-$2,600	$305-$1,312
	Renovate multi-use field	$81,600	$8,200-$35,100	$4,080-$17,544
	Repair operable partition between classrooms	$15,000	$1,500-$6,500	$750-$3,225
	Repair crack in slab where it meets upper floor, from auditorium to F pod	$12,100	$1,300-$5,300	$605-$2,602

Estimated Total Construction Costs (in 2023 Dollars): $5,250,300
Estimated Project Management Costs Range: $525,300 - $2,257,700
Estimated Inflation Range: $262,515 - $1,128,815

Estimated Total Project Costs: $6,038,115 - $8,636,815

Northeast Elementary

6598 North State Highway 83
Parker, CO 80134
Ponderosa High School Feeder Area, 3-5

Funded by 1960 Bond
Opened in 1966

Site Acreage:15
Facility Square Feet: 47,660
Mobiles on-site: 0

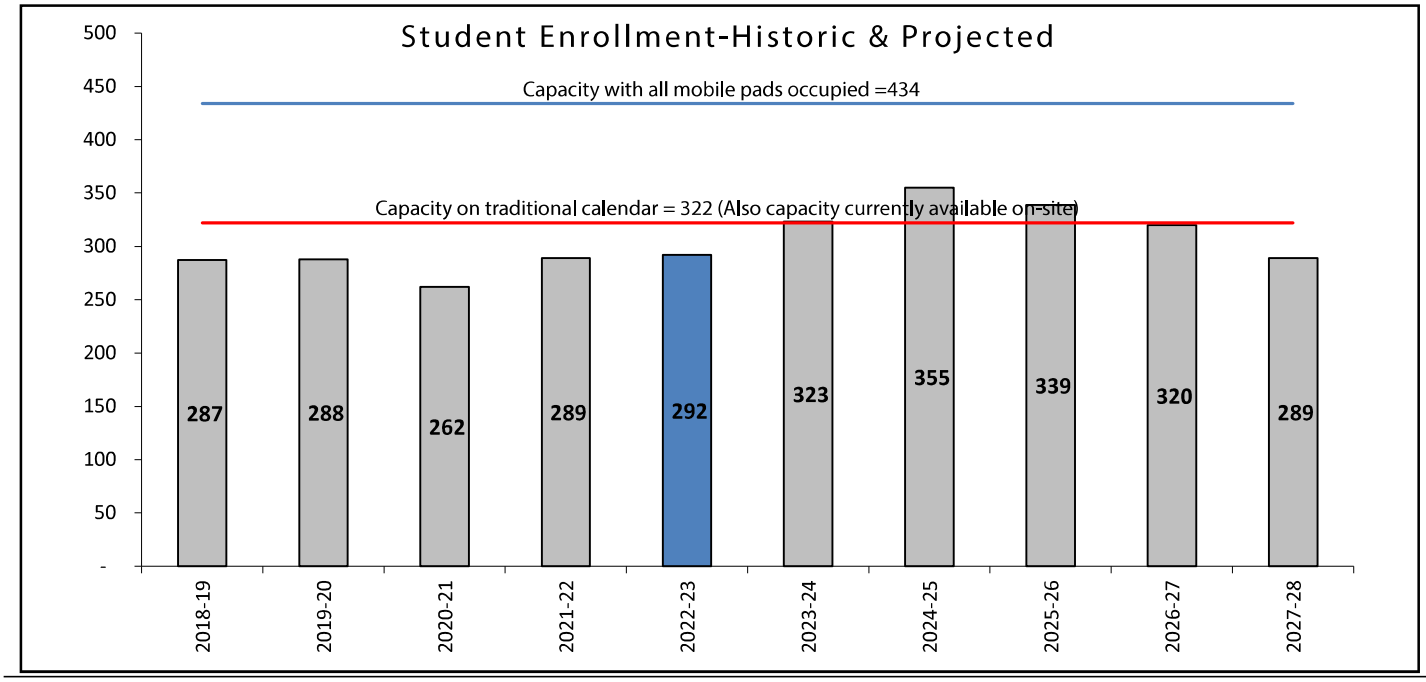
Northeast Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,261,300

Estimated Total Project Costs: $2,600,365 - $3,719,680



Following is the list of currently unfunded facility projects at Northeast Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
2-High	Paint CMU chiller enclosure	$1,300	$100-$500	$65-$280
	Recaulk exterior windows	$16,000	$1,600-$6,900	$800-$3,440
	Repair/replace sections of sidewalk	$50,000	$5,000-$21,500	$2,500-$10,750
	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace toilet partitions when flooring replaced	$45,000	$4,500-$19,400	$2,250-$9,675
	Resurface asphalt bus loop	$100,000	$10,000-$43,000	$5,000-$21,500
	Resurface asphalt parking lot	$165,700	$16,600-$71,200	$8,285-$35,626
	Resurface playground play pads	$104,600	$10,400-$44,900	$5,230-$22,489
	Repair laminated support beams beams	$18,200	$1,800-$7,800	$910-$3,913
	Repair/replace, sand/paint entry/classroom storefronts	$22,700	$2,200-$9,700	$1,135-$4,881
2-Medium	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
	Fix site drainage issues around building	$10,000	$1,000-$4,300	$500-$2,150
3-High	Recaulk wall foundation where concrete meets	$8,800	$800-$3,700	$440-$1,892
	Repair foundation wall on south side	$22,700	$2,200-$9,700	$1,135-$4,881
3-Medium	Fire sprinkle building	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Replace picnic tables front side of building	$25,000	$2,500-$10,800	$1,250-$5,375
	Repair/replace areas of vinyl wall covering	$6,800	$700-$2,900	$340-$1,462
4-High	Renovate grass area around school	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $2,261,300
Estimated Project Management Costs Range: $226,000 - $972,200
Estimated Inflation Range: $113,065 - $486,180

Estimated Total Project Costs: $2,600,365 - $3,719,680

Northridge Elementary

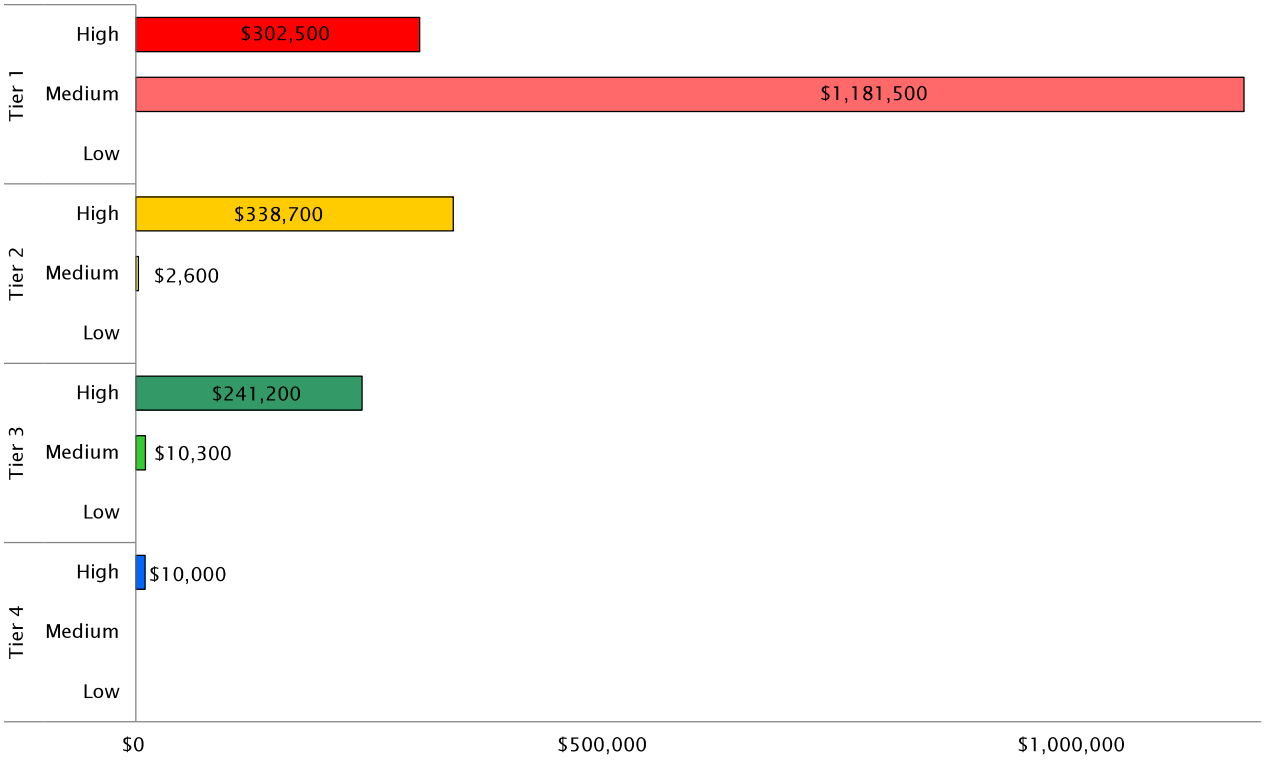
6555 Southpark Road
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by Capital Reserve
Opened in 1982

Site Acreage:10
Facility Square Feet: 48,055
Mobiles on-site: 4

Northridge Elementary-Identified Facility Projects

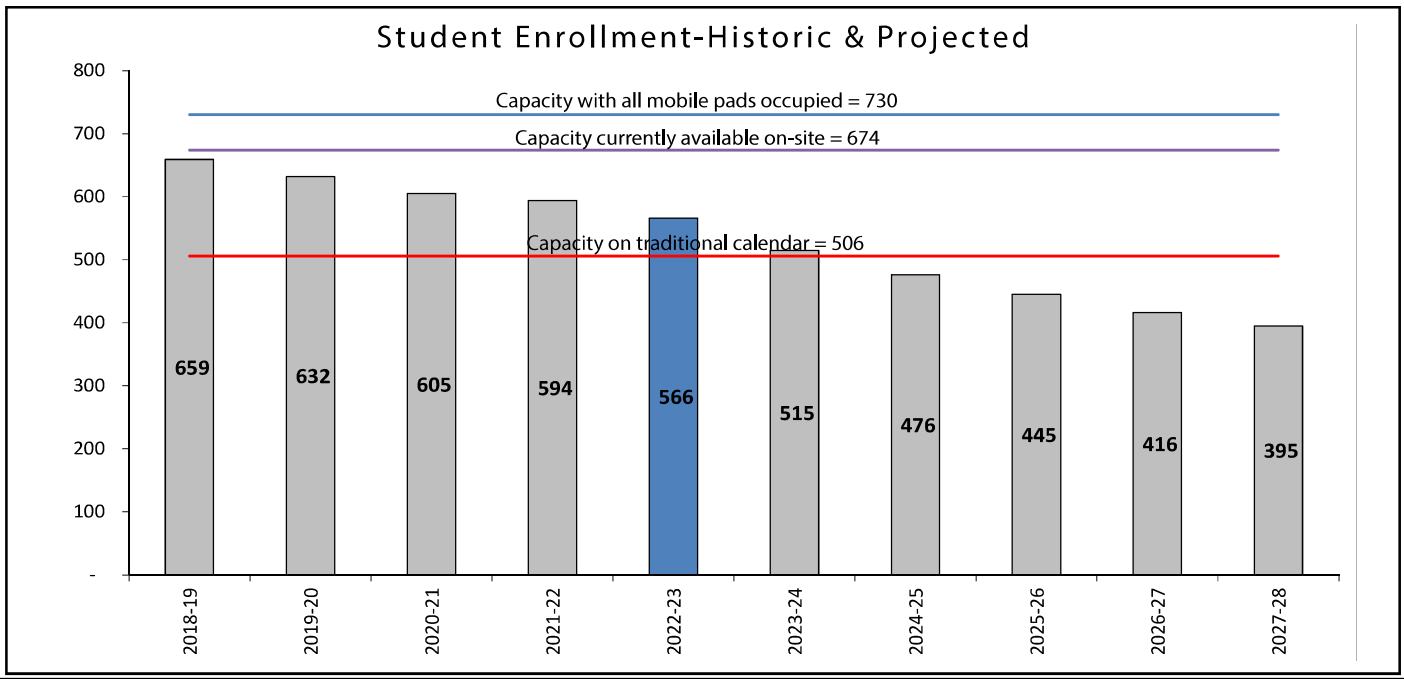
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,086,800

Estimated Total Project Costs: $2,400,040 - $3,433,062

Student Enrollment-Historic & Projected



Following is the list of currently unfunded facility projects at Northridge Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$110,000	$11,000-$47,300	$5,500-$23,650
	Upgrade fire alarm system	$192,500	$19,300-$82,800	$9,625-$41,388
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace EDPM .045 Ballasted roof	$1,000,000	$100,000-$430,000	$50,000-$215,000
2-High	Paint exterior trim and doors	$9,200	$1,000-$4,000	$460-$1,978
	Repair/replace or replace with fixed wall all operable partitions between classrooms	$30,700	$3,000-$13,100	$1,535-$6,601
	Repair/replace sections of sidewalk as necessary	$15,000	$1,500-$6,500	$750-$3,225
	Replace all original fixed casework in classrooms and offices	$66,000	$6,600-$28,400	$3,300-$14,190
	Replace metal drinking fountains in hallways, 2 total	$3,200	$300-$1,300	$160-$688
	Replace restroom ceramic tile with MMA	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace sinks in kindergarten restrooms and restrooms by cafeteria (4 total)	$20,600	$2,100-$8,900	$1,030-$4,429
	Resurface asphalt bus loop	$100,000	$10,000-$43,000	$5,000-$21,500
	Resurface asphalt parking lot	$50,000	$5,000-$21,500	$2,500-$10,750
2-Medium	Refurbish exterior doors	$2,600	$200-$1,100	$130-$559
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace ceiling grid and tile	$157,300	$15,800-$67,700	$7,865-$33,820
3-Medium	Repair drainage issues at front of site	$10,300	$1,100-$4,500	$515-$2,215
4-High	Renovate grass area around school	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $2,086,800
Estimated Project Management Costs Range: $208,900 - $897,600
Estimated Inflation Range: $104,340 - $448,662

Estimated Total Project Costs: $2,400,040 - $3,433,062

Pine Grove Elementary

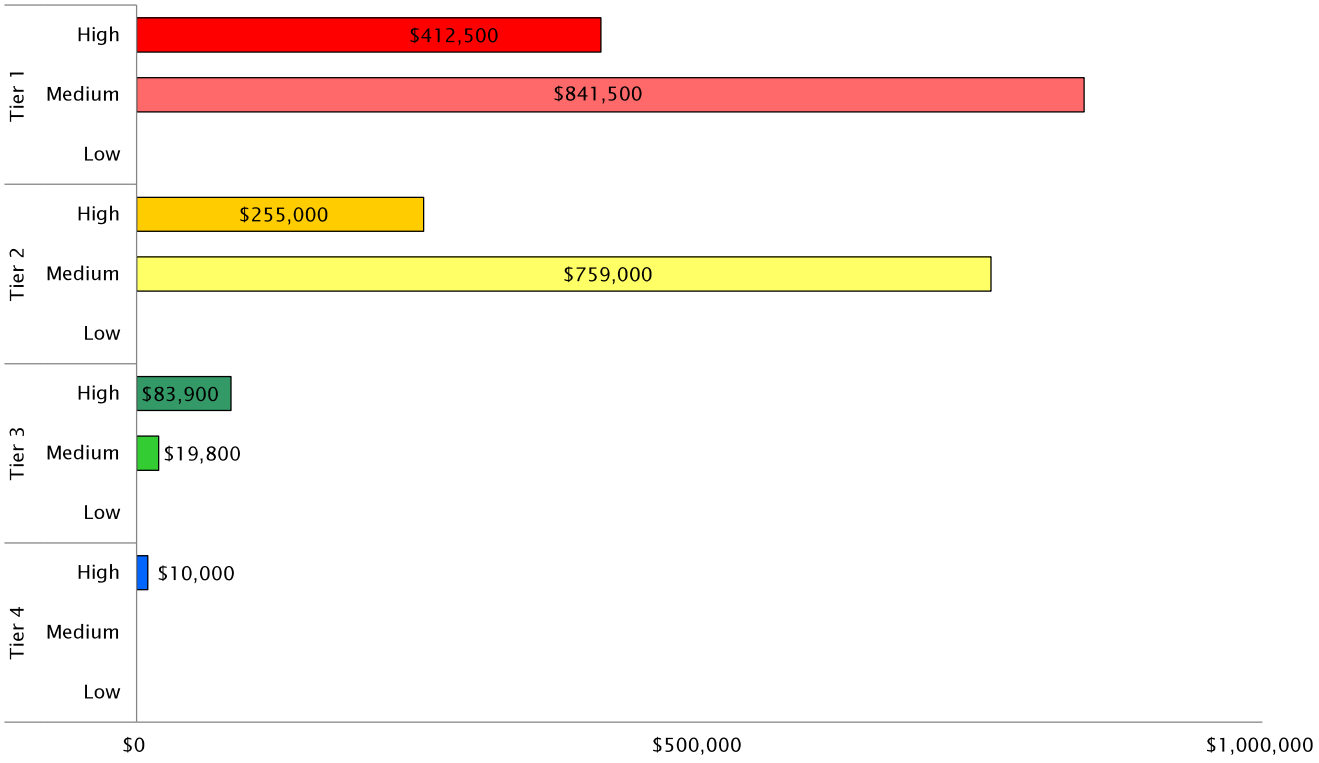
10450 Stonegate Parkway
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

Site Acreage:10
Facility Square Feet: 55,016
Mobiles on-site: 4

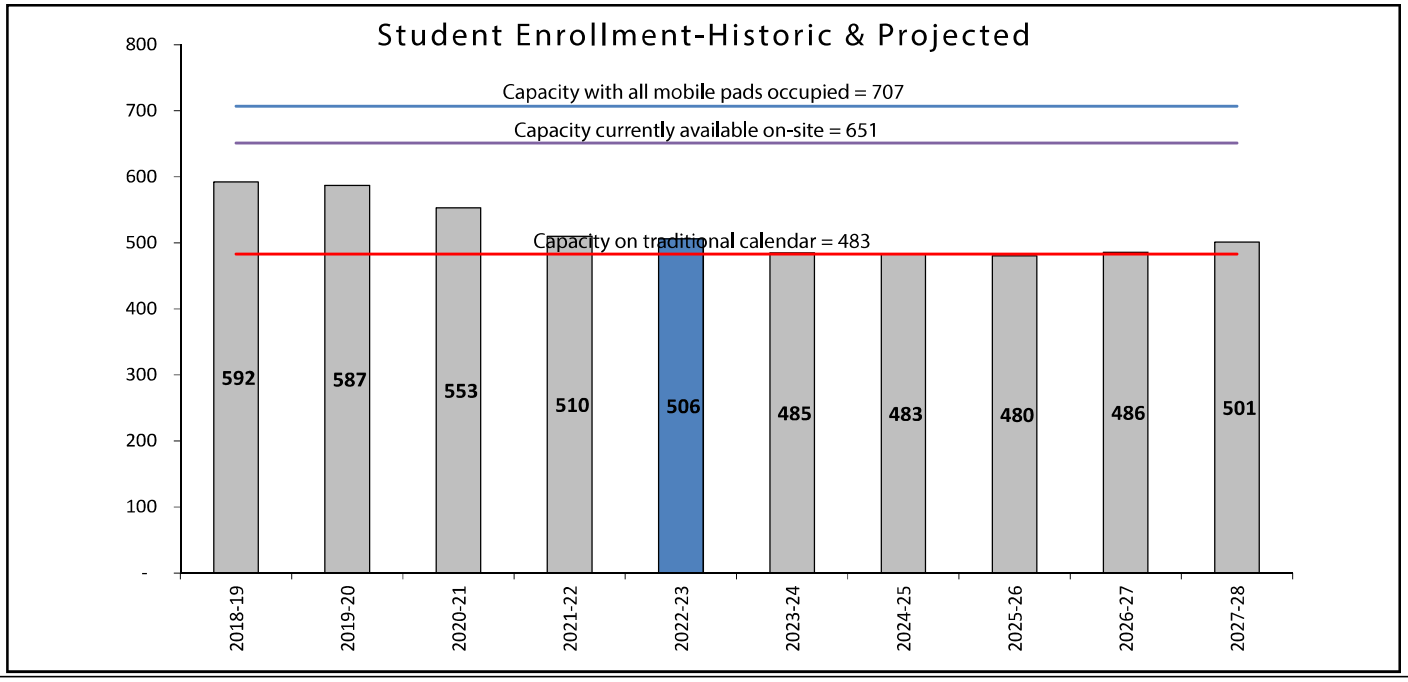
Pine Grove Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,381,700

Estimated Total Project Costs: $2,739,085 - $3,918,366



Following is the list of currently unfunded facility projects at Pine Grove Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
	Upgrade fire alarm system	$192,500	$19,300-$82,800	$9,625-$41,388
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Upgrade control system	$330,000	$33,000-$141,900	$16,500-$70,950
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
2-High	Paint. Needs-All exterior hollow metal door and window frames and doors need painted	$9,200	$1,000-$4,000	$460-$1,978
	Recaulk exterior windows	$15,200	$1,500-$6,500	$760-$3,268
	Refinish interior doors	$9,500	$900-$4,000	$475-$2,043
	Repair operable partitions in gym/cafeteria and classrooms as necessary	$14,100	$1,400-$6,000	$705-$3,032
	Repair sinking slab at kitchen entry	$15,000	$1,500-$6,500	$750-$3,225
	Replace sink countertops with single surface	$42,000	$4,200-$18,100	$2,100-$9,030
	Resurface asphalt parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
2-Medium	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace exterior windows	$137,500	$13,800-$59,200	$6,875-$29,563
	Replace gym carpet	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace poured acrylic flooring in all restrooms	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace VCT cafeteria flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace/refinish casework as necessary	$66,000	$6,600-$28,400	$3,300-$14,190
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Renovate sod at multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
3-Medium	Repair/replace 50% VWC in Main Corridors, replace art room	$19,800	$1,900-$8,500	$990-$4,257
4-High	Metal edger at shrub beds should be replaced with concrete mow band. Hillside between asphalt play area and ballfield is eroding. Regrade to eliminate steep areas	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $2,381,700
Estimated Project Management Costs Range: $238,300 - $1,024,600
Estimated Inflation Range: $119,085 - $512,066

Estimated Total Project Costs: $2,739,085 - $3,918,366

Pine Lane Elementary

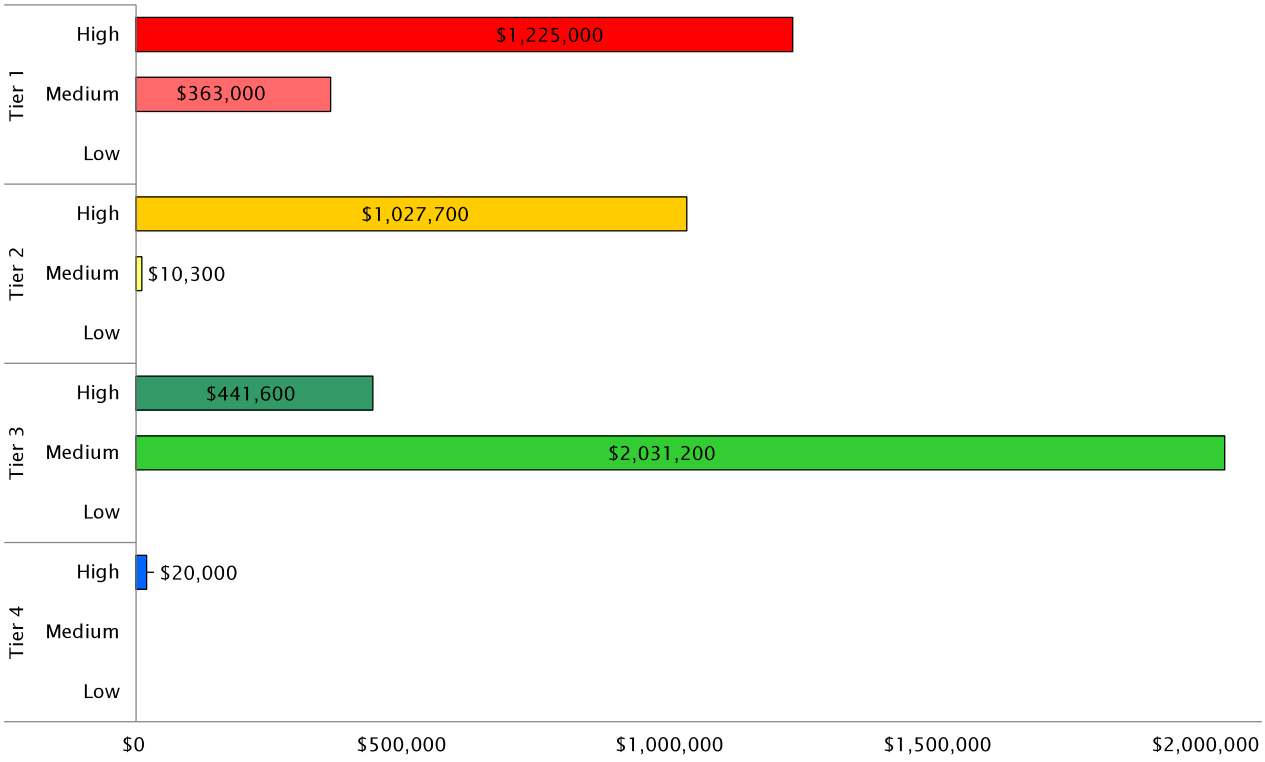
6475 East Ponderosa Drive
Parker, CO 80138
Chaparral High School Feeder Area, K-6

Funded by 1978 Bond
Opened in 1980

Site Acreage: 30 (North & South)
Facility Square Feet: 39,687 (North), 51,938 (South)
Mobiles on-site: 3

Pine Lane Elementary-Identified Facility Projects

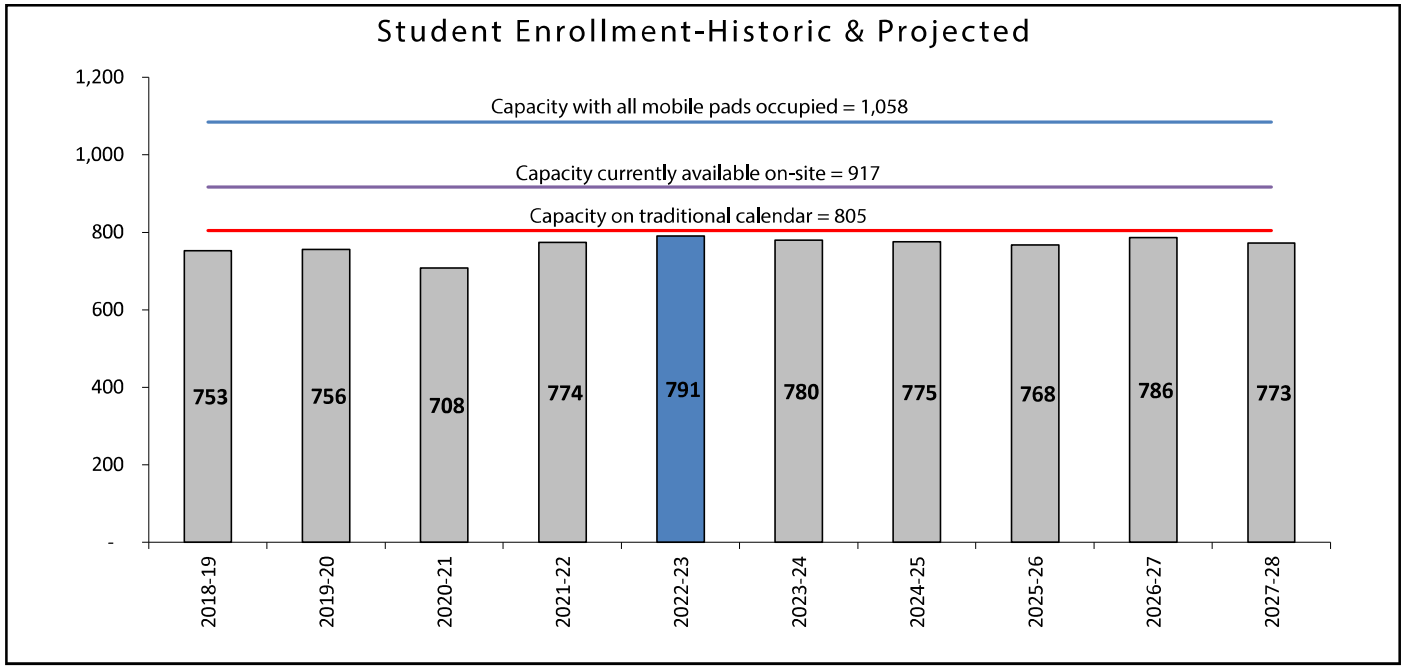
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2022 Dollars): $3,584,700

Estimated Total Project Costs: $4,122,735 - $5,897,111

Student Enrollment-Historic & Projected



Following is the list of currently unfunded facility projects at Pine Lane Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.Pump and RTU wiring upgrades in 2002	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace roof top units	$1,100,000	$110,000-$473,000	$55,000-$236,500
	Paint metal roof	$15,000	$1,500-$6,500	$750-$3,225
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Recaulk exterior windows	$8,600	$900-$3,700	$430-$1,849
	Repair/replace entry storefronts	$33,800	$3,400-$14,500	$1,690-$7,267
	Replace exterior doors	$90,800	$9,100-$39,000	$4,540-$19,522
	Replace gym/cafeteria partition. Refurbish or replace all classroom partitions	$84,400	$8,400-$36,300	$4,220-$18,146
	Replace kitchen VCT with poured acrylic. Abatement	$101,300	$10,200-$43,600	$5,065-$21,780
	Replace VCT cafeteria flooring	$36,300	$3,700-$15,700	$1,815-$7,805
	Resurface asphalt bus loop	$100,000	$10,000-$43,000	$5,000-$21,500
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
	Paint exterior entrances	$4,300	$400-$1,800	$215-$925
	Recaulk exterior windows	$18,100	$1,800-$7,700	$905-$3,892
	Refurbish or replace all classroom partitions	$56,300	$5,600-$24,200	$2,815-$12,105
	Repair or refinish exterior doors	$5,900	$500-$2,500	$295-$1,269
	Replace casework room 109	$66,000	$6,600-$28,400	$3,300-$14,190
	Replace toilet partitions when flooring replaced	$45,000	$4,500-$19,400	$2,250-$9,675
	Replace trough washing stations with sinks (6)	$19,400	$1,900-$8,300	$970-$4,171
	Replace VCT in kitchen with poured acylic	$82,500	$8,300-$35,500	$4,125-$17,738
	Resurface asphalt bus loop	$75,000	$7,500-$32,300	$3,750-$16,125
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
2-Medium	Improve parking areas and access	$10,300	$1,100-$4,500	$515-$2,215
3-High	Recaulk wall foundation where concrete meets	$6,300	$700-$2,700	$315-$1,355
	Repair steel beams and concrete foundation on south gym wall	$6,100	$600-$2,600	$305-$1,312
	Replace grid ceiling and tile in original building	$188,800	$18,900-$81,200	$9,440-$40,592
	Recaulk wall foundation where concrete meets	$9,100	$900-$3,900	$455-$1,957
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace ceiling grid and tile	$151,300	$15,100-$65,000	$7,565-$32,530
3-Medium	Install fire sprinkler system	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Repair or replace vinyl coverings	$6,800	$700-$2,900	$340-$1,462
	Fire sprinkle building	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Replace entry way tile	$13,200	$1,400-$5,700	$660-$2,838
	Repair areas of vinyl wall covering (minor repairs)	$5,900	$500-$2,500	$295-$1,269
	Repair drainage issues at front of site	$5,300	$500-$2,200	$265-$1,140
4-High	Renovate grass area around school	$10,000	$1,000-$4,300	$500-$2,150
	Renovate grass area around school	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $5,118,800
Estimated Project Management Costs Range: $512,100 - $2,201,100
Estimated Inflation Range: $255,940 - $1,100,542

Estimated Total Project Costs: $5,886,840 - $8,420,442

Pioneer Elementary

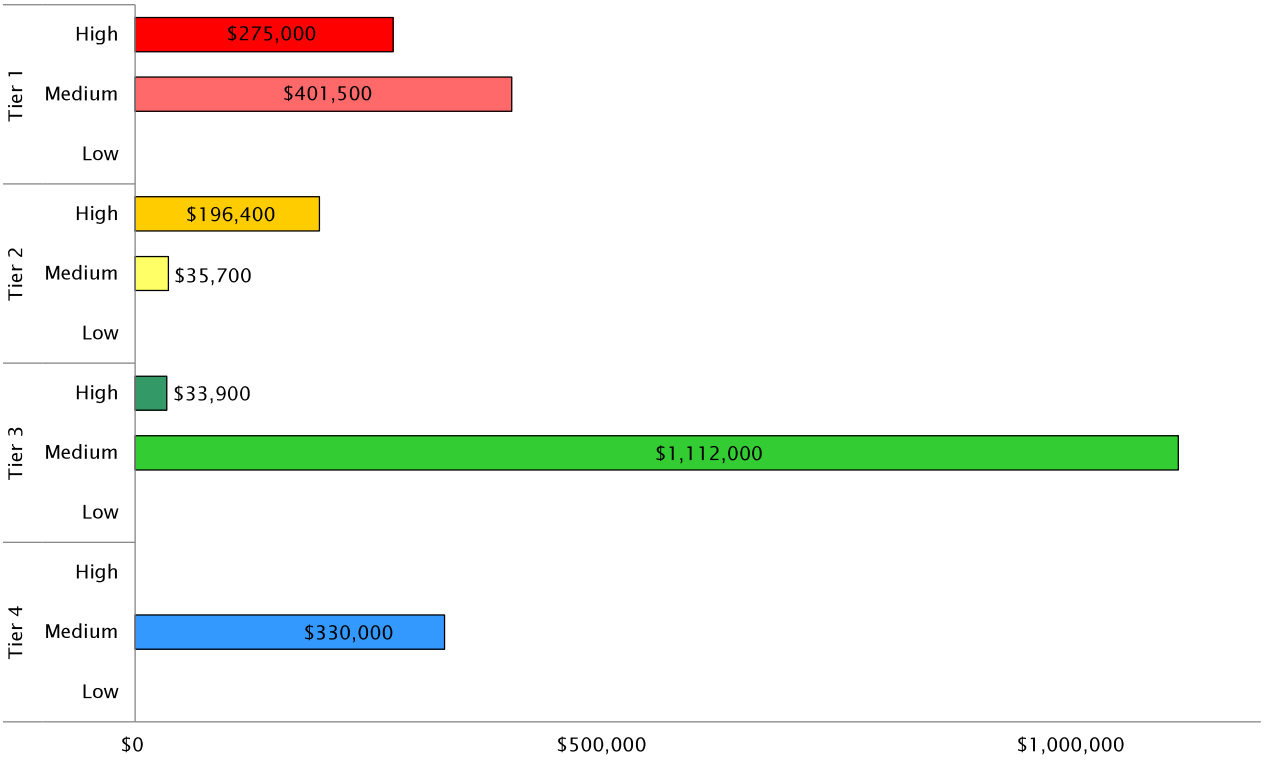
10881 Riva Ridge Street
Parker, CO 80134
Legend High School Feeder Area, K-5

Funded by 1993 Bond
Opened in 1997

Site Acreage:10
Facility Square Feet: 51,020
Mobiles on-site: 3

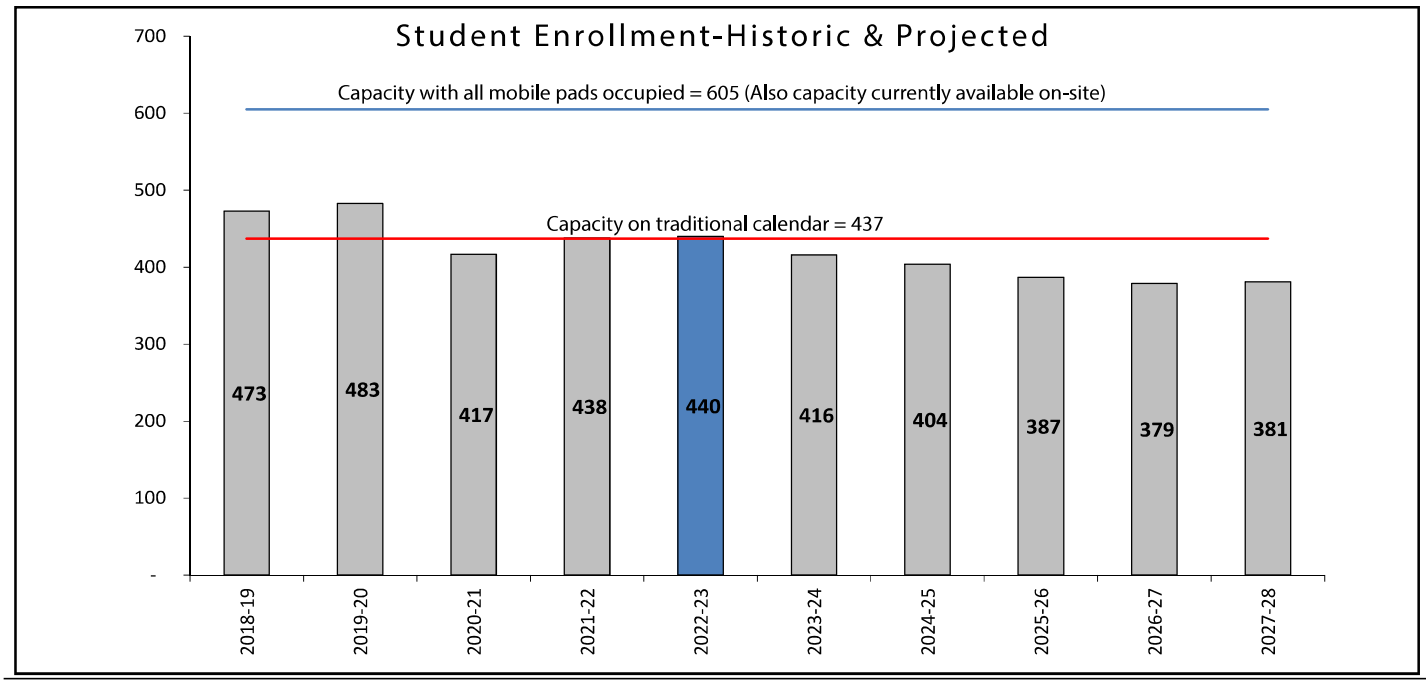
Pioneer Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,384,500

Estimated Total Project Costs: $2,741,925 - $3,922,368



Following is the list of currently unfunded facility projects at Pioneer Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace boiler(s)	$275,000	$27,500-$118,300	$13,750-$59,125
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
2-High	Paint Exterior. Needs-Paint exterior	$9,400	$900-$4,000	$470-$2,021
	Recaulk exterior windows	$15,200	$1,500-$6,500	$760-$3,268
	Refurbish operable partitions. Gym/cafeteria needs replaced. Classrooms are in good shape.	$18,700	$1,800-$8,000	$935-$4,021
	Replace playground play pads	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace sink countertops with single surface	$42,000	$4,200-$18,100	$2,100-$9,030
	Replace VCT cafeteria flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace VCT in art room	$9,100	$900-$3,900	$455-$1,957
2-Medium	Refurbish exterior doors	$2,600	$200-$1,100	$130-$559
	Replace original toilet fixtures	$22,100	$2,200-$9,400	$1,105-$4,752
	Replace original urinals	$11,000	$1,100-$4,800	$550-$2,365
3-High	Replace chalk boards with white boards	$30,000	$3,000-$12,900	$1,500-$6,450
	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Grease interceptor removal	$9,400	$900-$4,000	$470-$2,021
	Repair vinyl wall covering (hallways, pods, bathroom halls)	$4,900	$500-$2,100	$245-$1,054
	Replace all ceiling tiles in the kitchen. (need to be food grade)	$7,600	$700-$3,200	$380-$1,634
	Replace playing field at hill area	$90,100	$9,000-$38,700	$4,505-$19,372
4-Medium	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950

Estimated Total Construction Costs (in 2023 Dollars): $2,384,500
Estimated Project Management Costs Range: $238,200 - $1,025,200
Estimated Inflation Range: $119,225 - $512,668

Estimated Total Project Costs: $2,741,925 - $3,922,368

Plum Creek Academy

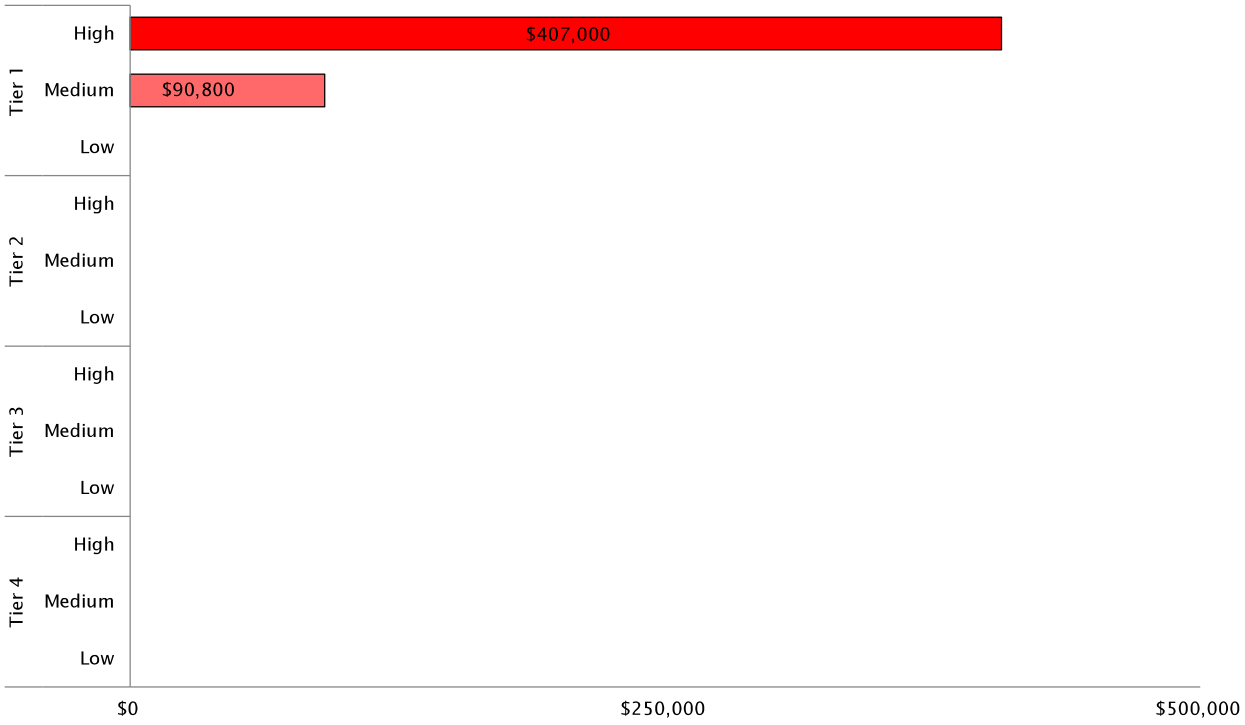
9340 Commerce Center St.
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, Alternative Education

Funded by 2006 Bond
Opened in 2009

Site Acreage: 1.86
Facility Square Feet: 18,765

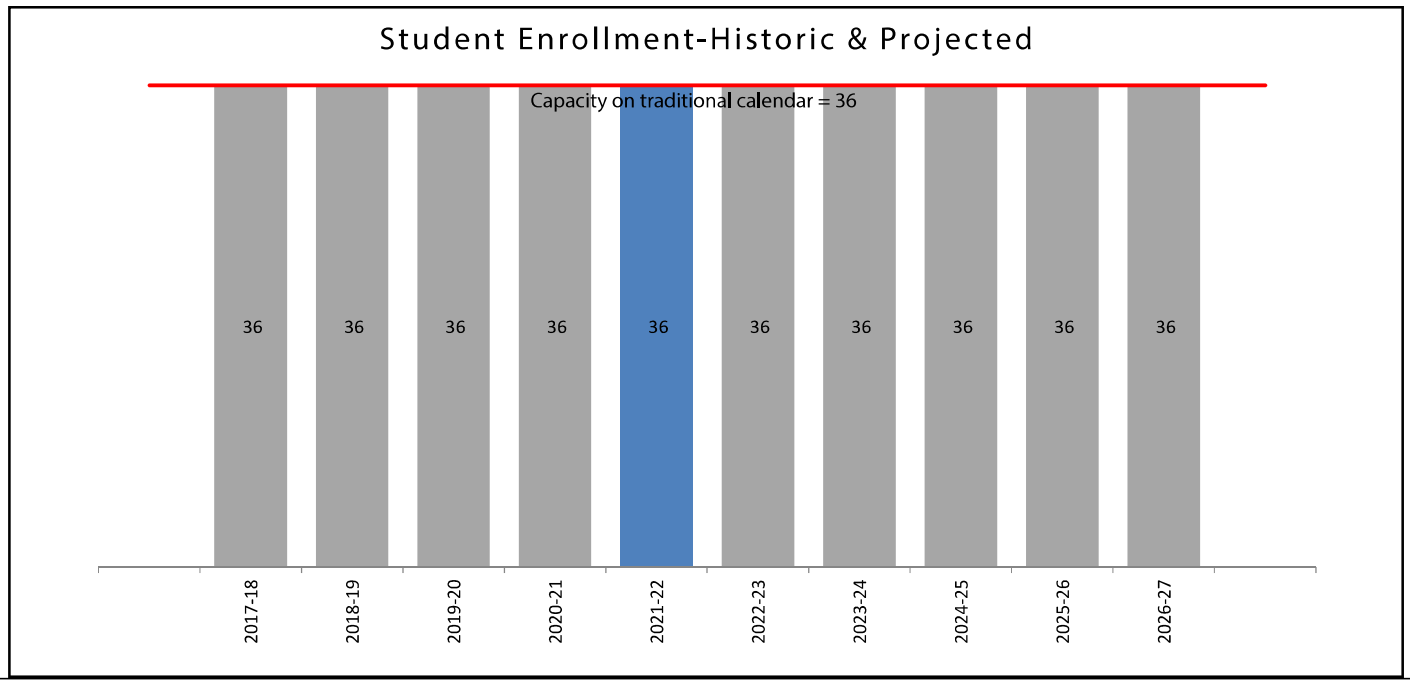
Plum Creek Academy-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $497,800

Estimated Total Project Costs: $572,490 - $818,927



Following is the list of currently unfunded facility projects at Plum Creek Academy

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$275,000	$27,500-$118,300	$13,750-$59,125
	Upgrade fire alarm system	$132,000	$13,200-$56,800	$6,600-$28,380
1-Medium	Install new IP intercom system for building	$90,800	$9,100-$39,000	$4,540-$19,522

Estimated Total Construction Costs (in 2023 Dollars): $497,800
Estimated Project Management Costs Range: $49,800 - $214,100
Estimated Inflation Range: $24,890 - $107,027

Estimated Total Project Costs: $572,490 - $818,927

Ponderosa High

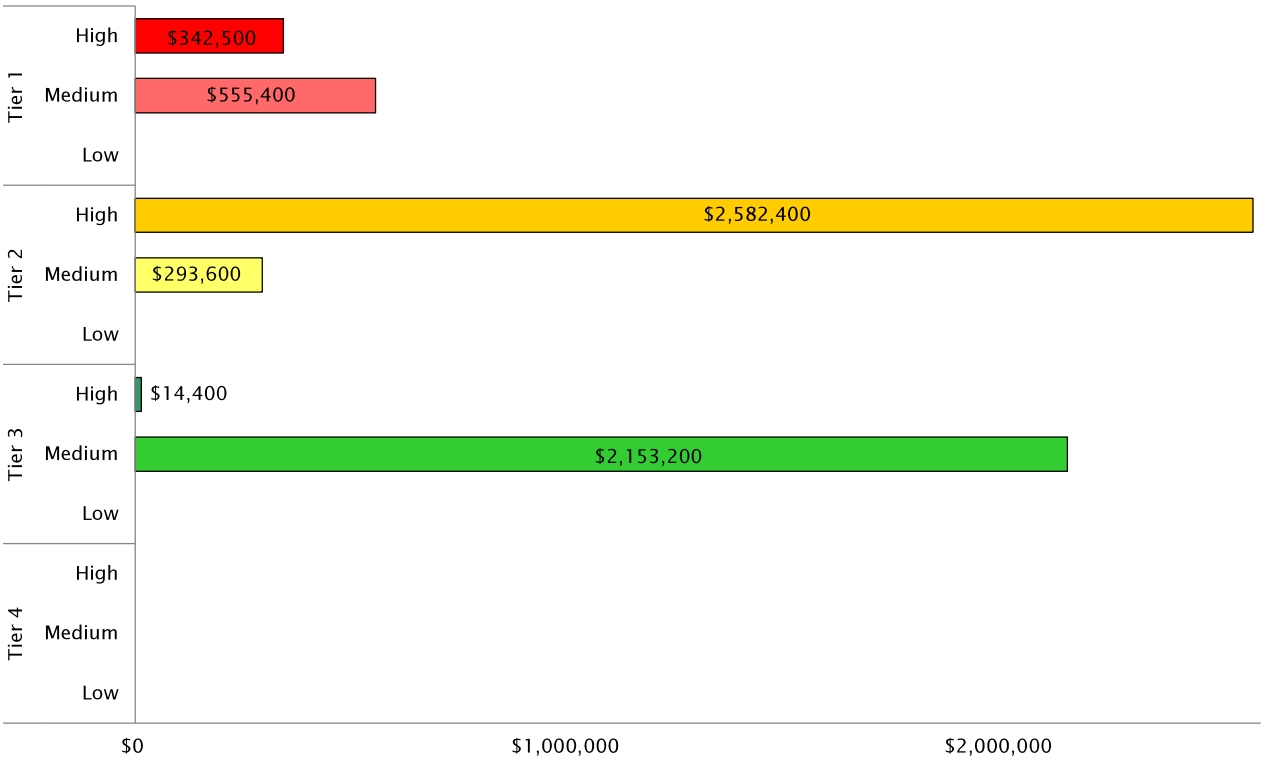
7007 East Bayou Gulch Road
Parker, CO 80134
Ponderosa High School Feeder Area, 9-12

Funded by 1978 Bond
Opened in 1982

Site Acreage: 65
Facility Square Feet: 248,300
Mobiles on-site: 0

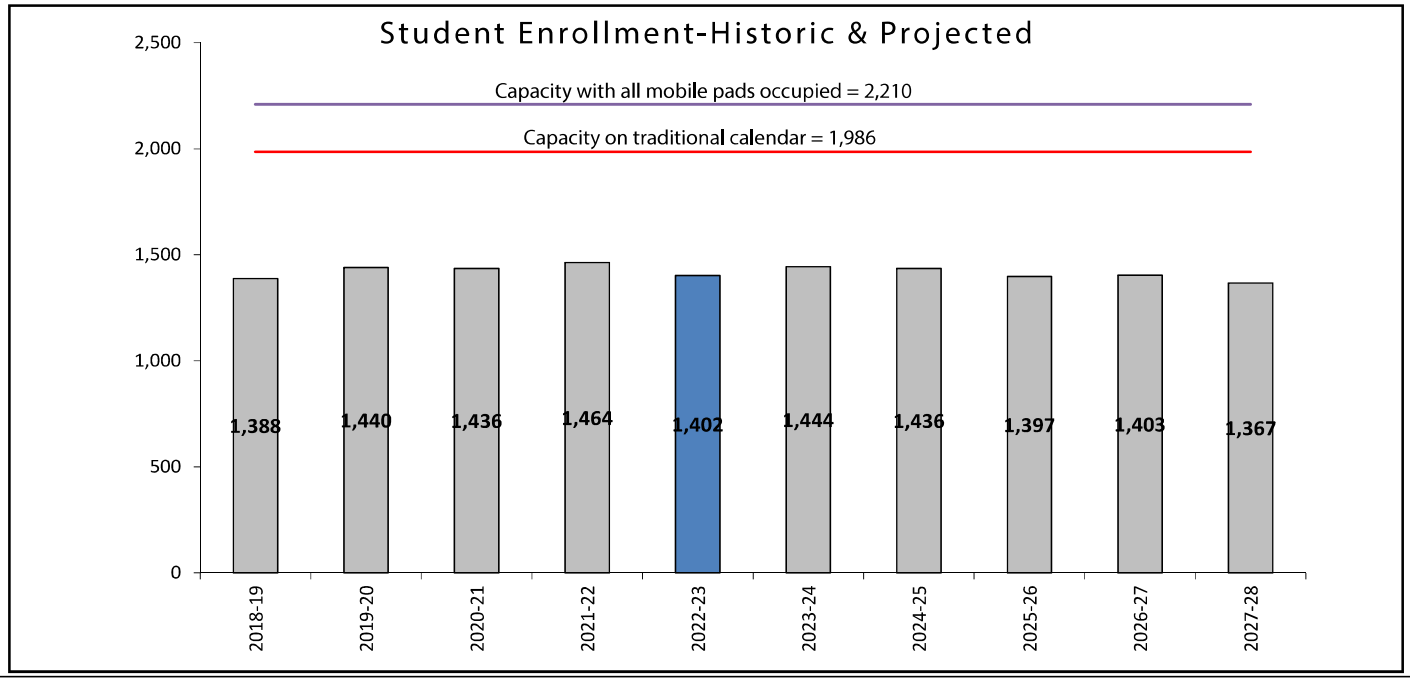
Ponderosa High School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $5,941,500

Estimated Total Project Costs: $6,832,875 - $9,773,623



Following is the list of currently unfunded facility projects at Ponderosa High

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace cooling tower	$150,000	$15,000-$64,500	$7,500-$32,250
	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Replace portable wood bleachers in upper section (auxillary gym)	$252,900	$25,300-$108,800	$12,645-$54,374
	Install new IP intercom system for building	$302,500	$30,300-$130,100	$15,125-$65,038
2-High	Air Purifiers. Poor condition, needs upgraded	$46,800	$4,600-$20,000	$2,340-$10,062
	Moveable Furnishings. Needs-Remove chalkboards or repurpose with different writing medium	$5,900	$500-$2,500	$295-$1,269
	Recaulk exterior wall control joints.	$10,800	$1,100-$4,600	$540-$2,322
	Recaulk exterior windows	$53,500	$5,400-$23,000	$2,675-$11,503
	Refurbish lockers.	$10,300	$1,100-$4,500	$515-$2,215
	Replace all Pella wood windows. Replace/repair all other windows as necessary	$428,100	$42,900-$184,100	$21,405-$92,042
	Replace exterior doors	$140,200	$14,000-$60,200	$7,010-$30,143
	Replace sink countertops	$80,000	$8,000-$34,400	$4,000-$17,200
	Resurface asphalt parking lot	$1,650,000	$165,000-$709,500	$82,500-$354,750
	Upgrade acid waste system	$18,700	$1,800-$8,000	$935-$4,021
	Upgrade theater and stage lighting and sound systems	$110,000	$11,000-$47,300	$5,500-$23,650
	Water Closets. Some in good condition, some poor (50%). Up	$28,100	$2,800-$12,100	$1,405-$6,042
2-Medium	Remove all existing exposed ceiling sound proofing. Replace with other sound absorption product.	$69,600	$7,000-$29,900	$3,480-$14,964
	Replace all Terrazzo tile. Reseal locker room concrete floors. Deep clean and reseal tile in showers	$4,000	$400-$1,800	$200-$860
	Replace gym wood flooring	$220,000	$22,000-$94,600	$11,000-$47,300
3-High	Blinds & Other Window Treatment. Needs-If the Pella windows get replaced new blinds will need to be installed	$3,600	$300-$1,500	$180-$774
	Recaulk wall foundation where concrete meets	$10,800	$1,100-$4,600	$540-$2,322
3-Medium	Improve drainage on east and west sides	$40,000	$4,000-$17,200	$2,000-$8,600
	Install asphalt parking lots at west side athletic fields	$100,000	$10,000-$43,000	$5,000-$21,500
	Install new sprinkler system for code compliance. Replace existing heads.	$2,000,000	$200,000-$860,000	$100,000-$430,000
	Repair/replace cable fence and split rail fence west side and split rail at bus loop	$13,200	$1,400-$5,700	$660-$2,838

Estimated Total Construction Costs (in 2023 Dollars): $5,941,500
Estimated Project Management Costs Range: $594,300 - $2,554,700
Estimated Inflation Range: $297,075 - $1,277,423

Estimated Total Project Costs: $6,832,875 - $9,773,623

Prairie Crossing Elementary

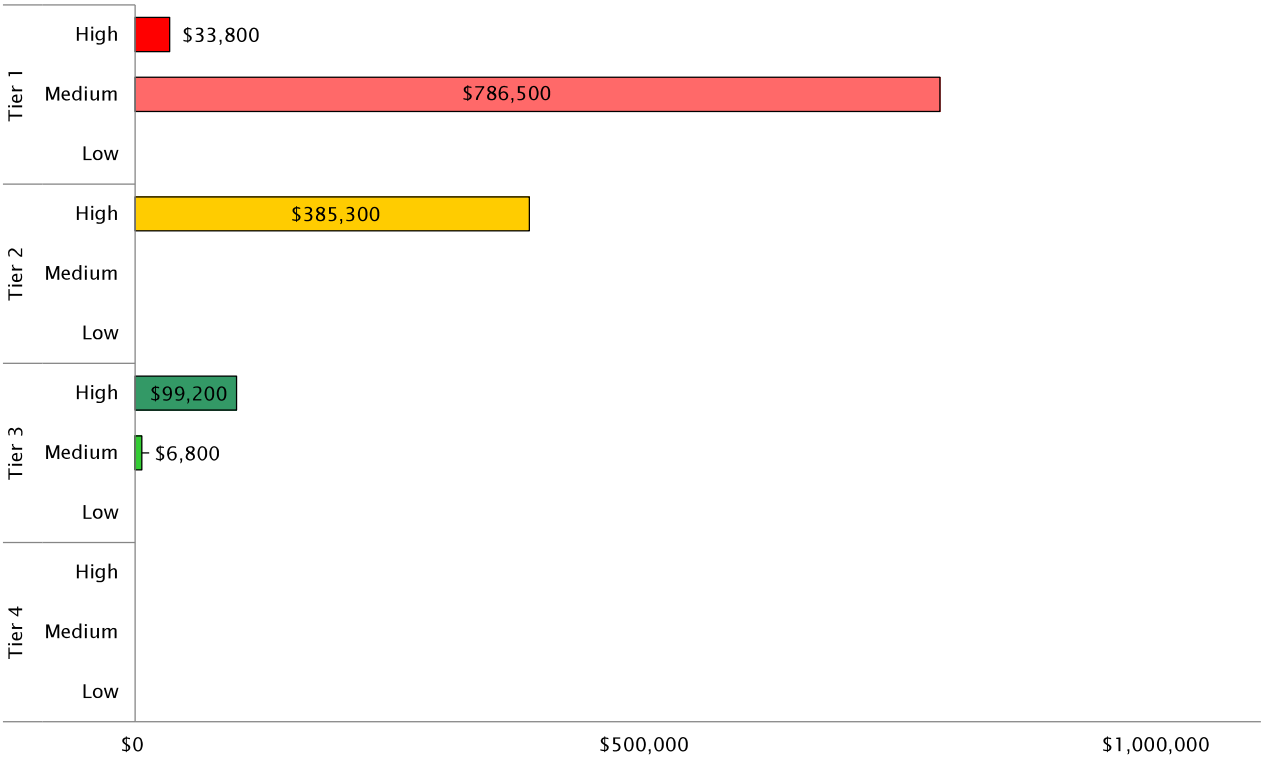
11605 S. Bradbury Ranch Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

Site Acreage: 8.6
Facility Square Feet: 51,668
Mobiles on-site: 5

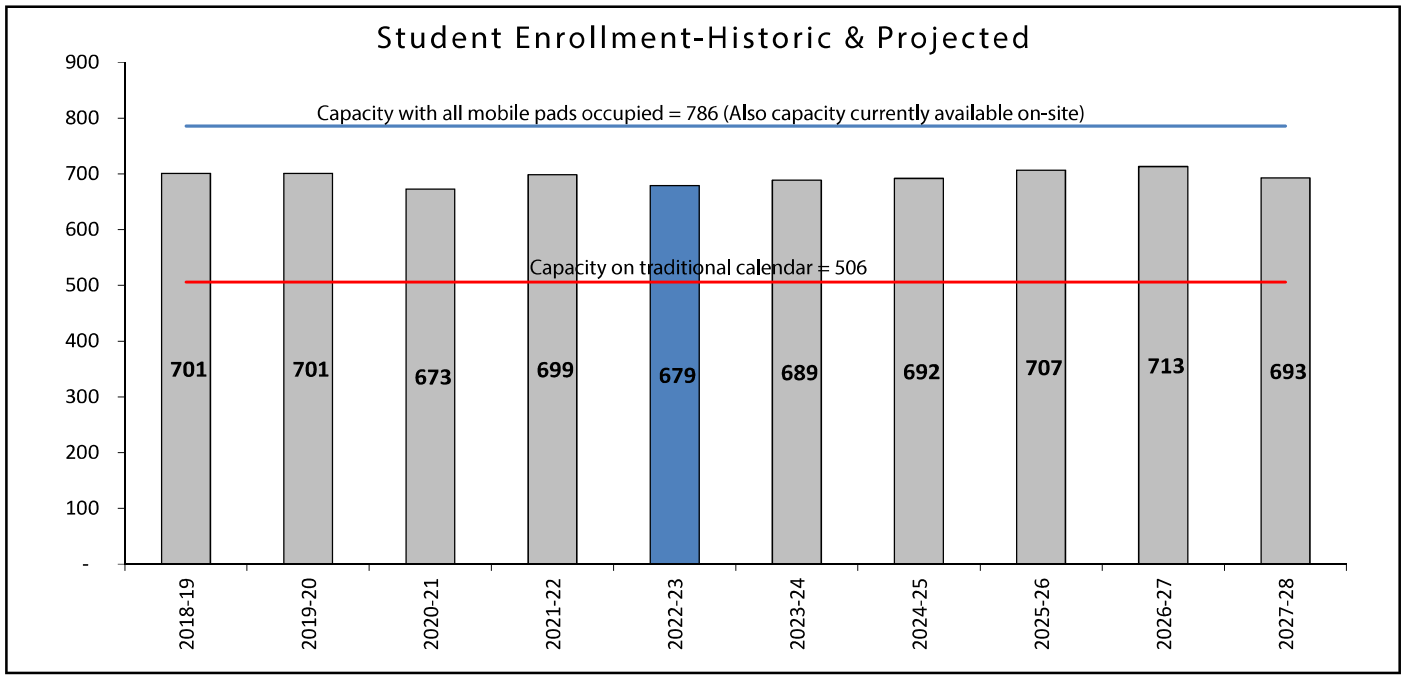
Prairie Crossing Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,311,600

Estimated Total Project Costs: $1,508,380 - $2,157,494



Following is the list of currently unfunded facility projects at Prairie Crossing Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Re-glaze skylights	$33,800	$3,400-$14,500	$1,690-$7,267
1-Medium	Chilled Water Systems. Replace chiller	$330,000	$33,000-$141,900	$16,500-$70,950
	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace boiler(s)	$275,000	$27,500-$118,300	$13,750-$59,125
2-High	Fix storefront window leakage	$56,300	$5,600-$24,200	$2,815-$12,105
	Paint exterior doors (4)	$700	$-$200	$35-$151
	Recaulk exterior windows	$15,800	$1,600-$6,700	$790-$3,397
	Replace asphalt playground	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace restroom sheet vinyl flooring with MMA	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace toilet partitions	$38,500	$3,900-$16,600	$1,925-$8,278
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
3-High	Recaulk wall foundation where concrete meets	$4,200	$400-$1,700	$210-$903
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair operable partition between gym and cafeteria	$15,000	$1,500-$6,500	$750-$3,225
3-Medium	Repair/replace areas of vinyl wall covering	$6,800	$700-$2,900	$340-$1,462

Estimated Total Construction Costs (in 2023 Dollars): $1,311,600
Estimated Project Management Costs Range: $131,200 - $563,900
Estimated Inflation Range: $65,580- $281,994

Estimated Total Project Cost: $1,508,380 - $2,157,494

Ranch View Middle

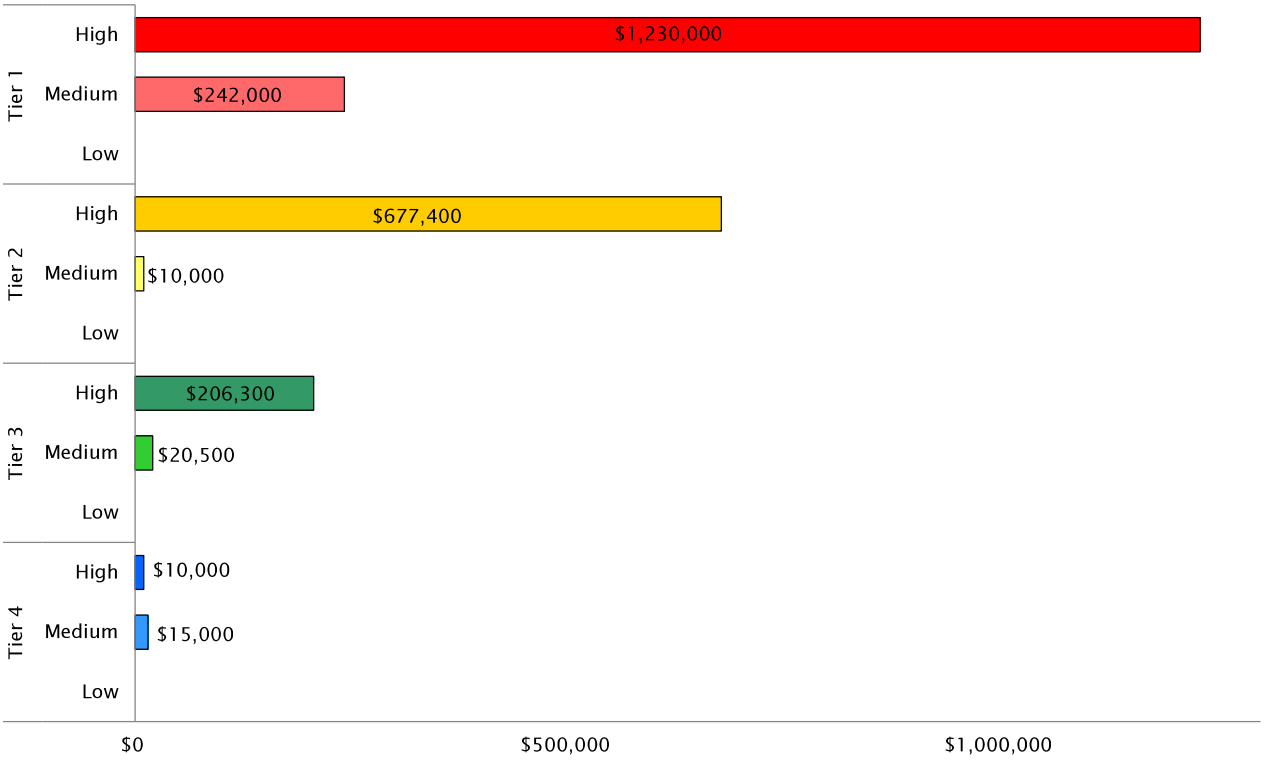
1731 Wildcat Reserve Parkway
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, 7-8

Funded by 1996 Bond
Opened in 1997

Site Acreage: 20
Facility Square Feet: 127,951
Mobiles on-site: 0

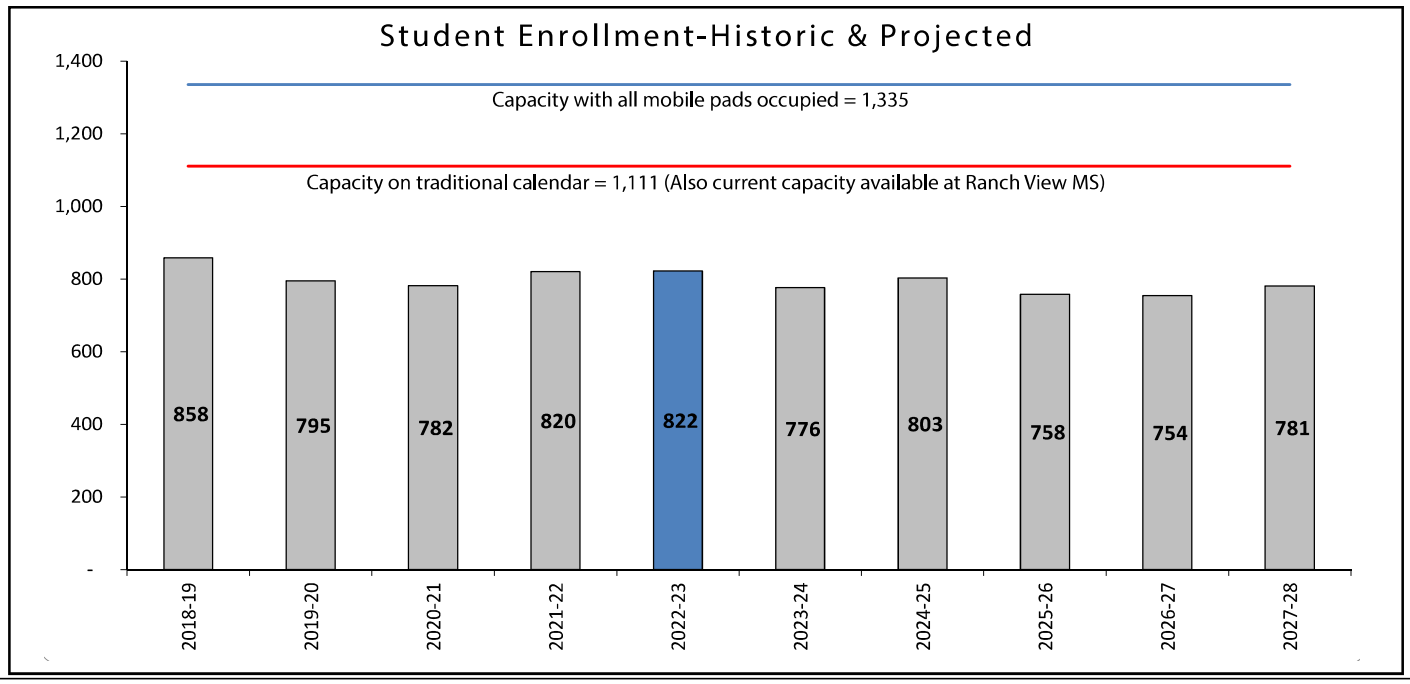
Ranch View Middle School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,411,200

Estimated Total Project Costs: $2,772,960 - $3,966,708



Following is the list of currently unfunded facility projects at Ranch View Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace chiller	$330,000	$33,000-$141,900	$16,500-$70,950
	Replace domestic hot water system, heaters, pumps, and storage	$250,000	$25,000-$107,500	$12,500-$53,750
	Overhaul elevator	$150,000	$15,000-$64,500	$7,500-$32,250
	Replace boiler(s)	$500,000	$50,000-$215,000	$25,000-$107,500
1-Medium	Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
2-High	Paint gas piping, starting to corrode	$800	$-$300	$40-$172
	Recaulk exterior windows	$26,900	$2,700-$11,600	$1,345-$5,784
	Refinish stairs at stage	$2,600	$200-$1,100	$130-$559
	Repair stairs on NE side of building	$15,000	$1,500-$6,500	$750-$3,225
	Repair/replace fencing at dumpster area	$10,700	$1,100-$4,600	$535-$2,301
	Replace original sheet vinyl flooring with poured acrylic in all restrooms	$55,000	$5,500-$23,700	$2,750-$11,825
	Replace sink counter tops in all restrooms	$60,000	$6,000-$25,800	$3,000-$12,900
	Replace VCT cafeteria flooring	$55,000	$5,500-$23,700	$2,750-$11,825
	Resurface asphalt bus loop	$300,000	$30,000-$129,000	$15,000-$64,500
	Resurface asphalt parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
	VCT repair in room 234	$1,400	$100-$600	$70-$301
2-Medium	Repair concrete at basketball court	$10,000	$1,000-$4,300	$500-$2,150
3-High	Repair plant structure in front of school, metal rusting	$15,000	$1,500-$6,500	$750-$3,225
	Recaulk wall foundation where concrete meets	$5,100	$500-$2,200	$255-$1,097
	Repair/replace areas of vinyl wall covering as necessary	$6,300	$700-$2,700	$315-$1,355
	Reseed and top dress both multi-use fields	$150,000	$15,000-$64,500	$7,500-$32,250
	Superstructure. Needs-Repair cracks in commons floor and areas of block due to settling	$16,700	$1,700-$7,200	$835-$3,591
	Repair prestress flooring at commons	$13,200	$1,400-$5,700	$660-$2,838
3-Medium	Replace and add fencing at front entrance.	$11,900	$1,200-$5,100	$595-$2,559
	Repair/replace and add retaining walls on N and NE side of building	$8,600	$900-$3,700	$430-$1,849
4-High	Replace areas of turf around school	$10,000	$1,000-$4,300	$500-$2,150
4-Medium	Replace/add trees and bushes	$15,000	$1,500-$6,500	$750-$3,225

Estimated Total Construction Costs (in 2023 Dollars): $2,411,200
Estimated Project Management Costs Range: $241,200 - $1,037,100
Estimated Inflation Range: $120,560 - $518,408

Estimated Total Project Costs: $2,772,960 - $3,966,708

Redstone Elementary

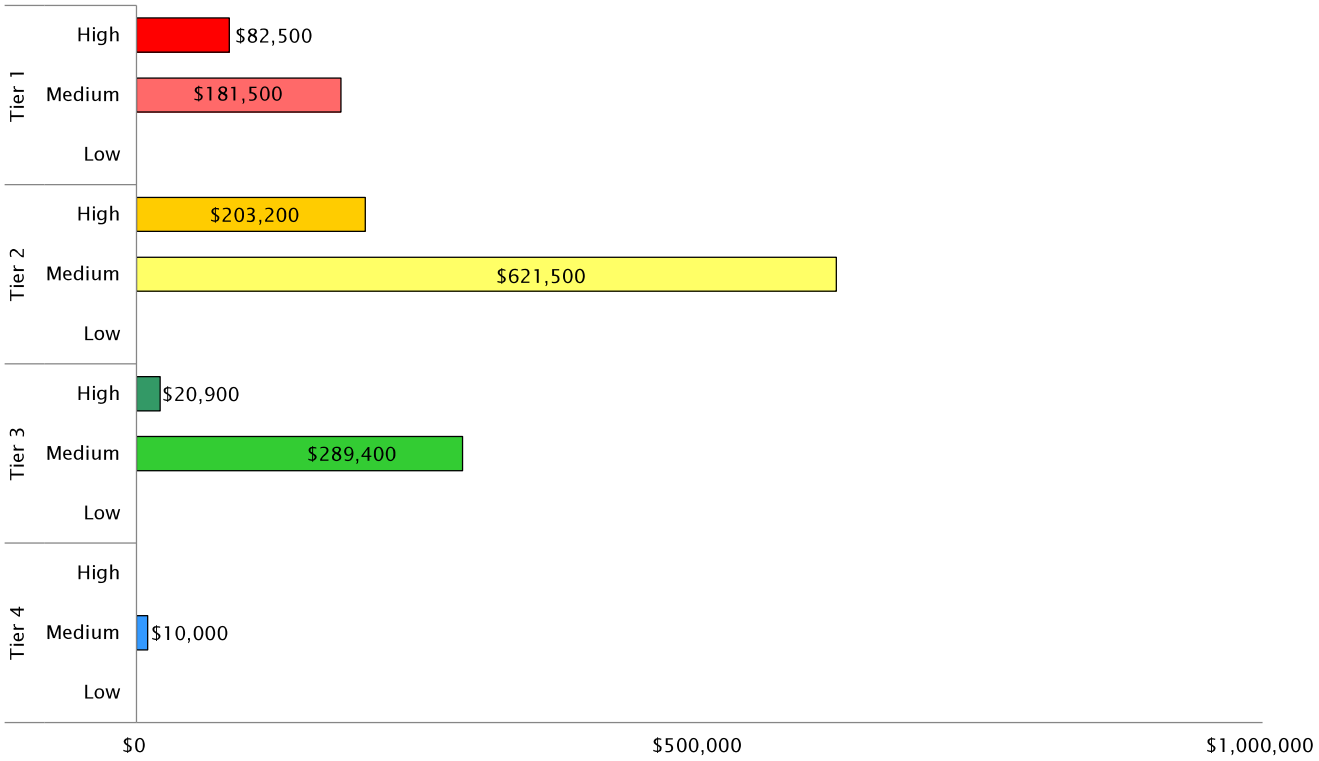
9970 Glenstone Circle
Highlands Ranch, CO 80130
Rock Canyon High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2005

Site Acreage:11.8
Facility Square Feet: 56,868
Mobiles on-site: 2

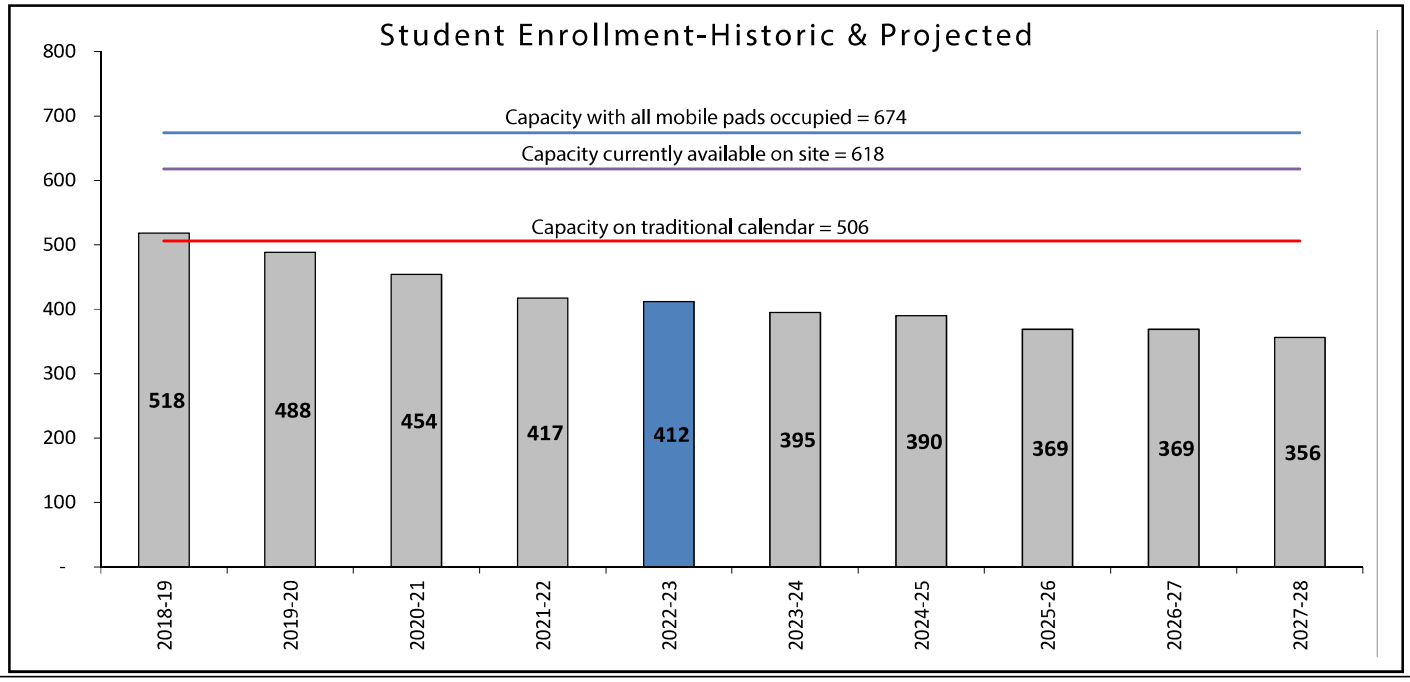
Redstone Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars):$1,409,000

Estimated Total Project Costs: $1,620,550 - $2,318,235



Following is the list of currently unfunded facility projects at Redstone Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Recaulk exterior wall control joints	$4,400	$400-$1,900	$220-$946
	Recaulk exterior windows	$16,900	$1,700-$7,200	$845-$3,634
	Refurbish operable partition at gym	$15,000	$1,500-$6,500	$750-$3,225
	Repair asphalt as needed	$100,000	$10,000-$43,000	$5,000-$21,500
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Seal exterior wall CMU, repair cracks at joints (multiple area	$16,900	$1,700-$7,200	$845-$3,634
2-Medium	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace gym carpet	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace poured acrylic flooring in all restrooms	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace toilet partitions	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace VCT cafeteria flooring	$27,500	$2,800-$11,900	$1,375-$5,913
3-High	Repair/replace sidewalk at drive through lane south end handicap curb	$15,000	$1,500-$6,500	$750-$3,225
	Replace suspended ceiling (tile in kitchen)	$3,700	$300-$1,500	$185-$796
	Structural Slab on Grade. Needs-Repair crack in floor at staff restroom main floor pod	$2,200	$200-$1,000	$110-$473
3-Medium	Repair damage to column in cafeteria	$1,600	$200-$700	$80-$344
	Reonvate areas of worn grass on playing field	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair vinyl on walls as necessary	$6,800	$700-$2,900	$340-$1,462
	Replace dead plants on east side at stacked pods	$15,000	$1,500-$6,500	$750-$3,225
	Repair retaining wall north side	$186,000	$18,600-$80,000	$9,300-$39,990
4-Medium	Renovate areas of worn grass	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $1,409,000
Estimated Project Management Costs Range: $141,100 - $606,300
Estimated Inflation Range: $70,450 - $302,935

Estimated Total Project Costs: $1,620,550 - $2,318,235

Renaissance Elementary Magnet

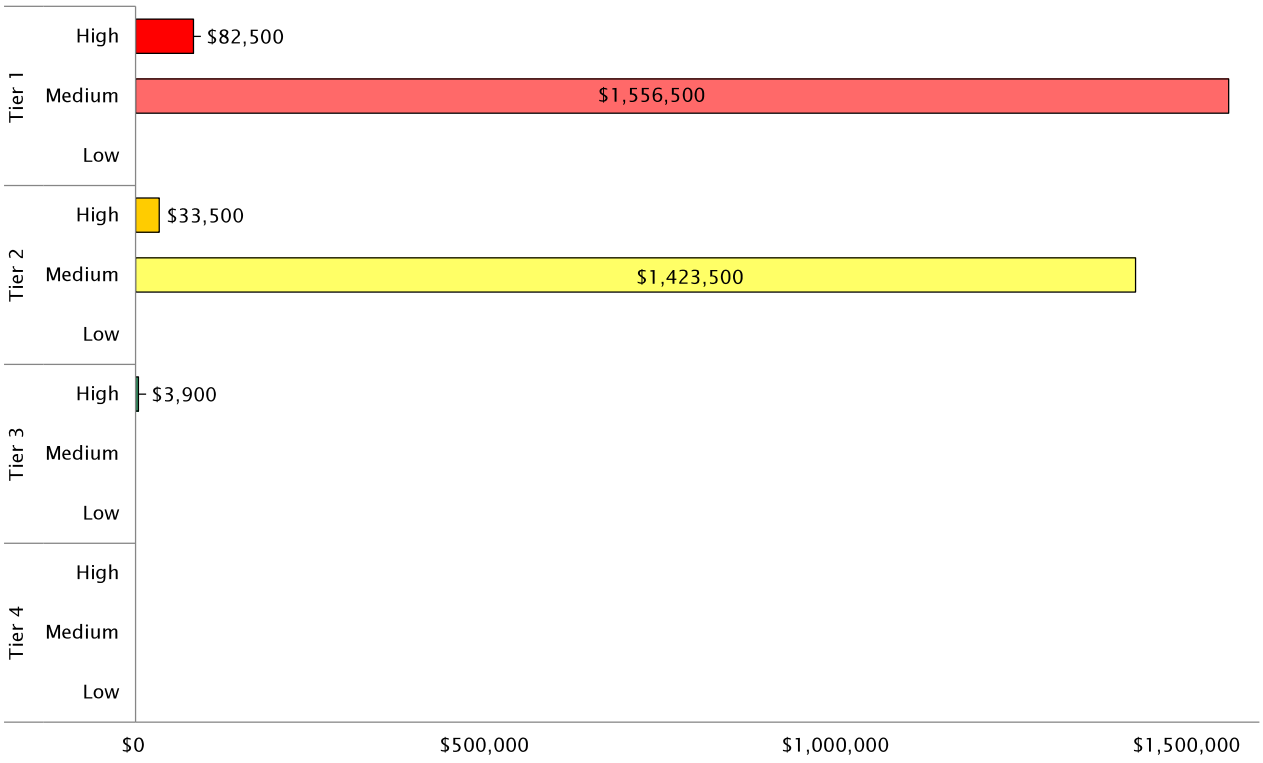
3960 Trail Boss Lane
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2006

Site Acreage: 16
Facility Square Feet: 35,863
Mobiles on-site: 2

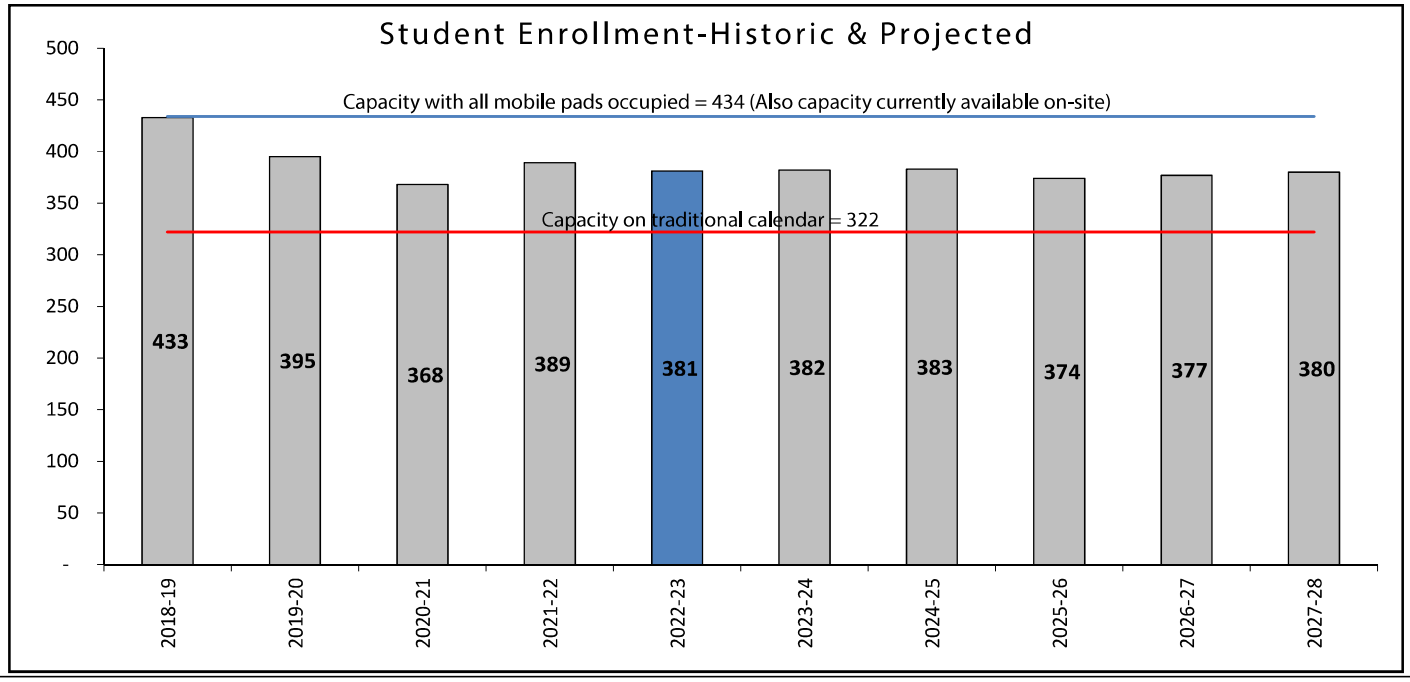
Renaissance Expeditionary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,335,700

Estimated Total Project Costs: $3,564,995 - $5,099,579



Following is the list of currently unfunded facility projects at Renaissance Elementary Magnet

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace roof top units	$1,100,000	$110,000-$473,000	$55,000-$236,500
	Upgrade control system	$275,000	$27,500-$118,300	$13,750-$59,125
2-High	Paint exterior	$9,500	$900-$4,000	$475-$2,043
	Paint gas piping on roof, starting to corrode	$800	$-$300	$40-$172
	Repair cracks in exterior walls	$3,200	$300-$1,300	$160-$688
	Resurface restoom countertops (2)	$20,000	$2,000-$8,600	$1,000-$4,300
2-Medium	Replace carpet	$220,000	$22,000-$94,600	$11,000-$47,300
	Replace gym carpet	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace poured acrylic flooring in all restrooms	$27,500	$2,800-$11,900	$1,375-$5,913
	Replace toilet partitions	$27,500	$2,800-$11,900	$1,375-$5,913
	Replace VCT cafeteria flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace 060 EDPM ballasted roof	$1,000,000	$100,000-$430,000	$50,000-$215,000
3-High	Recaulk foundation walls	$3,900	$400-$1,700	$195-$839

Estimated Total Construction Costs (in 2023 Dollars): $3,099,900
Estimated Project Management Costs Range: $310,100 - $1,333,200
Estimated Inflation Range: $154,995 - $666,479

Estimated Total Project Costs: $3,564,995 - $5,099,579

Rock Canyon High

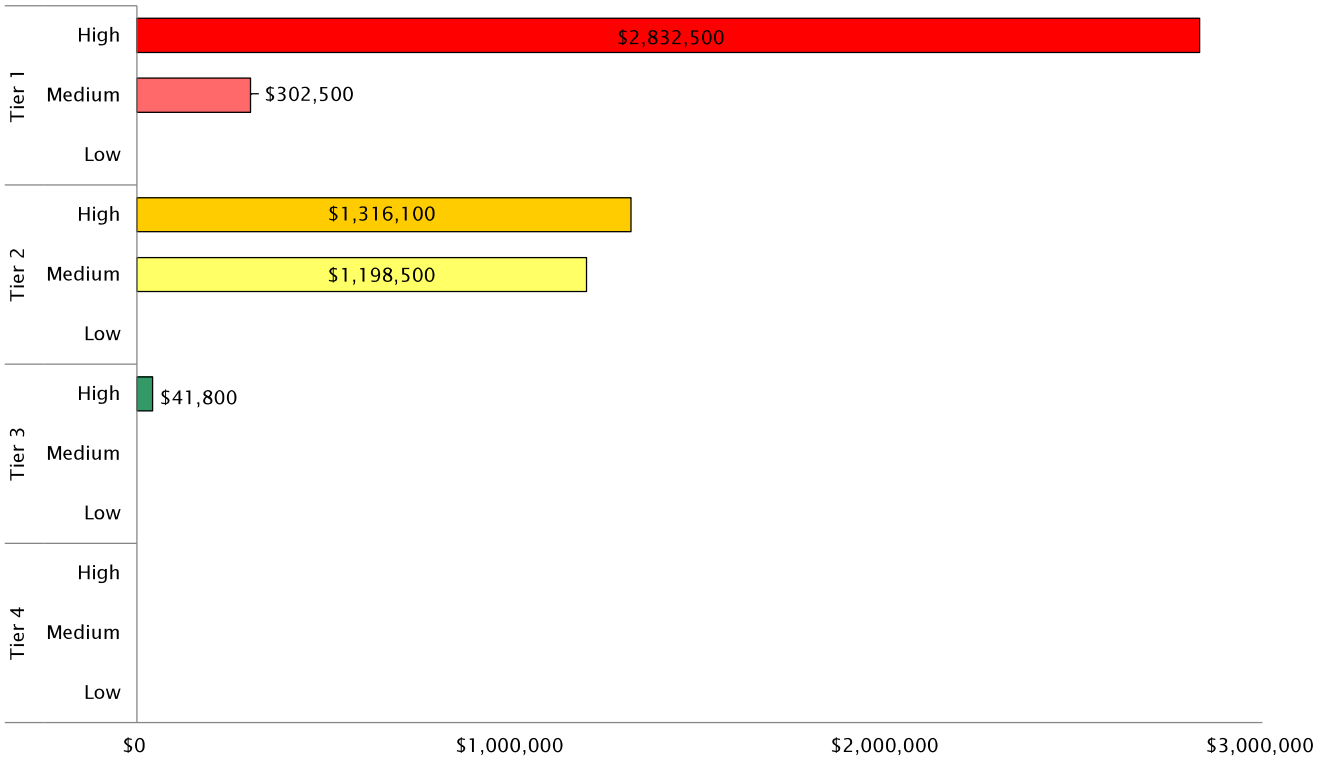
5810 McArthur Ranch Road
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 9-12

Funded by 1997 Bond
Opened in 2003

Site Acreage: 80
Facility Square Feet: 248,055
Mobiles on-site: 0

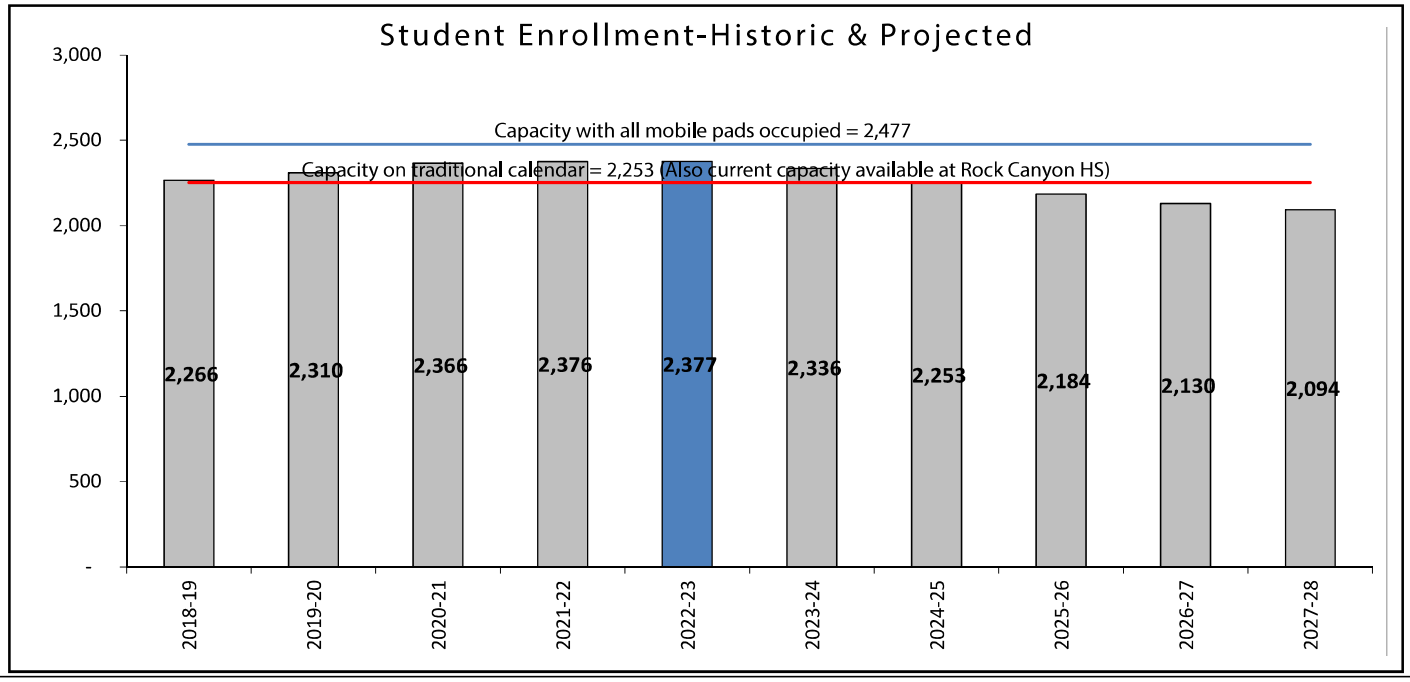
Rock Canyon High School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $5,691,400

Estimated Total Project Costs: $6,545,470 - $9,362,451



Following is the list of currently unfunded facility projects at Rock Canyon High

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace roof top units	$2,750,000	$275,000-$1,182,500	$137,500-$591,250
1-Medium	Install new IP intercom system for building	$302,500	$30,300-$130,100	$15,125-$65,038
2-High	Recaulk exterior windows	$81,800	$8,200-$35,200	$4,090-$17,587
	Repair/resurface parking lots	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Replace VCT cafeteria flooring	$82,500	$8,300-$35,500	$4,125-$17,738
	Seal exterior wall CMU	$41,800	$4,200-$17,900	$2,090-$8,987
	Upgrade theater and stage lighting and sound systems	$110,000	$11,000-$47,300	$5,500-$23,650
2-Medium	Repair minor cracking and movement areas	$20,000	$2,000-$8,600	$1,000-$4,300
	Replace carpet	$825,000	$82,500-$354,800	$41,250-$177,375
	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace poured acrylic flooring in all restrooms	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace sink counter tops in all restrooms	$50,000	$5,000-$21,500	$2,500-$10,750
	Replace toilet partitions	$38,500	$3,900-$16,600	$1,925-$8,278
	Add additional expanded roadways and exit for traffic flow	$100,000	$10,000-$43,000	$5,000-$21,500
3-High	Recaulk areas where concrete meets foundation. Area outside North F pod has sunk a couple inches	$41,800	$4,200-$17,900	$2,090-$8,987

Estimated Total Construction Costs (in 2023 Dollars): $5,691,400
Estimated Project Management Costs Range: $569,500 - $2,447,400
Estimated Inflation Range: $284,570 - $1,223,651

Estimated Total Project Costs: $6,545,470 - $9,362,451

Rock Ridge Elementary

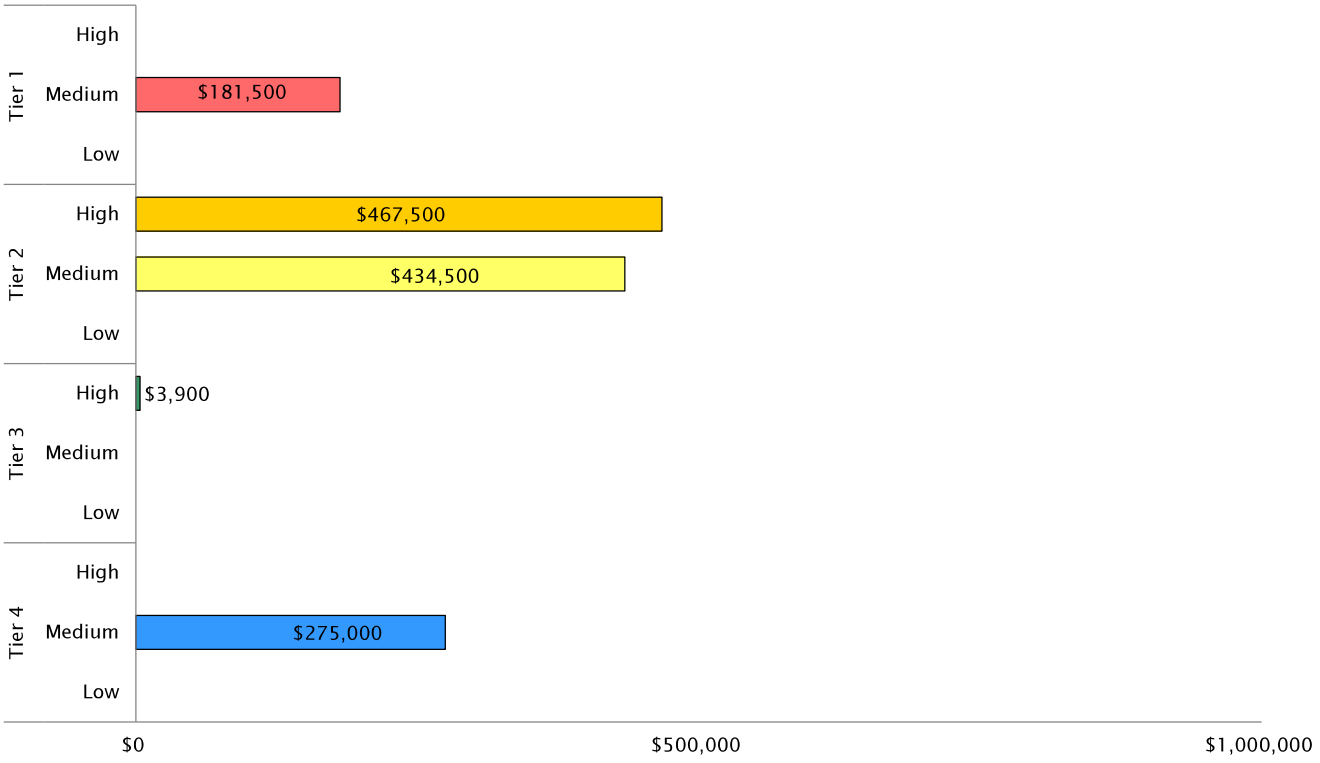
400 North Heritage Road
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1988

Site Acreage: 7.5
Facility Square Feet: 53,237
Mobiles on-site: 3

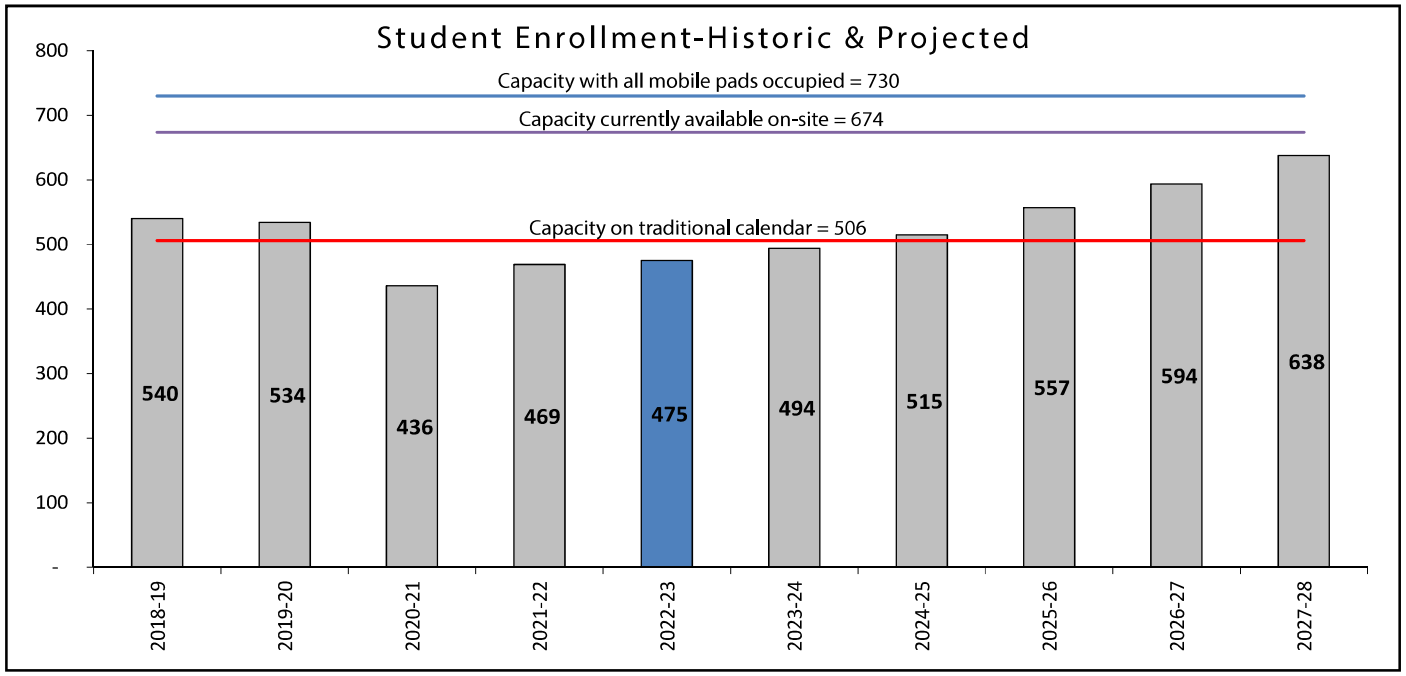
Rock Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,362,400

Estimated Total Project Costs: $1,566,920 - $2,241,516



Following is the list of currently unfunded facility projects at Rock Ridge Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace kitchen flooring	$82,500	$8,300-$35,500	$4,125-$17,738
2-Medium	Replace gym carpet	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
3-High	Repair/replace areas of vinyl wall covering as necessary	$3,900	$400-$1,700	$195-$839

Estimated Total Construction Costs (in 2023 Dollars): $1,362,400
Estimated Project Management Costs Range: $136,400 - $586,200
Estimated Inflation Range: $68,120 - $292,916

Estimated Total Project Costs: $1,566,920 - $2,241,516

Rocky Heights Middle

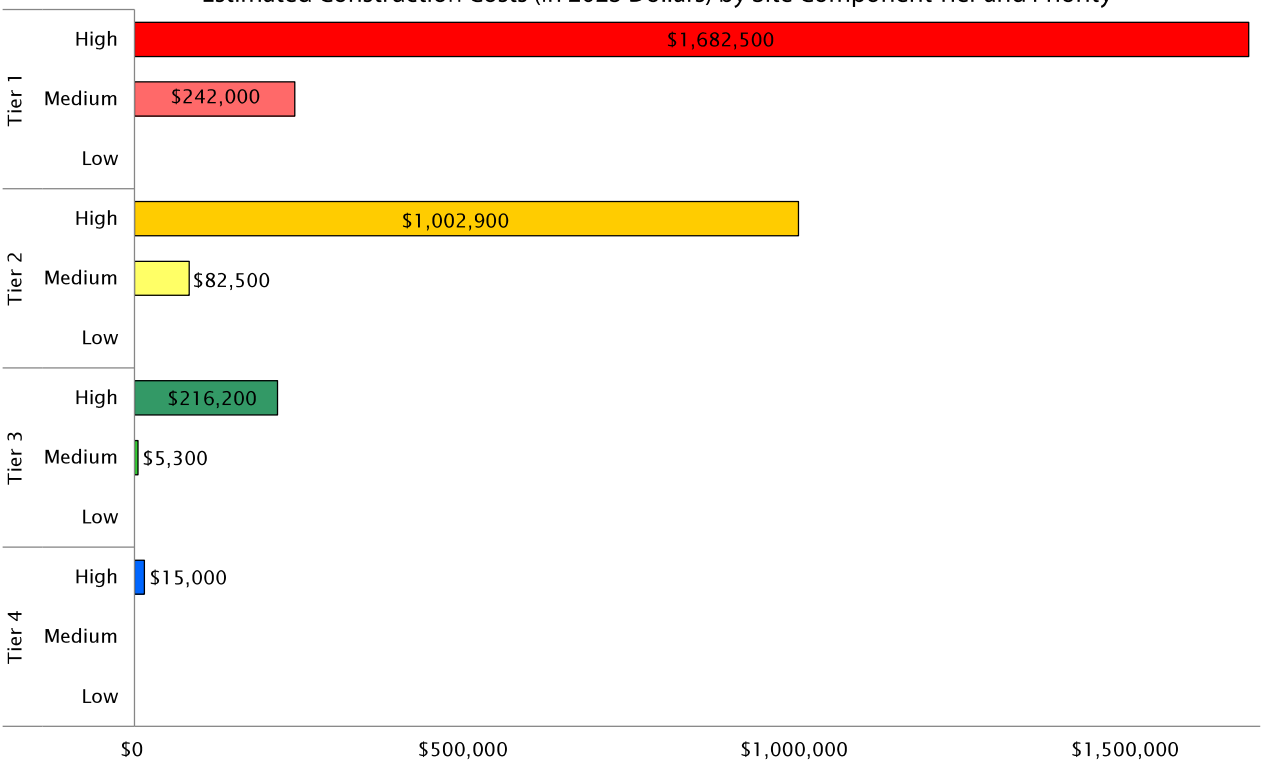
11033 Monarch Boulevard
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 6-8

Funded by 1997 Bond
Opened in 2003

Site Acreage: 23.3
Facility Square Feet: 136,760
Mobiles on-site: 5

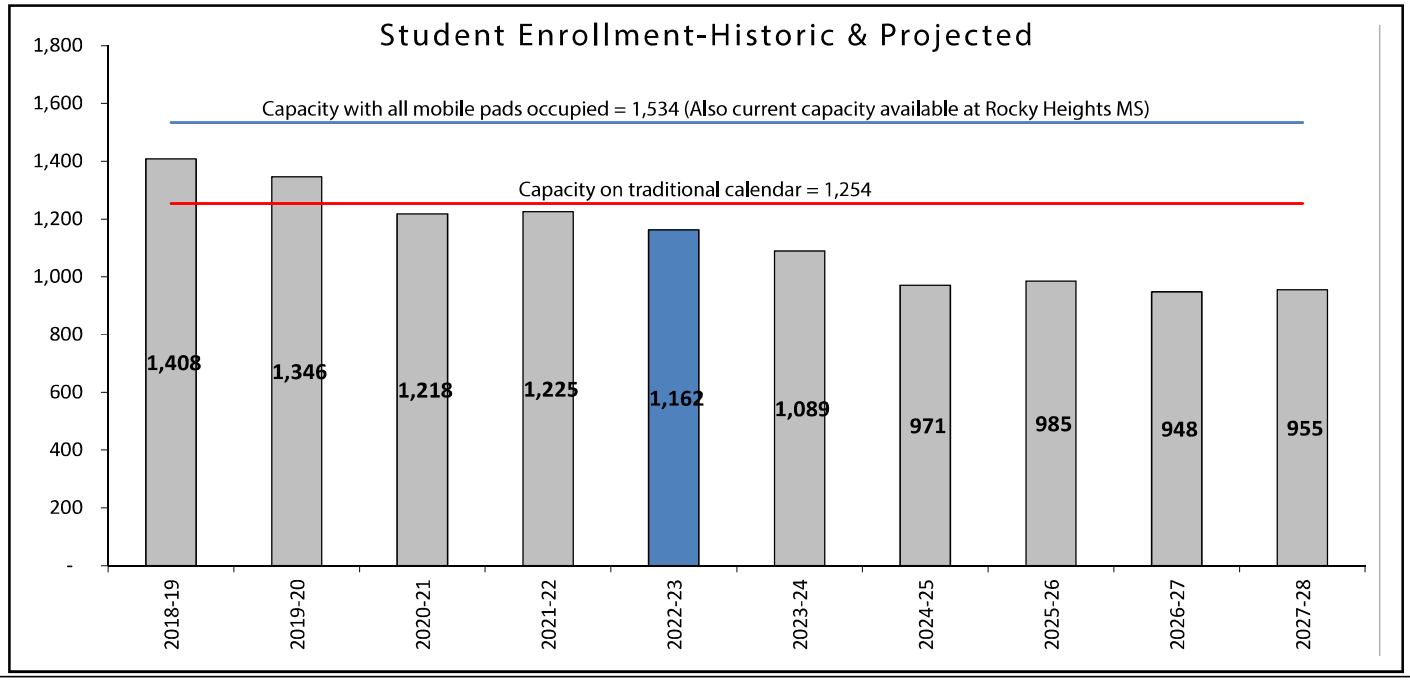
Rocky Heights Middle School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $3,246,400

Estimated Total Project Costs: $3,733,520 - $5,340,476



Following is the list of currently unfunded facility projects at Rocky Heights Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace .060 EPDM ballasted roof with .060 fully adhered	$1,600,000	$160,000-$688,000	$80,000-$344,000
	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
2-High	Paint exterior trim and doors	$10,300	$1,100-$4,500	$515-$2,215
	Recaulk building control joints	$6,000	$600-$2,500	$300-$1,290
	Recaulk exterior door frames	$1,300	$100-$500	$65-$280
	Recaulk exterior windows	$28,800	$2,900-$12,400	$1,440-$6,192
	Repair/replace sections of sidewalk as necessary	$15,000	$1,500-$6,500	$750-$3,225
	Replace carpet	$786,500	$78,700-$338,200	$39,325-$169,098
	Replace VCT cafeteria flooring	$55,000	$5,500-$23,700	$2,750-$11,825
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
2-Medium	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
3-High	Recaulk areas where concrete meets foundation walls	$5,900	$500-$2,500	$295-$1,269
	Renovate multi-use field	$200,000	$20,000-$86,000	$10,000-$43,000
	Some movement occurring south of commons expansion joint. Carpet splitting, wall joint seperation	$10,300	$1,100-$4,500	$515-$2,215
3-Medium	Repair areas of vinyl wall covering	$5,300	$500-$2,200	$265-$1,140
4-High	Renovate areas of landscaping around school. Many patches of bare ground	$15,000	$1,500-$6,500	$750-$3,225

Estimated Total Construction Costs (in 2023 Dollars): $3,246,400
Estimated Project Management Costs Range: $324,800 - $1,396,100
Estimated Inflation Range: $162,320 - $697,976

Estimated Total Project Costs: $3,733,520 - $5,340,476

Roxborough Intermediate

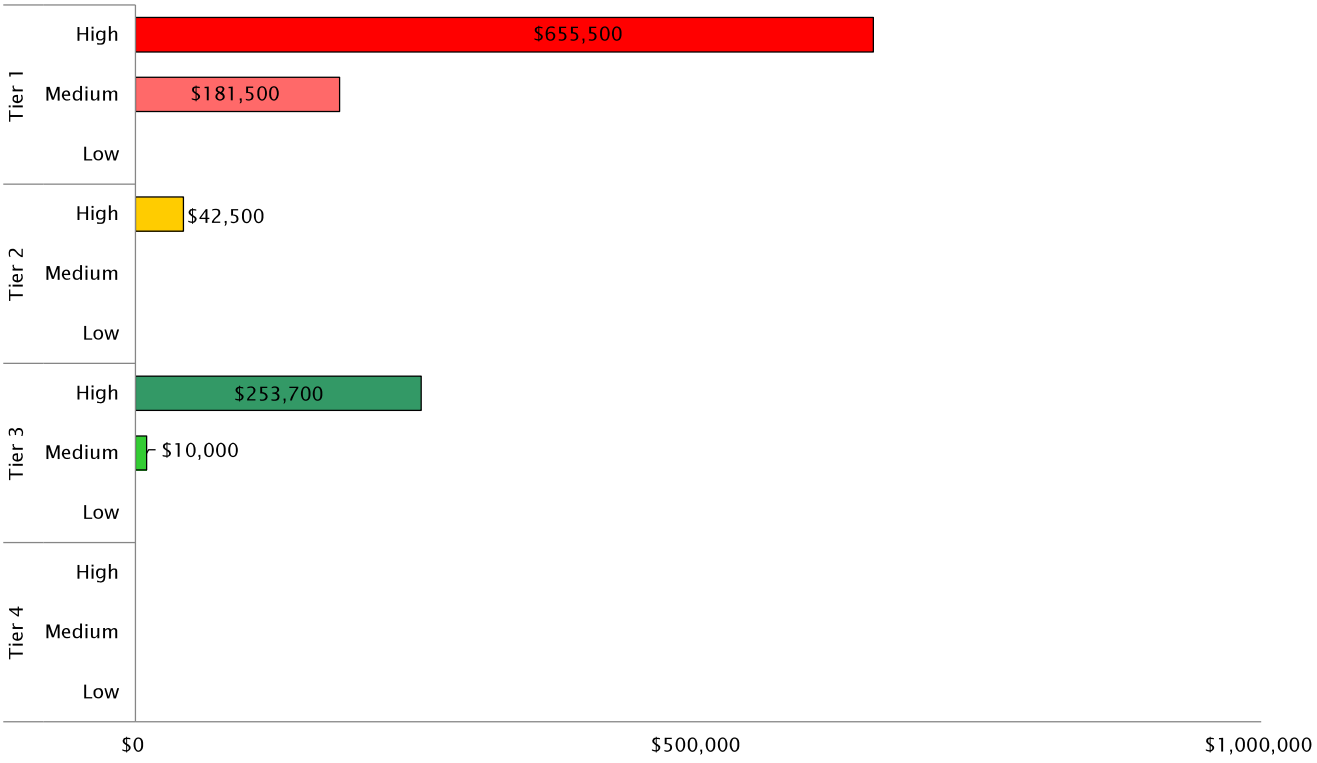
7370 Village Circle East
Littleton, CO 80125
ThunderRidge High School Feeder Area, 3-6

Funded by 2006 Bond
Opened in 2008

Site Acreage:14
Facility Square Feet: 68,751
Mobiles on-site: 0

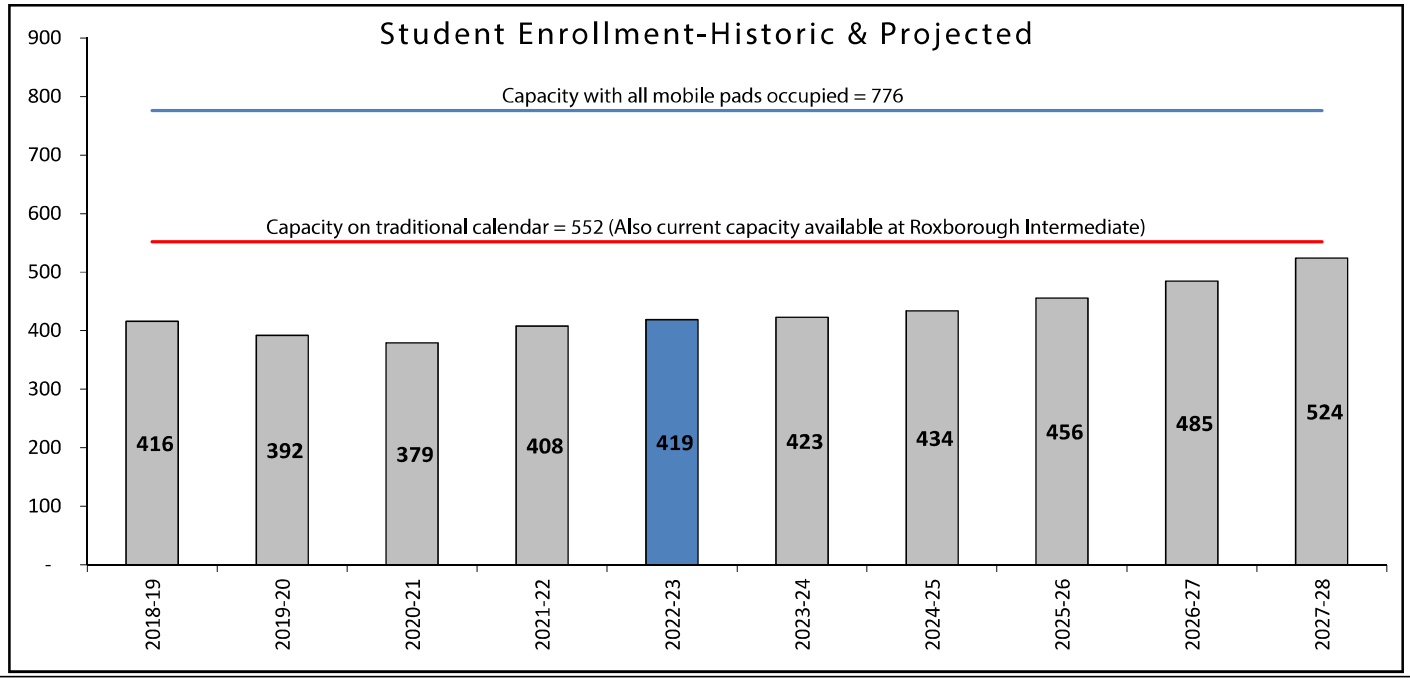
Roxborough Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2022 Dollars): $1,143,200

Estimated Total Project Costs: $1,314,660 - $1,880,688



Following is the list of currently unfunded facility projects at Roxborough Intermediate

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Main breaker cabinet outside of building is starting to lean due to ground movement, needs investigation	$1,000	$100-$500	$50-$215
	Upgrade control system	$423,500	$42,400-$182,200	$21,175-$91,053
	Upgrade fire alarm system	$231,000	$23,100-$99,400	$11,550-$49,665
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Paint exterior metal, poles, railings, and sunshades	$6,100	$600-$2,600	$305-$1,312
	Recaulk exterior wall expansion joints. Reseal CMU	$18,200	$1,800-$7,800	$910-$3,913
	Recaulk exterior windows	$18,200	$1,800-$7,800	$910-$3,913
3-High	Install synthetic turf field in lieu of grass field	$250,000	$25,000-$107,500	$12,500-$53,750
	Recaulk wall foundation where concrete meets	$3,700	$300-$1,500	$185-$796
3-Medium	Repair areas of grass around school	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $1,143,200
Estimated Project Management Costs Range: $114,300 - $491,700
Estimated Inflation Range: $57,160 - $245,788

Estimated Total Project Costs: $1,314,660 - $1,880,688

Roxborough Primary

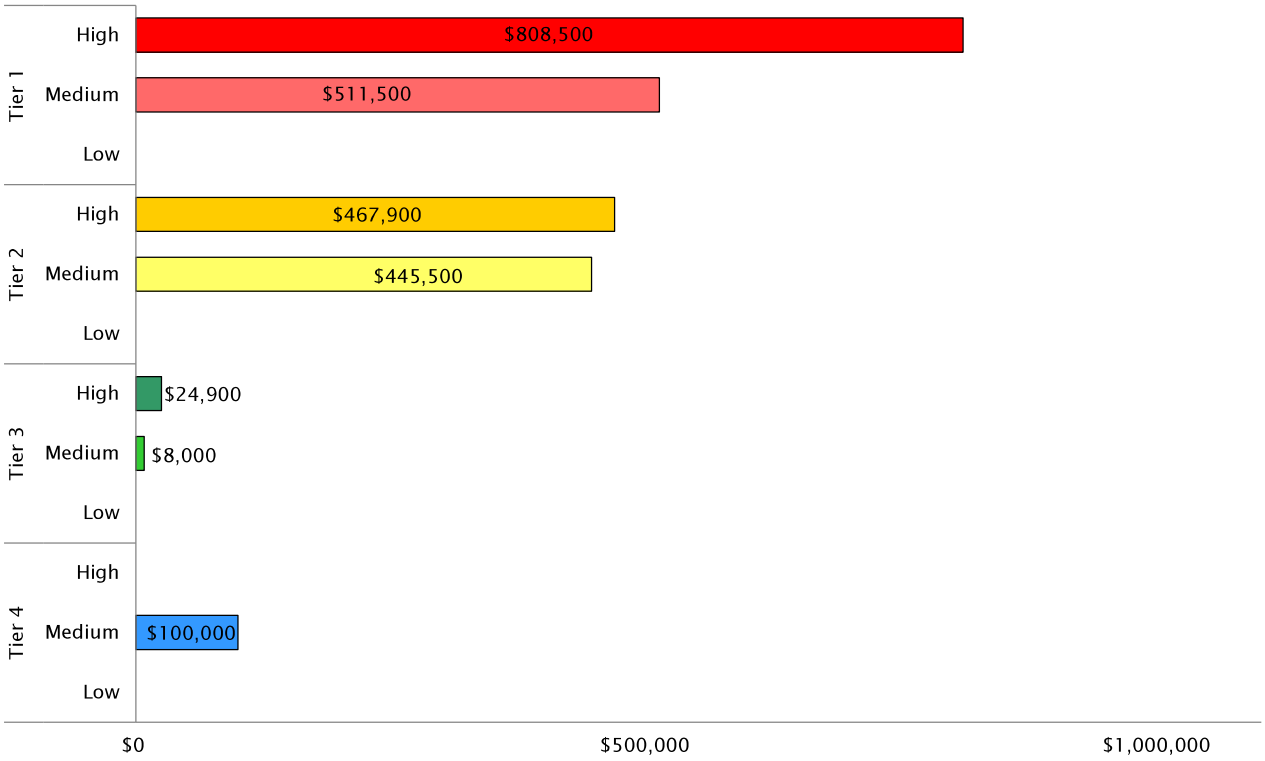
8000 Village Circle West
Littleton, CO 80125
ThunderRidge High School Feeder Area, K-2

Funded by 1989 Bond
Opened in 1991

Site Acreage: 12.4
Facility Square Feet: 53,491
Mobiles on-site: 0

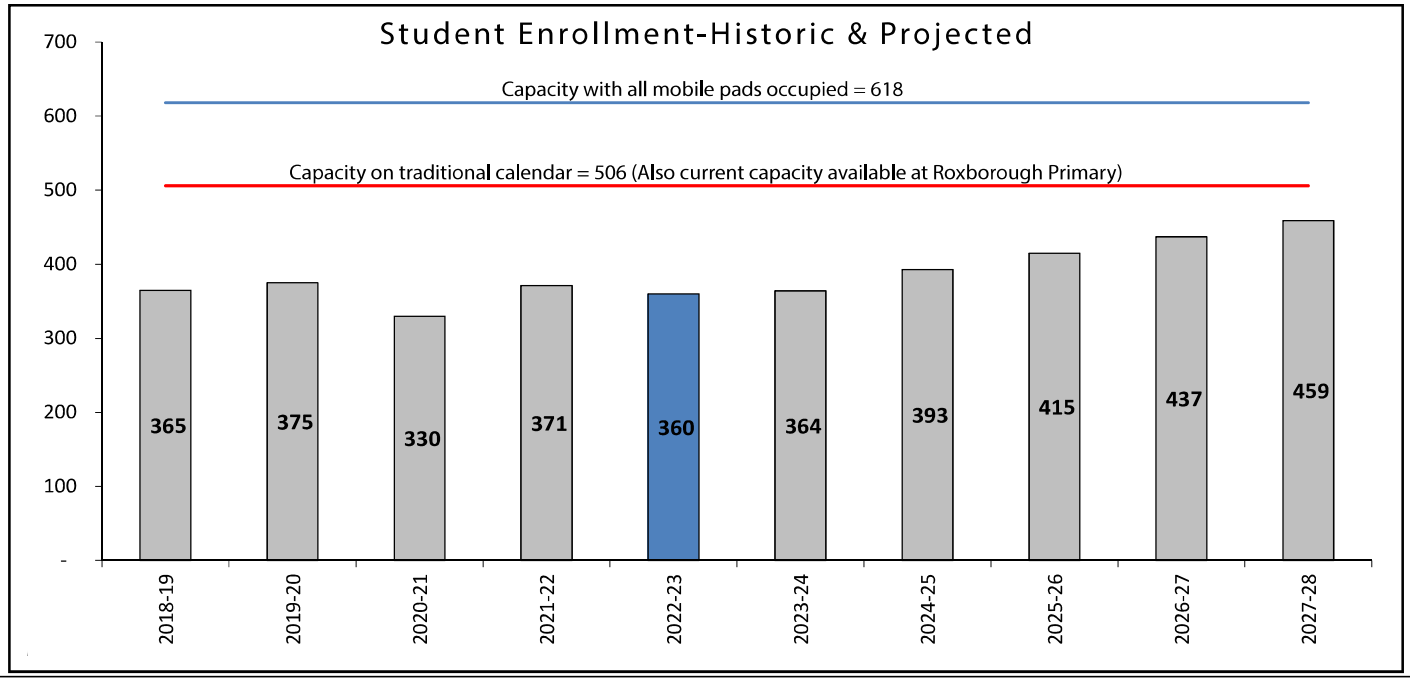
Roxborough Primary School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,366,300

Estimated Total Project Costs: $2,721,515 - $3,892,955



Following is the list of currently unfunded facility projects at Roxborough Primary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
	Upgrade control system	$330,000	$33,000-$141,900	$16,500-$70,950
	Upgrade fire alarm system	$176,000	$17,600-$75,700	$8,800-$37,840
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
2-High	Replace/refinish casework as necessary	$66,000	$6,600-$28,400	$3,300-$14,190
	Replace hollow metal doors at entry	$10,700	$1,100-$4,600	$535-$2,301
	Recaulk exterior windows	$21,500	$2,100-$9,200	$1,075-$4,623
	Repair/reseal playing field asphalt	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace kitchen flooring with poured acrylic	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace lavatory faucets	$13,200	$1,400-$5,700	$660-$2,838
	Replace restroom flooring with MMA	$44,000	$4,400-$19,000	$2,200-$9,460
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
2-Medium	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Refinish interior wood doors	$21,000	$2,100-$9,000	$1,050-$4,515
3-Medium	Repair areas of vinyl wall covering	$8,000	$800-$3,500	$400-$1,720
4-Medium	Repair drainage issues	$100,000	$10,000-$43,000	$5,000-$21,500

Estimated Total Construction Costs (in 2023 Dollars): $2,366,300
Estimated Project Management Costs Range: $236,900 - $1,017,900
Estimated Inflation Range: $118,315 - $508,755

Estimated Total Project Costs: $2,721,515 - $3,892,955

Saddle Ranch Elementary

805 West English Sparrow Trail
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

Site Acreage:10
Facility Square Feet: 51,688
Mobiles on-site: 2

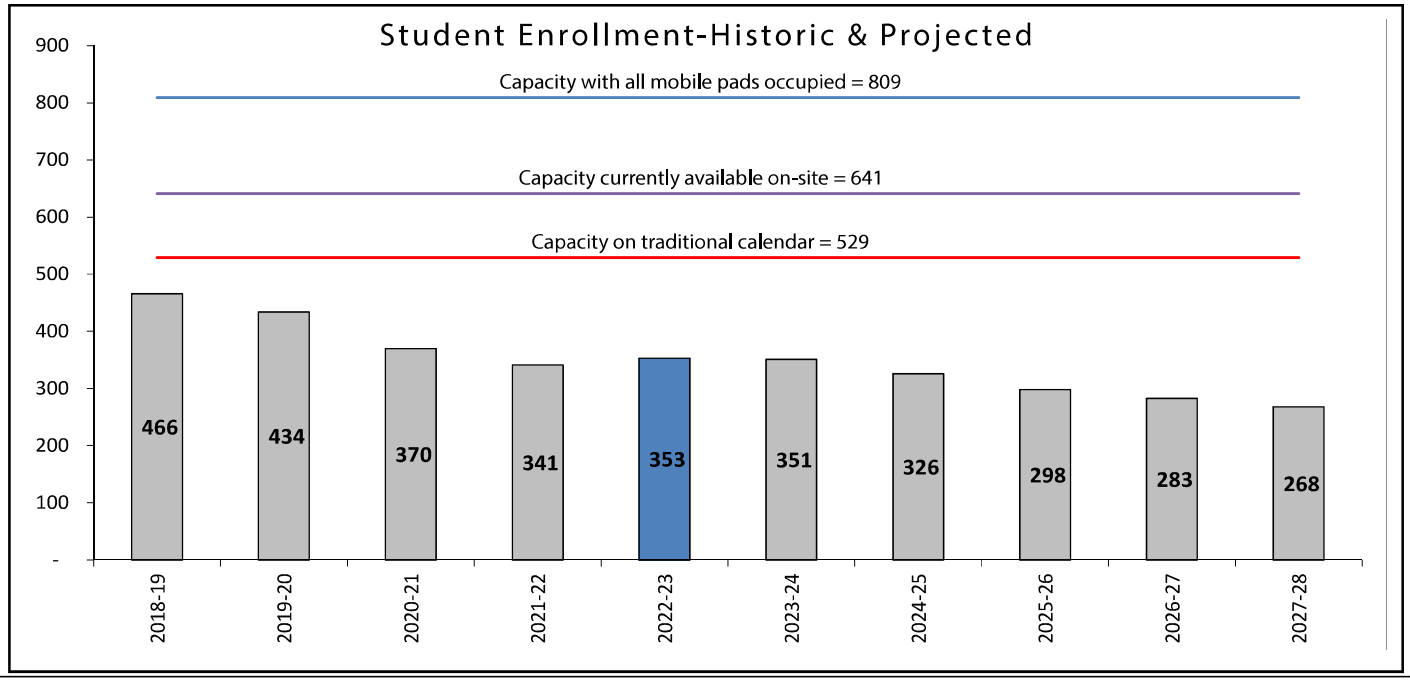
Saddle Ranch Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $790,800

Estimated Total Project Costs: $909,440 - $1,301,022



Following is the list of currently unfunded facility projects at Saddle Ranch Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Repair operable partitions at cafeteria/gym	$13,400	$1,300-$5,700	$670-$2,881
	Public Address and Music Systems. Gym sound system. Nee	$11,900	$1,200-$5,100	$595-$2,559
	Recaulk exterior windows	$15,200	$1,500-$6,500	$760-$3,268
	Repair/replace sections of sidewalk as necessary	$30,000	$3,000-$12,900	$1,500-$6,450
	Replace kitchen epoxy floor with MMA	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace toilet partitions in boys/girls and main hallway restrooms, 8 total	$45,000	$4,500-$19,400	$2,250-$9,675
	Replace, latch bad, weather striping is deteriorating	$12,000	$1,200-$5,200	$600-$2,580
	Replace sink countertops with single surface	$42,000	$4,200-$18,100	$2,100-$9,030
2-Medium	Resurface parking lots.	$150,000	$15,000-$64,500	$7,500-$32,250
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Renovate multi-use field. Reseeding and resodding	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair areas of vinyl wall covering (minor repairs)	$6,300	$700-$2,700	$315-$1,355
3-Medium	Install new fence at playground next to basketball court	$28,100	$2,800-$12,100	$1,405-$6,042
	Replace top on shade structure	$18,700	$1,800-$8,000	$935-$4,021
	Replace and add plant material around building.	$15,000	$1,500-$6,500	$750-$3,225
	Replace gates and dumpster enclosure	$20,600	$2,100-$8,900	$1,030-$4,429
	Install retaining walls where needed.	$19,800	$1,900-$8,500	$990-$4,257
4-High	Seed, sod, and top dress areas around school	$10,000	$1,000-$4,300	$500-$2,150
4-Medium	Repair area between parking lot and main drive. Rock gets pushed into both areas	$4,900	$500-$2,100	$245-$1,054

Estimated Total Construction Costs (in 2023 Dollars): $790,800
Estimated Project Management Costs Range: $79,100 - $340,200
Estimated Inflation Range: $39,540 - $170,022

Estimated Total Project Costs: $909,440 - $1,301,022

Sage Canyon Elementary

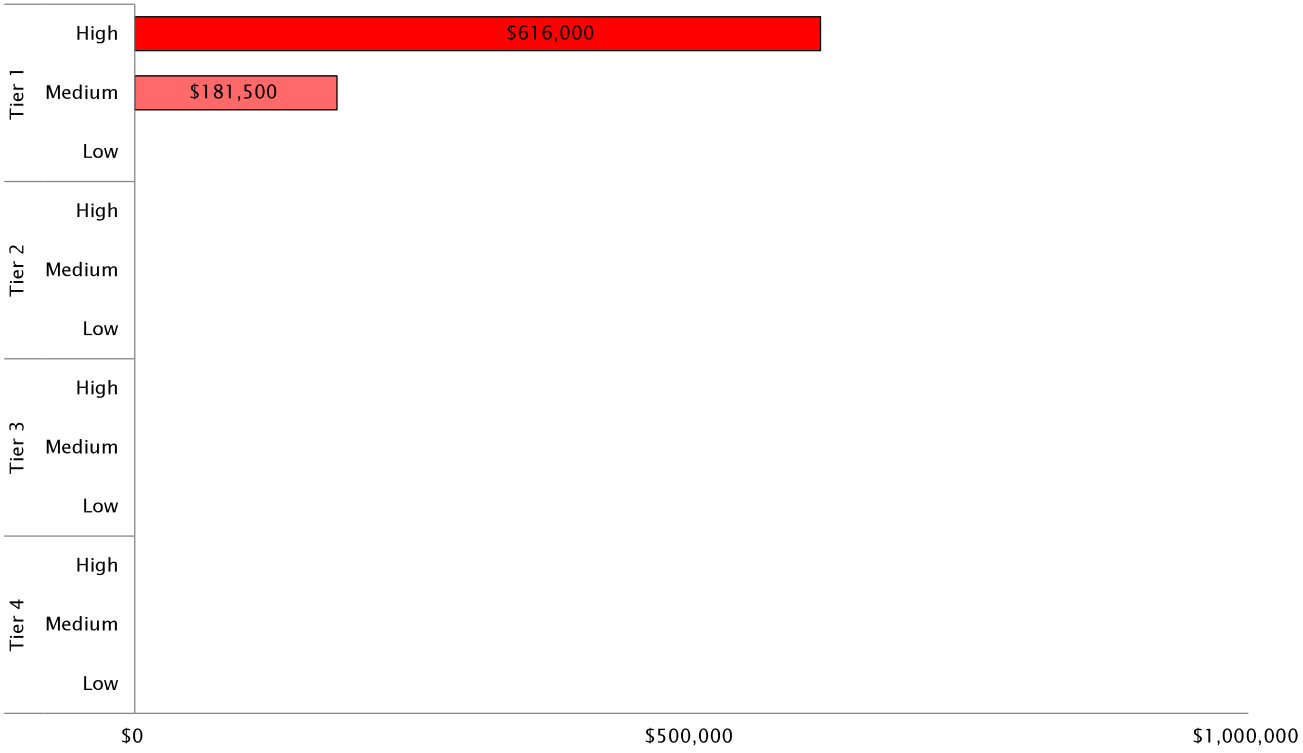
2420 Autumn Sage Street
Castle Rock, CO 80104
Mountain Vista High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2010

Site Acreage:10
Facility Square Feet: 73,146
Mobiles on-site: 2

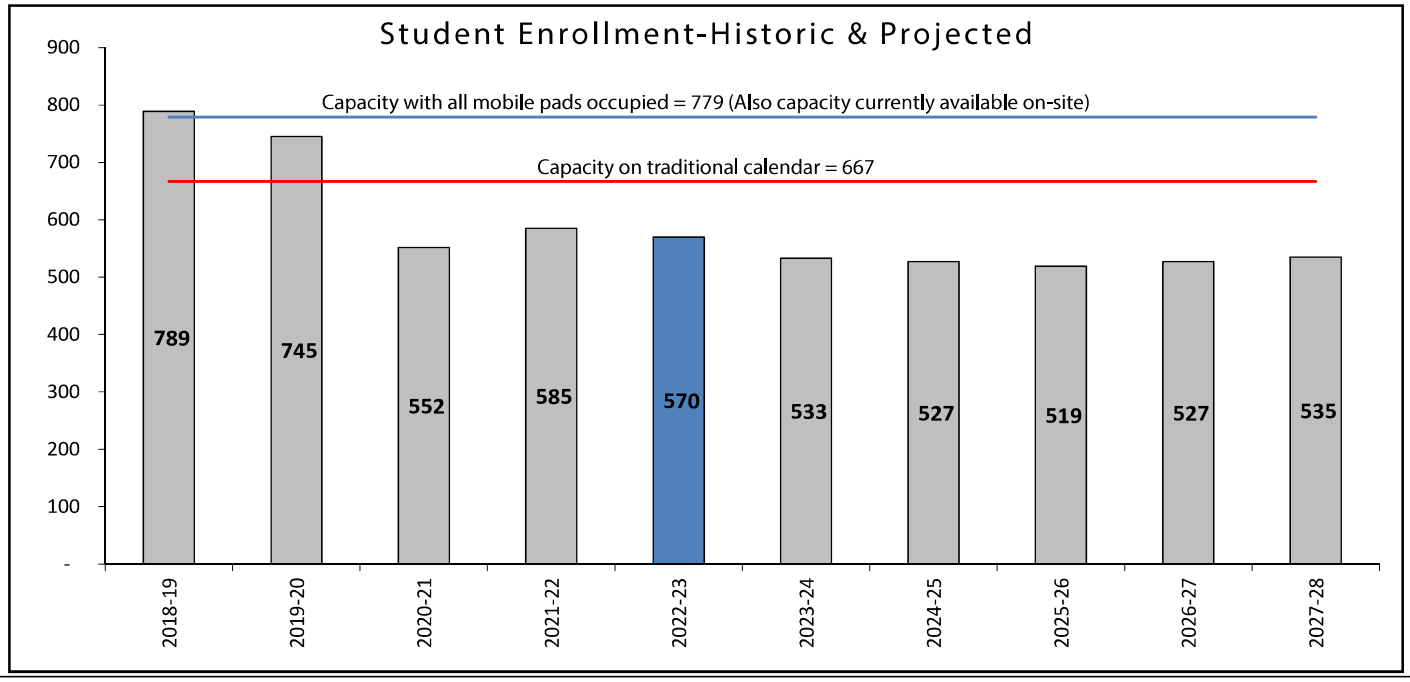
Sage Canyon Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $797,500

Estimated Total Project Costs: $917,175 - $1,312,063



Following is the list of currently unfunded facility projects at Sage Canyon Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$385,000	$38,500-$165,600	$19,250-$82,775
	Upgrade fire alarm system	$231,000	$23,100-$99,400	$11,550-$49,665
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023

Estimated Total Construction Costs (in 2023 Dollars): $797,500
Estimated Project Management Costs Range: $79,800 - $343,100
Estimated Inflation Range: $39,875 - $171,463

Estimated Total Project Costs: $917,175 - $1,312,063

Sagewood Middle

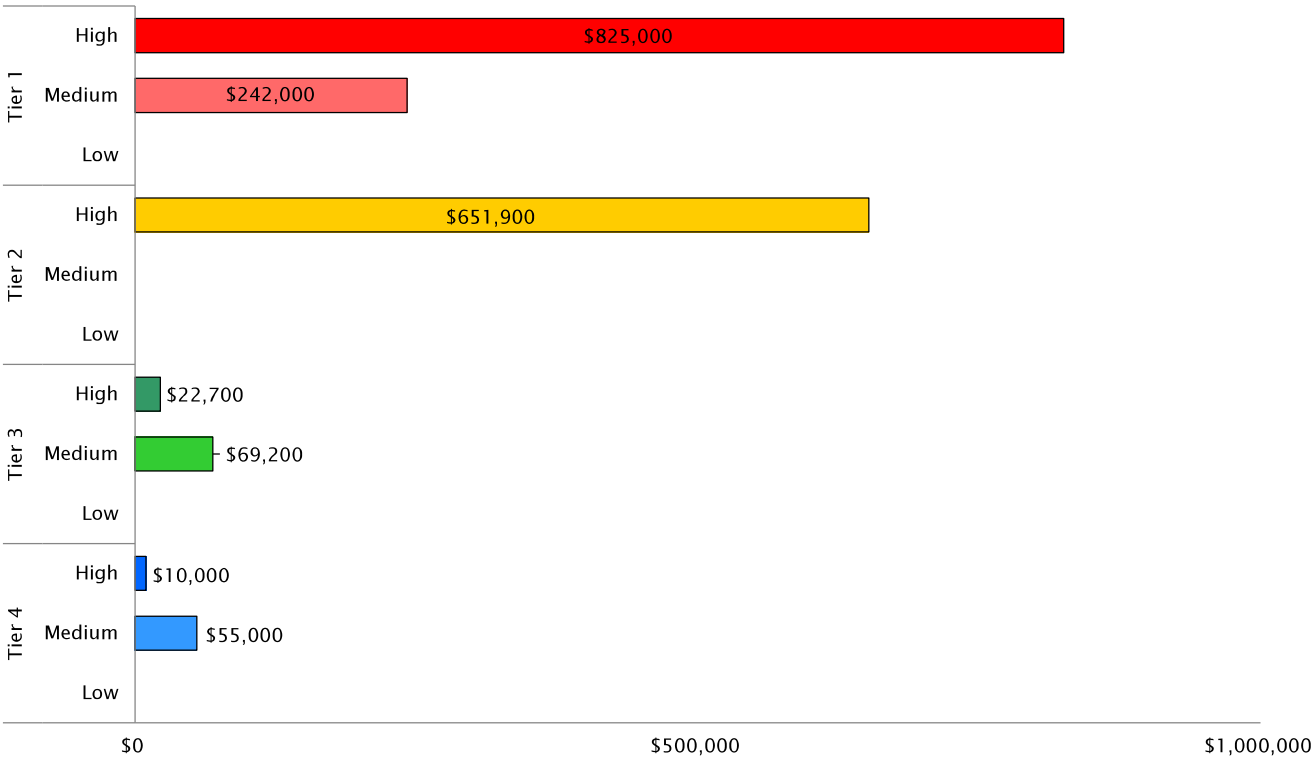
4725 Fox Sparrow Drive
Parker, CO 80134
Ponderosa High School Feeder Area, 6-8

Funded by 1995 Bond
Opened in 1997

Site Acreage: 23.3
Facility Square Feet: 127,951
Mobiles on-site: 0

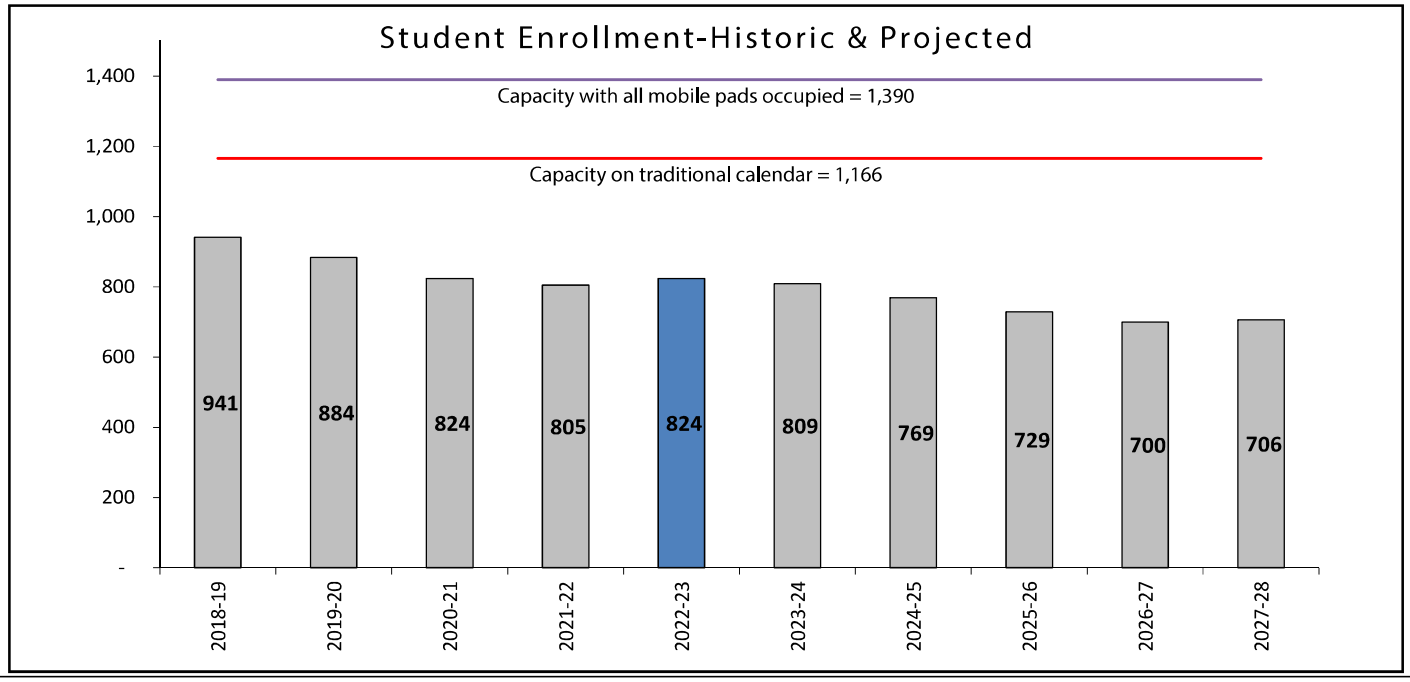
Sagewood Middle School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,875,800

Estimated Total Project Costs: $2,156,990 - $3,085,797



Following is the list of currently unfunded facility projects at Sagewood Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace chiller	$175,000	$17,500-$75,300	$8,750-$37,625
	Overhaul elevator	$150,000	$15,000-$64,500	$7,500-$32,250
	Replace boiler(s)	$500,000	$50,000-$215,000	$25,000-$107,500
1-Medium	Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
2-High	Recaulk exterior windows	$26,900	$2,700-$11,600	$1,345-$5,784
	Repair cracks in CMU wall behind stage	$3,000	$300-$1,300	$150-$645
	Repair sidewalks and concrete playpad	$20,000	$2,000-$8,600	$1,000-$4,300
	Replace toilet partitions in 6 boys and 6 girls restrooms	$60,000	$6,000-$25,800	$3,000-$12,900
	Resurface asphalt bus loop	$150,000	$15,000-$64,500	$7,500-$32,250
	Resurface asphalt parking lot	$350,000	$35,000-$150,500	$17,500-$75,250
	Replace sink countertops with single surface	$42,000	$4,200-$18,100	$2,100-$9,030
3-High	Top dress and reseed multipurpose field	$22,700	$2,200-$9,700	$1,135-$4,881
3-Medium	Install fencing around ball fields and dumpster. Repair fencing at softball field	$21,500	$2,100-$9,200	$1,075-$4,623
	Replace playing field football and soccer goal posts	$40,000	$4,000-$17,200	$2,000-$8,600
	Repair/add retaining walls	$7,700	$700-$3,300	$385-$1,656
4-High	Seed, sod, and top dress areas around school	$10,000	$1,000-$4,300	$500-$2,150
4-Medium	Install landscaping around ballfields	$40,000	$4,000-$17,200	$2,000-$8,600
	Plant trees around ballfields	$15,000	$1,500-$6,500	$750-$3,225

Estimated Total Construction Costs (in 2023 Dollars): $1,875,800
Estimated Project Management Costs Range: $187,400 - $806,700
Estimated Inflation Range: $93,790 - $403,297

Estimated Total Project Costs: $2,156,990 - $3,085,797

Sand Creek Elementary

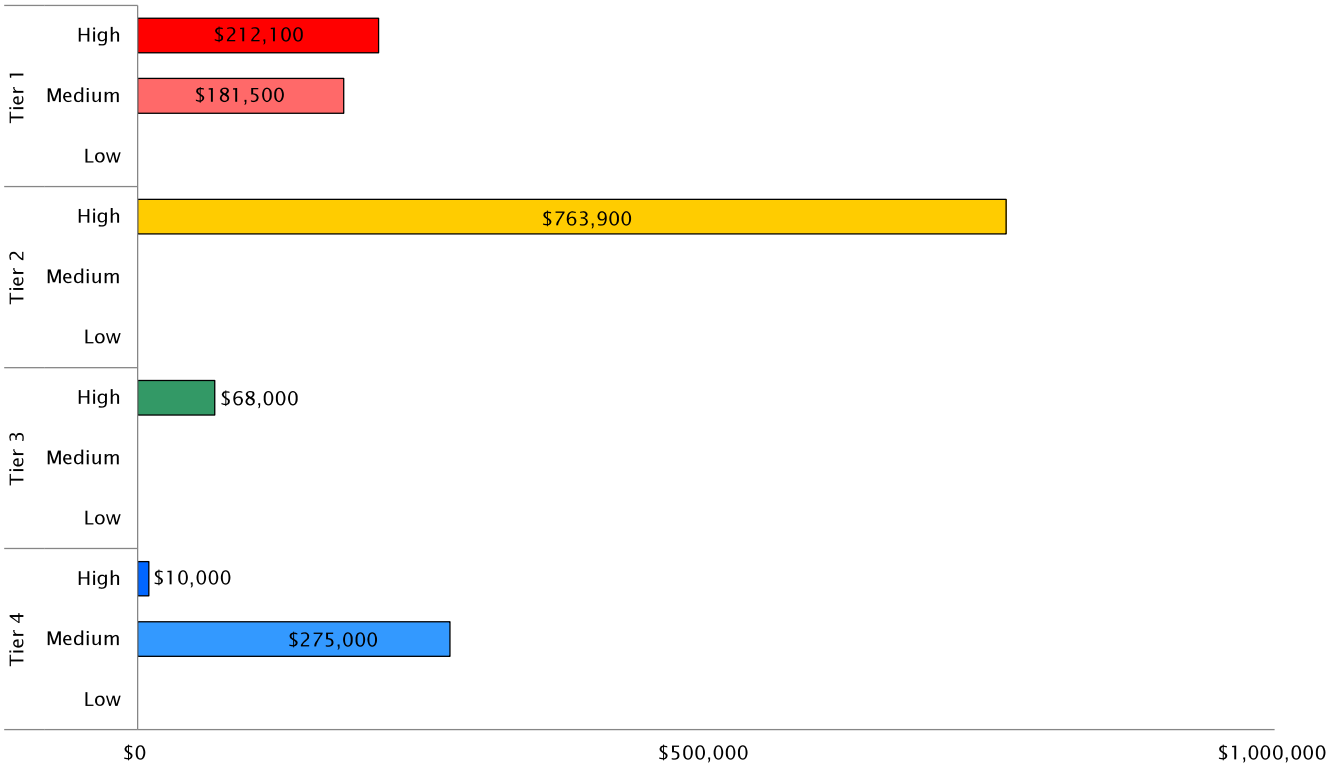
8898 South Maplewood Drive
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1986

Site Acreage: 11.1
Facility Square Feet: 53,237
Mobiles on-site: 3

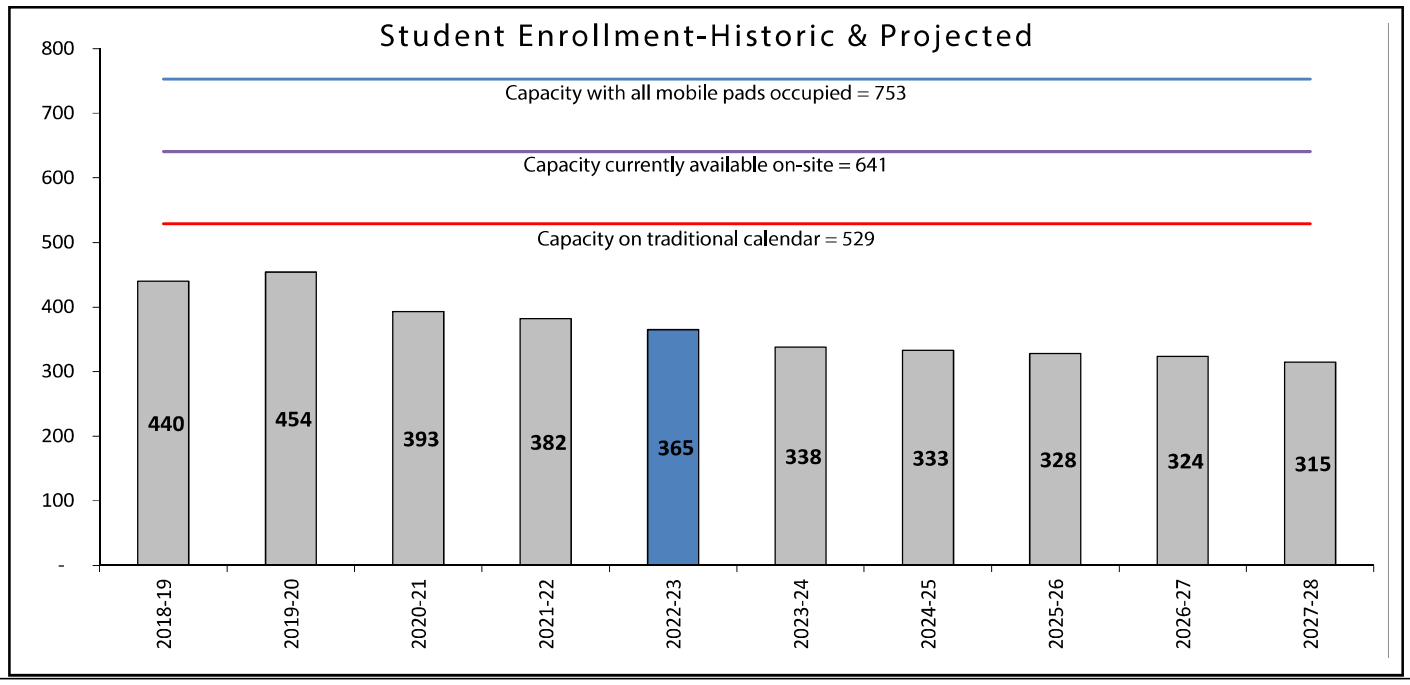
Sand Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,510,500

Estimated Total Project Costs: $1,737,025 - $2,484,758



Following is the list of currently unfunded facility projects at Sand Creek Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace domestic water heater and associated piping	$102,100	$10,200-$43,800	$5,105-$21,952
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Recaulk exterior windows	$21,500	$2,100-$9,200	$1,075-$4,623
	Repair operable partitions between classrooms. Partion between gym and cafeteria in worst condition.	$20,600	$2,100-$8,900	$1,030-$4,429
	Replace all original fixed casework in classrooms and offices	$66,000	$6,600-$28,400	$3,300-$14,190
	Replace carpet	$363,000	$36,300-$156,100	$18,150-$78,045
	Replace exterior windows	$137,500	$13,800-$59,200	$6,875-$29,563
	Replace VCT flooring in classrooms and healthroom	$5,300	$500-$2,200	$265-$1,140
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
3-High	Replace wooden basketball backboards in gym, 4 total	$10,000	$1,000-$4,300	$500-$2,150
	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Refinish interior doors	$51,100	$5,100-$22,000	$2,555-$10,987
	Replace blinds in school	$3,000	$200-$1,200	$150-$645
4-High	Renovate grass area around school	$10,000	$1,000-$4,300	$500-$2,150
4-Medium	Replace heating boilers	$275,000	$27,500-$118,300	$13,750-$59,125

Estimated Total Construction Costs (in 2023 Dollars): $1,510,500
Estimated Project Management Costs Range: $151,000 - $649,500
Estimated Inflation Range: $75,525 - $324,758

Estimated Total Project Costs: $1,737,025 - $2,484,758

Sedalia Elementary

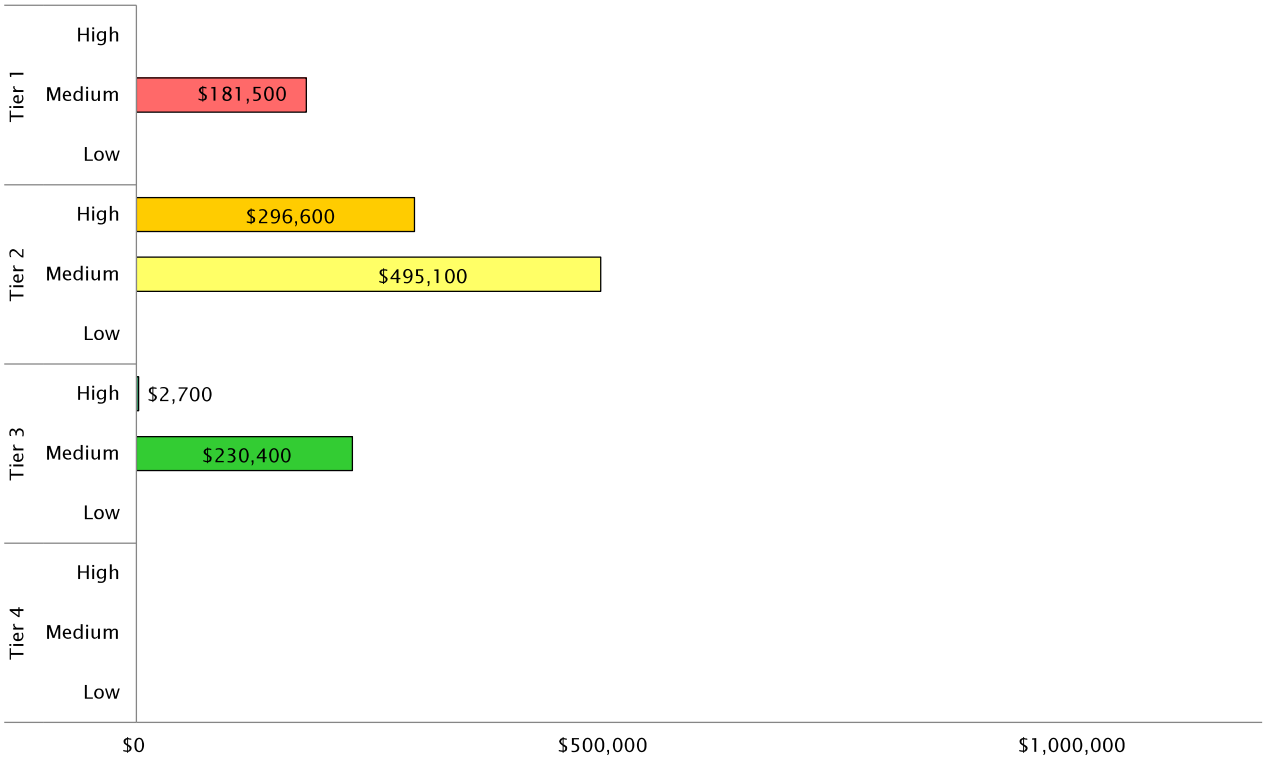
5449 North Huxtable Street
Sedalia, CO 80135
Castle View High School Feeder Area, K-6

Funded prior to 1952
Opened in 1952

Site Acreage:5
Facility Square Feet: 35,177
Mobiles on-site: 0

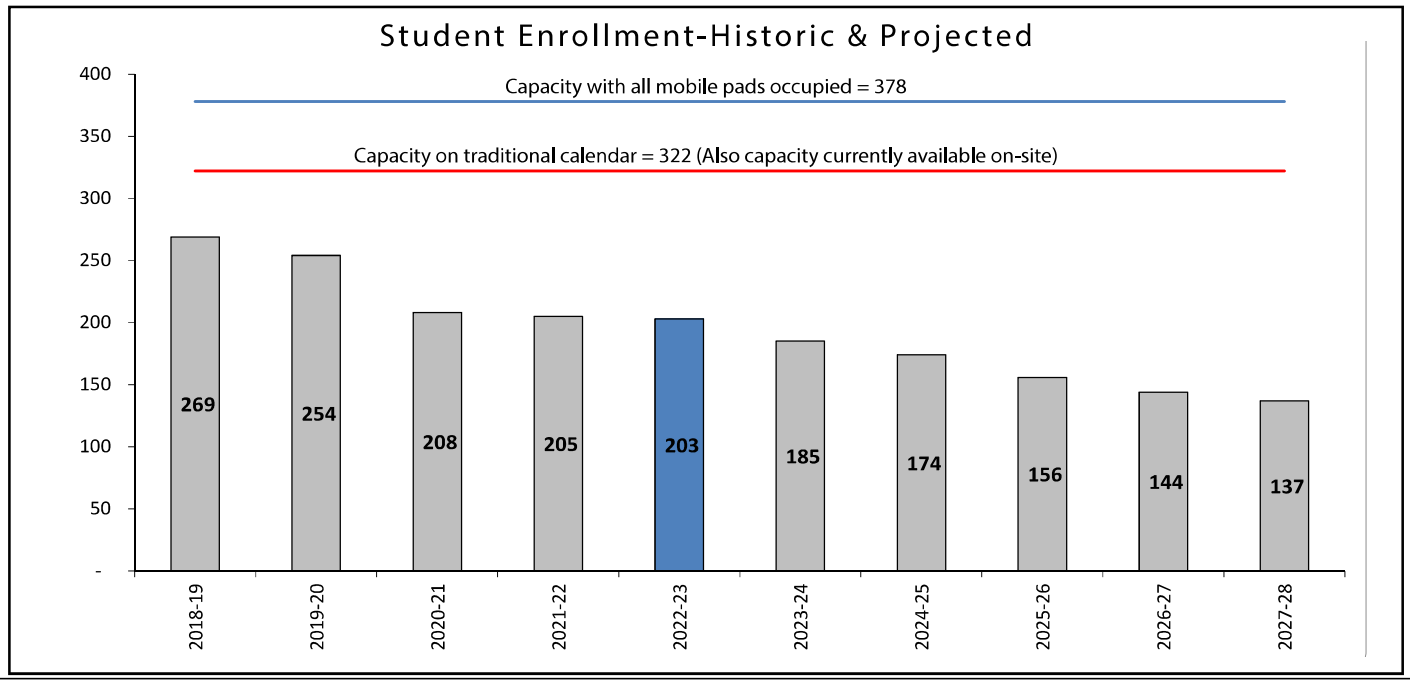
Sedalia Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,206,300

Estimated Total Project Costs: $1,387,415 - $1,984,555



Following is the list of currently unfunded facility projects at Sedalia Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Recaulk exterior windows	$16,100	$1,700-$7,000	$805-$3,462
	Repair areas of sidewalk, stairs at west entry	$20,000	$2,000-$8,600	$1,000-$4,300
	Repair cracks and deterioration in stucco on newer classrooms addition. Seal brick/stucco seams.	$18,700	$1,800-$8,000	$935-$4,021
	Repair/replace asphalt, repair site drainage on east side of school	$175,000	$17,500-$75,300	$8,750-$37,625
	Replace counter tops only in rooms 107, 208, 207,209, 210	$20,000	$2,000-$8,600	$1,000-$4,300
	Replace plexiglass in double doors to playground SW with insulated safety glass.	$46,800	$4,600-$20,000	$2,340-$10,062
2-Medium	Replace carpet	$330,000	$33,000-$141,900	$16,500-$70,950
	Replace windows	$137,500	$13,800-$59,200	$6,875-$29,563
	Refurbish exterior doors	$2,600	$300-$1,100	$130-$559
	Piping and fittings need to be checked for replacement	$25,000	$2,500-$10,800	$1,250-$5,375
3-High	Recaulk wall foundation where concrete meets	$2,700	$300-$1,200	$135-$581
3-Medium	Remove/replace areas of vinyl wall covering. Has been painted over.	$21,000	$2,100-$9,000	$1,050-$4,515
	Replace ceiling grid and tile	$188,800	$18,900-$81,200	$9,440-$40,592
	Replace two light poles	$20,600	$2,100-$8,900	$1,030-$4,429

Estimated Total Construction Costs (in 2023 Dollars): $1,206,300
Estimated Project Management Costs Range: $120,800 - $518,900
Estimated Inflation Range: $60,315 - $259,355

Estimated Total Project Costs: $1,387,415 - $1,984,555

Sierra Middle

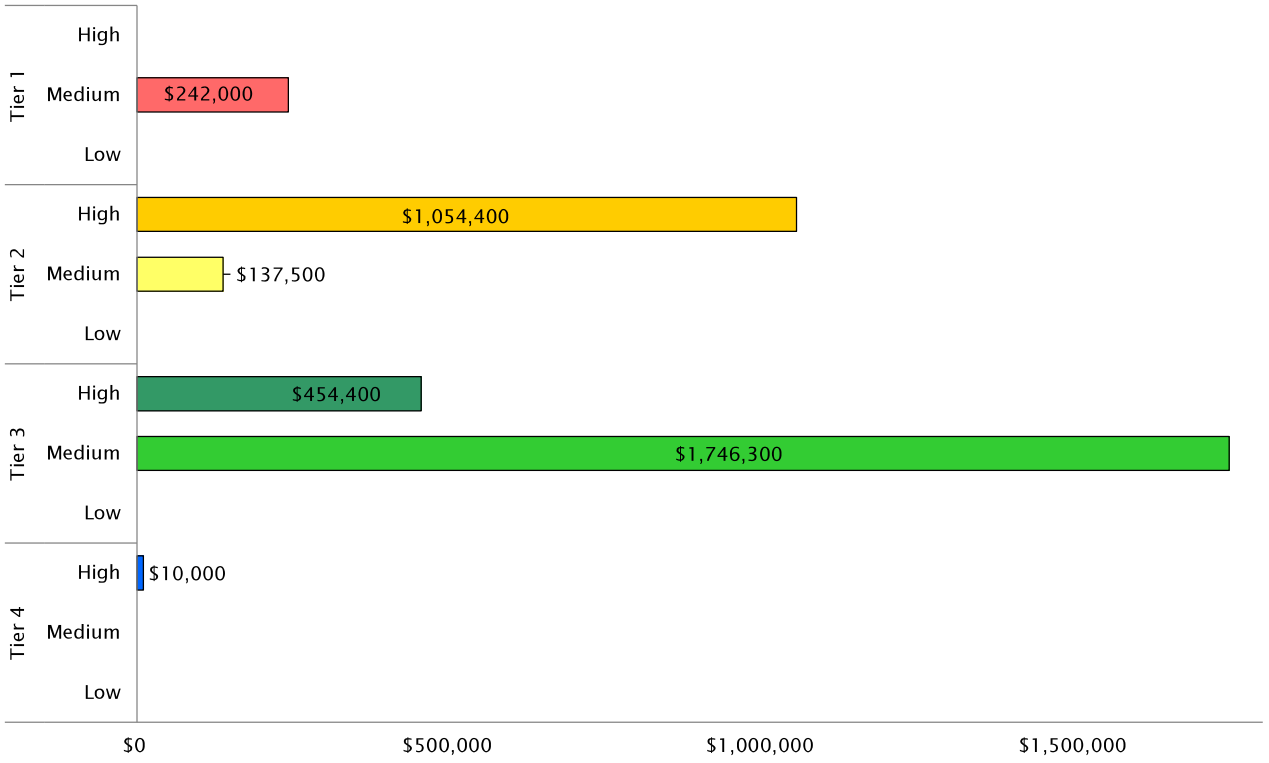
6651 Pine Lane Avenue
Parker, CO 80134
Chaparral High School Feeder Area, 7-8

Funded by 1974 Bond
Opened in 1975

Site Acreage:50
Facility Square Feet: 115,538
Mobiles on-site: 1

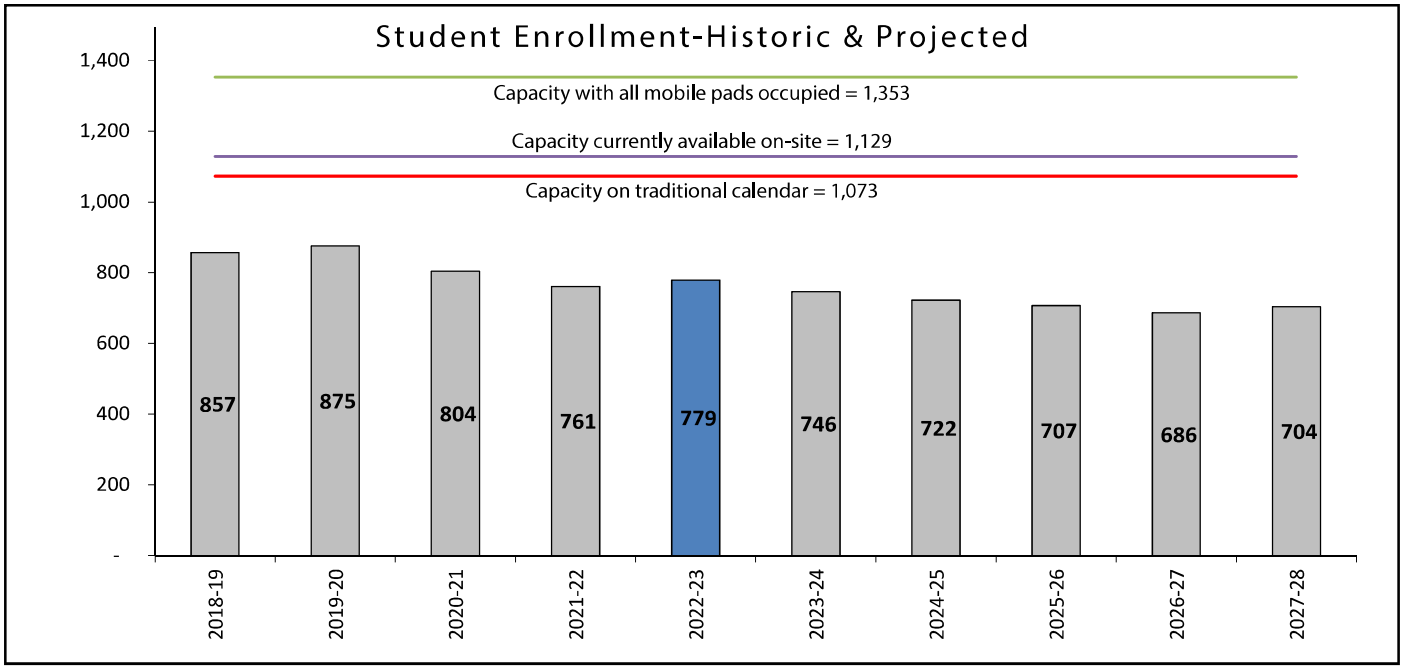
Sierra Middle School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $3,644,600

Estimated Total Project Costs: $4,191,130 - $5,995,389



Following is the list of currently unfunded facility projects at Sierra Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$242,000	$24,200-$104,100	$12,100-$52,030
2-High	Paint exterior green metal and trim	$22,700	$2,200-$9,700	$1,135-$4,881
	Paint light poles	$10,000	$1,000-$4,300	$500-$2,150
	Recaulk exterior windows	$17,100	$1,700-$7,300	$855-$3,677
	Refurbish classroom retractable partitions	$28,100	$2,800-$12,100	$1,405-$6,042
	Repair drywall at stage area	$1,500	$200-$700	$75-$323
	Repair/replace sections of sidewalk as necessary, add new tread edge to stairs	$10,000	$1,000-$4,300	$500-$2,150
	Replace original casework in building	$165,000	$16,500-$71,000	$8,250-$35,475
	Replace playground play pads	$200,000	$20,000-$86,000	$10,000-$43,000
	Replace poured acrylic flooring in all restrooms	$55,000	$5,500-$23,700	$2,750-$11,825
	Replace sink countertops as necessary	$45,000	$4,500-$19,400	$2,250-$9,675
	Resurface asphalt bus loop	$100,000	$10,000-$43,000	$5,000-$21,500
	Resurface asphalt parking lot	$400,000	$40,000-$172,000	$20,000-$86,000
2-Medium	Replace exterior windows	$137,500	$13,800-$59,200	$6,875-$29,563
3-High	Recaulk wall foundation where concrete meets	$3,900	$400-$1,700	$195-$839
	Renovate football field	$90,100	$9,000-$38,700	$4,505-$19,372
	Renovate multi-use field	$90,100	$9,000-$38,700	$4,505-$19,372
	Repair concrete foundation walls below brick	$22,700	$2,200-$9,700	$1,135-$4,881
	Replace/repair/refinish interior doors	$84,400	$8,400-$36,300	$4,220-$18,146
	Rebuild greenhouse on south side of building	$163,200	$16,300-$70,100	$8,160-$35,088
3-Medium	Fire sprinkle building	$1,500,000	$150,000-$645,000	$75,000-$322,500
	Replace outside basketball hoops if warranted	$30,000	$3,000-$12,900	$1,500-$6,450
	Paint classrooms	$168,600	$16,900-$72,500	$8,430-$36,249
	Replace playing field goal posts with multi-function goals	$40,000	$4,000-$17,200	$2,000-$8,600
	Repair retaining walls at double entry	$7,700	$700-$3,300	$385-$1,656
4-High	Renovate areas of landscaping	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $3,644,600
Estimated Project Management Costs Range: $364,300 - $1,567,200
Estimated Inflation Range: $182,230 - $783,589

Estimated Total Project Costs: $4,191,130 - $5,995,389

Soaring Hawk Elementary

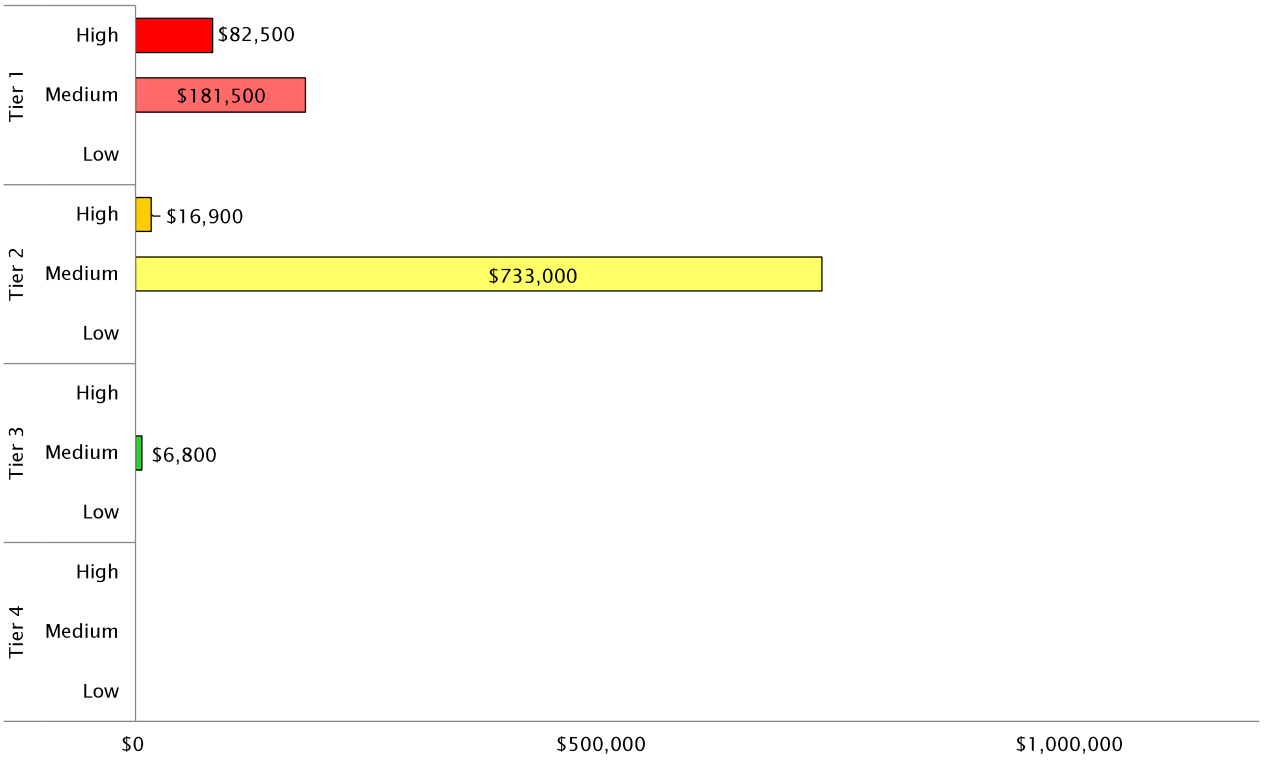
4665 Tanglevine Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2004

Site Acreage:11
Facility Square Feet: 56,868
Mobiles on-site: 3

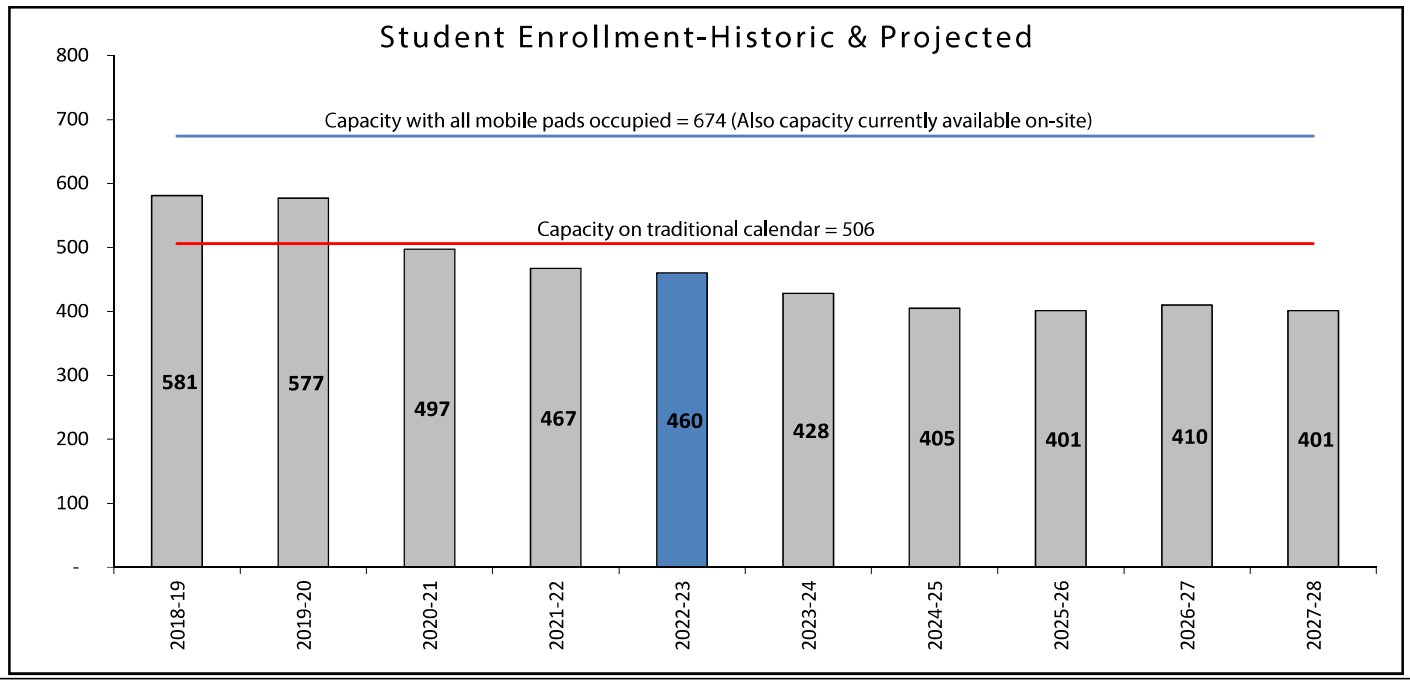
Soaring Hawk Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,020,700

Estimated Total Project Costs: $1,174,035 - $1,679,351



Following is the list of currently unfunded facility projects at Soaring Hawk Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Recaulk exterior windows	$16,900	$1,700-$7,200	$845-$3,634
2-Medium	Repair VCT flooring	$27,500	$2,800-$11,900	$1,375-$5,913
	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace gym carpet	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace poured acrylic flooring in all restrooms	$44,000	$4,400-$19,000	$2,200-$9,460
	Resurface asphalt parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
3-Medium	Repair vinyl wall covering.	$6,800	$700-$2,900	$340-$1,462

Estimated Total Construction Costs (in 2023 Dollars): $1,020,700
Estimated Project Management Costs Range: $102,300 - $439,200
Estimated Inflation Range: $51,035 - $219,451

Estimated Total Project Costs: $1,174,035 - $1,679,351

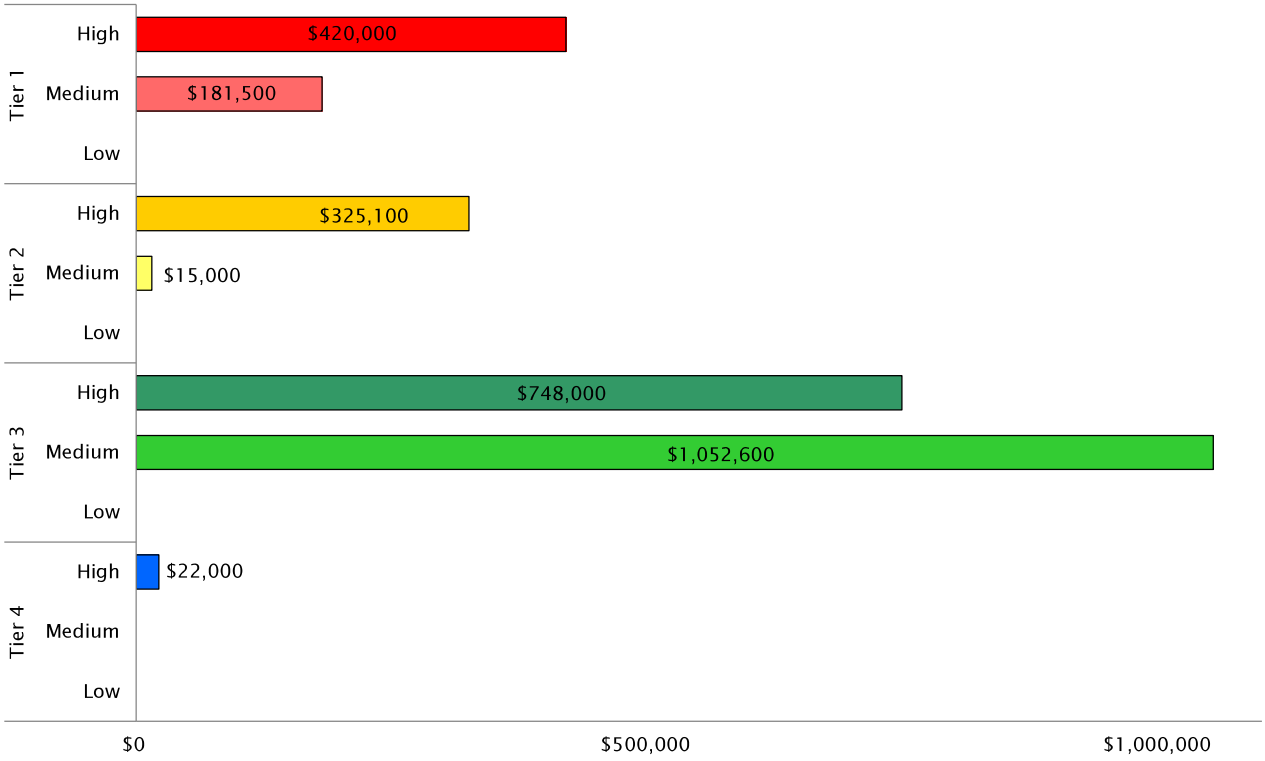
South Ridge Elementary

1100 South Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

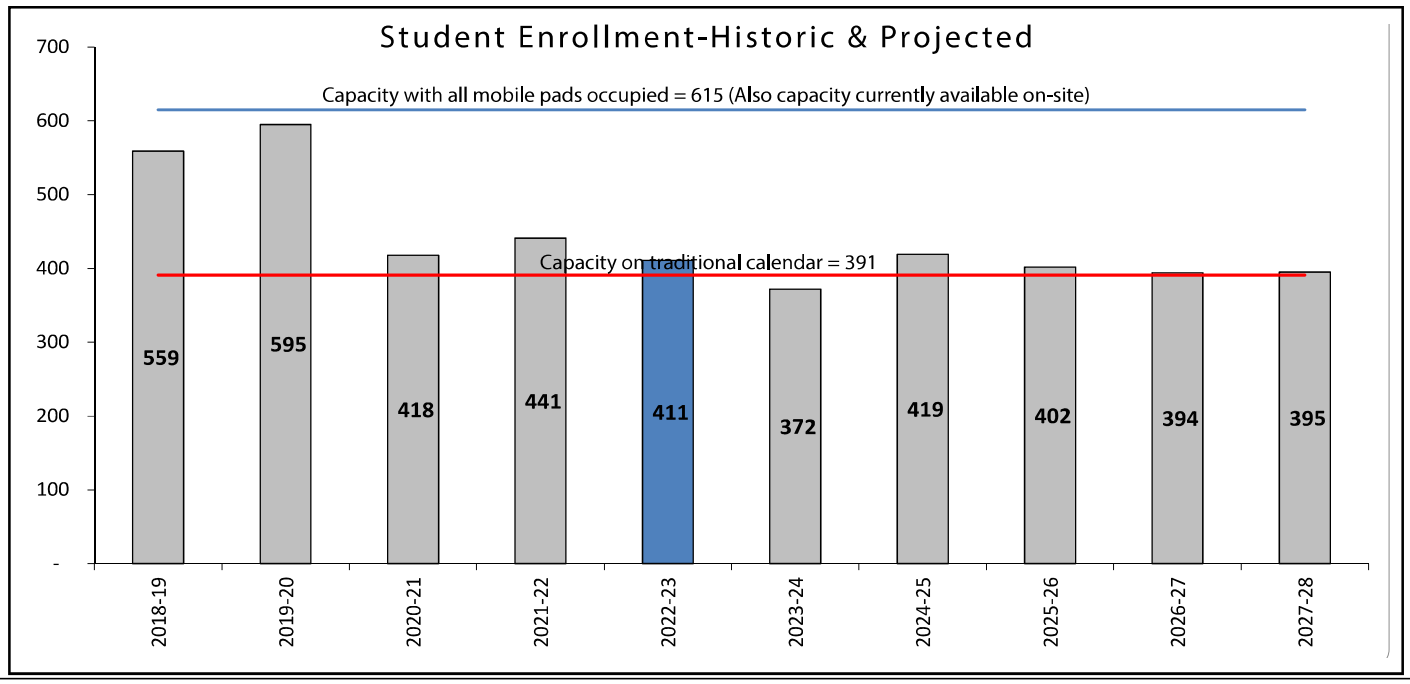
Funded by 1970 Bond
Opened in 1972

Site Acreage: 8.9
Facility Square Feet: 52,287
Mobiles on-site: 4

South Ridge Elementary-Identified Facility Projects
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,764,200
Estimated Total Project Costs: $3,178,710 - $4,547,103



Following is the list of currently unfunded facility projects at South Ridge Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
	Upgrade fire alarm system	$200,000	$20,000-$86,000	$10,000-$43,000
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Repair/replace areas of sidewalk	$10,000	$1,000-$4,300	$500-$2,150
	Replace asphalt playground	$90,100	$9,000-$38,700	$4,505-$19,372
	Resurface asphalt bus loop	$150,000	$15,000-$64,500	$7,500-$32,250
	Resurface asphalt parking lot	$75,000	$7,500-$32,300	$3,750-$16,125
2-Medium	Repair/replace areas of sidewalk, replace back stairway to mobiles	$15,000	$1,500-$6,500	$750-$3,225
3-High	Install new synthetic turf for multi-use field	$350,000	$35,000-$150,500	$17,500-$75,250
	Replace sound panels in music room and gym	$30,700	$3,000-$13,100	$1,535-$6,601
	Replace hallway tack boards	$27,900	$2,800-$11,900	$1,395-$5,999
	Refinish all fixed walls	$30,000	$3,000-$12,900	$1,500-$6,450
	Renovate play field and other site improvements	$80,000	$8,000-$34,400	$4,000-$17,200
	Repair fencing between parking lot and playground	$50,000	$5,000-$21,500	$2,500-$10,750
	Repair/replace all fencing around school perimeter, parking areas	$28,100	$2,800-$12,100	$1,405-$6,042
	Replace grid ceiling and tile	$151,300	$15,100-$65,000	$7,565-$32,530
3-Medium	Fire sprinkle building	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Replace entry way tile	$19,800	$1,900-$8,500	$990-$4,257
	Repair or replace vinyl coverings	$6,800	$700-$2,900	$340-$1,462
	Repair/replace field backstop fencing	$5,400	$500-$2,300	$270-$1,161
	Repair drainage issues, add retaining walls	$20,600	$2,100-$8,900	$1,030-$4,429
4-High	Improve site landscape features	$15,000	$1,500-$6,500	$750-$3,225
	Recaulk wall foundation where concrete meets	$7,000	$700-$3,100	$350-$1,505

Estimated Total Construction Costs (in 2023 Dollars): $2,764,200
Estimated Project Management Costs Range: $276,300 - $1,188,600
Estimated Inflation Range: $138,210 - $594,303

Estimated Total Project Costs: $3,178,710 - $4,547,103

Stone Mountain Elementary

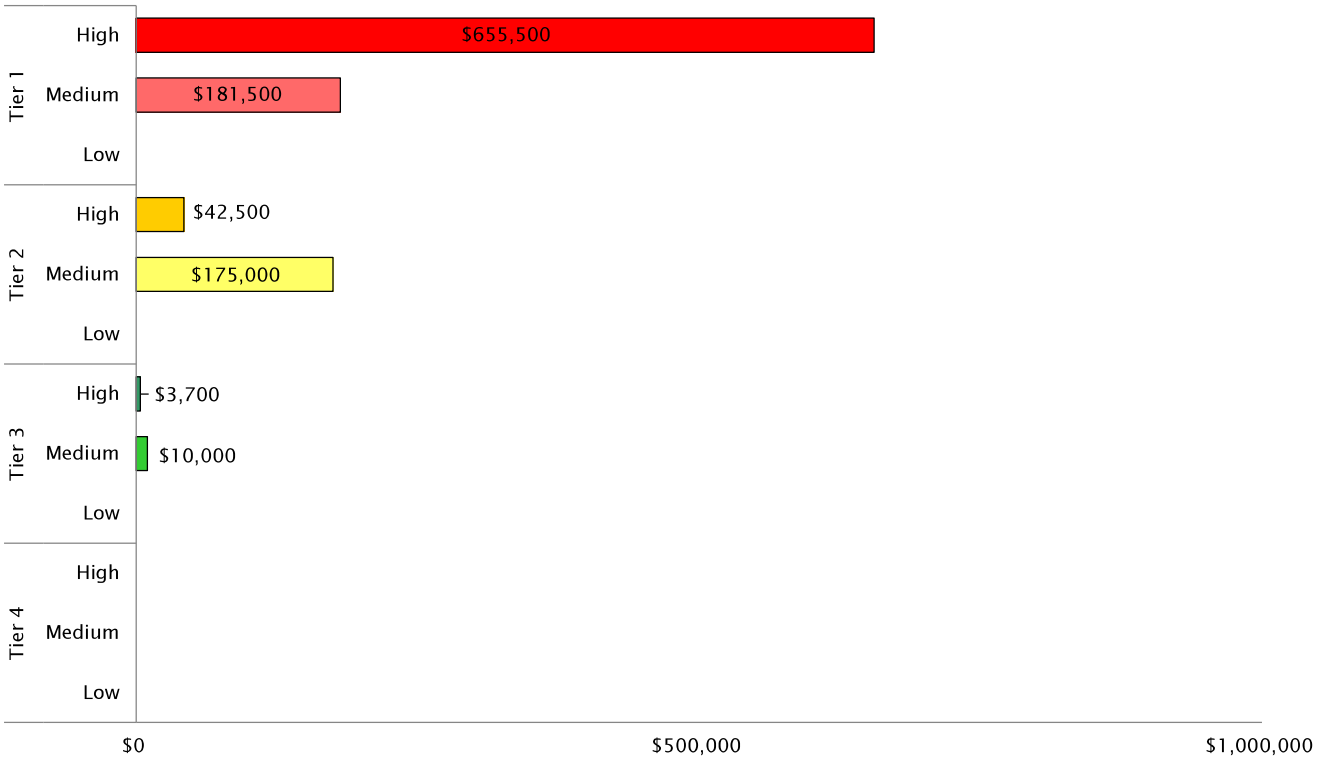
10625 Weathersfield Way
Highlands Ranch, CO 80130
ThunderRidge High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2007

Site Acreage:10
Facility Square Feet: 73,146
Mobiles on-site: 0

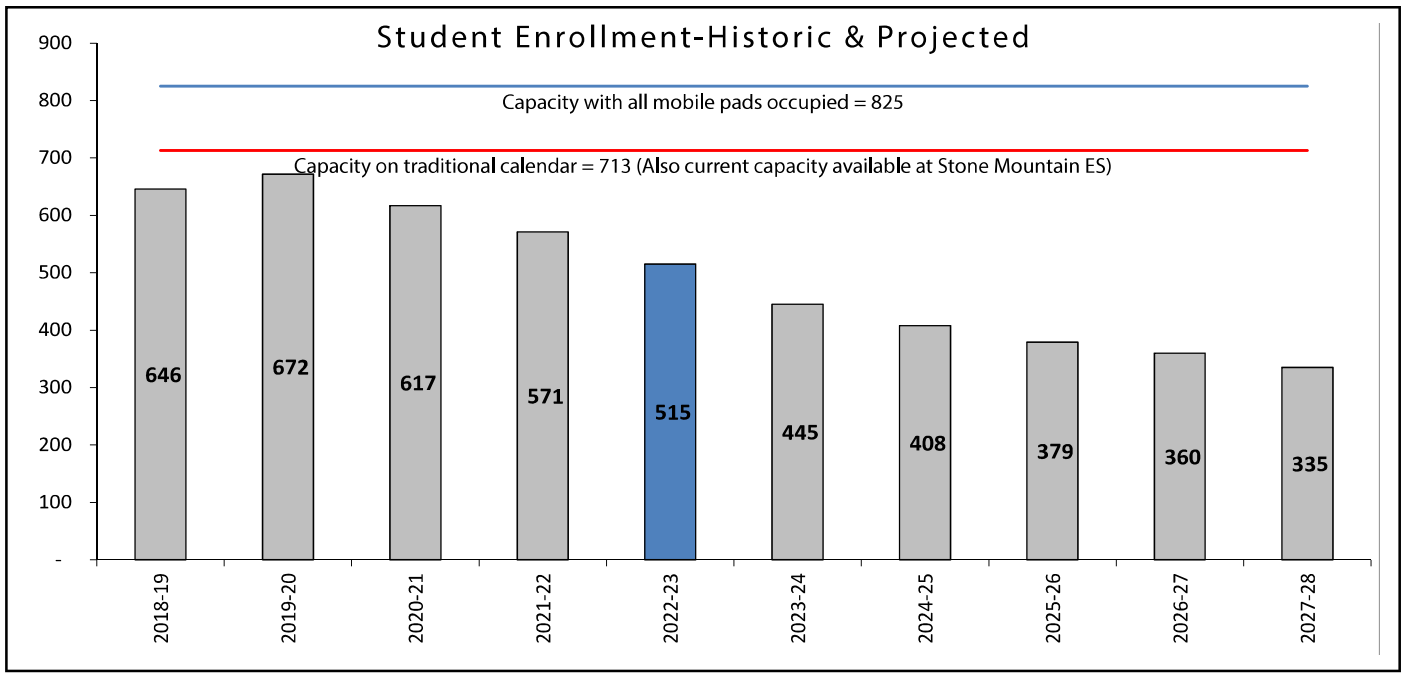
Stone Mountain Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,068,200

Estimated Total Project Costs: $1,228,410 - $1,757,363



Following is the list of currently unfunded facility projects at Stone Mountain Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Repair lighting on stairs to crawlspace, not working	$1,000	$100-$500	$50-$215
	Upgrade control system	$423,500	$42,400-$182,200	$21,175-$91,053
	Upgrade fire alarm system	$231,000	$23,100-$99,400	$11,550-$49,665
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Paint exterior metal, poles, railings, and sunshades	$6,100	$600-$2,600	$305-$1,312
	Recaulk exterior wall expansion joints. Reseal CMU	$18,200	$1,800-$7,800	$910-$3,913
	Recaulk exterior windows	$18,200	$1,800-$7,800	$910-$3,913
2-Medium	Repair areas of sidewalk as necessary	$25,000	$2,500-$10,800	$1,250-$5,375
	Resurface asphalt parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
3-High	Recaulk wall foundation where concrete meets	$3,700	$300-$1,500	$185-$796
3-Medium	Repair areas of grass around school	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $1,068,200
Estimated Project Management Costs Range: $106,800 - $459,500
Estimated Inflation Range: $53,410 - $229,663

Estimated Total Project Costs: $1,228,410 - $1,757,363

Summit View Elementary

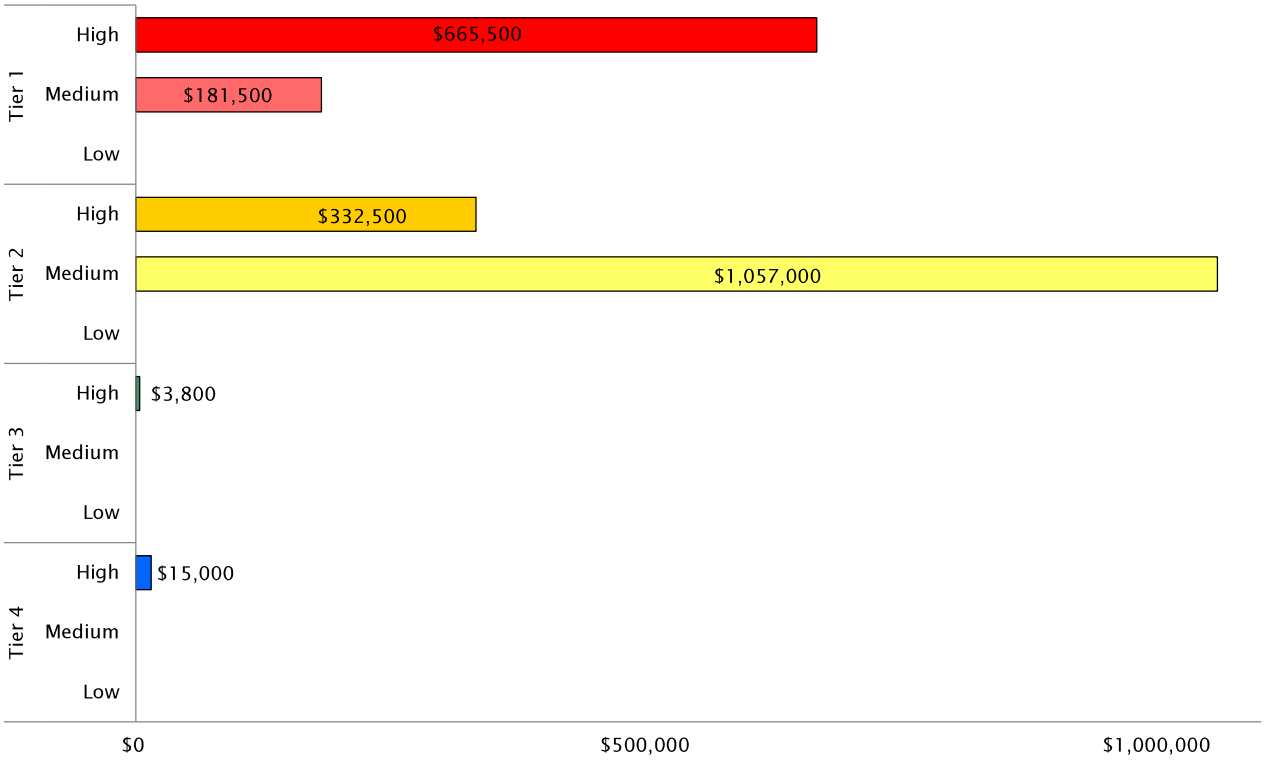
10200 South Piedmont Way
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by Certificate of Participation
Opened in 1992

Site Acreage:10
Facility Square Feet: 56,475
Mobiles on-site: 3

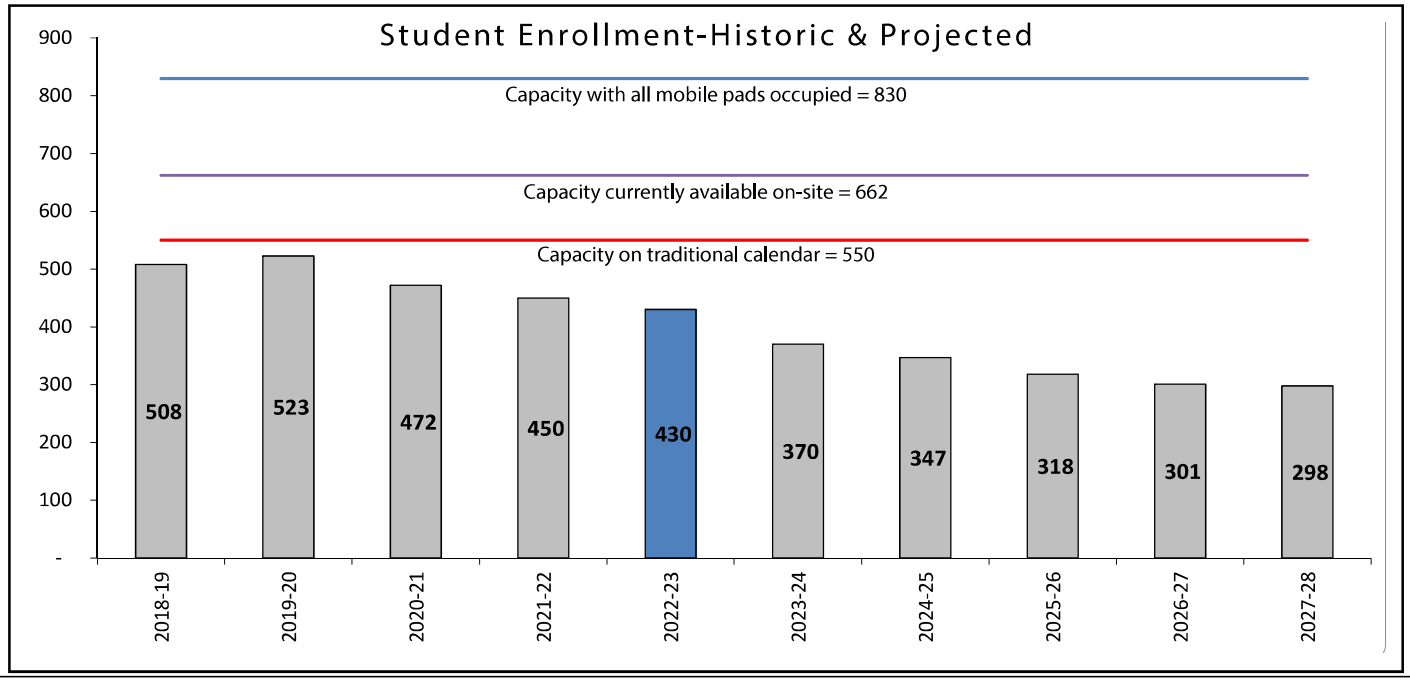
Summit View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,255,300

Estimated Total Project Costs: $2,593,765 - $3,710,390



Following is the list of currently unfunded facility projects at Summit View Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace original panels and transformers	$121,000	$12,100-$52,100	$6,050-$26,015
	Upgrade control system	$330,000	$33,000-$141,900	$16,500-$70,950
	Upgrade fire alarm system	$214,500	$21,500-$92,300	$10,725-$46,118
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Reattach supports for gas line on roof. Replace rusted piping.	$2,200	$200-$1,000	$110-$473
	Recaulk exterior windows	$21,500	$2,100-$9,200	$1,075-$4,623
	Repair asphalt cracks at playground	$90,100	$9,000-$38,700	$4,505-$19,372
	Repair/Replace areas of sidewalk	$10,000	$1,000-$4,300	$500-$2,150
	Replace exterior windows	$137,500	$13,800-$59,200	$6,875-$29,563
	Replace VCT flooring in staff restrooms	$2,100	$200-$900	$105-$452
	Replace/refinish casework as necessary	$66,000	$6,600-$28,400	$3,300-$14,190
	Replace fixtures in staff restrooms	$3,100	$300-$1,300	$155-$667
2-Medium	Repair concrete service drive (minor asphalt crack repair)	$100,000	$10,000-$43,000	$5,000-$21,500
	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775
	Replace ceiling grid and tile	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace original toilet fixtures	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace original urinals	$22,000	$2,200-$9,500	$1,100-$4,730
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
3-High	Recaulk wall foundation where concrete meets	$3,800	$400-$1,600	$190-$817
4-High	Replace metal edging with concrete mow strip	$5,000	$500-$2,200	$250-$1,075
	Resod/reseed grass areas	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $2,255,300
Estimated Project Management Costs Range: $225,700 - $970,200
Estimated Inflation Range: $112,765 - $484,890

Estimated Total Project Costs: $2,593,765 - $3,710,390

ThunderRidge High

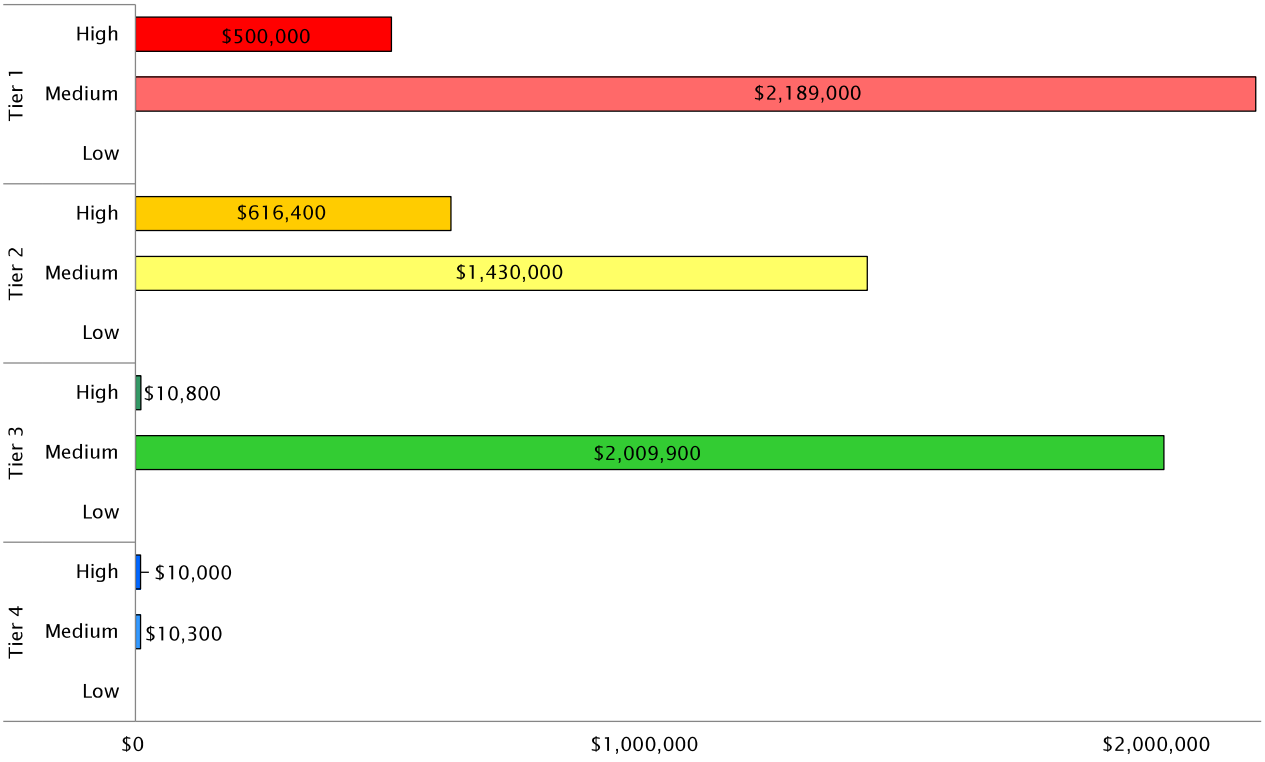
1991 Wildcat Reserve Parkway
Highlands Ranch, CO 801296
ThunderRidge High School Feeder Area, 9-12

Funded by 1993 Bond
Opened in 1996

Site Acreage: 50
Facility Square Feet: 240,640
Mobiles on-site: 1

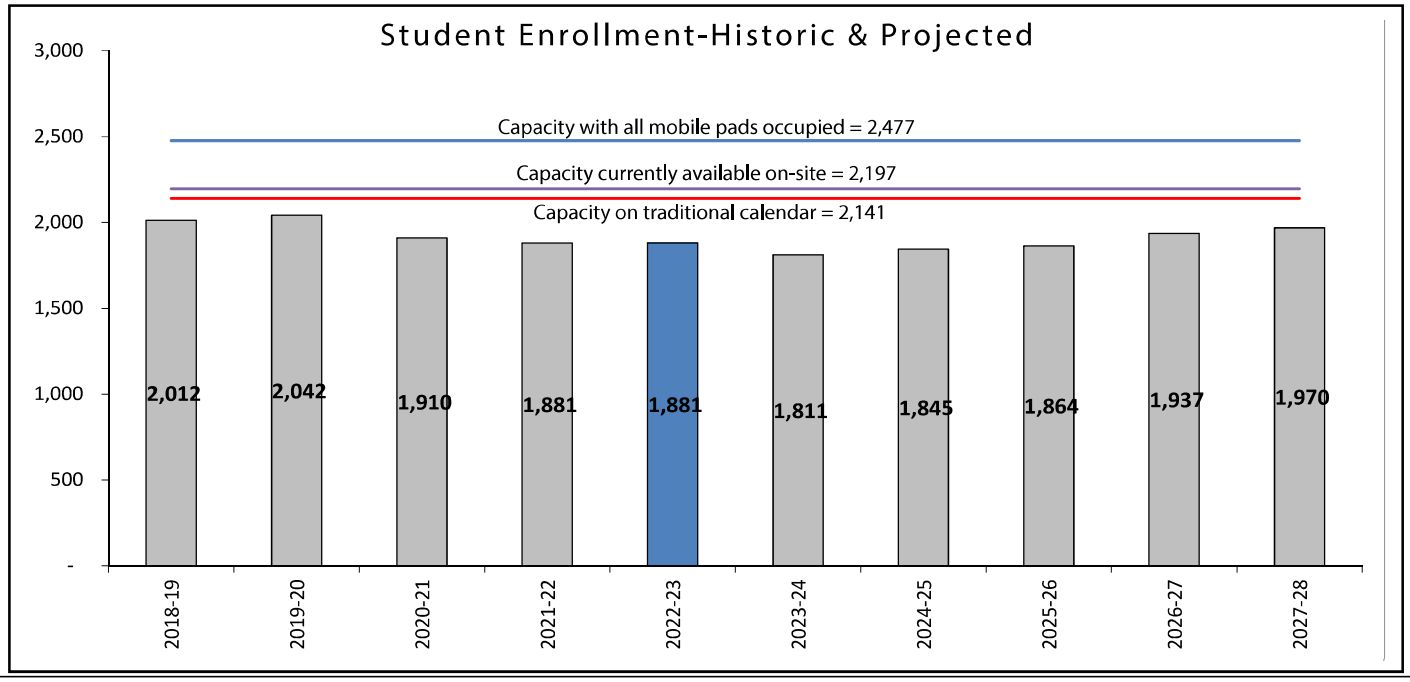
ThunderRidge High School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $6,776,400

Estimated Total Project Costs: $7,792,920 - $11,147,426



Following is the list of currently unfunded facility projects at ThunderRidge High

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace boiler(s)	$500,000	$50,000-$215,000	$25,000-$107,500
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
	Upgrade control system, partial	$330,000	$33,000-$141,900	$16,500-$70,950
	Upgrade domestic water system	$1,320,000	$132,000-$567,600	$66,000-$283,800
	Overhaul elevator by main office	$137,500	$13,800-$59,200	$6,875-$29,563
2-High	Fix curtain wall window leakage at commons and hallways. Some repair on east side in 2011, need west repair	$84,400	$8,400-$36,300	$4,220-$18,146
	Replace (4) four rollup doors (kitchen)	$20,600	$2,100-$8,900	$1,030-$4,429
	Repair/replace asphalt walks to athletic fields	$10,000	$1,000-$4,300	$500-$2,150
	Recaulk exterior wall control joints, reseal CMU	$64,300	$6,400-$27,600	$3,215-$13,825
	Recaulk exterior windows	$80,400	$8,000-$34,500	$4,020-$17,286
	Repair/Replace areas of sidewalk as necessary	$35,000	$3,500-$15,100	$1,750-$7,525
	Replace formica counter tops in kitchen and science rooms	$75,000	$7,500-$32,300	$3,750-$16,125
	Replace kitchen entry doors from cafeteria	$3,900	$400-$1,700	$195-$839
	Small stage curtains are torn and need replaced on one side. Replace approximately 100 seats in auditorium due to backs cracking.	$100,000	$10,000-$43,000	$5,000-$21,500
	Upgrade theater and stage lighting and sound systems	$110,000	$11,000-$47,300	$5,500-$23,650
	Repair commons (window storefront) leaks	$32,800	$3,300-$14,100	$1,640-$7,052
2-Medium	Replace original toilet fixtures	$66,000	$6,600-$28,400	$3,300-$14,190
	Replace original urinals	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace/refinish casework as necessary	$220,000	$22,000-$94,600	$11,000-$47,300
	Resurface asphalt parking lot (upper level)	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Improve traffic flow at both schools	$100,000	$10,000-$43,000	$5,000-$21,500
3-High	Recaulk wall foundation where concrete meets	$10,800	$1,100-$4,600	$540-$2,322
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$2,000,000	$200,000-$860,000	$100,000-$430,000
	Replace suspended ceiling (kitchen tiles with food grade)	$9,900	$900-$4,200	$495-$2,129
4-High	Paint parking lot poles	$10,000	$1,000-$4,300	$500-$2,150
4-Medium	Repair hillside in front of snack shack	$10,300	$1,100-$4,500	$515-$2,215

Estimated Total Construction Costs (in 2023 Dollars): $6,776,400
Estimated Project Management Costs Range: $677,700 - $2,914,100
Estimated Inflation Range: $338,820 - $1,456,926

Estimated Total Project Costs: $7,792,920 - $11,147,426

Timber Trail Elementary

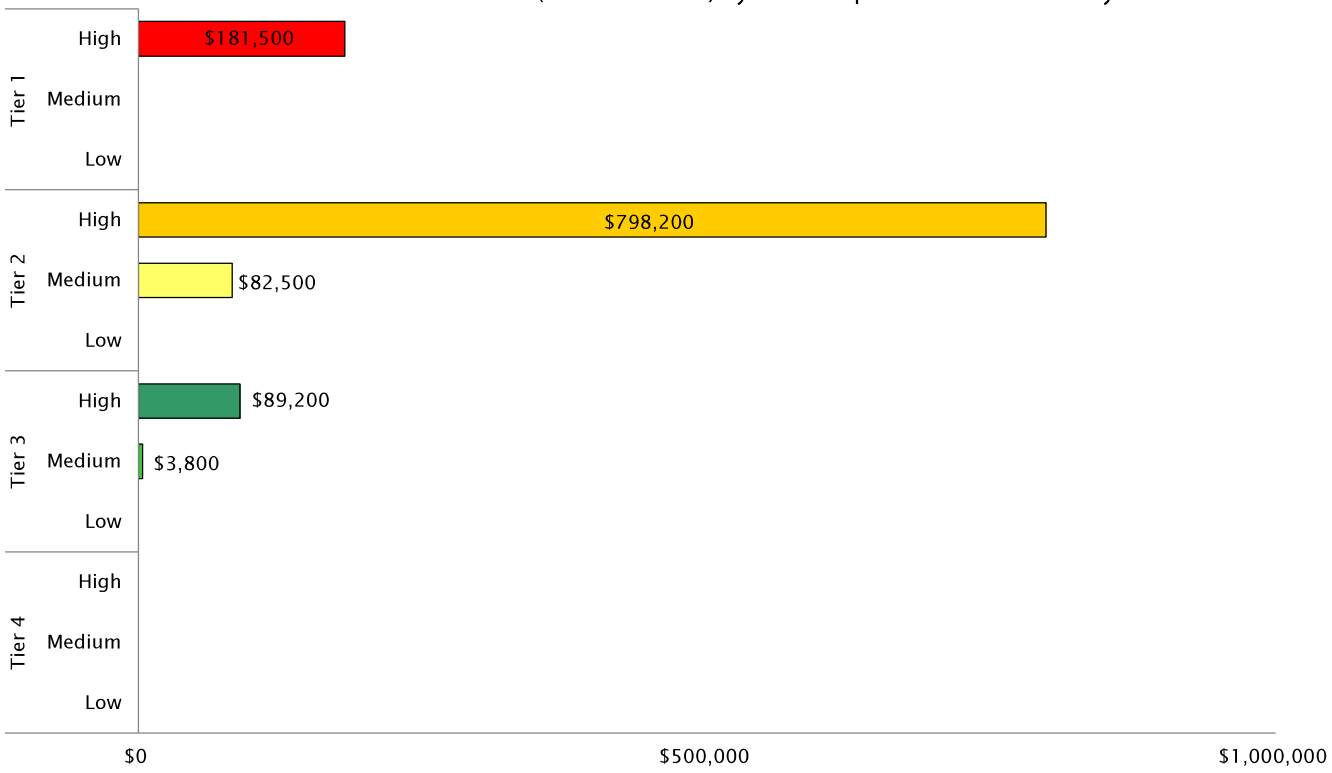
690 West Castle Pines Parkway
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2003

Site Acreage: 6.98
Facility Square Feet: 56,868
Mobiles on-site: 0

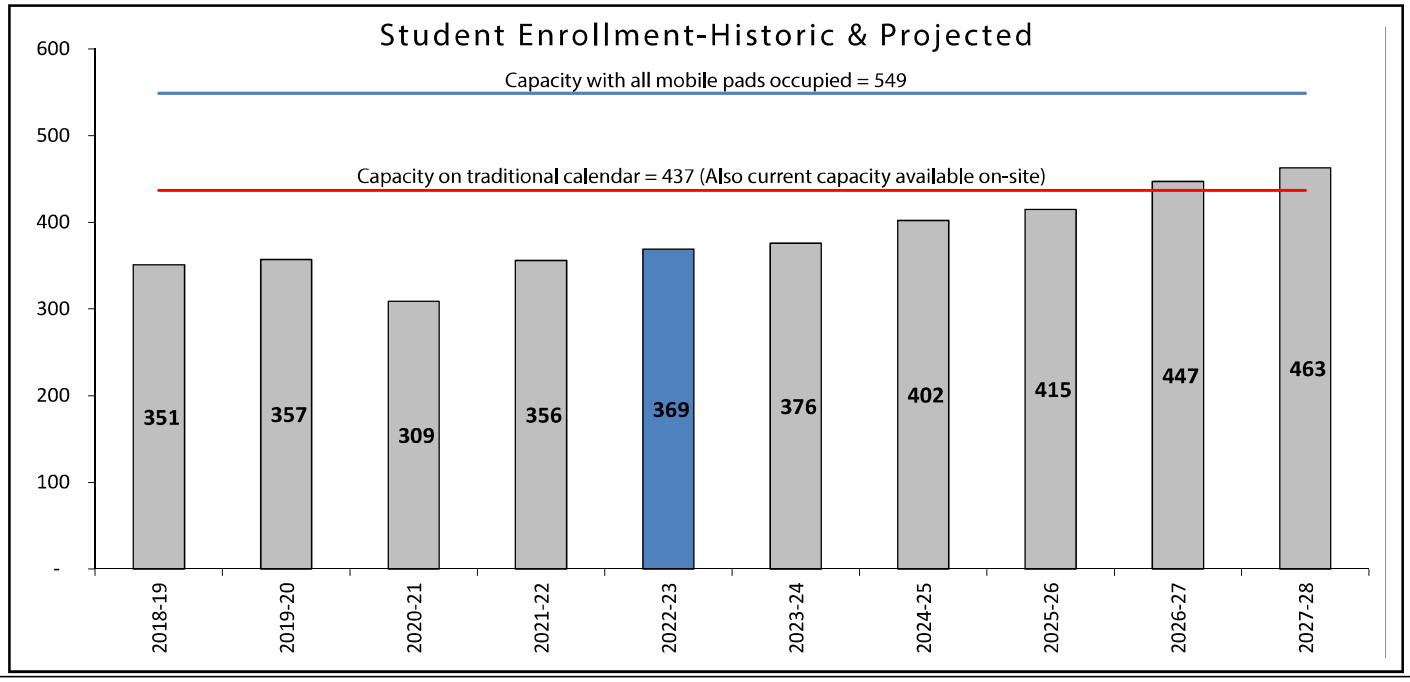
Timber Trail Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,155,200

Estimated Total Project Costs: $1,328,660 - $1,900,668



Following is the list of currently unfunded facility projects at Timber Trail Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Paint exterior trim, windows and doors	$10,300	$1,100-$4,500	$515-$2,215
	Recaulk exterior door frames	$1,300	$100-$500	$65-$280
	Recaulk exterior windows	$17,000	$1,700-$7,300	$850-$3,655
	Repair/replace damage to sidewalks due to ground movement	$15,000	$1,500-$6,500	$750-$3,225
	Replace carpet	$363,000	$36,300-$156,100	$18,150-$78,045
	Replace gym carpet with sport flooring	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace poured acrylic flooring in all restrooms	$44,000	$4,400-$19,000	$2,200-$9,460
	Replace toilet partitions	$38,500	$3,900-$16,600	$1,925-$8,278
	Replace VCT cafeteria flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
	Replace sink countertops with single surface	$42,000	$4,200-$18,100	$2,100-$9,030
	Rebuild window frames and waterproof	$51,100	$5,100-$22,000	$2,555-$10,987
2-Medium	Replace poured acrylic floor in kitchen	$82,500	$8,300-$35,500	$4,125-$17,738
3-High	Recaulk areas where concrete meets foundation walls	$3,900	$400-$1,700	$195-$839
	Renovate multi-use field	$80,000	$8,000-$34,400	$4,000-$17,200
	Some building movement, not severe but causing cracks on inside flooring and walls	$5,300	$500-$2,200	$265-$1,140
3-Medium	Repair areas of vinyl wall covering	$3,800	$400-$1,600	$190-$817

Estimated Total Construction Costs (in 2023 Dollars): $1,155,200
Estimated Project Management Costs Range: $115,700 - $497,100
Estimated Inflation Range: $57,760 - $248,368

Estimated Total Project Costs: $1,328,660 - $1,900,668

Trailblazer Elementary

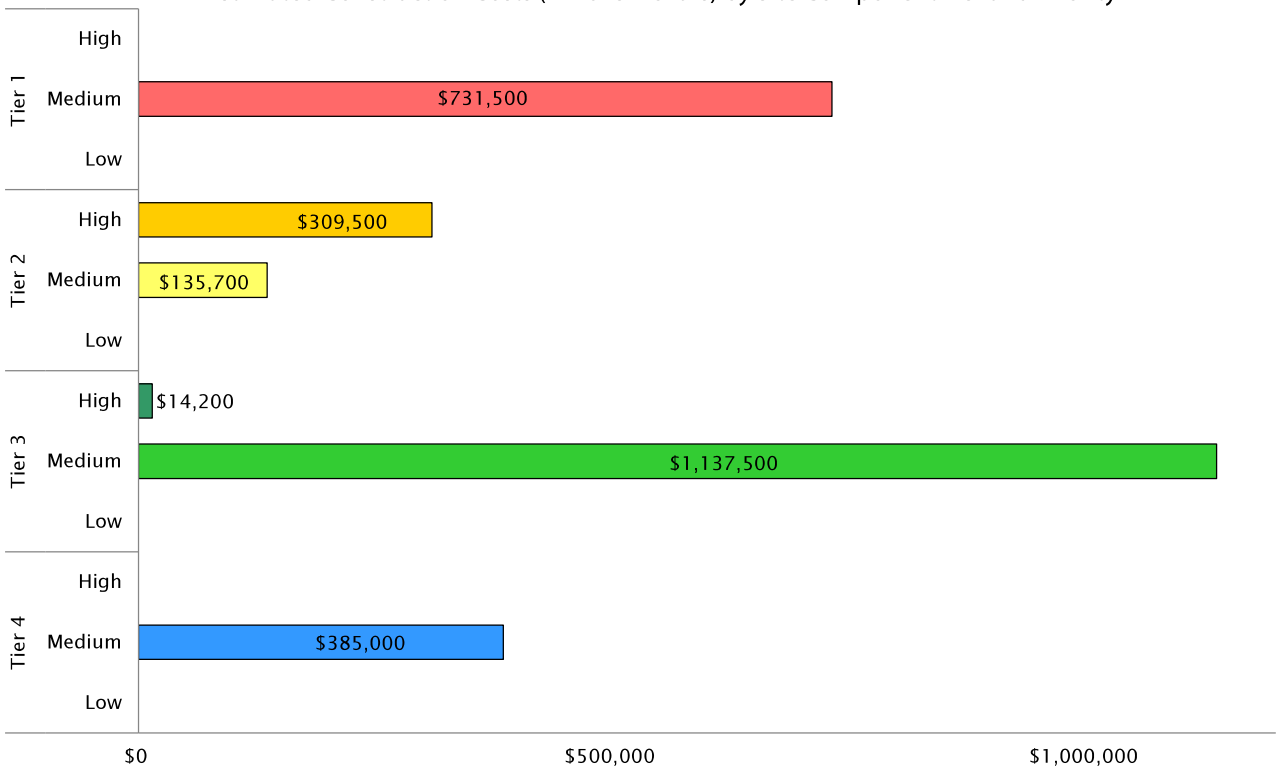
9760 South Hackberry
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by DC Developers Trust Fund
Opened in 1997

Site Acreage:10
Facility Square Feet: 51,020
Mobiles on-site: 1

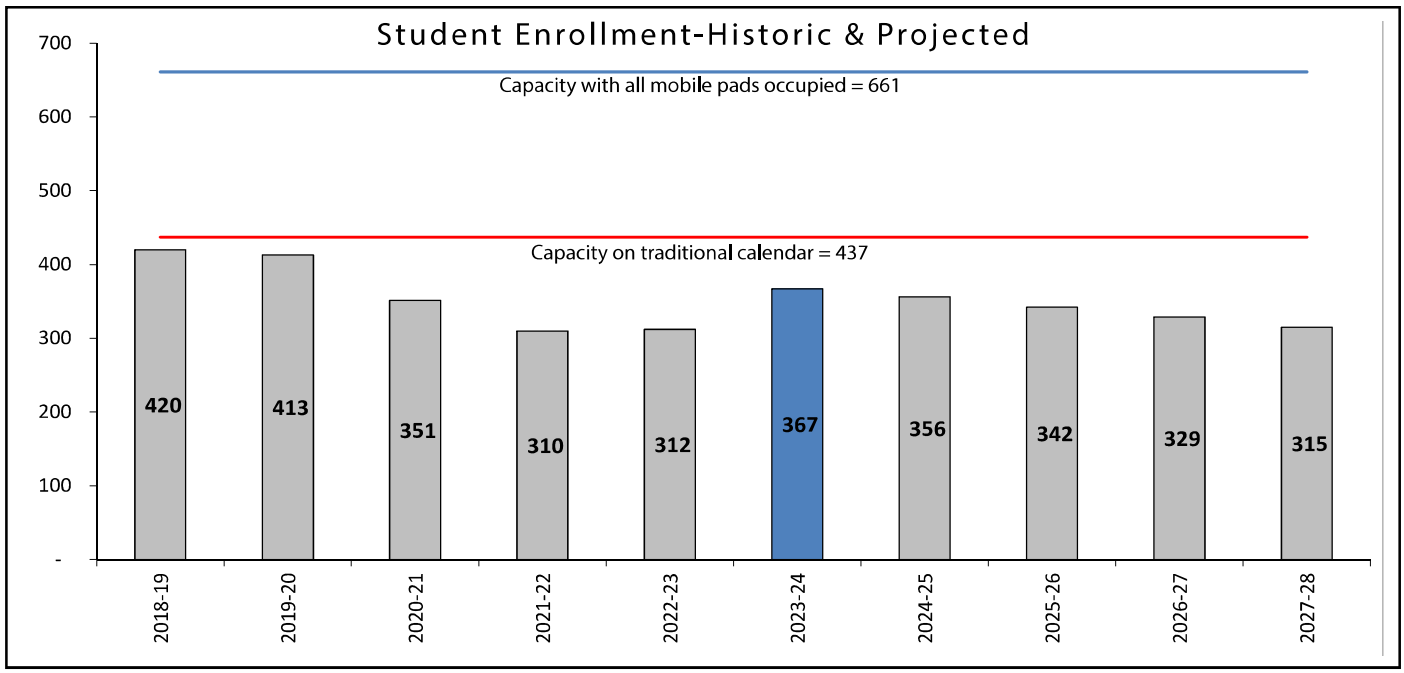
Trailblazer Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,713,400

Estimated Total Project Costs: $3,120,270 - $4,463,381



Following is the list of currently unfunded facility projects at Trailblazer Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Upgrade domestic water system	$330,000	$33,000-$141,900	$16,500-$70,950
	Replace main switchgear	$110,000	$11,000-$47,300	$5,500-$23,650
	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
2-High	Recaulk exterior windows	$16,900	$1,700-$7,200	$845-$3,634
	Refurbish gym/cafeteria partition. Replace curtains	$18,700	$1,800-$8,000	$935-$4,021
	Repair/replace sections of sidewalk as necessary	$30,000	$3,000-$12,900	$1,500-$6,450
	Replace kitchen flooring with poured acrylic.	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace playpad (1), overlay playpad (1)	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace VCT cafeteria flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Resurface asphalt bus loop	$50,000	$5,000-$21,500	$2,500-$10,750
	Recaulk all storefront windows	$9,400	$900-$4,000	$470-$2,021
2-Medium	Refurbish exterior doors	$2,600	$300-$1,100	$130-$559
	Replace original toilet fixtures	$22,100	$2,200-$9,400	$1,105-$4,752
	Replace original urinals	$11,000	$1,100-$4,800	$550-$2,365
	Resurface asphalt parking lots	$100,000	$10,000-$43,000	$5,000-$21,500
3-High	Repair gym wall and foundation	$14,200	$1,400-$6,100	$710-$3,053
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Grease interceptor bypass	$9,400	$900-$4,000	$470-$2,021
	Repair drainage issue on north end of playground next to privacy fence	$111,100	$11,100-$47,800	$5,555-$23,887
	Repair vinyl wall covering (hallways, pods, bathroom halls)	$9,400	$900-$4,000	$470-$2,021
	Replace all ceiling tiles in the kitchen. (need to be food grade)	$7,600	$700-$3,200	$380-$1,634
4-Medium	Replace carpet	$385,000	$38,500-$165,600	$19,250-$82,775

Estimated Total Construction Costs (in 2023 Dollars): $2,713,400
Estimated Project Management Costs Range: $271,200 - $1,166,600
Estimated Inflation Range: $135,670 - $583,381

Estimated Total Project Costs: $3,120,270 - $4,463,381

Wildcat Mountain Elementary

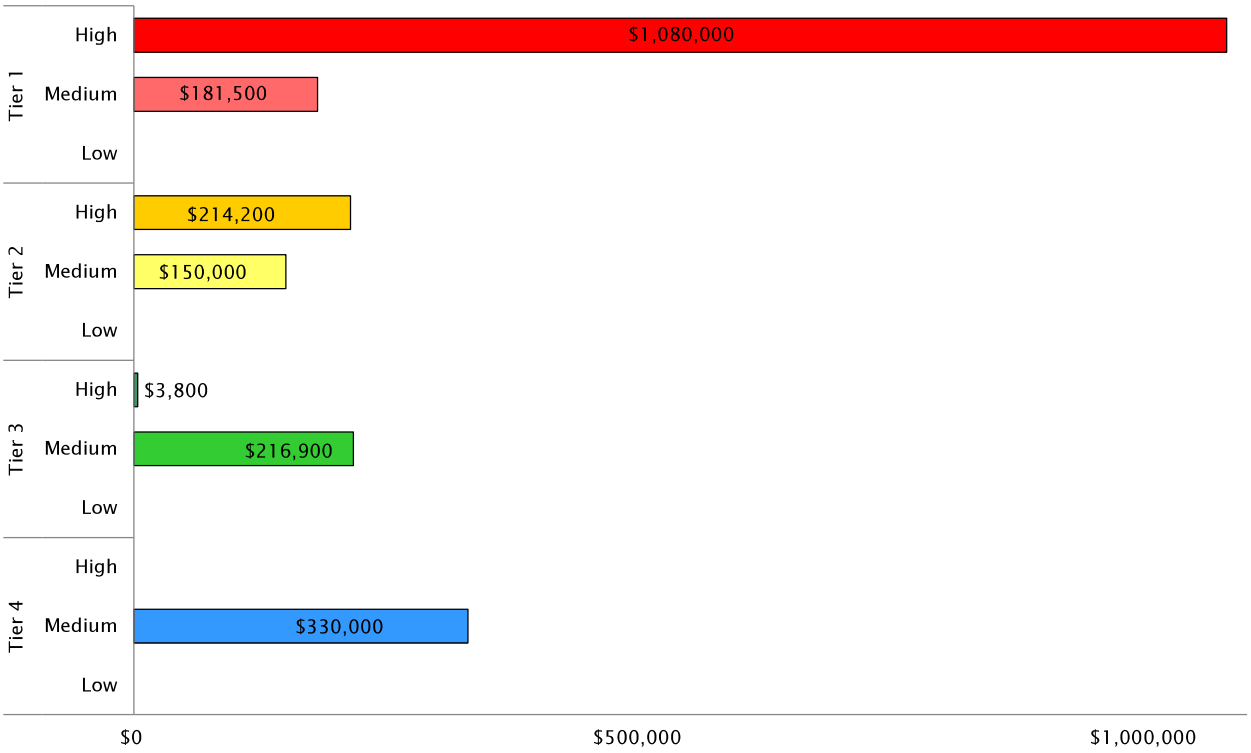
6585 Lionshead Parkway
Littleton, CO 80124
Rock Canyon High School Feeder Area, K-5

Funded by 1997 Bond
Opened in 1998

Site Acreage:10
Facility Square Feet: 51,676
Mobiles on-site: 2

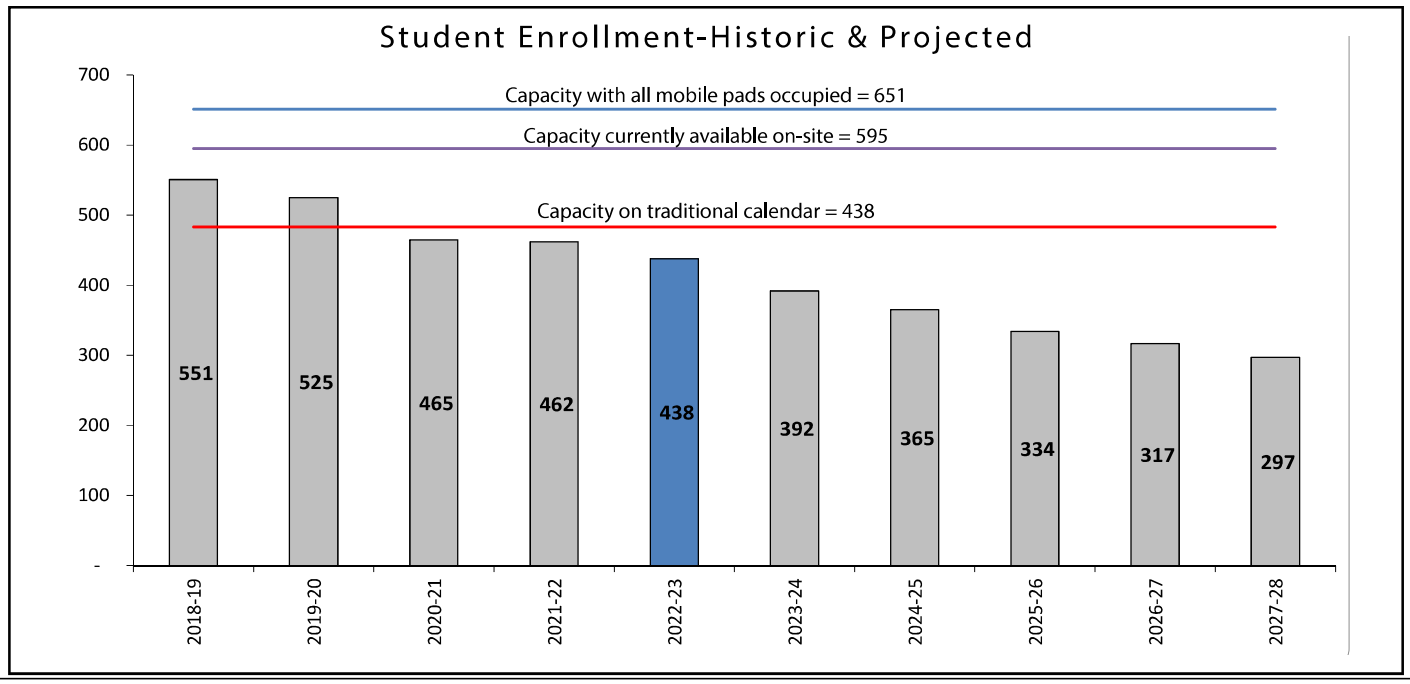
Wildcat Mountain Elementary-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,176,400

Estimated Total Project Costs: $2,502,820 - $3,580,226



Following is the list of currently unfunded facility projects at Wildcat Mountain Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace chiller	$330,000	$33,000-$141,900	$16,500-$70,950
	Replace boiler(s)	$750,000	$75,000-$322,500	$37,500-$161,250
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
2-High	Repair leakage at skylights	$35,000	$3,500-$15,100	$1,750-$7,525
	Repair operable partitions	$13,400	$1,300-$5,700	$670-$2,881
	Repair/replace sections of sidewalk as necessary	$5,000	$500-$2,200	$250-$1,075
	Replace kitchen flooring	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace toilet partitions	$45,000	$4,500-$19,400	$2,250-$9,675
	Replace VCT cafeteria flooring	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace VCT flooring in classrooms (due to building movement)	$11,300	$1,100-$4,800	$565-$2,430
2-Medium	Resurface and crack fill asphalt as necessary. Overlay parking lot at east end by drain	$150,000	$15,000-$64,500	$7,500-$32,250
3-High	Recaulk wall foundation where concrete meets	$3,800	$400-$1,600	$190-$817
3-Medium	Grease interceptor bypass	$9,400	$900-$4,000	$470-$2,021
	Repair areas of vinyl wall covering (building movement and water damage at storefronts)	$18,700	$1,800-$8,000	$935-$4,021
	Repair ceiling grid due to building movement	$188,800	$18,900-$81,200	$9,440-$40,592
4-Medium	Upgrade control system	$330,000	$33,000-$141,900	$16,500-$70,950

Estimated Total Construction Costs (in 2023 Dollars): $2,176,400
Estimated Project Management Costs Range: $217,600 - $935,900
Estimated Inflation Range: $108,820 - $467,926

Estimated Total Project Costs: $2,502,820 - $3,580,226

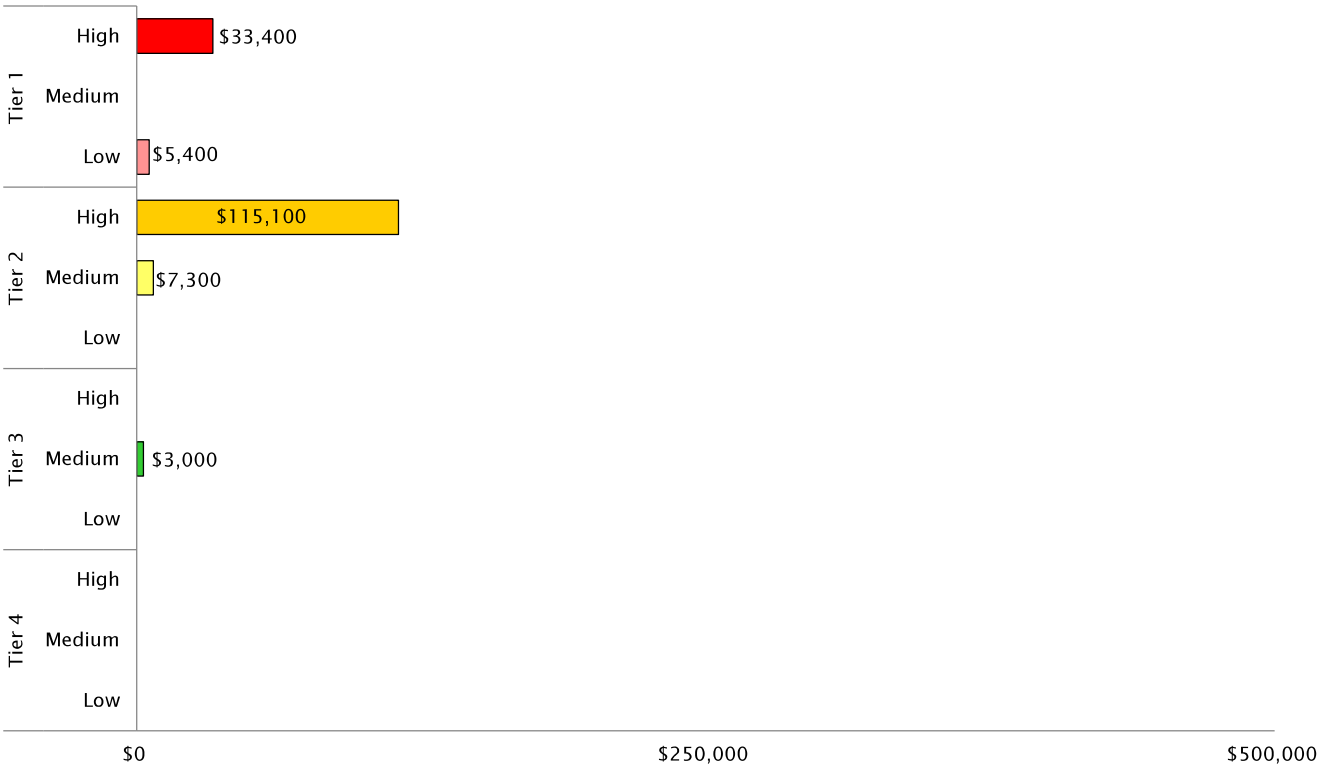
Child Find Parker

11722 Dransfeldt Road
Parker, CO 80134
DCSD Support Services

Facility Square Feet: 1,600

Child Find Parker-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $164,200

Estimated Total Project Costs: $188,410 - $269,603

Following is the list of currently unfunded facility projects at the Child Find Parker facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof (asphalt shingle)	$30,000	$3,000-$12,900	$1,500-$6,450
	Replace water baseboard heaters.	$3,400	$400-$1,500	$170-$731
1-Low	Improve ventilation in conference room	$5,400	$500-$2,300	$270-$1,161
2-High	Replace wooden decks front and rear. Rear deck non-code compliant	$50,700	$5,100-$21,800	$2,535-$10,901
	Paint exterior	$3,000	$200-$1,200	$150-$645
	Replace sinks	$1,300	$100-$500	$65-$280
	Replace VCT in 2 bathrooms	$1,300	$100-$500	$65-$280
	Resurface parking area	$50,000	$5,000-$21,500	$2,500-$10,750
	Windows. Needs-Replace windows (10)	$8,800	$800-$3,700	$440-$1,892
2-Medium	Enlarge restroom on main floor	$5,400	$500-$2,300	$270-$1,161
	Replace toilets (2)	$1,900	$100-$700	$95-$409
3-Medium	Paint interior. Repair drywall as necessary	$3,000	$200-$1,200	$150-$645

Estimated Total Construction Costs (in 2023 Dollars): $164,200
Estimated Project Management Costs Range: $16,000 - $70,100
Estimated Inflation Range: $8,210 - $35,303

Estimated Total Project Costs: $188,410 - $269,603

Douglas County Schools Stadium

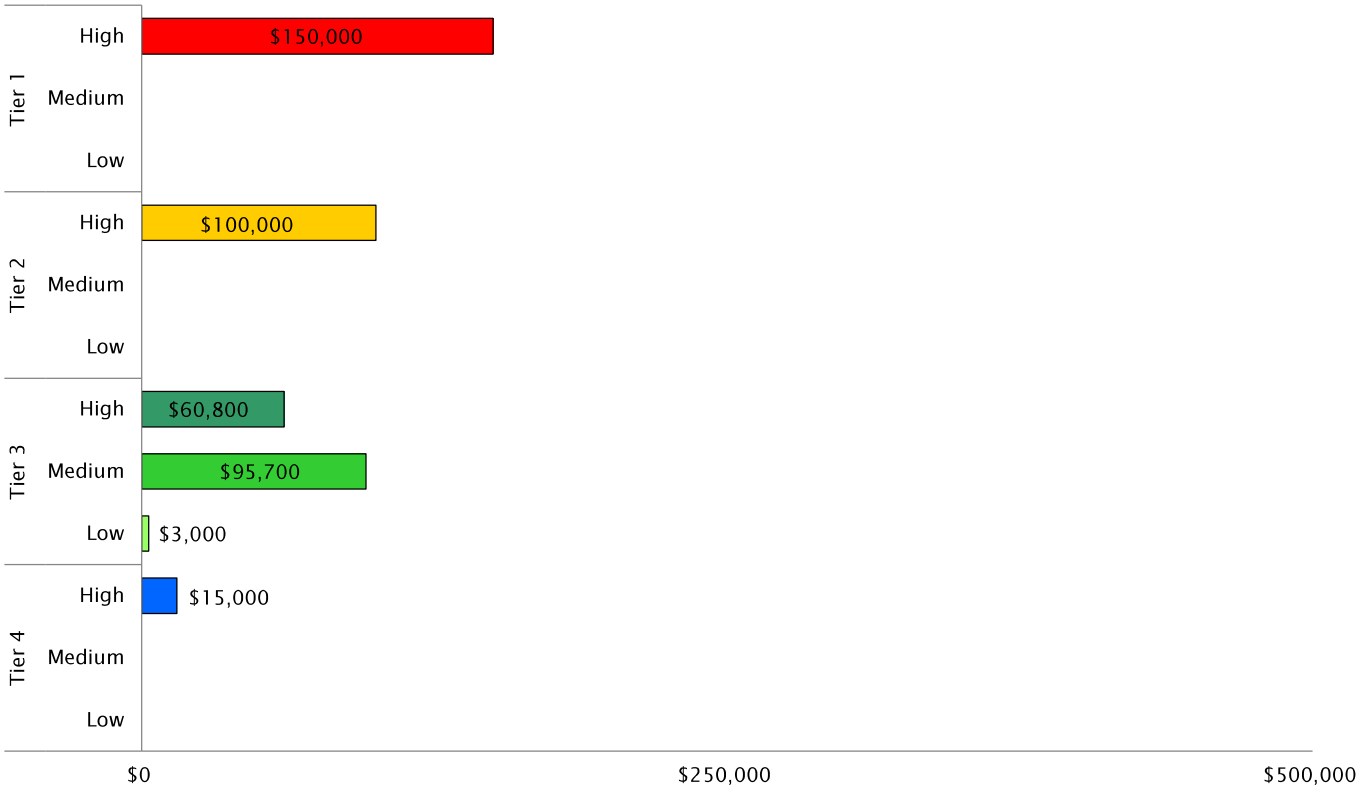
2842 Front Street
Castle Rock, CO 80104
DCSD Stadium

Completed in 1962

Facility Square Feet: 4,000

Douglas County Schools Stadium-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars):$424,500

Estimated Total Project Costs: $488,125 - $698,368

Following is the list of currently unfunded facility projects at Douglas County Schools Stadium

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof	$100,000	$10,000-$43,000	$5,000-$21,500
	Upgrade fire alarm system	$50,000	$5,000-$21,500	$2,500-$10,750
2-High	Replace/repair areas of sidewalk around concession and bleachers	$100,000	$10,000-$43,000	$5,000-$21,500
3-High	Repair/replace sections of fence around site	$45,800	$4,600-$19,700	$2,290-$9,847
	Replace band lockers	$15,000	$1,500-$6,500	$750-$3,225
3-Medium	Caulk areas where ceiling meets CMU in stadium restrooms	$2,600	$200-$1,100	$130-$559
	Install new retaining walls for drainage issues	$93,100	$9,300-$40,000	$4,655-$20,017
3-Low	Install concrete mow strip and crusher fines around new tra	$3,000	$300-$1,300	$150-$645
4-High	Renovate areas inside and outside of immediate stadium area with new landscaping	$15,000	$1,500-$6,500	$750-$3,225

Estimated Total Construction Costs (in 2023 Dollars): $424,500
Estimated Project Management Costs Range: $42,400 - $182,600
Estimated Inflation Range: $21,225 - $91,268

Estimated Total Project Costs: $488,125 - $698,368

Early Childhood Center South

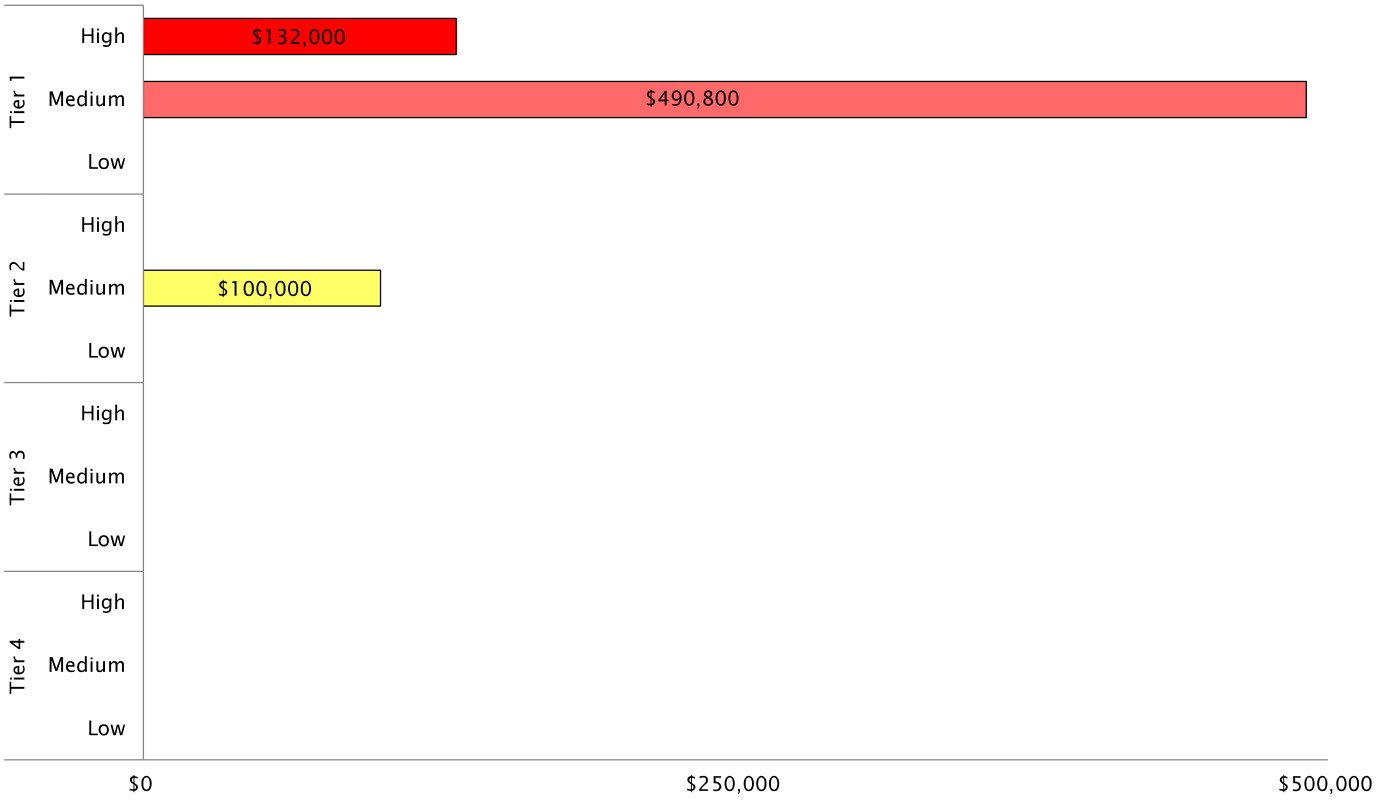
3950 Trail Boss Lane
Castle Rock, CO 80104
Early Childhood Center

Funded by 2006 Bond
Opened in 2009

Facility Square Feet: 15,542

Early Childhood Center-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $722,800

Estimated Total Project Costs: $831,240 - $1,189,002

Following is the list of currently unfunded facility projects at the Early Childhood Center-South facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$132,000	$13,200-$56,800	$6,600-$28,380
1-Medium	Install new IP intercom system for building	$90,800	$9,100-$39,000	$4,540-$19,522
	Package Units. Needs-Replace RTUs	$400,000	$40,000-$172,000	$20,000-$86,000
2-Medium	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500

Estimated Total Construction Costs (in 2023 Dollars): $722,800
Estimated Project Management Costs Range: $72,300 - $310,800
Estimated Inflation Range: $36,140 - $155,402

Estimated Total Project Costs: $831,240 - $1,189,002

EchoPark Stadium

11901 Newlin Gulch Blvd.
Parker, CO 80134

Funded by 2006 Bond
Opened in 2009

Site Acreage: 22
Facility Square Feet: 41,128

EchoPark Stadium-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	No capital projects identified at this time. All security and technology related capital has been summarized on the technology and security pages.			

Joint Service Center

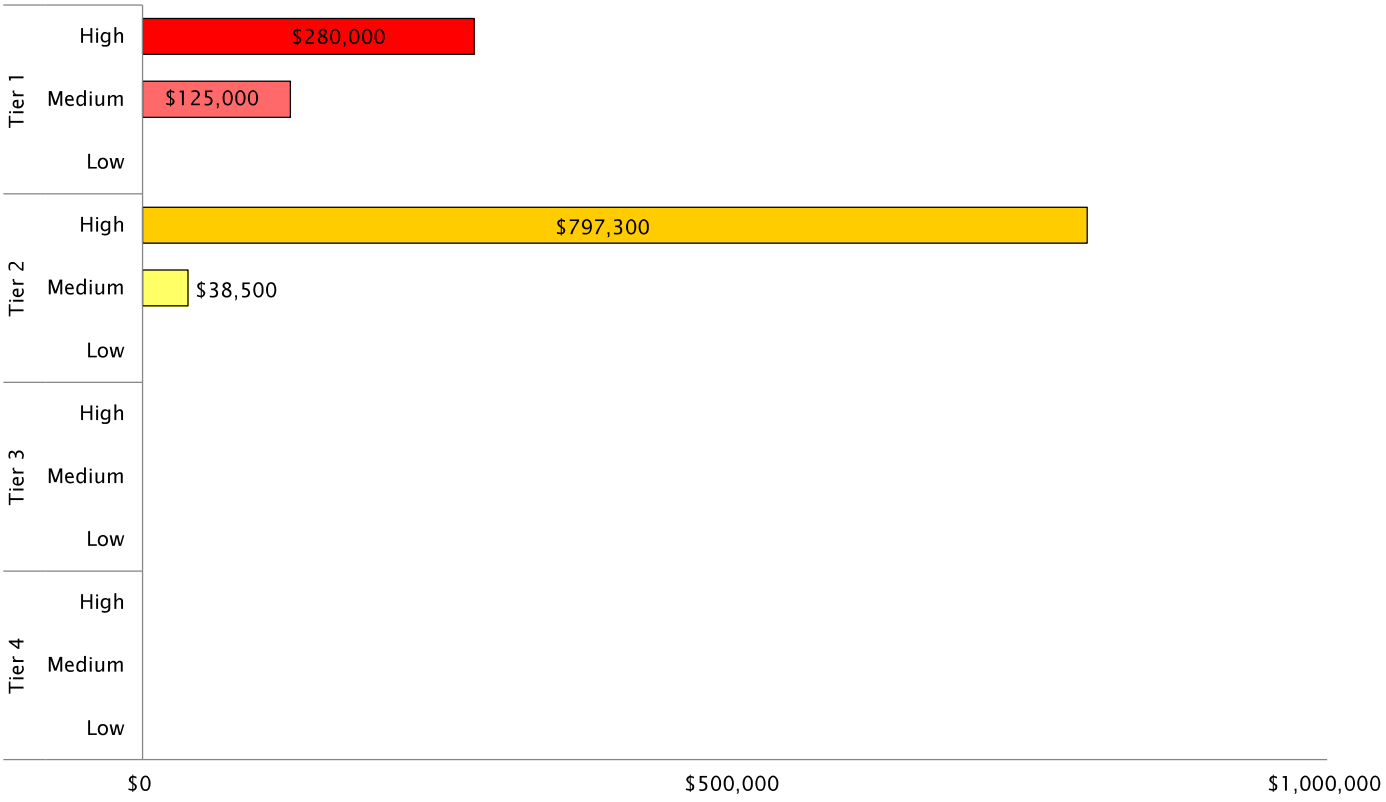
9195 East Mineral Avenue
Centennial, CO 80112
DCSD Fleet and Bus Service Center

Funded by 1989 COP
Opened in 1993

Site Acreage: 17.75
Facility Square Feet: 26,200

Joint Service Center-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,240,800

Estimated Total Project Costs: $1,426,940 - $2,041,272

Following is the list of currently unfunded facility projects at the Joint Service Center

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Insulate exhaust fans in garage	$3,000	$200-$1,200	$150-$645
	Install new roof over admin and garage areas.x-Roof over garage area replaced 2014, admin area parapet walls only	$200,000	$20,000-$86,000	$10,000-$43,000
	Upgrade fire alarm system (1/2 share)	$77,000	$7,700-$33,200	$3,850-$16,555
1-Medium	Repair concrete bollards protecing bus heater outlets	$15,000	$1,500-$6,500	$750-$3,225
	Upgrade domestic water system	$110,000	$11,000-$47,300	$5,500-$23,650
2-High	Hazardous Waste Remediation. Needs-Water drains into used oil holding area. Mitigate water flow into pit	$449,300	$45,000-$193,200	$22,465-$96,600
	Repair garage doors, repair controls	$5,400	$500-$2,300	$270-$1,161
	Repair areas of concrete parking area. Recaulk all joints	$50,000	$5,000-$21,500	$2,500-$10,750
	Repair/replace areas of curb and gutter	$247,700	$24,800-$106,500	$12,385-$53,256
	Repair/replace sections of sidewalk as necessary	$20,000	$2,000-$8,600	$1,000-$4,300
	Replace sheet vinyl in restrooms	$8,800	$800-$3,700	$440-$1,892
	Replace sink countertops in admin restrooms	$2,800	$300-$1,200	$140-$602
	Replace VCT in lounge	$4,500	$500-$2,000	$225-$968
	Replace wash fountain at garage area	$3,400	$400-$1,500	$170-$731
	Re-seal CMU and recaulk control joints	$5,400	$500-$2,300	$270-$1,161
2-Medium	Replace original toilet fixtures	$11,000	$1,100-$4,800	$550-$2,365
	Replace original urinals	$11,000	$1,100-$4,800	$550-$2,365
	Replace/refinish casework as necessary	$16,500	$1,700-$7,100	$825-$3,548

Estimated Total Construction Costs (in 2023 Dollars): $1,240,800
Estimated Project Management Costs Range: $124,100 - $533,700
Estimated Inflation Range: $62,040 - $266,772
Estimated Total Project Costs: $1,426,940 - $2,041,272

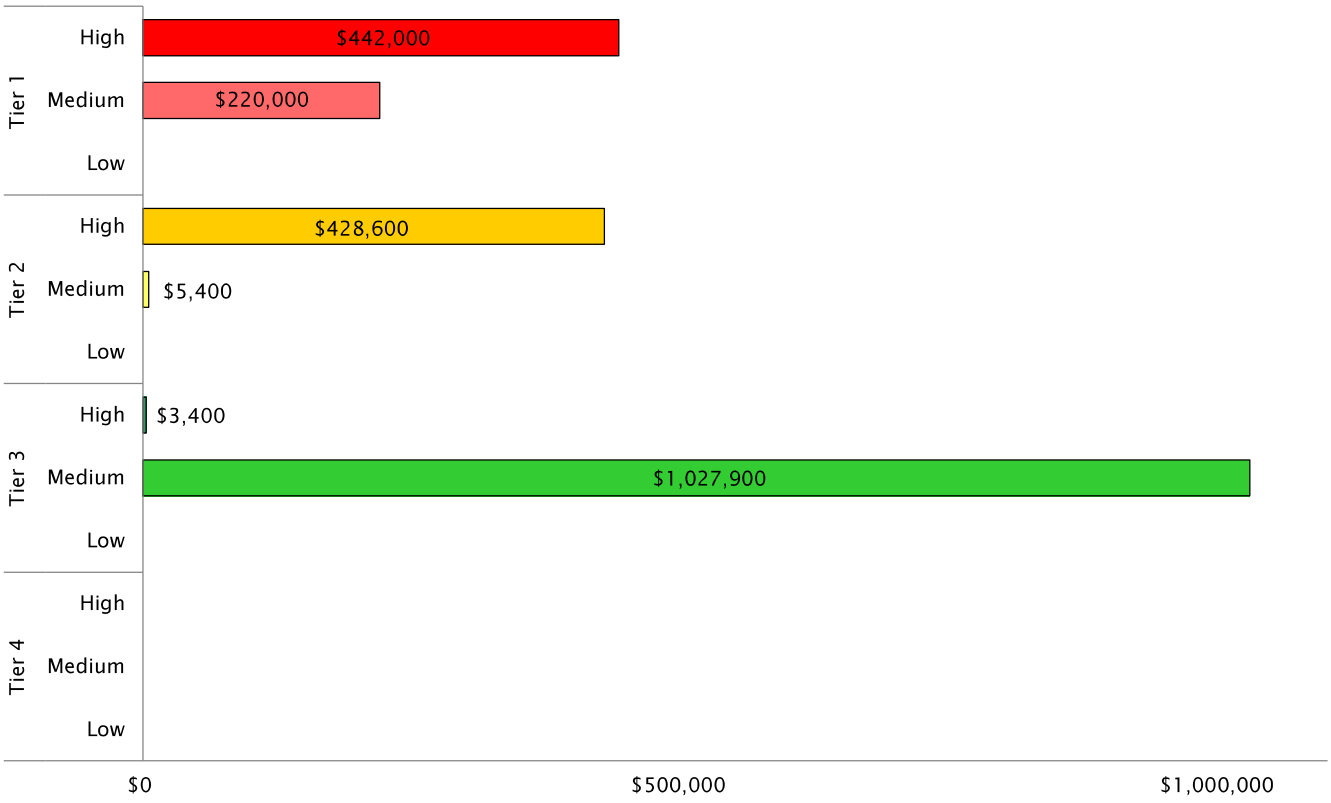
Operations & Maintenance East Facility

3002 North State Highway 83
Franktown, CO 80116
DCSD Operations & Maintenance Facility

Site Acreage: 9.35
Facility Square Feet: 24,870

Operations & Maintenance East Facility-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $2,127,300

Estimated Total Project Costs: $2,446,265 - $3,499,170

Following is the list of currently unfunded facility projects at Operations & Maintenance East facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace interior door hardware where necessary	$50,000	$5,000-$21,500	$2,500-$10,750
	Replace main switchgear	$150,000	$15,000-$64,500	$7,500-$32,250
	Replace romex wiring with conduit system	$110,000	$11,000-$47,300	$5,500-$23,650
	New roof on north wood structure if kept for storage	$22,000	$2,200-$9,500	$1,100-$4,730
	Upgrade fire alarm system	$110,000	$11,000-$47,300	$5,500-$23,650
1-Medium	Replace original panels and transformers	$110,000	$11,000-$47,300	$5,500-$23,650
	Upgrade control system	$110,000	$11,000-$47,300	$5,500-$23,650
2-High	Caulk exterior windows	$3,400	$400-$1,500	$170-$731
	Replace sections of concrete roadway around building	$60,000	$6,000-$25,800	$3,000-$12,900
	Repair/replace sections of sidewalk as necessary	$30,000	$3,000-$12,900	$1,500-$6,450
	Replace electric drinking fountains (2)	$8,800	$800-$3,700	$440-$1,892
	Replace lavatory faucets	$3,400	$400-$1,500	$170-$731
	Replace sections of concrete parking areas	$300,000	$30,000-$129,000	$15,000-$64,500
	Replace sinks in restrooms and in shop area	$3,000	$200-$1,200	$150-$645
	Replace wash fountain in shop area	$14,600	$1,400-$6,200	$730-$3,139
	Re-point areas of brick, repair cracks	$5,400	$500-$2,300	$270-$1,161
2-Medium	Install curbs to improve drainage	$5,400	$500-$2,300	$270-$1,161
3-High	Re-caulk where sidewalks meet foundation walls	$3,400	$400-$1,500	$170-$731
3-Medium	Install fire sprinkler system	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Paint interior office areas	$10,800	$1,100-$4,600	$540-$2,322
	Repair brick retaining walls at both dock areas, timber retaining walls at north dock and along fenceline in back	$17,100	$1,700-$7,300	$855-$3,677

Estimated Total Construction Costs (in 2023 Dollars): $2,127,300
Estimated Project Management Costs Range: $212,600 - $914,500
Estimated Inflation Range: $106,365 - $457,370

Estimated Total Project Costs: $2,446,265 - $3,499,170

Operations & Maintenance West Facility

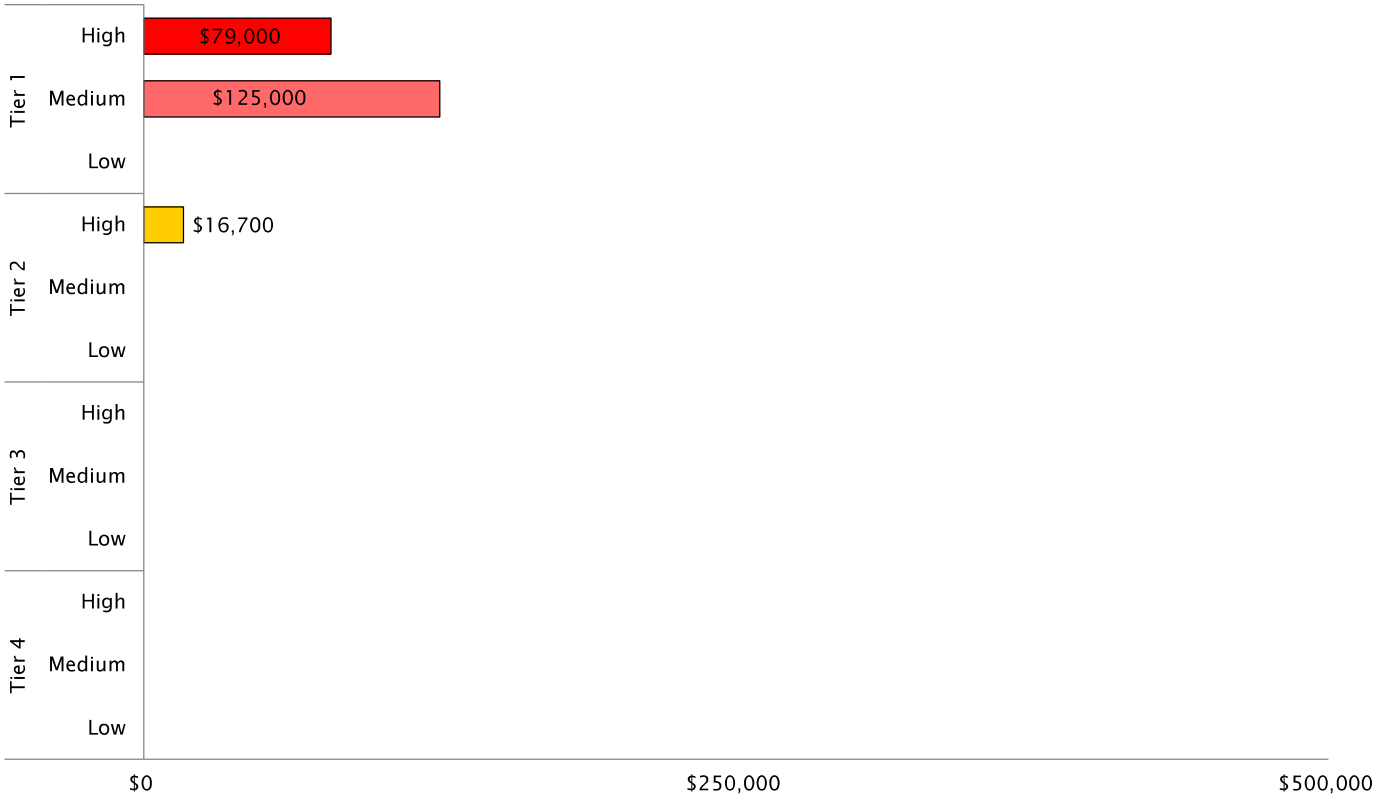
2806 Highway 85, Building A
Castle Rock, CO 80109
DCSD Operations & Maintenance Facility

Completed in 1985

Facility Square Feet: 12,245

Operations & Maintenance West Facility-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $220,700

Estimated Total Project Costs: $253,635 - $363,251

Following is the list of currently unfunded facility projects at the Operations & Maintenance West facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fix drainage issues at front and rear entries	$4,000	$400-$1,800	$200-$860
	Upgrade fire alarm system	$75,000	$7,500-$32,300	$3,750-$16,125
1-Medium	Replace 060 EPDM fully adhered roof	$125,000	$12,500-$53,800	$6,250-$26,875
2-High	Paint exterior	$8,800	$800-$3,700	$440-$1,892
	Replace basement windows	$2,200	$200-$1,000	$110-$473
	Replace exterior door at NE office	$1,300	$100-$500	$65-$280
	Replace exterior windows	$2,200	$200-$1,000	$110-$473
	Replace north and south entry doors	$2,200	$200-$1,000	$110-$473

Estimated Total Construction Costs (in 2023 Dollars): $220,700
Estimated Project Management Costs Range: $21,900 - $95,100
Estimated Inflation Range: $11,035 - $47,451

Estimated Total Project Costs: $253,635 - $363,251

Halftime Help Stadium

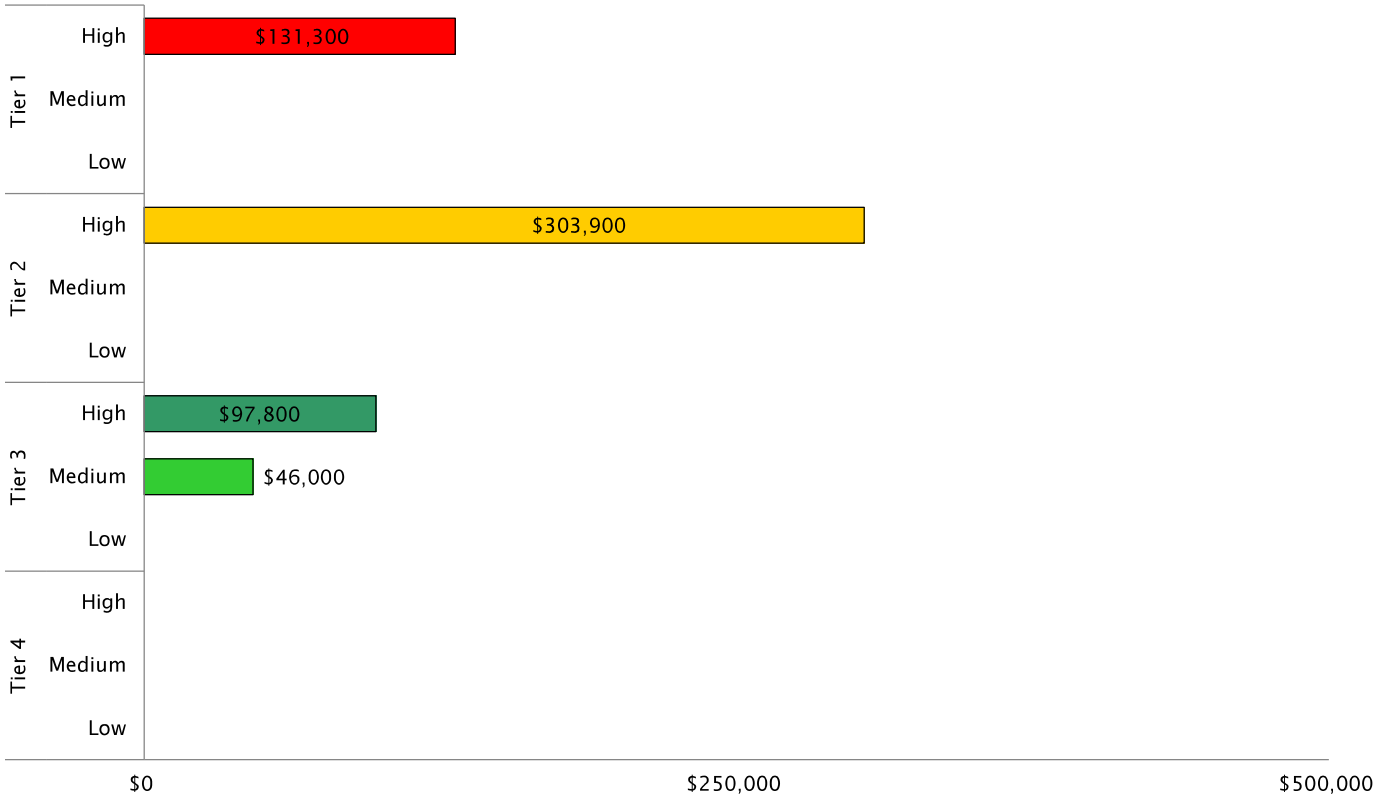
3270 Redstone Park Circle
Littleton, CO 80129
DCSD Stadium

Funded by 1997 Bond
Opened in 2000

Site Acreage: 5
Facility Square Feet: 9,525

Halftime Help Stadium-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $579,000

Estimated Total Project Costs: $665,650 - $952,185

Following is the list of currently unfunded facility projects at Halftime Help Stadium

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace vent pipe on north water heater unit	$4,400	$400-$1,900	$220-$946
	Replace air distribution system vent piping due to condensation	$4,400	$400-$1,900	$220-$946
	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
	Upgrade fire alarm system	$40,000	$4,000-$17,200	$2,000-$8,600
2-High	Repair/replace sections of sidewalk as necessary	$20,000	$2,000-$8,600	$1,000-$4,300
	Replace press box countertops	$10,100	$1,000-$4,300	$505-$2,172
	Replace press box windows	$23,800	$2,300-$10,200	$1,190-$5,117
	Resurface asphalt parking lot	$250,000	$25,000-$107,500	$12,500-$53,750
3-High	Fill large gap around the new classroom addition between the foundation and sidewalk	$97,000	$9,700-$41,600	$4,850-$20,855
	Replace ceiling tiles in storage areas due to water leaks	$800	$-$300	$40-$172
3-Medium	Paint storage room due to water damage	$3,100	$300-$1,300	$155-$667
	Repair/replace fencing around site and bleacher areas	$42,900	$4,300-$18,400	$2,145-$9,224

Estimated Total Construction Costs (in 2023 Dollars): $579,000
Estimated Project Management Costs Range: $57,700 - $248,700
Estimated Inflation Range: $28,950 - $124,485

Estimated Total Project Costs: $665,650- $952,185

Transportation Terminal
West Facility/Construction

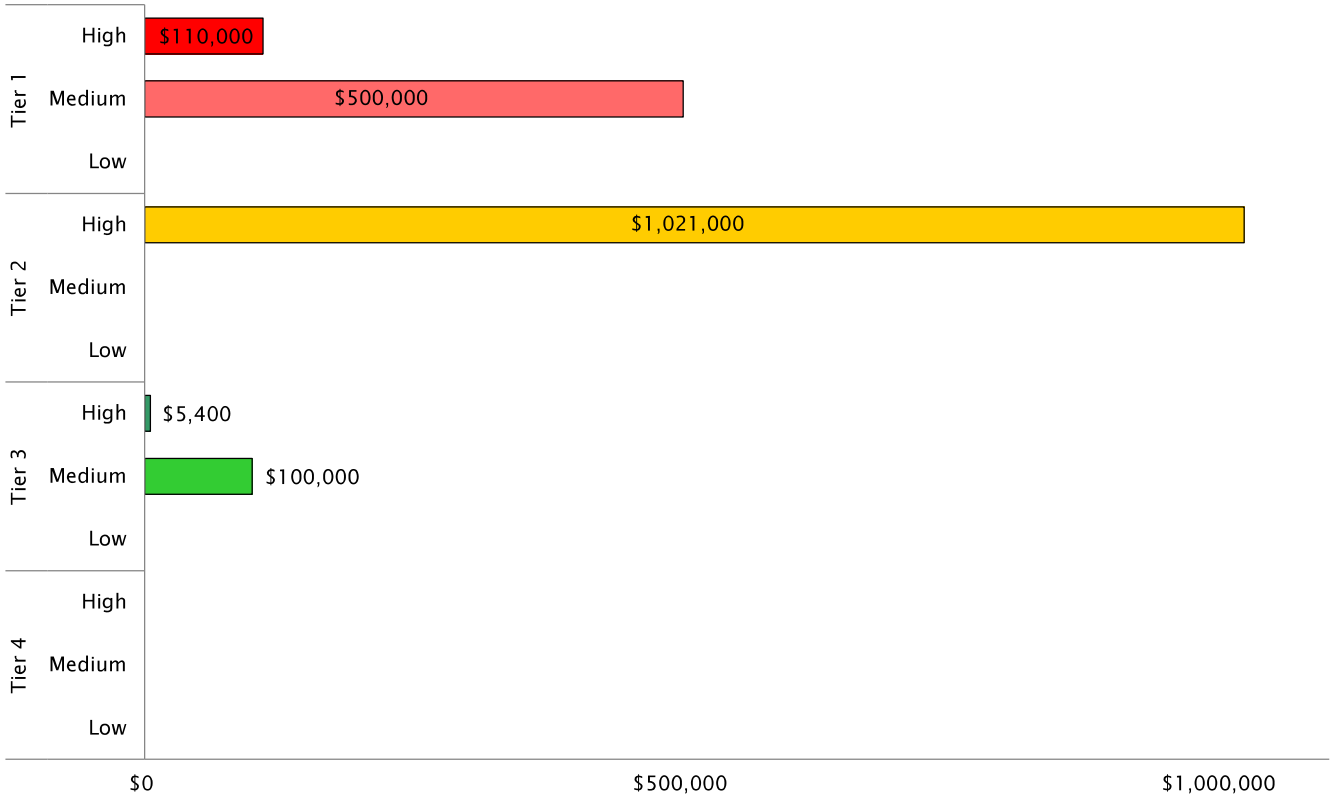
2808 Highway 85, Building B
Castle Rock, CO 80109
DCSD Transportation Terminal

Building B Completed in 1985
Bus Wash and Transportation Modular Completed in 2009

Facility Square Feet: 23,746

West Transportation Terminal-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $1,736,400

Estimated Total Project Costs: $1,996,720 - $2,856,326

Following is the list of currently unfunded facility projects at the Transportation Terminal West and Construction facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace interior door hardware	$35,000	$3,500-$15,100	$1,750-$7,525
	Upgrade fire alarm system	$75,000	$7,500-$32,300	$3,750-$16,125
1-Medium	Replace Shop Metal standing seam	$500,000	$50,000-$215,000	$25,000-$107,500
2-High	Replace ceramic tile with seamless acrylic	$5,400	$500-$2,300	$270-$1,161
	Replace faucets in mens restroom	$1,300	$100-$500	$65-$280
	Replace interior doors in admin area	$10,800	$1,100-$4,600	$540-$2,322
	Replace sinks in mens restroom	$1,300	$100-$500	$65-$280
	Resurface asphalt parking lot	$1,000,000	$100,000-$430,000	$50,000-$215,000
	Replace railing of storage area above electrical room. Not code compliant	$2,200	$200-$1,000	$110-$473
3-High	Replace interior door jambs in admin area	$5,400	$500-$2,300	$270-$1,161
3-Medium	Add site lighting to parking area	$100,000	$10,000-$43,000	$5,000-$21,500

Estimated Total Construction Costs (in 2023 Dollars): $1,736,400
Estimated Project Management Costs Range: $173,500 - $ $746,600
Estimated Inflation Range: $86,820 - $373,326

Estimated Total Project Costs: $1,996,720 - $2,856,326

Transportation Terminal North Facility

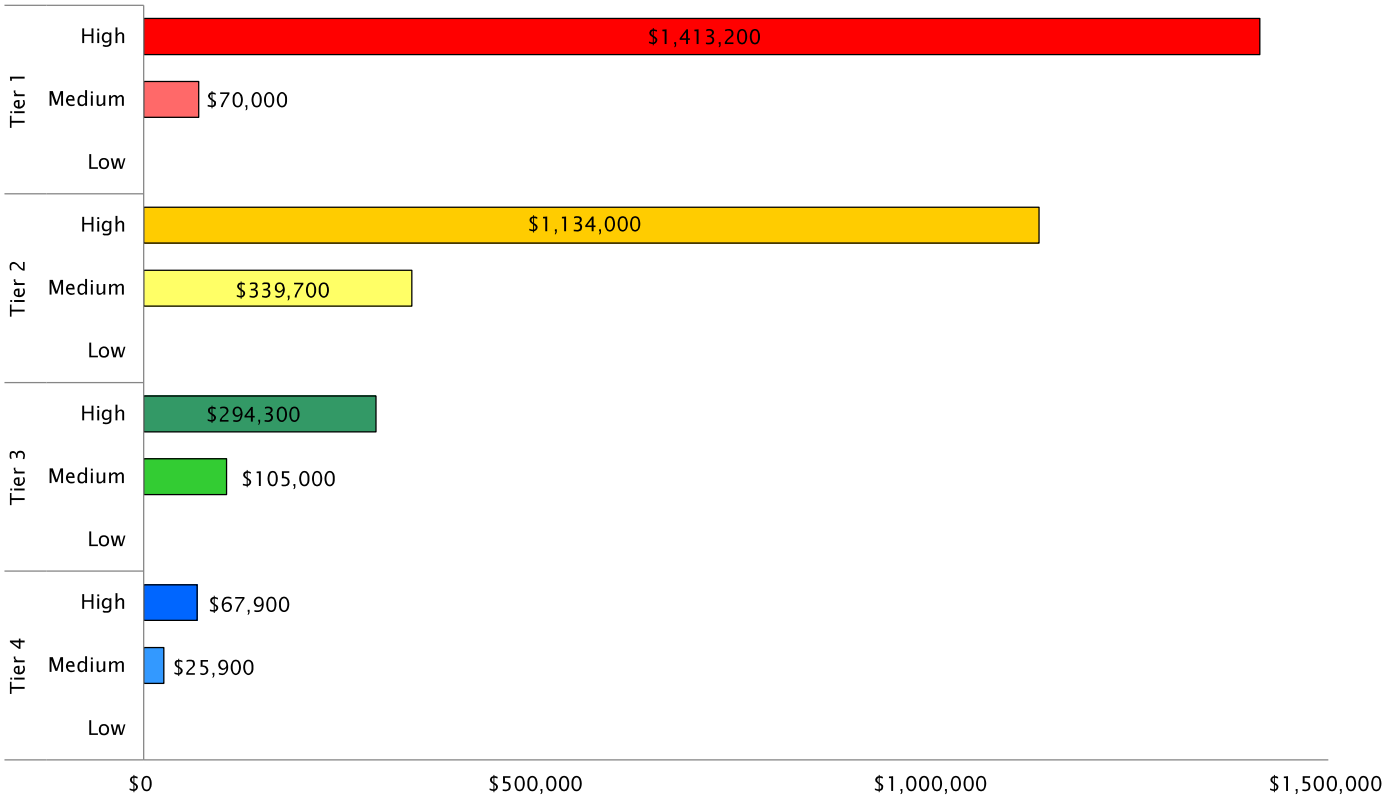
8236 Carter Court
Littleton, CO 80125
DCSD Transportation Terminal

Constructed in 1952

Site Acreage: 7.67
Facility Square Feet: 16,727

North Transportation Terminal-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $3,425,000

Estimated Total Project Costs: $3,938,650 - $5,634,175

Following is the list of currently unfunded facility projects at the Transportation Terminal North facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace natural gas service	$15,000	$1,500-$6,500	$750-$3,225
	Replace area D roof	$100,000	$10,000-$43,000	$5,000-$21,500
	Replace radiators. Replace fin tube heaters in lounge and in restroom off gym (option 1).	$5,400	$500-$2,300	$270-$1,161
	Replace roof top units (5), add split system for MDF closet (HVAC option 1)	$1,100,000	$110,000-$473,000	$55,000-$236,500
	Check roof drains for proper functionality	$1,300	$100-$500	$65-$280
	Replace facia board where necessary	$10,000	$1,000-$4,300	$500-$2,150
	Upgrade DDC system	$181,500	$18,200-$78,100	$9,075-$39,023
1-Medium	Retention Ponds. Needs-Rework water entry to south pond, clean pond	$30,000	$3,000-$12,900	$1,500-$6,450
	Install electrical power for bus heaters. Repair current service at east parking lot	$40,000	$4,000-$17,200	$2,000-$8,600
2-High	Install paved sidewalk to bus area and south employee parking from building	$15,000	$1,500-$6,500	$750-$3,225
	Pipe and Fittings. Needs-Piping and fittings need to be checked for replacement	$1,300	$100-$500	$65-$280
	Repair/replace sections of sidewalk in front of building	$15,000	$1,500-$6,500	$750-$3,225
	Repair/repoint CMU and brick as necessary	$10,800	$1,100-$4,600	$540-$2,322
	Replace carpet	$137,900	$13,800-$59,300	$6,895-$29,649
	Replace exterior doors and jambs	$22,700	$2,200-$9,700	$1,135-$4,881
	Replace exterior windows	$137,500	$13,800-$59,200	$6,875-$29,563
	Replace interior doors	$23,800	$2,300-$10,200	$1,190-$5,117
	Replace VCT in gym (abatement)(option1)	$53,500	$5,400-$23,000	$2,675-$11,503
	Replace/refinish casework as necessary	$16,500	$1,700-$7,100	$825-$3,548
	Resurface parking lot (front of building and south bus parking area)	$700,000	$70,000-$301,000	$35,000-$150,500
2-Medium	Install asphalt for bus parking east area and employee parking south of building	$300,000	$30,000-$129,000	$15,000-$64,500
	Install carpet over gym tile, no abatement (option 2)	$14,700	$1,400-$6,300	$735-$3,161
	Piping and fittings need to be checked for replacement	$25,000	$2,500-$10,800	$1,250-$5,375
3-High	Add curb and gutter for proper drainage	$214,200	$21,400-$92,100	$10,710-$46,053
	Replace ceiling tile and some grid sections	$12,500	$1,300-$5,400	$625-$2,688
	Replace interior door jambs as necessary	$8,800	$800-$3,700	$440-$1,892
	Replace window blinds	$5,100	$500-$2,200	$255-$1,097
	Sand and refinish/paint interior windows	$5,400	$500-$2,300	$270-$1,161
	Tile Ceilings. Needs-Remove old tile from ceilings (abatement). Refinish exposed areas	$48,300	$4,900-$20,800	$2,415-$10,385
3-Medium	Add site lighting to all bus and employee parking	$100,000	$10,000-$43,000	$5,000-$21,500
	Repair/replace retaining walls at NW area of building at parking lot, entrance to site on east side	$5,000	$500-$2,200	$250-$1,075
4-High	Remove dirt pile at north end of east parking lot for future expansion	$67,900	$6,800-$29,200	$3,395-$14,599
4-Medium	Install ornamental landscaping at front entry, replace dead trees around site	$15,000	$1,500-$6,500	$750-$3,225
	Trim cottonwood trees on canal to keep from damaging fencing	$10,900	$1,100-$4,700	$545-$2,344

Estimated Total Construction Costs (in 2023 Dollars): $3,450,000
Estimated Project Management Costs Range: $344,900 - $1,483,600
Estimated Inflation Range: $172,500 - $741,750

Estimated Total Project Costs: $3,967,400 - $5,675,350

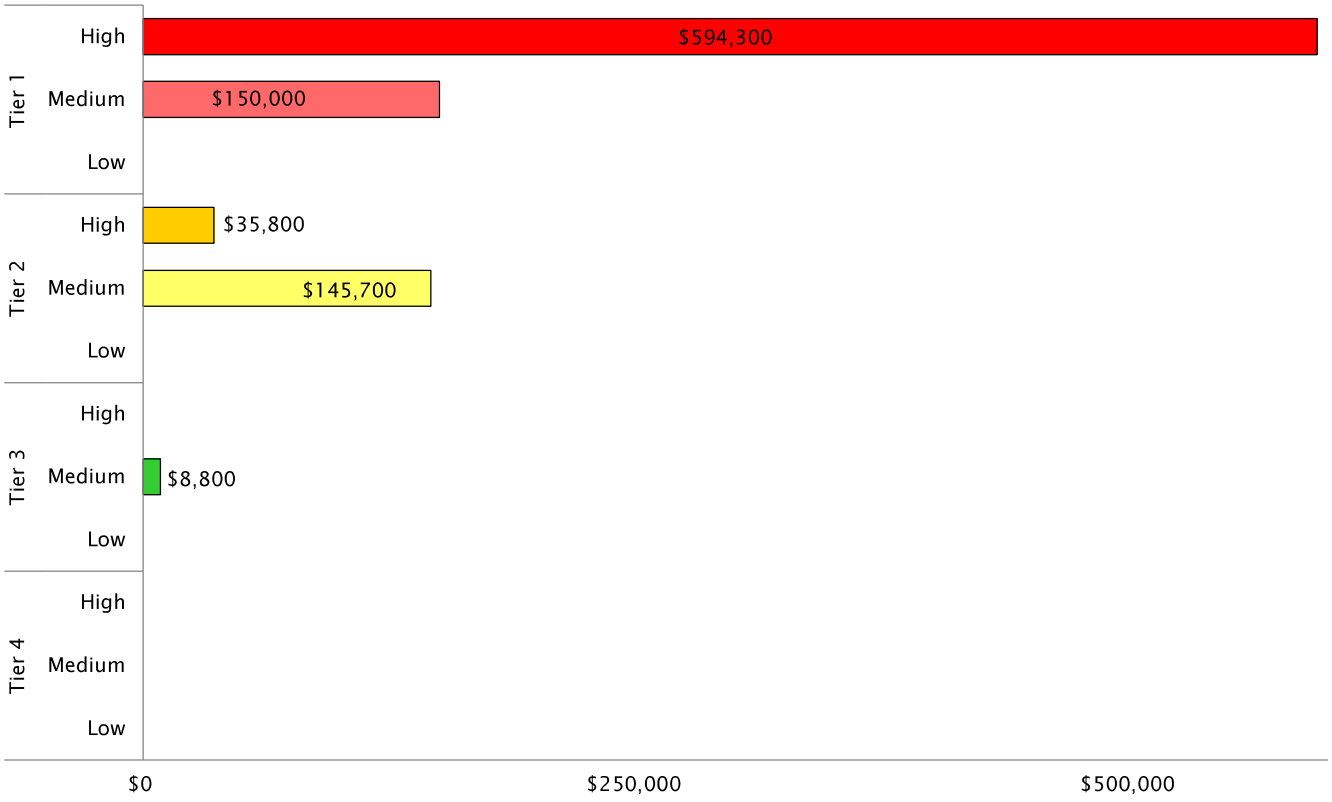
Nutrition/Food Services Warehouse
Service Center/Security

2812 Highway 85, Building E
Castle Rock, CO 80109
Administration/District Offices Facility

Opened in 2003

Facility Square Feet: 41,064

Warehouse Service Center-Identified Facility Projects
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $934,600
Estimated Total Project Costs: $1,074,830 - $1,537,539

Following is the list of currently unfunded facility projects at Nutrition Services/Warehouse/Security facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace .045 ballasted EPDM roof with .060 fully adhered on Bld. B	$200,000	$20,000-$86,000	$10,000-$43,000
	Replace current control system with Delta	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace outdoor AC unit closest to rear entry door	$20,000	$2,000-$8,600	$1,000-$4,300
	Replace split system for print room	$60,500	$6,100-$26,100	$3,025-$13,008
	Replace Whirlpool unit for warehouse offices	$36,300	$3,700-$15,700	$1,815-$7,805
	Apply roof coating to metal roof of warehouse	$30,000	$3,000-$12,900	$1,500-$6,450
	Upgrade fire alarm system	$66,000	$6,600-$28,400	$3,300-$14,190
1-Medium	Upgrade domestic water system	$150,000	$15,000-$64,500	$7,500-$32,250
2-High	Paint exterior	$13,000	$1,300-$5,600	$650-$2,795
	Replace carpet in conference/training room in warehouse	$12,100	$1,300-$5,300	$605-$2,602
	Replace VCT in breakroom	$3,000	$200-$1,200	$150-$645
	Replace VCT in hallway by breakroom	$1,000	$100-$500	$50-$215
	Replace VCT in restrooms by copier	$1,300	$100-$500	$65-$280
	Reseal CMU on Bld E	$5,400	$500-$2,300	$270-$1,161
2-Medium	Repair or replace exterior doors	$2,600	$300-$1,100	$130-$559
	Replace original toilet fixtures	$22,100	$2,200-$9,400	$1,105-$4,752
	Replace original urinals	$11,000	$1,100-$4,800	$550-$2,365
	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$110,000	$11,000-$47,300	$5,500-$23,650
3-Medium	Paint interior of Bld E and warehouse office areas	$8,800	$800-$3,700	$440-$1,892

Estimated Total Construction Costs (in 2023 Dollars): $934,600
Estimated Project Management Costs Range: $93,500 - $402,000
Estimated Inflation Range: $46,730 - $200,939

Estimated Total Project Costs: $1,074,830 - $1,537,539

West Support Center

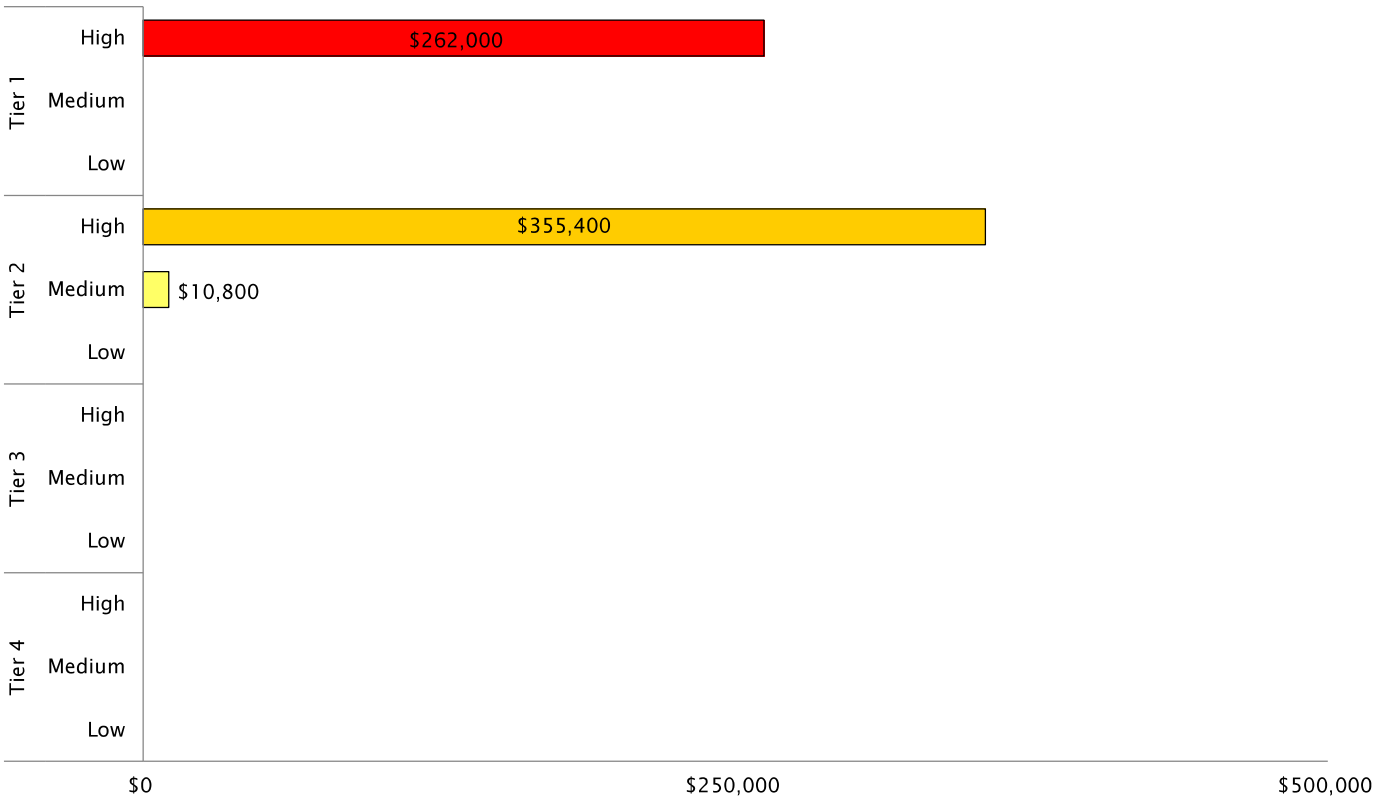
701 Prairie Hawk Drive
Castle Rock, CO 80109
Administration/District Offices Facility

Opened in 2010

Site Acreage: 6.02
Facility Square Feet: 48,070

West Support Center-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $628,200

Estimated Total Project Costs: $722,410 - $1,033,463

Following is the list of currently unfunded facility projects at the West Support Center facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof cap	$5,000	$500-$2,200	$250-$1,075
	Replace roof fiberglass translucent panels	$25,000	$2,500-$10,800	$1,250-$5,375
	Apply roof coating to metal roof to extend life	$100,000	$10,000-$43,000	$5,000-$21,500
	Upgrade fire alarm system	$132,000	$13,200-$56,800	$6,600-$28,380
2-High	Replace or insulate original garage doors east side warehouse	$5,400	$500-$2,300	$270-$1,161
	Resurface asphalt parking lot	$350,000	$35,000-$150,500	$17,500-$75,250
2-Medium	Improve insulation on warehouse walls	$10,800	$1,100-$4,600	$540-$2,322

Estimated Total Construction Costs (in 2023 Dollars): $628,200
Estimated Project Management Costs Range: $62,800 - $270,200
Estimated Inflation Range: $31,410 - $135,063

Estimated Total Project Costs: $722,410 - $1,033,463

Wilcox Building

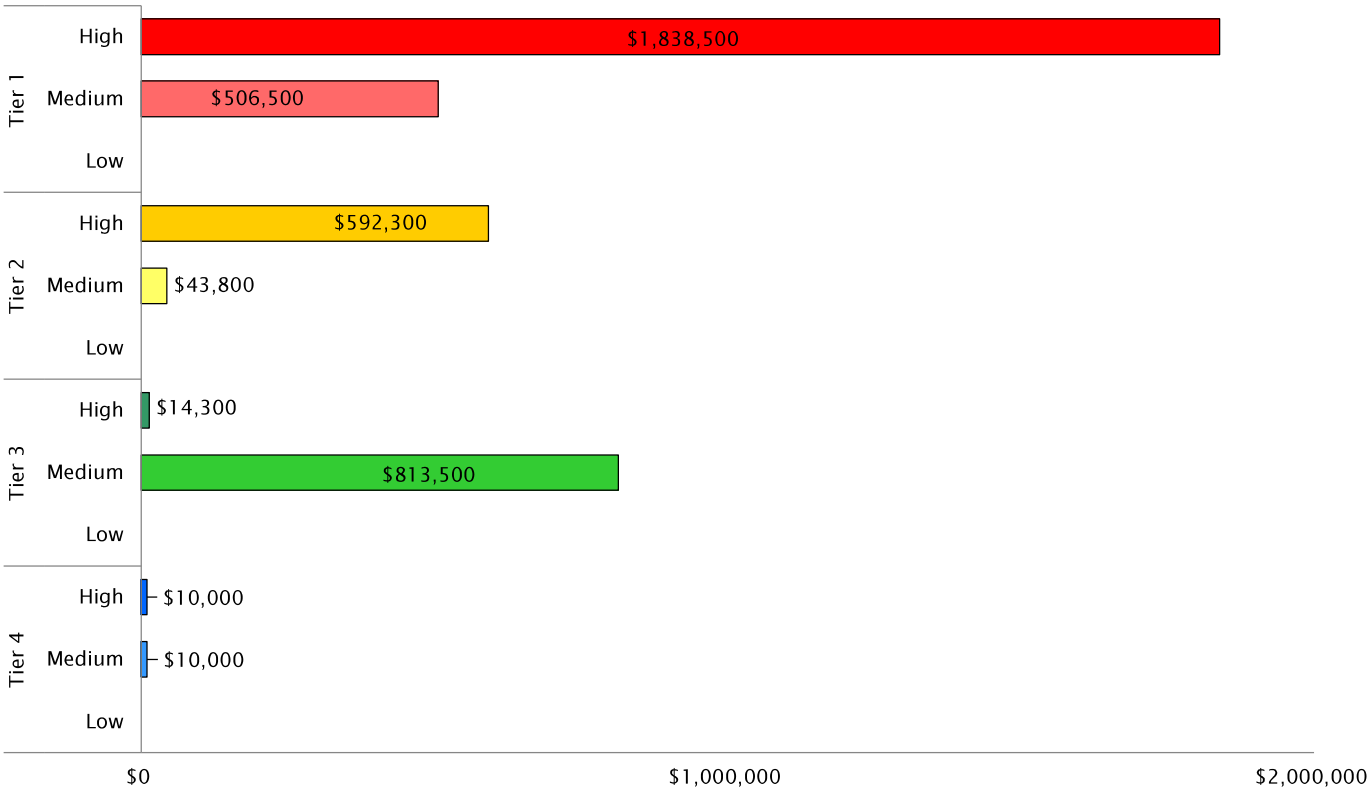
620 Wilcox Street
Castle Rock, CO 80104
Administration/District Offices Facility

Completed in 1907

Site Acreage: 2.4
Facility Square Feet: 36,546

Wilcox Building-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $3,828,900

Estimated Total Project Costs: $4,403,445 - $6,298,914

Following is the list of currently unfunded facility projects at the Wilcox facility

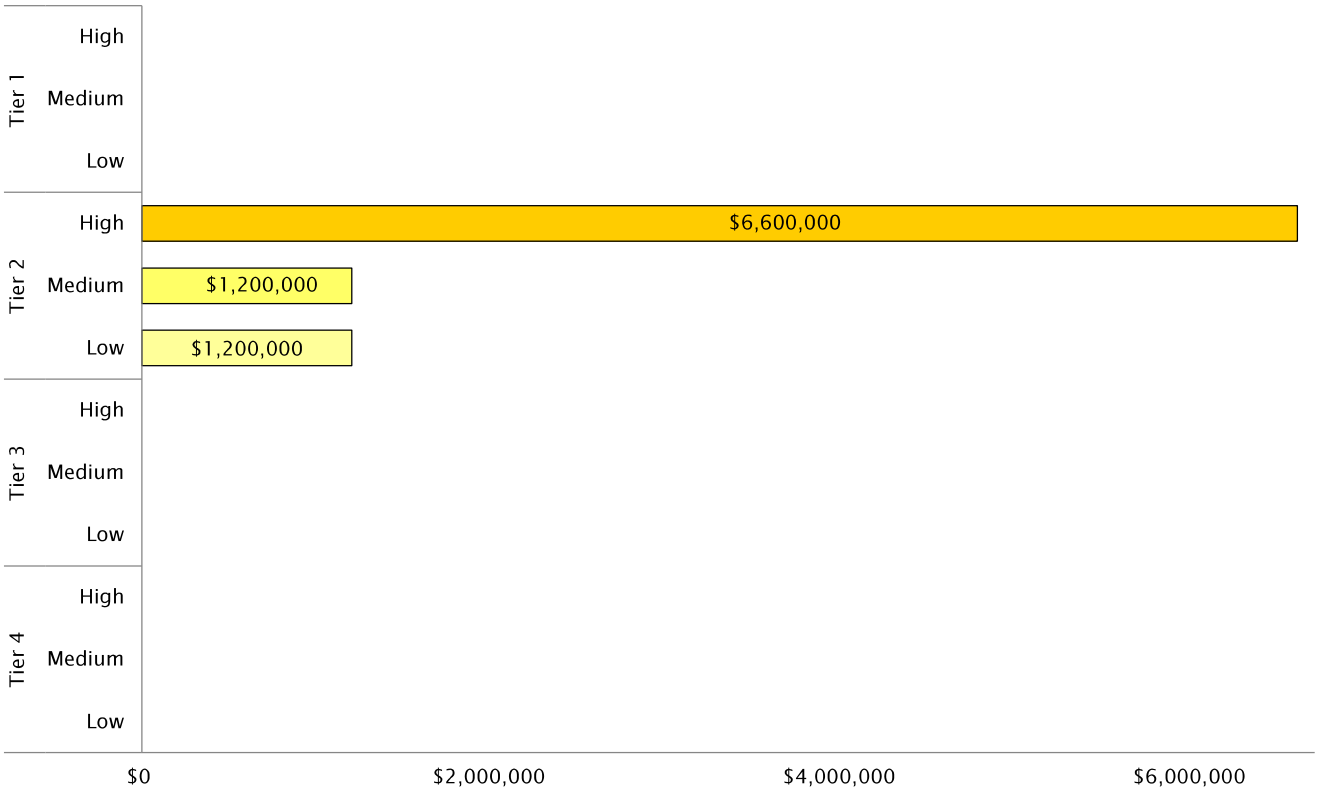
Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Ceiling unit heater at front entrance needs reset into drywall	$1,000	$100-$500	$50-$215
	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$110,000	$11,000-$47,300	$5,500-$23,650
	Paint roof flashings	$3,500	$400-$1,600	$175-$753
	Paint gutters and downspouts	$3,500	$400-$1,600	$175-$753
	Overhaul elevators	$363,000	$36,300-$156,100	$18,150-$78,045
	Replace generator and associated equipment	$82,500	$8,300-$35,500	$4,125-$17,738
	Replace main switchgear	$100,000	$10,000-$43,000	$5,000-$21,500
	Replace roof top units	$750,000	$75,000-$322,500	$37,500-$161,250
	Replace shingles on original building areas A,B,C.D	$200,000	$20,000-$86,000	$10,000-$43,000
	Re-coat roof at main section	$75,000	$7,500-$32,300	$3,750-$16,125
	Upgrade fire alarm system	$150,000	$15,000-$64,500	$7,500-$32,250
1-Medium	Install new IP intercom system for building	$181,500	$18,200-$78,100	$9,075-$39,023
	Replace current non-restricted key system with restricted	$50,000	$5,000-$21,500	$2,500-$10,750
	Upgrade domestic water system	$275,000	$27,500-$118,300	$13,750-$59,125
2-High	Re-finish exterior windows anodized aluminum frames. Replace 2 windows in Nona's office and 1 in board room, 3rd fl, pellet holes.	$8,200	$800-$3,400	$410-$1,763
	Repair/replace sections of curb, repair and paint railing at back entry	$321,200	$32,100-$138,100	$16,060-$69,058
	Replace carpet	$160,700	$16,100-$69,100	$8,035-$34,551
	Replace kitchen sheet vinyl 3rd fl break rm.	$2,200	$200-$1,000	$110-$473
	Resurface asphalt parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
2-Medium	Replace original toilet fixtures	$22,000	$2,200-$9,500	$1,100-$4,730
	Replace original urinals	$11,000	$1,100-$4,800	$550-$2,365
	Restain wood ceiling 2nd fl north (old gym)	$10,800	$1,100-$4,600	$540-$2,322
3-High	Re-attach blinds to wall in Board Rm	$10,000	$1,000-$4,300	$500-$2,150
	Recoat foundation walls on east side	$3,000	$300-$1,300	$150-$645
	Fix sagging ceiling grid lower level at mech rm entrance hallway.	$1,300	$100-$500	$65-$280
3-Medium	Install fire sprinkler system	$750,000	$75,000-$322,500	$37,500-$161,250
	Clean brick and stone entry barriers	$10,000	$1,000-$4,300	$500-$2,150
	Paint interior, metal beams and ductwork 2nd fl north	$53,500	$5,400-$23,000	$2,675-$11,503
4-High	Repair areas of lawn	$10,000	$1,000-$4,300	$500-$2,150
4-Medium	Paint light poles	$10,000	$1,000-$4,300	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $3,828,900
Estimated Project Management Costs Range: $383,100 - $1,646,800
Estimated Inflation Range: $191,445 - $823,214

Estimated Total Project Costs: $4,403,445 - $6,298,914

Athletics-Identified Items

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $9,000,000

Estimated Total Project Costs: $10,350,000 - $14,805,000

Following is the list of currently unfunded athletics facility projects

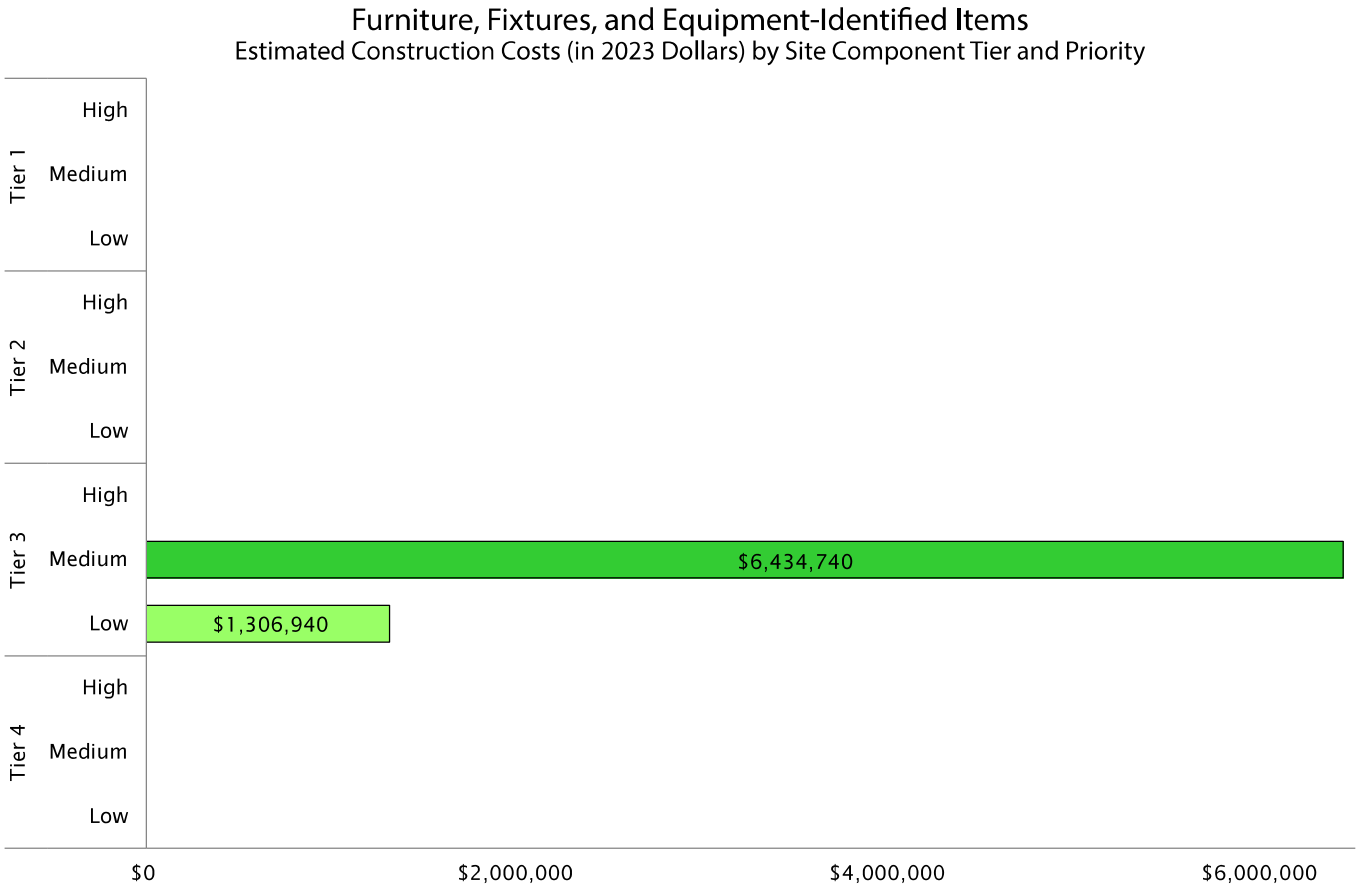
Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Highlands Ranch High School. Replace atheletic field.	$600,000	$60,000-$258,000	$30,000-$129,000
	Highlands Ranch High School. Resurface track.	$600,000	$60,000-$258,000	$30,000-$129,000
	Chaparral High School. Replace atheletic field.	$600,000	$60,000-$258,000	$30,000-$129,000
	Chaparral High School. Resurface track.	$600,000	$60,000-$258,000	$30,000-$129,000
	Douglas County Schools Stadium. Resurface track.	$600,000	$60,000-$258,000	$30,000-$129,000
	Echo Park Automotive Stadium. Resurface track.	$600,000	$60,000-$258,000	$30,000-$129,000
	Ponderosa High School. Resurface track.	$600,000	$60,000-$258,000	$30,000-$129,000
	ThunderRidge High School. Resurface track.	$600,000	$60,000-$258,000	$30,000-$129,000
	Castle View High School. Resurface track.	$600,000	$60,000-$258,000	$30,000-$129,000
	Rock Canyon High School. Replace atheletic field.	$600,000	$60,000-$258,000	$30,000-$129,000
	Rock Canyon High School. Resurface track.	$600,000	$60,000-$258,000	$30,000-$129,000
2-Medium	Ponderosa High School. Replace atheletic field.	$600,000	$60,000-$258,000	$30,000-$129,000
	ThunderRidge High School. Replace atheletic field.	$600,000	$60,000-$258,000	$30,000-$129,000
2-Low	Halftime Help Stadium. Replace athletic field	$600,000	$60,000-$258,000	$30,000-$129,000
	Castle View High School. Replace athletic field.	$600,000	$60,000-$258,000	$30,000-$129,000

Estimated Total Construction Costs (in 2023 Dollars): $9,000,000

Estimated Project Management Costs Range: $900,000 - $3,870,000

Estimated Inflation Range: $450,000 - $1,935,000

Estimated Total Project Costs: $10,350,000 - $14,805,000



Estimated Total Construction Costs (in 2023 Dollars): $7,741,680

Estimated Total Project Costs: $8,902,932-$12,735,064

Following is the list of currently unfunded furniture, fixture, and equipment needs

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Acres Green ES-Replace classroom furniture	$123,520	$12,352-$53,114	$6,176-$26,557
	Arrowwood ES-Replace classroom furniture	$220,000	$22,000-$94,600	$11,000-$47,300
	Bear Canyon ES-Replace classroom furniture	$206,850	$20,685-$88,946	$10,343-$44,473
	Buffalo Ridge ES-Replace classroom furniture	$209,660	$20,966-$90,154	$10,483-$45,077
	Castle Rock ES-Replace classroom furniture	$194,920	$19,492-$83,816	$9,746-$41,908
	Castle View HS-Replace classroom furniture	$422,950	$42,295-$181,869	$21,148-$90,934
	Chaparral HS-Replace classroom furniture	$430,000	$43,000-$184,900	$21,500-$92,450
	Cherokee Trail ES-Replace classroom furniture	$146,800	$14,680-$63,124	$7,340-$31,562
	Cherry Valley ES-Replace classroom furniture	$19,030	$1,903-$8,183	$952-$4,091
	Cimarron MS-Replace classroom furniture	$316,220	$31,622-$135,975	$15,811-$67,987
	Clear Sky ES-Replace classroom furniture	$190,830	$19,083-$82,057	$9,542-$41,028
	Copper Mesa ES-Replace classroom furniture	$208,650	$20,865-$89,720	$10,433-$44,860
	Cougar Run ES-Replace classroom furniture	$220,000	$22,000-$94,600	$11,000-$47,300
	Coyote Creek ES-Replace classroom furniture	$206,160	$20,616-$88,649	$10,308-$44,324
	Cresthill MS-Replace classroom furniture	$306,160	$30,616-$131,649	$15,308-$65,824
	Douglas County High School-Replace classroom furniture	$626,470	$62,647-$269,382	$31,324-$134,691
	Eagle Ridge ES-Replace classroom furniture	$218,900	$21,890-$94,127	$10,945-$47,064
	Eldorado ES-Replace classroom furniture	$202,490	$20,249-$87,071	$10,125-$43,535
	Flagstone ES-Replace classroom furniture	$191,530	$19,153-$82,358	$9,577-$41,179
	Fox Creek ES-Replace classroom furniture	$207,780	$20,778-$89,345	$10,389-$44,673
	Franktown ES-Replace classroom furniture	$203,390	$20,339-$87,458	$10,170-$43,729
	Frontier Valley ES-Replace classroom furniture	$198,970	$19,897-$85,557	$9,949-$42,779
	Heritage ES-Replace classroom furniture	$220,000	$22,000-$94,600	$11,000-$47,300
	Highlands Ranch HS-Replace classroom furniture	$234,730	$23,473-$100,934	$11,737-$50,467
	Iron Horse ES-Replace classroom furniture	$172,300	$17,230-$74,089	$8,615-$37,045
	Larkspur ES-Replace classroom furniture	$194,660	$19,466-$83,704	$9,733-$41,852
	Legacy Point ES-Replace classroom furniture	$203,640	$20,364-$87,565	$10,182-$43,783
	Legend HS-Replace classroom furniture	$156,420	$15,642-$67,261	$7,821-$33,630
	Mammoth Heights-Replace classroom furniture	$198,550	$19,855-$85,377	$9,928-$42,688
	Mesa MS-Replace classroom furniture	$203,660	$20,366-$87,574	$10,183-$43,787
	Mountain Ridge MS-Replace classroom furniture with 21st century learning furniture	$330,000	$33,000-$141,900	$16,500-$70,950
	Mountain View ES-Replace classroom furniture	$200,400	$20,040-$86,172	$10,020-$43,086
	Mountain Vista HS-Replace classroom furniture	$424,380	$42,438-$182,483	$21,219-$91,242
	Northeast ES-Replace classroom furniture	$139,350	$13,935-$59,921	$6,968-$29,960
	Northridge ES-Replace classroom furniture	$71,550	$7,155-$30,767	$3,578-$15,383
	Pine Grove ES-Replace classroom furniture	$206,700	$20,670-$88,881	$10,335-$44,441
	Pine Lane ES-Replace classroom furniture	$423,340	$42,334-$182,036	$21,167-$91,018
	Pioneer ES-Replace classroom furniture	$201,850	$20,185-$86,796	$10,093-$43,398
	Ponderosa HS-Replace classroom furniture	$100,720	$10,072-$43,310	$5,036-$21,655
	Prairie Crossing ES-Replace classroom furniture	$188,680	$18,868-$81,132	$9,434-$40,566
	Ranch View MS-Replace classroom furniture	$173,530	$17,353-$74,618	$8,677-$37,309
	Redstone ES-Replace classroom furniture	$212,030	$21,203-$91,173	$10,602-$45,586
	Renaissance Magnet School-Replace classroom furniture	$203,380	$20,338-$87,453	$10,169-$43,727
	Rock Ridge ES-Replace classroom furniture	$185,220	$18,522-$79,645	$9,261-$39,822
	Rocky Heights MS-Replace classroom furniture with 21st century learning furniture	$312,950	$31,295-$134,569	$15,648-$67,284
	Roxborough Intermediate-Replace classroom furniture	$210,510	$21,051-$90,519	$10,526-$45,260
	Roxborough Primary-Replace classroom furniture	$205,730	$20,573-$88,464	$10,287-$44,232
	Saddle Ranch ES-Replace classroom furniture	$204,870	$20,487-$88,094	$10,244-$44,047
	Sage Canyon ES-Replace classroom furniture	$209,010	$20,901-$89,874	$10,451-$44,937
	Sagewood MS-Replace classroom furniture	$176,130	$17,613-$75,736	$8,807-$37,868
	Sand Creek ES-Replace classroom furniture	$191,380	$19,138-$82,293	$9,569-$41,147
	Sedalia ES-Replace classroom furniture	$81,740	$8,174-$35,148	$4,087-$17,574

Estimated Total Construction Costs (in 2023 Dollars): $7,741,680
Estimated Project Management Costs Range: $1,548,336-$6,657,845
Estimated Inflation Range: $774,168-$3,328,922

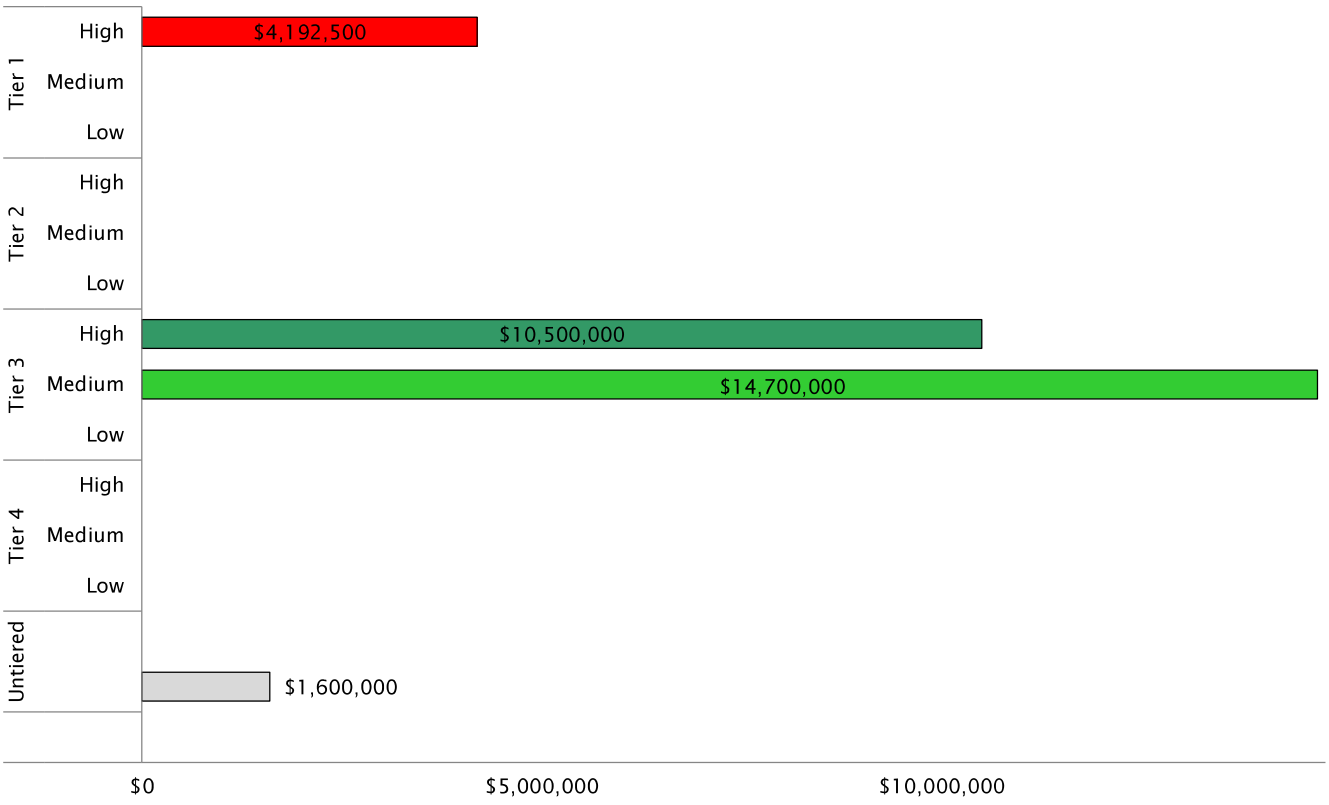
Estimated Total Project Costs: $8,902,932-$12,735,064

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Sierra MS-Replace classroom furniture	$307,580	$30,758-$132,259	$15,379-$66,130
	South Ridge ES-Replace classroom furniture	$184,900	$18,490-$79,507	$9,245-$39,754
	Stone Mountain ES-Replace classroom furniture	$212,340	$21,234-$91,306	$10,617-$45,653
	Summit View ES-Replace classroom furniture	$201,660	$20,166-$86,714	$10,083-$43,357
	ThunderRidge HS-Replace classroom furniture	$420,560	$42,056-$180,841	$21,028-$90,420
	Timber Trail ES-Replace furniture with 21st century learning furniture	$206,940	$20,694-$88,984	$10,347-$44,492
	Trailblazer ES-Replace classroom furniture	$211,820	$21,182-$91,083	$10,591-$45,541
	Wildcat Mountain ES-Replace classroom furniture	$147,630	$14,763-$63,481	$7,382-$31,740
3-Low	DC Oakes HS/District Media Center-Replace furniture with 21st century learning furniture	$12,770	$1,277-$5,491	$639-$2,746
	Gold Rush ES-Replace classroom furniture	$220,000	$22,000-$94,600	$11,000-$47,300
	Lone Tree ES-Replace classroom furniture	$220,000	$22,000-$94,600	$11,000-$47,300
	Meadow View ES-Replace classroom furniture	$220,000	$22,000-$94,600	$11,000-$47,300
	Other Learning Centers (Bridge, DC Support, ECE, Cloverleaf	$65,770	$6,577-$28,281	$3,289-$14,141
	Rock Canyon HS-Replace furniture with 21st century learning furniture	$414,170	$41,417-$178,093	$20,709-$89,047
	Soaring Hawk ES-Replace furniture with 21st century learning furniture	$220,000	$22,000-$94,600	$11,000-$47,300

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District-wide Facilities-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $30,992,500

Estimated Total Project Costs: $32,332,500 - $36,754,500

Following is the list of currently unfunded district-wide needs

Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Vehicles over 15 years old and/or over 150,000 miles	$4,192,500	$0	$0
3-High	Bear Canyon Elementary-Mobile 18	$300,000	N/A	$15,000-$64,500
	Castle View High School-Mobile 20	$300,000	N/A	$15,000-$64,500
	Chaparral High School-Mobile 9	$300,000	N/A	$15,000-$64,500
	Cherokee Trail Elementary-Mobile 11	$300,000	N/A	$15,000-$64,500
	Cherokee Trail Elementary-Mobile 41	$300,000	N/A	$15,000-$64,500
	Cougar Run Elementary-Mobile 25	$300,000	N/A	$15,000-$64,500
	Eagle Ridge Elementary-Mobile 32	$300,000	N/A	$15,000-$64,500
	Franktown Elementary-Mobile 42	$300,000	N/A	$15,000-$64,500
	Frontier Valley Elementary-Mobile 27	$300,000	N/A	$15,000-$64,500
	Frontier Valley Elementary-Mobile 47	$300,000	N/A	$15,000-$64,500
	Heritage Elementary-Mobile 17	$300,000	N/A	$15,000-$64,500
	Legend High School-Mobile 19	$300,000	N/A	$15,000-$64,500
	Mountain Vista High School-Mobile 30	$300,000	N/A	$15,000-$64,500
	Northridge Elementary-Mobile 3	$300,000	N/A	$15,000-$64,500
	Pine Grove Elementary-Mobile 36	$300,000	N/A	$15,000-$64,500
	Pine Grove Elementary-Mobile 39	$300,000	N/A	$15,000-$64,500
	Pine Grove Elementary-Mobile 43	$300,000	N/A	$15,000-$64,500
	Pine Lane Elementary-Mobile 4	$300,000	N/A	$15,000-$64,500
	Pine Lane Elementary-Mobile 5	$300,000	N/A	$15,000-$64,500
	Pine Lane Elementary-Mobile 7	$300,000	N/A	$15,000-$64,500
	Pioneer Elementary-Mobile 1	$300,000	N/A	$15,000-$64,500
	Pioneer Elementary-Mobile 12	$300,000	N/A	$15,000-$64,500
	Prairie Crossing Elementary-Mobile 38	$300,000	N/A	$15,000-$64,500
	Rock Ridge Elementary-Mobile 16	$300,000	N/A	$15,000-$64,500
	Rocky Heights Middle School-Mobile 13	$300,000	N/A	$15,000-$64,500
	Rocky Heights Middle School-Mobile 23	$300,000	N/A	$15,000-$64,500
	Rocky Heights Middle School-Mobile 44	$300,000	N/A	$15,000-$64,500
	Saddle Ranch Elementary-Mobile 35	$300,000	N/A	$15,000-$64,500
	Sand Creek Elementary-Mobile 15	$300,000	N/A	$15,000-$64,500
	Sierra Middle School-Mobile 26	$300,000	N/A	$15,000-$64,500
	Soaring Hawk Elementary-Mobile 14	$300,000	N/A	$15,000-$64,500
	South Ridge Elementary-Mobile 24	$300,000	N/A	$15,000-$64,500
	South Ridge Elementary-Mobile 28	$300,000	N/A	$15,000-$64,500
	Summit View Elementary-Mobile 31	$300,000	N/A	$15,000-$64,500
	Wildcat Mountain Elementary-Mobile 22	$300,000	N/A	$15,000-$64,500
3-Med	Acres Green Elementary-Mobile 45	$300,000	N/A	$15,000-$64,500
	Acres Green Elementary-Mobile 91	$300,000	N/A	$15,000-$64,500
	Acres Green Elementary-Mobile 98	$300,000	N/A	$15,000-$64,500
	Bear Canyon Elementary-Mobile 56	$300,000	N/A	$15,000-$64,500
	Bear Canyon Elementary-Mobile 79	$300,000	N/A	$15,000-$64,500
	Buffalo Ridge Elementary-Mobile 71	$300,000	N/A	$15,000-$64,500
	Castle Rock Elementary-Mobile 63	$300,000	N/A	$15,000-$64,500
	Castle View High School-Mobile 81	$300,000	N/A	$15,000-$64,500
	Castle View High School-Mobile 86	$300,000	N/A	$15,000-$64,500
	Chaparral High School-Mobile 75	$300,000	N/A	$15,000-$64,500
	Cimarron Middle School-Mobile 83	$300,000	N/A	$15,000-$64,500
	Cimarron Middle School-Mobile 92	$300,000	N/A	$15,000-$64,500
	Clear Sky Elementary-Mobile 99	$300,000	N/A	$15,000-$64,500
	Coyote Creek Elementary-Mobile 53	$300,000	N/A	$15,000-$64,500

Estimated Total Construction Costs (in 2023 Dollars): $30,992,500

Estimated Inflation Range: $1,340,000 - $5,762,000

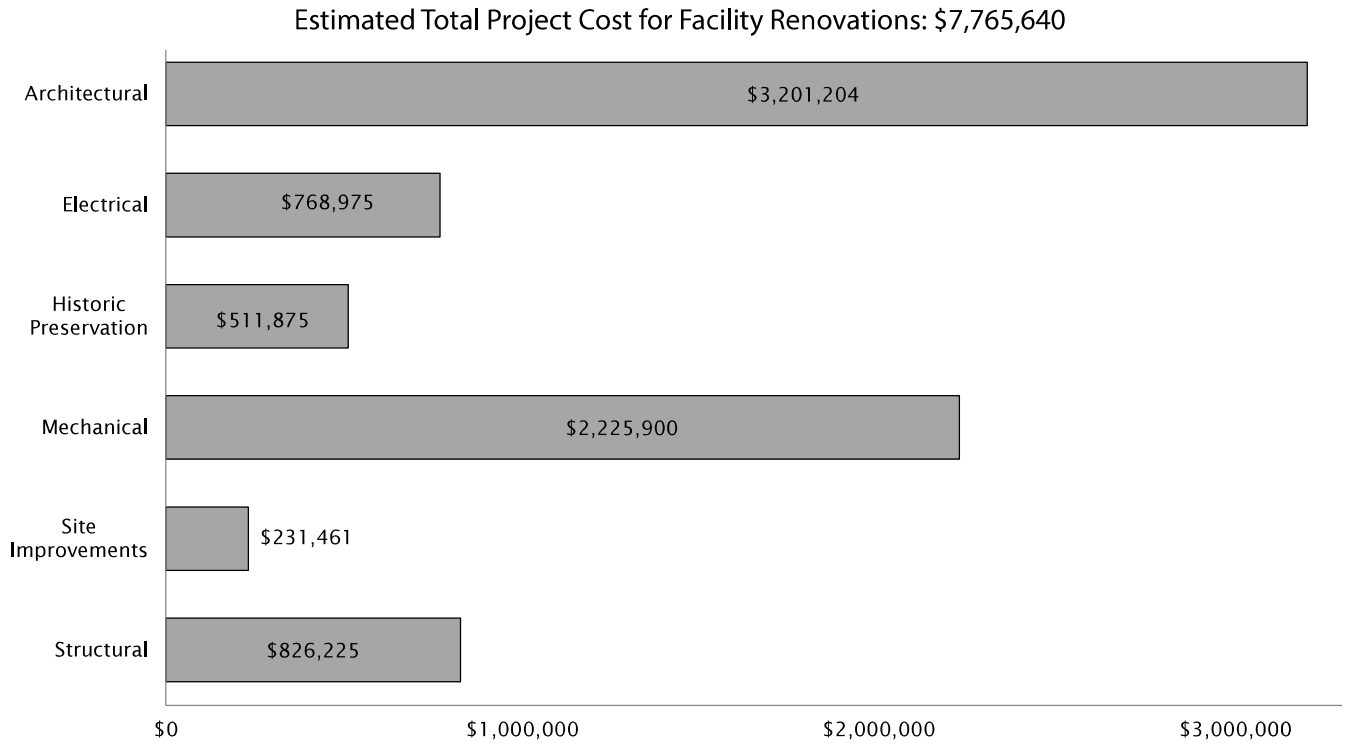
Estimated Total Project Costs: $32,332,500 - $36,754,500

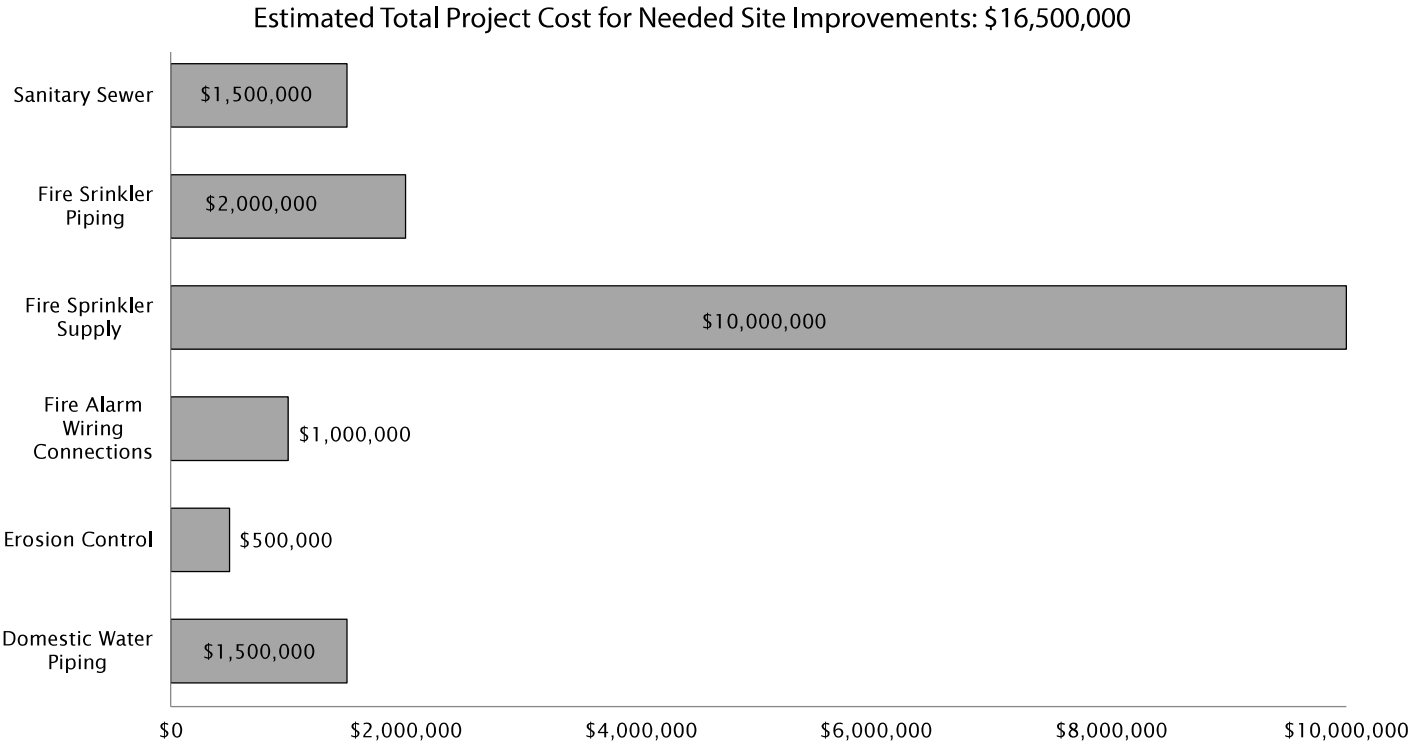
Tier & Priority Class	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Med	Douglas County High School-Mobile 72	$300,000	N/A	$15,000-$64,500
	Eldorado Elementary-Mobile 84	$300,000	N/A	$15,000-$64,500
	Eldorado Elementary-Mobile 96	$300,000	N/A	$15,000-$64,500
	Fox Creek Elementary-Mobile 74	$300,000	N/A	$15,000-$64,500
	Fox Creek Elementary-Mobile 77	$300,000	N/A	$15,000-$64,500
	Franktown Elementary-Mobile 60	$300,000	N/A	$15,000-$64,500
	Iron Horse Elementary-Mobile 67	$300,000	N/A	$15,000-$64,500
	Legend High School-Mobile 80	$300,000	N/A	$15,000-$64,500
	Legend High School-Mobile 82	$300,000	N/A	$15,000-$64,500
	Legend High School-Mobile 85	$300,000	N/A	$15,000-$64,500
	Mammoth Heights Elementary-Mobile 73	$300,000	N/A	$15,000-$64,500
	Meadow View Elementary-Mobile 76	$300,000	N/A	$15,000-$64,500
	Mountain Vista High School-Mobile 100	$300,000	N/A	$15,000-$64,500
	Mountain Vista High School-Mobile 59	$300,000	N/A	$15,000-$64,500
	Northridge Elementary-Mobile 97	$300,000	N/A	$15,000-$64,500
	Pine Grove Elementary-Mobile 61	$300,000	N/A	$15,000-$64,500
	Pioneer Elementary-Mobile 66	$300,000	N/A	$15,000-$64,500
	Ponderhosa High School-Mobile 89	$300,000	N/A	$15,000-$64,500
	Ponderhosa High School-Mobile 93	$300,000	N/A	$15,000-$64,500
	Prairie Crossing Elementary-Mobile 62	$300,000	N/A	$15,000-$64,500
	Prairie Crossing Elementary-Mobile 90	$300,000	N/A	$15,000-$64,500
	Prairie Crossing Elementary-Mobile 94	$300,000	N/A	$15,000-$64,500
	Redstone Elementary-Mobile 88	$300,000	N/A	$15,000-$64,500
	Rocky Heights Middle School-Mobile 101	$300,000	N/A	$15,000-$64,500
	Rocky Heights Middle School-Mobile 95	$300,000	N/A	$15,000-$64,500
	Saddle Ranch Elementary-Mobile 70	$300,000	N/A	$15,000-$64,500
	Sage Canyone Elementary-Mobile 87	$300,000	N/A	$15,000-$64,500
	Sand Creek Elementary-Mobile 64	$300,000	N/A	$15,000-$64,500
	Sand Creek Elementary-Mobile 65	$300,000	N/A	$15,000-$64,500
	South Ridge Elementary-Mobile 58	$300,000	N/A	$15,000-$64,500
	Summit View Elementary-Mobile 69	$300,000	N/A	$15,000-$64,500
	Summit View Elementary-Mobile 78	$300,000	N/A	$15,000-$64,500
	ThunderRidge High School-Mobile 52	$300,000	N/A	$15,000-$64,500
	Trailblazer Elementary-Mobile 57	$300,000	N/A	$15,000-$64,500
	Wildcat Mountain Elementary-Mobile 68	$300,000	N/A	$15,000-$64,500
N/A	Contingency for ADA Compliance Projects	$550,000	N/A	$27,500-$118,250
	Contingency for Special Education Needs Projects	$550,000	N/A	$27,500-$118,250
	Playground Equipment	$500,000	N/A	$25,000-$107,500

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Over the last century, the Stone Canyon property has been used for agriculture, a U.S. Postal Service retreat, a Libertarian school, and a rehabilitative program for young boys. The property is significant for its role in the establishment of the Libertarian movement in the United States. Robert LeFevre, a writer and economic theorist, purchased the property in 1955 and began The Freedom School a non-profit educational institution specializing in Libertarian philosophy and programming. In 1963, Rampart College was formed to offer a two-year graduate school degree in Libertarian philosophy. In 1965 the Plum Creek flood devastated the campus and the school and college were moved to Santa Ana, California. LeFevre eventually sold the property to the Frontier Boys Village in 1968 where upon the site began operating as a rehabilitative facility for boys assigned by the Denver Juvenile Court. Despite a promising start, The Frontier Boys Village closed in 1978 and sold the property to the Emily Griffith Boys School in 1980. The Emily Griffith Center provided housing for 65 boys between the ages of 10-21 until 2011 when the property was sold to the Douglas County Commissioners. The purchase was made with a vision of entering into a partnership with Douglas County School District to provide students with the opportunity for local outdoor education. In August of 2012, Douglas County Outdoor Education Center opened its doors for leadership retreats and outdoor education programs. The center was renamed Stone Canyon Outdoor EdVentures in 2015 and now offers a variety of outdoor education programs for parents, teachers, and students, as well as summer camps and conference and retreat opportunities.

The property has local landmark status, and was designated as a Douglas County Landmark on March 24, 2015. The site includes 13 contributing structures, built during the property's period of significance, 1955-1968. Previous assessments of the center have been conducted with the purpose of identifying the level of renovation effort needed to make facilities fit for occupancy and to expand the overall functionality of the site. The identified capital needs of the Stone Canyon Outdoor EdVenture campus will differ from the needs of a traditional DCSD educational or support facility in that significant demolition and renovations are needed and this must be done with the center's historic designation in mind. The following pages offer a summary of the level of investment needed to make all twelve facilities on site fit for occupancy while still meeting the center's historic designation requirements.





Estimated Total Facility and Site Improvement Project Cost: $24,265,640

Building 100

Minor interior finishes, paint, and flooring

Project Type	Project Description	Estimated Total Project Cost
Architectural	Interior paint	$20,000
Architectural	Interior flooring	$30,000

Building 102

Minimal Site Improvements, Minor Exterior Enclosure, Windows, Roof, Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Paint exterior	$10,000
Architectural	Replace windows	$10,000
Architectural	Replace roof	$40,000
Architectural	Repair soffitt	$10,000
Architectural	Repair/replace gutters and downspouts	$5,000
Electrical	Electrical System	$25,000
Mechanical	Install two additional showers	$5,000
Mechanical	Fire Sprinkler System	$25,000
Mechanical	Plumbing System	$30,000
Mechanical	Mechanical System	$40,000
Site Improvements	Replace gas service piping	$10,000

Building 104

Structural Repairs, Perimeter Drainage and Insulation, Basement Walls. Roof Construction, Roof Finishes, Exterior paint, Ramp and Deck Repair, Windows, Interior Construction, Wall, Ceilings, Flooring, Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Stain and re-chink logs. Repair CMU	$10,000
Architectural	Paint exterior	$10,000
Architectural	Remove deck and stairs. Intall new stairs in original location from kitchen. Make enclosed porch back to open deck.	$40,000
Architectural	Replace windows	$10,000
Architectural	Replace roof	$30,000
Architectural	Repair porch soffit	$5,000
Architectural	Repair/replace gutters and downspouts	$5,000
Architectural	Repair celing lower level	$20,000
Architectural	Replace restroom flooring	$5,000
Architectural	Replace carpet	$10,000
Electrical	Uprage fire alarm system to current code, remove exposed wiring	$15,000
Electrical	Electrical System	$25,000
Mechanical	Replace washer hook up fixtures	$5,000
Mechanical	Fire Sprinkler System	$10,000
Mechanical	Plumbing System	$25,000
Mechanical	Mechanical System	$25,000
Structural	Repair perimeter drainage and insulation	$10,000
Structural	Repair basement wall (CMU wall cracked, damage inside to wall)	$20,000
Structural	Roof structural repairs	$50,000

Building 106

Exterior Repair, Deck. Paint, Doors, Roof Finishes, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	New deck for rear entry.	$40,000
Architectural	Paint exterior	$10,000
Architectural	Replace exterior doors	$5,000
Architectural	Replace roof	$40,000
Architectural	Replace gutter and downspouts	$5,000
Electrical	Electrical System	$20,000
Mechanical	Fire Sprinkler System	$35,000
Mechanical	Plumbing System	$15,000
Mechanical	Mechanical System	$20,000

Building 108

Site Work for Erosion, Minor Structural Repair, Foundation, Exterior Repair, Decks, Exterior Wall, Paint, Fire Alarm

Project Type	Project Description	Estimated Total Project Cost
Architectural	Stain and re-chink logs, Repair CMU backside, reseal	$25,000
Architectural	Repair deck foundation, stain new railings	$30,000
Electrical	Electrical System	$40,000
Mechanical	Replace baseboard heat.	$20,000
Mechanical	Fire Sprinkler System	$40,000
Mechanical	Plumbing System	$30,000
Mechanical	Mechanical System	$40,000
Site Improvements	Repair erosion in back	$50,000
Structural	Repair concrete column SW corner	$20,000

Building 110

Site improvements, Concreter Repair, Railings, Retaining Walls, Exterior Repairs, Roof Finishes, Gutters and Downspouts, Exterior Walls. Doors, Interior Repairs, Walls, Doors, Ceiling. Flooring. Fire Alarm,

Project Type	Project Description	Estimated Total Project Cost
Architectural	Stucco repairs	$7,560
Architectural	Infill attic opening with screen and caulk	$150
Architectural	Replace gutters and downspout (sizing and re-design included)	$7,704
Architectural	Repair dauging	$6,000
Architectural	Caulk and repair cracks and open joints	$3,000
Architectural	Clean siding and apply stain and sealer	$4,500
Architectural	Clean wood surface and apply clear sealer or boiled linseed mix to gable ends of historic building	$12,000
Architectural	Restore door and instlal new hinges and latch (door 120)	$1,500
Architectural	Install shingles to match historic	$27,300
Architectural	Install new metal flashing	$2,250
Architectural	Install and/or restore doors	$31,500
Architectural	Replace and finish windows	$99,000
Architectural	Replace dining room floors	$6,300
Architectural	Replace dining room walls	$1,800
Architectural	Remove living room and kitchen carpet and restore exposed wood flooring	$2,700
Architectural	Replace living room and kitchen walls	$1,800
Architectural	Investigate water stain in living room and kitchen for possible leak	$300
Architectural	Replace pantry flooring consistent with living room and kitchen flooring	$2,250

Building 110 cont.

Project Type	Project Description	Estimated Total Project Cost
Architectural	Remove paneling in bedroom 102 to expose log	$1,890
Architectural	Reconstruct and refinish closet wall in bedroom 102	$3,000
Architectural	Remove ceiling and expose log rafters in bedroom 102	$720
Architectural	Remove carpet and restore wood flooring in bedroom 104	$2,430
Architectural	Replace walls in bedroom 104	$5,625
Architectural	Clean walls and ceiling and paint (room 108 & 109)	$2,640
Architectural	Clean concrete floor in storage room 109 and laundry room 108 investigate leak at door	$15,150
Electrical	New electrical panel that is code compliant and appropriate size	$6,000
Electrical	Install new security system in storage room 109	$3,000
Electrical	Electrical System	$20,000
Mechanical	Install high efficiency funrace and air conditioning	$36,000
Mechanical	Replace water heater	$2,400
Mechanical	Fire Sprinkler System	$40,000
Mechanical	Plumbing System	$20,000
Mechanical	Mechanical System	$20,000
Site Improvements	Replace stairs from upper parking lot	$6,000
Site Improvements	Replace stairs railing with code compliant railing	$7,500
Site Improvements	Lower grade along east and south elevations	$2,400
Site Improvements	Create a dry zone on south and east elevations	$9,000
Site Improvements	Timber dutchman repairs where deterioration is limited to outer face	$10,500
Site Improvements	Re-grade at the north elevation to direct water away from the building and toward the drainage channel.	$936
Site Improvements	Remove rot and infill gaps and missing wood	$750
Site Improvements	Landscape to remove vegatation overgrowth	$4,500
Structural	Reconstruct concrete stoop at Basement door.	$750

Building 112

Existing Living Space into New Kitchen, Renovate Living Space into New Bedrooms, New Roofing System, New Floor, Wall & Ceiling Finishes, Minimal Structural Upgrades, Fire Alarm Selective Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Building Demolition, Selective Interior / Misc.	$13,750
Architectural	Porch Foundation Wall, Earthwork, Shore, Reconstruct	$16,875
Architectural	Existing Exit Stairs, Replace Handrails	$6,250
Architectural	Wood Paneling, Match Existing	$9,375
Architectural	Wood Paneling, Patch & Repair	$6,250
Architectural	Millwork / Casework with Tops	$8,750
Architectural	Roofing (Asphalt Shingles, Gutters, Flashings & Insulation)	$75,000
Architectural	Interior Commercial Doors w/ Frame & Hardware	$10,000
Architectural	Interior Windows & Frame	$2,500
Architectural	Interior Stud Walls & Gypsum Board Partitions	$3,125
Architectural	Interior Stud Walls & Gypsum Board Partitions - Infill	$3,125
Architectural	Finishes - Floor, Wall & Ceiling (Remodel)	$17,500
Architectural	Specialties / Equipment	$11,250
Architectural	Existing Building, Patch & Repair (Allowance)	$6,875
Architectural	Residential Kitchen Appliances	$12,500
Architectural	Historic Preservation Coordination Allowance (SHPO)	$6,250
Electrical	Electrical System	$67,375
Historic Preservation	Cost per Historic Struct. Assessment	$511,875
Mechanical	Fire Sprinkler System (Cost per Engineer)	$76,875
Mechanical	Plumbing System (Cost per Engineer)	$83,000
Mechanical	Mechanical System (Cost per Engineer)	$20,625
Site Improvements	Patch & Repair Allowance (Minimal)	$3,125
Structural	Existing Roof Structure Reinforcement (Selective)	$12,500
Structural	Structural Upgrades, Undiscovered Conditions (Allow)	$168,750

Building 114

New LULA Elevator / Lift with Exterior Enclosure, Remodel Basement to Add New Toilet Rooms, Selective Interior Finish Upgrades, Fire Alarm Selective Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Roofing (Asphalt Shingles, Gutters, Flashings & Insul)	$3,750
Architectural	Exterior / Interior Comm. Doors w/ Frame & Hardware	$14,375
Architectural	Interior Windows & Frame	$1,875
Architectural	Exterior Wall Veneer - Wood Siding	$35,000
Architectural	Interior Stud & Gypsum Board Partitions	$6,250
Architectural	Finishes - Floor, Wall & Ceiling (Addition)	$5,625
Architectural	LULA Elevator / Lift	$37,500
Architectural	Specialties / Equipment	$3,125
Architectural	Building Demolition, Selective Interior / Misc.	$36,250
Architectural	Remove Existing Staircase, Complete	$9,375
Architectural	Interior Stair Case w/ Handrails	$19,375
Architectural	Millwork / Casework with Tops	$12,500
Architectural	Roofing System, Patch & Repair (Minimal)	$4,375
Architectural	Interior Commercial Doors w/ Frame & Hardware	$13,125
Architectural	Interior Stud Walls & Gypsum Board Partitions	$5,000
Architectural	Wood Flooring, Refurbish Existing & Reinstall	$23,750
Architectural	Finishes - Floor, Wall & Ceiling (Remodel)	$41,250
Architectural	Specialties / Equipment	$9,375
Architectural	Existing Building, Patch & Repair (Allowance)	$18,125
Architectural	Historic Preservation Coordination Allowance (SHPO)	$8,125
Electrical	Electrical System (Cost per Engineer)	$117,125
Mechanical	Fire Sprinkler System (Cost per Engineer)	$123,000
Mechanical	Plumbing System (Cost per Engineer)	$97,000
Mechanical	Mechanical System (Cost per Engineer)	$136,250

Building 116

Remove Stairs / Walls & Doors, Infill with Floor Structure & Flooring Selective Interior Finish Upgrades, Mediate Structural Deficiencies, Fire Alarm, Selective Fire Suppression, Plumbing, HVAC & Electrical

Project Type	Project Description	Estimated Total Project Cost
Architectural	Building Demolition, Selective Interior / Misc.	$6,875
Architectural	Remove Existing Staircase & Handrails	$9,375
Architectural	Wood Paneling, Match Existing	$4,375
Architectural	Wood Paneling, Patch & Repair	$1,875
Architectural	Millwork / Casework with Tops	$14,375
Architectural	Roofing System, Patch & Repair (Minimal)	$8,125
Architectural	Interior Stud Walls & Gypsum Board Partitions	$4,375
Architectural	Interior Stud Walls & Gypsum Board Partitions - Infill	$3,750
Architectural	Finishes - Floor, Wall & Ceiling (Remodel)	$17,500
Architectural	Specialties / Equipment	$3,750
Architectural	Existing Building, Patch & Repair (Allowance)	$11,875
Architectural	Residential Kitchen Appliances	$12,500
Architectural	Historic Preservation Coordination Allowance (SHPO)	$6,250
Electrical	Electrical System (Cost per Engineer)	$20,250
Mechanical	Fire Sprinkler System (Cost per Engineer)	$15,750
Mechanical	Plumbing System (Cost per Engineer)	$35,000
Mechanical	Mechanical System (Cost per Engineer)	$78,750
Site Improvements	Site Improvements - Patch & Repair Allow (Minimal)	$6,250
Structural	CMU South Wall, Remove CMU Piers, Patch & Repair	$3,750
Structural	CMU South Wall, Underpin, Epoxy/Steel Inject Cracks	$7,500
Structural	CMU Piers - East Wall, Underpin, Patch & Repair	$14,375
Structural	Steel Floor Deck & Structure - Infill, Patch & Repair	$4,375
Structural	Existing Floor Structure, Replace Beams & Joists	$23,125
Structural	Existing Roof Structure, Replace Joists & Rafters	$21,875
Structural	Structural Upgrades, Undiscovered Conditions (Allow)	$1,250

Building 118

Site Improvements, Retaining Wall. Landscaping, Erosion Control, Exterior Repair, Roof Finishes, Exterior Walls, Doors, Stair, Windows, Interior Repair, Walls. Doors, Ceiling, Flooring, . Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Assure the water leaks have been repaired.	$3,000
Architectural	Replace the particle board connection plates in the garage addition.	$6,000
Architectural	Repair roof	$68,400
Architectural	Remove metal flashing and reinstall.	$1,500
Architectural	Install new gutters and downspouts	$7,200
Architectural	Replace Door 100	$4,500
Architectural	Restore Window K in the Storage Area	$15,000
Architectural	Replace the deteriorated floor sheathing in the garage addition. Pour new concrete slab.	$24,000
Architectural	Remove the attached shelving and storage and inspect the walls to determine the condition - garage addition - south wall	$2,160
Architectural	Sand entire building and repair any damage. Where damage is significant replace in kind. Prime and paint building afterwards.	$75,000
Architectural	Complete a mortar analysis to determine the appropriate mortar.	$1,500
Architectural	Repoint masonry	$7,500
Architectural	Remove and replace exterior stairs. Paint to match building	$9,000
Architectural	Replace doors on first floor.	$10,500
Architectural	Replace windows	$19,500
Architectural	Remove the steel security bars from the windows.	$3,000
Architectural	Restore historic wood trim throughout	$6,000
Architectural	Patch drywall partitions, retexture and paint. Replace carpet and vct throughout.	$24,000
Electrical	Install new electrical distribution system	$41,400
Electrical	New energy saving light fixtures throughout	$20,700
Electrical	Install security system	$3,000
Electrical	Electrical System	$40,000
Mechanical	Install new unit heaters in garage and classroom area	$58,500
Mechanical	Fire Sprinkler System	$40,000
Mechanical	Plumbing System	$40,000
Mechanical	Mechanical System	$40,000
Site Improvements	Landscaping	$3,000
Site Improvements	Remove grade and construct retaining wall on hill to south. Temporarily remove grade and install waterproof membrane where foundation is below grade. Install perforated drain at base of builidng and plant native grasses.	$45,000
Site Improvements	Remove risen grade and instaillll waterproofing membrane to foundation. Regrade to route drainage.	$2,250
Site Improvements	Remove plant beds on north elevation and lower grade. Regrade to route drainage.	$1,500
Site Improvements	Regrade at the septic system location and reseed.	$750
Site Improvements	Regrade and construct natural (not concrete) drainagge swale at south elevation.	$3,000
Structural	Remove all equipment from second floor. Strengthen floor joists to meet intended use and occupancy (occupancy TBD at this time)	$26,100

Building 124

Minimal Site Improvements, New Decorative Rear Patio, Minor Exterior Enclosure Repairs, Complete Framing & Walls, New Doors & Windows, Replace Existing Staircase, New Floor, Wall & Ceiling Finishes, Add Interior LULA Lift, Structural Upgrades Floor, Roof & Wall, Minor Structural Upgrades for Unknown Deficiencies, Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Assure the water leaks have been repaired.	$3,000
Architectural	Replace the particle board connection plates in the garage addition.	$6,000
Architectural	Repair roof	$68,400
Architectural	Remove metal flashing and reinstall.	$1,500
Architectural	Install new gutters and downspouts	$7,200
Architectural	Replace Door 100	$4,500
Architectural	Restore Window K in the Storage Area	$15,000
Architectural	Replace the deteriorated floor sheathing in the garage addition. Pour new concrete slab.	$24,000
Architectural	Remove the attached shelving and storage and inspect the walls to determine the condition - garage addition - south wall	$2,160
Architectural	Sand entire building and repair any damage. Where damage is significant replace in kind. Prime and paint building afterwards.	$75,000
Architectural	Complete a mortar analysis to determine the appropriate mortar.	$1,500
Architectural	Repoint masonry	$7,500
Architectural	Remove and replace exterior stairs. Paint to match building	$9,000
Architectural	Replace doors on first floor.	$10,500
Architectural	Replace windows	$19,500
Architectural	Remove the steel security bars from the windows.	$3,000
Architectural	Restore historic wood trim throughout	$6,000
Architectural	Patch drywall partitions, retexture and paint. Replace carpet and vct throughout.	$24,000
Electrical	Install new electrical distribution system	$41,400
Electrical	New energy saving light fixtures throughout	$20,700
Electrical	Install security system	$3,000
Electrical	Electrical System	$40,000
Mechanical	Install new unit heaters in garage and classroom area	$58,500
Mechanical	Fire Sprinkler System	$40,000
Mechanical	Plumbing System	$40,000
Mechanical	Mechanical System	$40,000
Site Improvements	Landscaping	$3,000
Site Improvements	Remove grade and construct retaining wall on hill to south. Temporarily remove grade and install waterproof membrane where foundation is below grade. Install perforated drain at base of buildng and plant native grasses.	$45,000
Site Improvements	Remove risen grade and instailll waterproofing membrane to foundation. Regrade to route drainage.	$2,250
Site Improvements	Remove plant beds on north elevation and lower grade. Regrade to route drainage.	$1,500
Site Improvements	Regrade at the septic system location and reseed.	$750
Site Improvements	Regrade and construct natural (not concrete) drainagge swale at south elevation.	$3,000
Structural	Remove all equipment from second floor. Strengthen floor joists to meet intended use and occupancy (occupancy TBD at this time)	$26,100

Building 126

Replace Exterior Wall Cladding (Outside & Inside Face), New Roofing System & High Performace Insulation, New Concrete Slab on Existing Grade, Slab Heating, Replace OH Section Doors, New Exterior & Interior Doors / Windows, New Floor, Wall & Ceiling Finishes, Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Building Demolition, Selective Interior / Misc.	$86,250
Architectural	Exterior Wall Cladding, Trim & Insul - Metal Panel	$216,250
Architectural	Interior Lining & Gypsum Board @ Exterior Walls	$130,000
Architectural	Millwork / Casework with Tops	$3,750
Architectural	Roofing (Metal Standing Seam, Flashings & HP Insul)	$284,375
Architectural	Overhead Section Doors & Frame w/ Opener	$36,875
Architectural	Exterior Wall Polycarb Wall Panel Transom & Frame	$20,000
Architectural	Exterior / Interior Commercial Doors w/ Frame & Hrdwr	$18,125
Architectural	Interior Windows & Frame	$7,500
Architectural	Interior Stud Walls & Gypsum Board Partitions	$13,125
Architectural	Interior Stud Walls & Gypsum Board Partitions - Infill	$16,250
Architectural	Finishes - Floor, Wall & Ceiling (Remodel)	$148,125
Architectural	Wall Protection / Barriers	$9,375
Architectural	Specialties / Equipment	$25,000
Architectural	Existing Building, Patch & Repair (Allowance)	$15,625
Electrical	Electrical System (Cost per Engineer)	$121,250
Mechanical	Fire Sprinkler System (Cost per Engineer)	$165,250
Mechanical	Plumbing System (Cost per Engineer)	$124,875
Mechanical	Mechanical System (Cost per Engineer)	$175,625
Structural	Excavation & Backfill, Foundations	$8,125
Structural	Foundations & Footings, Underpinning / Shoring	$12,500
Structural	Concrete Tie-Beam, Reinforced	$30,000
Structural	Foundation, Bolster Column Supports	$14,375
Structural	Concrete Slab on Grade & Insulation, Reinf - 5"	$51,875
Structural	Concrete Slab on Grade - Infill, Patch & Repair	$1,875
Structural	Existing Floor Structure, Reinforce, Patch & Repair	$13,750
Structural	Existing Roof Structure - Add Steel Purlins & Weld	$71,875
Structural	Steel Bldg Frame - Add Weld Cover Plates & Stiffeners	$25,625
Structural	Structural Upgrades, Undiscovered Conditions (Allow)	$10,000

Site Utilities

Replacement or all Underground Utility Piping, Wiring, New installation of Fire Suppression Piping and Cisterns, Erosion Control Around Buildings and Site as Needed, Historical Assessment and Associated Restoration Work for All BuildingsElectrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Site Improvements	Erosion Control	$500,000
Site Improvements	Domestic Water Piping	$1,500,000
Site Improvements	Sanitary Sewer	$1,500,000
Site Improvements	Fire Srinkler Piping	$2,000,000
Site Improvements	Fire Sprinkler Supply	$10,000,000
Site Improvements	Fire Alarm Wiring Connections	$1,000,000

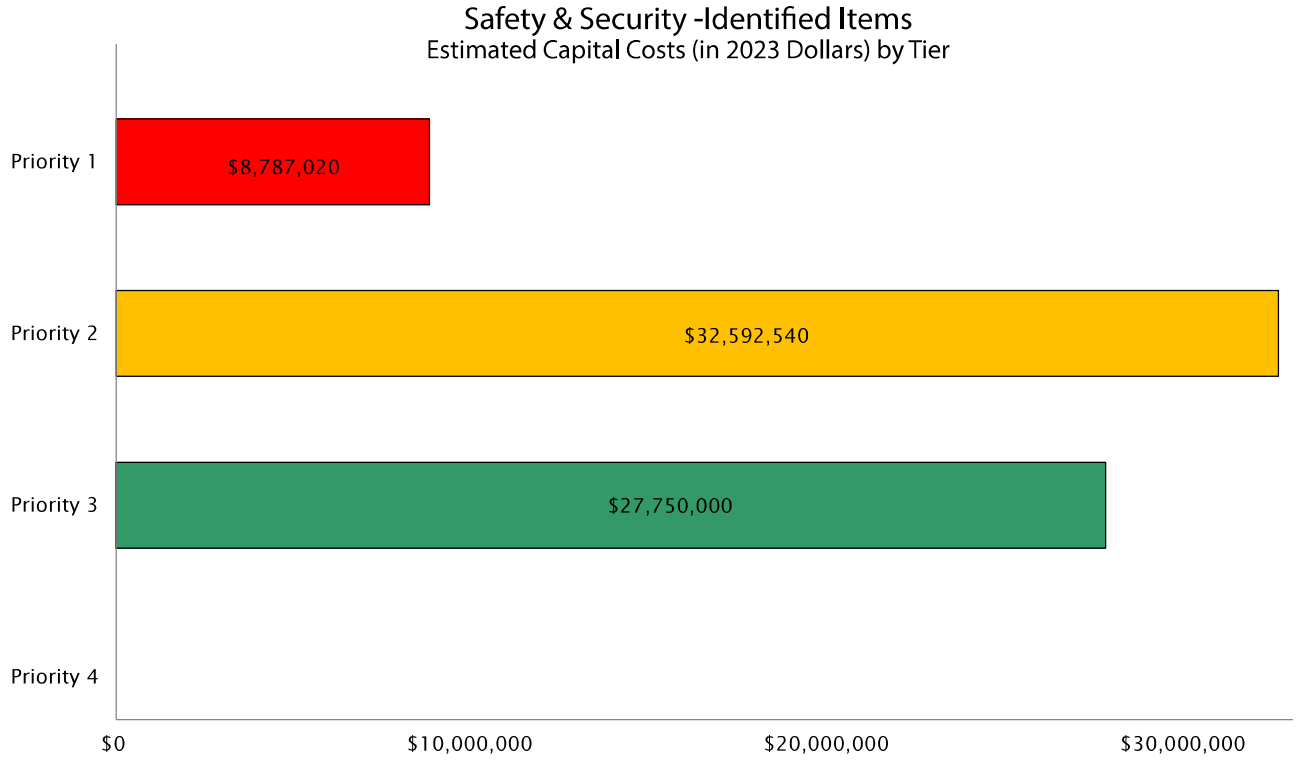
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DCSD Safety and Security Department supports all of the district security applications and infrastructure distributed throughout our schools and office buildings. The safety and security of our students, staff and visitors are incredibly dependent upon the availability of these systems. Any issues with these systems can impact response and resolution to incidents. Critical Security projects are being addressed with the funding made available from the 2018 Bond funds. Master Capital Plan requirements will continue to be assessed during the 2023-24 planning cycle

Currently, DCSD Safety & Security owns and is responsible for:

- 100+/- servers to run and operate security systems
- 150+/- client computers
- 3,200+/- cameras
- 560+/- access controlled doors
- 400+ system clients
- 3,800+/- radios
- 70+/- front door entry intercom
- Intrusion Systems
- Bi-Directional Amplification (BDA) Systems

The Safety and Security Department's currently identified solutions and projects are prioritized on the effectiveness and urgency. District safety and security initiatives are proposed by the department based on continual review of local, state and federal requirements, administrative leadership, and reference to industry best practice solutions. A business case is developed to define scope, deliverables, resources, and cost estimates which then is prioritized by leadership. A portfolio review is conducted to ensure new initiatives are unified solutions across the district and maximize safety in alignment with our strategic goals.



Estimated Total Project Costs: $72,586,038 - $83,992,415

Following is the list of currently unfunded safety & security needs

Priority Class	Project Type	Project Description	Estimated Capital Need Cost-2023	Potential Inflation Costs
1	Facility Standards	Bring facilities up to current security standards, approx 8 sites. Each site is missing something specific related to security.	$458,420	$22,921-$98,560
	Window Hardening	Replacement of aged window hardening products at schools to current standards. Approx 168,000 sq feet	$4,200,790	$210,040-$903,170
	Alarm/Monitoring Replacement	Replace aged alarm systems into unified security platform	$1,428,840	$71,442-$307,201
	Server Replacement	Replace aged servers	$509,270	$25,464-$109,493
	Dispatch Desks	Replace aged dispatch station hardware, parts no longer being made	$64,300	$3,215-$13,825
	Transportation Fleet Radios	Replace aged radios that end of life and servicability	$2,125,400	$106,270-$456,961
2	Middle School Secure Front Entry	Front entry vestibules for Middle Schools	$3,825,000	$191,250-$822,375
	BDA/DAS	Install BDA/DAS systems in Middle, Elementary and Support buildings as needed, in accordance with current Fire Code	$18,000,000	$900,000-$3,870,000
	License Renewal	Renewal of Licensing in 2025 to include Charters. Approximately 5600 licenses	$1,568,000	$78,400-$337,120
	Radio Network Updates	SLA 5 year agreement for current equipment. Replacement hardware as needed	$416,750	$20,838-$89,601
	Cameras	Replacement aged/legacy cameras	$1,500,290	$75,015-$322,562
	Door Contacts	Install door contacts to monitor door status at schools	$2,520,000	$126,000-$541,800
	Security Client Hardware	Replace security client computers	$262,500	$13,125-$56,438
	EOC Updates	Update HVAC and VAVs, install ceiling or noise dampening material	$750,000	$37,500-$161,250
	Redundant Systems	Build out redundant/disaster recovery systems for unified security platform	$350,000	$17,500-$75,250
	Secure Front Entry	Front entry vestibules for remaining High Schools (7)	$3,400,000	$170,000-$731,000
3	Secure Front Entry	Secure front entries at elementary schools	$17,500,000	$875,000-$3,762,500
	Vehicle Replacement	Replace security vehicles	$195,000	$9,750-$41,925
	Security Device Refresh	Replace approximately 1,400 security devices	$2,380,000	$119,000-$511,700
	School Radios	Replace current radio system at schools to DTRS. Dependant on BDA/DAS project and expansion of DTRS system to accomodate load	$6,000,000	$300,000-$1,290,000
	Mobile Connection	Build out persistant connection for mobile units	$25,000	$1,250-$5,375
	New Technology	New technology to enhance security operations in schools based on administrator feedback and best practices	$1,500,000	$75,000-$322,500
	Security Office	Rennovation to areas in the Security Office for better working environment	$150,000	$7,500-$32,250

Estimated Total Capital Costs (in 2023 Dollars): $69,129,560

Estimated Inflation Range: $3,456,478 - $14,862,855

Estimated Total Project Costs: $72,586,038 - $83,992,415

Information Technology

The DCSD Information Technology Department supports all of the district technology applications and infrastructure distributed throughout our schools and office buildings. Teaching and learning in our schools and the support of teaching and learning are incredibly dependent upon the availability of high speed internet access. Any issues with this access can have a large impact on the entire education system. To that end, the District's IT team continuously performs system updates to ensure connectivity of phone, internet, and other critical systems is maintained at the highest levels of operation. Critical Information Technology projects are being addressed with the funding made available from the 2018 Bond funds. Master Capital Plan requirements will continue to be assessed during the 2022-23 planning cycle

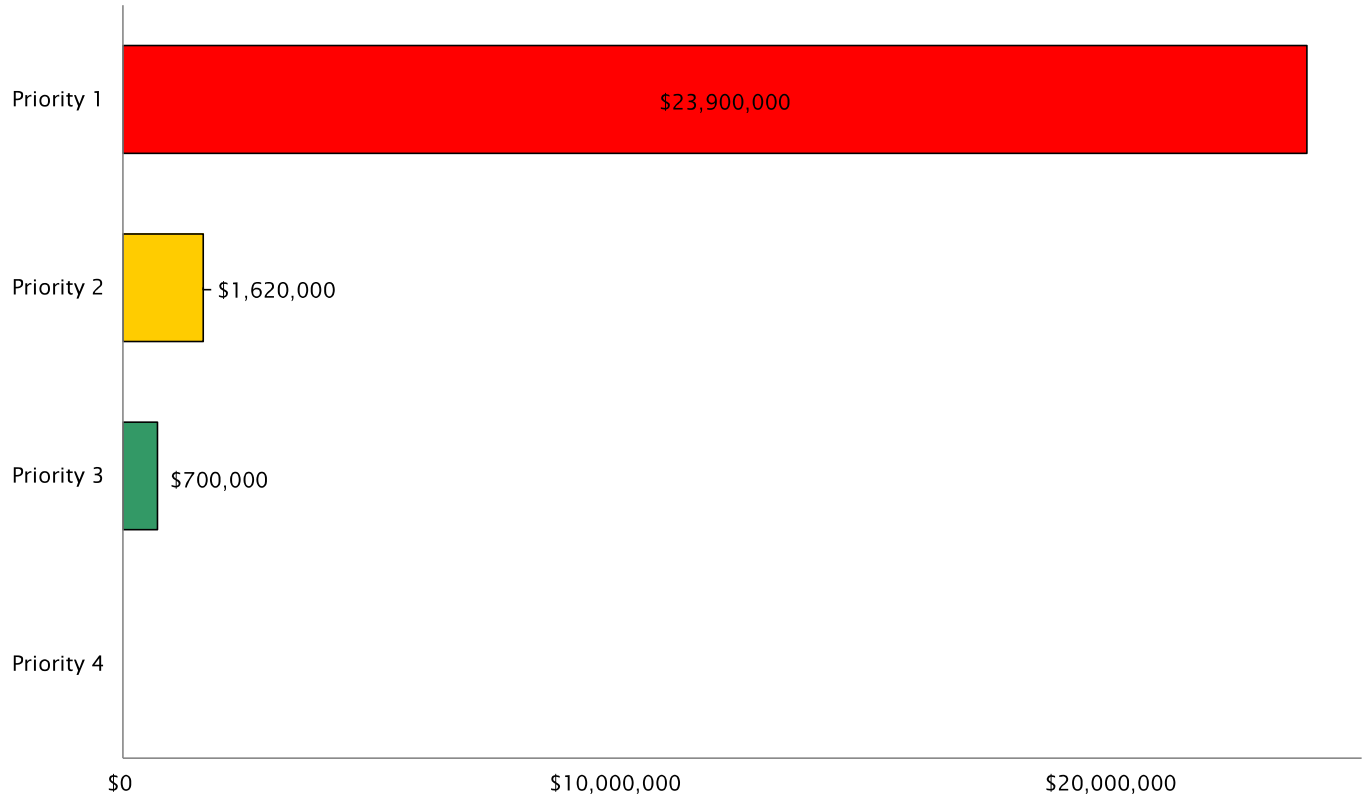
Currently, DCSD owns and is responsible for:

- 80+ core district application services
- 730+/- servers to run and operate the district infrastructure
- 6,000 phones and 3,800 wireless access points across all building/schools
- 2,000+/- network switches
- 58,000+ devices connected wirelessly (Laptops, Tablets, Notebooks, Smartphones,etc.)
- 300+ Terabytes of storage
- 130,000+ active directory accounts (staff, students, parents etc.)

The Information Technology Department's currently identified solutions and projects are prioritized on the effectiveness and impact to student education delivery. District technology initiatives are proposed by the IT department based on continual review of school staff and student educational requirements, administrative leadership, and reference to industry best practice solutions. A business case is developed to define scope, deliverables, resources, and cost estimates which then is prioritized by IT leadership. A portfolio review is conducted to ensure new initiatives are unified solutions across the district and maximize delivery of student education in alignment with our strategic goals. With a wealth of technology solutions and opportunities, the IT department focuses priority on providing the district students, staff, and administration with the most value to provide the greatest education for the students. A business case is developed to define scope, deliverables, resources, and cost estimates which then is prioritized by leadership. A portfolio review is conducted to ensure new initiatives are unified solutions across the district and maximize safety in alignment with our strategic goals.

Following is the list of currently unfunded information technology needs

Priority Class	Project Description	Estimated Capital Need Cost-2023	Potential Additional Project Cost
1	Staff and Student Device Refresh-The annual cost of the device refresh on the low end is $3.75M per year up to $4.5M per year.	$18,750,000	$3,750,000
	Server Refresh-Updating servers.	$350,000	$50,000
	Cybersecurity Enhancements	$400,000	$75,000
2	Storage Appliance Refresh-Updating the storage appliance	$120,000	$0
	Multi-function Printer Device Refresh	$300,000	$75,000
3	UPS Refresh-Updating the UPS battery backups at each site	$45,000	$15,000
	Access Layer Switch Refresh-Updating the Access Layer Switch hardware	$500,000	$0
	Phone Refresh-Updating phones throughout the district	$125,000	$25,000
	IT Whitefleet Refresh-Refreshing 1-2 vans for the IT department	$30,000	$30,000



Estimated Total Capital Costs (in 2023 Dollars): $20,620,000

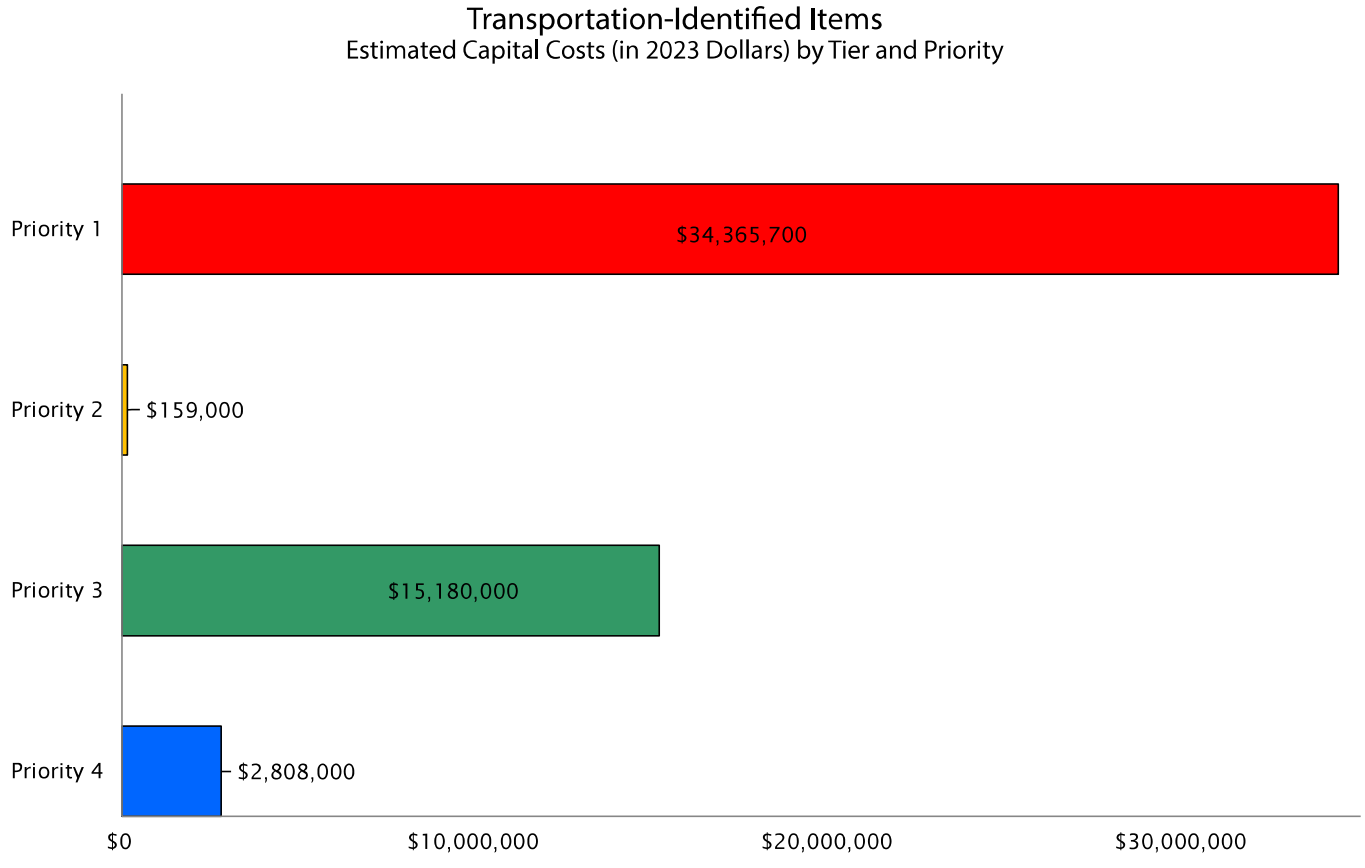
Estimated Potential Additional Costs: $4,020,000

Estimated Total Project Costs: $24,640,000

The Douglas County School District Transportation and Fleet Department provides transportation for approximately 6,600 general education students and 1,042 special education students. The district has 3 bus terminals (Parker, Highlands Ranch and Castle Rock), and a training facility at Ponderosa High School. The training team has 3 certified CDL trainers and the Transportation department as a whole has approximately 246 staff. The Transportation Fleet Maintenance Department employs 13 mechanics of which we have 6 Automotive Service Excellence (ASE) Master Mechanics and 4 mechanics that are Certified Colorado Department of Education (CDE) Inspectors.

Currently the district owns a total of 350 buses. Of these, 151 are over 15 years old, 26 are out of service, and 18 of those are being used for parts. As an example, the average age of a bus across similar Colorado districts is 9 years. Buses are removed from the fleet when they become cost prohibitive to repair or are no longer safe to transport students.

Only fleet related capital items are identified and discussed on this page. Capital needs at the three bus terminals are considered facility needs and are assessed, inventoried, and prioritized as part of the facility assessment and Capital Improvement process discussed in the Methodology section of this document. The need for new terminals is assessed and priced as part of the district's review of new construction needs.



Estimated Total Capital Costs (in 2023 Dollars): $52,503,700

Following is the list of currently unfunded transportation needs

Priority Class	Project Type	Project Description	Estimated Capital Need Cost-2023
Buses: Replace 250 buses 2010 and older and/or over 250K miles. Includes 30 Type A Special Education, 24 Type C Special Education, 180 Type C General Education, 16 Type D Field Trip. Current out of service buses include 1 Special Education, 27 General Education, and 2 Field Trip buses.			
1	30 Type A Special Education	30 Type A Special Education buses with integrated seats, air conditioning, and 3 wheel chair positions at $105,470 each. The need for Special Education transportation continues to increase each year increasing the need for specialized equipment. Newer vehicles are needed to replace old equipment that no longer meets Federal or Colorado Department of Education standards.	$3,164,100
	24 Type C Special Education	24 - 33 passenger Special Education buses with wheelchair, integrated seats. These units are needed for transport of Special Education and Preschool students.	$3,456,000
	180 Diesel /77 Passenger General Education	180 - 77 passenger diesel General Education buses for General Education transportation at $136,000	$24,480,000
	16 Type D Field Trip	Replacement of all current Field Trip buses is needed. These buses are over on miles, aged out, have rotting floors, and rusted side panels. Parts are no longer available for these buses. 16 needed at $164,000 each.	$2,624,000
	Smart Tag Tablets	180 SMART tag tablets for buses	$63,000
Support Fleet: Thirteen vehicles will be sent to the crusher. These units are no longer viable for transportation use. These units have cracked frames, damaged motor mounts, repair costs have exceeded value of unit, and parts are no longer available from manufacturers.			
1	Electric Parts Van	Electric parts van is aged out and staff can no longer obtain replacement parts. Replace with Promaster High lift service	$50,000
	Replace four pickup trucks	Replace vehicles used as plow trucks that are 25 years and older with cracked frames and are not road worthy. 4 needed at $72,000 each.	$288,000
	Replace four Suburban	Replace vehicles used for student transport that are no longer road worthy. 4 Chevy Suburbans needed at $57,900 each.	$231,600
Supplies, Electric Buses, and Preschool Buses:A full set of tools and box are needed at each terminal location to increase hiring and recruitment opportunities. A phased replacement of gas and diesel buses with electric buses is needed in order to align with Federal Department of Transportation direction. Additional buses with integrated seating are needed to accomodate estimated increase in preschool enrollment as a result Universal Preschool legislation.			
2	Supplies	One full set of tools and box located at each terminal location. Full set of tools and box estimated at $53,000. Current bid price is $31,088 per box per location for a total of $159,000 to purchase 5 tool boxes. Tool Sets increase hiring and recruitment opportunities from Technical Colleges, in particular new recruits that have not yet established their own tool set.	$159,000
3	Electric Buses	In order to align with the direction of the Federal Department of Transportation, gas and diesel buses should be replaced with electric buses. The first phase is to replace 20 of the 77 passenger GenEd buses and 24 of the 32-passenger Special Education buses with electric buses. The cost estimate for an electric bus is in the range of $250,000-$300,000, plus an approximate battery replacement cost of $45,000 per bus. This capital requirement is contingent upon new bus terminal facilities being constructed since infrastructure is needed for charging stations, electrical transformers, battery storage, and unique maintenance bays and equipment. The approximate cost estimate just for the buses is $13,200,000 plus battery costs of $1,980,000 for a total cost of $15,180,000.	$15,180,000
4	Buses	Preschool ridership has the potential to increase with 2023 univeral PK legislation. Because anticipated ridership is not yet fully known, Transportation will purchase vehicles based on providing shuttle opportunities to students. The cost estimate is to utilize 20 32-passenger Special Education diesel vehicles with fully integrated seating. Integrated seating is required due to the size of most preschool students. Estimated cost of approximately $140,400 per bus. Estimates will be updated as more data and information becomes available. At a minimum, a cost of $2,808,000 is projected to accommodate the additional ridership.	$2,808,000

Estimated Total Capital Costs (in 2023 Dollars): $52,503,700

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Charter Schools

Public Charter Schools were authorized by the Colorado Charter School Act in 1993, and DCSD chartered the first charter school in the state shortly thereafter, Academy Charter School. The Charter School Act authorizes teachers, parents and/or community members to contract with the local board of education to establish a publicly funded school. Charter schools operate under a "charter contract" between the charter school and the local board of education which defines the charter school's goals, standards, education design, governance, and operations. All charter schools must meet accreditation standards as set by their authorizing school district and comply with federal and state statutes related to non-discrimination, school accountability, assessments, finance and financial transparency, and performance.

All charter schools authorized by the Douglas County School District Board of Education have legal arrangements to lease, acquire, utilize, and maintain their own facilities, including grounds and buildings. Each charter facility is an individual operating entity utilizing different ownership structures and business models. Each charter school, while always a public school, is individually managed by an independent board of directors. Ultimately, charter schools are accountable to provide educational spaces that are safe to all students and staff through its charter with the Board of Education. Charters must also properly maintain each facility to support their defined programs and objectives. Currently, this maintenance, and any facility modifications or additions, is carried out by each individual charter school.

Each charter school must fund its educational programs (including salaries for teachers, support staff, and administrators) and pay for all infrastructure needs. These may include facility purchases, technology, supplies, routine and emergency maintenance items, facility modifications or new construction. These costs are paid by the charter school from the per pupil revenue and mill levy override dollars received from the authorizing school district. Like all other public school facilities, charters must also always meet all federal, state and local code requirements for health and safety.

DCSD charter schools occupy a variety of different types of buildings of different ages and histories, from converted warehouses to new commercial construction not dissimilar from standard neighborhood schools. When financed, each facility carries its own terms using interest rates often greater than rates for public debt offered to school districts like DCSD. Charter schools generally target spending 12% to 18% of their total annual budget on their facility debt service or lease payments. As public schools subject to TABOR, charters do not solicit voter funding through bonds, so capital expenses must be funded through their annual budgets and contingency reserves. Each charter school is 100% liable for these costs, which are not covered by the District.

While DCSD is not directly responsible for charter school capital needs, this inventory of charter school facilities is required to fully appreciate the cost needs and public ownership value of buildings and other capital required for public K-12 education throughout the District.

For this MCP, all DCSD charter schools were asked to submit their capital needs data. Charter schools have submitted needs other than capital renewal needs. These identified needs are listed on each individual charter school page. For neighborhood schools, these needs are identified as district-wide needs and broken out and summed as separate costs.

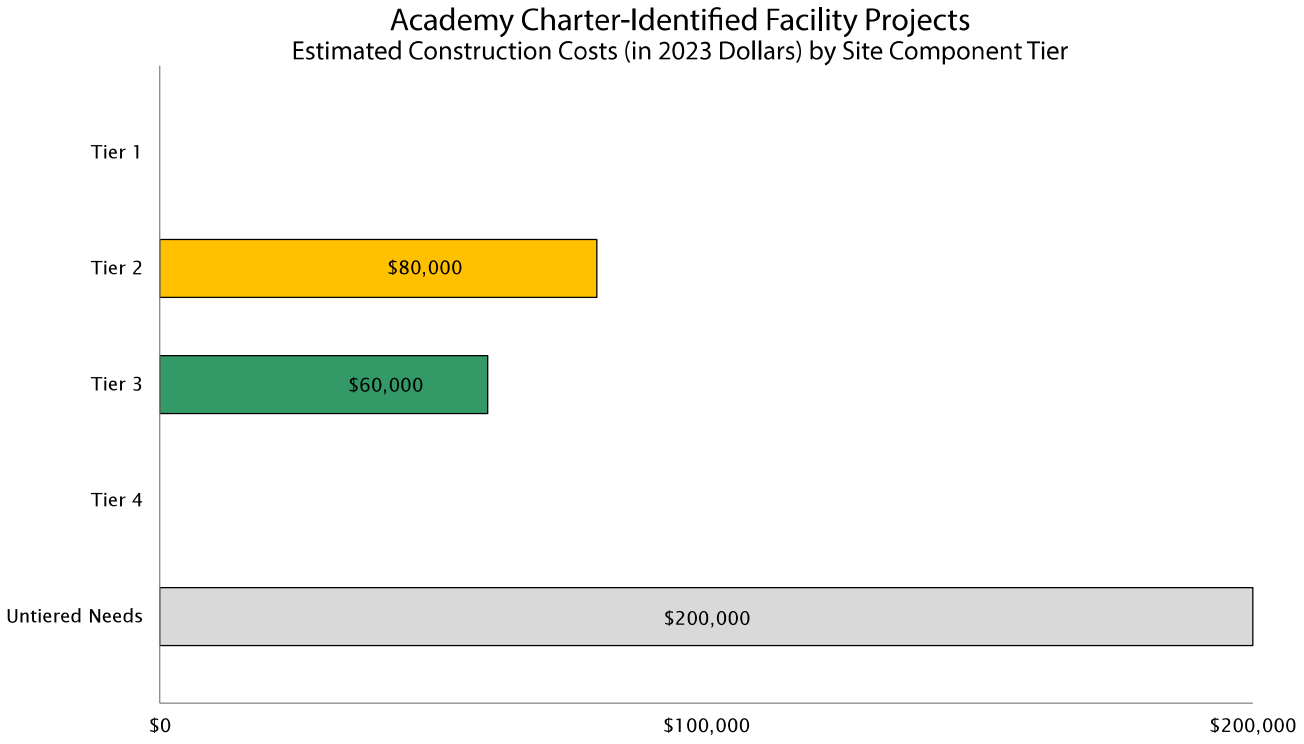
Bond funding is generally used for capital needs such as facility repairs, security upgrades, purchasing classroom equipment, buses and technology.

Academy Charter School

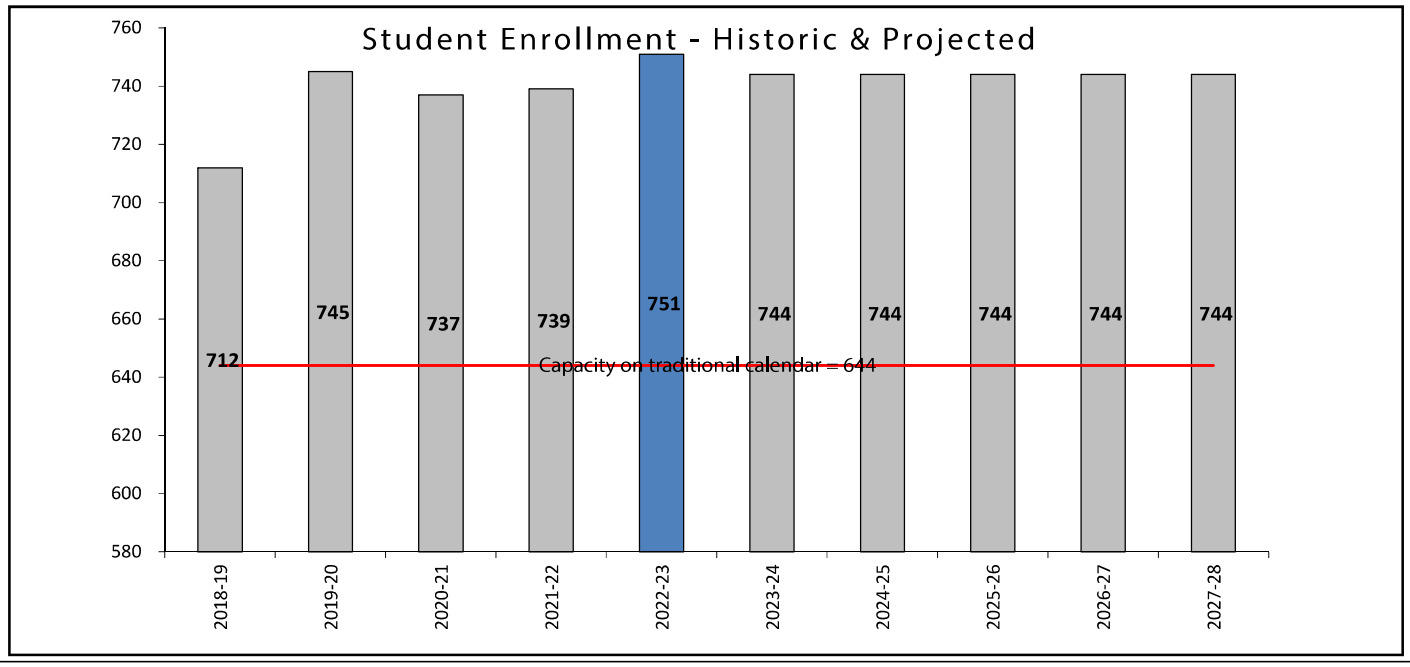
1551 Prairie Hawk Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, K-8

School built in 2001
Opened in 1996

Site Acreage:10
Facility Square Feet: 52,000



Estimated Total Construction Costs (in 2023 Dollars): $340,000
Estimated Total Project Costs: $391,000 - $559,300



Following is the list of needed projects at Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	1	Capital Renewal	Replace exhaust fans	$50,000	$5,000-$21,500	$2,500-$10,750
	2		Exterior repairs	$30,000	$3,000-$12,900	$1,500-$6,450
3	2	Capital Renewal	Replace/repair drainage solutions on playground and driveways	$60,000	$6,000-$25,800	$3,000-$12,900
N/A	2	Facility Upgrade	Additional Kitchen Equipment needs	$50,000	$5,000-$21,500	$2,500-$10,750
	2	IT	Replace phones and phone system	$50,000	$5,000-$21,500	$2,500-$10,750
	2		Update technology infrastructure: servers, switches, battery backups	$100,000	$10,000-$43,000	$5,000-$21,500

Estimated Total Construction Costs (in 2023 Dollars): $340,000
Estimated Project Management Costs Range: $34,000 - $146,200
Estimated Inflation Range: $17,000 - $73,100

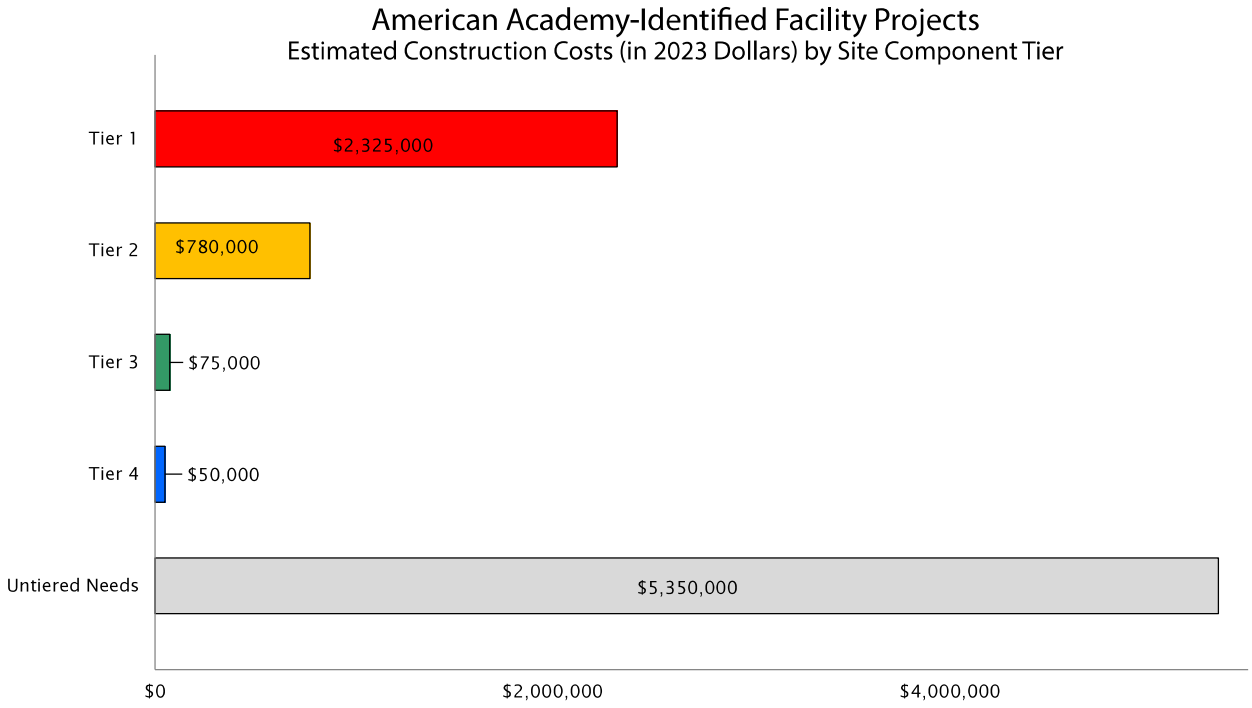
Estimated Total Project Costs: $391,000 - $559,300

American Academy-Castle Pines Charter School

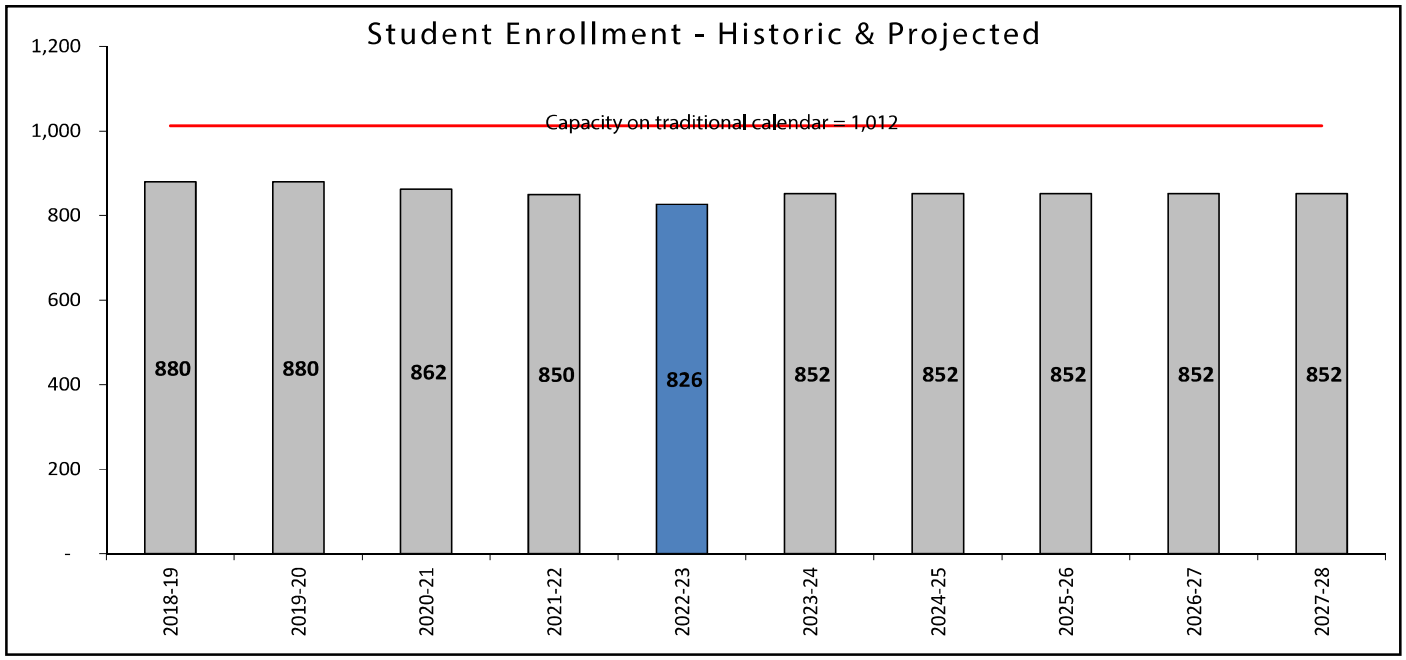
6971 Mira Vista Lane
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-8

Castle Pines school built/opened in 2009

Site Acreage: 5.5
Facility Square Feet: 83,000



Estimated Total Construction Costs (in 2023 Dollars): $8,580,000
Estimated Total Project Costs: $9,867,000 - $14,114,100



Following is the list of needed projects at American Academy Charter School Castle Pines Campus

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	BAS System (for HVAC) Replacement	$250,000	$25,000-$107,500	$12,500-$53,750
	Not Provided		RTU units	$500,000	$50,000-$215,000	$25,000-$107,500
	Not Provided		Door hardware upgrades	$25,000	$2,500-$10,750	$1,250-$5,375
	Not Provided		Replace roof	$1,500,000	$150,000-$645,000	$75,000-$322,500
	Not Provided	IT	Replace phones and phone system	$50,000	$5,000-$21,500	$2,500-$10,750
2	2	Capital Renewal	Painting Hallways	$30,000	$3,000-$12,900	$1,500-$6,450
	Not Provided		Playground replacement, pour and play	$500,000	$50,000-$215,000	$25,000-$107,500
	Not Provided		Replace all carpets	$250,000	$25,000-$107,500	$12,500-$53,750
3	Not Provided	Facility Modification	Monument Sign	$75,000	$7,500-$32,250	$3,750-$16,125
4	Not Provided	Facility Upgrade	Additional Sidewalks	$50,000	$5,000-$21,500	$2,500-$10,750
N/A	Not Provided	Facility Upgrade	Kindie prep space	$5,000,000	$500,000-$2,150,000	$250,000-$1,075,000
	Not Provided	IT	Network, fiber	$50,000	$5,000-$21,500	$2,500-$10,750
	Not Provided		Projectors, laptops, and tablets	$250,000	$25,000-$107,500	$12,500-$53,750
	Not Provided	Security	Security cameras	$50,000	$5,000-$21,500	$2,500-$10,750

Estimated Total Construction Costs (in 2023 Dollars): $8,580,000
Estimated Project Management Costs Range: $858,000-$3,689,400
Estimated Inflation Range: $858,000-$3,689,400

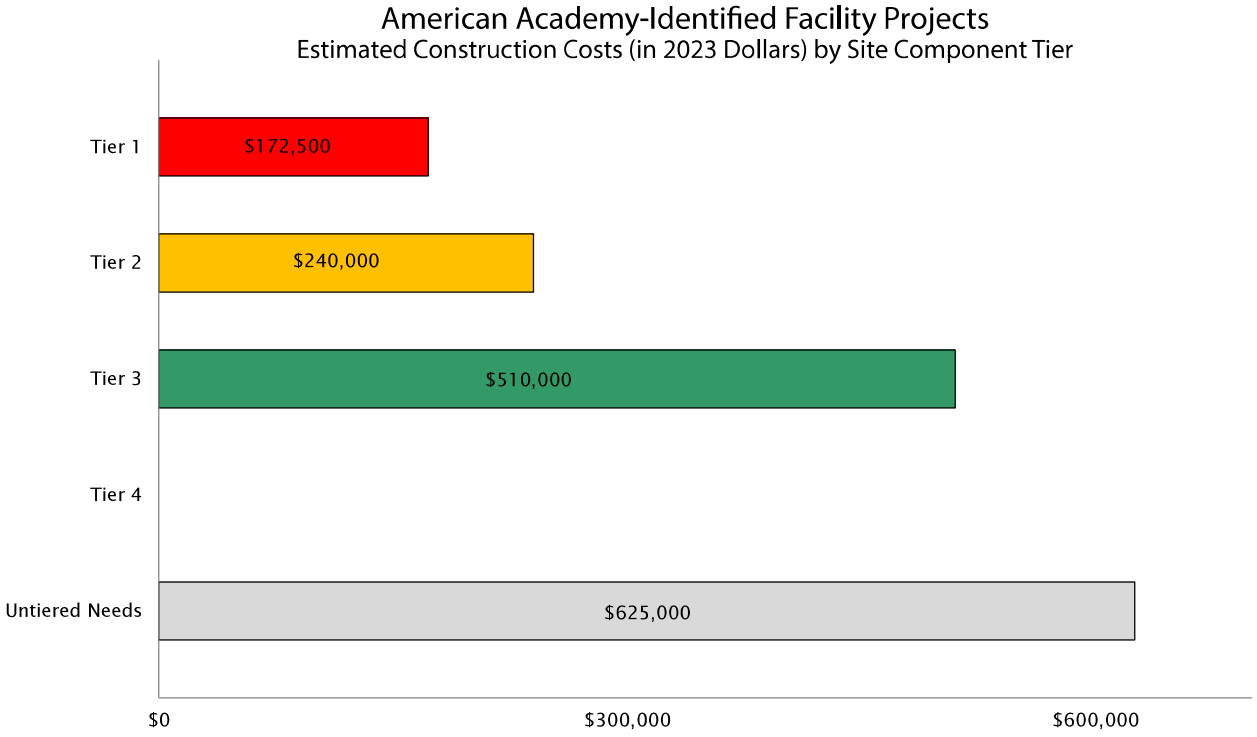
Estimated Total Project Costs: $9,867,000 - $14,114,100

American Academy-Motsenbocker Charter School

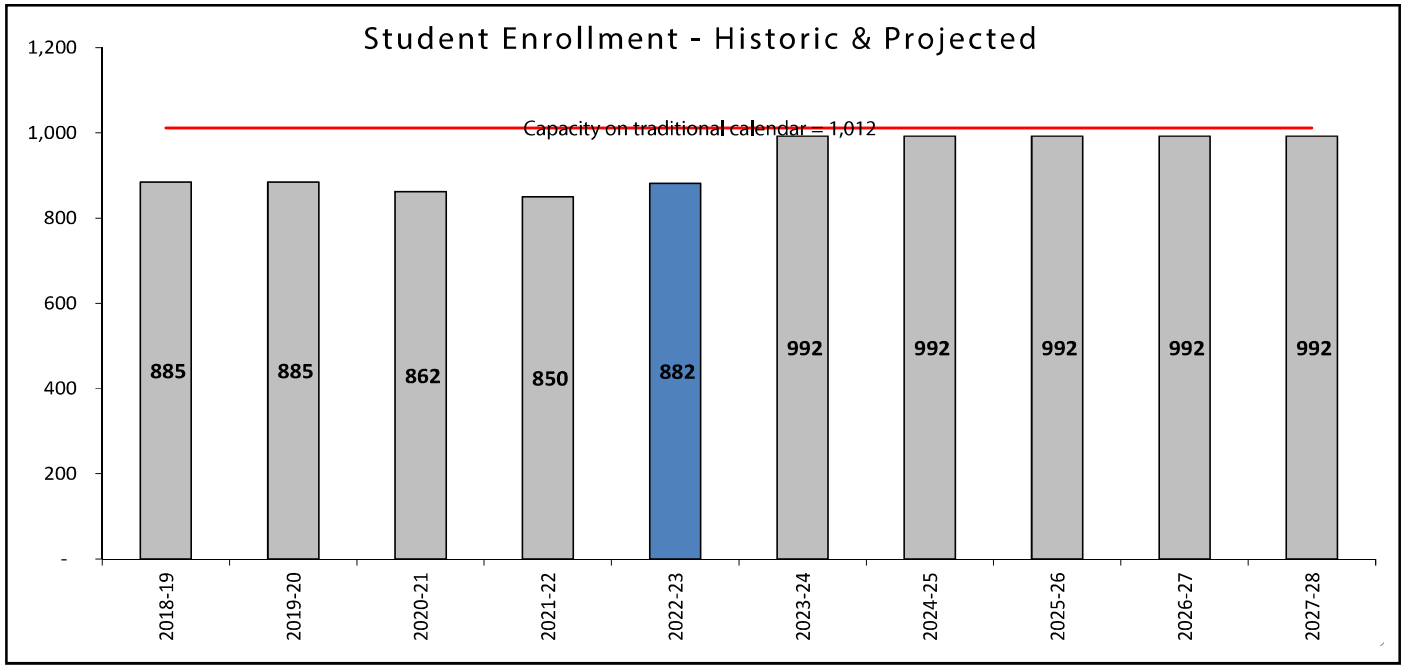
11155 Motsenbocker Rd
Parker, CO 80134
Chaparral High School Feeder Area, K-8

Motsenbocker campus built/opened in 2013

Site Acreage: 9.1
Facility Square Feet: 93,000



Estimated Total Construction Costs (in 2023 Dollars): $1,547,500
Estimated Total Project Costs: $1,779,625 - $2,545,638



Following is the list of needed projects at American Academy Charter School Motsenbocker Campus

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Not Provided	Capital Renewal	Door hardware upgrades	$12,500	$1,250-$5,375	$625-$2,688
	Not Provided		Repair roof	$85,000	$8,500-$36,550	$4,250-$18,275
	Not Provided	IT	Replace phones and phone system	$75,000	$7,500-$32,250	$3,750-$16,125
2	2	Capital Renewal	Painting Hallways/Exterior of buiding	$55,000	$5,500-$23,650	$2,750-$11,825
	Not Provided		Replace all carpets	$50,000	$5,000-$21,500	$2,500-$10,750
	Not Provided	Facility Upgrade	Change all internal lights to LED	$135,000	$13,500-$58,050	$6,750-$29,025
3	Not Provided	Capital Renewal	Playground replacement, pour and play	$500,000	$50,000-$215,000	$25,000-$107,500
	Not Provided	Facility Modification	Barrier Netting Fence for soccer fields	$10,000	$1,000-$4,300	$500-$2,150
N/A	Not Provided	IT	Network fiber	$100,000	$10,000-$43,000	$5,000-$21,500
	Not Provided		Projectors, laptops, tablets	$500,000	$50,000-$215,000	$25,000-$107,500
	Not Provided	Security	Security cameras	$25,000	$2,500-$10,750	$1,250-$5,375

Estimated Total Construction Costs (in 2023 Dollars): $1,547,500
Estimated Project Management Costs Range: $154,750 - $665,425
Estimated Inflation Range: $77,375 - $332,713

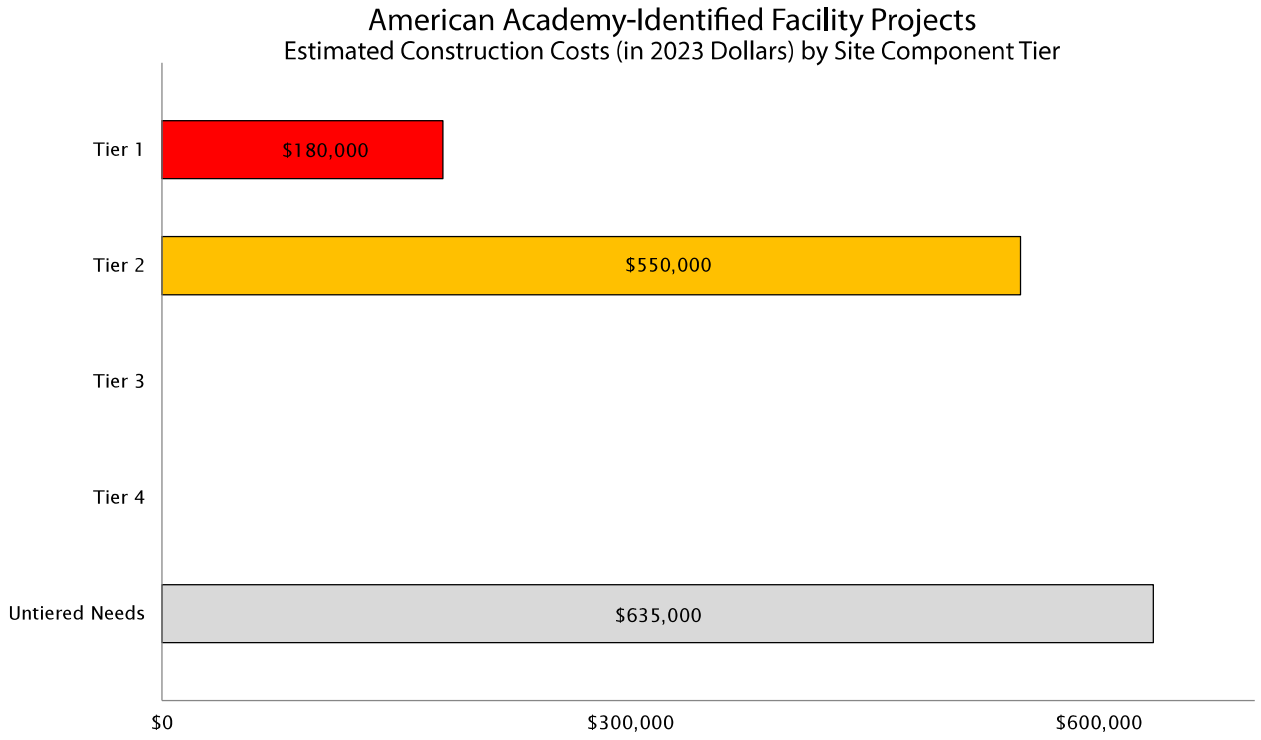
Estimated Total Project Costs: $1,779,625 - $2,545,638

American Academy-Lincoln Meadows Charter School

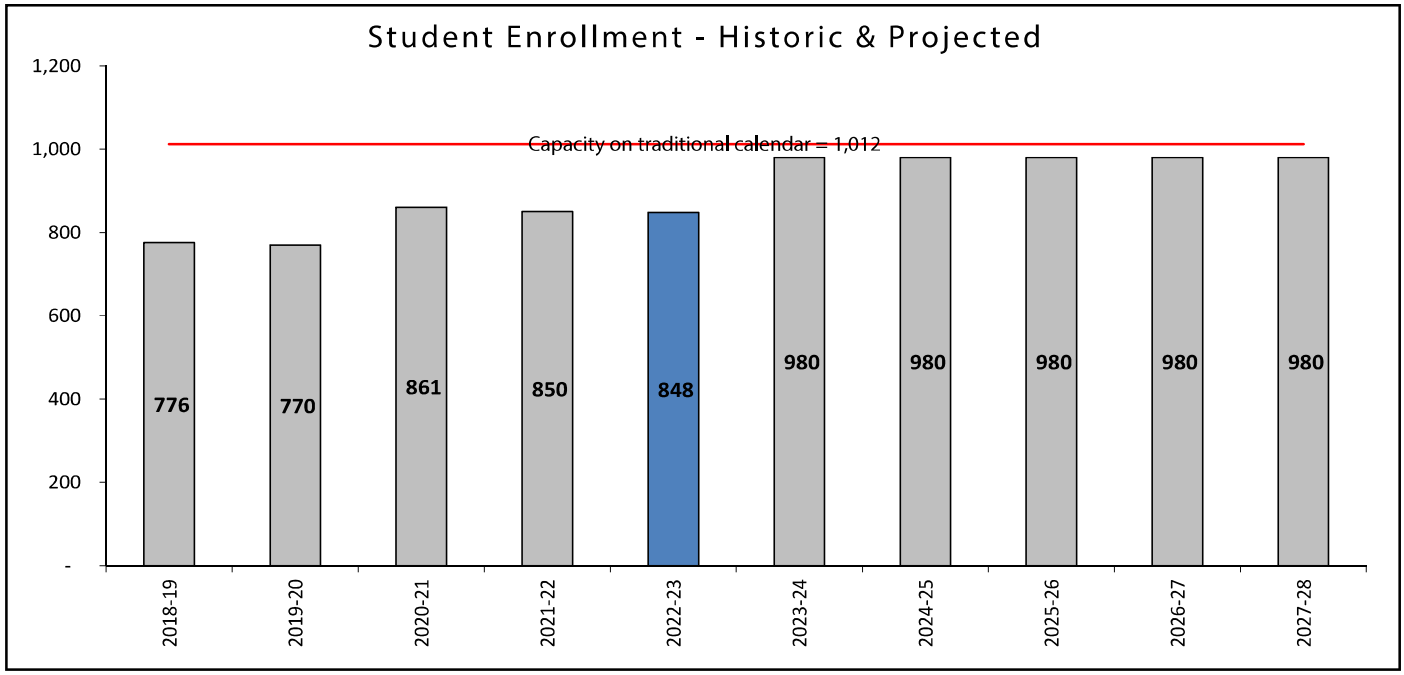
10260 Twenty Mile Rd.
Parker, CO 80134
Chaparral High School Feeder Area, K-8

Lincoln Meadows campus school built/ opened in 2017

Site Acreage: 8.776
Facility Square Feet: 93,100



Estimated Total Construction Costs (in 2023 Dollars): $1,365,000
Estimated Total Project Costs: $1,569,750- $$2,245,425



Following is the list of needed projects at American Academy Charter School Lincoln Meadows Campus

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Not Provided	Capital Renewal	Door hardware upgrades	$20,000	$2,000-$8,600	$1,000-$4,300
	Not Provided	Facility Upgrade	Repair roof	$85,000	$8,500-$36,550	$4,250-$18,275
	Not Provided	IT	Replace phones and phone system	$75,000	$7,500-$32,250	$3,750-$16,125
2	Not Provided	Capital Renewal	Playground replacement, pour and play	$500,000	$50,000-$215,000	$25,000-$107,500
	Not Provided	Facility Upgrade	Replace all carpets	$50,000	$5,000-$21,500	$2,500-$10,750
N/A	Not Provided	IT	Network, fiber	$100,000	$10,000-$43,000	$5,000-$21,500
	Not Provided		Projectors, laptops, tablets	$500,000	$50,000-$215,000	$25,000-$107,500
	Not Provided	Security	Security cameras	$35,000	$3,500-$15,050	$1,750-$7,525

Estimated Total Construction Costs (in 2023 Dollars): $1,365,000
Estimated Project Management Costs Range: $136,500 - $586,950
Estimated Inflation Range: $68,250 - $293,475

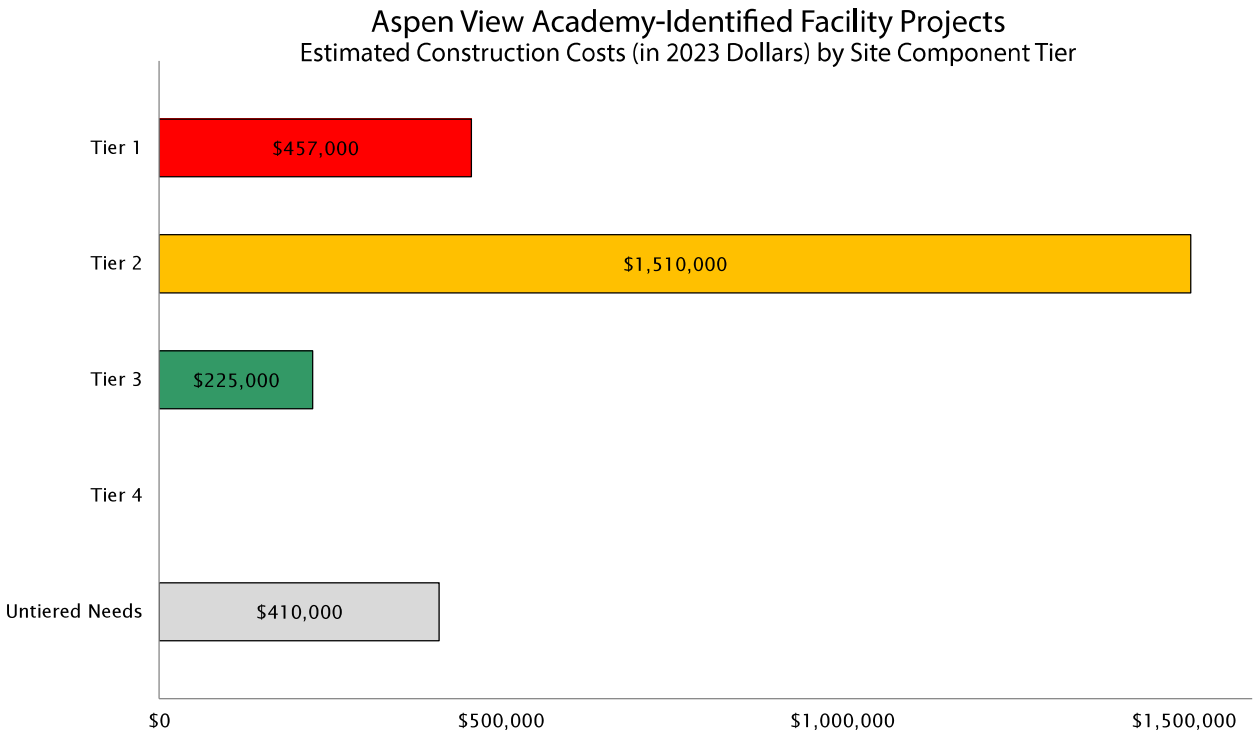
Estimated Total Project Costs: $1,569,750- $$2,245,425

Aspen View Academy Charter School

2131 Low Meadow Boulevard
Castle Rock, CO 80109
Castle View High School Feeder Area, K-8

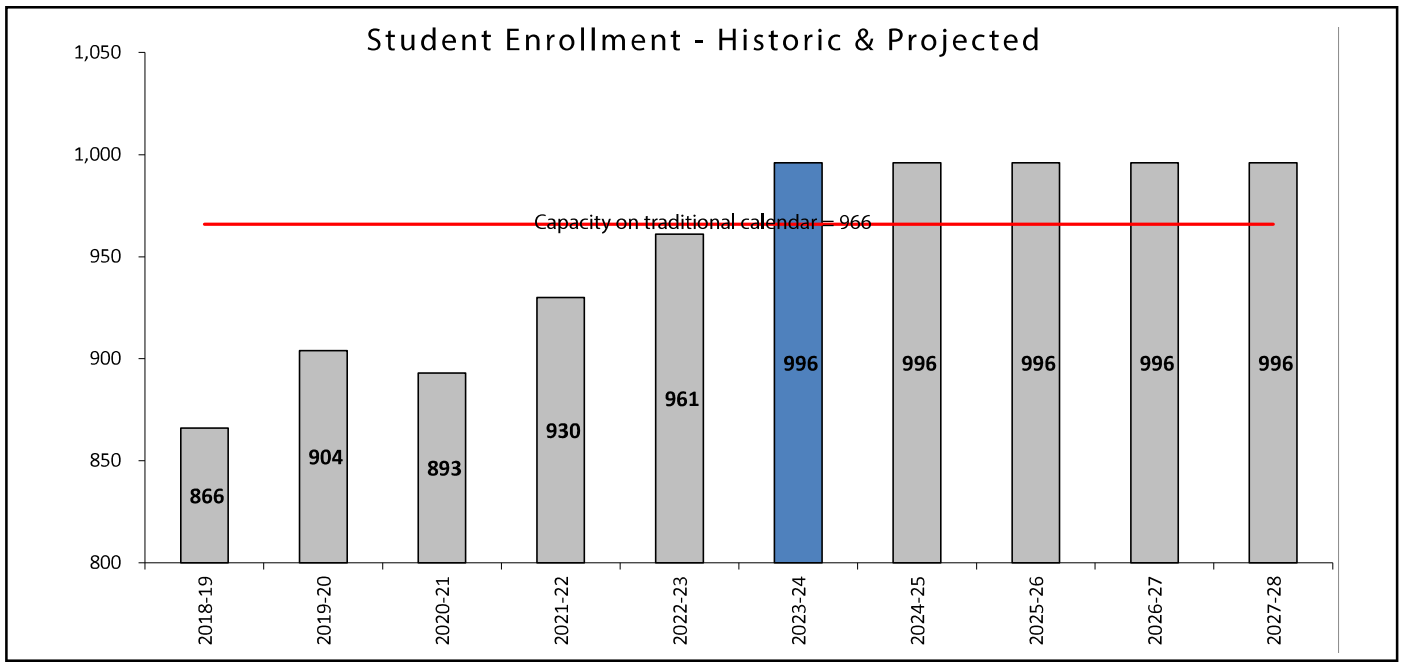
School built in 2013
School opened in 2013

Site Acreage: 10
Facility Square Feet: 78,376



Estimated Total Construction Costs (in 2023 Dollars): $2,602,000

Estimated Total Project Costs: $2,737,100 - $3,166,430



Following is the list of needed projects at Aspen View Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Not Provided	Capital Renewal	Replace RTU's	$450,000	$0	$22,500-$96,750
	Not Provided	IT	Replace all phones in the school	$7,000	$0	$350-$1,505
2	Not Provided	Capital Renewal	Replace existing turf field	$500,000	$0	$25,000-$107,500
	Not Provided		Remove and replace existing asphalt	$150,000	$0	$7,500-$32,250
	Not Provided		Paint entire interior of building	$150,000	$0	$7,500-$32,250
	Not Provided		Paint entire exterior of building	$225,000	$0	$11,250-$48,375
	Not Provided		Refinish existing concrete floors	$75,000	$0	$3,750-$16,125
	Not Provided		Replacement of grades 3-5 desks	$45,000	$5,000	$2,250-$9,675
	Not Provided	Facility Upgrade	Replace parking lot lights with LED	$15,000	$0	$750-$3,225
	Not Provided		Install LED Lighting throughout school	$200,000	$0	$10,000-$43,000
	Not Provided		New Playground Equipment and safety surface	$150,000	$0	$7,500-$32,250
3	Not Provided	Capital Renewal	Replace existing marquee at entrance	$50,000	$0	$2,500-$10,750
	Not Provided	Facility Upgrade	Addition of a pavilion	$125,000	$0	$6,250-$26,875
	Not Provided		New marquee for exit	$50,000	$0	$2,500-$10,750
N/A	Not Provided	Capital Renewal	Additional door card readers	$25,000	$0	$1,250-$5,375
	Not Provided		Vehicle for School Resource Officer	$65,000	$0	$3,250-$13,975
	Not Provided		Add laundry hookup and new washer/dryer	$3,000	$0	$150-$645
	Not Provided	Facility Upgrade	Add interior safety signage	$15,000	$0	$750-$3,225
	Not Provided	IT	Replace/Upgrade all Battery Backups	$25,000	$0	$1,250-$5,375
	Not Provided		Replace/Upgrade all Staff Laptops	$150,000	$0	$7,500-$32,250
	Not Provided		Laser Engraver	$16,000	$0	$800-$3,440
	Not Provided		3D Printers for Classrooms	$20,000	$0	$1,000-$4,300
	Not Provided	Security	Outfit all rooms with ValCom IP Speaker	$56,000	$0	$2,800-$12,040
	Not Provided		Outfit all rooms with Walkie Talkies	$25,000	$0	$1,250-$5,375
	Not Provided		Digital announcement system	$10,000	$0	$500-$2,150

Estimated Total Construction Costs (in 2023 Dollars): $2,602,000
Estimated Project Management Costs Range: $5,000
Estimated Inflation Range: $130,100 - $559,430

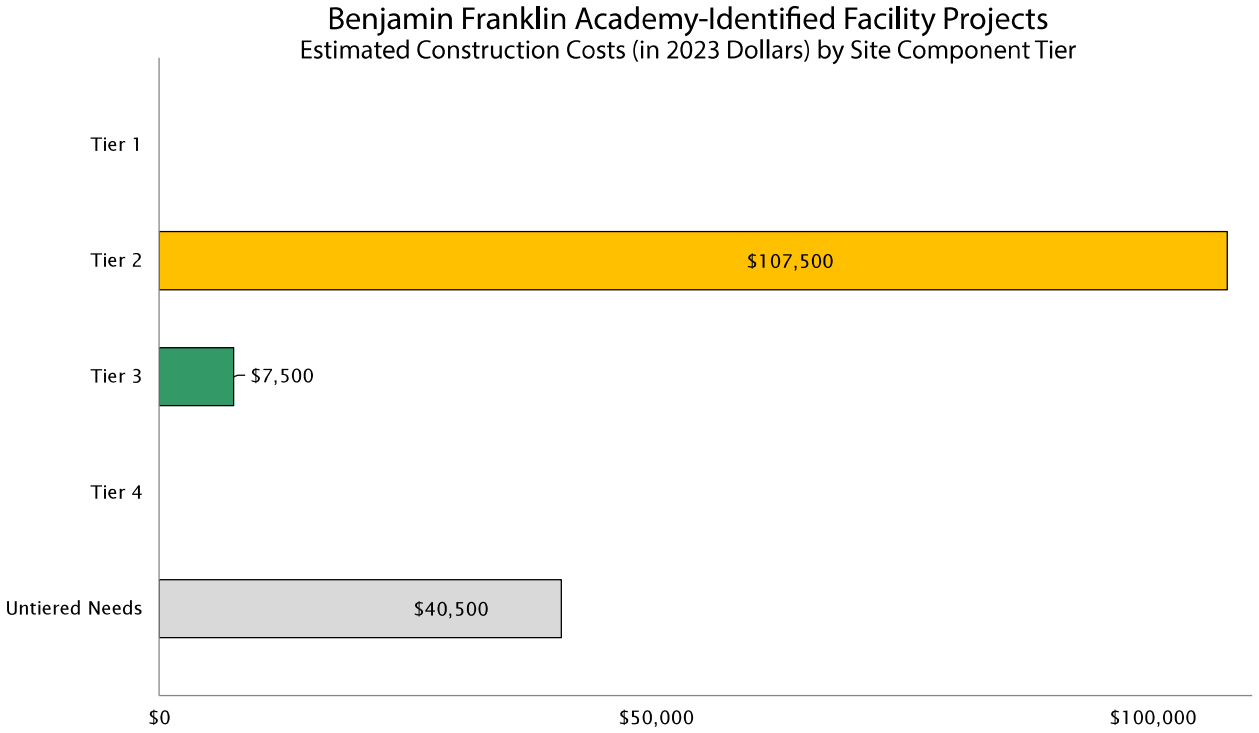
Estimated Total Project Costs: $2,737,100 - $3,166,430

Ben Franklin Academy Charter School

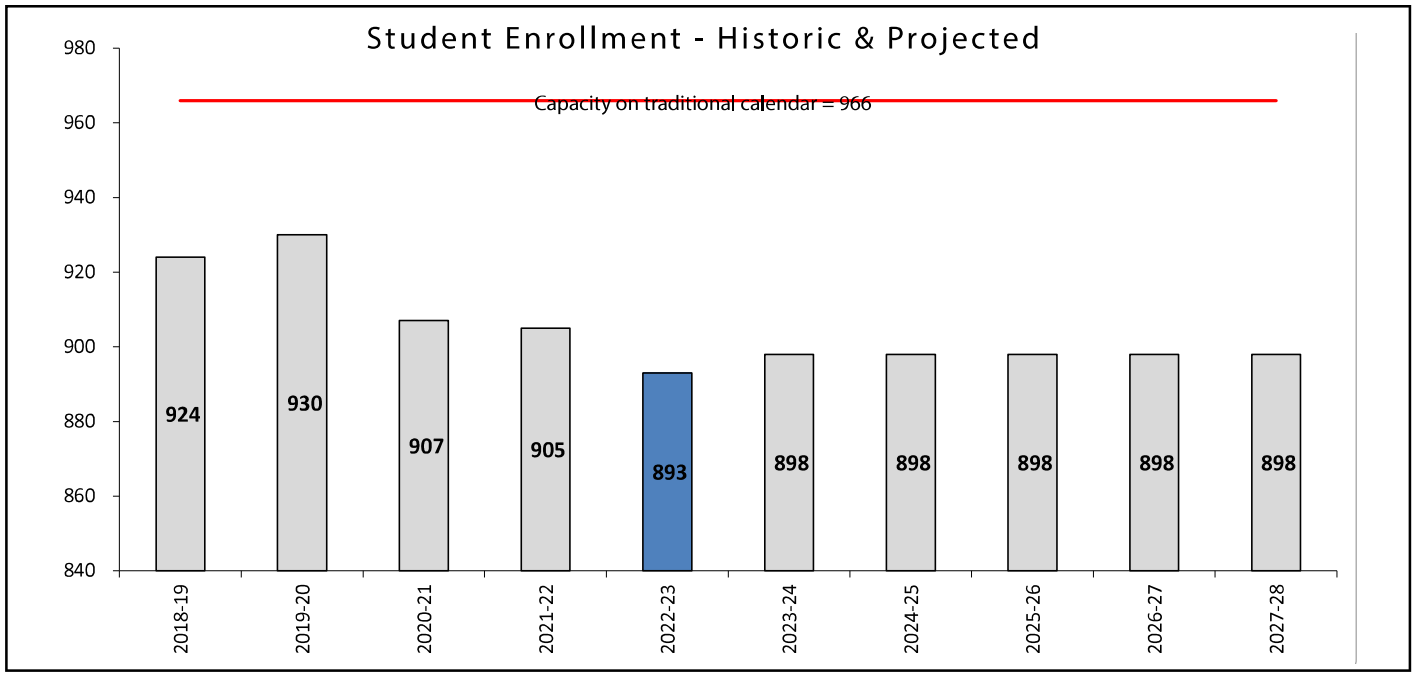
2270 Plaza Drive
Highlands Ranch, CO 80129
Mountain Vista High School Feeder Area, K-8

School built in 2011
School opened in 2011

Site Acreage: 10.13
Facility Square Feet: 64,779



Estimated Total Construction Costs (in 2023 Dollars): $155,500
Estimated Total Project Costs: $178,825 - $255,798



Following is the list of needed projects at Ben Franklin Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	Not Provided	Capital Renewal	Resurface parking lot	$75,000	$7,500-$32,250	$3,750-$16,125
	Not Provided		Replace handrails throughout	$7,500	$750-$3,225	$375-$1,613
	Not Provided		Leveling out of lifted/cracking tiles	TBD	TBD	TBD
	Not Provided	Facility Upgrade	Pave the driveway closest to the Preschool entrance	$25,000	$2,500-$10,750	$1,250-$5,375
3	4	Facility Upgrade	Add Irrigation for trees along Plaza	$7,500	$750-$3,225	$375-$1,613
N/A	Not Provided	Capital Renewal	Replace coconut husk filler in turf field by playground	$22,000	$2,200-$9,460	$1,100-$4,730
	Not Provided	Facility Upgrade	Upgrades to kitchen facilities for Unive	$13,000	$1,300-$5,590	$650-$2,795
	Not Provided	Security	Entrance door to the elevated platform in the gym	$5,500	$550-$2,365	$275-$1,183

Estimated Total Construction Costs (in 2023 Dollars): $155,500
Estimated Project Management Costs Range: $15,550 - $66,865
Estimated Inflation Range: $7,775 - $33,433

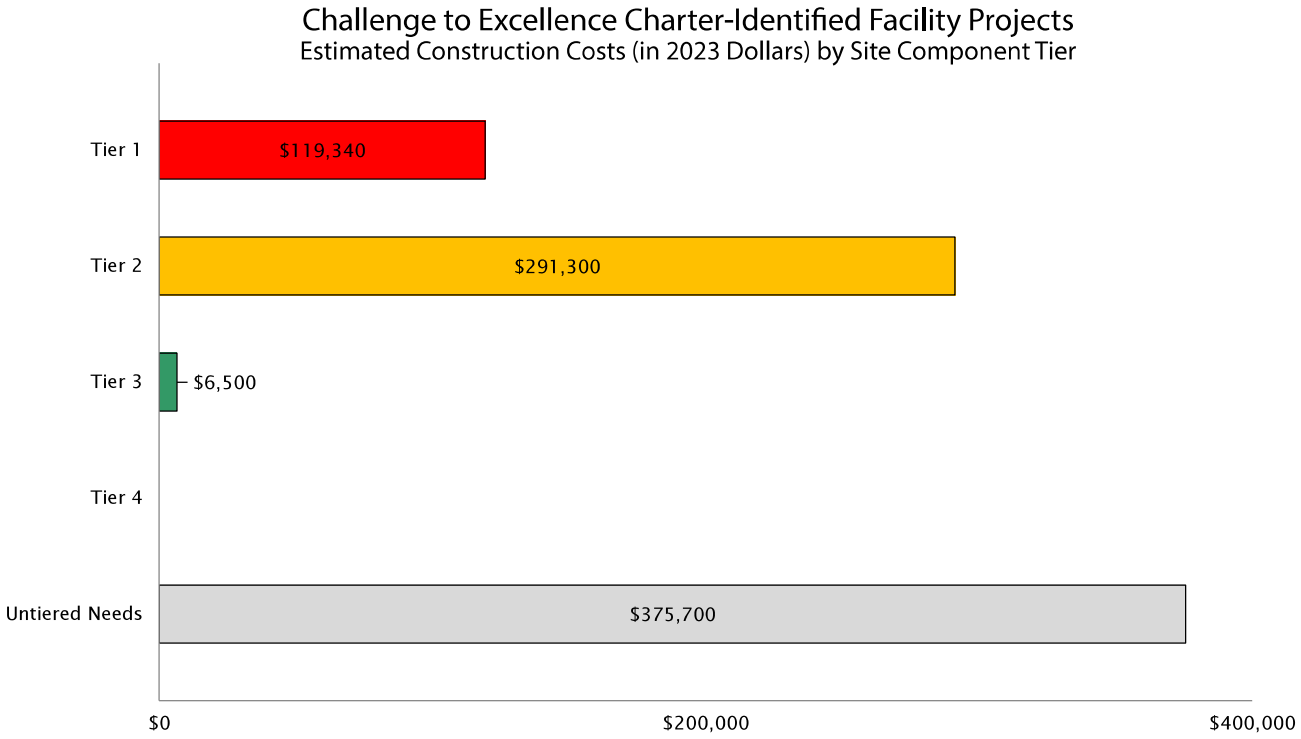
Estimated Total Project Costs: $178,825 - $255,798

Challenge to Excellence Charter School

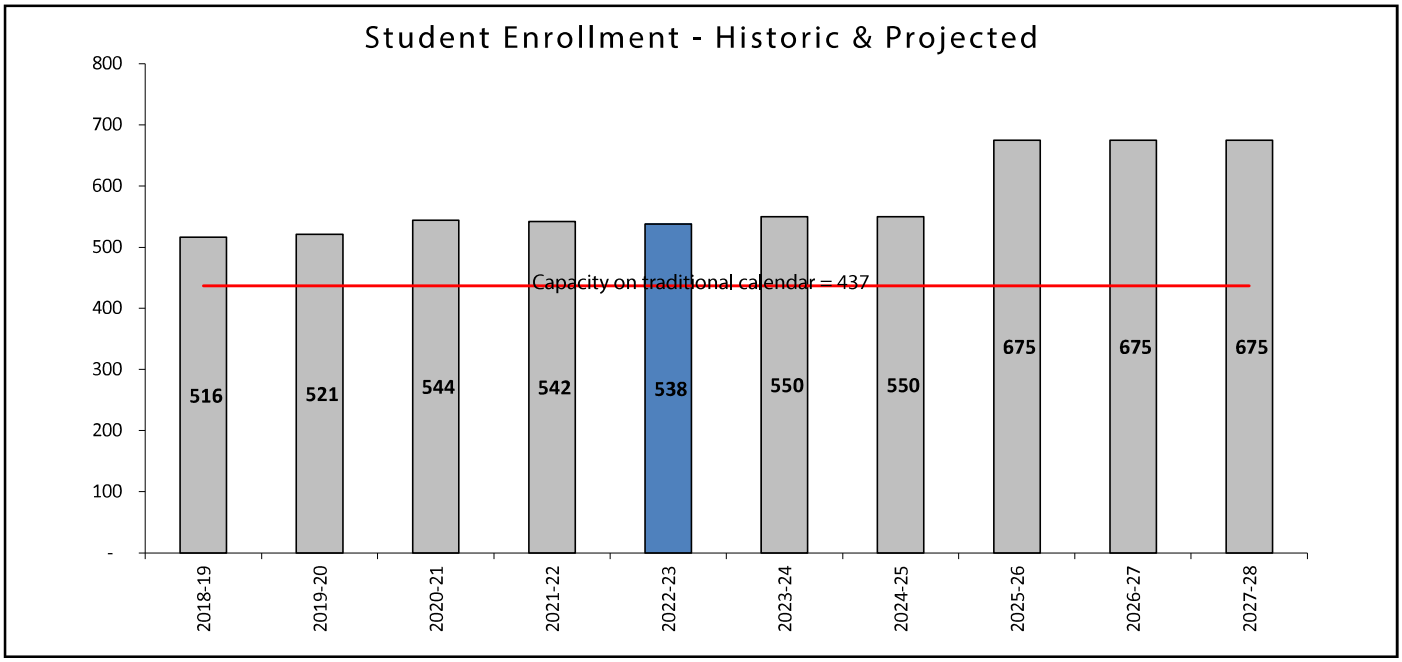
16995 East Carlson Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-8

School built in 2004
Opened in 2002

Site Acreage: 7.5
Facility Square Feet: 40,000



Estimated Total Construction Costs (in 2023 Dollars): $792,840
Estimated Total Project Costs: $911,766 - $1,304,222



Following is the list of needed projects at Challenge to Excellence Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Renew kitchen hood suppression	$15,000	$1,500-$6,450	$750-$3,225
	1		Replace exhaust system in kitchen	$30,000	$3,000-$12,900	$1,500-$6,450
	1		Replace A/C in computer server room	$18,000	$1,800-$7,740	$900-$3,870
	2		Update site lighting controls - add photocell	$1,000	$100-$430	$50-$215
	2		Replace exterior lighting on side of building	$5,000	$500-$2,150	$250-$1,075
	2		Unit heaters - electric	$15,340	$1,534-$6,597	$767-$3,298
	2	Security	Replace interior exit signs	$35,000	$3,500-$15,050	$1,750-$7,525
2	2	Capital Renewal	Replace folding partitions between cafeteria and gym	$48,100	$4,810-$20,683	$2,405-$10,342
	2		Replace carpeting	$100,000	$10,000-$43,000	$5,000-$21,500
	2		Replace cafeteria floor	$9,000	$900-$3,870	$450-$1,935
	3		Replace playground fence	$50,000	$5,000-$21,500	$2,500-$10,750
	4	Facility Modification	Fittings - Signage (room numbering and identification no longer accurate)	$34,200	$3,420-$14,706	$1,710-$7,353
	3	Facility Upgrade	Update playground equipment	$50,000	$5,000-$21,500	$2,500-$10,750
3	4	Capital Renewal	Replace/add trees and shrubs	$6,500	$650-$2,795	$325-$1,398
N/A	4	Building Addition	Building expansion	TBD	TBD	TBD
	2	Capital Renewal	Caulk windows	$7,600	$760-$3,268	$380-$1,634
	2		Replace areas of curb cracking	$12,900	$1,290-$5,547	$645-$2,774
	2		Replace sections of sidewalk	$32,100	$3,210-$13,803	$1,605-$6,902
	2		Resurface Playground	$77,000	$7,700-$33,110	$3,850-$16,555
	2		Seal and caulk exterior wall	$25,700	$2,570-$11,051	$1,285-$5,526
	2		Upgrade irrigation system	$99,200	$9,920-$42,656	$4,960-$21,328
	4		Entire site landscape work	$93,300	$9,330-$40,119	$4,665-$20,060
	3	Facility Upgrade	Provide fencing for dumpsters and transformers	$6,500	$650-$2,795	$325-$1,398
	2	Security	Upgrade intrusion alarm system	$16,400	$1,640-$7,052	$820-$3,526
	2		Replace CCTV	$5,000	$500-$2,150	$250-$1,075

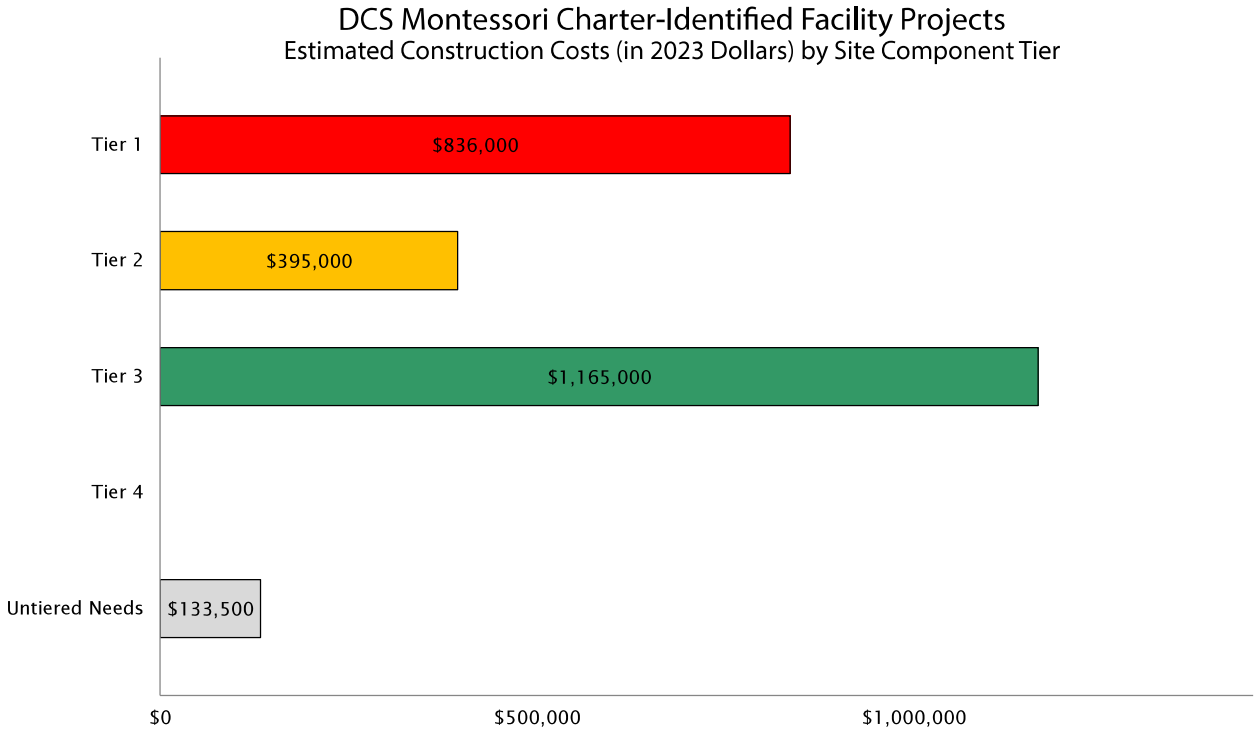
Estimated Total Construction Costs (in 2023 Dollars): $792,840
Estimated Project Management Costs Range: $79,284 - $340,921
Estimated Inflation Range: $39,642 - $170,461
Estimated Total Project Costs: $911,766 - $1,304,222

DCS Montessori Charter School

311 East Castle Pines Parkway
Castle Pines, CO 80108
Rock Canyon High School Feeder, K-8

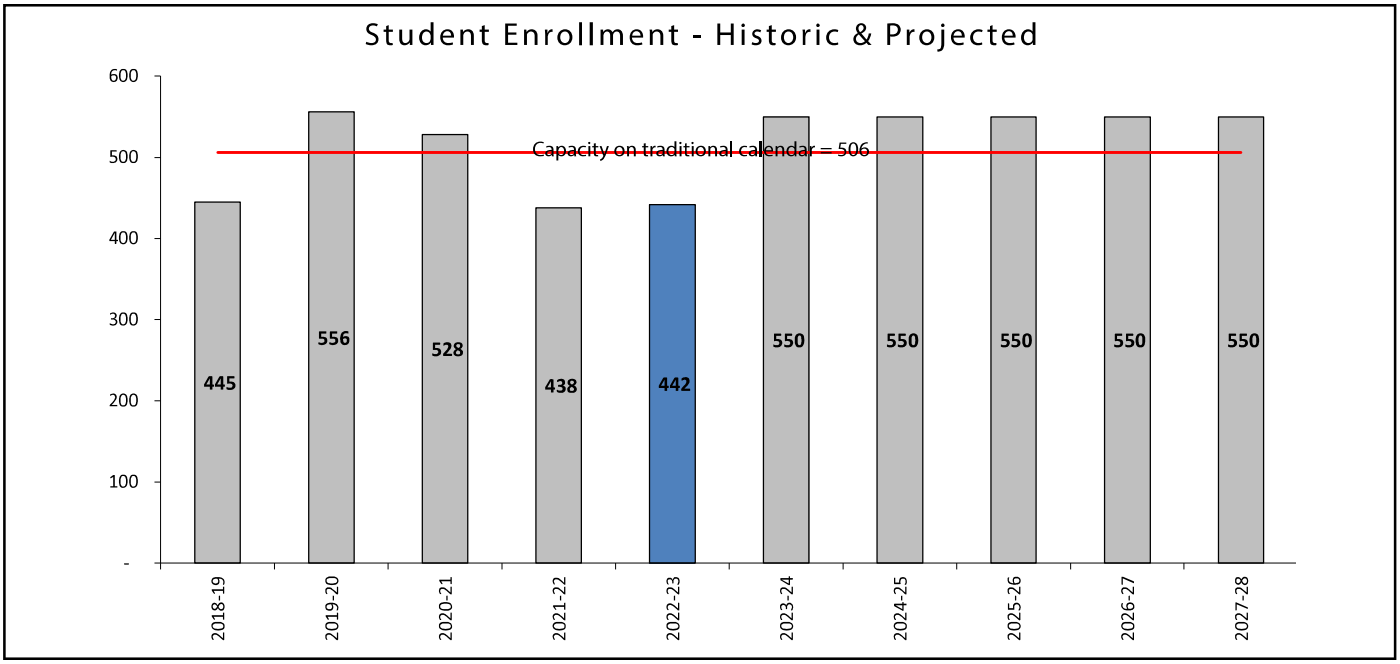
School built in 2000
Opened in 1997

Site Acreage: 8.5
Facility Square Feet: 41,800



Estimated Total Construction Costs (in 2023 Dollars): $2,529,500

Estimated Total Project Costs: $2,908,925-$4,161,028



Following is the list of needed projects at DCS Montessori Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	New elevator and controls	$121,000	$12,100-$52,030	$6,050-$26,015
	1		Replace Roof	$715,000	$71,500-$307,450	$35,750-$153,725
2	2	Capital Renewal	Interior Finishes-Painting, flooring, ceiling maintenance, plumbing.	$60,000	$6,000-$25,800	$3,000-$12,900
	2		Update insulation and weatherproofing	$40,000	$4,000-$17,200	$2,000-$8,600
	3		Exterior painting and sealing	$25,000	$2,500-$10,750	$1,250-$5,375
	Not Provided	Facility Modification	Convert existing turf field to artificial t	$100,000	$10,000-$43,000	$5,000-$21,500
	Not Provided		Add ADA access to Middle School basement	$50,000	$5,000-$21,500	$2,500-$10,750
	Not Provided	Facility Upgrade	Rebuild staff entrance	$120,000	$12,000-$51,600	$6,000-$25,800
3	4	Capital Renewal	Renovate landscaping to be less water intensive	$165,000	$16,500-$70,950	$8,250-$35,475
	Not Provided	Facility Upgrade	Parking lot solar canopies with staff charging stations	$1,000,000	$100,000-$430,000	$50,000-$215,000
N/A	Not Provided	IT	Electrical and Wifi and 3D Printing Device installation and training	$12,000	$1,200-$5,160	$600-$2,580
	Not Provided		New staff laptops	$30,000	$3,000-$12,900	$1,500-$6,450
	Not Provided		New student chomebooks	$20,000	$2,000-$8,600	$1,000-$4,300
	Not Provided	Security	Interior Blinds for Lock Downs	$16,500	$1,650-$7,095	$825-$3,548
	Not Provided		Classroom Keyless entry	$55,000	$5,500-$23,650	$2,750-$11,825

Estimated Total Construction Costs (in 2023 Dollars): $2,529,500
Estimated Project Management Costs Range: $252,950-$1,087,685
Estimated Inflation Range: $126,475-$543,843
Estimated Total Project Costs: $2,908,925-$4,161,028

Global Village Academy Charter School

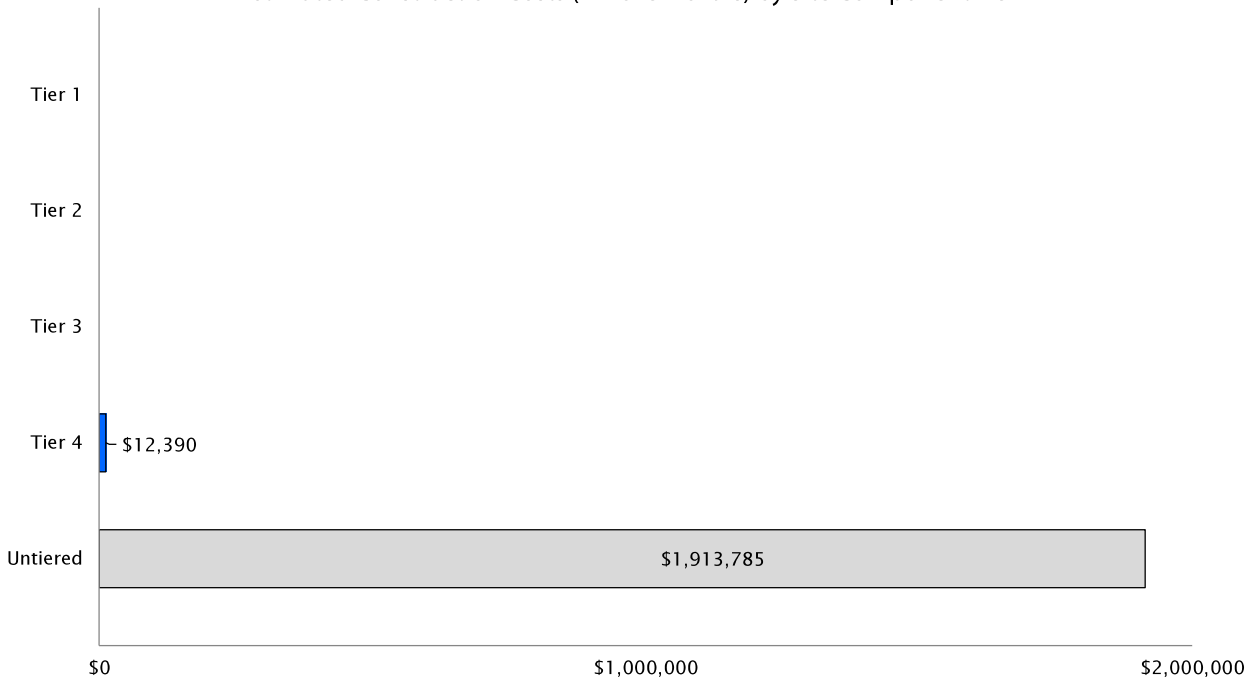
18451 Ponderosa Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Opened in 2015

Site Acreage: 7.39
Facility Square Feet: 27,481

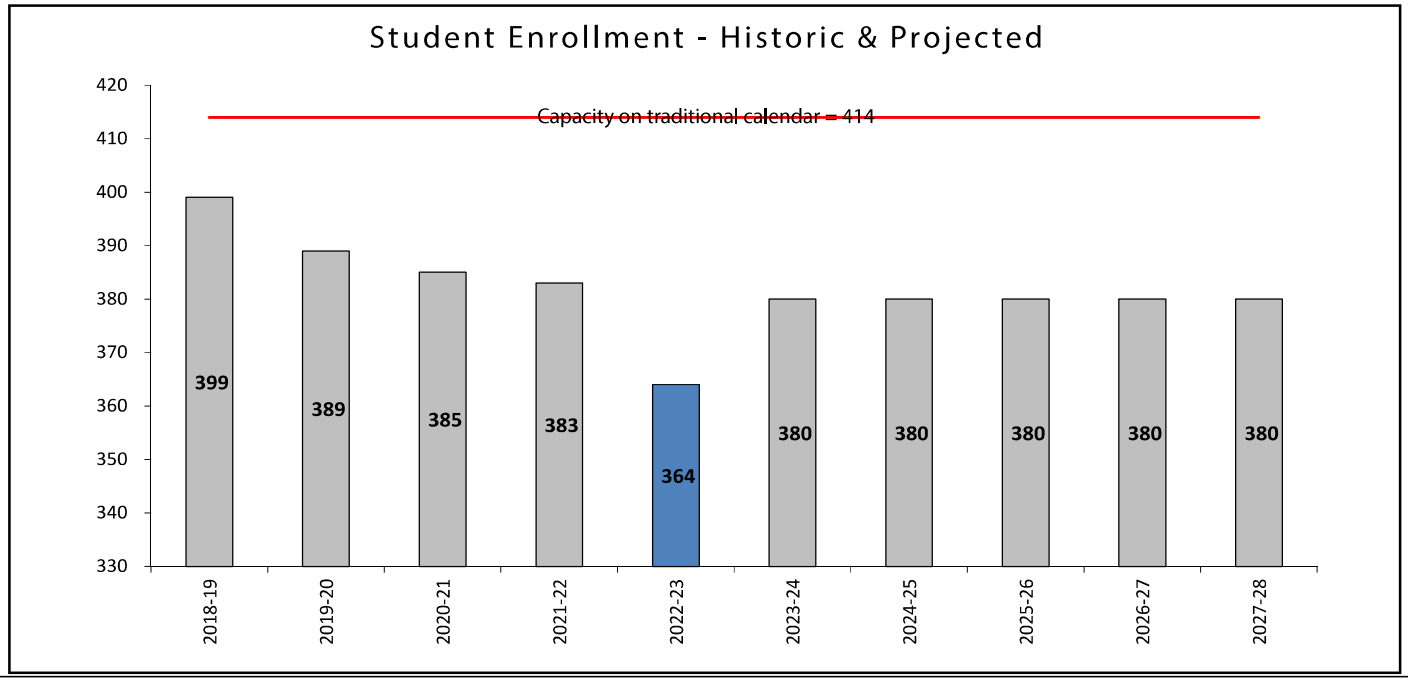
Global Village Academy-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2023 Dollars): $1,926,175

Estimated Total Project Costs: $670,830 - $959,578



Following is the list of needed projects at Global Village Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
4	Capital Renewal	Landscaping of the property to maintain asthetics	$12,390	$1,239-$5,328	$620-$2,664
Building Addition/ New Construction	Building Addition/ New Construction	Construction of a school gym	$981,435	$98,144-$422,017	$49,072-$211,009
Capital Renewal	Capital Renewal	Replacement of bark chips on the playground	$54,285	$5,429-$23,343	$2,714-$11,671
		Replace toilet tank(s)	$105	$11-$45	$5-$23
		Replace ceiling fan(s)	$210	$21-$90	$11-$45
		Replace tiles in kithcen and restrooms	$1,155	$116-$497	$58-$248
		Replace carpet throughout facility	$63,000	$6,300-$27,090	$3,150-$13,545
Facility Upgrade	Facility Upgrade	Install 20' x 30' storage building	$29,400	$2,940-$12,642	$1,470-$6,321
		Ride-on lawn mower / snow plow	$11,340	$1,134-$4,876	$567-$2,438
		Installation of turf on the sports field	$104,160	$10,416-$44,789	$5,208-$22,394
		Retractable wall partions for installation in the library	$51,450	$5,145-$22,124	$2,573-$11,062
IT	IT	Smart Boards for classrooms	$4,935	$494-$2,122	$247-$1,061
		Improve internet connection	$28,980	$2,898-$12,461	$1,449-$6,231
		Install new firewall	$8,190	$819-$3,522	$410-$1,761
		Replace 8 wireless access points	$13,440	$1,344-$5,779	$672-$2,890
		Install 8 additional wireless access points	$14,175	$1,418-$6,095	$709-$3,048
		Replace 3 current switches	$5,460	$546-$2,348	$273-$1,174
		Dell Latitude 5420 replacement (15)	$19,845	$1,985-$8,533	$992-$4,267
		Microsoft Office Pro Plus licenses (15)	$1,470	$147-$632	$74-$316
		Dell Chromebook 3100 (200)	$49,350	$4,935-$21,221	$2,468-$10,610
		Google Management licenses (200)	$7,350	$735-$3,161	$368-$1,580
Mobiles	Mobiles	ADA compliant ramp for modular classroom	$21,525	$2,153-$9,256	$1,076-$4,628
		Installation of a modular building (dry or wet)	$183,645	$18,365-$78,967	$9,182-$39,484
		Paving for modular installation	$5,040	$504-$2,167	$252-$1,084
Security	Security	Installation of Closed-Circuit TV (CCTV) security system	$47,200	$4,720-$20,296	$2,360-$10,148
		Fencing around exterior of property	$183,750	$18,375-$79,013	$9,188-$39,506
		External door badge readers	$13,860	$1,386-$5,960	$693-$2,980
		Replace doorknobs (40). Rekey the building.	$9,030	$903-$3,883	$452-$1,941

Estimated Total Construction Costs (in 2023 Dollars): $1,926,175
Estimated Project Management Costs Range: $192,618 - $828,255
Estimated Inflation Range: $96,309 - $414,128

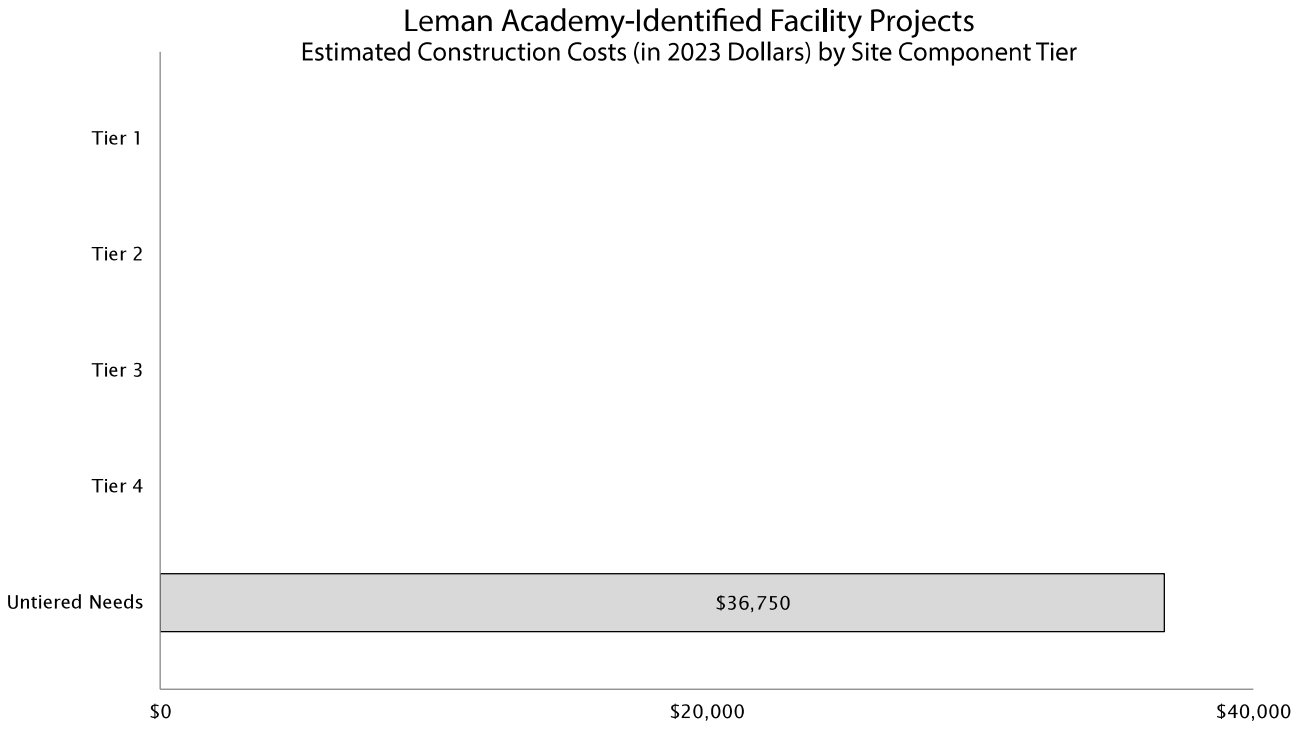
Estimated Total Project Costs: $670,830 - $959,578

Leman Academy of Excellence Charter School

19560 Stroh Rd.
Parker, CO 80134
Chaparral High School Feeder Area, K-8

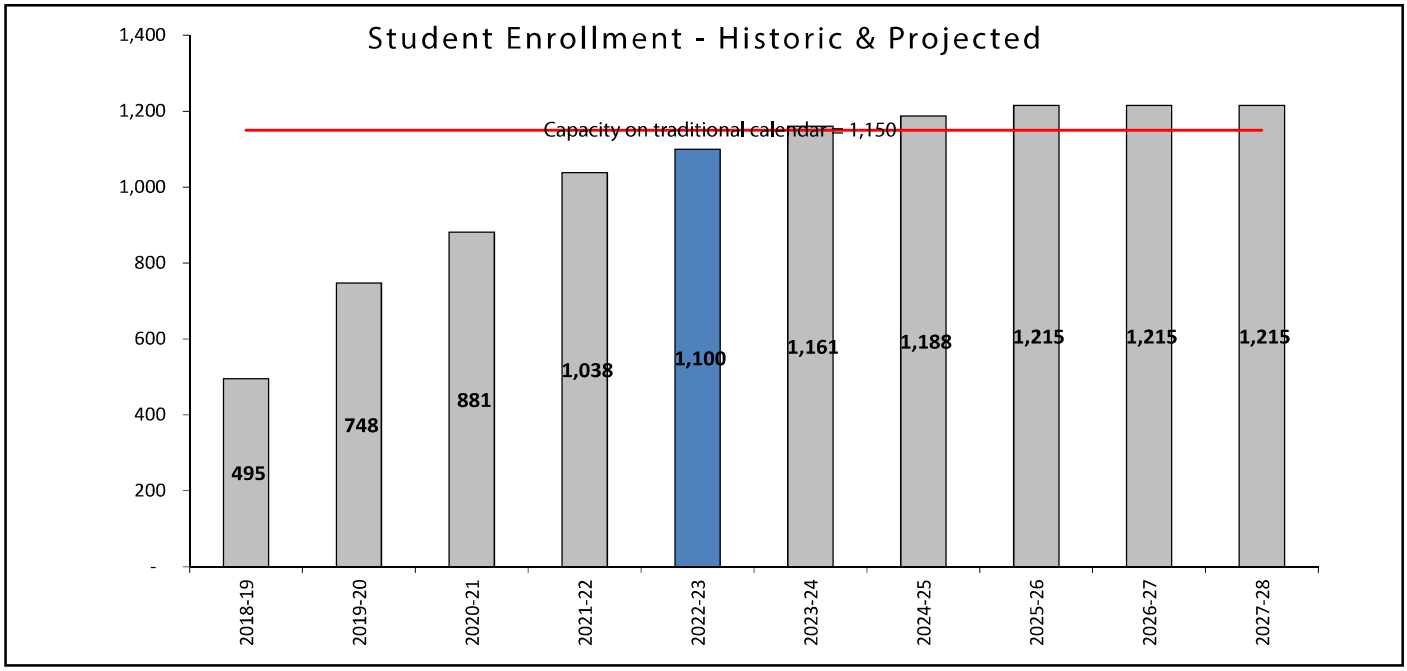
Built in 2017
Opened in 2018

Site Acreage: 8.02
Facility Square Feet: 44,596



Estimated Total Construction Costs (in 2023 Dollars): $36,750

Estimated Total Project Costs: $42,263 - $60,454



Following is the list of needed projects at Leman Academy of Excellence Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
N/A	Not Provided	IT	Additional server to size to needs of campus	$36,750	$3,675-$15,803	$1,838-$7,901

Estimated Total Construction Costs (in 2023 Dollars): $36,750
Estimated Project Management Costs Range: $3,675 - $15,803
Estimated Inflation Range: $1,838 - $7,901

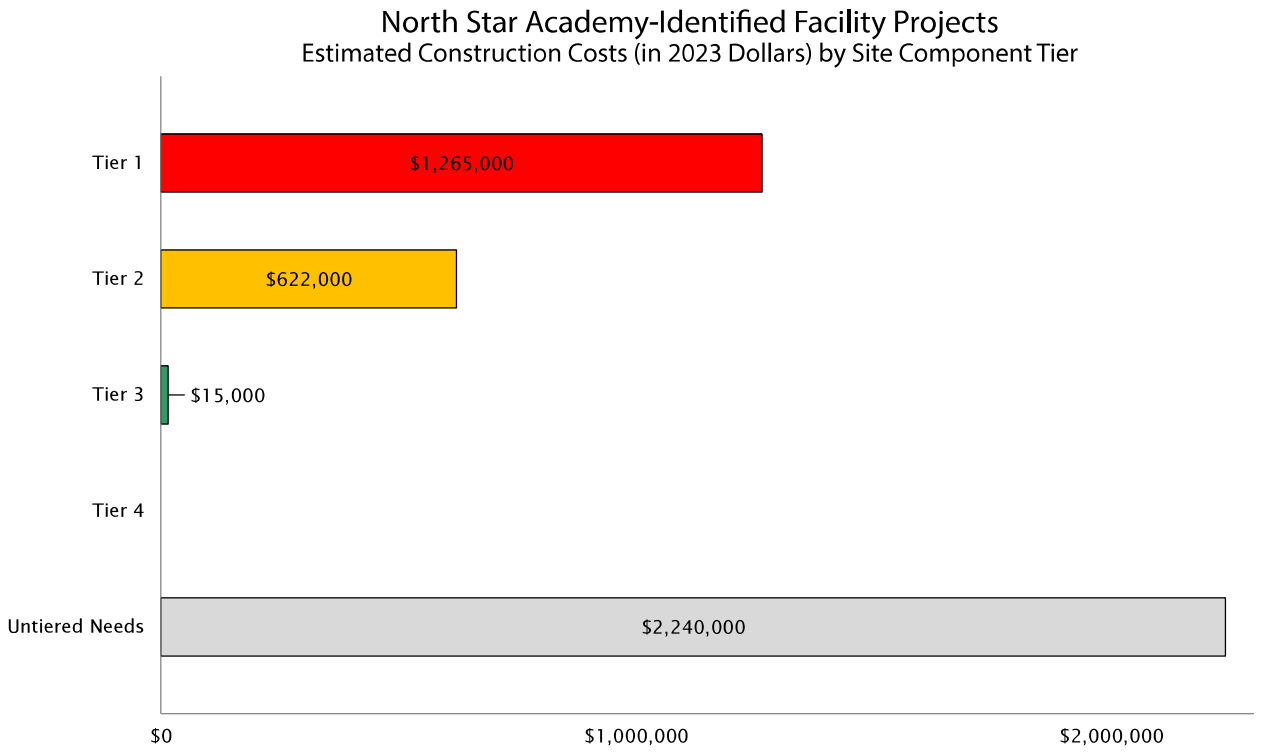
Estimated Total Project Costs: $42,263 - $60,454

North Star Academy Charter School

16700 Keystone Boulevard
Parker, CO 80134
Chaparral High School Feeder, K-8

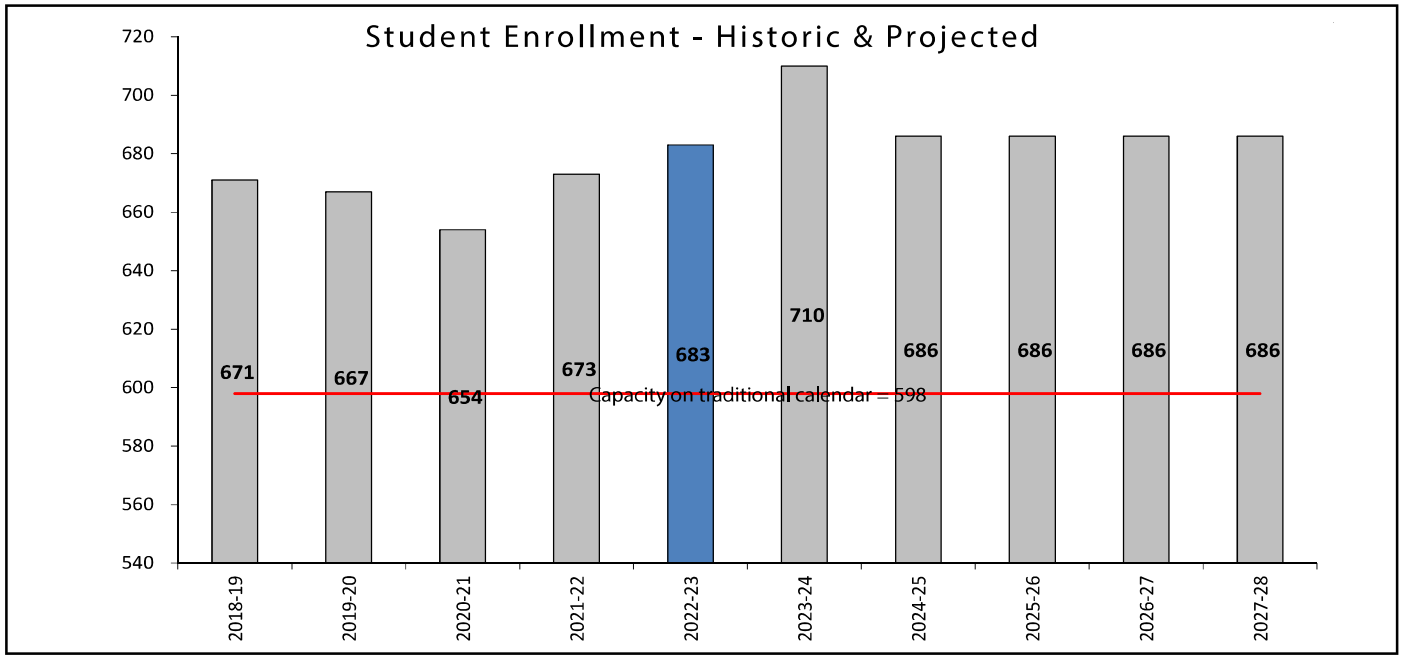
Opened in 2005

Site Acreage: 4.8
Facility Square Feet: 28,900



Estimated Total Construction Costs (in 2023 Dollars): $4,142,000

Estimated Total Project Costs: $4,763,300 - $6,813,590



Following is the list of needed projects at North Star Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Three HVAC unit	$50,000	$5,000-$21,500	$2,500-$10,750
	1		Water pipes	$15,000	$1,500-$6,450	$750-$3,225
	1		Two Water heaters	$50,000	$5,000-$21,500	$2,500-$10,750
	2		Roof replacement	$1,000,000	$100,000-$430,000	$50,000-$215,000
	2		Replace fire alarm system (3-5 years)	$150,000	$15,000-$64,500	$7,500-$32,250
2	1	Capital Renewal	North playground concrete	$60,000	$6,000-$25,800	$3,000-$12,900
	2		Carpet Replacement.	$175,000	$17,500-$75,250	$8,750-$37,625
	2		Install new bathroom flooring.	$40,000	$4,000-$17,200	$2,000-$8,600
	2		Exterior façade	$100,000	$10,000-$43,000	$5,000-$21,500
	2		Drinking fountains in hallway	$5,000	$500-$2,150	$250-$1,075
	2		Repair sunk in floor due to leak in underground plumbing	$30,000	$3,000-$12,900	$1,500-$6,450
	4		Internal painting	$20,000	$2,000-$8,600	$1,000-$4,300
	2	Facility Upgrade	Playground equipment	$80,000	$8,000-$34,400	$4,000-$17,200
	2		Interior lighting	$100,000	$10,000-$43,000	$5,000-$21,500
	2		Bathroom Stall Partitions (main restroom and kindergarten restroom)	$12,000	$1,200-$5,160	$600-$2,580
3	4	Capital Renewal	Replace mulch ground cover for playgorund	$15,000	$1,500-$6,450	$750-$3,225
N/A	1	Building Addition	Addition to our gym/multi-purpose room	$1,320,000	$132,000-$567,600	$66,000-$283,800
	1	Capital Renewal	Increase water tap line to accomodate increase need for mandatory kitchen	$150,000	$15,000-$64,500	$7,500-$32,250
	3		Drain in the back patio area	$20,000	$2,000-$8,600	$1,000-$4,300
	3		Maintenance work on turf playing field (addition of in fill and removal of insects)	$20,000	$2,000-$8,600	$1,000-$4,300
	1	Facility Upgrade	Soundproof and bullet proof windows	$100,000	$10,000-$43,000	$5,000-$21,500
	1		Remodel Kitchen and add full ktichen appliances for Proposition F	$160,000	$16,000-$68,800	$8,000-$34,400
	2	IT	Student laptops and laptop carts (6)	$200,000	$20,000-$86,000	$10,000-$43,000
	2		WiFi Insfrastructure- upgrade wireless internet access points, and switches	$250,000	$25,000-$107,500	$12,500-$53,750
	2	Maintenance	Air Duct Cleaning	$20,000	$2,000-$8,600	$1,000-$4,300

Estimated Total Construction Costs (in 2023 Dollars): $4,142,000
Estimated Project Management Costs Range: $414,200 - $1,781,060
Estimated Inflation Range: $207,100 - $890,530

Estimated Total Project Costs: $4,763,300 - $6,813,590

Parker Core Knowledge Charter School

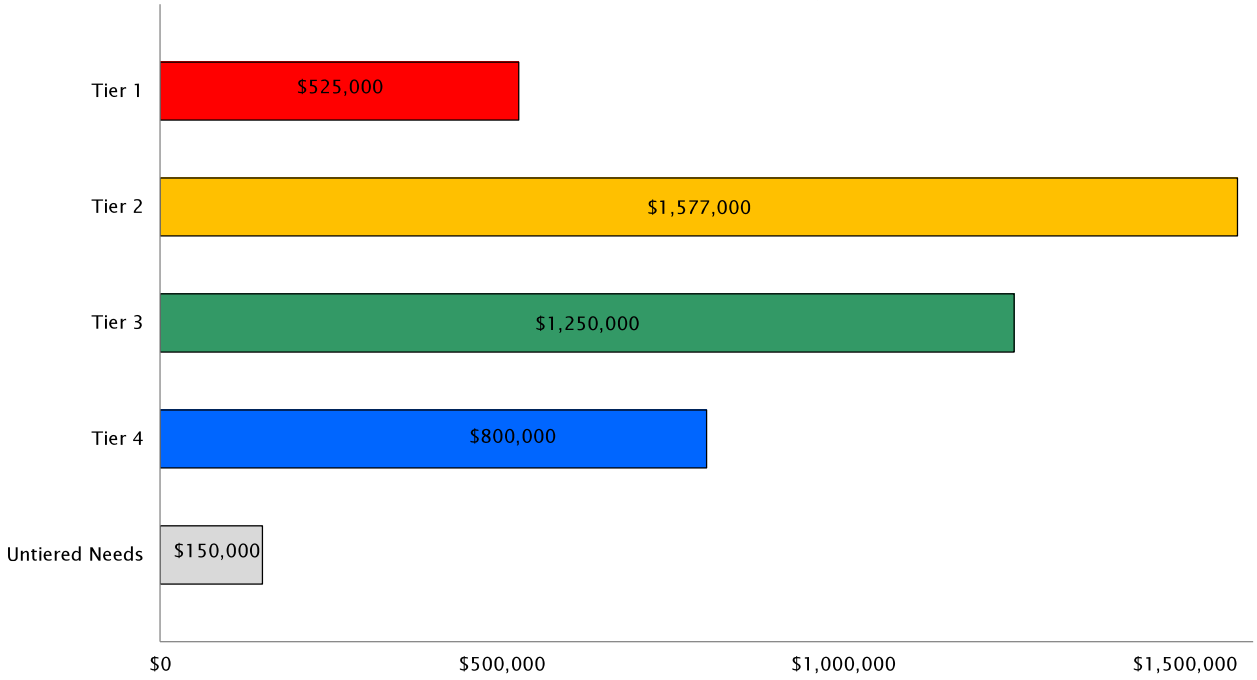
11661 Pine Drive
Parker, CO 80138
Chaparral High School Feeder Area, K-8

School built in 2000
Opened in 2000

Site Acreage: 6.5
Facility Square Feet: 53,190

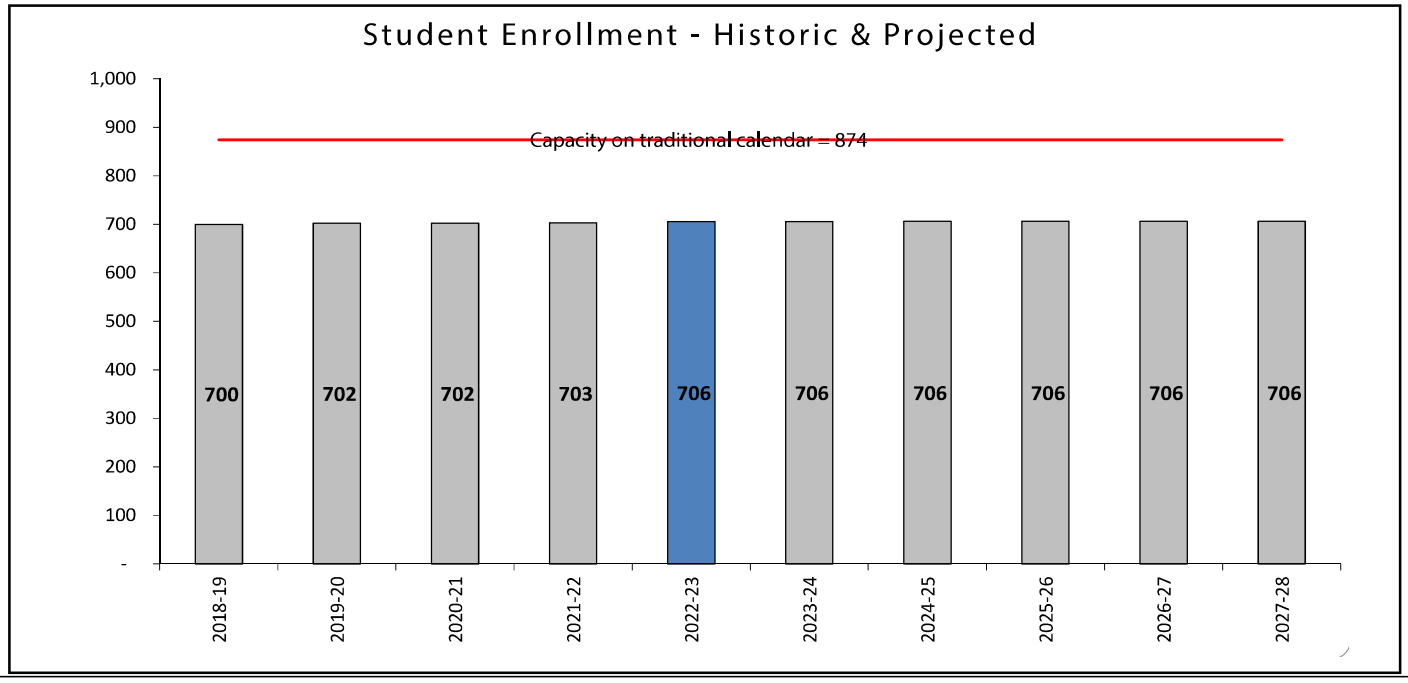
Parker Core Knowledge-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier



Estimated Total Construction Costs(in 2023 Dollars): $4,302,000

Estimated Total Project Costs: $4,773,500 - $5,615,099



Following is the list of needed projects at Parker Core Knowledge Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Replace interior doors and hardware	$250,000	$10,000	$12,500-$53,750
	1		Replace roof on 2010 building	$100,000	$30,000	$5,000-$21,500
	2	Security	Replace intercom and clock system with hard wired system	$175,000	$10,000	$8,750-$37,625
2	1	Capital Renewal	Install new heat tape for north side downspout.	$2,000	$400	$100-$430
	2		Resurface the upper and lower parking lots	$70,000	$10,000	$3,500-$15,050
	2		Recaulk control joints, stucco repair, exterior painting	$150,000	$15,000	$7,500-$32,250
	2		Paint exterior downspouts	$700	$70-$301	$35-$151
	2		Re-seal CMU	$5,000	$1,000	$250-$1,075
	3		Patch, prime and paint interior walls	$249,300	$24,930-$107,199	$12,465-$53,600
	3		Replace ceiling grid and tile	$200,000	$5,000	$10,000-$43,000
	Not Provided		Replace aging playground surfaces and equipment, add small fieldhouse (storage)	$450,000	$50,000	$22,500-$96,750
	Not Provided	Facility Upgrade	Regrade and reroute existing parking lot	$200,000	$10,000	$10,000-$43,000
	Not Provided		Replace older outside building and parking lot lighting with LED light fixtures	TBD	TBD	TBD
	Not Provided		Replace interior classroom and hallway lighting to LED	$250,000	$10,000	$12,500-$53,750
3	Not Provided	Facility Upgrade	Create extended parking lot on north side of property. Includes converting existing drainage	$1,250,000	$30,000	$62,500-$268,750
4	Not Provided	Facility Upgrade	Add parking spaces along North side of facility	$500,000	$25,000	$25,000-$107,500
	Not Provided		Add covered sidewalks in carpool area	$300,000	$10,000	$15,000-$64,500
N/A	Not Provided	IT	Replace teacher laptops (approximately 57 new MacBrook Pro laptops)	$150,000	$15,000-$64,500	$7,500-$32,250

Estimated Total Construction Costs (in 2023 Dollars): $4,302,000
Estimated Project Management Costs Range: $256,400 - $388,169
Estimated Inflation Range: $215,100 - $924,930

Estimated Total Project Costs: $4,773,500 - $5,615,099

Parker Performing Arts Charter School

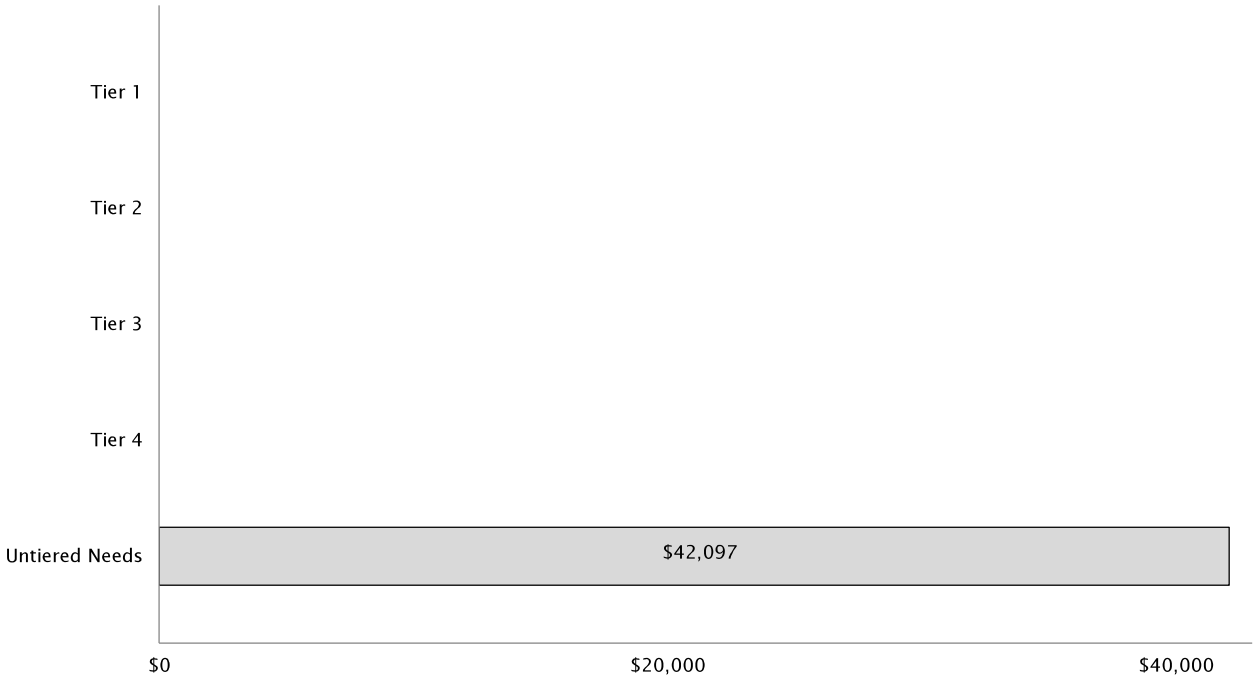
15035 Compark Blvd
Parker, CO 80134
Chaparral High School Feeder, K-8

School built in 2016
Opened in 2016

Site Acreage: 7.2

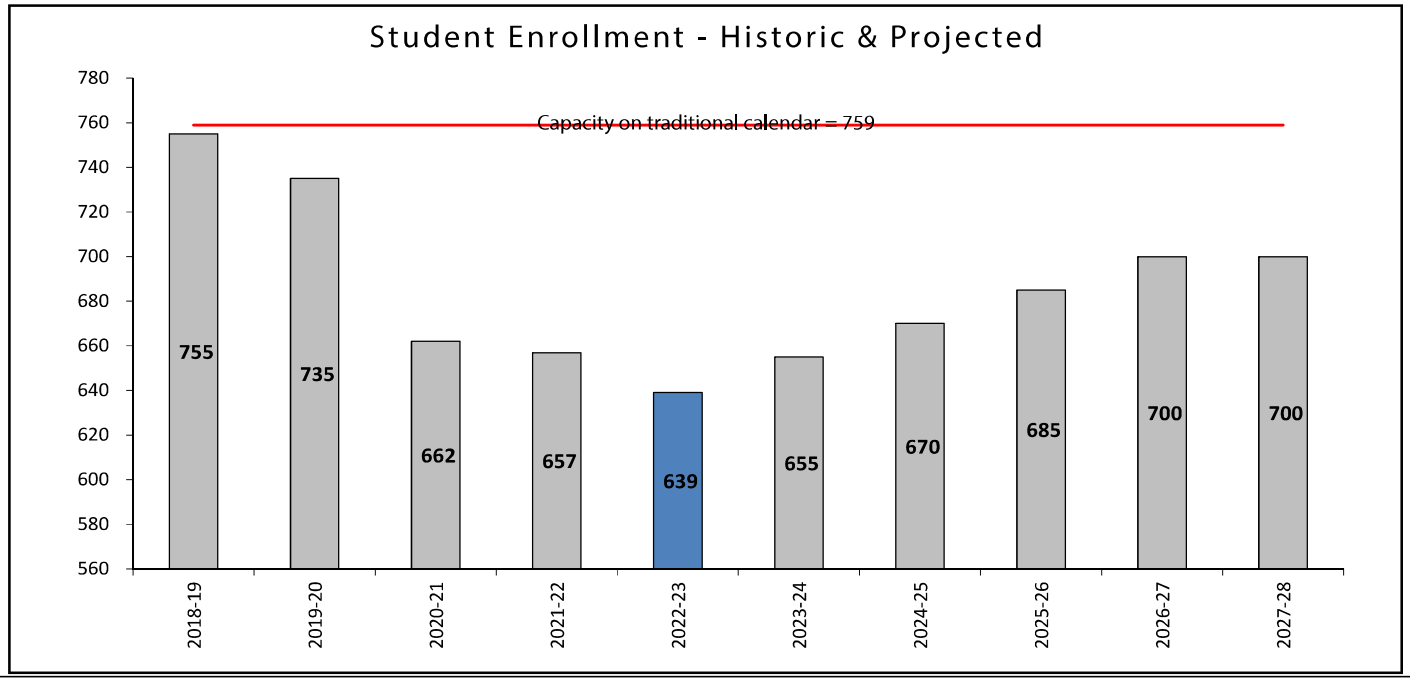
Parker Performing Arts-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2023 Dollars): $42,097

Estimated Total Project Costs: $46,370 - $60,469



Following is the list of needed projects at Parker Performing Arts Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
N/A	Not Provided	Facility Upgrade	Kitchen Upgrade-Stainless Table	$1,735	$174-$746	$87-$373
	Not Provided		Kitchen Upgrade-Two Door Reach In Freever	$6,490	$649-$2,791	$325-$1,395
	Not Provided		Kitchen Upgrade-Warmer	$4,160	$416-$1,789	$208-$894
	Not Provided		Kitchen Upgrade-Cold Holding Unit	$5,219	$522-$2,244	$261-$1,122
	Not Provided		Kitchen Upgrade-Secuirty Unit	$1,623	$162-$698	$81-$349
	Not Provided	Security	Replace Four Sets of Failing Exterior Door	$20,420	$0	$1,021-$4,390
	Not Provided		Add Speakers in 6 Classrooms / Communication Need	$2,450	$245-$1,054	$123-$527

Estimated Total Construction Costs (in 2023 Dollars): $42,097
Estimated Project Management Costs Range: $2,168 - $9,321
Estimated Inflation Range: $2,105 - $9,051

Estimated Total Project Costs: $46,370 - $60,469

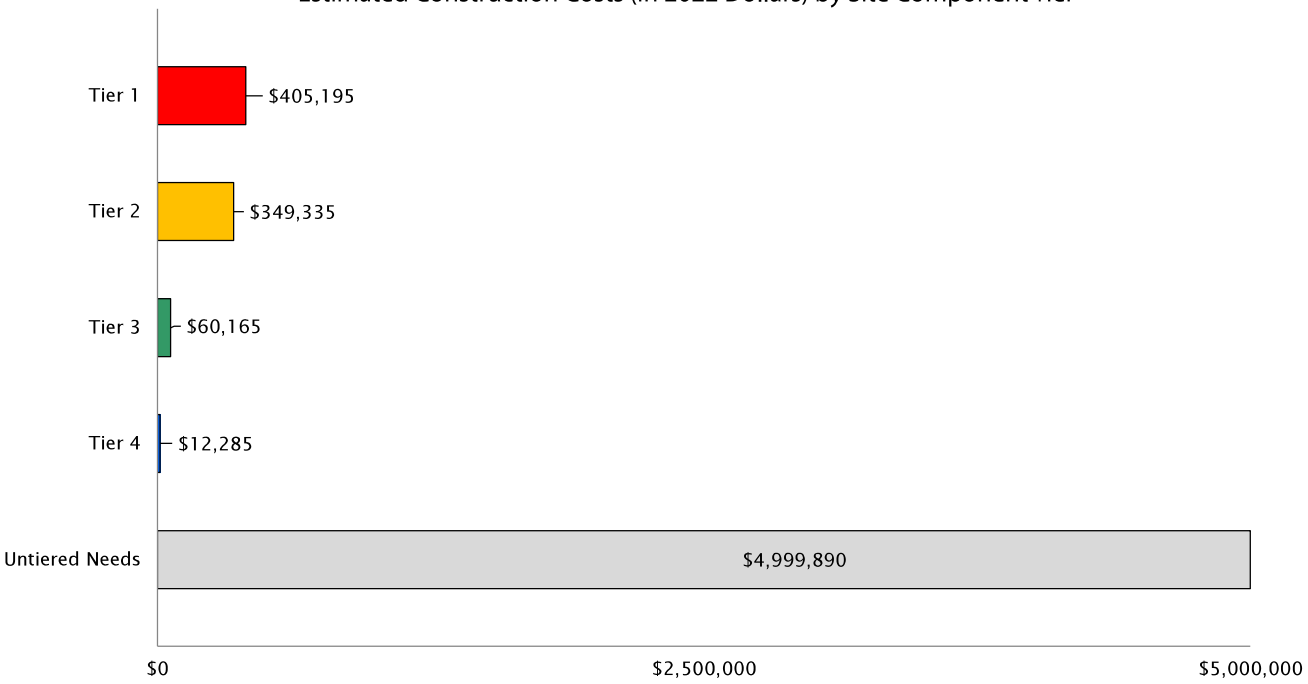
Platte River Academy Charter School

4085 Lark Sparrow Street
Highlands Ranch, CO 80126
Highlands Ranch High School Feeder Area, K-8

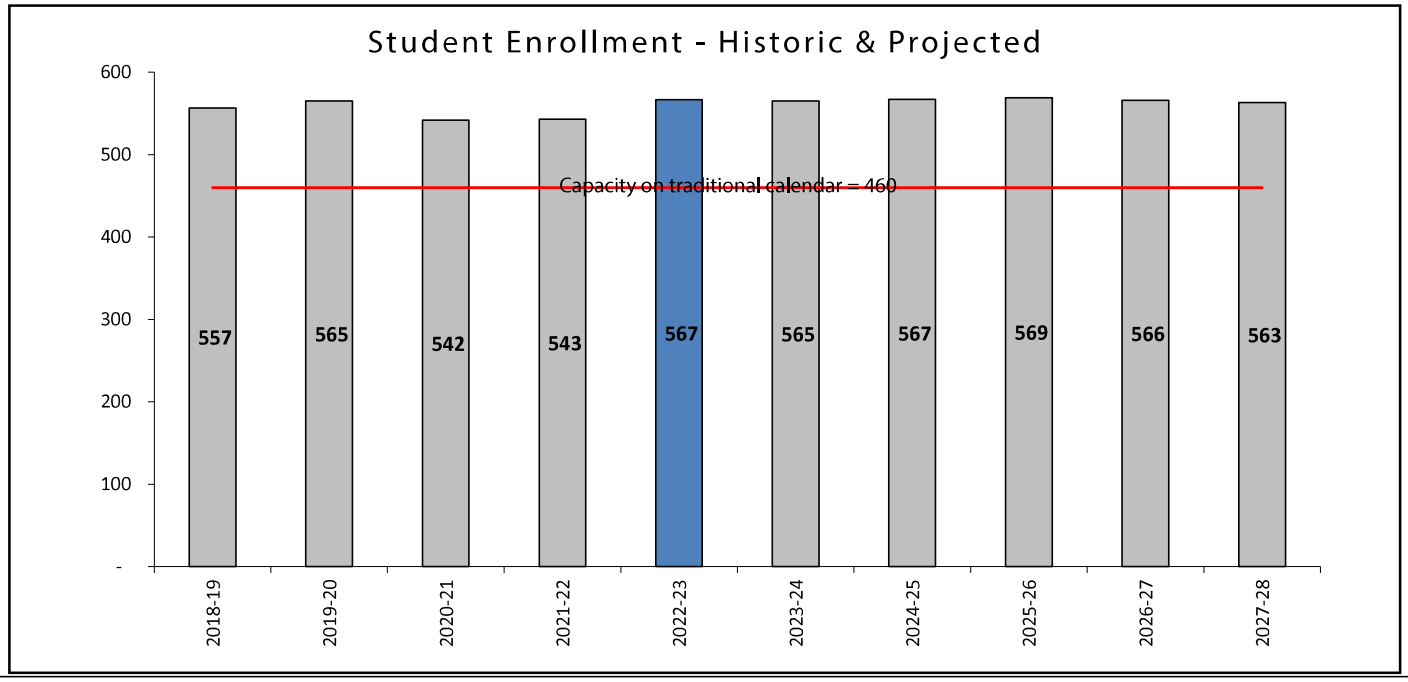
School built in 1997
Opened in 2003

Site Acreage: 5.28
Facility Square Feet: 35,533

Platte River Academy-Identified Facility Projects
Estimated Construction Costs (in 2022 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2023 Dollars): $5,826,870
Estimated Total Project Costs:$6,952,838 - $9,018,532



Following is the list of needed projects at Platte River Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Roof Replacement	$405,195	$40,520-$174,234	$20,260-$87,117
2	2	Capital Renewal	Carpet Replacement	$165,375	$16,538-$71,111	$8,269-$35,556
	2		Concrete Curb and Gutter Repair	$8,610	$861-$3,702	$431-$1,851
	2		Internal painting	$3,780	$378-$1,625	$189-$813
	2		Mill and overlay parking lot	$122,430	$12,243-$52,645	$6,122-$26,322
	2		Replace plumbing Fixtures	$12,285	$1,229-$5,283	$614-$2,641
	2		Replace/Add Parking Lot Signage	$6,195	$620-$2,664	$310-$1,332
	2		Resurface gym floor	$30,660	$3,066-$13,184	$1,533-$6,592
3	3	Capital Renewal	Maintenance work on playing field	$22,050	$2,205-$9,482	$1,103-$4,741
	3	Facility Modification	Repair/Replacement of Wood Fence	$7,455	$746-$3,206	$373-$1,603
	3		Expand sink area and drainage in Art Room	$30,660	$3,066-$13,184	$1,533-$6,592
4	4	Capital Renewal	Bark Ground Cover	$12,285	$1,229-$5,283	$614-$2,641
N/A	Not Provided	Building Addition	New RTU equipment for expansion	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Not Provided		New controls and VAVs for expansion	$787,500	$78,750-$338,625	$39,375-$169,313
	Not Provided		Install new LED devices-entire site	$105,000	$10,500-$45,150	$5,250-$22,575
	Not Provided		Install commercial kitchen	$105,000	$10,500-$45,150	$5,250-$22,575
	Not Provided		Burn and chemical proof tables, hood, corrosives and cabinets	$31,500	$3,150-$13,545	$1,575-$6,773
	Not Provided		Outfit library for a middle school	$31,500	$3,150-$13,545	$1,575-$6,773
	Not Provided		Art storage, kiln, sinks, mud catch, etc.	$52,500	$5,250-$22,575	$2,625-$11,288
	Not Provided		Install initial network infrastructure	$52,500	$5,250-$22,575	$2,625-$11,288
	Not Provided		AP per room including wiring	$26,250	$2,625-$11,288	$1,313-$5,644
	Not Provided		Laptops for new teachers (expansion)	$39,375	$3,938-$16,931	$1,969-$8,466
	Not Provided		Windows workstations for office staff	$7,875	$788-$3,386	$394-$1,693
	Not Provided		Mobile devices for students in 1:1 model	$94,500	$9,450-$40,635	$4,725-$20,318
	Not Provided		Room amplification for 25 classrooms	$26,250	$2,625-$11,288	$1,313-$5,644
	Not Provided		Outfit techlad with 30 stations	$52,500	$5,250-$22,575	$2,625-$11,288
	Not Provided	Facility Modification	Install artificial turf field	$826,875	$250,000	$41,344-$177,778
	Not Provided		Expand parking lot	$1,653,750	$250,000	$82,688-$355,556
	2	Maintenance	Air Duct Cleaning	$18,375	$1,838-$7,901	$919-$3,951
	2	Security	Upgrade Video Surveillance System	$38,640	$3,864-$16,615	$1,932-$8,308

Estimated Total Construction Costs (in 2023 Dollars): $5,826,870
Estimated Project Management Costs Range: $834,625 - $1,938,885
Estimated Inflation Range: $291,344 - $1,252,777

Estimated Total Project Costs: $6,952,838 - $9,018,532

Renaissance Secondary School Charter School

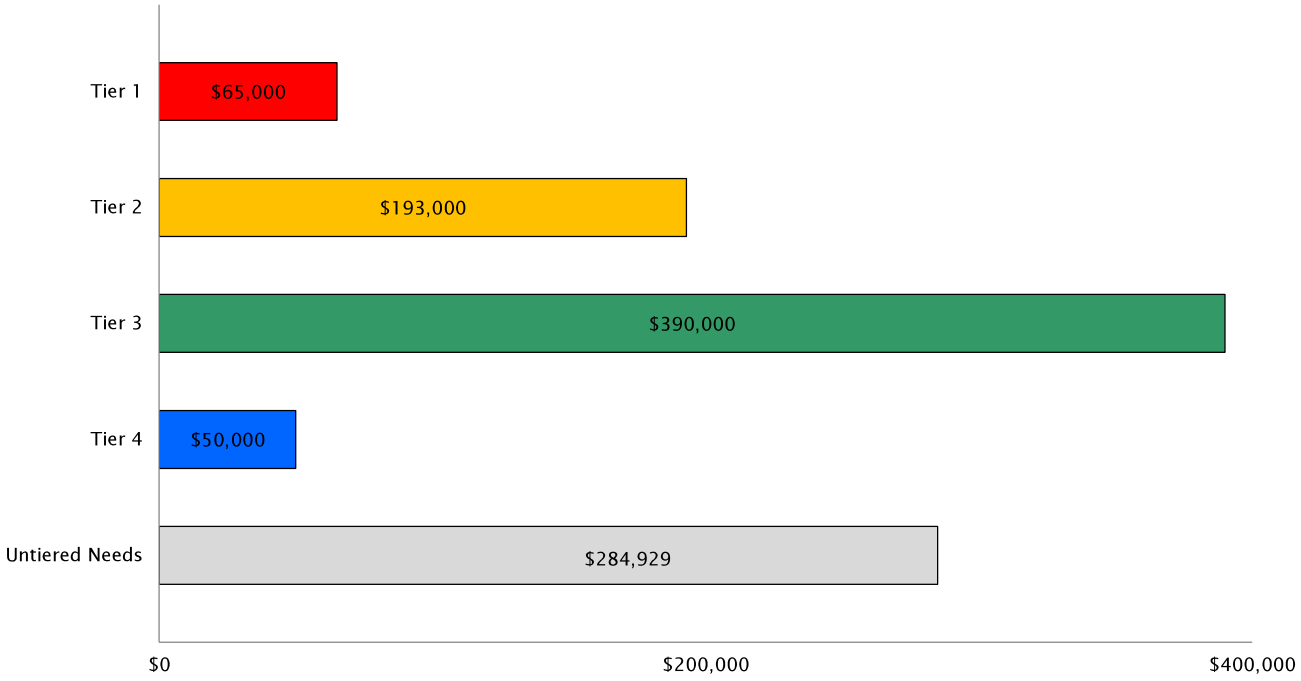
3954 Trail Boss Ln.
Castle Rock, CO 80104
Douglas County High School Feeder, K-8

School built/opened in 2017

Site Acreage: 15.969

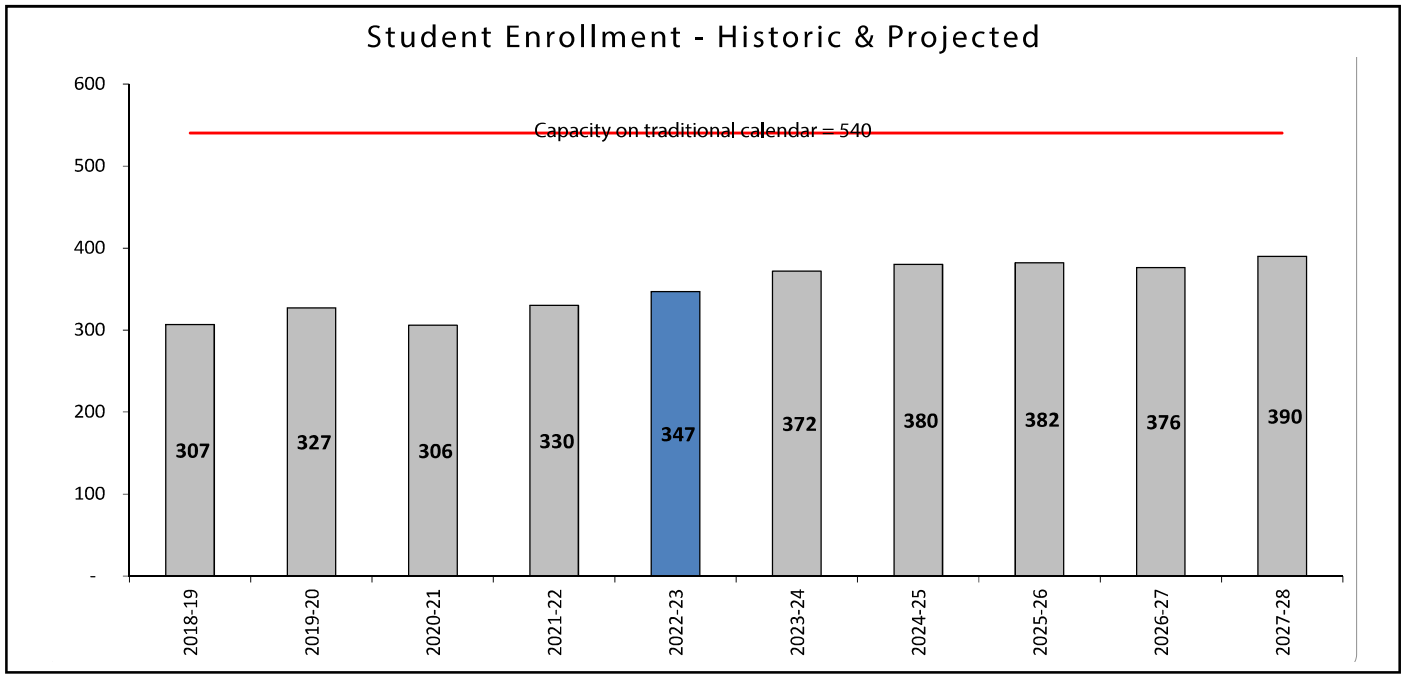
Renaissance Secondary School-Identified Facility Projects

Estimated Construction Costs (in 2023 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2023 Dollars): $932,929

Estimated Total Project Costs: $1,072,868 - $1,534,668



Following is the list of needed projects at Renaissance Secondary Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Security	Interior Classroom Door Locks	$65,000	$6,500-$27,950	$3,250-$13,975
2	1	Capital Renewal	Replace water fountain	$6,000	$600-$2,580	$300-$1,290
	2		Stain and seal wood beams in the courtyard	$45,000	$4,500-$19,350	$2,250-$9,675
	2		Repair cracks and corners of concrete	$10,000	$1,000-$4,300	$500-$2,150
	2		Slide Replacement	$25,000	$2,500-$10,750	$1,250-$5,375
	3		Painting hallways and classrooms	$65,000	$6,500-$27,950	$3,250-$13,975
	3		Whiteboard Replacement	$42,000	$4,200-$18,060	$2,100-$9,030
3	3	Facility Modification	Add AC in the gymnasium	$150,000	$15,000-$64,500	$7,500-$32,250
	3		Finish the exterior of the Welcome Center	$60,000	$6,000-$25,800	$3,000-$12,900
	3		Add a shade structure to outdoor classroom	$30,000	$3,000-$12,900	$1,500-$6,450
	3	Facility Upgrade	Add an additional basketball hoop in the gym	$25,000	$2,500-$10,750	$1,250-$5,375
	3		Build up from the current boldering wall for a full rock wall	$50,000	$5,000-$21,500	$2,500-$10,750
	3		Replace metal in bathrooms	$25,000	$2,500-$10,750	$1,250-$5,375
	4		Replace mulch areas in the courtyard with turf	$50,000	$5,000-$21,500	$2,500-$10,750
N/A	1	Facility Modification	Kitchen requirements per DCSD; warming cabinet	$4,115	$412-$1,769	$206-$885
	1		Kitchen requirements per DCSD; spray nozzle for three compartment sink	$900	$90-$387	$45-$194
	1		Kitchen requirements per DCSD; cooler/cold holding	$3,000	$300-$1,290	$150-$645
	1		Kitchen requirements per DCSD; laundry	$2,500	$250-$1,075	$125-$538
	1		Kitchen requirements per DCSD; electrical for second register	$20,000	$2,000-$8,600	$1,000-$4,300
	3	IT	Replace current Wireless Sytem with Aruba Wireless	$35,000	$3,500-$15,050	$1,750-$7,525
	3		Replace current Bell/Paging system with Bogen E7000	$38,150	$3,815-$16,405	$1,908-$8,202
	3		5 year cycle refresh; replace current staff computers	$59,514	$5,951-$25,591	$2,976-$12,796
	3		Replace Classroom Projectors	$43,600	$4,360-$18,748	$2,180-$9,374
	3		Replace Phone System	$38,150	$3,815-$16,405	$1,908-$8,202
	2		5 year cycle refresh; replace Chromebooks for Testing purposes	$40,000	$4,000-$17,200	$2,000-$8,600

Estimated Total Construction Costs (in 2023 Dollars): $932,929
Estimated Project Management Costs Range: $93,293 - $401,159
Estimated Inflation Range: $46,646 - $200,580

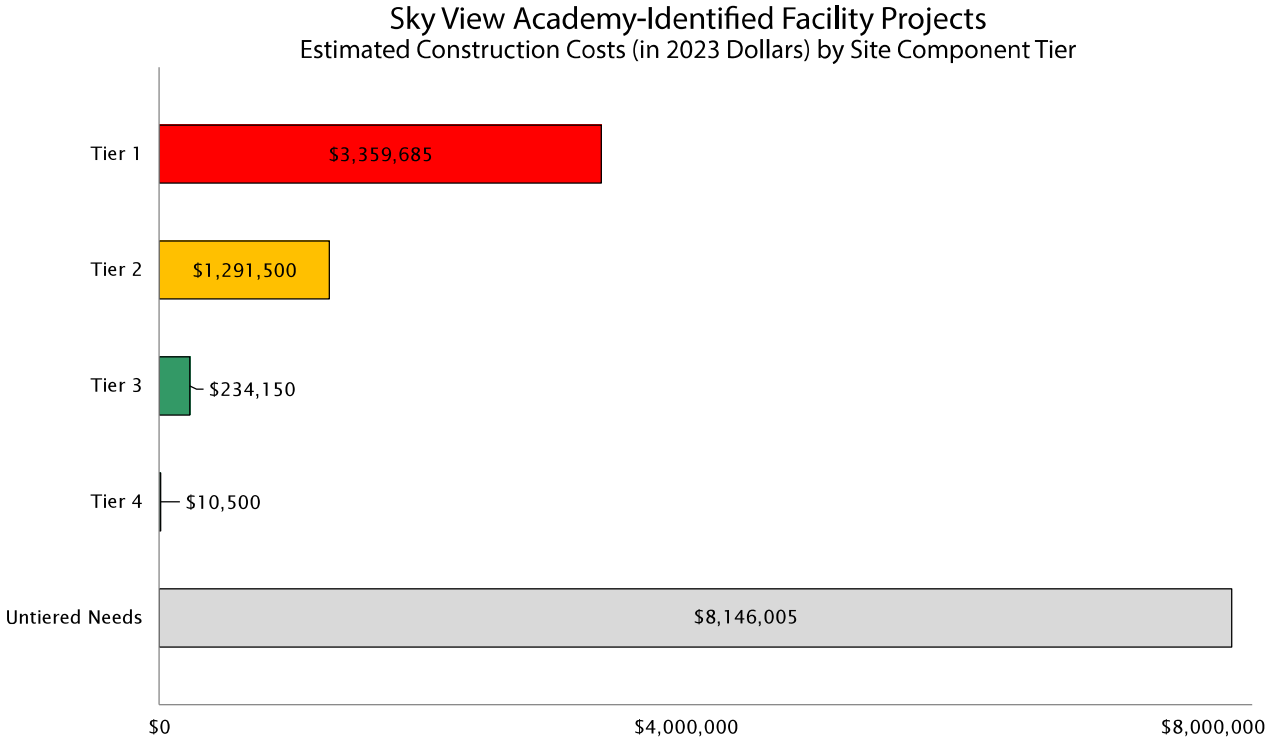
Estimated Total Project Costs: $1,072,868 - $1,534,668

SkyView Academy Charter School

6161 Business Center Drive
Highlands Ranch, CO 80132
Highlands Ranch High School Feeder Area, K-12

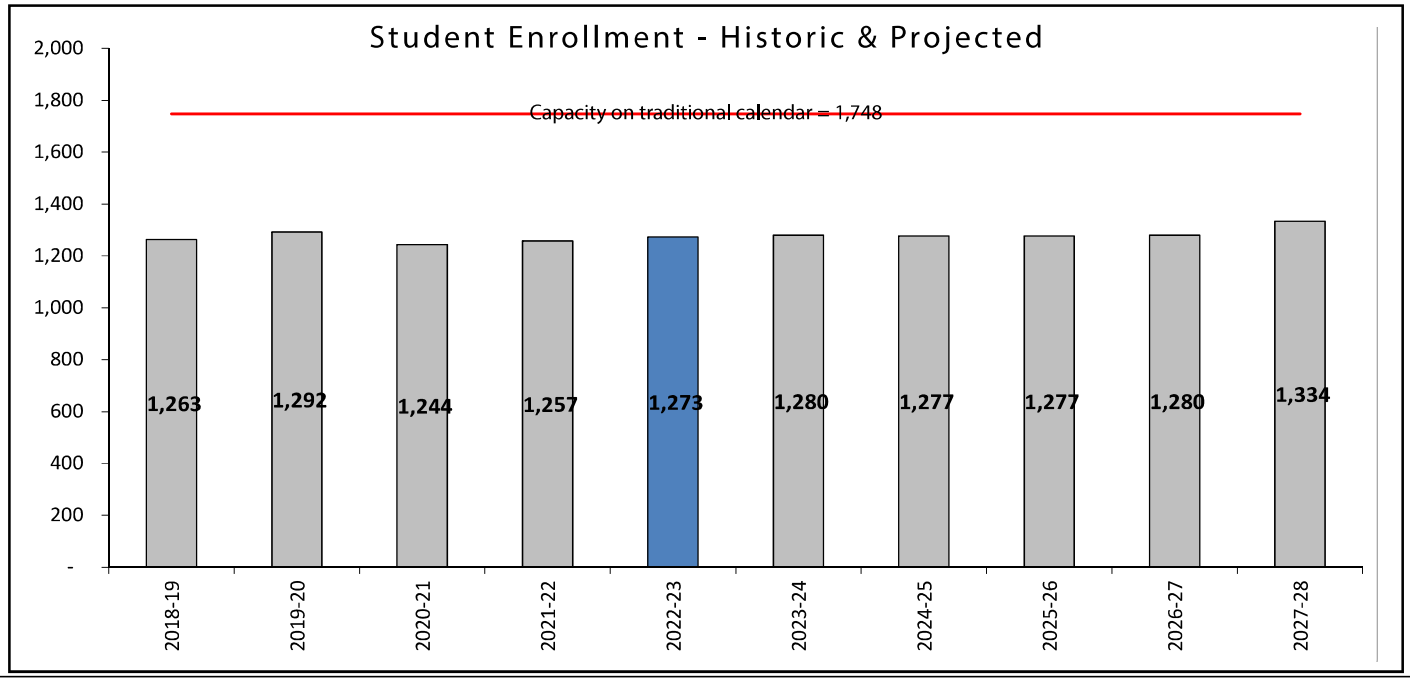
Opened in 2010

Site Acreage: 14
Facility Square Feet: 110,000



Estimated Total Construction Costs (in 2023 Dollars): $13,031,340

Estimated Total Project Costs: $14,986,041- $21,436,554



Following is the list of needed projects at SkyView Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Replace HVAC units	$2,205,000	$220,500-$948,150	$110,250-$474,075
	1		Replace fire alarm system	$945,000	$94,500-$406,350	$47,250-$203,175
	2		Install new HVAC controls	$188,685	$18,869-$81,135	$9,434-$40,567
	2		Repair lighting control system	$21,000	$2,100-$9,030	$1,050-$4,515
2	2	Capital Renewal	Replace playground surface and equipment	$236,250	$23,625-$101,588	$11,813-$50,794
	2		Repair VCT in cafeteria	$42,000	$4,200-$18,060	$2,100-$9,030
	2		Curb repair	$52,500	$5,250-$22,575	$2,625-$11,288
	2		Recaulk, seal and paint exterior	$210,000	$21,000-$90,300	$10,500-$45,150
	2		Resurface parking lot	$525,000	$52,500-$225,750	$26,250-$112,875
	2		New weight room flooring	$5,250	$525-$2,258	$263-$1,129
	2		Repair and replace turf field	$42,000	$4,200-$18,060	$2,100-$9,030
	3		Repair lower half of gym wall	$10,500	$1,050-$4,515	$525-$2,258
	3	Facility Upgrade	Upgrade to LED lighting	$157,500	$15,750-$67,725	$7,875-$33,863
	3		Improvements to gym sound system and speakers	$10,500	$1,050-$4,515	$525-$2,258
3	4	Capital Renewal	Clean up landscape	$10,500	$1,050-$4,515	$525-$2,258
	2	Facility Upgrade	Four (4) LED lights to light underground playground area	$13,650	$1,365-$5,870	$683-$2,935
	2		Add lighting to athletic field	$210,000	$21,000-$90,300	$10,500-$45,150
N/A	3	Building Addition	Elementary Addition	$7,350,000	$735,000-$3,160,500	$367,500-$1,580,250
	3		Expand library (media center, mobile computer lab)	$21,000	$2,100-$9,030	$1,050-$4,515
	2	Facility Upgrade	Device replacement	$36,750	$3,675-$15,803	$1,838-$7,901
	3		Add additional parking	$428,505	$42,851-$184,257	$21,425-$92,129
	3		Soundproof gym (sound boards)	$10,500	$1,050-$4,515	$525-$2,258
	3		Install 2 lane track around athletic field	$183,750	$18,375-$79,013	$9,188-$39,506
	3	Mobiles	Add modulars	$105,000	$10,500-$45,150	$5,250-$22,575
	2	Professional Services	Perform traffic flow study	$10,500	$1,050-$4,515	$525-$2,258

Estimated Total Construction Costs (in 2023 Dollars): $13,031,340
Estimated Project Management Costs Range: $1,303,134 - $5,603,476
Estimated Inflation Range: $651,567 - $2,801,738

Estimated Total Project Costs: $14,986,041- $21,436,554

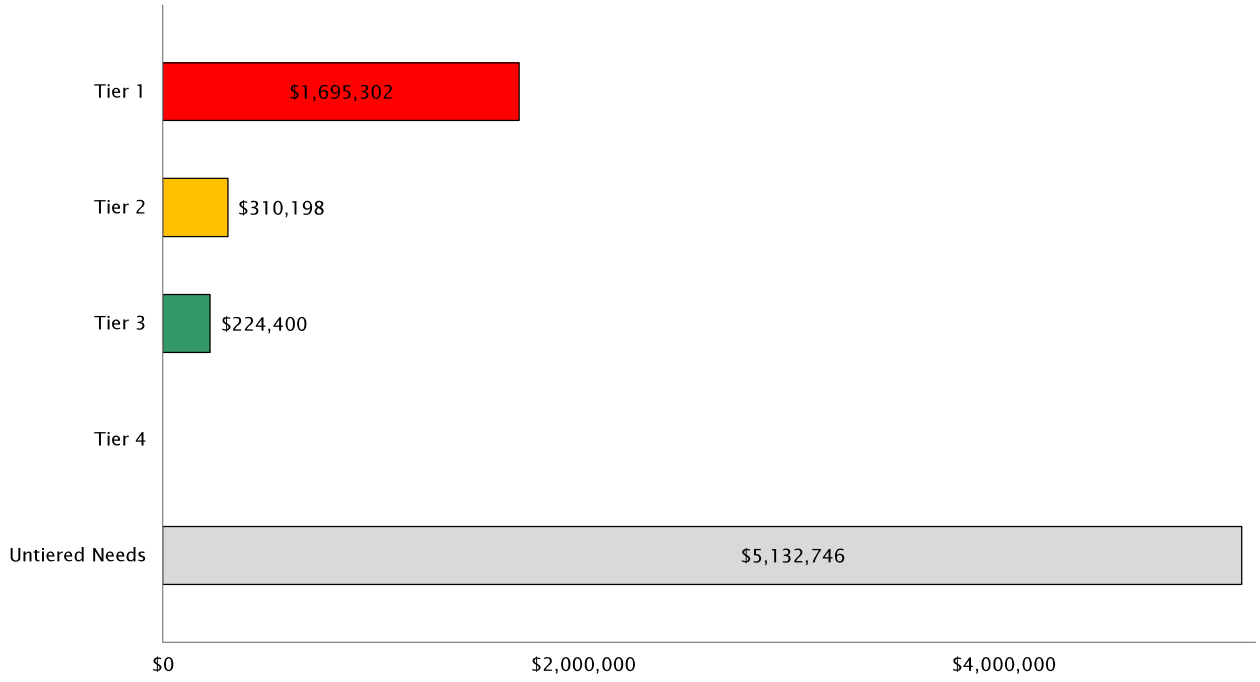
STEM School Highlands Ranch Charter School

8773 Ridgeline Boulevard
Highlands Ranch, CO 80129
Mountain Vista High School Feeder Area, K-12

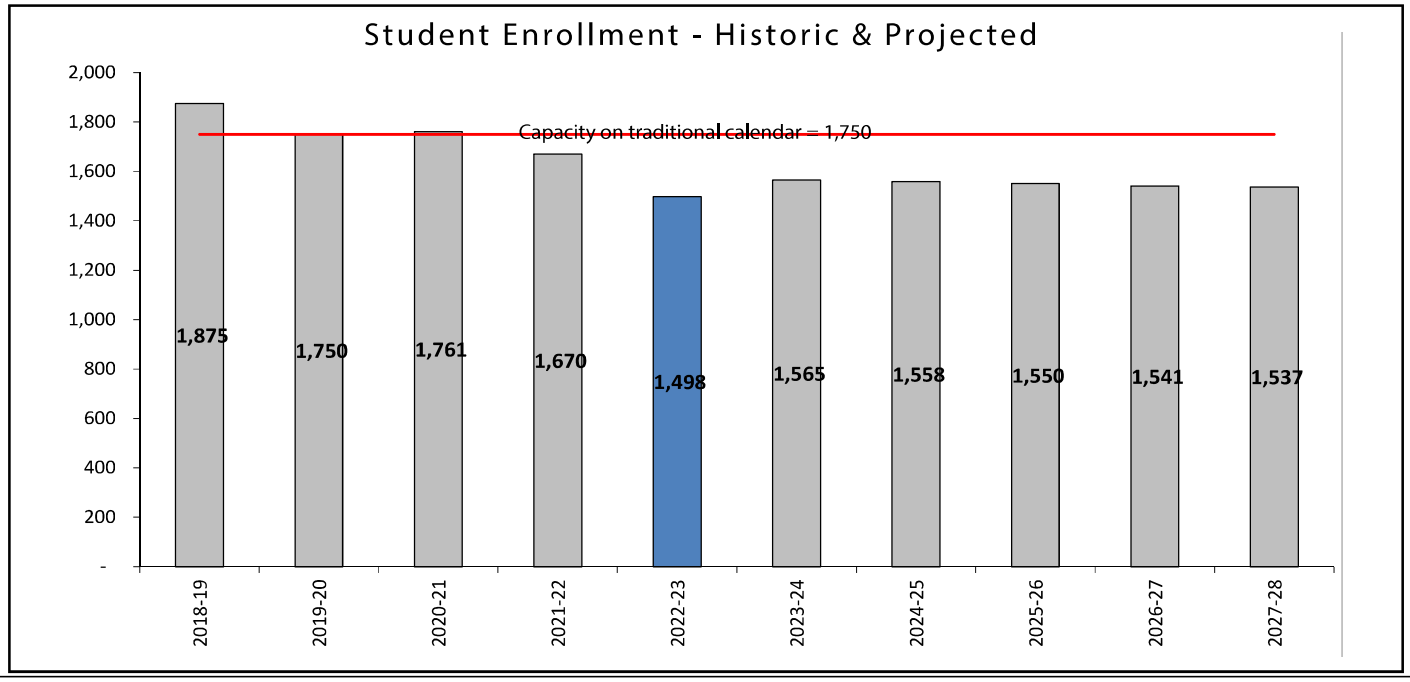
Opened in 2011

Site Acreage: 10
Facility Square Feet: 134,000

STEM School Highlands Ranch-Identified Facility Projects
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2023 Dollars): $7,362,646
Estimated Total Project Costs: $8,884,998 - $10,099,834



Following is the list of needed projects at STEM School Highlands Ranch Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Roof top unit repair/replacement	$389,550	$116,865	$19,478-$83,753
	1		Replace 6 RTUs	$23,688	$28,493	$1,184-$5,093
	2		Roof replacement (8920 Barrons Blvd. building)	$94,976	$5,550	$4,749-$20,420
	3		Ridgeline roof replacement	$609,288	$16,350	$30,464-$130,997
	3		Roof replacement (Middle and High School, 2025)	$565,300	$4,120	$28,265-$121,540
	Not Provided		Replace existing exhaust fans	$12,500	$4,950	$625-$2,688
2	1	Capital Renewal	Carpet replacement	$56,650	$13,912	$2,833-$12,180
	2		Replace school store front doors	$18,500	$67,650	$925-$3,978
	3		Replacement flooring	$32,850	$182,780	$1,643-$7,063
	3		Lot asphalt mill and overlay	$54,500	$169,590	$2,725-$11,718
	2	Facility Upgrade	Replace MS/HS/ lights to LED	$90,143	$17,265	$4,507-$19,381
	2		Replace ES lights to LED	$57,555	$9,855	$2,878-$12,374
3	2	Facility Upgrade	New Grades 2-5 Playground	$224,400	$27,042	$11,220-$48,246
N/A	1	Building Addition	2 story classroom/K1 Play add	$3,858,750	$0	$192,938-$829,631
	3	Capital Renewal	Roof clean, walkway pavers, etc.	$13,734	$130,800	$687-$2,953
	Not Provided		Replace 2nd trash enclosure	$28,231	$2,800	$1,412-$6,070
	3	Facility Modification	Ridgeline entrance re-alignment	$436,000	$12,078	$21,800-$93,740
	3		DCSD Vehicle ballards	$12,931	$24,156	$647-$2,780
	3		TMP Site Enhancements	$16,500	$5,332	$825-$3,548
	3		ES Understairs Storage area	$36,214	$6,000	$1,811-$7,786
	Not Provided		Nursing program Fit-up	$189,660	$4,800	$9,483-$40,777
	3	Facility Upgrade	Cafeteria sound attenuation (ES)	$40,260	$3,750	$2,013-$8,656
	3		Gym sound attenuation	$80,520	$8,469	$4,026-$17,312
	3		Site Xeriscape	$66,653	$36,898	$3,333-$14,330
	3		STEM DDC additions	$38,250	$36,637	$1,913-$8,224
	3		Teacher replacement work stations	$137,000	$7,226	$6,850-$29,455
	3	IT	Add new cameras to KOSON	$18,772	$3,240	$939-$4,036
	Not Provided		Intrusion Detect annunciation/control	$18,792	$11,475	$940-$4,040
	Not Provided		Mass notification messaging system	$24,089	$40,875	$1,204-$5,179
	3	Security	MS café window safety tinting	$20,000	$13,282	$1,000-$4,300
	3		Electronic Sys. interface intregration	$9,047	$125,546	$452-$1,945
	3		Access security upgrades	$15,600	$3,880	$780-$3,354
	Not Provided		Open Options access control	$27,468	$10,864	$1,373-$5,906
	Not Provided		Louroe Duress systems	$44,275	$1,689	$2,214-$9,519

Estimated Total Construction Costs (in 2023 Dollars): $7,362,646
Estimated Project Management Costs Range: $1,154,219
Estimated Inflation Range: $368,132 - $1,582,969

Estimated Total Project Costs: $8,884,998 - $10,099,834

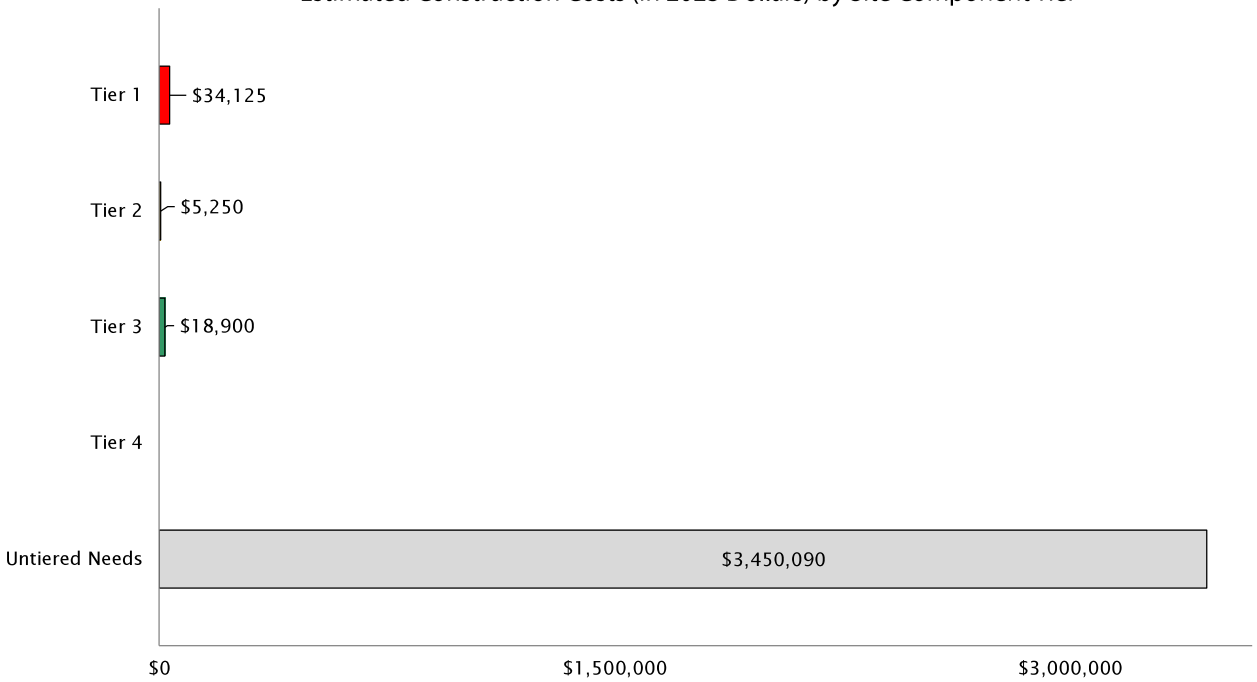
World Compass Academy Charter School

2490 South Perry Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

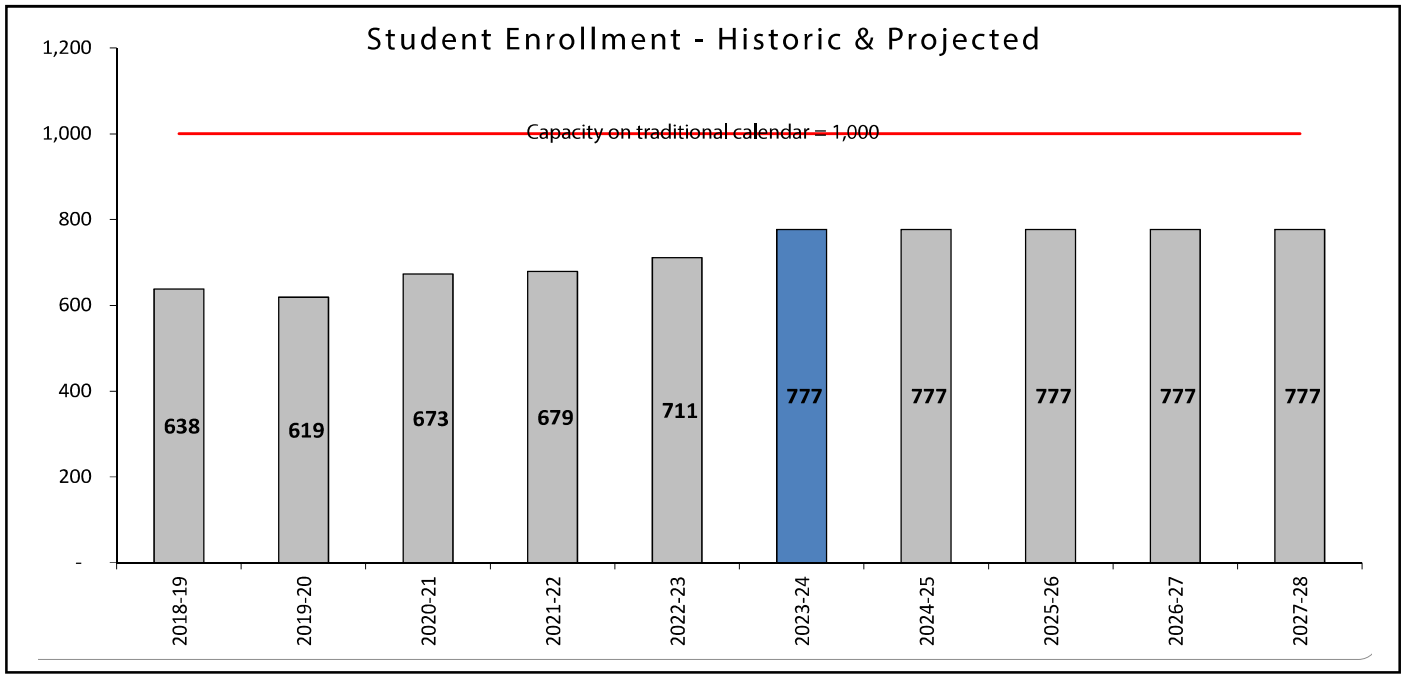
Opened in 2015

Site Acreage: 7
Facility Square Feet: 39,663

World Compass Academy-Identified Facility Projects
Estimated Construction Costs (in 2023 Dollars) by Site Component Tier



Estimated Total Construction Costs ((in 2023 Dollars): $3,508,365
Estimated Total Project Costs: $4,034,620 - $5,771,260



Following is the list of needed projects at World Compass Academy Charter School

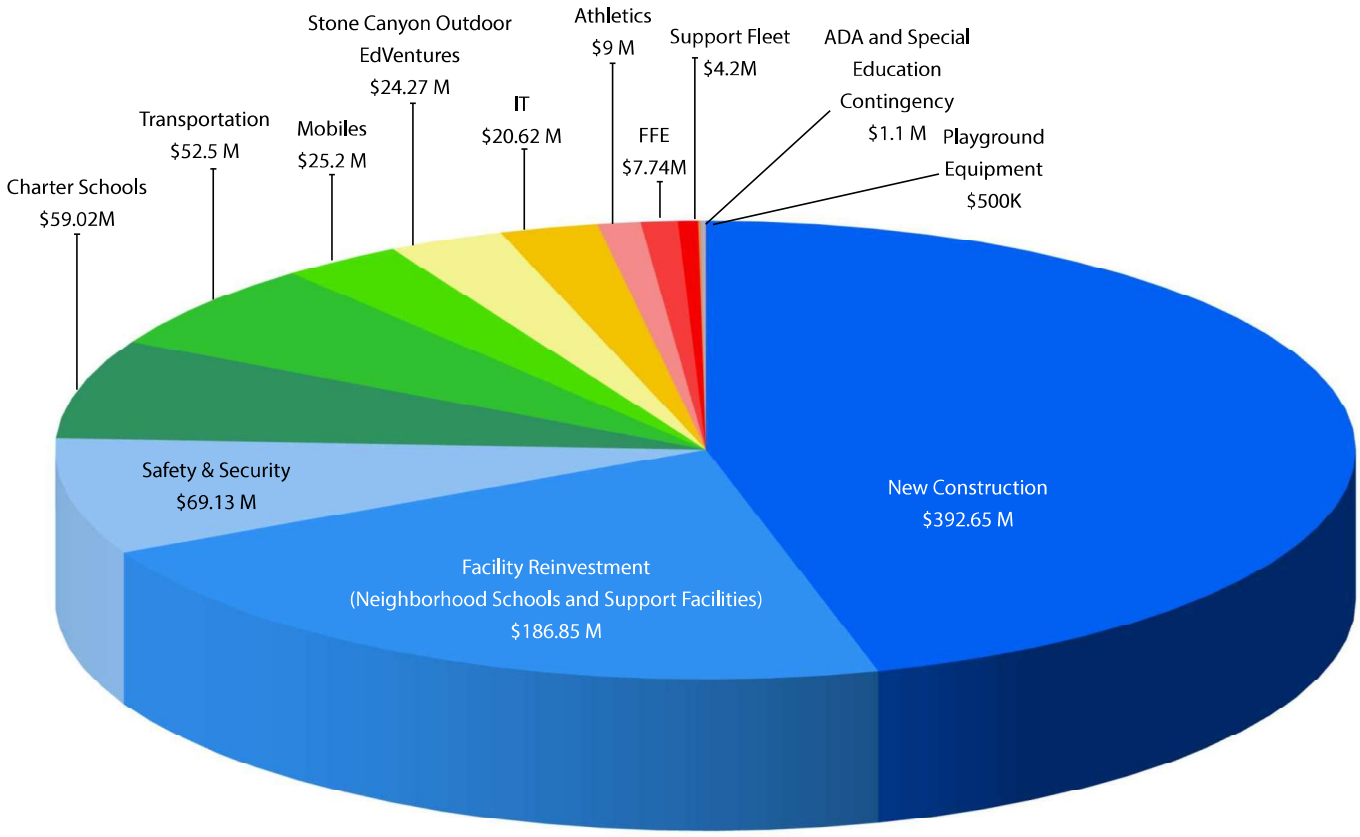
DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Not Provided	Capital Renewal	Sprinkler repairs	$2,625	$263-$1,129	$131-$564
	Not Provided	IT	Replace phones and phone system	$31,500	$3,150-$13,545	$1,575-$6,773
2	Not Provided	Capital Renewal	Resurface Art room floor	$5,250	$525-$2,258	$263-$1,129
3	Not Provided	Capital Renewal	Replace trees and plants	$6,300	$630-$2,709	$315-$1,355
	Not Provided	Facility Modification	Remove rocks, pour concrete in pick up/drop off area	$6,300	$630-$2,709	$315-$1,355
	Not Provided		Curb modification- NE side of the buliding (protrudes 4', obstructs traffic, is a safety issue)	$6,300	$630-$2,709	$315-$1,355
N/A	Not Provided	Building Addition	Additional classroom space above elementary school building	$3,150,000	$315,000-$1,354,500	$157,500-$677,250
	Not Provided	Facility Upgrade	Add storage building in exterior parking lot	$10,500	$1,050-$4,515	$525-$2,258
	Not Provided		Add window between Principal's secretary and office/hallway.	$5,250	$525-$2,258	$263-$1,129
	Not Provided		Add Two Offices in middle school workroom	$10,500	$1,050-$4,515	$525-$2,258
	Not Provided		Add moveable wall to close off stage	$47,250	$4,725-$20,318	$2,363-$10,159
	Not Provided	IT	Replace/update staff laptops	$86,625	$8,663-$37,249	$4,331-$18,624
	Not Provided		Add/replace wireless access points	$26,250	$2,625-$11,288	$1,313-$5,644
	Not Provided		Replace outdated projectors	$20,265	$2,027-$8,714	$1,013-$4,357
	Not Provided		Replace computer carts	$11,550	$1,155-$4,967	$578-$2,483
	Not Provided		Replace end of life student Chromebooks	$52,500	$5,250-$22,575	$2,625-$11,288
	Not Provided	Security	Elementary school lock down doors	$29,400	$2,940-$12,642	$1,470-$6,321

Estimated Total Construction Costs (in 2023 Dollars): $3,508,365
Estimated Project Management Costs Range: $350,837- $1,508,597
Estimated Inflation Range: $175,418 - $754,298

Estimated Total Project Costs: $4,034,620 - $5,771,260

2023-2028 Capital Needs

Estimated Cost (in 2023 Dollars)



Capital Item	Estimated Capital Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
New Construction (1-5, DCSD Standards)	$392,645,000	$0	$0	$392,645,000
Facility Reinvestment (DCSD Administered)	$186,844,900	$18,688,000-$80,353,700	$9,342,245-$40,171,654	$214,875,145-$307,370,254
Safety & Security	$69,129,560	$0	$3,456,478-$14,862,855	$72,586,038-$83,992,415
Charter Schools	$59,023,512	$6,065,106-$22,254,532	$2,951,176-$12,690,055	$68,039,793-$93,968,099
Transportation	$52,503,700	$0	$0	$52,503,700
Mobiles	$25,200,000	$0	$1,260,000-$5,418,000	$26,460,000-$30,618,000
Stone Canyon	$24,265,640	$0	$0	$24,265,640
Information Technology	$20,620,000	$4,020,000	$0	$24,640,000
Athletics	$9,000,000	$900,000-$3,870,000	$450,000-$1,935,000	$10,350,000-$14,805,000
Furniture, Fixtures, and Equipment	$7,741,680	$774,168-$3,328,922	$387,084-$1,664,461	$8,902,932-$12,735,064
Support Fleet	$4,192,500	$0	$0	$4,192,500
ADA Contingency	$550,000	$0	$27,500-$118,250	$577,500-$668,250
SPED Contingency	$550,000	$0	$27,500-$118,250	$577,500-$668,250
Playgrounds	$500,000	$0	$25,000-$107,500	$525,000-$607,500

Estimated Cost (in 2023 Dollars): $852,766,492

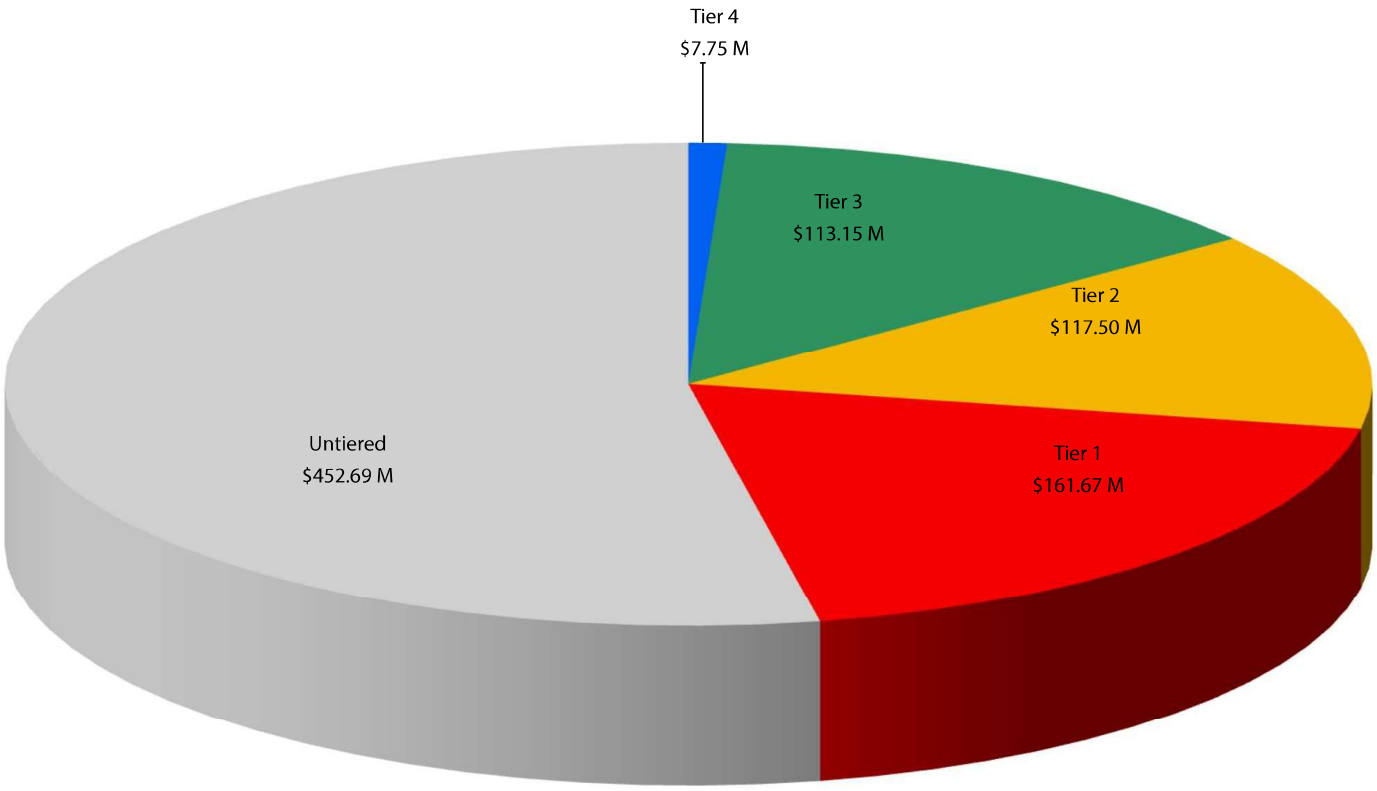
Estimated Project Management Costs Range: $30,447,274 - $113,827,154

Estimated Inflation Range: $17,926,983 - $77,086,025

Estimated Total Cost: $901,140,748 - $1,043,679,671

2023-2028 Capital Needs by Tier

Estimated Cost (in 2023 Dollars)



Note Untiered needs include ADA compliance contingency costs, Special Education needs contingency costs, new construction, playground equipment, and untiered Charter School needs.

Tier	Estimated Capital Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
Tier 1	$161,672,367	$13,324,312-$43,913,371	$5,181,158-$22,278,981	$180,177,838-$227,864,719
Tier 2	$117,497,023	$8,791,541-$36,022,263	$5,845,901-$25,137,375	$132,134,465-$178,656,660
Tier 3	$113,154,695	$4,483,432-$18,960,517	$4,863,735-$20,914,059	$122,501,861-$153,029,271
Tier 4	$7,753,385	$494,629-$2,127,883	$247,269-$1,063,258	$8,495,283-$10,944,525
Untiered	$452,689,022	$3,353,361-$12,803,121	$1,788,919-$7,692,352	$457,831,302-$473,184,495

Estimated Cost (in 2023 Dollars): $852,766,492

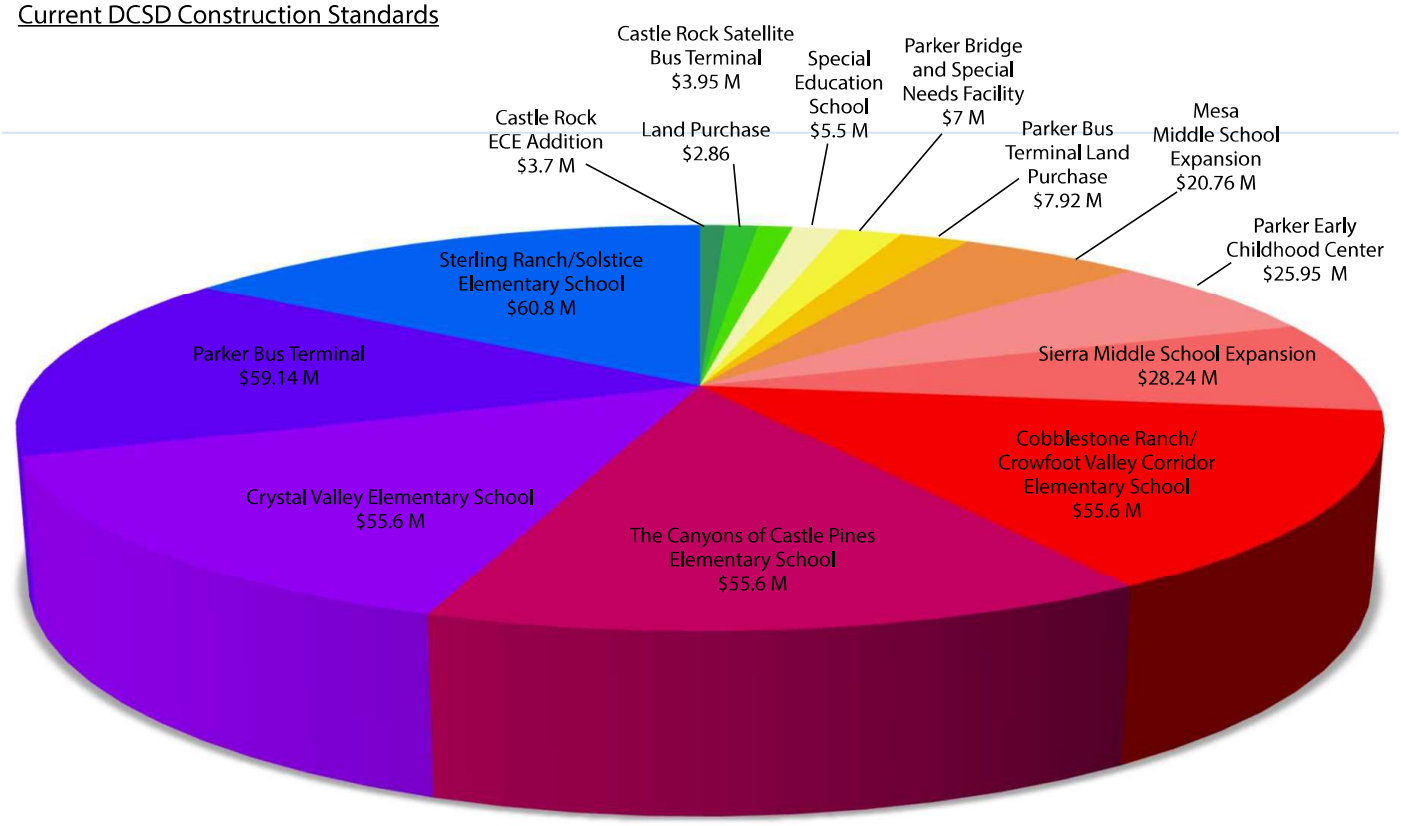
Estimated Project Management Costs Range: $30,447,274 - $113,827,154

Estimated Inflation Range: $17,926,983 - $77,086,025

Estimated Total Cost: $901,140,748 - $1,043,679,671

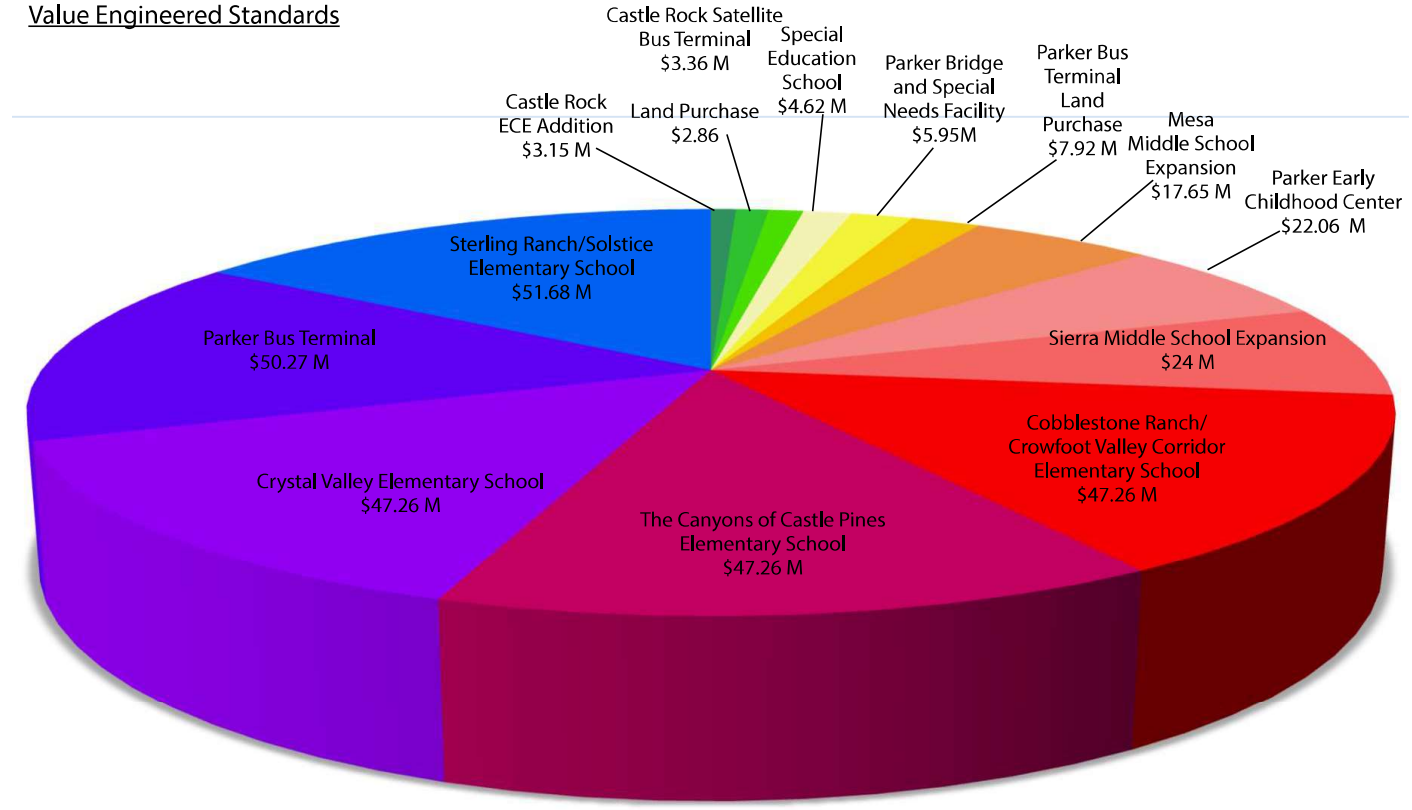
2023-2027 New Construction

Current DCSD Construction Standards



Total: $392,645,000

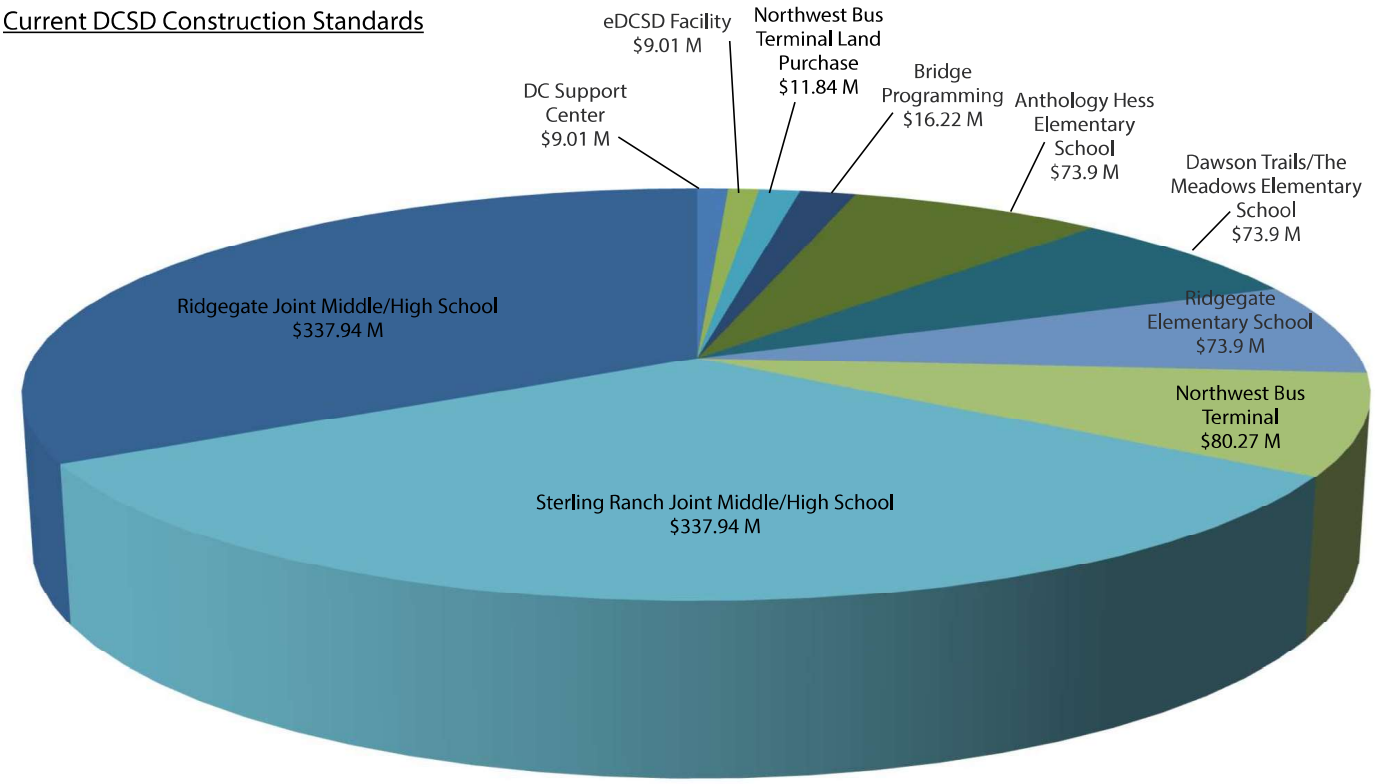
Value Engineered Standards



Total: $335,362,600

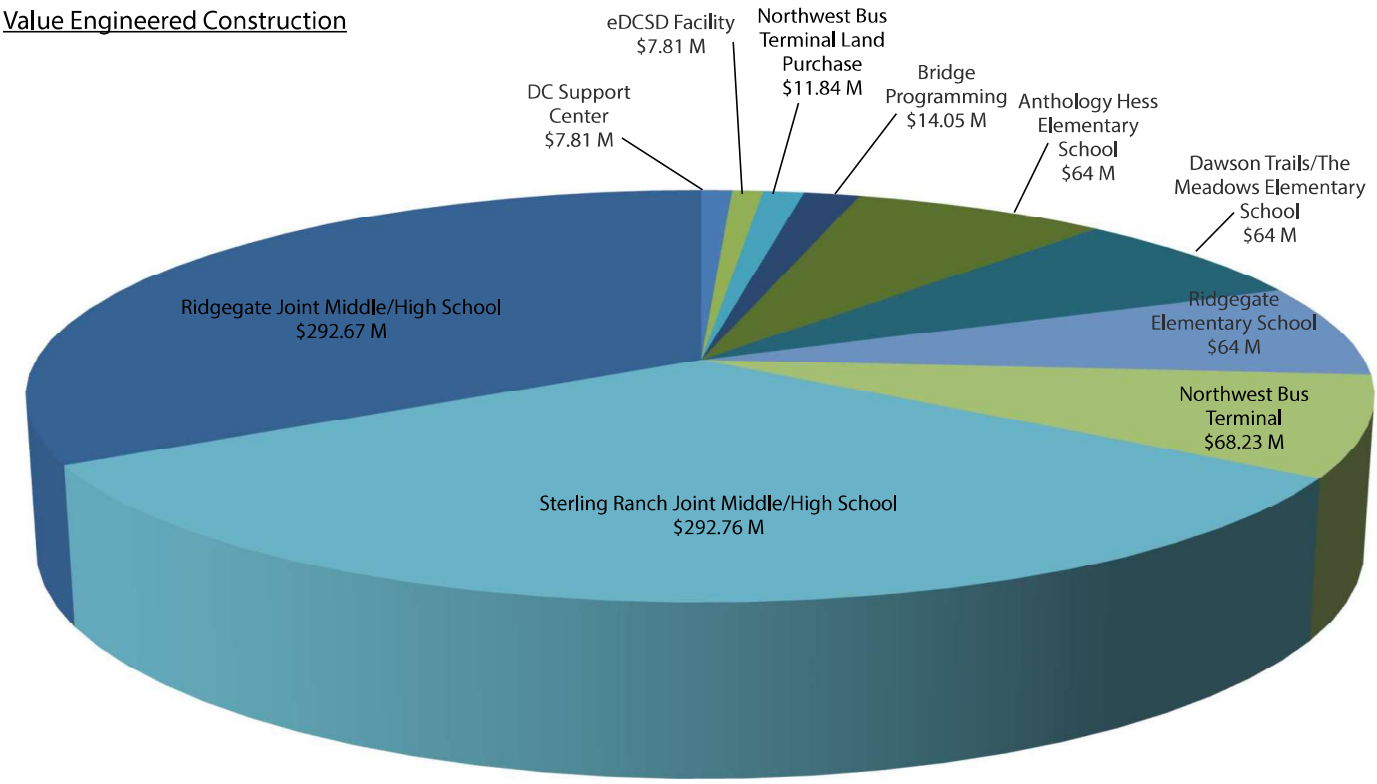
2028-2033 New Construction

Current DCSD Construction Standards



Total: $1,023,939,000

Value Engineered Construction



Total: $887,073,000

Acres Green Elementary

1990 3,100 SF Addition
1995 Drainage
1997 Drainage/Fire Hydrant
1998 Air Conditioning
2000 2,600 SF Addition
2000 Playground Improvements
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Roof Replacement
2005 Student Bathrooms
2005 Security Access Control
2008 Elevator
2011 White Boards
2012 Flooring Replacement
2013 Daylighting Enhancement
2014 Resurface Gymnasium Floor
2016 Smoke Detectors & Horn Strobe Replacem
2016 Switchgear, Transformers, & Panels
2017 Exterior Maintenance Painting
2018 Makeup Air Unit
2018 Painting
2019 Upgrade control system
2019 Replace interior door hinges
2019 Interior doors
2021 HVAC controls
2021 Fire alarms
2021 Furniture
2021 Security cameras

Arrowwood Elementary

2004 Mechanical Repair
2004 Movement Repair
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2010 Carpet Replacement
2011 Carpet Replacement
2012 Tile Replacement
2013 Resurface Paved Areas
2014 Clock System
2014 Mechanical System Automated Controls
2014 Carpet
2019 Replace fire alarm system
2019 Exterior wall joints and windows
2019 Replace kitchen flooring
2019 Door hardware (key system)
2019 Upgrade irrigation system
2019 Replace generator
2019 Replace and paint roof
2019 Replace sink countertops
2019 Replace cooling towers
2021 Security cameras
2021 Toilet partitions

Bear Canyon Elementary

1996 Parking Lot Improvements
1997 Air Conditioning
2003 Playground Improvements
2003 Bathroom Improvements
2003 Make-up Air
2003 Carpet Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2009 3,100 SF Addition
2012 Carpet Replacement - Mobiles
2013 Replace Restroom Floors
2017 Replace Generator
2017 Window Replacement-Multiple Areas
2017 Replace Entry Walk-Off Carpet
2021 Replace rooftop units
2021 Replace cafeteria and kitchen flooring
2021 Replace toilet partitions
2021 Security cameras
2021 Fixed casework
2021 Furniture

Buffalo Ridge Elementary

2006 Carpet Replacement
2006 Parking Lot Improvements
2006 Playground Improvements
2006 Security Access Control
2012 Repair Bus Loop Paving
2012 Carpet Replacement - Mobiles
2013 Flooring Repair
2013 Fire Alarm Panel Replacement
2014 Clock System
2017 Rebuild Generator
2018 Generator Rebuild
2021 HVAC systems and controls
2021 Plumbing systems and fixtures
2021 Replace kitchen and cafeteria flooring
2021 Security cameras

Bridge North

2018 Additional Bridge Classrooms
2021 Tenant Improvements

Cantril

1994 Roof repair
1996 Asbestos Removal
1997 Roof Replacement
2000 Carpet
2001 Boiler
2001 Gym and Pre-school Roof
2006 Parking Lot
2006 Upgrade Local Area Network
2006 Fire Alarms
2010 Exterior Paint
2015 Replace Cooling in Gym
2015 Restore Lunchroom
2015 ADA Restroom Addition
2019 Playground
2021 ADA compliance
2021 Security cameras

Castle Rock Elementary

1996 Playground Improvements
1999 Air Conditioning
2001 Playground Improvements
2003 Re-ballast
2004 2,965 SF Addition
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2011 White Boards
2012 Parking Lot Paving
2012 Playground Paving
2012 Carpet Replacement - Mobiles
2014 Clock System
2019 Furniture
2021 Electrical distribution
2021 Fire alarm system
2021 Plumbing system
2021 Exterior wall control joints
2021 Flooring
2021 Wall partitions
2021 Sound system upgrade
2021 Security cameras
2021 HVAC systems and controls
2021 Roof replacement
2021 Restroom sink countertops

Castle Rock Middle School

2004 Technology Improvements
2004 Security Cameras
2004 Security Access Control
2006 HVAC Upgrades
2012 Kitchen Floor Repair
2012 Roof Replacement
2013 Fire Alarm Replacement
2013 Refinish Gymnasium Floor
2014 Clock System
2014 Restroom Flooring
2014 Domestic Hot Water System Upgrade
2017 Chiller Replacement
2017 Addition of Secured Folding Partition Wall a
2017 Replace Entry Walk-Off Carpet
2018 Blearchers
2019 Furniture
2018 Hallway Carpet
2019 Update HVAC
2019 Commission system
2019 Replace generator and associated equipment
2019 Replace carpet and VCT flooring in classroom
2019 Replace non-restricted key system with restricted system
2019 Replace sink countertops with single surface
2021 Renovate elevator
2021 Security cameras
2021 Plumbing fixtures

Castle View High School

- 2006 New Construction
- 2007 Parking Lot Expansion
- 2007 Technology Improvements
- 2007 Security Kiosk
- 2017 Replace Synthetic Turf Field
- 2019 Upgrade fire alarm system
- 2019 Upgrade control system
- 2019 Replace roof
- 2019 Elevator
- 2019 Door and door hardware
- 2019 HVAC
- 2019 Track repair/resurface
- 2021 F-pod addition
- 2021 Security cameras
- 2021 Tennis courts

Chaparral High School

- 2002 34,368 SF Addition
- 2004 Flush Valves/Chiller
- 2004 Bleachers
- 2004 Security Cameras/Radios
- 2004 Security Access Control
- 2004 Artificial Turf Playfield
- 2004 Dugouts
- 2004 Technology Improvements
- 2006 Clearstory Windows
- 2006 Parking Lot Improvements
- 2006 Gymnasium Floor
- 2007 Tennis Courts
- 2007 Security Kiosk
- 2008 Special Education Wing Remodel
- 2010 Softball Field Fencing
- 2010 Chiller
- 2010 Security Detection System
- 2010 Concrete Slab Repair
- 2011 Chillers
- 2012 Tile Replacement
- 2012 Carpet Replacement - Mobiles
- 2013 Synthetic Turf Replacement
- 2013 Interior Door Hardware Replacement
- 2014 Clock System
- 2014 Resurface Track
- 2014 Intercom and Paging System Replacement
- 2015 Fire Alarm System Replacement
- 2015 Partial Roof Replacement
- 2015 Tennis Court Resurfacing
- 2015 Carpet Replacement - Drama Room
- 2017 Building Automation System Upgrade
- 2017 Replace Generator
- 2017 Carpet replacement
- 2018 Electrical Panels
- 2018 Theater Stand Lighting
- 2018 Auxillary Gym Joist Repairs
- 2018 Testing and Balancing
- 2019 Replace gym bleachers
- 2019 Replace flooring in cafeteria, commons, and hallways
- 2019 Tennis Court Repair/Resurfacing
- 2021 HVAC systems
- 2021 Roof replacement
- 2021 CTE improvements
- 2021 Elevator modernization
- 2021 Security cameras

Cherokee Trail Elementary

- 2001 Air Conditioning
- 2001 Countertops/Partitions
- 2003 Reballast
- 2003 Carpet Replacement
- 2004 Security Cameras/Radios
- 2004 Technology Improvements
- 2004 Security Access Control
- 2005 3,000 SF Addition
- 2005 Playground Improvements
- 2005 Reballast
- 2005 Roof Replacement
- 2012 Parking Lot Paving
- 2012 Playground Paving
- 2014 Cafeteria Floor Replacement
- 2014 Resurface Gymnasium Floor
- 2016 Restroom Countertops Replacement
- 2017 Replace Generator
- 2017 Replace Flooring in Restrooms
- 2017 Replace Entry Walk-Off Closet
- 2018 RTU Replacement
- 2019 Furniture
- 2021 HVAC systems
- 2021 Electric service and distribution
- 2021 Exterior windows
- 2021 Fire alarm system
- 2021 Plumbing fixtures
- 2021 Security cameras
- 2021 Sidewalks
- 2021 Skylights
- 2021 Exterior concrete ramps

Cherry Valley Elementary

- 1996 Roof Replacement
- 1998 Playground Improvements
- 1999 981 SF Addition
- 2004 Security Cameras/Radios
- 2004 Technology Improvements
- 2005 Security Access Control
- 2006 Parking Lot Improvements
- 2008 Major Renovation
- 2014 Update Water Well System
- 2017 Window Replacement-Multiple Areas
- 2019 Caulk, seal exterior wall
- 2019 Replace single pane windows
- 2019 Replace gym and restroom flooring
- 2019 Restricted key system
- 2019 Repair soffit on original building
- 2019 Replace two exterior doors
- 2019 Furniture
- 2019 Sidewalks
- 2021 Playground improvements
- 2021 Security cameras

Cimarron Middle School

- 2010 New Construction
- 2011 Turn Lane and Stop Light
- 2012 Art & Computer Room Remodel
- 2018 Landscaping
- 2018 Elevator Modernization
- 2021 Security cameras

Clear Sky Elementary

- 2008 New Construction
- 2012 Carpet Replacement - Mobiles
- 2018 Movement Issues
- 2019 Elevator modernization
- 2021 Security cameras
- 2021 Sidewalks

Copper Mesa Elementary

- 2006 New Construction
- 2017 Replace Entry Walk-Off Carpet
- 2021 HVAC controls
- 2021 Fire alarm system
- 2021 Security cameras
- 2021 Furniture
- 2021 Restroom sinks and countertops
- 2021 Plumbing fixtures
- 2021 Roofing

Cougar Run Elementary

- 2003 Playground Improvements
- 2003 Flooring Improvements
- 2004 Security Cameras/Radios
- 2005 Security Access Control
- 2007 Carpet Replacement
- 2013 Fire Alarm Replacement
- 2013 Restroom Flooring
- 2013 Roof Replacement
- 2014 Clock System
- 2016 Concrete Slab Repairs
- 2017 Replace Entry Walk-Off Carpet
- 2018 Makeup Air Unit
- 2018 Window Film
- 2019 Replace VAV boxes (air distribution system
- 2019 Upgrade control system
- 2019 Replace roof top units
- 2019 Replace generator and associated equipment
- 2019 Recoat exterior wall CMU weather proofing, recaulk control joints
- 2019 Replace exterior windows
- 2019 Replace gym carpet
- 2019 Move hot water heater, install on demand pumps
- 2019 Replace interior door hardware
- 2019 Upgrade switchgear for surge suppression
- 2021 Security cameras

Coyote Creek Elementary

- 2004 Security Cameras/Radios
- 2004 Technology Upgrades
- 2005 Security Access Control
- 2007 Carpet Replacement
- 2007 Playground Improvements
- 2010 3,200 SF Addition
- 2010 Playing Field Improvements
- 2017 Replace Entry Walk-Off Carpet
- 2021 Security cameras

Cresthill Middle School

1998 Tile Replacement
1999 SPED, Science Rooms
2000 Carpet Replacement
2002 Make-up Air
2003 Site Improvements
2004 Carpet Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2010 14,500 SF Addition
2010 Bleachers
2018 Landscaping
2021 Security cameras

Daniel C. Oakes High School

2000 Add Mobile/AC
2001 Parking Lot
2002 Major Renovation
2007 Science Rooms
2007 Roof Replacement
2019 Doors and door hardware
2021 Security cameras

District-Wide

2018 Preschool Playground Equipment
2018 Wallpaper Seam Repairs

Douglas County High School

1992 30,890 SF Addition
1995 Team Room/Tennis Courts
1995 Replace DDC
1997 Air Conditioning
2000 Running Track
2001 Water System
2002 Parking Lot Improvements
2002 Artificial Turf
2003 Bell System
2003 Bathroom Improvements
1985 18,016 SF Addition
1993 Remodel - Phase I
1997 Remodel - Phase II
2001 Water System
2003 Science Room Conversion
2004 Cooling Units
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2005 Security Kiosk
2008 Renovation - Phase I
2010 Renovation - Phase II
2010 Communications Equipment
2010 Addition - Athletic Complex
2006 Sidewalk Improvements
2008 Roof Replacement
2010 Communication Equipment
2011 Life Safety Upgrade
2012 Replace Carpet
2012 Bathroom Improvements
2012 Partial Roof Replacement
2013 Projector Mounting
2013 Blackboard Removal
2013 Energy Performance Contracting
2014 Electrical Switchgear and Panel board Rep
2017 Elevator Modernization
2017 Window Replacement-Multiple Areas
2017 Replace Entry Walk-Off Carpet
2018 Shop MAU Replacement
2018 Entry Carpet
2019 Replace/repair doors and door hardware
2019 Replace exterior doors, frames, and hardware
2019 Furniture
2021 Plumbing systems
2021 CTE improvements
2021 Skylights
2021 HVAC systems and controls
2021 Landscape and site improvemnts (asphalt)
2021 Exterior windows and walls
2021 Electrical service and distribution
2021 Security cameras
2021 Elevators
2021 Fixed casework
2021 Irrigation
2021 Fire alarms
2021 Plumbing fixtures

Douglas County Schools Stadium

2019 Stadium lighting and turf

Douglas County Opportunity Center

2017 Original Tenant Finish/Buildout

Douglas County Support Center

2019 HVAC
2019 Boiler
2019 Replace carpet
2019 Repair roof

Eagle Ridge Elementary

1997 Air Conditioning
1998 Tile Replacement
2001 Carpet Replacement
2003 Reballast
2004 3,000 SF Addition
2004 Technology Improvements
2005 Security Access Control
2007 Playground Improvements
2013 Kitchen Floor Repair
2014 Cafeteria Flooring
2014 Resurface Gymnasium Floor
2016 Restroom Countertops Replacement
2017 Replace Flooring in Restrooms
2018 Bathrooms-Partitions, Countertops, & Floo
2019 Replace cafeteria VCT flooring
2019 Replace carpet
2021 Fire alarms
2021 Flooring
2021 HVAC systems and controls
2021 Electrical service and distribution
2021 Restroom sink and countertops
2021 Security cameras
2021 Exterior walls and closures

Early Childhood Center

2013 Gutter and Drain Repairs
2018 Sinks
2018 Window Tinting
2018 SPED Calming Room
2021 Furniturre
2021 Security cameras

Echo Park Stadium

2012 Track Timing Stations
2013 Tenant Finish to Building
2013 Drainage Repairs
2018 Track Repair
2018 Water Infiltration
2019 Bleachers
2019 Structural (gap between bleachers and retaining wall)
2019 Stadium turf
2021 Security cameras

Eldorado Elementary

2001 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Technology Improvements
2005 Security Access Control
2006 Technology Improvements
2007 Technology Improvements
2017 Convert Classroom to Special Education C
2017 Replace Entry Walk-Off Carpet
2019 Upgrade control system
2019 Generator replacement
2019 Upgrade fire alarm system
2019 Replace cafeteria, and gym flooring
2019 Replace non-restricted key system with restricted
2019 Replace roof (ballasted with fully adhered)
2019 Paint metal roof
2021 Exterior walls
2021 Security cameras

Flagstone Elementary

- 2003 New Construction
- 2004 Security Cameras/Radios
- 2005 Security Access Control
- 2005 Technology Improvements
- 2013 Carpet Replacement - Mobile
- 2017 Replace Entry Walk-Off Carpet
- 2018 Carpet Replacement - Mobile
- 2019 Upgrade control system
- 2019 Furniture
- 2021 Fire alarm system
- 2021 Plumbing systems and fixtures
- 2021 Security cameras
- 2021 Restroom sinks and countertops
- 2021 Flooring
- 2021 Clocks and program systems
- 2021 Exterior walls and closures

Fox Creek Elementary

- 2002 Lighting
- 2003 Playground Improvements
- 2004 Security Cameras/Radios
- 2004 Technology Improvements
- 2005 Security Access Control
- 2010 3,000 SF Addition
- 2012 Carpet Replacement - Mobile
- 2017 Addition of Hand Rails on North Side of Building
- 2021 Security cameras

Franktown Elementary

- 1997 Bathroom Improvements
- 1998 Carpet Replacement
- 2000 Roof Replacement
- 2002 Remodel
- 2004 Security Cameras/Radios
- 2004 Security Access Control
- 2004 Technology Improvements
- 2007 ADA Ramp
- 2008 ADA Bathroom
- 2012 Carpet Replacement
- 2012 Parking Lot Improvements
- 2014 Update Water Well System
- 2014 Resurface Gymnasium Floor
- 2016 Domestic Hot Water System Upgrade
- 2018 Landscaping
- 2019 Upgrade clock system
- 2019 Upgrade control system
- 2019 Replace roof top units
- 2019 Generator replacement
- 2019 Caulk, seal exterior wall
- 2019 Recaulk windows
- 2019 Replace toilet partitions
- 2019 Upgrade fire alarm system
- 2019 Replace kitchen and restroom flooring
- 2019 Replace interior door hardware
- 2019 Repair entry soffit
- 2019 Repair entry soffit
- 2019 Replace/repair entry classroom storefronts
- 2019 Sand and paint exterior doors
- 2021 Security cameras

Frontier Valley Elementary

- 2002 New Construction
- 2004 Technology Improvements
- 2005 Technology Improvements
- 2013 Cafeteria Floor Replacement
- 2014 Clock System
- 2014 Update Water Well System
- 2019 Upgrade control system
- 2019 Generator replacement
- 2019 Furniture
- 2019 Caulk, seal exterior wall
- 2019 Upgrade fire alarm system
- 2019 Replace carpet
- 2019 Replace roof
- 2021 Security cameras

Gold Rush Elementary

- 2010 New Construction
- 2017 Addition of Fence
- 2018 Landscaping
- 2019 Elevator modernization
- 2021 Security cameras

Heritage Elementary

- 2001 New Construction
- 2004 Security Cameras/Radios
- 2005 Security Access Controls
- 2005 Technology Improvements
- 2012 Restroom Countertops
- 2013 Carpet Replacement - Mobile
- 2017 Replace Entry Walk-Off Carpet
- 2018 Carpet Replacement
- 2019 Replace cooling tower
- 2019 Generator replacement
- 2019 Caulk, seal exterior wall
- 2019 Recaulk windows
- 2019 Upgrade fire alarm system
- 2019 Replace restroom flooring
- 2019 Replace non-restricted key system with restricted
- 2019 Reglaze skylights
- 2019 Replace ballasted roof with fully adhered
- 2019 Paint metal roof
- 2021 Security cameras

Highlands Ranch High School

- 1989 12,400 SF Addition
- 1994 Track Replacement
- 1994 22,833 SF Addition
- 1995 Hallway Infill
- 1995 Parking Lot Improvements
- 1996 Vehicle Access
- 1997 Catwalk/Fire Doors
- 1997 Air Conditioning
- 1999 Floor Tile Replacement
- 1999 Boilers
- 2000 Artificial Turf Playfield
- 2000 Batting Cages/Dugouts
- 2000 Parking Lot Improvements
- 2002 Fencing
- 2002 35,175 SF Addition
- 2004 Retaining Wall
- 2004 Security Cameras/Radios
- 2004 Security Access Control
- 2004 Technology Improvements
- 2005 Gas Shutoff Valves
- 2007 Security Kiosk
- 2010 Fire Alarm System Upgrade
- 2012 Replace Artificial Turf Playfield
- 2012 Partial Roof Replacement
- 2012 Replace Tile Flooring
- 2012 Resurface Tennis Courts
- 2014 Stage Lights and Catwalk
- 2014 Resurface Track
- 2014 Intercom and Paging System Replacement
- 2014 Partial Roof Replacement
- 2015 Fire Alarm System Replacement
- 2015 Generator Replacement
- 2016 Parking Lot Resurface (Portions Only)
- 2017 Elevator Modernization
- 2017 Convert Classroom to Special Education C
- 2018 Building Automation System
- 2018 Domestic Hot Water System
- 2018 Bathroom-Toilet Partitions, Countertops, and Flooring
- 2018 SPED Calming Room
- 2019 Replace main gym bleachers
- 2019 Replace door hardware
- 2019 Furniture
- 2021 HVAC systems
- 2021 CTE improvements
- 2021 Roofing
- 2021 Doors and door hardware
- 2021 Electrical service and distribution
- 2021 Flooring
- 2021 Toilet partitions
- 2021 Boiler
- 2021 Security cameras
- 2021 Structural
- 2021 Exterior walls
- 2021 Site improvements (asphalt)
- 2021 Exterior windows
- 2021 Irrigation

Highlands Ranch Transportation Service Center

- 2017 Addition of Mechanics Bay
- 2018 Sidewalks
- 2018 Oil/Lube System
- 2019 Boiler
- 2019 Fire alarm system
- 2021 HVAC systems

Iron Horse Elementary

2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2010 Carpet Replacement
2010 Cafeteria Flooring Repairs
2012 Upgrade Controls System
2013 Water Main Repair
2013 Resurface Paved Areas
2014 Playpad Upgrade
2014 Fire Alarm System Replacement
2017 Concrete Stabilization of Pods (2)
2018 Soccer Field Fence
2018 Pod Settling
2018 Mobile Ramp
2019 Replace chiller and cooling tower
2019 Replace and move bell schedule
2019 Replace generator
2019 Seal, repair, paint exterior wall
2019 Replace roof flashing and trim
2019 Replace cafeteria and kitchen flooring
2019 Replace unrestricted with restricted key system
2019 Upgrade irrigation system controller
2019 Expand MDF closet
2019 Replace ballasted roof with fully adhered
2019 Furniture
2021 Security cameras

Larkspur Elementary

1992 Addition
1994 Rooftop Units
1997 Carpet Replacement
2000 Addition/Remodel
2002 Playground Improvements
2003 Intercom
2004 Clock System
2004 Technology Improvements
2005 Security Access Control
2009 Carpet Replacement
2006 Entry Tile Replacement
2008 Elevator
2010 Gym Floor
2011 Roof Replacement
2010 Parking Lot Improvements
2013 Exterior Enhancement
2016 Electrical Switchgear, Transformers, & Panel Replacement
2018 Bathrooms-Partitions, Countertops, & Flooring
2019 Replace interior doors,door frames, hardware
2019 Roofing
2021 Site infrastructure
2021 Security cameras

Legacy Point Elementary

2003 New Construction
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2012 Carpet Replacement - Mobile
2014 Clock System
2017 Replace Entry Walk-Off Carpet
2019 Upgrade controls system
2019 Recaulk exterior wall control joints, cracks,
2019 Upgrade fire system
2019 Furniture
2019 Replace restroom flooring
2019 Repair elevator
2019 Replace ballasted with fully adhered roof
2019 Replace sink countertops with single surface
2021 Security cameras

Legend High School

2008 New Construction
2008 22,097 SF Addition
2013 Resand Gymnasium Floor
2013 Repair Security Gate
2014 Hilltop Road Traffic Signal
2018 Reinforce Weight Room Floor
2019 Turf field repair/replacement
2021 Weight room floor repairs
2021 CTE improvements
2021 Tennis courts
2021 Security cameras
2021 Furniture
2021 Athletic track

Lone Tree Elementary

2007 New Construction
2021 Security cameras

Mammoth Heights Elementary

2007 New Construction
2012 Carpet Replacement - Mobile
2019 Elevator modernization
2021 Security cameras

Meadow View Elementary

2000 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2012 Concrete Repairs - service entry
2013 Carpet Replacement - Mobile
2013 Window Replacement
2013 Interior Door Replacement
2014 Clock System
2014 Interior Doors
2014 Carpet
2018 Fire Alarm Dampers
2019 Upgrade control system
2019 Restricted key system
2019 Replace generator
2019 Caulk, seal repair exterior wall
2019 Recaulk windows
2019 Upgrade fire alarm system
2019 Replace kitchen and restroom flooring
2019 Upgrade irrigation controller
2019 Replace ballasted with fully adhered roof
2019 Replace sink countertops with single surface
2019 Repair water infiltraiton at storefront entrances
2019 Install water sensing level switches in basement
2019 Replace boiler(s)
2021 Plumbing fixtures
2021 Playgrounds
2021 Security cameras
2021 Ceiling finishes

Mesa Middle School

2008 New Construction
2018 SPED Calming Room
2021 6th grade reconfiguration/move
2021 Security cameras

Mountain Ridge Middle School

2003 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2014 Clock System
2017 Partition wall
2018 Bathroom renovation
2021 HVAC systems and controls
2021 Fire alarm system
2021 Security cameras
2021 Bleachers
2021 Flooring
2021 Restroom sinks and countertops
2021 Generator
2021 Exterior walls

Mountain View Elementary

- 1994 Roof Improvements
- 1997 Carpet Replacement
- 1999 Bathroom Improvements
- 2000 Parking Lot Improvements
- 2000 Playground Improvements
- 2001 5,278 SF Addition
- 2004 Security Cameras/Radios
- 2004 Security Access Control
- 2004 Technology Improvements
- 2007 Carpet Replacement
- 2008 Roof Replacement
- 2014 Kitchen and Gymnasium Flooring
- 2016 Switchgear, Transformers, & Panels
- 2019 Upgrade control system
- 2019 Replace rooftop units
- 2019 Recaulk windows, repair rusted windows
- 2019 Replace restroom partitions and flooring
- 2019 Upgrade fire alarm system
- 2019 Upgrade irrigation system
- 2019 Resurface bus loop and parking lot
- 2019 Silver coat parapet walls
- 2019 Repair and refinish exterior doors
- 2019 Repair and replace classroom storefronts
- 2021 Playgrounds
- 2021 Generator
- 2021 Restroom sinks and countertops
- 2021 Security cameras
- 2021 Furniture

Mountain Vista High School

- 2001 New Construction
- 2004 Chiller
- 2004 Security Cameras/Radios
- 2004 Security Access Control
- 2004 Technology Improvements
- 2005 Artificial Turf Playfield
- 2005 "F" Pod Addition
- 2006 Clearstory windows
- 2007 Security Kiosk
- 2010 Site Improvements - Curb
- 2012 Tile Replacement - Halls/Classrooms
- 2013 Resand Gymnasium Floor
- 2013 Tennis Courts
- 2014 Clock System
- 2014 Resurface Track
- 2014 Fire Alarm System Replacement
- 2019 Replace carpet in hallways and office
- 2014 Intercom and Paging System Replacement
- 2017 Convert Tennis Courts to Post Tension
- 2018 Bleachers
- 2018 Synthetic Turf
- 2018 Track Repairs
- 2018 Bathrooms-Partitions, Countertops, & Flooring
- 2019 Replace non-restricted with restricted key system
- 2021 HVAC controls
- 2021 Roofing
- 2021 CTE improvements
- 2021 Flooring
- 2021 Toilet partitions
- 2021 Exterrior walls
- 2021 Security cameras
- 2021 Generator
- 2021 Athletic track
- 2021 Sidewalks

Northeast Elementary

- 1992 8,642 SF Addition
- 1999 Roof Replacement
- 1999 Sidewalk
- 2001 Playground Improvements
- 2001 Access Road
- 2002 1,540 SF Addition
- 2004 Technology Improvements
- 2004 Security Cameras/Radios
- 2004 Security Access Control
- 2006 Kitchen Make-up Air
- 2011 White Boards
- 2012 Site Lighting Poles
- 2012 Tile Replacement - Halls/Classrooms
- 2013 Playfield Replacement
- 2014 Clock System
- 2015 Fire Alarm System Replacement
- 2015 Boiler, Chiller, and Controls Upgrade
- 2017 Window Replacement-Multiple Areas
- 2018 Bathrooms-Partitions, Countertops, & Floo
- 2019 Generator replacement
- 2019 Caulk, repair exterior wall
- 2019 Replace all old casework
- 2019 Replace cafeteria, gym, and restroom flooring
- 2019 Replace carpet
- 2019 Fix gutter and downspout drainage
- 2019 Replace non-restricted with restricted key system
- 2019 Replace original panel and transformers
- 2019 Sand and paint exterior doors
- 2021 Furniture
- 2021 Security cameras

Northridge Elementary

- 1996 Playground Improvements
- 1997 Air Conditioning
- 2000 Carpet Replacement
- 2004 3,590 SF Addition
- 2004 Technology Improvements
- 2004 Security Cameras/Radios
- 2005 Security Access Control
- 2005 Playground Improvements
- 2011 Sidewalk/Bridge
- 2013 Stage Partition
- 2014 Cafeteria Flooring
- 2014 Resurface Gymnasium Floor
- 2018 Fire Alarm Devices
- 2019 Flooring
- 2019 Bathroom partitions
- 2021 Security cameras
- 2021 Furniture

Operations & Maintenance East Facility

- 2019 Replace outside gas piping
- 2019 Replace furnace units
- 2019 Replace AC units
- 2021 HVAC
- 2021 Electrical service & distribution
- 2021 Plumbing fixtures
- 2021 Flooring
- 2021 ADA compliance

Parker Joint Use Facility

- 1993 Addition/Remodel
- 2003 Addition/Remodel
- 2014 Partial Roof Replacement

Pine Grove Elementary

- 2004 Technology Improvements
- 2004 Security Cameras/Radios
- 2005 Security Access Controls
- 2006 Carpet Replacement
- 2010 3,996 SF Addition
- 2018 Mobile Ramp
- 2021 HVAC systems
- 2021 Flooring
- 2021 Security cameras
- 2021 Exterior walls
- 2021 Toilet partitions

Pine Lane Intermediate

- 1992 1,980 SF Addition
- 1998 1,874 SF Addition
- 2003 HVAC Improvements
- 2004 Intercom
- 2004 Technology Improvements
- 2004 Security Cameras/Radios
- 2005 Security Access Control
- 2005 Playground Imrovements
- 2005 Elevator
- 2010 Roof Replacement
- 2013 Daylighting Enhancement
- 2014 Carpet
- 2016 Switchgear, panels, transformers
- 2016 Roof Replacement (1 Section)
- 2019 Interior doors and doorframes
- 2019 Restricted key system
- 2021 HVAC systems and controls
- 2021 Roofing
- 2021 Fire alarms
- 2021 Exterior walls
- 2021 Generators
- 2021 Security cameras
- 2021 Sidewalks
- 2021 Asphalt
- 2021 Flooring
- 2021 Fixed casework
- 2021 SPED calming rooms, MDF rooms
- 2021 Exterior doors
- 2021 Toilet partitions
- 2021 Irrigation

Pine Lane Primary

1994 Roof Replacement
1996 Connect to Public Water
1996 Playground Improvements
1996 Carpet Replacement
1998 Playground Improvements
2001 Bus Loop Improvements
2003 6,951 SF Addition
2004 Technology Improvements
2004 Security Improvements
2006 Parking Lot Improvements
2010 Roof Replacement
2012 Carpet Replacement
2012 Carpet Replacement - Mobile
2013 Restroom Remodel
2016 Electrical Switchgear, Transformers, & Panel Replacement

Pioneer Elementary

2005 Security Access Control
2006 Parking Lot Improvements
2008 Carpet Replacement
2011 Restroom Flooring Replacement
2014 Clock System
2014 Roof Repair
2014 Restroom Flooring
2014 Fire Alarm System Replacement
2019 Upgrade controls
2019 Replace roof top units
2019 Replace generator and associated equipm
2019 Replace original carpeting in gym
2019 Furniture
2019 Upgrade and replace exhaust fans
2019 Recaulk and reseal exterior CMU wall
2019 Replace kitchen flooring
2019 Replace hot water storage tank
2019 Replace unrestricted with restricted key system
2019 Repair and replace areas of sidewalk
2021 Security systems
2021 Irrigation system

Ponderosa High School

1995 Parking Lot Improvements
1996 HVAC Improvements
1998 Roof Repair
1998 Water Main
1999 Gym Floor Replacement
2000 Boilers
2001 Running Track
2002 Addition/Remodel
2003 Artificial Turf Playfield
2004 Air Handling Units
2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvements
2006 Special Education Restrooms
2007 Security Kiosk
2010 Security Detection System
2011 Carpet Replacement
2012 Door Replacement/Repair
2012 Tile Replacement - Halls-Classrooms
2013 ADA Compliance
2014 Resurface Turf Field
2014 Autoshop Expansion
2014 Intercom
2014 Hallway/Classroom Flooring
2014 Roof Replacement
2015 Electrical Switchgear and Panel Board Rep
2015 Track Replacement
2016 Boiler and Condensing Units
2017 ADA Modifications in Auditorium
2017 Theater Lighting System Processor
2017 Addition of Dust Collector
2018 Post Tension Tennis Courts
2018 Theater Strand Lighting
2019 Air distribution system
2019 Auxiliary equipment
2019 Boiler replacement
2019 Change-over distribution system
2019 Retest and recommission air and water sys
2019 Furniture
2019 Replace ballasted with fully adhered roof
2019 Evaluate and redesign terminal self contained units
2019 Upgrade controls
2019 Replace band area roof top unit
2019 Install new gas supply lines for kitchen
2019 Replace toilet partitions
2019 Replace main gym bleachers
2019 Replace carpet, VCT, and tile flooring throughout building
2019 Upgrade glycol distribution systems
2019 Upgrade hot water distribution
2019 Replace insulation
2019 Renovate kitchen
2019 Replace irrigation controllers
2019 Upgrade lavatory to autosensor
2019 Evaluate and redesign package units
2019 Renovate elevators
2021 Fire alarm system
2021 Security cameras
2021 CTE improvements

Plum Creek Academy

1997 Boiler
1998 Air Conditioning
1999 Roof
2001 Water Tap
2003 Addition
2008 Roof Repairs
2009 Carpet
2021 Security cameras

Prairie Crossing Elementary

2001 New Construction
2004 Technology Improvements
2004 Security Improvements
2012 Carpet Replacement - Mobile
2018 Carpet Replacement
2018 Bathrooms renovation
2019 Upgrade control system
2019 Generator replacement
2019 Upgrade fire alarm system
2019 Replace kitchen flooring
2019 Restricted key system
2019 Paint metal roof
2019 Repair/replace sections of sidewalk
2019 Replace roof
2021 Security cameras
2021 Exterior walls and closures
2021 Skylights

Ranch View Middle School

1997 New Construction
2004 Technology Improvements
2004 Security Access Control
2004 Security Cameras/Radios
2007 Security Kiosk
2013 Resand Gymnasium Floor
2014 Domestic Hot Water System
2017 Replace Fire Alarm System
2017 Folding Partition Wall at Pods
2017 SPED Calming Room
2018 Cooling Tower
2018 SPED Calming Room
2019 Replace clock system
2019 Upgrade control system
2019 Furniture
2019 Recaulk exterior wall control joints
2019 Replace restroom toilet partitions
2019 Replace kitchen and hallway flooring
2019 Replace unrestricted with restricted key system
2019 Replace ballasted with fully adhered roof
2019 Repair and paint exterior doors
2021 Security cameras

Redstone Elementary

2005 New Construction
2013 Carpet Replacement - Mobile
2017 Replace Entry Walk-Off Carpet
2021 Furniture
2021 HVAC controls
2021 Fire system
2021 Restroom sink and countertops
2021 Security cameras
2021 Plumbing fixtures
2021 Roofing

Renaissance Elementary

2006 New Construction
2012 Restroom Countertops
2021 Fire alarm system
2021 Security cameras

Rock Canyon High School

- 2003 New Construction
- 2004 Security Access Control
- 2004 Security Cameras/Radios
- 2004 Technology Improvements
- 2007 Security Kiosk
- 2010 28,249 SF Addition
- 2010 Clearstory Windows
- 2013 Track Replacement
- 2014 Resurface Turf Field
- 2014 Intercom and Paging System Replacement
- 2018 Landscaping
- 2019 Upgrade control system
- 2019 SPED calming room(s)
- 2021 CTE improvements
- 2021 Fire alarm system
- 2021 Roofing
- 2021 Site improvements, asphalt
- 2021 Exterior walls and closures
- 2021 Security cameras

Rock Ridge Elementary

- 1995 Parking Lot Improvements
- 1996 Parking Lot Improvements
- 1997 Air Conditioning
- 2000 Playground Improvements
- 2001 Playground Improvements
- 2003 Carpet Replacement
- 2004 Security Cameras/Radios
- 2004 Technology Improvements
- 2005 Security Access Control
- 2005 3,000 SF Addition
- 2012 Parking Lot/Playground Paving
- 2013 Carpet Replacement - Mobile
- 2014 Fence
- 2014 Cafeteria Flooring
- 2017 Replace Entry Walk-Off Carpet
- 2019 Furniture
- 2021 HVAC systems and controls
- 2021 Roofing
- 2021 Electrical service and distribution
- 2021 Fire alarm system
- 2021 Fixed casework
- 2021 SPED calming rooms
- 2021 Plumbing systems and fixtures
- 2021 Security cameras
- 2021 Generator(s)
- 2021 Clocks and program systems
- 2021 Flooring
- 2021 Exterior concrete ramps

Rocky Heights Middle School

- 2003 New Construction
- 2004 Security Cameras/Radios
- 2004 Technology Improvements
- 2004 Security Access Control
- 2007 Security Kiosk
- 2010 Drainage
- 2012 Drainage
- 2014 Clock System
- 2017 Addition of Secured Folding Partition Wall
- 2021 HVAC systems and controls
- 2021 Fire alarm system
- 2021 Flooring
- 2021 Site improvements, asphalt
- 2021 Toilet partitions
- 2021 Restroom sinks and countertops
- 2021 Security cameras
- 2021 Exterior walls and closures

Roxborough Intermediate

- 2008 New Construction
- 2018 Movement Issues
- 2019 Elevator modernization
- 2021 Sidewalks
- 2021 Security cameras
- 2021 Furniture

Roxborough Primary

- 2000 Playground Improvements
- 2001 Parking Lot Improvements
- 2002 Generator
- 2004 Carpet Replacement
- 2004 Intercom
- 2004 Security Cameras/Radios
- 2004 Technology Improvements
- 2005 Security Access Control
- 2010 1,000 SF Addition
- 2013 Kitchen Floor Repair
- 2017 Replace Entry Walk-Off Carpet
- 2021 Security cameras
- 2021 Furniture

Saddle Ranch Elementary

- 1999 New Construction
- 2004 Technology Improvements
- 2004 Security Cameras/Radios
- 2005 Security Access Control
- 2013 Flooring Replacement
- 2014 Clock System
- 2016 Boiler Replacement (2)
- 2019 Replace chiller and cooling tower
- 2019 Generator replacement
- 2019 Caulk, seal, repair exterior wall
- 2019 Storefront window/skylight
- 2019 Furniture
- 2019 Upgrade fire alarm system
- 2019 Art room countertops
- 2019 Replace irrigation controllers and sprinkler heads
- 2019 Replace roof
- 2019 Recplace door hardware, install restricted key system
- 2021 Security cameras

Sage Canyon Elementary

- 2010 New Construction
- 2014 Repair to Handicap Ramp
- 2018 Window Tinting
- 2019 Elevator modernization
- 2021 Security cameras

Sagewood Middle School

- 2004 Security Access Control
- 2004 Security Cameras/Radios
- 2004 Technology Improvement
- 2006 HVAC Upgrade
- 2010 Track Resurface
- 2015 Fire Alarm System Replacement
- 2016 Domestic Hot Water System
- 2017 Folding Partition Wall
- 2017 Window Glazing in Commons Area
- 2018 Window Tinting
- 2019 Cooling tower
- 2019 Control System
- 2019 Generator Replacement
- 2019 Caulk exterior wall, crack repair
- 2019 Gym bleachers
- 2019 Roof replacement
- 2019 Flooring
- 2019 Skylight(s) replacement
- 2019 Door hardware (restricted system)
- 2019 Irrigation system upgrade
- 2019 Furniture
- 2021 Security cameras

Sand Creek Elementary

- 1990 8,237 SF Addition
- 1999 Air Conditioning
- 2000 Playground Improvements
- 2002 Carpet Replacement
- 2003 Reballast
- 2004 Technology Improvements
- 2004 Security Cameras/Radios
- 2005 Security Access Control
- 2005 3,000 SF Addition
- 2013 Carpet Replacement - Mobile
- 2014 Cafeteria Flooring
- 2016 Restroom Countertop Replacement
- 2017 Replace Flooring in Restrooms
- 2017 Window Replacement in Multiple Areas
- 2017 Replace Entry Walk-Off Carpet
- 2021 HVAC systems and controls
- 2021 Electrical service and distribution
- 2021 Roofing
- 2021 Fire alarm system
- 2021 Exterior windows
- 2021 Toilet partitions
- 2021 Security cameras
- 2021 Generator(s)
- 2021 Exterior walls and closures
- 2021 Exterior concrete ramps
- 2021 Furniture
- 2021 Carpet

Sedalia Elementary

1966 Gutters/Downspouts
1992 Addition
1999 Addition
2001 Countertops/Fountains
2003 HVAC Controls
2004 Roof Replacement
2004 Clock Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 Carpet Replacement
2006 HVAC Upgrades
2006 Playground Improvements
2006 Roof Replacement
2011 Playfield Replacement
2012 Sanitary Improvements
2013 Daylighting Enhancement
2014 Fire Alarm System Replacement
2014 Resurface Gymnasium Floor
2016 Rooftop Unit Replacement (2)
2017 Window Replacement-Multiple Areas
2019 Door hardware (restricted system)
2019 Flooring
2019 Playgrounds
2021 HVAC systems and controls
2021 Security cameras

Shea Stadium

2019 Boiler
2019 Bleachers
2019 Sound system
2019 Site infrastructure
2019 Lighting

Sierra Middle School

1995 Partial Roof Replacement
1996 Heat Piping
1997 Partial Roof Replacement
2003 Bathroom Improvements
2003 Site Improvements
2004 Electrical Improvements
2004 9,000 SF Addition
2004 Clock Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 Partial Roof Replacement
2006 Bleachers
2006 Gym Floor
2006 Road Connection
2006 Bus Loop Improvements
2006 Lockers
2007 Bleachers
2011 Tile Replacement - Hallways
2012 Clock System Upgrade
2012 Kitchen Floor Repair
2012 Partial Roof Replacement
2013 Cooling - Gymnasiums
2014 Fence
2014 Update Water Well System
2014 Remodel Special Needs Suite
2014 Resurface Gym Floor
2014 Domestic Hot Water System Upgrade
2016 Electrical Panel Replacement
2016 Emergency Generator Replacement
2017 Replace Fire Alarm System
2017 Window Replacement-Multiple Areas
2017 Additional Lighting in Cafeteria
2018 Cafeteria Lighting
2018 Entrance Improvements
2019 Flooring replacement
2019 Door hardware (restricted key system)
2021 HVAC systems and controls
2021 Roofing
2021 Carpet
2021 Security cameras
2021 Exterior walls
2021 Toilet partitions

Soaring Hawk Elementary

2004 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2012 Carpet Replacement - Mobile
2014 Clock System
2019 Control system
2019 Recaulk exterior wall
2019 Fire alarm system upgrade
2019 Roof replacement
2021 Security cameras

South Ridge Elementary

1992 5,380 SF Addition
1994 Rooftop Units
1995 Mechanical Improvements
1997 Playground Improvements
1998 Drainage
2003 Rooftop Units
2003 Water Service
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2006 Roof Replacement
2006 Elevator
2012 Door Hardware Replacement
2012 Carpet Replacement
2013 Daylighting Enhancement
2014 Clock System
2014 Resurface Gymnasium Floor
2016 Roof Replacement (1 Section)
2017 ADA Restrooms
2017 Replace Handwash Basins
2018 Bathrooms-Partitions, Countertops, & Floo
2019 Control system
2019 Roof replacement
2019 Generator replacement
2019 Caulk exterior wall
2019 Toilet partitions
2019 Casework replacement
2019 Restroom flooring
2019 Gutters & downspouts
2019 Interior doors and door frames
2019 Door hardware (restricted key system)
2019 Install seperate irrigation meter
2019 Panels and transformers
2019 Classroom partitions
2019 Furniture
2019 Refinish exterior doors
2019 Entry storefronts
2021 Security cameras
2021 ADA compliance
2021 Playgrounds

Stone Mountain Elementary

2007 New Construction
2019 Elevator modernization
2021 Security cameras

Stone Canyon Outdoor Edventures

2019 Facility and site improvements
2019 Fire alarm system
2021 Base camp renovation
2021 Security cameras
2021 Challenge course
2021 Underground fire alarm
2021 Well repair

Student Support Center

2007 New Mobile
2021 ADA compliance
2021 Tenant Improvements
2021 Boiler
2021 Security cameras
2021 Carpet

Summit View Elementary

2000 Playground Improvements
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2005 Carpet Replacement
2008 2,684 SF Addition
2014 Cafeteria Flooring
2014 Resurface Gymnasium Floor
2018 Bathrooms-Partitions, Countertops, & Floo
2021 Generator(s)
2021 Security cameras
2021 Flooring
2021 Restroom sinks and countertops
2021 Plumbing fixtures
2021 Toilet partitions
2021 Exterior walls and closures
2021 Exterior concrete ramps

ThunderRidge High School

1998 34,368 SF Addition
2004 Artificial Turf Playfield
2004 Batting Cages
2004 Chiller
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2006 Clearstory Windows
2007 Resurface Tennis Courts
2007 Security Kiosk
2008 Concrete Slab Repair
2012 Tile Replacement - Halls/Classrooms
2012 Resurface Track
2012 Resurface Tennis Courts
2014 Fire Alarm System Replacement
2014 Partial Roof Replacement
2014 Intercom and Paging System
2015 Tennis Court Resurfacing
2016 Turf Field Replacement
2016 Interior Door Hardware
2017 Carpet replacement
2018 Tennis Court Repairs
2018 Bathroom renovation
2018 SPED Calming Room
2019 Air distribution system
2019 Roof replacement & solar
2019 Generator replacement
2019 Flooring
2019 Toilet partitions
2019 Gym bleachers
2019 Elevator renovation
2019 Glycol distribution system
2019 Sink countertops
2019 Tennis court repair/replacement
2021 CTE improvements
2021 Security cameras

Timber Trail Elementary

2003 New Construction
2004 Technology Improvements
2012 Chiller Replacement
2014 Clock System
2018 Bathroom renovation
2021 HVAC controls
2021 Roofing
2021 Fire alarms
2021 Exterior walls and closures
2021 Security cameras

Trailblazer Elementary

2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvements
2006 Parking Lot Improvements
2007 Carpet Replacement
2011 Security Door
2013 Restroom Flooring
2014 Clock System
2017 Replace Entry Walk-Off Carpet
2018 Door Hardware
2018 Roof Repair
2018 SPED Calming Room
2019 Control system
2019 Roof top units replacement
2019 Upgrade backflow
2019 Generator replacement
2019 Upgrade kitchen hood exhaust
2019 Caulk exterior wall, seal cracks
2019 Toilet partitions
2019 Flooring
2019 Roof replacement
2021 Security cameras

Warehouse-Service Center (includes West Transportation Terminal)

1996 Warehouse Expansion
1996 Tran Fuel Tank Removal
2000 A/C Print Shop
2003 CSAP Processing Center
2003 Tran Carpet
2003 Asphalt Parking Lot
2003 O&M Gutter Stucco
2003 Tran Thermal Performance
2006 Warehouse Freezer Addition
2007 Parking Lot
2007 Security Gate
2009 O&M HVAC
2009 Construction Office Remodel
2012 Freezer Roof Replacement
2017 Addition of Transportation Building F
2018 Electrical Maintenance
2018 Fuel Tank Upgrade
2019 Transportation fuel tank
2019 Doors & door hardware
2019 Plumbing system & fixtures
2019 Garage door coating
2019 Replace garage door
2019 Flooring
2019 HVAC
2019 Roofing
2021 Lighting

West Support Center

2012 Install Generator
2012 Insulat Outer Walls and Windos
2012 Office Reconfiguration
2018 RTU Replacement
2019 Asphalt & sidewalk repair
2019 Storm water drainage
2019 Roofing
2021 Elevators

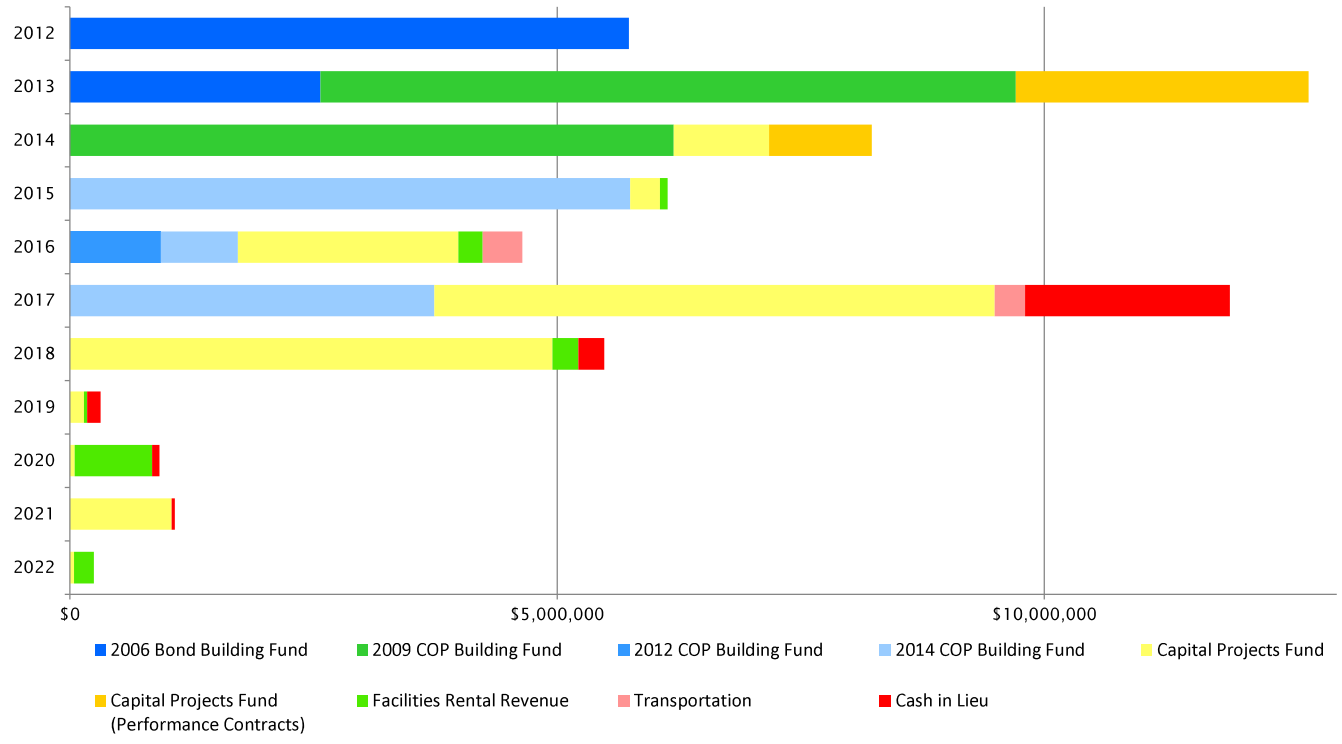
Wilcox

1989 Renovation
1994 Mechanical
1996 Renovation
2000 Renovation
2002 Data Center
2013 North Roof Replacement
2016 Additional Card Access and Cameras
2021 HVAC
2021 Electrical service and distribution
2021 Admin office repairs
2021 Fire alarm system
2021 Security cameras

Wildcat Mountain Elementary

2004 Security Cameras/Radios
2004 Security Access/Control
2004 Technology Improvements
2006 Bus Loop Improvements
2006 Carpet Replacement
2010 Flooring Replacement
2012 Controls System Upgrade
2013 Fire Alarm Panel Replacement
2013 Resurface Playground
2014 Clock System
2019 HVAC systems and controls
2019 Cooling tower replacement
2019 Generator replacement
2019 Caulk, seal exterior wall and windows
2019 Cafeteria flooring
2019 Door hardware (restricted system)
2019 Storefront entrance
2021 Security cameras

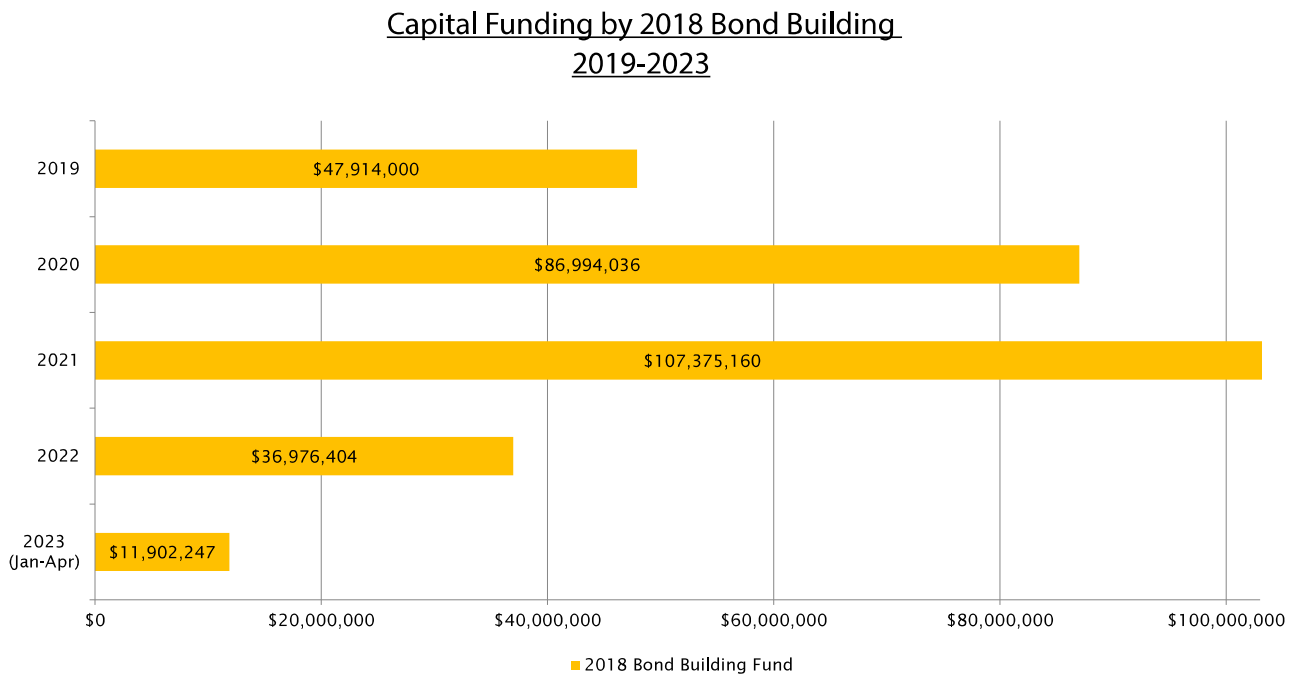
Capital Funding by Sources Other than 2018 Bond Building 2012-2022



Funding Source	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total (By Funding Source)
2006 Bond Building Fund	$5,736,968	$2,572,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,309,009
2009 COP Building Fund	$0	$7,137,584	$6,195,979	$0	$0	$0	$0	$0	$0	$0	$0	$13,333,563
2012 COP Building Fund	$0	$0	$0	$0	$931,000	$0	$0	$0	$0	$0	$0	$931,000
2014 COP Building Fund	$0	$0	$0	$5,751,380	$792,000	$3,740,000	$0	$0	$0	$0	$0	$10,283,380
Capital Projects Fund	$0	$0	$979,738	$304,875	$2,263,000	$5,750,000	$4,952,070	$142,461	$49,959	$1,041,884	$44,060	$15,528,047
Capital Projects Fund (Performance Contracts)	$0	$3,000,000	$1,055,000	$0	$0	$0	$0	$0	$0	$0	$0	$4,055,000
Facilities Rental Revenue	$0	$0	$0	$80,000	$250,000	$0	$265,679	$33,615	$795,696	$0	$202,318	$1,627,308
Transportation	$0	$0	$0	$0	$408,000	$312,000	$0	$0	$0	$0	$0	$720,000
Cash in Lieu	$0	$0	$0	$0	$0	$2,100,000	$266,500	$140,785	$72,830	$35,622	$0	$2,615,737
Grand Total	**$5,736,968**	**$12,709,625**	**$8,230,717**	**$6,136,255**	**$4,644,000**	**$11,902,000**	**$5,484,249**	**$316,861**	**$918,485**	**$1,077,506**	**$246,378**	**$57,403,044**

Capital Funding by Other Sources than 2018 Bond Total: $57,403,044

Appendix 2
Capital Improvements by Funding Source

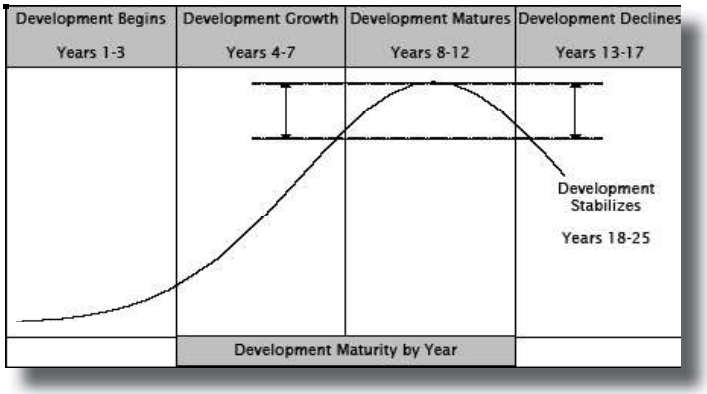


2018 Bond Capital Funding 2018-2023: $291,161,847

**Totals for 2018 Bond funded capital for 2023 include spend through April 30, 2023. For additional 2018 Bond funded capital totals please refer to: https://www.dcsdk12.org/cms/One.aspx?portalId=220484&pageId=8648502

Development Growth Cycle

The following diagram illustrates the correlation between residential housing development (certificates of occupancy) and the generation of school-age children. As neighborhoods develop and build out, there is a lag time of nearly seven to 12 years before the number of students generated at elementary, middle, and high school reaches its maximum impact in a school. As neighborhoods mature and students grow older, some families move away and neighborhoods continue their cycle of generating students again, only this time at a more consistent pace.



The district may utilize the four-track year-round calendar at the elementary level, and mobile classrooms at all levels to help mitigate the peak impact of development as depicted by the dotted lines on the diagram.

Development Impact

When determining the impact of residential development, Douglas County School District evaluates how many students are expected from any given development based on density. Once the student generation is calculated, it is then determined how much land would be required to build a school as well as capital mitigation. Often times, a development will generate acreage, but not enough for an entire school site. In these cases, the district may choose to accept a portion of the acreage in a commercial area if there is a commercial area as part of the project. These areas would help mitigate the growing needs for support service space as the district grows. The district may also collect cash-in-lieu of land, or a combination of both. Collecting cash-in-lieu for smaller dedications allows the district to use this money to mitigate capacity needs with mobile classrooms, construction modifications, or the purchase of land in the future with consolidated funding.

The district has a voluntary capital mitigation process that evaluates the amount of taxes a development will produce, including both residential and commercial if applicable, and determines the gap between what is paid to the district in taxes and what it costs to construct a school through bonds and debt retirement. The district evaluates the impact over a 20, 30, and 40-year school building life cycle. Knowing that buildings have a longer life than 20-years, but acknowledging building components have limited operational life spans, the District asks the developer to voluntarily contribute mid-range between the 30 and 40-year numbers.

Although not inclusive of all development in the planning areas, a development summary in each Planning Area is provided on the following pages. These developments are in the building phase or in various stages of the review processes within the County. A map and summary table of the sites dedicated to the district for future schools have also been included.

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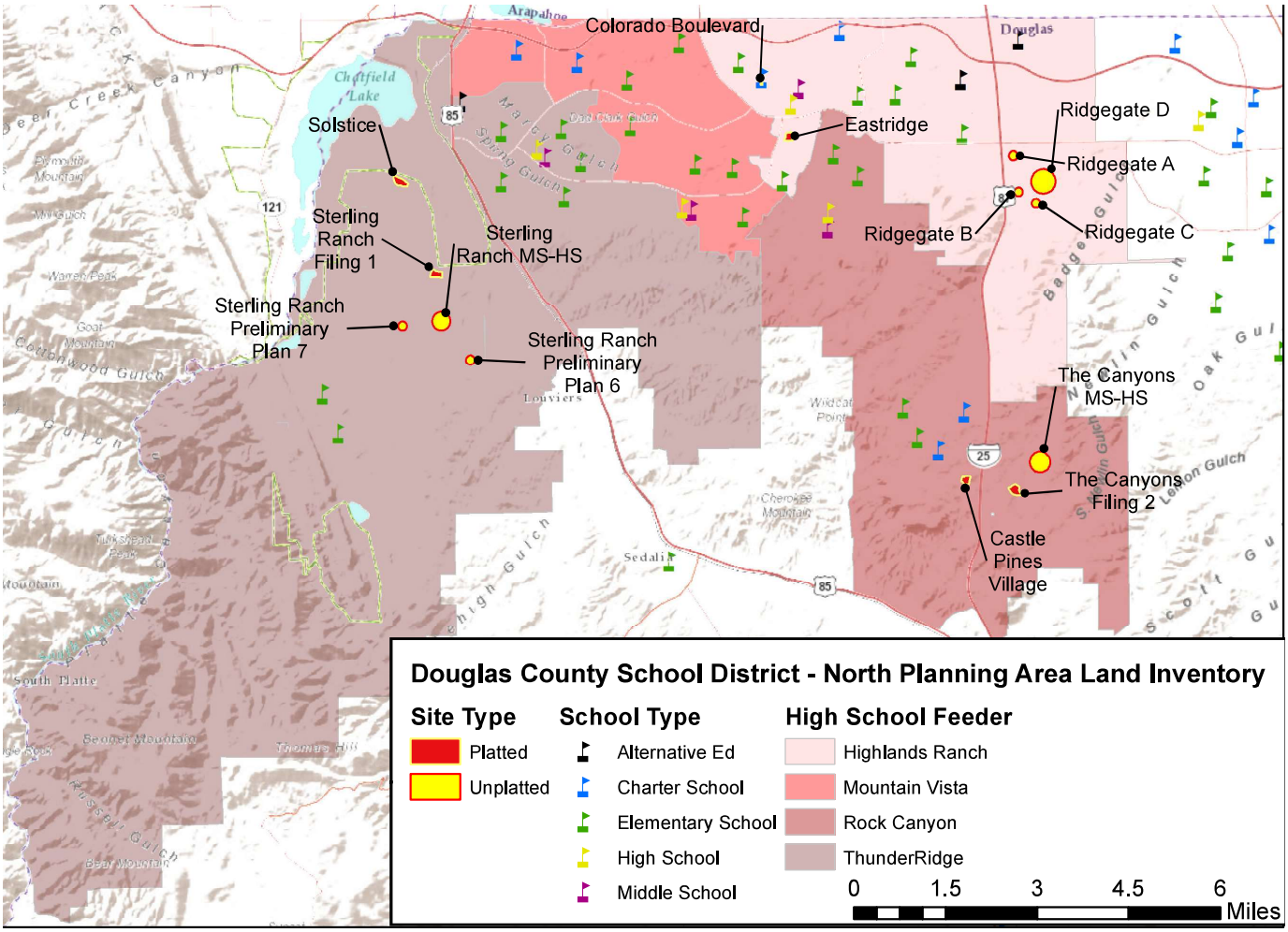
Development Summary-North Planning Area

Development	Jurisdiction	Built from 01/01/2022 to 12/31/2022
Sterling Ranch	Douglas County	469
The Canyons	Castle Pines	348
Solstice	Douglas County	200
Meridian International Business Center North	Douglas County	136
Castle Pines Town Center	Castle Pines	100
Highlands Ranch	Douglas County	100
Hunting Hill	Douglas County	46
Castle Pines Village	Douglas County	36
Rock Canyon	Douglas County	35
River Canyon	Douglas County	19

The table above summarizes the number of units built in the last calendar year within the North Planning Area. The North Planning Area consists of Highlands Ranch, Lone Tree, Castle Pines, Roxborough, and portions of Littleton. Data on the number of units built was collected from Douglas County Department of Community Development.

Land Inventory-North Planning Area

- The table and map below show dedicated land for potential future school sites in the North Planning Area.



Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
Highlands Ranch High School	Colorado Boulevard	Alternative Site	0.756	Platted
Highlands Ranch High School	Eastridge	Elementary	10.041	Platted
Highlands Ranch High School	Ridgegate A	Elementary	9.63	Unplatted
Highlands Ranch High School	Ridgegate B	Elementary	10	Unplatted
Highlands Ranch High School	Ridgegate C	Elementary	10	Unplatted
Highlands Ranch High School	Ridgegate D	Joint Middle-High	90	Unplatted
Rock Canyon High School	Castle Pines Village	Elementary	10.1	Platted
Rock Canyon High School	The Canyons Filing 2	Elementary	15.51	Platted
Rock Canyon High School	The Canyons MS-HS	Joint Middle-High	63.49	Unplatted
ThunderRidge High School	Solstice	Elementary	15.89	Platted
ThunderRidge High School	Sterling Ranch Filing 1	Elementary	12.512	Platted
ThunderRidge High School	Sterling Ranch MS-HS	Joint Middle-High	79.5	Unplatted
ThunderRidge High School	Sterling Ranch Preliminary Plan 6	Elementary	10	Unplatted
ThunderRidge High School	Sterling Ranch Preliminary Plan 7	Elementary	12.22	Unplatted

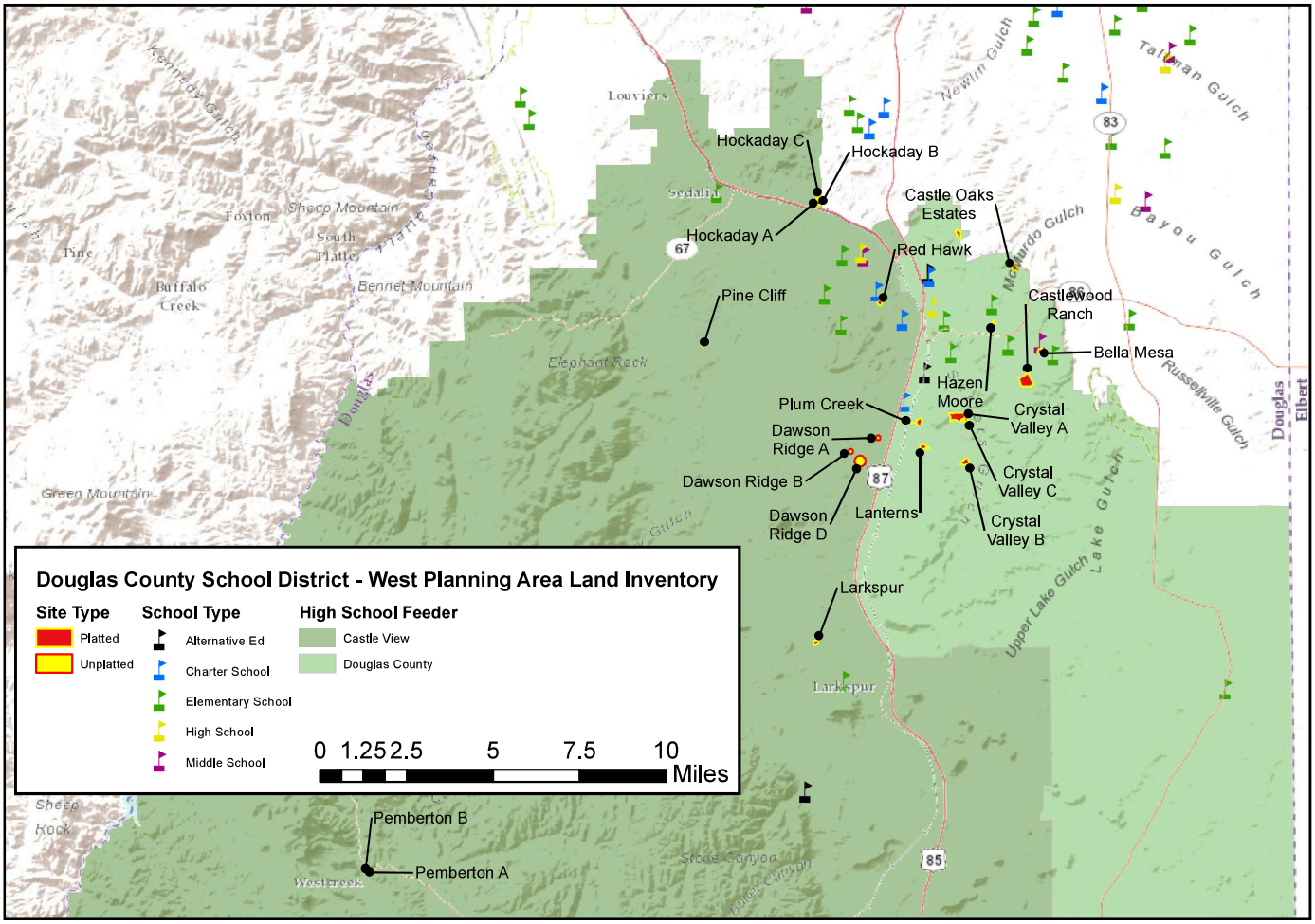
Development Summary-West Planning Area

Development	Jurisdiction	Built from 01/01/2022 to 12/31/2022
Crystal Valley	Castle Rock	378
Canyons South	Douglas County	181
Castle Oaks	Castle Rock	169
Lanterns	Castle Rock	159
Meadows	Castle Rock	111
Founders	Castle Rock	81
Oaks	Castle Rock	49
Red Hawk	Castle Rock	27

- The table above summarizes the number of units built in the last calendar year within the West Planning Area. The West Planning Area consists of Castle Rock, Larkspur, Sedalia and portions of Unincorporated Douglas County. Data on the number of units built was collected from Douglas County Department of Community Development.

Land Inventory-West Planning Area

- The table and map below show dedicated land for potential future school sites in the West Planning Area.



Feeder	Site Type	Site Size (Acres)	Site Name	Site Status
Castle View High School	Middle	4.72	Hockaday A	Platted
Castle View High School	Middle	13.59	Hockaday B	Platted
Castle View High School	Middle	6.69	Hockaday C	Platted
Castle View High School	Elementary	10	Larkspur	Platted
Castle View High School	Alternative Site	1	Pine Cliff	Platted
Castle View High School	Elementary	10.01	Red Hawk	Platted
Castle View High School	Elementary	12	Dawson Ridge A	Unplatted
Castle View High School	Elementary	12	Dawson Ridge B	Unplatted
Castle View High School	Elementary	60	Dawson Ridge D	Unplatted
Douglas County High School	Elementary	11.6	Castle Oaks Estates	Platted
Douglas County High School	High	62.869	Castlewood Ranch	Platted
Douglas County High School	Elementary	10	Crystal Valley A	Platted
Douglas County High School	Elementary	10.1	Crystal Valley B	Platted
Douglas County High School	Middle	20.17	Crystal Valley C	Platted
Douglas County High School	Alternative Site	3.8	Hazen Moore	Platted
Douglas County High School	Elementary	17.8	Plum Creek	Platted
Douglas County High School	Elementary	9	Sapphire Pointe	Platted
Douglas County High School	Elementary	12.3	Bella Mesa	Platted
Douglas County High School	Elementary	16.7	Lanterns (aka Montaine)	Platted

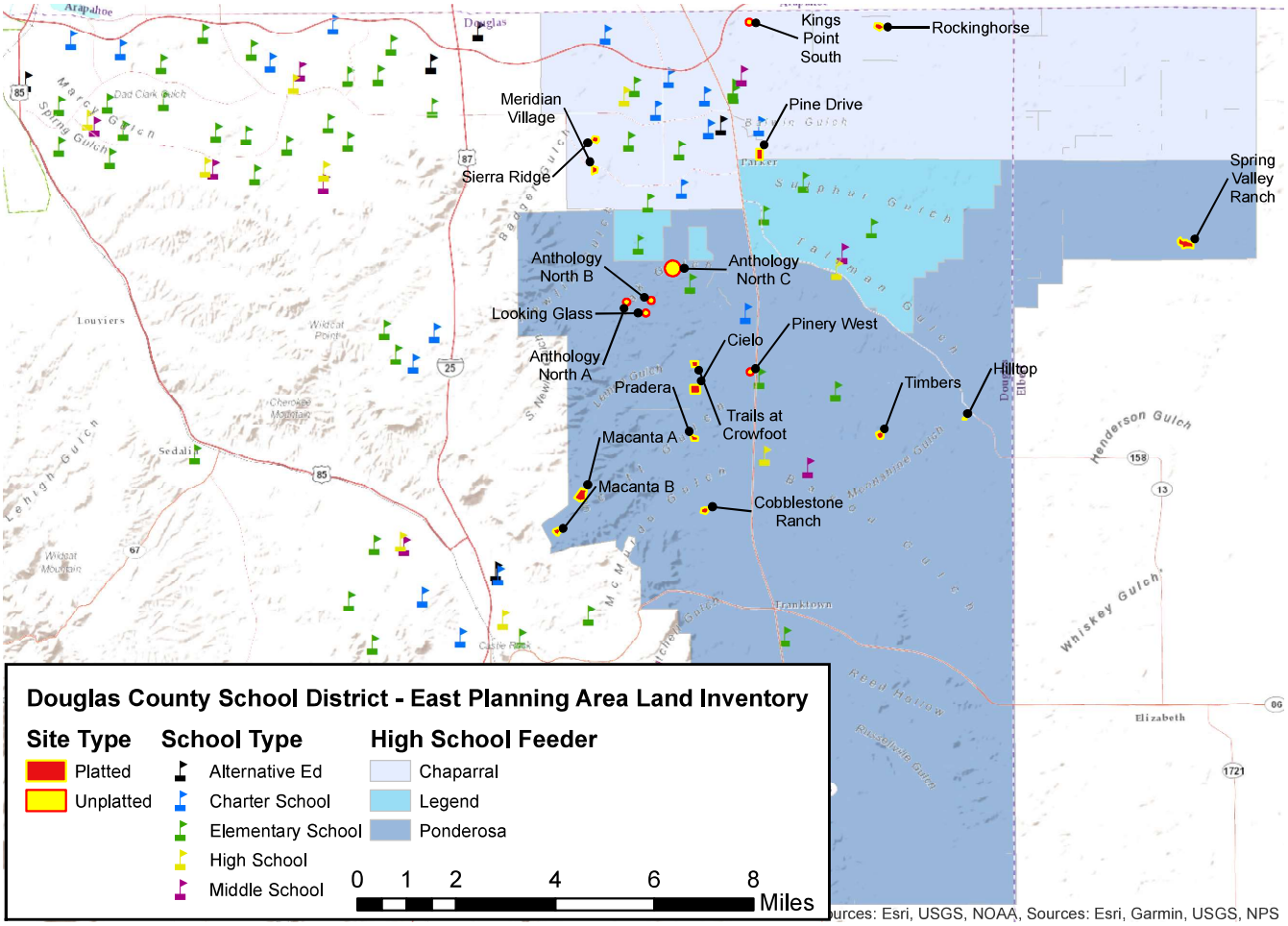
Development Summary-East Planning Area

Development	Jurisdiction	Built from 01/01/2022 to 12/31/2022
Rockinghorse	Aurora	269
Trails At Crowfoot	Parker	254
Meadowlark	Parker	73
Lincoln Creek Village	Douglas County	68
Stone Creek Ranch	Douglas County	60
Meridian International Business Center	Douglas County	53
Looking Glass	Parker	47
Pinery	Douglas County	36
Carousel Farms	Parker	34
Liberty Village	Castle Rock	32
Sunmarke	Parker	27
Cottonwood Highlands	Parker	26
Vantage Point	Parker	20
High Prairie International Polo Club	Douglas County	19
Fox Hill	Douglas County	15
Reata South	Douglas County	14

- The table to the right summarizes the number of units built in the last calendar year within the East Planning Area. The East Planning Area consists of Parker, Franktown, Cherry Valley, and portions of Aurora, Elbert County, North-East Castle Rock, and Unincorporated Douglas County. Data on the number of units zoned and built was collected from Douglas County Department of Community Development.

Land Inventory-East Planning Area

- The table and map below show dedicated land for potential future school sites in the East Planning Area.



Feeder	Site Type	Site Size (Acres)	Site Name	Site Status
Chaparral High School	Elementary	10.1	Meridian Village	Platted
Chaparral High School	Elementary	12.817	Rocking Horse	Platted
Chaparral High School	Elementary	10.033	Sierra Ridge	Platted
Chaparral High School	PK-8	18	Pine Drive	Platted
Chaparral High School	Elementary	11.7	Kings Point South	Unplatted
Ponderosa High School	Elementary or PK-8	26.8	Spring Valley Ranch	Platted
Ponderosa High School	Elementary	22.482	Cielo	Platted
Ponderosa High School	Elementary	11.21	Cobblestone Ranch	Platted
Ponderosa High School	Other	2	Hilltop	Platted
Ponderosa High School	Elementary	10.011	Pradera	Platted
Ponderosa High School	Elementary	10.321	Timbers	Platted
Ponderosa High School	Middle	27.02	Macanta A	Platted
Ponderosa High School	Elementary	10.09	Macanta B	Platted
Ponderosa High School	Elementary	10.63	Trails at Crowfoot	Platted
Ponderosa High School	Elementary	11.83	Looking Glass	Unplatted
Ponderosa High School	Elementary	12.06	Anthology North A	Unplatted
Ponderosa High School	Elementary	12.96	Anthology North B	Unplatted
Ponderosa High School	Joint Middle-High	75.67	Anthology North C	Unplatted
Ponderosa High School	Alternative Site	2	Pinery West	Unplatted

	Estimated Construction Cost	Inflation (Based on CIP Identified Year for Replacement)	Potential Regulatory, Professional Services, and Contracting Costs	Estimated Total Project Cost
Acres Green Elementary	**$3,251,800**	**$46,791**	**$325,300-$1,398,500**	**$3,623,891-$4,697,091**
2023	$2,795,300	$0	$279,600-$1,202,100	$3,074,900-$3,997,400
2025	$456,500	$46,791	$45,700-$196,400	$548,991-$699,691
Arrowwood Elementary	**$1,032,000**	**$80,616**	**$103,100-$443,800**	**$1,215,716-$1,556,416**
2023	$245,500	$0	$24,400-$105,500	$269,900-$351,000
2025	$786,500	$80,616	$78,700-$338,300	$945,816-$1,205,416
Bear Canyon Elementary	**$2,027,800**	**$104,003**	**$202,900-$872,100**	**$2,334,703-$3,003,903**
2023	$1,305,800	$0	$130,600-$561,500	$1,436,400-$1,867,300
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$540,500	$85,399	$54,100-$232,500	$679,999-$858,399
Buffalo Ridge Elementary	**$2,423,500**	**$143,970**	**$242,200-$1,042,200**	**$2,809,670-$3,609,670**
2023	$1,658,900	$0	$165,700-$713,400	$1,824,600-$2,372,300
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2027	$583,100	$125,367	$58,300-$250,700	$766,767-$959,167
Castle Rock Elementary	**$1,658,600**	**$155,136**	**$166,100-$713,600**	**$1,979,836-$2,527,336**
2023	$580,600	$0	$58,200-$249,800	$638,800-$830,400
2024	$192,500	$9,625	$19,300-$82,800	$221,425-$284,925
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$429,000	$67,782	$42,900-$184,600	$539,682-$681,382
2027	$275,000	$59,125	$27,500-$118,300	$361,625-$452,425
Castle Rock Middle School	**$2,560,100**	**$220,330**	**$256,100-$1,101,100**	**$3,036,530-$3,881,530**
2023	$1,080,600	$0	$108,100-$464,800	$1,188,700-$1,545,400
2025	$242,000	$24,805	$24,200-$104,100	$291,005-$370,905
2026	$1,237,500	$195,525	$123,800-$532,200	$1,556,825-$1,965,225
Castle View High School	**$5,398,700**	**$634,961**	**$540,000-$2,321,500**	**$6,573,661-$8,355,161**
2023	$1,273,700	$0	$127,300-$547,600	$1,401,000-$1,821,300
2025	$302,500	$31,006	$30,300-$130,100	$363,806-$463,606
2026	$3,822,500	$603,955	$382,400-$1,643,800	$4,808,855-$6,070,255
Chaparral High School	**$5,680,300**	**$204,779**	**$567,900-$2,442,400**	**$6,452,979-$8,327,479**
2023	$4,593,100	$0	$459,200-$1,974,900	$5,052,300-$6,568,000
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$150,000	$23,700	$15,000-$64,500	$188,700-$238,200
2027	$755,700	$162,476	$75,500-$324,900	$993,676-$1,243,076
Cherokee Trail Elementary	**$1,602,000**	**$82,910**	**$160,400-$689,100**	**$1,845,310-$2,374,010**
2023	$1,013,500	$0	$101,400-$435,900	$1,114,900-$1,449,400
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$407,000	$64,306	$40,800-$175,100	$512,106-$646,406
Cherry Valley Elementary	**$601,900**	**$49,598**	**$60,300-$258,900**	**$711,798-$910,398**
2023	$326,300	$0	$32,700-$140,200	$359,000-$466,500
2025	$60,500	$6,201	$6,100-$26,100	$72,801-$92,801
2026	$50,000	$7,900	$5,000-$21,500	$62,900-$79,400
2027	$165,100	$35,497	$16,500-$71,100	$217,097-$271,697
Cimarron Middle School	**$1,039,500**	**$106,549**	**$104,000-$447,100**	**$1,250,049-$1,593,149**
2025	$1,039,500	$106,549	$104,000-$447,100	$1,250,049-$1,593,149

	Estimated Construction Cost	Inflation (Based on CIP Identified Year for Replacement)	Potential Regulatory, Professional Services, and Contracting Costs	Estimated Total Project Cost
Clear Sky Elementary	**$1,371,600**	**$18,604**	**$137,200-$589,900**	**$1,527,404-$1,980,104**
2023	$1,190,100	$0	$119,000-$511,800	$1,309,100-$1,701,900
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
Copper Mesa Elementary	**$1,192,400**	**$62,714**	**$119,500-$513,000**	**$1,374,614-$1,768,114**
2023	$306,900	$0	$30,700-$131,800	$337,600-$438,700
2024	$621,500	$31,075	$62,300-$267,600	$714,875-$920,175
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$82,500	$13,035	$8,300-$35,500	$103,835-$131,035
Cougar Run Elementary	**$2,856,300**	**$203,536**	**$285,700-$1,228,600**	**$3,345,536-$4,288,436**
2023	$1,635,300	$0	$163,500-$703,400	$1,798,800-$2,338,700
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$676,500	$106,887	$67,700-$291,000	$851,087-$1,074,387
2027	$363,000	$78,045	$36,300-$156,100	$477,345-$597,145
Coyote Creek Elementary	**$2,616,900**	**$227,180**	**$261,900-$1,125,700**	**$3,105,980-$3,969,780**
2023	$686,400	$0	$68,700-$295,200	$755,100-$981,600
2025	$1,402,500	$143,756	$140,300-$603,300	$1,686,556-$2,149,556
2026	$528,000	$83,424	$52,900-$227,200	$664,324-$838,624
Cresthill Middle School	**$3,429,600**	**$296,313**	**$343,100-$1,474,900**	**$4,069,013-$5,200,813**
2023	$465,100	$0	$46,600-$200,000	$511,700-$665,100
2024	$1,045,000	$52,250	$104,500-$449,400	$1,201,750-$1,546,650
2025	$1,067,000	$109,368	$106,700-$458,900	$1,283,068-$1,635,268
2026	$852,500	$134,695	$85,300-$366,600	$1,072,495-$1,353,795
DC Oakes High School / District Media Center	**$715,800**	**$85,437**	**$71,600-$307,800**	**$872,837-$1,109,037**
2024	$315,000	$15,750	$31,500-$135,500	$362,250-$466,250
2025	$90,800	$9,307	$9,100-$39,000	$109,207-$139,107
2026	$110,000	$17,380	$11,000-$47,300	$138,380-$174,680
2027	$200,000	$43,000	$20,000-$86,000	$263,000-$329,000
DCHS Stadium	**$424,500**	**$0**	**$42,400-$182,600**	**$466,900-$607,100**
2023	$424,500	$0	$42,400-$182,600	$466,900-$607,100
Douglas County High School	**$4,353,200**	**$236,130**	**$435,100-$1,871,900**	**$5,024,430-$6,461,230**
2023	$2,773,700	$0	$277,100-$1,192,600	$3,050,800-$3,966,300
2025	$242,000	$24,805	$24,200-$104,100	$291,005-$370,905
2026	$1,337,500	$211,325	$133,800-$575,200	$1,682,625-$2,124,025
Douglas County HS South Bldg	**$4,494,100**	**$387,080**	**$449,600-$1,932,900**	**$5,330,780-$6,814,080**
2023	$2,139,600	$0	$214,100-$920,400	$2,353,700-$3,060,000
2025	$242,000	$24,805	$24,200-$104,100	$291,005-$370,905
2026	$1,612,500	$254,775	$161,300-$693,400	$2,028,575-$2,560,675
2027	$500,000	$107,500	$50,000-$215,000	$657,500-$822,500
Eagle Ridge Elementary	**$1,188,200**	**$80,303**	**$119,000-$511,100**	**$1,387,503-$1,779,603**
2023	$616,200	$0	$61,700-$265,000	$677,900-$881,200
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$390,500	$61,699	$39,100-$168,000	$491,299-$620,199
Early Childhood Center-CR	**$722,800**	**$72,507**	**$72,300-$310,800**	**$867,607-$1,106,107**
2023	$232,000	$0	$23,200-$99,800	$255,200-$331,800
2025	$90,800	$9,307	$9,100-$39,000	$109,207-$139,107

	Estimated Construction Cost	Inflation (Based on CIP Identified Year for Replacement)	Potential Regulatory, Professional Services, and Contracting Costs	Estimated Total Project Cost
Early Childhood Center-CR	**$722,800**	**$72,507**	**$72,300-$310,800**	**$867,607-$1,106,107**
2026	$400,000	$63,200	$40,000-$172,000	$503,200-$635,200
Eldorado Elementary	**$1,492,200**	**$114,194**	**$149,300-$641,900**	**$1,755,694-$2,248,294**
2023	$705,700	$0	$70,600-$303,600	$776,300-$1,009,300
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$605,000	$95,590	$60,500-$260,200	$761,090-$960,790
Flagstone Elementary	**$1,565,800**	**$35,984**	**$156,900-$673,600**	**$1,758,684-$2,275,384**
2023	$1,274,300	$0	$127,600-$548,100	$1,401,900-$1,822,400
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$110,000	$17,380	$11,100-$47,400	$138,480-$174,780
Fox Creek Elementary	**$2,282,600**	**$252,046**	**$228,600-$982,100**	**$2,763,246-$3,516,746**
2023	$368,600	$0	$37,000-$158,700	$405,600-$527,300
2025	$907,500	$93,019	$90,800-$390,300	$1,091,319-$1,390,819
2026	$1,006,500	$159,027	$100,800-$433,100	$1,266,327-$1,598,627
Franktown Elementary	**$2,129,000**	**$18,604**	**$213,000-$915,600**	**$2,360,604-$3,063,204**
2023	$1,947,500	$0	$194,800-$837,500	$2,142,300-$2,785,000
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
Frontier Valley Elementary	**$1,034,400**	**$48,166**	**$103,500-$444,900**	**$1,186,066-$1,527,466**
2023	$715,400	$0	$71,500-$307,600	$786,900-$1,023,000
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2027	$137,500	$29,563	$13,800-$59,200	$180,863-$226,263
Gold Rush Elementary	**$1,160,800**	**$18,604**	**$115,900-$499,000**	**$1,295,304-$1,678,404**
2023	$979,300	$0	$97,700-$420,900	$1,077,000-$1,400,200
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
Heritage Elementary	**$1,762,700**	**$219,904**	**$176,400-$758,200**	**$2,159,004-$2,740,804**
2023	$426,200	$0	$42,600-$183,300	$468,800-$609,500
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$825,000	$130,350	$82,600-$354,900	$1,037,950-$1,310,250
2027	$330,000	$70,950	$33,000-$141,900	$433,950-$542,850
Highlands Ranch High School	**$2,799,500**	**$48,386**	**$279,800-$1,203,700**	**$3,127,686-$4,051,586**
2023	$2,387,000	$0	$238,500-$1,026,300	$2,625,500-$3,413,300
2025	$302,500	$31,006	$30,300-$130,100	$363,806-$463,606
2026	$110,000	$17,380	$11,000-$47,300	$138,380-$174,680
Iron Horse Elementary	**$1,005,200**	**$89,554**	**$100,300-$432,100**	**$1,195,054-$1,526,854**
2023	$493,700	$0	$49,100-$212,100	$542,800-$705,800
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2027	$330,000	$70,950	$33,000-$141,900	$433,950-$542,850
Joint Service Center	**$1,224,300**	**$20,856**	**$122,400-$526,600**	**$1,367,556-$1,771,756**
2023	$1,092,300	$0	$109,200-$469,700	$1,201,500-$1,562,000
2026	$132,000	$20,856	$13,200-$56,900	$166,056-$209,756
Joint Service Center	**$16,500**	**$825**	**$1,700-$7,100**	**$19,025-$24,425**
2024	$16,500	$825	$1,700-$7,100	$19,025-$24,425
Larkspur Elementary	**$2,710,000**	**$69,341**	**$271,000-$1,165,300**	**$3,050,341-$3,944,641**
2023	$2,033,500	$0	$203,300-$874,300	$2,236,800-$2,907,800
2025	$676,500	$69,341	$67,700-$291,000	$813,541-$1,036,841
Legacy Campus	**$2,750,000**	**$137,500**	**$275,000-$1,182,500**	**$3,162,500-$4,070,000**
2024	$2,750,000	$137,500	$275,000-$1,182,500	$3,162,500-$4,070,000

	Estimated Construction Cost	Inflation (Based on CIP Identified Year for Replacement)	Potential Regulatory, Professional Services, and Contracting Costs	Estimated Total Project Cost
Legacy Point Elementary	**$1,172,000**	**$31,639**	**$117,500-$504,300**	**$1,321,139-$1,707,939**
2023	$908,000	$0	$91,000-$390,700	$999,000-$1,298,700
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$82,500	$13,035	$8,300-$35,500	$103,835-$131,035
Legend High School	**$3,091,500**	**$31,006**	**$309,200-$1,329,300**	**$3,431,706-$4,451,806**
2023	$2,789,000	$0	$278,900-$1,199,200	$3,067,900-$3,988,200
2025	$302,500	$31,006	$30,300-$130,100	$363,806-$463,606
Lone Tree Elementary A Magnet School	**$2,525,900**	**$155,666**	**$252,400-$1,086,300**	**$2,933,966-$3,767,866**
2023	$1,706,900	$0	$170,400-$733,800	$1,877,300-$2,440,700
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2027	$637,500	$137,063	$63,800-$274,400	$838,363-$1,048,963
Mammoth Heights Elementary	**$3,113,700**	**$431,941**	**$311,400-$1,339,300**	**$3,857,041-$4,884,941**
2023	$1,009,700	$0	$100,900-$434,200	$1,110,600-$1,443,900
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2027	$1,922,500	$413,338	$192,300-$827,000	$2,528,138-$3,162,838
Meadow View Elementary	**$847,600**	**$18,604**	**$84,800-$364,600**	**$951,004-$1,230,804**
2023	$666,100	$0	$66,600-$286,500	$732,700-$952,600
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
Mesa Middle School	**$2,048,100**	**$24,805**	**$204,800-$880,700**	**$2,277,705-$2,953,605**
2023	$1,806,100	$0	$180,600-$776,600	$1,986,700-$2,582,700
2025	$242,000	$24,805	$24,200-$104,100	$291,005-$370,905
Mountain Ridge Middle School	**$3,798,100**	**$37,840**	**$379,900-$1,633,300**	**$4,215,840-$5,469,240**
2023	$3,473,600	$0	$347,400-$1,493,700	$3,821,000-$4,967,300
2025	$242,000	$24,805	$24,200-$104,100	$291,005-$370,905
2026	$82,500	$13,035	$8,300-$35,500	$103,835-$131,035
Mountain View Elementary	**$1,823,100**	**$18,604**	**$182,200-$783,900**	**$2,023,904-$2,625,604**
2023	$1,641,600	$0	$164,000-$705,800	$1,805,600-$2,347,400
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
Mountain Vista High School	**$5,250,300**	**$236,406**	**$525,300-$2,257,700**	**$6,012,006-$7,744,406**
2023	$3,647,800	$0	$365,000-$1,568,600	$4,012,800-$5,216,400
2025	$302,500	$31,006	$30,300-$130,100	$363,806-$463,606
2026	$1,300,000	$205,400	$130,000-$559,000	$1,635,400-$2,064,400
Northeast Elementary	**$2,261,300**	**$80,303**	**$226,000-$972,200**	**$2,567,603-$3,313,803**
2023	$1,689,300	$0	$168,700-$726,100	$1,858,000-$2,415,400
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$390,500	$61,699	$39,100-$168,000	$491,299-$620,199
Northridge Elementary	**$2,086,800**	**$177,163**	**$208,900-$897,600**	**$2,472,863-$3,161,563**
2023	$902,700	$0	$90,500-$388,400	$993,200-$1,291,100
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$1,000,000	$158,000	$100,000-$430,000	$1,258,000-$1,588,000
2027	$2,600	$559	$200-$1,100	$3,359-$4,259
O&M East	**$2,127,300**	**$52,140**	**$212,600-$914,500**	**$2,392,040-$3,093,940**
2023	$1,797,300	$0	$179,600-$772,600	$1,976,900-$2,569,900
2026	$330,000	$52,140	$33,000-$141,900	$415,140-$524,040

	Estimated Construction Cost	Inflation (Based on CIP Identified Year for Replacement)	Potential Regulatory, Professional Services, and Contracting Costs	Estimated Total Project Cost
O&M West- Bldg A	**$220,700**	**$19,750**	**$21,900-$95,100**	**$262,350-$335,550**
2023	$95,700	$0	$9,400-$41,300	$105,100-$137,000
2026	$125,000	$19,750	$12,500-$53,800	$157,250-$198,550
Pine Grove Elementary	**$2,381,700**	**$263,109**	**$238,300-$1,024,600**	**$2,883,109-$3,669,409**
2023	$368,700	$0	$36,800-$158,500	$405,500-$527,200
2025	$990,000	$101,475	$99,100-$425,800	$1,190,575-$1,517,275
2026	$1,023,000	$161,634	$102,400-$440,300	$1,287,034-$1,624,934
Pine Lane Intermediate	**$1,954,700**	**$18,604**	**$195,800-$840,600**	**$2,169,104-$2,813,904**
2023	$1,773,200	$0	$177,600-$762,500	$1,950,800-$2,535,700
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
Pine Lane Primary	**$3,164,100**	**$73,604**	**$316,300-$1,360,500**	**$3,554,004-$4,598,204**
2023	$1,882,600	$0	$188,100-$809,400	$2,070,700-$2,692,000
2024	$1,100,000	$55,000	$110,000-$473,000	$1,265,000-$1,628,000
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
Pioneer Elementary	**$2,384,500**	**$144,529**	**$238,200-$1,025,200**	**$2,767,229-$3,554,229**
2023	$1,617,300	$0	$161,500-$695,300	$1,778,800-$2,312,600
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2027	$585,700	$125,926	$58,500-$251,800	$770,126-$963,426
Plum Creek Academy	**$497,800**	**$29,657**	**$49,800-$214,100**	**$577,257-$741,557**
2024	$407,000	$20,350	$40,700-$175,100	$468,050-$602,450
2025	$90,800	$9,307	$9,100-$39,000	$109,207-$139,107
Ponderosa High School	**$5,941,500**	**$65,766**	**$594,300-$2,554,700**	**$6,601,566-$8,561,966**
2023	$5,419,000	$0	$542,000-$2,330,000	$5,961,000-$7,749,000
2025	$302,500	$31,006	$30,300-$130,100	$363,806-$463,606
2026	$220,000	$34,760	$22,000-$94,600	$276,760-$349,360
Prairie Crossing Elementary	**$1,311,600**	**$114,194**	**$131,200-$563,900**	**$1,556,994-$1,989,694**
2023	$525,100	$0	$52,500-$225,600	$577,600-$750,700
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$605,000	$95,590	$60,500-$260,200	$761,090-$960,790
Ranch View Middle School	**$2,411,200**	**$73,805**	**$241,200-$1,037,100**	**$2,726,205-$3,522,105**
2023	$1,189,200	$0	$119,000-$511,600	$1,308,200-$1,700,800
2024	$980,000	$49,000	$98,000-$421,400	$1,127,000-$1,450,400
2025	$242,000	$24,805	$24,200-$104,100	$291,005-$370,905
Redstone Elementary	**$1,409,000**	**$62,714**	**$141,100-$606,300**	**$1,612,814-$2,078,014**
2023	$523,500	$0	$52,300-$225,100	$575,800-$748,600
2024	$621,500	$31,075	$62,300-$267,600	$714,875-$920,175
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$82,500	$13,035	$8,300-$35,500	$103,835-$131,035
Renaissance Magnet School	**$3,099,900**	**$473,802**	**$310,100-$1,333,200**	**$3,883,802-$4,906,902**
2023	$37,400	$0	$3,600-$15,900	$41,000-$53,300
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$2,881,000	$455,198	$288,300-$1,239,200	$3,624,498-$4,575,398
Rock Canyon High School	**$5,691,400**	**$97,966**	**$569,500-$2,447,400**	**$6,358,866-$8,236,766**
2023	$4,227,900	$0	$422,900-$1,817,900	$4,650,800-$6,045,800
2024	$1,078,500	$53,925	$108,000-$463,900	$1,240,425-$1,596,325
2025	$302,500	$31,006	$30,300-$130,100	$363,806-$463,606
2026	$82,500	$13,035	$8,300-$35,500	$103,835-$131,035

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Rock Ridge Elementary	**$1,362,400**	**$139,428**	**$136,400-$586,200**	**$1,638,228-$2,088,028**
2023	$515,400	$0	$51,600-$221,800	$567,000-$737,200
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$390,500	$61,699	$39,100-$168,000	$491,299-$620,199
2027	$275,000	$59,125	$27,500-$118,300	$361,625-$452,425
Rocky Heights Middle School	**$3,246,400**	**$37,840**	**$324,800-$1,396,100**	**$3,609,040-$4,680,340**
2023	$2,921,900	$0	$292,300-$1,256,500	$3,214,200-$4,178,400
2025	$242,000	$24,805	$24,200-$104,100	$291,005-$370,905
2026	$82,500	$13,035	$8,300-$35,500	$103,835-$131,035
Roxborough Elementary	**$66,000**	**$0**	**$6,600-$28,400**	**$72,600-$94,400**
2023	$66,000	$0	$6,600-$28,400	$72,600-$94,400
Roxborough Intermediate	**$1,143,200**	**$18,604**	**$114,300-$491,700**	**$1,276,104-$1,653,504**
2023	$961,700	$0	$96,100-$413,600	$1,057,800-$1,375,300
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
Roxborough Primary	**$2,300,300**	**$141,930**	**$230,300-$989,500**	**$2,672,530-$3,431,730**
2023	$1,084,800	$0	$108,600-$466,600	$1,193,400-$1,551,400
2024	$82,500	$4,125	$8,300-$35,500	$94,925-$122,125
2025	$742,500	$76,106	$74,300-$319,400	$892,906-$1,138,006
2026	$390,500	$61,699	$39,100-$168,000	$491,299-$620,199
Saddle Ranch Elementary	**$790,800**	**$50,854**	**$79,100-$340,200**	**$920,754-$1,181,854**
2023	$459,300	$0	$45,900-$197,600	$505,200-$656,900
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2027	$150,000	$32,250	$15,000-$64,500	$197,250-$246,750
Sage Canyon Elementary	**$797,500**	**$49,404**	**$79,800-$343,100**	**$926,704-$1,190,004**
2024	$616,000	$30,800	$61,600-$265,000	$708,400-$911,800
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
Sagewood Middle School	**$1,875,800**	**$66,055**	**$187,400-$806,700**	**$2,129,255-$2,748,555**
2023	$808,800	$0	$80,700-$347,800	$889,500-$1,156,600
2024	$825,000	$41,250	$82,500-$354,800	$948,750-$1,221,050
2025	$242,000	$24,805	$24,200-$104,100	$291,005-$370,905
Sand Creek Elementary	**$1,510,500**	**$95,109**	**$151,000-$649,500**	**$1,756,609-$2,255,109**
2023	$944,000	$0	$94,300-$405,800	$1,038,300-$1,349,800
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$110,000	$17,380	$11,000-$47,300	$138,380-$174,680
2027	$275,000	$59,125	$27,500-$118,300	$361,625-$452,425
Sedalia Elementary	**$1,206,300**	**$106,240**	**$120,800-$518,900**	**$1,433,340-$1,831,440**
2023	$529,700	$0	$53,000-$227,800	$582,700-$757,500
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$330,000	$52,140	$33,000-$141,900	$415,140-$524,040
2027	$165,100	$35,497	$16,600-$71,100	$217,197-$271,697
Shea Stadium	**$579,000**	**$0**	**$57,700-$248,700**	**$636,700-$827,700**
2023	$579,000	$0	$57,700-$248,700	$636,700-$827,700
Sierra Middle School	**$3,644,600**	**$46,530**	**$364,300-$1,567,200**	**$4,055,430-$5,258,330**
2023	$3,265,100	$0	$326,300-$1,403,900	$3,591,400-$4,669,000
2025	$242,000	$24,805	$24,200-$104,100	$291,005-$370,905
2026	$137,500	$21,725	$13,800-$59,200	$173,025-$218,425

	Estimated Construction Cost	Inflation (Based on CIP Identified Year for Replacement)	Potential Regulatory, Professional Services, and Contracting Costs	Estimated Total Project Cost
Soaring Hawk Elementary	**$1,020,700**	**$60,789**	**$102,300-$439,200**	**$1,183,789-$1,520,689**
2023	$173,700	$0	$17,400-$74,600	$191,100-$248,300
2024	$583,000	$29,150	$58,400-$251,000	$670,550-$863,150
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$82,500	$13,035	$8,300-$35,500	$103,835-$131,035
South Ridge Elementary	**$2,764,200**	**$41,154**	**$276,300-$1,188,600**	**$3,081,654-$3,993,954**
2023	$2,362,700	$0	$236,100-$1,015,900	$2,598,800-$3,378,600
2025	$401,500	$41,154	$40,200-$172,700	$482,854-$615,354
Stone Mountain Elementary	**$1,068,200**	**$50,854**	**$106,800-$459,500**	**$1,225,854-$1,578,554**
2023	$736,700	$0	$73,600-$316,900	$810,300-$1,053,600
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2027	$150,000	$32,250	$15,000-$64,500	$197,250-$246,750
Student Assistance Office	**$164,200**	**$0**	**$16,000-$70,100**	**$180,200-$234,300**
2023	$164,200	$0	$16,000-$70,100	$180,200-$234,300
Summit View Elementary	**$2,255,300**	**$119,765**	**$225,700-$970,200**	**$2,600,765-$3,345,265**
2023	$1,298,300	$0	$129,900-$558,500	$1,428,200-$1,856,800
2025	$566,500	$58,066	$56,700-$243,700	$681,266-$868,266
2026	$390,500	$61,699	$39,100-$168,000	$491,299-$620,199
Teddy Lane	**$1,815,000**	**$90,750**	**$181,500-$780,500**	**$2,087,250-$2,686,250**
2024	$1,815,000	$90,750	$181,500-$780,500	$2,087,250-$2,686,250
ThunderRidge High School	**$6,776,400**	**$387,929**	**$677,700-$2,914,100**	**$7,842,029-$10,078,429**
2023	$4,257,400	$0	$425,700-$1,830,700	$4,683,100-$6,088,100
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$2,337,500	$369,325	$233,800-$1,005,300	$2,940,625-$3,712,125
Timber Trail Elementary	**$1,155,200**	**$31,639**	**$115,700-$497,100**	**$1,302,539-$1,683,939**
2023	$891,200	$0	$89,200-$383,500	$980,400-$1,274,700
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2026	$82,500	$13,035	$8,300-$35,500	$103,835-$131,035
Trailblazer Elementary	**$2,713,400**	**$248,804**	**$271,200-$1,166,600**	**$3,233,404-$4,128,804**
2023	$1,461,200	$0	$145,900-$628,100	$1,607,100-$2,089,300
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2027	$1,070,700	$230,201	$107,100-$460,400	$1,408,001-$1,761,301
Transportation - Castle Rock Bldg B	**$1,736,400**	**$79,000**	**$173,500-$746,600**	**$1,988,900-$2,562,000**
2023	$1,236,400	$0	$123,500-$531,600	$1,359,900-$1,768,000
2026	$500,000	$79,000	$50,000-$215,000	$629,000-$794,000
Transportation--North	**$3,450,000**	**$5,375**	**$344,900-$1,483,600**	**$3,800,275-$4,938,975**
2023	$3,425,000	$0	$342,400-$1,472,800	$3,767,400-$4,897,800
2027	$25,000	$5,375	$2,500-$10,800	$32,875-$41,175
Warehouse-Bldg E	**$934,600**	**$63,576**	**$93,500-$402,000**	**$1,091,676-$1,400,176**
2023	$638,900	$0	$63,900-$274,900	$702,800-$913,800
2027	$295,700	$63,576	$29,600-$127,100	$388,876-$486,376
West Support Center	**$628,200**	**$0**	**$62,800-$270,200**	**$691,000-$898,400**
2023	$628,200	$0	$62,800-$270,200	$691,000-$898,400
Wilcox Building	**$3,828,900**	**$67,268**	**$383,100-$1,646,800**	**$4,279,268-$5,542,968**
2023	$3,339,400	$0	$334,100-$1,436,100	$3,673,500-$4,775,500
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204

	Estimated Construction Cost	Inflation (Based on CIP Identified Year for Replacement)	Potential Regulatory, Professional Services, and Contracting Costs	Estimated Total Project Cost
Wilcox Building	**$3,828,900**	**$67,268**	**$383,100-$1,646,800**	**$4,279,268-$5,542,968**
2026	$308,000	$48,664	$30,800-$132,600	$387,464-$489,264
Wildcat Mountain Elementary	**$2,176,400**	**$89,554**	**$217,600-$935,900**	**$2,483,554-$3,201,854**
2023	$1,664,900	$0	$166,400-$715,900	$1,831,300-$2,380,800
2025	$181,500	$18,604	$18,200-$78,100	$218,304-$278,204
2027	$330,000	$70,950	$33,000-$141,900	$433,950-$542,850

* The Needs by Year list shown above is inclusive of only those needs that have been estimated by year. This includes those needs identified on each individual facility profile page.
* Inflation is calculated based on the year the project has been identified for replacement in the DCSD Capital Improvement Plan

Appendix 5
Capital Needs Deltas Since 2022-23 MCP

Capital Item	2022-23 MCP Total Project Cost Estimate	2023-24 MCP Total Project Cost Estimate	2022-23 MCP vs. 2023-24 MCP Total Project Cost Delta
ADA Contingency	$525,000-$607,500	$577,500-$668,250	$52,500-$60,750
Athletics	$8,222,500-$12,012,000	$10,350,000-$14,805,000	$2,127,500-$2,793,000
Charter Schools	$101,789,870-$128,981,221	$68,039,793-$93,968,099	($33,750,077)-($35,013,122)
Facility Reinvestment-Neighborhood Schools, Support Facilities	$155,649,600-$222,635,030	$214,875,145-$307,370,253	$59,225,545-$84,735,223
Furniture, Fixtures & Equipment (FF&E)	$7,802,750-$11,161,380	$8,902,932-$12,735,064	$1,100,182-$1,573,684
Information Technology	$26,220,000-$31,390,000	$24,640,000	($1,580,000)-($6,750,000)
Mobiles	$8,662,500-$10,023,750	$26,460,000-$30,618,000	$17,797,500-$20,594,250
New Construction (1-5 Years, DCSD Standards)	$382,859,912	$392,645,000	$9,785,088
Playground Equipment	$210,000-$243,000	$525,000-$607,500	$315,000-$364,500
Safety & Security	$58,496,256-$71,102,590	$72,586,038-$83,992,415	$12,889,825-$14,089,782
SPED Contingency	$525,000-$607,500	$577,500-$668,250	$52,500-$60,750
Stone Canyon Outdoor EdVentures	$0	$24,265,640	$24,265,640
Support Fleet	$5,915,820	$4,192,500	($1,723,320)
Transportation	$42,954,432	$52,503,700	$9,549,268

Capital Need by Tier	Estimated Capital Cost-2023	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
ADA Contingency				
Untiered	$550,000	$0	$27,500-$118,250	$577,500-$668,250
Athletics				
2	$9,000,000	$900,000-$3,870,000	$450,000-$1,935,000	$10,350,000-$14,805,000
Charters				
1	$11,439,147	$13,116,117-$18,068,235	$571,957-$2,459,417	$12,883,956-$17,118,973
2	$8,302,083	$9,831,428-$13,340,293	$415,104-$1,784,948	$7,131,236-$10,006,608
3	$4,241,615	$4,859,959-$6,811,257	$212,081-$911,947	$14,166,303-$19,291,586
4	$862,285	$991,628-$1,418,459	$43,114-$185,391	$490,676-$701,880
Untiered	$34,178,382	$39,240,662-$54,329,855	$1,708,919-$7,348,352	$33,367,622-$46,849,051
Facilities				
1	$83,397,000	$8,344,300-$35,868,700	$4,169,850-$17,930,355	$95,911,150-$137,196,055
2	$67,023,400	$6,702,300-$28,824,000	$3,351,170-$14,410,031	$77,076,870-$110,257,431
3	$32,341,400	$3,233,000-$13,903,900	$1,617,070-$6,953,401	$37,191,470-$53,198,701
4	$4,083,100	$408,400-$1,757,100	$204,155-$877,867	$4,695,655-$6,718,067
Furniture, Fixtures and Equipment				
3	$7,741,680	$774,168-$3,328,922	$387,084-$1,664,461	$8,902,932-$12,735,064
Information Technology				
1	$19,500,000	$3,875,000	$0	$23,375,000
2	$420,000	$75,000	$0	$495,000
3	$700,000	$70,000	$0	$770,000
Mobiles				
3	$25,200,000	$0	$1,260,000-$5,418,000	$26,460,000-$30,618,000
New Construction				
Untiered	$392,645,000	$0	$0	$392,645,000
Playgrounds				
Untiered	$500,000	$0	$25,000-$107,500	$525,000-$607,500
Safety & Security				
1	$8,787,020	$0	$439,351-$1,889,209	$9,226,371-$10,676,229
2	$32,592,540	$0	$1,629,627-$7,007,396	$34,222,167-$39,599,936
3	$27,750,000	$0	$1,387,500-$5,966,250	$29,137,500-$33,716,250
SPED Contingency				
Untiered	$550,000	$0	$27,500-$118,250	$577,500-$668,250
Stone Canyon Outdoor EdVentures				
Untiered	$24,265,640	$0	$0	$24,265,640
Support Fleet				
1	$4,192,500	$0	$0	$4,192,500
Transportation				
1	$34,356,700	$0	$0	$34,356,700
2	$159,000	$0	$0	$159,000
3	$15,180,000	$0	$0	$15,180,000
4	$2,808,000	$0	$0	$2,808,000



Douglas County School District

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