Douglas County School District
Master Capital Plan
2018 - 2019



Douglas County School District
Learn Today, Lead Tomorrow

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June 6, 2018
DCSD Board of Education, Community, and Administration,

Sixty years ago, the United States was deeply worried about better educational opportunities to continue to compete worldwide. At that time Douglas County was a rural county of fewer than 5,000 residents with 27 scattered school districts mostly comprised of small schoolhouses.

That year voters approved the state's efforts to consolidate all the schools across Douglas County and the northwest corner of Elbert County into today's sprawling district to meet more effectively the rapidly changing educational needs of the Centennial State and the United States. Today our district employs more people than the county's 1958 population, and provides a remarkable number of opportunities supporting nearly every student interest and need.

Our 2018 district is far different from that rural countryside between Colorado's two largest cities. Besides rural ranches and numerous open spaces, Douglas County is home to a constantly growing collection of urban, semi-urban, business, and commercial areas all providing diverse opportunities to nearly 350,000 residents .

The Critical Importance of Maintaining Education Environments

There is unassailable research that connects the maintenance of schools to student achievement. It is hard, and at times impossible, to learn or teach in a classroom that is cold, hot, noisy or flooded. As unmet capital needs have climbed in our district, now totaling over $350 million, stories of perseverance and ingenuity are emerging when our staff encounter unplanned maintenance situations.

One example is a testament to the choices, commitment and consequences balanced by our staff every school day. Earlier this year, one elementary school, which requires $1.5 million of repair work, experienced a significant heating unit failure. The principal immediately went to a local store and purchased all the space heaters she could find to try to keep the school open. Unfortunately, these new heaters blew several electrical circuit breakers. For the rest of the day, her staff had to choose between heat and computer usage. In another building the aging steam heat pipes are literally covered in tape to prevent water leakage. Our creative maintenance teams are running out of fixes.

Climate control systems across the District need replacement and repair, with identified high priority needs in this category totaling in the millions. These needs may not be obvious to the naked eye, but they affect the learning and working environment every day. This is just one area of need detailed in this year's MCP.

Modern schools face another challenge, that of increased security. Every year Douglas County must literally prepare for the worst. Security infrastructure must be addressed in everything from building design to security cameras. Teaching our kids includes keeping them safe in the schools we provide.

The Bottom Line: Funding is necessary to repair Aging Facilities. Aging Fields. Aging Fixtures. Aging Fleets.

The Community must find a financial solution to adequately address the significant and growing unmet capital needs detailed in the Master Capital Plan. Just as the demographics in our district's older communities are aging, the assets required to operate a modern school district have aged. Our equipment and edifices face major repair and replacement needs now totaling in excess of $350 million dollars. The district's physical assets include everything from buildings and busses to fields and furniture, are valued at over $1.5 billion, and have the interior space equivalent to six Park Meadows shopping centers. Reinvestment is required to protect the public's decades-long investment in bricks and mortar.

Unfortunately, the backlog continues to increase. Including the uncontrollable impact of cost increases due to construction labor, building components and basic raw materials, the size of our district's upkeep for all assets is growing by over $95,000 every day; almost twice the amount of the average teacher's base salary of $55,000. The District needs to find a financial solution to solve the large and growing capital backlog.

Toward a Long-Term and Sustainable Solution

It is not fiscally sustainable to continue funding immediate and emergent capital needs from the operating budget. This harms students by redirecting classroom funding and does not allow sufficient flexibility to meet important needs. If voter approved funds become available, moving toward a dedicated annual line item would create a permanent maintenance fund to regularly meet facility demands. Regardless of building age and design, at

some point every structure needs new mechanical systems, updated plumbing, refreshed landscaping and next-generation technologies. Exploring a permanent line item in future budgets is a way to keep future maintenance current across our district even if the current backlog is filled.

A Challenging Dilemma: Changing Demographics and Changing Demands.

In some respects, it is hard to believe. In 1979, Highlands Ranch was starting its evolution from a sprawling 30,000-acre 1800s ranch populated with cattle, horses, and sagebrush to a nearly-finished community of 100,000 people. This part of our district has followed a nearly textbook demographic lifecycle that today is older with fewer children per household when compared to the last decade. Highlands Ranch leaders today regularly discuss the need for a senior citizen center rather than new schools.

Yet, in other corners of our huge district, new communities are rapidly being built with the expectation that families with school-age children will have up to date facilities for their education. Builders of these new neighborhoods often include real estate brochures highlighting planned schools to lure new residents.

In some parts of our district schools are experiencing lower enrollments that are declining each school year while a few miles away schools are overcrowded or new ones planned. Matching changing demographics with existing and anticipated facilities requires planning, creativity and eventually money from taxpayers.

There are also changing demands. In 1958 there were few if any programs, facilities and teachers to meet special education and special behavioral needs. Today nearly 11% of our K-12 students require more expensive special education services compared to about 8% only 10 years ago. National and state projections show this number increasing into the next decade. Facilities will need to adapt and grow to meet this need.

Time to Consider Restructuring and Rebalancing

Considering our district's shifting demographics and future developments, it is time to professionally investigate facility utilization based on current and projected population composition. There are many hard questions to ask during our district's 60th anniversary year.

For example, are the current boundaries for our schools appropriate now and in the future? Could a neighborhood school in an area that has far fewer children than 20 years ago be repurposed with different programs to accentuate choice as a magnet, charter, or to add auxiliary educational services? Could that school more fully utilized by acquiring more busses to bring children from new developments? Could some schools be consolidated? These are all hard questions that can no longer be avoided. No change to any school's current use will be easy. However, the longer these discussions are postponed, the more likely the outcome will be difficult, divisive, disruptive, and expensive.

Heartfelt Appreciation

The work presented in this annual document, which has grown from 24 pages ten years ago to today's nearly 300 pages, is a true reflection of how district staff, third party professionals and community volunteers have collaborated throughout each year to present vital information. It is remarkable to see so many individuals from different perspectives and all corners of our district work tirelessly together to assemble the data for synthesizing ideas to solve these facility and asset issues we face on our 60th anniversary. Issues not only related to our district, but those across our country are not unlike the challenges addressed in that 1958 election.

It is truly an honor to present this document to our Board of Education, our administration, our parents, and all the citizens of our Douglas County School District in special recognition of our 60th anniversary.

Sincerely,
Brad Geiger, Long Range Planning Chair



Master Capital Plan Overview

The Douglas County School District Master Capital Plan encompasses a five-year period (2018-2023) 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

Steve Colella, Chief Human Resources Officer and Acting Legal Counsel
Dr. Steven Cook, Deputy Superintendent
Nancy Ingalls, Personalized Learning Officer
Erin Kane, Interim Superintendent
Ted Knight, Assistant Superintendent, School Leadership
Stacey Rader, Communications Officer
Matt Reynolds, Chief Assessment and Data Officer
Gautam Sethi, Chief Technology Officer and Acting Chief Operating Officer
Scott Smith, Acting Chief Financial Officer

Board of Education

Christina Ciancio-Schor, Director District D
Anthony Graziano, Director District B
Krista Holtzmann, Director District G
Anne-Marie Lemieux, Director District C
Kevin Leung, Director District E
David Ray, Director District F
Wendy Vogel, Director District A

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 three 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.

2018-19 LRPC Membership

East Planning Area
Lee-Ann Strickoff, Chaparral High School
Jaimie Wolf, Chaparral High School
Vacant, Legend High School
Vacant, Legend High School
Chris Williams, Ponderosa High School
Karen Zimmerman, Ponderosa High School

North Planning Area
Cindra Barnard, Highlands Ranch High School
John Freeman, Highlands Ranch High School
Brad Geiger, Mountain Vista High School
Kristen Hirsch, Mountain Vista High School
Nicole Bolger, Rock Canyon High School
Cathy Lees, Rock Canyon High School
Michelle Major, ThunderRidge High School
Stephanie Stanley, ThunderRidge High School

West Planning Area
Kati Knisley, Castle View High School
Bob Binder, Castle View High School
Steven Franger, Douglas County High School
Vacant, Douglas County High School

Charters
Vacant, Charter School Community
Rudy Lukez, Charter School Community

At Large
Tiffany Martin, At Large
Martin Mavis, At Large

Non-Voting Members
Anthony Graziano and Krista Holtzmann, Board of Education Liaisons
Rich Cosgrove, Director of Planning & Construction
Shavon Caldwell/Derek Stertz, Planning Managers
Tom McMillen, DCSD Director, Student and Parent Choice, Elementary School Representative
Vacant, Secondary School Representative
Vacant, Development Community Representative
Vacant, Student Body Representative

Executive Summary

Douglas County School District facilities encompass nearly 7,700,000 square feet of building space situated on nearly 1,600 acres of land. The Douglas County School District service area spans over 850 square miles and the district currently serves approximately 68,000 students.

Douglas County School District's most important reinvestment items over the next five years are estimated to cost approximately $118 -$153 million (depending on potential regulatory, project management, and inflation costs). Of this amount, approximately $83 -$118 million is for facility reinvestment; approximately $20 million is required to meet the most important IT needs of the district, approximately $10 million is needed to meet the district's most urgent transportation needs, and approximately $4 million is needed to replace support fleet. Important facility reinvestment items in year 1 are estimated to require approximately $56 -$73 million. Of these important facility reinvestment items in year 1, it is estimated that approximately $52 -$67 million would be needed to address those capital items that may interrupt the education program if a failure were to occur. It is estimated that $152 - $200 million would be needed to address all Tier 1 items in this document over the next five years.

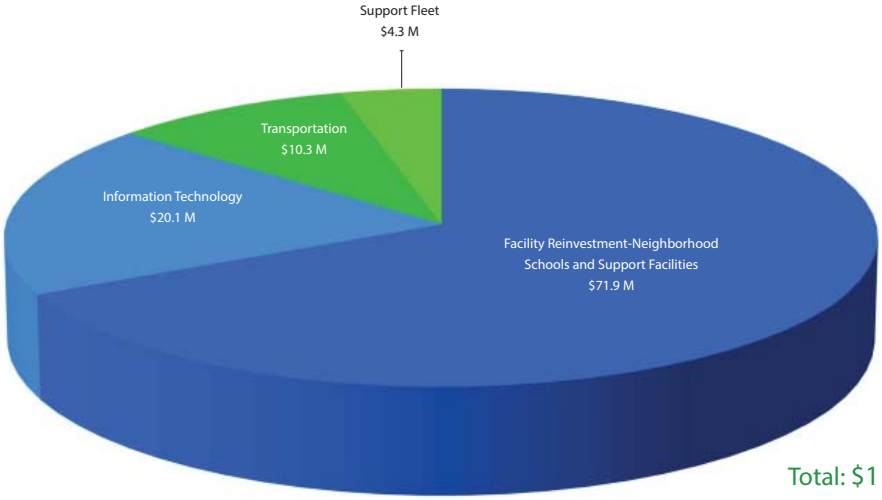
New construction needs over the next five years are estimated at approximately $256 million. The student population has grown by approximately 10% since the most recent new school construction funded by the district in 2010. Projecting these needs continues to require a dynamic process as demographic changes, new residential construction, and new charter schools affect those needs on a continuing basis. The LRPC expects to continue to evaluate these needs and methods to meet them.

As the median student age in the district increases, the need for additional high school space becomes more important. Projections indicate that absent some significant change in boundaries, the district will need an addition to Castle View High School within five years as well as a new high school along the eastern I-25 corridor in RidgeGate and additional space for 9-12th grade Special Education, Alternative, and Career or Vocational Tech programming.

Data collected from neighboring school districts indicates that construction costs per square foot have increased over the last year. Further land costs for non-school support facilities are likely to continue to increase as well. The Master Capital Plan attempts to reflect these increases in the current cost estimates. LRPC and staff have identified a number of over-utilized and under-utilized schools in the district. The Committee intends to research these schools over the next year in an attempt to determine if boundary changes or other modifications might remedy enrollment.

While it is common to correlate the Master Capital Plan as the dollars to be requested in a Bond, it is not necessarily the case. The Master Capital Plan is not a Bond Plan. Capital requirements listed in the Master Capital Plan are the basis for Bond planning. Bond planning will take the inputs from the Master Capital Plan and prioritize the most urgent of capital renewal requirements across all district facilities and new construction requirements as needed and determine the total funding amount to be requested in a Bond construction program. For an annual capital mill levy, a similar prioritization process would be needed.

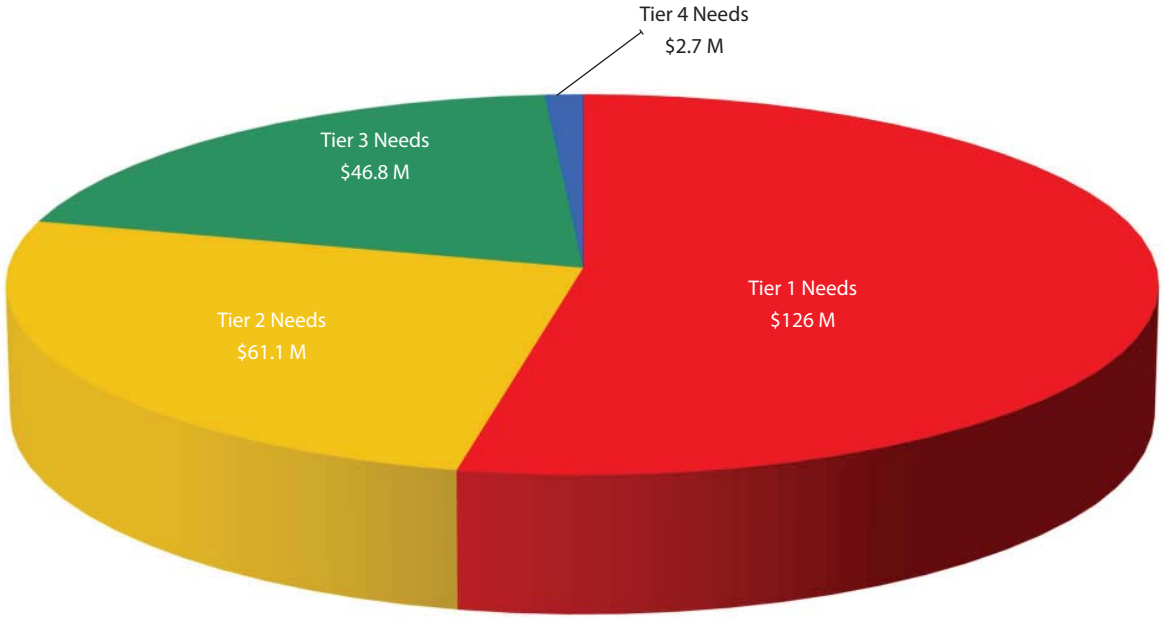
2018-2023 Tier 1-High Priority Items by Type



Total: $117.5 M - $153.1M

Executive Summary Cont.

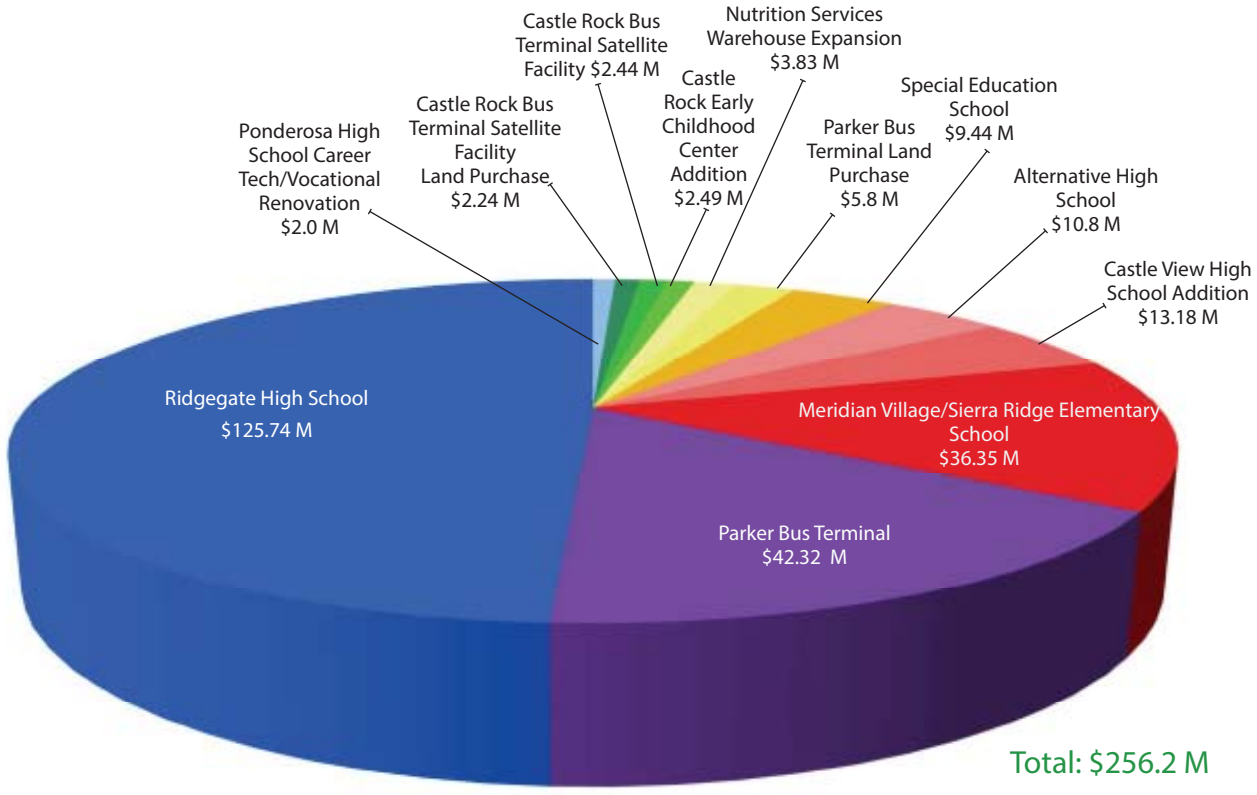
2018-2023 Items by Tier



Total: $265.3 M - $357.2 M

Note The total listed above includes potential inflation, regulatory, professional services, and contracting costs. Of the total estimated cost above, approximately 10-43% is estimated project management costs and 5-21% is estimated inflation costs. These costs are expressed as a potential range throughout this document. The totals shown in the pie chart above reflect base construction costs only. The totals above do not include contingency items, playground equipment, and charter school needs that were not tiered.

2018-2023 New Construction



Total: $256.2 M

*Total includes potential inflation, regulatory, professional services, contracting costs, and furnishings. Of the total estimated cost above, approximately 33% is estimated project management and furnishing costs and 13% is estimated inflation costs.

Douglas County

Population and Development

Population

The Douglas County population estimate for January 1, 2018 is 346,000 persons, a 2.9% increase from the previous year's estimate of 336,000. According to the U.S. Census Bureau, the population 65 years and over increased 79% between 2010 and 2016, while the total population of Douglas County increased 15% during this time. Although the senior population is growing, Douglas County continues to have a lower percentage of seniors than the statewide average (11.1% compared to 13.4%).

Permit Trends

Permits issued for new housing units in Douglas County increased 8.1% compared to the number issued in 2016, with 3,956 housing units permitted in 2017. Apartment units are 34% of the total new units permitted. Over two million square feet of commercial and nonresidential space was permitted in 2017, including the mixed-use Riverwalk South building in Castle Rock, and the UC Health hospital in Highlands Ranch.

Residential Development

In 2017, 3,416 new housing units were completed in Douglas County, which was a 2.8% increase in the total housing stock. The County's total housing stock as of January 1, 2018, is 124,118 units. Single family detached houses account for 76% of that total. The incorporated cities and towns in Douglas County contain 42% of the total housing stock. Ninety-one 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 third quarter of 2017 was $456,013, which is an 5.4% increase compared to the same quarter last year. The number of sales of newly built and existing single-family houses, townhouses, and condominiums in 2017 increased 0.3% compared to 2016. The total number of foreclosure filings initiated in 2017 decreased 14.2% from 2016 for a total of 266.

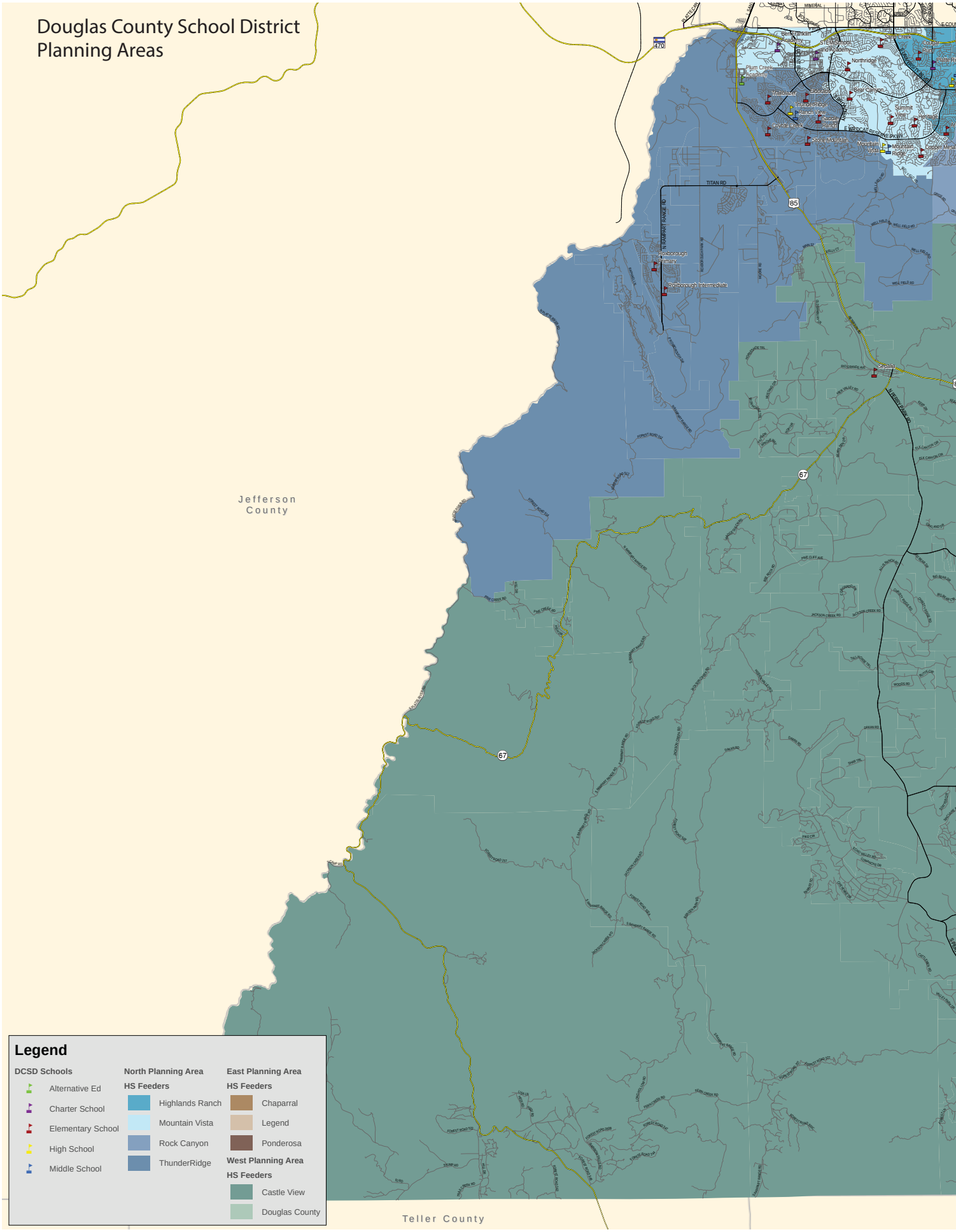
Annual Income

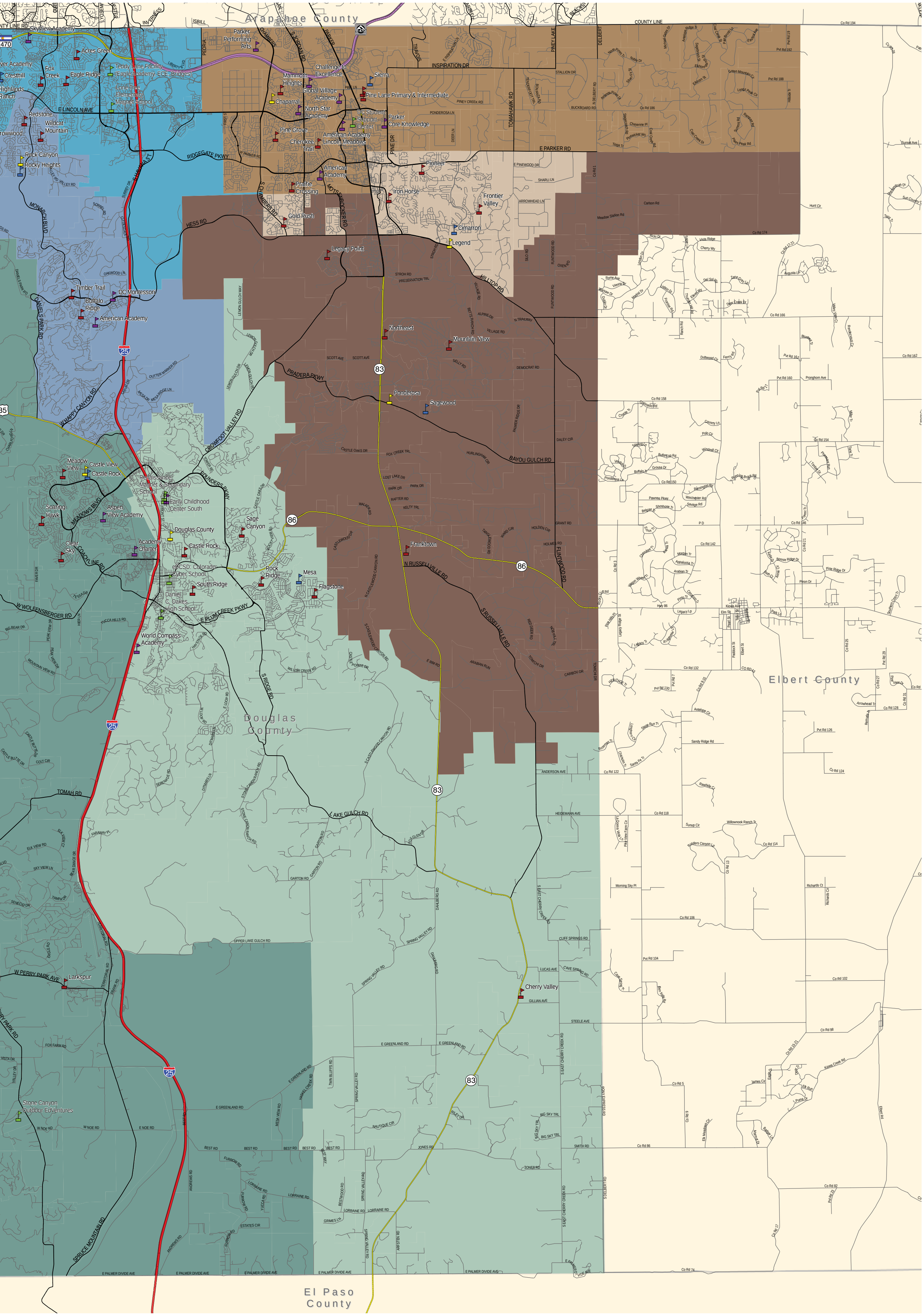
The 2016 average annual wage for jobs located in Douglas County was $59,842, which was a 1.1% decrease from the previous year. According to the 2016 American Community Survey, the median household income in Douglas County was $109,292, which ranks 7th in the nation for highest median household income among counties with populations of 65,000 or more. The 2016 American Community Survey also shows that 3.7% of the population had incomes below the poverty level.

Annual Employment

The number of jobs located in Douglas County increased 3.5% from 2015 to 2016, bringing the average annual total to 116,808 jobs. The professional and business services supersector is the County's largest employer in 2016 with 18.1% of jobs, followed by the retail trade sector (15.3%), and the leisure and hospitality supersector (13.0%). The two supersectors with the greatest increases in jobs were financial activities, which gained 1,305 jobs; and education and health services, which gained 888 jobs.

Source: Douglas County Department of Community Development, 2018 Demographic Summary


Douglas County School District
Planning Areas
Jefferson
County
Teller County
Legend
DCSD Schools
Alternative Ed
Charter School
Elementary School
High School
Middle School
North Planning Area
HS Feeders
Highlands Ranch
Mountain Vista
Rock Canyon
ThunderRidge
East Planning Area
HS Feeders
Chaparral
Legend
Ponderosa
West Planning Area
HS Feeders
Castle View
Douglas County


Arapahoe County
Douglas County
Elbert County
El Paso County
SkyView Academy
Acres Green
Cresthill
Fox Creek
Eagle Ridge
Teddy Lane Facility (Eagle Academy, ECE, Bridges)
Lone Tree Elementary Magnet School
Highlands Ranch
Redstone
Wildcat Mountain
Rock Canyon
Rocky Heights
Parker Performing Arts
Challenge to Excellence
Mammoth Heights
Sierra
Global Village Academy
Pine Lane Primary & Intermediate
Chaparral
North Star Academy
DC Student Support Center
Parker Core Knowledge
Pine Grove
American Academy Lincoln Meadows
Cherokee Trail
Pioneer
American Academy
Prairie Crossing
Iron Horse
Frontier Valley
Gold Rush
Cimarron
Legend
Legacy Point
Timber Trail
DC Montessori
Buffalo Ridge
American Academy
Northeast
Mountain View
Ponderosa
Sagewood
Meadow View
Castle View
Castle Rock
Renaissance Magnet & Secondary School
Early Childhood Center South
Soaring Hawk
Aspen View Academy
Douglas County
Sage Canyon
Academy Charter
Castle Rock
Clear Sky
eDCSD: Colorado Cyber School
Rock Ridge
Mesa
South Ridge
Flagstone
Daniel C. Oakes High School
World Compass Academy
Franktown
Cherry Valley
Larkspur
Stone Canyon Outdoor EdVentures
E LINCOLN AVE
RIDGEGATE PKWY
HESS RD
E PARKER RD
INSPIRATION DR
COUNTY LINE
PRADERA PKWY
BAYOU GULCH RD
CROWFOOT VALLEY RD
FOUNDERS PKWY
E PLUM CREEK PKWY
W WOLFENSBERGER RD
N RUSSELLVILLE RD
S RUSSELLVILLE RD
S RIDGE RD
LAKE GULCH RD
TOMAH RD
W PERRY PARK AVE
SPRUCE MOUNTAIN RD
E PALMER DIVIDE AVE
E GREENLAND RD
BEST RD
Hwy 86
Co Rd 194
Co Rd 174
Co Rd 166
Co Rd 158
Co Rd 154
Co Rd 146
Co Rd 132
Co Rd 122
Co Rd 118
Co Rd 106
Co Rd 98
Co Rd 86
Co Rd 82
Co Rd 74
Elbert Rd
25
83
86
470

Douglas County School District

Enrollment Trends

Changes in 2017-18

Douglas County School District saw an increase of 127 students in the 2017-18 school year with total enrollment increasing from 67,470 to 67,597. This represents a .19% increase in enrollment since the 2016-17 school year. Over the last 10 years DCSD enrollment has increased by 14,614 students, or by approximately 28%. While some neighborhood schools experienced an increase in enrollment this year, the vast majority of this growth can be attributed to DCSD charter schools. Traditional neighborhood school enrollment declined by 1.36% this year and charter school enrollment increased by 9.95%.

Excluding PK, home school, and online students, DCSD's enrollment increased by 493 students since the 2016-17 school year. Elementary enrollment declined by 22 students while middle school enrollment decreased by 15 students and high school enrollment increased by 530 students. Enrollment in the East Planning Area (Chaparral, Legend, and Ponderosa feeders) increased by 452 students since last year and enrollment in the West Planning Area (Castle View and Douglas County feeders) increased by 385 students. Enrollment in the North Planning Area (ThunderRidge, Mountain Vista, Rocky Canyon, and Highlands Ranch feeders) decreased by 344 students since the 2016-17 school year.

North Planning Area

Elementary enrollment in the North Planning Area continues to decline, decreasing by 464 students this year. Middle school enrollment in the North Planning Area also continues to decrease but at a much less dramatic rate than elementary age enrollment. Middle school enrollment in the North Planning Area declined by 59 students this year and by 78 students last year. High school enrollment in the North Planning Area continues to grow, increasing by 179 students this year and by 357 students last year.

East Planning Area

Elementary enrollment gains were the highest in the East Planning Area with that region gaining 392 elementary age students since the last count. Middle school enrollment declined this year in the East Planning Area with 67 fewer middle school aged students enrolled since the last student count. High school enrollment in this region continues to grow, increasing by 127 students in between the 2016 and 2017 count.

West Planning Area

Elementary enrollment in the West Planning Area grew slightly this year, increasing by 50 students. Middle school and high school enrollment in the West Planning Area also grew with a respective 111 student increase for middle schools and an 224 student decrease for high schools. student decrease for high schools.

2018-2019 Projections Summary

The Planning & Construction department is projecting a district-wide increase of 108 students or an approximate .17% increase. District-wide, elementary enrollments are expected to continue to decline (-116) while significant gains are anticipated in high school enrollments (+230). Middle school enrollments are expected to remain flat in 2018-19 with a loss of 6 middle school students district-wide.

North Planning Area

Elementary enrollments are projected to decline significantly in the North Planning Area next year (-268). Middle school enrollments are also projected to decline (-96) and high school enrollments growth is projected to slow in 2018 with a net increase of 31 high school students in the North Planning Area.

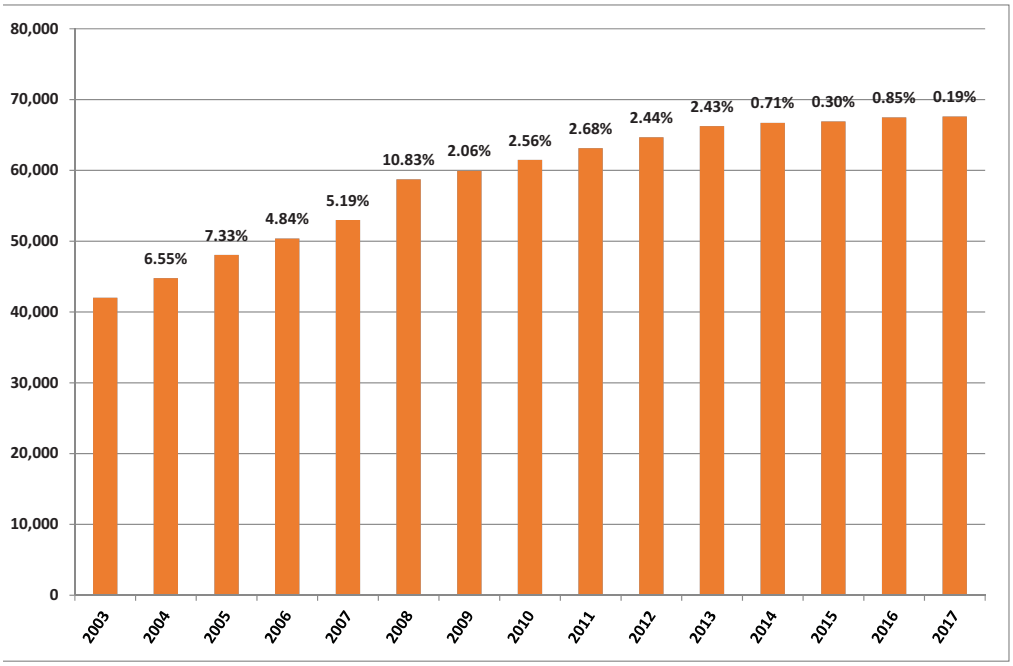
East Planning Area

Elementary enrollments are projected to grow by 200 students from 2017 to 2018. Middle school and high school enrollments are also projected to grow with a respective middle school enrollment increase of 66 and a high school enrollment increase of 97.

West Planning Area

Elementary enrollments in the West Planning Area are projected to decline slightly next year (-49) while middle school enrollment is projected to remain flat with a slight increase of 24 students. High school enrollment in the West Planning Area is expected to increase by 102 students.

DCSD Total Enrollment, 2003 to 2017



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	66,899	197	0.30%
2016	67,470	571	0.85%
2017	67,597	127	0.19%

2018 Projected Enrollment Change-Removing Charter School Enrollment

North Planning Area	
ES	-284
MS	-71
HS	-19
East Planning Area	
ES	-330
MS	-90
HS	97
West Planning Area	
ES	-80
MS	-85
HS	56
District-wide (Totals)	
ES	-694
MS	-246
HS	134

At the moment, district enrollment is still growing. But it's growing at a slower pace than it has in previous years, dropping from an approximate, annual rate of 2% growth to an approximate, annual rate of 0.5% growth. This trend of slowed enrollment growth is most prevelant in the district's elementary level neighborhood schools. Excluding the district's charter school population, neighborhood elementary school enrollment is anticipated to decline by approximately 700 students over the next year. Excluding the district's charter population, enrollment at neighborhood middle schools is also anticipated to decline. It is anticipated that middle school enrollment will decline by roughly 250 students over the next year. As neighborhoods across the district continue to age so do the district's students. High school enrollments in the district continue to grow and are anticipated to increase by a total of 134 student over the next year.

Total 2018 Projected Enrollment Change Removing Charter School Enrollment: -806

Methodology

Identifying and Prioritizing Facility and Site

DCSD staff updates the Master Capital Plan on an annual basis. The process for identifying and prioritizing DCSD's capital needs took place over July 2017 - January 2018 and 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 student population increases.
•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. All facilities starting in 2015-16 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.

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 warranted at a future time if the return on investment (ROI) is warranted.

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.

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.

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 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.

*Detailed descriptions for the above can be seen on the respective department pages.

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 the following:

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.

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, medium, or low priority using the classification method shown below.

High Priority: 1-200 Priority Score

Medium Priority: 201-1,000 Priority Score

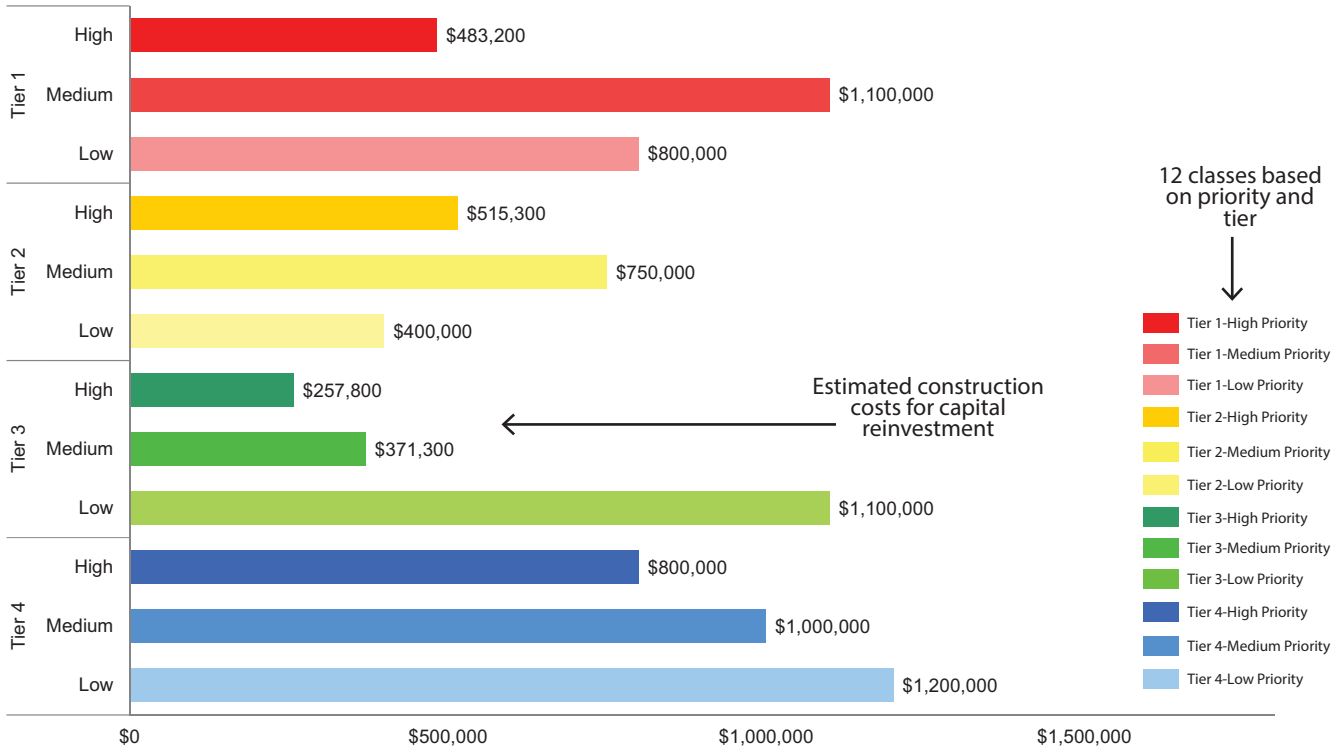
Low Priority: 1,001-8,000 Priority Score

Input from School Leadership

As part of its annual Master Capital Plan, the Long Range Planning Committee wants to incorporate feedback from all principals regarding how their capital needs impact education. Principals of all neighborhood, magnet and charter schools were asked to provide their top five capital needs. Main themes from Principals included issues with heating and cooling, carpeting, restroom floors, gymnasium floors, leaking windows, pealing paint and wallpaper, cracks in asphalt parking lots and playgrounds, and site drainage. These types of capital needs are included in the Master Capital Plan, and Operations staff will continue to address these issues as funding and resources allow to ensure all schools are safe and code compliant.

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.



Estimating Costs for Facility and Site 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-2017' 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 Construction 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 to derive cost estimates.Estimates vary over time due to many factors:
•Prices for commodities and material can vary within a few months.
•Labor shortages drive contractor costs higher (Colorado is currently in a labor shortage).
•The time of year when the project is bid and project constructed (schools typically have a majority of work done over the summer break).
•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.

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.

How to Assess Individual Project and Item Costs

Every site component and system 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 2018-2021

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Interior Door Hardware. Needs-Replace painted door hinges	$13,500	$1400-$5900	$675-$2902
	Irrigation Systems. Needs-Install seperate meter. Add booster pump	$69,700	$7000-$30000	$3485-$14985
1-Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$27,900	$2800-$12000	$1395-$5998

How to Assess Total Costs

Estimated construction costs, potential project management costs, and potential inflation costs have been summed by facility to give an estimated total project cost. This estimate is expressed in a range. The total project cost estimate on the low end of the range assumes a 10% mark-up for project management costs and that the work will occur in year two of the five year outlook. The estimate on the high end of the range assumes a 43% mark-up and that the work will not occur until year five of the five year outlook.

Materials and labor cost for all facility needs

Potential project management costs for all facility needs

Estimated Total Construction Costs (in 2018 Dollars): $897,600

Estimated Project Management Costs Range: $89,800 - $386,300

Estimated Inflation Range: $44,880 - $192,984

Potential inflation costs for all facility needs

Estimated Total Project Cost: $1,032,280 - $1,476,884

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.

- An addition to the early childhood center in the West Planning Area (Castle Rock)
- One new elementary school in the Meridian Village or Sierra Ridge developments (East Lone Tree/West Parker Area)
- An addition to Castle View High School (Castle Rock)
- One new high school in the Ridgegate development (Lone Tree)
- Alternative secondary school (DC Oakes, Eagle Academy, EDSC, DC Student Support Center and other similar programs, location to be determined)
- Career Tech/Vocational Tech Renovation at Ponderosa High School (Parker)
- Special Education School (location to be determined)
- Nutrition Services Warehouse Expansion (Castle Rock)
- One new terminal and land for bus and support vehicle fleet maintenance and operations (Parker)
- One 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:

- A new elementary school in The Meadows development (Castle Rock)
- A new elementary school in Northeast Castle Rock (Castle Rock)
- A new elementary school in the Cobblestone Ranch, aka The Villages at Castle Rock development (Castle Rock)
- A new elementary school in The Canyons development (Castle Pines)
- A new PK-8 school in the Sterling Ranch development (Northwest Douglas County)
- A new high school in the Sterling Ranch development (Northwest Douglas County)
- One new terminal and land for bus and support vehicle fleet maintenance and operations (Northwest Douglas County)
- Additional kindergarten classrooms for full day Kindergarten (If mandated and locations TBD)

  Note In Colorado, it's currently left up to districts to decide whether or not to provide full day kindergarten and how much to charge for tuition. If State legislation or a DCSD policy change were to require the provision of full day kindergarten accross the district it is currently estimated that approximately 35 additional classrooms would be needed across the district.

Land Needs

The Planning and 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 4

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 upfront but provide intermittent cost savings in reduced maintenance over time.

1-5 Year Needs

New Construction Need	Cost
Typical Enrollment/Neighborhood Schools	
Ridgegate High School	$125,738,515
Meridian Village/Sierra Ridge Elementary School	$36,353,562
Castle View High School Addition	$13,175,000
Special Programming	
Alternative High School	$10,797,325
Special Education School	$9,443,000
Castle Rock Early Childhood Center Addition	$2,485,000
Ponderosa High School Career Tech/Vocational Tech Renovation	$2,000,000
Support Facilities	
Parker Bus Terminal	$42,316,546
Parker Bus Terminal Land Purchase	$5,384,016
Castle Rock Nutrition Services Warehouse Expansion	$3,828,000
Castle Rock Satellite Bus Terminal	$2,436,000
Castle Rock Satellite Bus Terminal Land Purchase	$2,243,340
Total (Includes Estimated Inflation)	**$256,200,304**

6-10 Year Needs

New Construction Need	Cost
Typical Enrollment/Neighborhood Schools	
Sterling Ranch High School	$160,183,784
Sterling Ranch PK-8 School	$54,794,250
Meadows Elementary School	$46,312,389
The Canyons Elementary School	$46,312,389
Northeast Castle Rock Elementary School	$40,091,322
Cobblestone Ranch Elementary School	$40,091,322
All Day Kindergarten	$23,046,660
Support Facilities	
Bus Terminal in Northwest	$60,288,919
Land For Bus Terminal in Northwest	$6,012,151
Total (Includes Estimated Inflation)	**$477,133,186**

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 table below:

Current 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 (no drop 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

NoteThis table is meant to provide an example of alternative building components that could be used in a value engineered scenario and is not all inclusive.

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.

New Construction Costs cont.

1-5 Year Needs

New Construction Need	Cost
Typical Enrollment/Neighborhood Schools	
Ridgegate High School	$106,877,738
Meridian Village/Sierra Ridge Elementary School	$30,900,528
Castle View High School Addition	$11,198,750
Special Programming	
Alternative High School	$9,177,726
Special Education School	$8,026,550
Castle Rock Early Childhood Center Addition	$2,112,250
Ponderosa High School Career Tech/Vocational Tech Renovation	$1,700,000
Support Facilities	
Parker Bus Terminal	$35,969,064
Parker Bus Terminal Land Purchase	$5,384,016
Castle Rock Nutrition Services Warehouse Expansion	$3,828,000
Castle Rock Satellite Bus Terminal	$2,070,600
Castle Rock Satellite Bus Terminal Land Purchase	$2,243,340
Total (Includes Estimated Inflation)	**$219,488,562**

6-10 Year Needs

New Construction Need	Cost
Typical Enrollment/Neighborhood Schools	
Sterling Ranch High School	$136,156,216
Sterling Ranch PK-8	$46,575,113
Meadows Elementary School	$39,365,531
The Canyons Elementary School	$39,365,531
Northeast Castle Rock Elementary School	$34,077,624
Cobblestone Ranch Elementary School	$34,077,624
All Day Kindergarten	$19,589,661
Support Facilities	
Bus Terminal in Northwest	$51,245,581
Land For Bus Terminal in Northwest	$6,012,151
Total (Includes Estimated Inflation)	**$406,465,031**

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 making the following changes:

-Constructing slab on grade rather than using a structural foundation (when feasible)
-Constructing wood frame facilities in lieu of metal framing with masonry walls
-Eliminating carpet and drop ceilings
-Eliminating lighting, mechanical, and electrical controls
-Reducing security systems and technology (not using optimal systems, limited 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.

New Construction Risks and Opportunities

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.

Special Programming and Support Facilities

The table below reviews alternatives to constructing new facilities for special programming and support facilities. The need for these facilities 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 (Castle Rock and Parker)		
Place PK students in under-utilized elementary school facilities.	*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.*	*1-5 Years*
Alternative High School		
Fully utilize existing capacity at other high school facilities.	*Potential of increased commute times for students and parents. Current high school facilities may not currently have the special features and amenities needed for alternative secondary programming.*	*1-5 Years*
Special Education School		
Fully utilize existing capacity at other schools.	*Potential of increased commute times for students and parents and increased transportation cost for the District. Current high school facilities may not currently have the special features and amenities needed for special needs programming.*	*1-5 Years*
Nutrition Service Warehouse Expansion		
Lease a warehouse and freezer space an off site location or decline requests for support and services from new charter or neighborhood schools	*The cost of leasing is very expensive and leased space does not provide joint warehouse and freezer space as needed by Nutrition Services. Off site warehouse and freezer inventory would increase storage costs and decrease management efficiency. Turning business away would build a negative reputation, ultimately drive more business away, and result in the business model not being self supportive.*	*1-5 Years*
Parker and Castle Rock Bus Terminals and Land Purchase		
1) Utilize available parking at existing schools *2) Plan for satellite transportation parking on dedicated school sites (DCSD owned sites with no schools)*	*Increased operational costs to shuttle drivers to and from buses. Increased operational costs to shuttle buses to central terminals for cleaning and maintenance. Potential security concerns and vandalism to vehicles if not fenced and lit. Dedicated school sites may need rezoning.*	*1-5 Years*
Northwest Bus Terminal and Land Purchase		
1) Utilize available parking at existing schools *2) Plan for satellite transportation parking on dedicated school sites (DCSD owned sites without schools)*	*Increased operational costs to shuttle drivers to and from buses. Increased operational costs to shuttle buses to central terminals for cleaning and maintenance. Potential security concerns and vandalism to vehicles if not fenced and lit. Land use may not be allowed by local land use jurisdiction or may require rezoning.*	*6-10 Years*

Neighborhood Schools

The table below 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*
Meridian Village Elementary		
Reboundary elementary attendance areas in the Chaparral feeder to utilize existing capacity and balance enrollment	*Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries may need to cross major roads and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school.*	*1-5 Years*
Castle View High School Addition		
1) Reboundary high school feeders in West Planning Area (Castle Rock area including Douglas County and Castle View feeders) to balance enrollment and utilize existing capacity at Douglas County High School. *2) Fully utilize existing capacity at Douglas County High School through addition and/or relocation of community desired programming.*	*1) Reboundary of high school feeders would affect all schools and levels in the West Planning area. Elementary and middle school population would be impacted along with high school population. It also may not be logistically possible to balance enrollment while maintaining existing programming and transportation connectivity.* *2.) Increased commute times for students and/or no access to busing services (without a boundary change). If not monitored closely, could over-enroll Douglas County High School or under-enroll Castle View High School.*	*1-5 Years*
Ridgegate High School		
1) Reboundary high school feeders in the East Planning Area (Parker area including the Chaparral, Legend, and Ponderosa feeders) to balance enrollment and utilize existing capacity at Ponderosa High School. *2) Fully utilize existing capacity at Ponderosa High School and Douglas County High School through addition and/or relocation of community desired programming.*	*1) Reboundary of high school feeders would affect all schools and levels in the East Planning area. Elementary and middle school population would be impacted along with high school population. It also may not be logistically possible to balance enrollment while maintaining existing programming and transportation connectivity.* *2) Potential of increased commute times for students and/or no access to busing services (without a boundary change). If not monitored closely, could over-enroll Ponderosa and Douglas County High Schools or under-enroll Chaparral and Legend High Schools.*	*1-5 Years*
Meadows Elementary School		
1)Partner with Apex Community School to weight lottery for students residing in The Meadows development (Castle Rock). *2) Reboundary elementary attendance areas in the Meadows to utilize existing capacity and balance enrollment*	*1)Students/parents residing in The Meadows do not prefer Apex Community School and do not enroll or Apex reaches ideal program capacity with outside enrollment (students residing outside the Castle View feeder) before The Meadows is built out.* *2) Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries may need to cross major roads and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school.*	*6-10 Years*
Northeast Castle Rock Elementary School		
Reboundary Castle Rock region elementary attendance areas in Douglas County High School feeder (Castle Rock Elementary, Flagstone, Rock Ridge, Sage Canyon, and South Ridge) to utilize existing capacity and balance enrollment. `	*Not a long term solution; existing K-6 facilities and available mobile pads in this feeder cannot accommodate complete build out of Castle Oaks, Castleview Estates, and Crystal Valley Ranch. May go against community desires and preference for current neighborhood school.*	*6-10 Years*
Cobblestone Ranch Elementary School		
Reboundary Cobblestone Ranch development (aka The Villages at Castle Rock, aka Liberty Village) into the Mountain View-Northeast Elementary attendance area. Current residents would have option of selecting Franktown Elementary as neighborhood school. New residents would need to open enroll into schools other than Mountain View Primary or Northeast Intermediate.	*Two different neighborhood schools for one development. Could under-enroll Franktown or over-enroll Mountain View-Northeast Elementary schools. May go against community desires and preference for current neighborhood school*	*6-10 Years*
The Canyons Elementary School		
Reboundary elementary attendance areas in the Rock Canyon High School feeder (Timber Trail, Buffalo Ridge, Redstone, and Wildcat Mountain) to utilize existing capacity and balance enrollment.	*Increased commute time for North Castle Pines students (i.e., some of the current Timber Trail attendance area would be allocated to Wildcat or Redstone attendance area) and exacerbation of existing connectivity and congestion issues between NW Castle Pines and SE Highlands Ranch. Potential congestion, safety, and accessibility issues with K-6 students from The Canyons development crossing I-25 to attend neighborhood school.*	*6-10 Years*
Sterling Ranch PK-8		
Reboundary elementary and middle school attendance areas in the ThunderRidge High School feeder to utilize existing capacity and balance enrollment.	*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. Potential congestion, safety, and accessibility issues with K-6 students from Sterling Ranch development crossing US 85 (Santa Fe Drive) to attend neighborhood school. May go against community desires and preference for current neighborhood school.*	*6-10 Years*
Sterling Ranch High School		
Reboundary high school feeders in the North Planning Area (ThunderRidge, Mountain Vista, Rock Canyon, and Highlands Ranch) to balance enrollment and utilize existing and anticipated capacity at ThunderRidge and Highlands Ranch High Schools.	*Reboundary of high school feeders would affect all schools and levels in the North Planning area. Elementary and Middle School population would be impacted along with High School population. It may not be logistically possible to balance enrollment while maintaining existing programming and transportation connectivity. If not monitored closely, could under-enroll or over-enroll North Planning Area high schools.*	*6-10 Years*
All Day Kindergarten Classrooms (only if State mandated)		
1) Place full-day kindergarten students in currently underutilized elementary school facilities. *2) District-wide reboundary effort to accommodate additional enrollment and space needed for all day kindergarten.*	*1) K-6 facility space may not exist where kindergarten enrollment needs arise.* *2) May go against community desires and preference for current neighborhood school. Would impact all regions and school levels in the district.*	*6-10 Years*

School Capacity

Capacity Relief Tools and Alternatives

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 other than boundary changes and program relocation or replication exist and will need to be carefully reviewed and considered 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 and a diagram of how capacity alternatives are evaluated.

Capacity Alternatives which Utilize Already Existing Capacity

Boundary Change: Shifting attendance boundary lines to increase or decrease the number of neighborhood students in that specific attendance area	
Attributes: -Doesn't destabilize special programs -In most situations only applies to new students -Provides a predictable and constant set of criteria for decisions	**Deficiencies:** -Actual impact can vary from projected impact; i.e. boundaries are developed to accommodate projected enrollment -Can take years to fully implement -Can be less effective in a choice district or in neighborhoods with a strong historic allegiance to existing boundaries -Can be disruptive to families and students -Only applicable if boundary change does not under enroll or over enroll nearby schools or significantly change current Middle and High school feeder patterns
Calendar Change: Altering school calendar and class scheduling to reduce the number of students simultaneously utilizing school facilities. Could include converting to year-round, multi-track for Elementary and Middle and split session for High Schools	
Attributes: -Makes greater use of existing facilities -Keeps current attendance area neighborhood intact -Keeps current programming intact -Relatively quick to implement -Reduces capital funding requirements (relative to new construction option)	**Deficiencies:** -Makes regular maintenance and repair more difficult, i.e. there are fewer extended periods of time when the facility is unoccupied -Could be challenging for parent's schedules -Could interfere with extracurricular and after-school activities -Additional wear and tear on existing facility
Grade Reconfiguration: Changing grade structure of school in order to increase or reduce the overall enrollment. Common application of this is addition of 6th grade to Middle Schools where Elementary Schools are at or over capacity	
Attributes: -Makes greater use of existing facilities -Keeps current attendance area neighborhood intact -Relatively quick to implement -Reduces capital funding requirements (relative to new construction option)	**Deficiencies:** -Students and families may prefer grade configuration as is -School staff and program is impacted -Could cause hardship or transportation burden on families and staff -Only applicable if reconfiguration does not overcrowd or under enroll nearby schools and/or change current Middle and High school feeder patterns.
Overflow Busing: Busing students to nearby schools with capacity	
Attribute: -Makes greater use of existing facilities -Relatively quick to implement -Reduces capital funding requirements (relative to new construction option)	**Deficiencies:** -May be inconvenient for staff, parents, and students -Capacity may not be available elsewhere -Increased transportation costs -Runs counter to concept of neighborhood school
Program Change: Moving or replicating stand-alone programs such as Special Education, Preschool, Alternative Secondary, Gifted & Talented, and Discovery to underutilized space	
Attributes: -Makes greater use of existing facilities -Can benefit students living in other attendance areas as well -Keeps current attendance area neighborhood intact -Relatively quick to implement -Reduces capital funding requirements (relative to new construction option)	**Deficiencies:** -School staff and program is impacted -Could cause hardship or transportation burden for families and staff -Building modifications may have been made specifically for standalone program that are not available in new facility -Could destabilize effectiveness of program

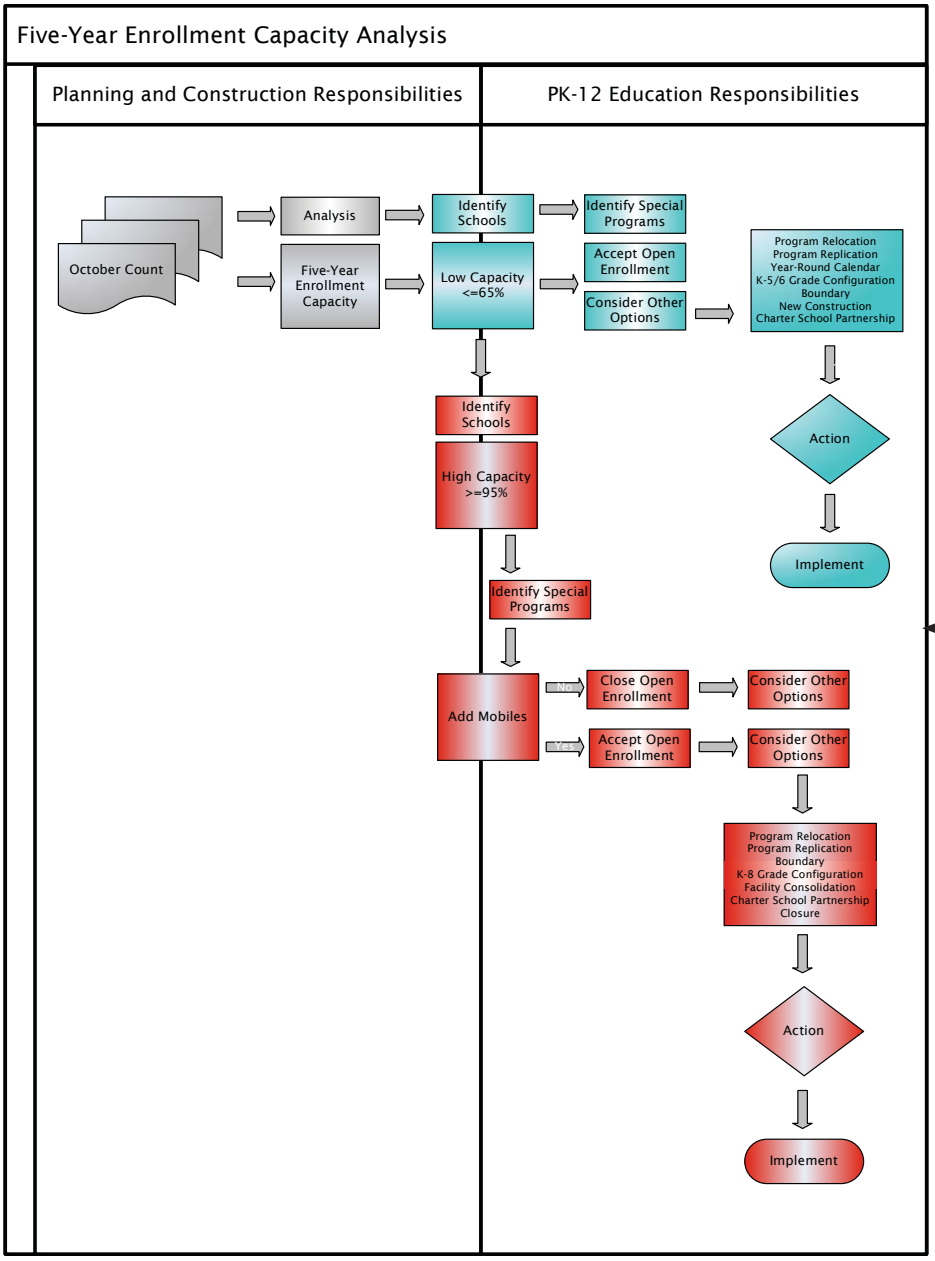
Capacity Alternatives which Provide Additional Capacity

Building Addition: Addition or expansion of current building footprint in order to add more classroom space	
Attributes: -Keeps current attendance area neighborhood and programming intact	**Deficiencies:** -More expensive than program and/or calendar change alternatives -Core spaces remain stressed and overcrowded -Site may not allow for facility additions
Mobiles: Installing more modular units	
Attributes: -Offers flexibility in responding to changes in enrollment -Offers efficient, short term relief -Cost less than permanent buildings and additions (to purchase and operate)	**Deficiencies:** -Often lack architectural quality, special features, and amenities that permanent classrooms have -Core spaces remain stressed and overcrowded -Site may not allow for additional mobiles -Not a long term solution
Purchase and Tenant Finish: Purchasing already existing space and tenant finishing to meet DCSD program needs	
Attributes: -Costs could be significantly less than new construction -Quicker to implement than new construction	**Deficiencies:** -Subject to market availability and costs -May be difficult to find sites and facilities that fully meet DCSD criteria and needs (may not be centrally located or core facilities such as a cafeteria, gym, and media center may not be available) -Capital costs associated with property purchase, and modernizing and improving buildings

Note School capacity alternatives are listed in no particular order

School Capacity cont.,

Capacity Relief Process and Implementation



The Planning department, along with the help of the Long Range Planning Committee, performs an annual review of school enrollment and capacities. School capacity data and capacity relief options are briefed to PK-12 staff and district leadership in order to adjust open enrollment allowances and consider options. The decision to implement a specific capacity relief option would be a process that involves and requires input from district central administration, site based staff, DCSD students and parents, district citizen advisory committees, and the Board of Education.

2018-19 Over-Utilized and Under-Utilized Schools

Over-Utilized Schools

The Planning department classifies over-utilized schools in need of a capacity solution as any school having 50 or less current or projected seats available (including current mobiles on site and with enrollment projected for next five years). These identified schools are broken into two categories, those needing capacity relief by the 2018-19 school year and those needing capacity relief by year five of the five year outlook.

Projected to be Over-Utilized by 2018-19 School Year

-Northridge Elementary School
-Renaissance Magnet School
-Rock Canyon High School
-Castle View High School

Projected to be Over-Utilized by 2022-23 School Year

-Sage Canyon Elementary School
-Prairie Crossing Elementary School
-Chaparral High School

School Capacity cont.,

Schools to Closely Monitor for Over-Utilization

The Planning department also identifies "schools to closely monitor" on an annual basis. These are schools that currently have and are projected to have enough seats available but are currently utilizing over 95% of their facility capacity and all available mobile capacity. In the case that a sudden or unexpected change causing increased enrollment were to occur these schools would need fast acting solutions (besides mobiles) available to them. Schools that were identified in the 2017-18 school year as schools to closely monitor for potential over-utilization are as follows:

Schools to Closely Monitor

-Pine Grove Elementary School
-Acres Green Elementary School
-Clear Sky Elementary School
-Cimarron Middle School
-Rocky Heights Middle School
-Legend High School
-Redstone Elementary School
-Soaring Hawk Elementary School

Under-Utilized Schools

The Planning department classifies under-utilized schools in need of a capacity solution as any school that is currently utilizing less than 65% of its facility capacity or any schools that are projected to utilize less than 65% of their facility capacity. Those that are projected to utilize less than 65% of their facility capacity by the 2018-19 school year are classified as an immediate need while those that are projected to have this utilization rate within years 3-5 of the 5 year outlook are classified as a long term need. Schools that were identified in the 2017-18 school year as under-utilized and in need of capacity relief are as follows:

Currently Under-utilized or Projected to be Under-utilized by 2018-19 School Year

-Pine Lane Elementary
-Mountain View Primary
-Northeast Elementary
-Legacy Point Elementary
-Timber Trail Elementary
-Arrowwood Elementary
-Mesa Middle School
-Ponderosa High School

Projected to be Under-utilized by 2022-23 School Year

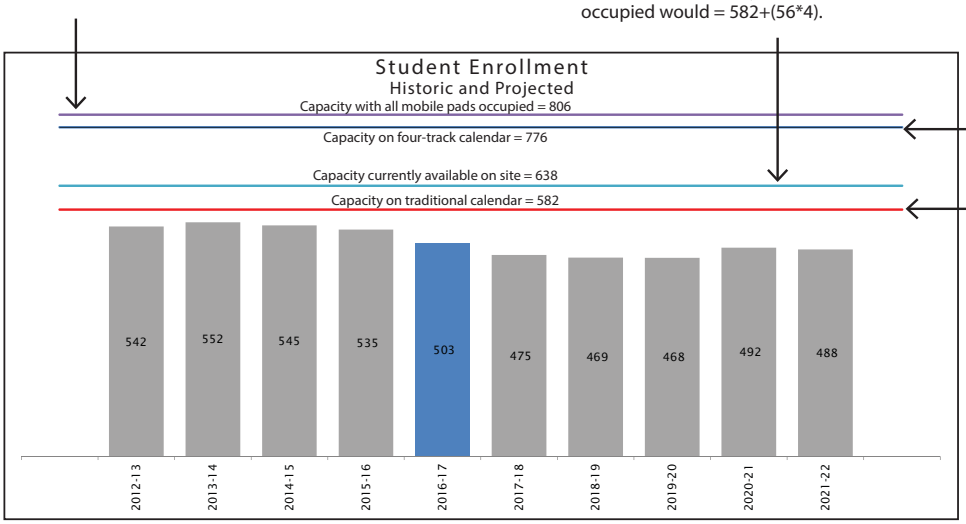
-Castle Rock Middle School
-Sagewood Middle School
-Douglas County High School

Available Student Capacity by School

The Planning department tracks the capacity available at each neighborhood school in comparison to current and projected enrollment. A chart showing this data is available on each school page. Below is a description of each capacity figure shown in the chart and a brief explanation of how each figure is derived.

Ideal program capacity of a school assuming that all mobile pads are 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.

The capacity currently available at a school. 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 Buffalo Ridge Elementary. At this school there are 4 mobile pads on site but only 1 is currently occupied with a mobile. The current capacity available at Buffalo Ridge Elementary = 582+56. The capacity available at Buffalo Ridge Elementary if all mobile pads were occupied would = 582+(56*4).



Ideal program capacity of school using a year round, aka, a four track calendar. A four track calendar divides the entire student body and staff into four different tracks and rotates tracks so that at any one time three of the four tracks are in attendance while the fourth is on vacation. The rotation sequence will depend on the exact year round calendar being used. In practice a year round calendar can expand seating capacity by about 25%-33%. The capacity figure used in the graph assumes no mobiles are being utilized.

Ideal program capacity of school 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. This traditional calendar capacity figure assumes no mobiles are being utilized. If the phrase "Also current capacity at...." is listed along with the traditional calendar capacity, this indicates that a school currently has no mobiles on site.

Acres Green Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

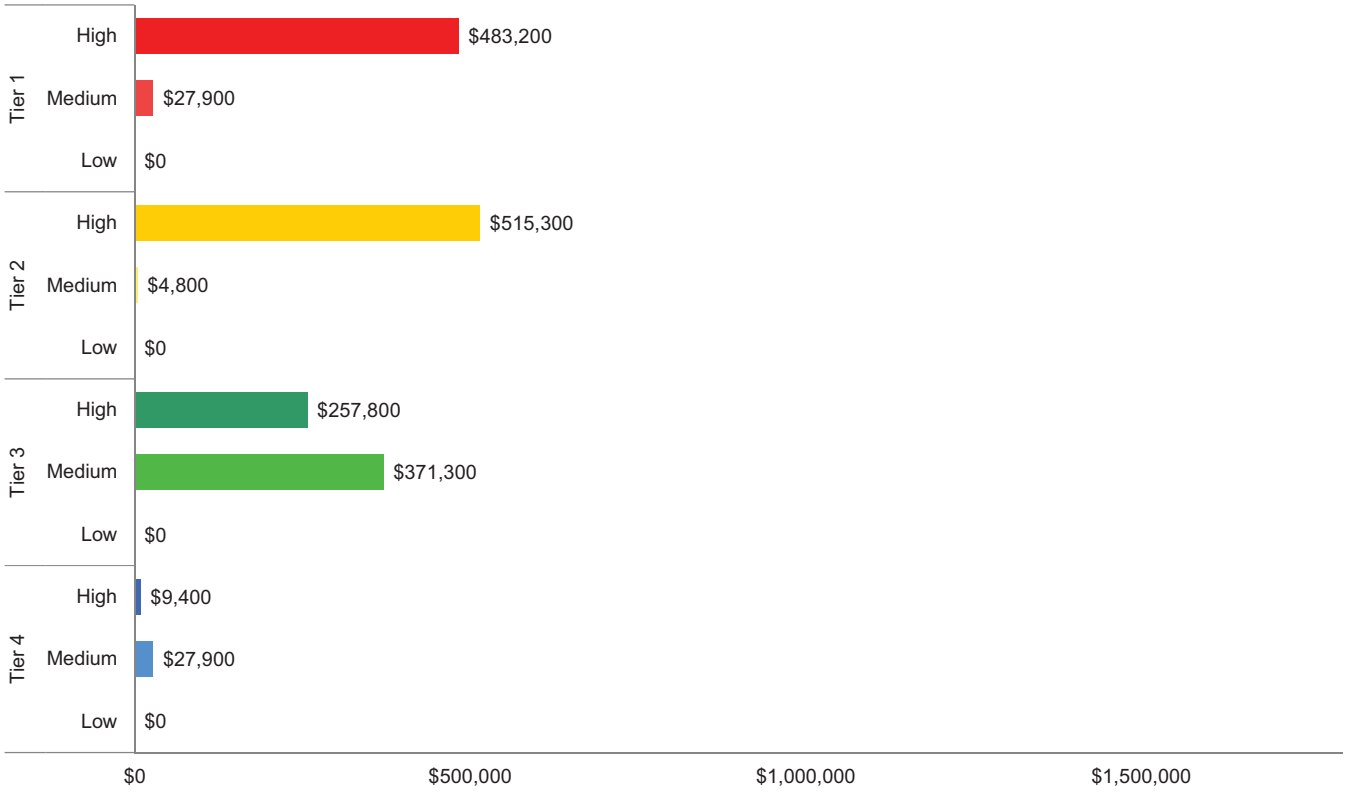
13524 Acres Green Drive
Littleton, CO 80124
Highlands Ranch High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

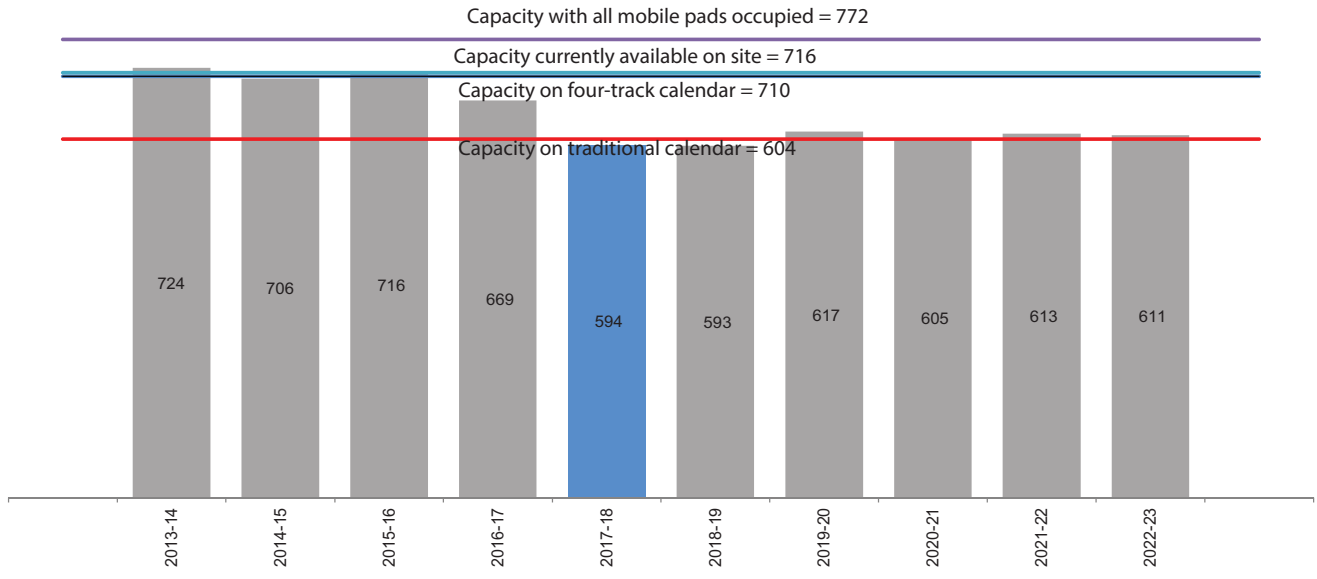


Estimated Total Construction Costs (in 2018 Dollars): $1,697,600

Estimated Total Project Costs: $1,953,180 - $2,793,584

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Interior Door Hardware. Needs-Replace painted door hinges	$13,500	$1400-$5900	$675-$2902
	Irrigation Systems. Needs-Install seperate meter. Add booster pump	$69,700	$7000-$30000	$3485-$14985
1-Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$27,900	$2800-$12000	$1395-$5998
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$4,200	$500-$1900	$210-$903
	Exterior Windows. Needs-Recaulk windows	$14,900	$1500-$6500	$745-$3203
	Fabricated Toilet Partitions. Needs-Replace in (2) boys restrooms	$9,000	$900-$3900	$450-$1935
	Flooring Restroom. Needs-Replace tile flooring in restrooms with MMA	$65,000	$6500-$28000	$3250-$13975
	Wash Fountains. Needs-Replace trough washing stations with sinks (6)	$16,000	$1600-$6900	$800-$3440
	Fixed Casework. Needs-Replace casework in original building	$185,700	$18600-$79900	$9285-$39925
	Retractable Partitions. Needs-Refurbish or replace 3 classroom partitions	$40,000	$4000-$17200	$2000-$8600
	Paving and Surfacing. Bus Loop. Needs-Mill and overlay bus loop	$23,200	$2400-$10000	$1160-$4988
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
	Paving and Surfacing. Sidewalks. Needs-Repair/replace areas of sidewalk	$8,500	$900-$3700	$425-$1827
	Paving and Surfacing. Needs-Repair/replace asphalt walkways	$46,500	$4700-$20000	$2325-$9997
	Playing Fields. Playground. Needs-Replace asphalt playground	$27,900	$2800-$12000	$1395-$5998
2-Medium	Curbs, Rails and Barriers. Needs-Repair/replace areas of curb.	$4,800	$500-$2100	$240-$1032
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$7,100	$800-$3100	$355-$1526
	Interior Doors. Needs-Refinish doors, layered paint	$41,900	$4200-$18100	$2095-$9008
	Interior Door Frames. Needs-Sand down and repaint	$21,000	$2100-$9100	$1050-$4515
	Suspended Ceilings. Needs-Replace grid ceiling and tile in original building	$76,100	$7700-$32800	$3805-$16361
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$74,400	$7500-$32000	$3720-$15996
	Playing Fields. Baseball Field. Needs-Renovate upper baseball fields	$37,300	$3800-$16100	$1865-$8019
3-Medium	Fire Sprinkler Water Supply. Needs-Fire sprinkle building	$371,300	$37200-$159700	$18565-$79829
4-High	Seeding and Sodding. Needs-Renovate grass area around school.	$9,400	$1000-$4100	$470-$2021
4-Medium	Planting. Needs-Add landscaping at NW corner of school site	$27,900	$2800-$12000	$1395-$5998

Estimated Total Construction Costs (in 2018 Dollars): $1,697,600

Estimated Project Management Costs Range: $170,700 - $731,000

Estimated Inflation Range: $84,880 - $364,984

Estimated Total Project Costs: $1,953,180 - $2,793,584

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Arrowwood Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

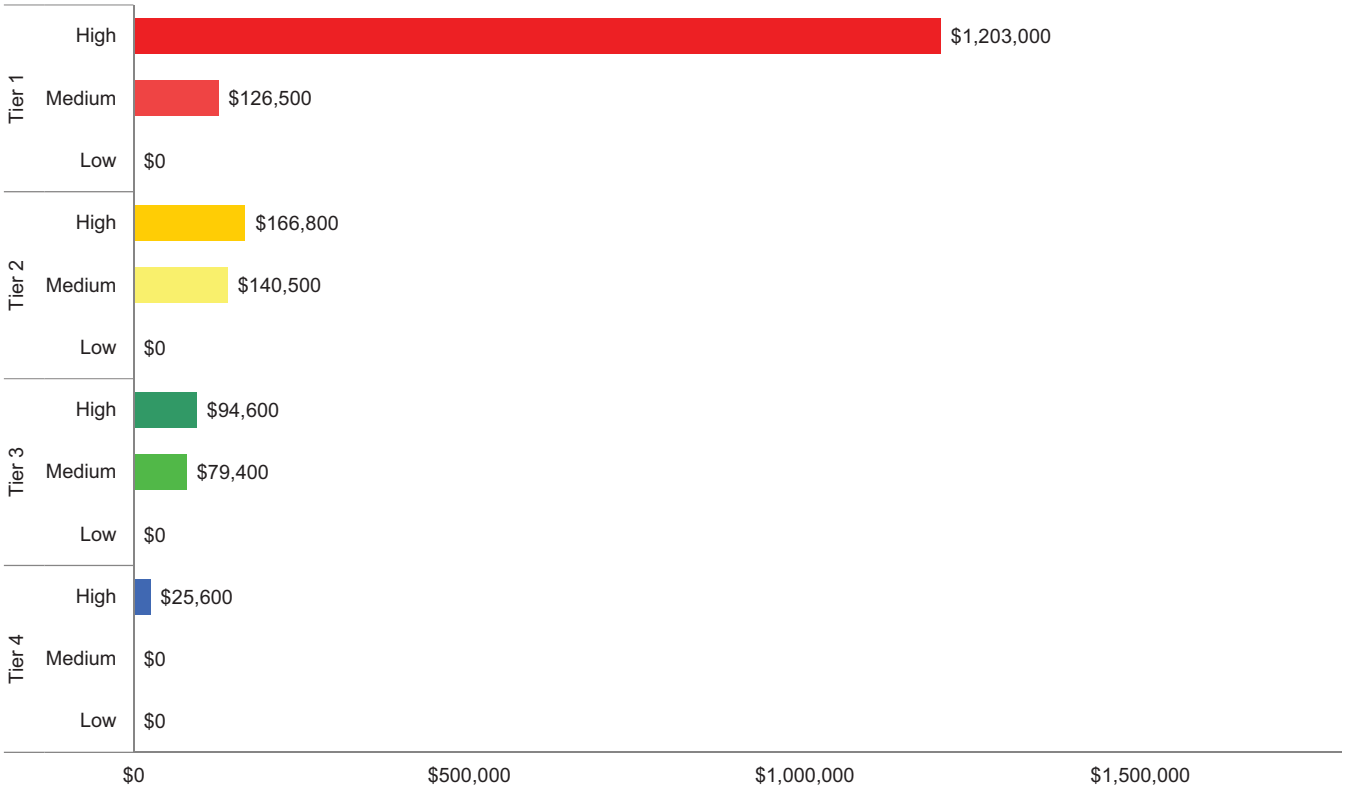
10345Arrowwood Drive
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

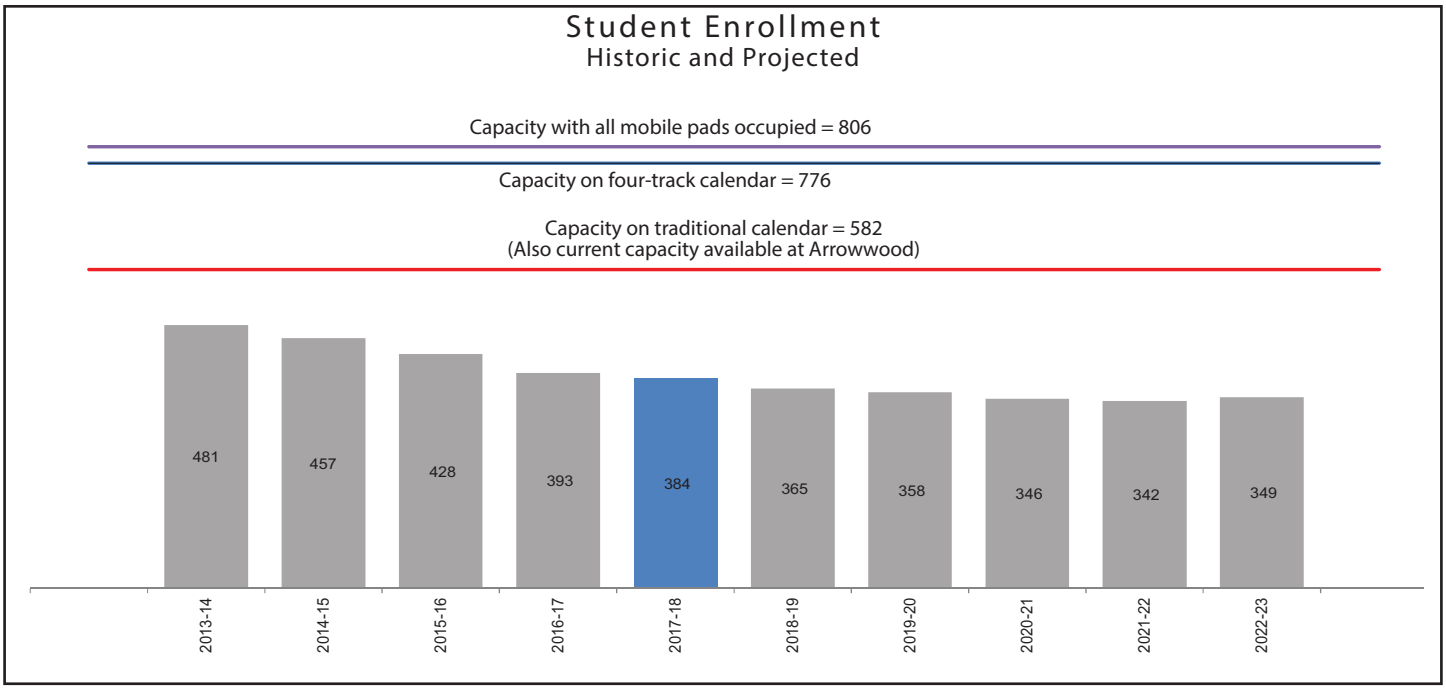


Estimated Total Construction Costs (in 2018 Dollars): $1,836,400

Estimated Total Project Costs: $2,112,520 - $3,021,926

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace .045 mil EPDM ballasted roof with .060 fully adhered	$750,000	$75000-$322500	$37500-$161250
	Fire Alarm Systems. Needs-Replace Notifier AFB 200 fire alarm system with Simplex.	$100,000	$10000-$43000	$5000-$21500
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator	$16,900	$1700-$7300	$845-$3633
	Door Hardware. Needs-Replace door hardware, replace non-restricted key system with restricted	$156,000	$15600-$67100	$7800-$33540
	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$52,000	$5200-$22400	$2600-$11180
	Irrigation Systems. Needs-Upgrade irrigation system, add booster pump	$128,100	$12900-$55100	$6405-$27541
1-Medium	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
	Local Area Networks. ITS/Head End Equipment. Needs-Expanded or new MDF closet (minimum 10'X10')	$66,500	$6700-$28600	$3325-$14297
2-High	Basement Excavation. Needs-Ground water moisture in basement, mitigate as necessary	$0	$0-$0	$0-$0
	Exterior Wall Construction. CMU and Brick. Needs- Re-seal CMU. Repair stress cracks from settling. Re-caulk all joints.	$15,600	$1600-$6800	$780-$3354
	Foundations. Needs-Repair footings at playground entrance, cracking and crumbling	$19,600	$2000-$8500	$980-$4214
	Exterior Windows. Needs-Re-caulk all windows	$5,000	$500-$2200	$250-$1075
	Fabricated Toilet Partitions. Needs- Replace 4 boys and 4 girls toilet partitions	$28,200	$2900-$12200	$1410-$6063
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Exterior Wall Construction. Needs-Repair CMU at cooling tower. Enclosure wall separating from building due to movement.	$2,000	$200-$900	$100-$430
	Roof Finishes. Needs-Paint metal roof	$4,500	$500-$2000	$225-$967
	Fixed Walls. Needs-Repair CMU in Pod 1 on wall near restroom	$2,000	$200-$900	$100-$430
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk	$69,700	$7000-$30000	$3485-$14985
2-Medium	Flooring Restroom. Needs-Replace original epoxy floor	$30,000	$3000-$12900	$1500-$6450
	Flooring Kitchen. Needs-Replace original epoxy floor	$60,000	$6000-$25800	$3000-$12900
	Flooring Cafeteria. Needs-Replace VCT	$15,000	$1500-$6500	$750-$3225
	Exhaust Ventilation Systems. Exhaust Fans. Needs-Replace exhaust fans	$20,800	$2100-$9000	$1040-$4472
	Operable Partition. Needs-Minor repairs as necessary at gym and classrooms	$11,000	$1100-$4800	$550-$2365
	Flooring Kitchen. Needs-Repair cracks in kitchen floor	$3,700	$400-$1600	$185-$795
3-High	Standard Slab on Grade. Needs-Repair cafeteria floor, movement issues	$17,700	$1800-$7700	$885-$3805
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$76,900	$7700-$33100	$3845-$16533
3-Medium	Fences and Gates. Needs-Replace dumpster enclosure with new block enclosure, repair site fencing	$76,900	$7700-$33100	$3845-$16533
	Vinyl Coverings. Needs-Repair vinyl covering in hallways	$2,500	$300-$1100	$125-$537
4-High	Other Landscape Features. Needs-Renovate/replace areas of landscaping around site	$25,600	$2600-$11100	$1280-$5504

Estimated Total Construction Costs (in 2018 Dollars): $1,836,400
Estimated Project Management Costs Range: $184,300 - $790,700
Estimated Inflation Range: $91,820 - $394,826

Estimated Total Project Costs: $2,112,520 - $3,021,926

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Bear Canyon Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

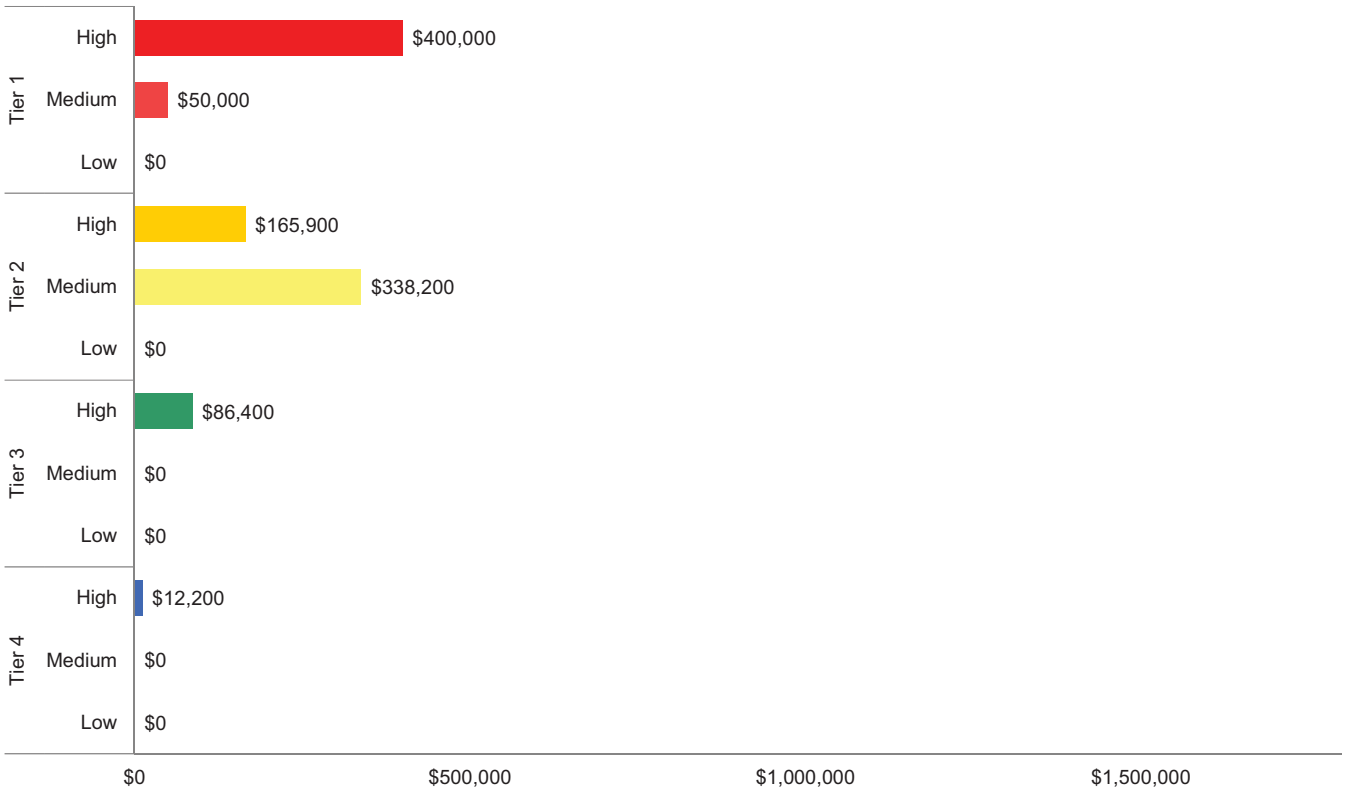
9660 Salford Lane
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1989 Bond
Opened in 1990

Site Acreage:12
Facility Square Feet: 53,237
Mobiles on Site: 1

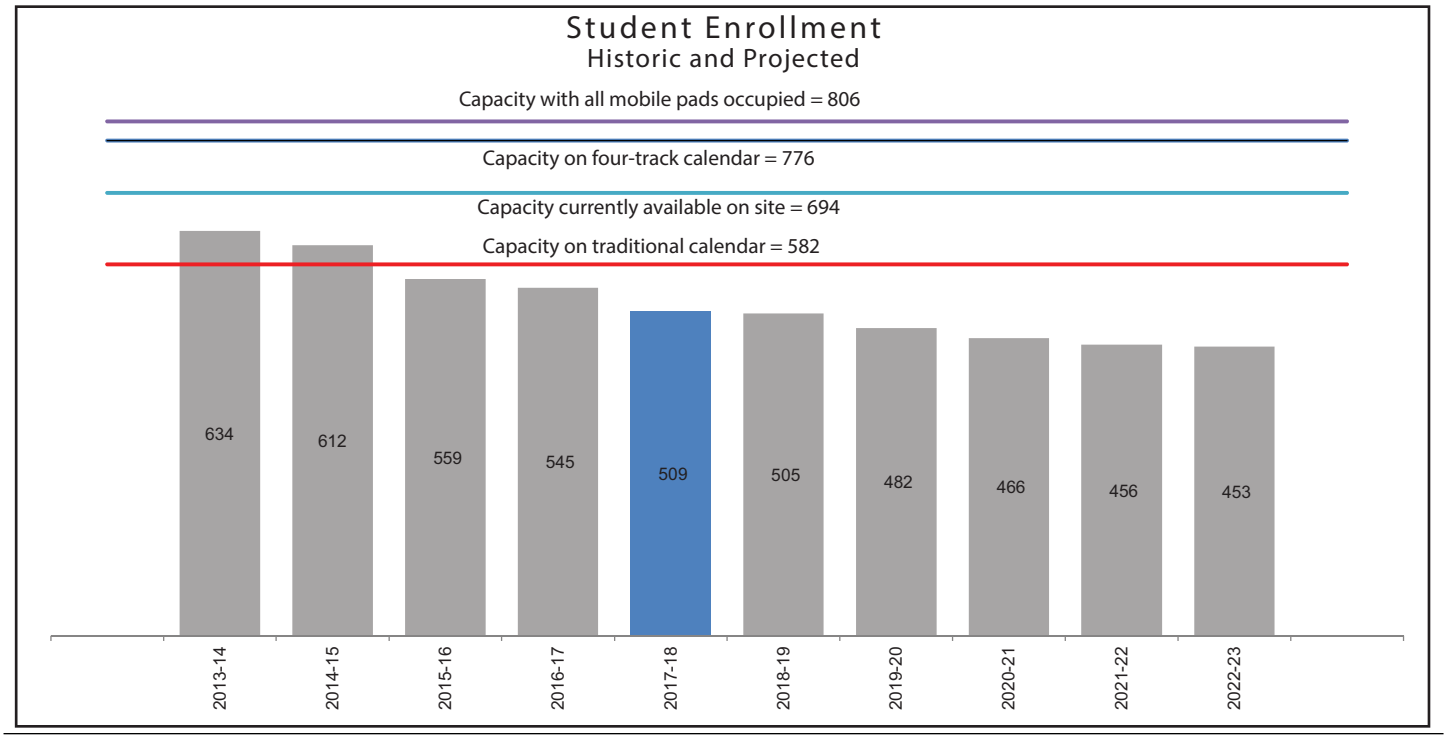
Bear Canyon Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $1,052,700

Estimated Total Project Costs: $1,211,335 - $1,732,431



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Direct Expansion Systems. Roof top units. Needs-Replace RTU's	$300,000	$30000-$129000	$15000-$64500
1-Medium	Switchgear-Main. Needs-Replace main switchgear	$30,000	$3000-$12900	$1500-$6450
	Panels and Transformers. Needs-Replace original panels and transformers	$20,000	$2000-$8600	$1000-$4300
2-High	Exterior Windows. Needs-Replace exterior windows	$66,400	$6700-$28600	$3320-$14276
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in 3 pods	$22,000	$2200-$9500	$1100-$4730
	Flooring Kitchen. Needs-Replace original kitchen flooring with poured acrylic	$54,900	$5500-$23700	$2745-$11803
	Flooring Cafeteria. Needs-Replace VCT	$12,400	$1300-$5400	$620-$2666
	Paving and Surfacing. Sidewalks. Needs-Repair/replace areas of sidewalk	$10,200	$1100-$4400	$510-$2193
2-Medium	Paving & Surfacing, Parking Lot. Needs-Repair service drive concrete cracking	$5,500	$600-$2400	$275-$1182
	Retractable Partition. Needs-Repair operable partitions between classrooms and between gym/cafeteria	$16,200	$1700-$7000	$810-$3483
	Flooring Restroom. Needs-Replace VCT flooring in staff restrooms	$1,700	$200-$800	$85-$365
	Water Closets. Needs-Replace fixtures in staff restrooms	$2,500	$300-$1100	$125-$537
	Sinks. Needs-Replace fixtures in staff restrooms	$1,700	$200-$800	$85-$365
	Fixed Casework. Needs-Replace all original fixed casework in classrooms and offices	$168,500	$16900-$72500	$8425-$36227
	Flooring Carpet. Needs-Replace carpet in workrooms in stacked pods	$12,100	$1300-$5300	$605-$2601
	Suspended Ceilings. Needs-Replace ceiling grid and tile. Damaged during fire sprinkler install	$130,000	$13000-$55900	$6500-$27950
3-High	Playing Fields. Multi-use field. Needs-Renovate multi-use field	$86,400	$8700-$37200	$4320-$18576
4-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$6,700	$700-$2900	$335-$1440
	Seeding & Sodding. Needs-Resod/reseed grass areas	$5,500	$600-$2400	$275-$1182

Estimated Total Construction Costs (in 2018 Dollars): $1,052,700
Estimated Project Management Costs Range: $106,000 - $453,400
Estimated Inflation Range: $52,635 - $226,331

Estimated Total Project Costs: $1,211,335 - $1,732,431

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Buffalo Ridge Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

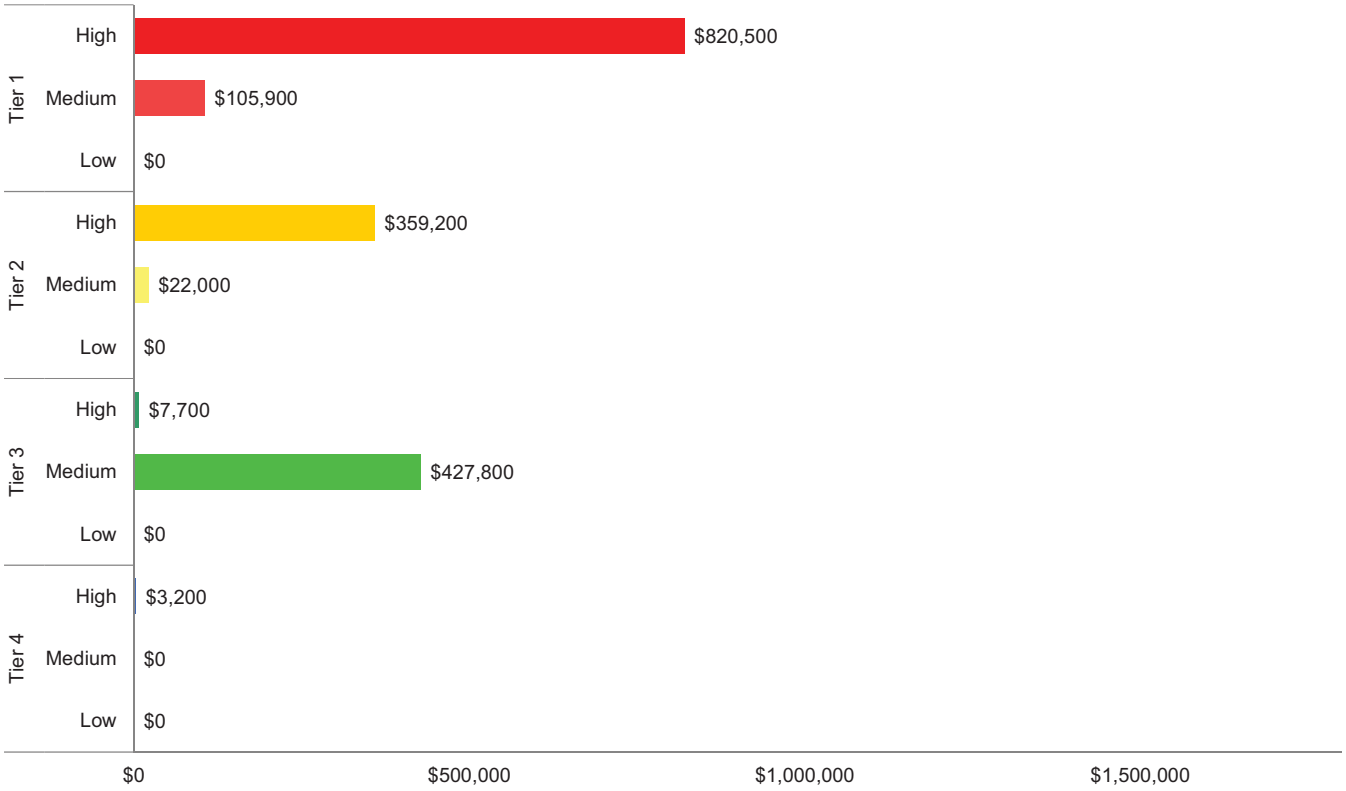
7075 N. Shoreham Drive
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Funded by 1993 Bond
Opened in 1997

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

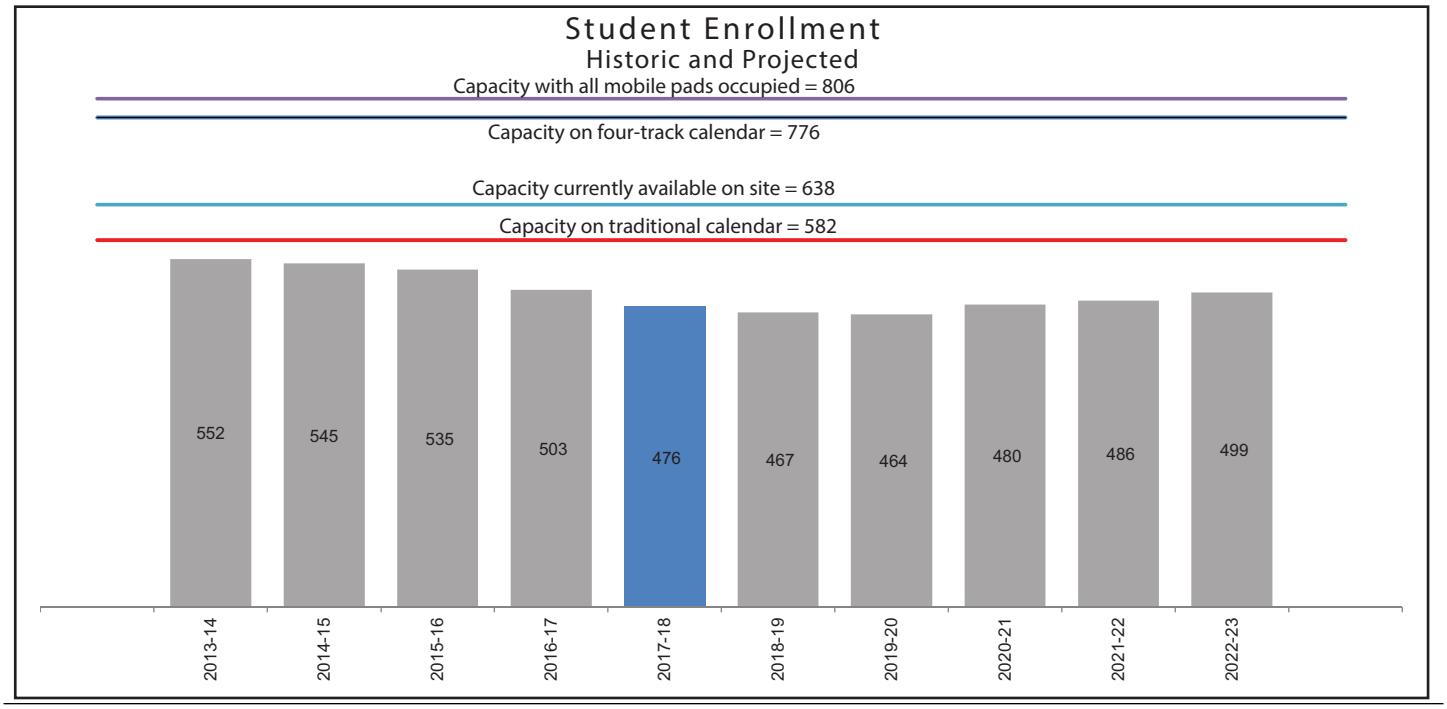
Buffalo Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $1,746,300

Estimated Total Project Costs: $2,009,215 - $2,873,655



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$321,000	$32100-$138100	$16050-$69015
	Hot Water Distribution Needs-Pumps need upgrade, Insulation needs replaced	$17,100	$1800-$7400	$855-$3676
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Hot Water Service. Needs-Water heater and storage tank beyond life cycle. Piping and Insulation in poor shape needs replaced	$84,300	$8500-$36300	$4215-$18124
	Cold Water Service. Piping and Insulation in poor shape needs replaced	$38,600	$3900-$16600	$1930-$8299
	Irrigation Systems. Needs booster pump, possible new controller	$59,500	$6000-$25600	$2975-$12792
1-Medium	Direct Expansion Systems. Needs-Replace swamp cooling MUA unit/s with mechanical cooling	$75,000	$7500-$32300	$3750-$16125
	Boiler Room Piping. All in good shape, Needs-May have to replace some to upgrade to DDC from pneumatic	$30,900	$3100-$13300	$1545-$6643
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Exterior Wall Construction. Needs sealed. Stress cracks same as other schools. Lack of control joints	$16,600	$1700-$7200	$830-$3569
	Storefront windows. Hollow metal. Playground entrance leaks	$29,000	$2900-$12500	$1450-$6235
	Exterior Paint. Needs-Exterior paint	$7,700	$800-$3400	$385-$1655
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Retractable Partitions. Needs-Repair/replace gym/cafeteria partition. Curtains need replaced due to fire retardant life. Classrooms are not used and are in good shape.	$15,400	$1600-$6700	$770-$3311
	Flooring Kitchen. Needs-Flooring is currently Hubelite material (Red) and needs replaced with MMA poured floor. See floor estimate spreadsheet.	$60,400	$6100-$26000	$3020-$12986
	Flooring Cafeteria. Needs-Replace VCT	$15,000	$1500-$6500	$750-$3225
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$137,600	$13800-$59200	$6880-$29584
	Paving & Surfacing. Sidewalks Heaving in many areas, needs replacement	$23,200	$2400-$10000	$1160-$4988
	Playing Fields. Playground. Needs- Playpad needs resurfacing	$38,600	$3900-$16600	$1930-$8299
2-Medium	Fabricated Toilet Partitions. Needs-Replce toilet partitions	$22,000	$2200-$9500	$1100-$4730
3-High	Insulation Needs removed and replaced.	$7,700	$800-$3400	$385-$1655
3-Medium	Fire Sprinkler. Cafeteria sprinkled only. New code requires to be fully sprinkled	$389,500	$39000-$167500	$19475-$83742
	Retaining Walls. Hillside off playground needs tie wall of some kind	$30,600	$3100-$13200	$1530-$6579
	Interceptors. Grease interceptor Bypass if allowable	$7,700	$800-$3400	$385-$1655
4-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688

Estimated Total Construction Costs (in 2018 Dollars): $1,746,300
Estimated Project Management Costs Range: $175,600 - $751,900
Estimated Inflation Range: $87,315 - $375,455

Estimated Total Project Costs: $2,009,215 - $2,873,655

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Castle Rock Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

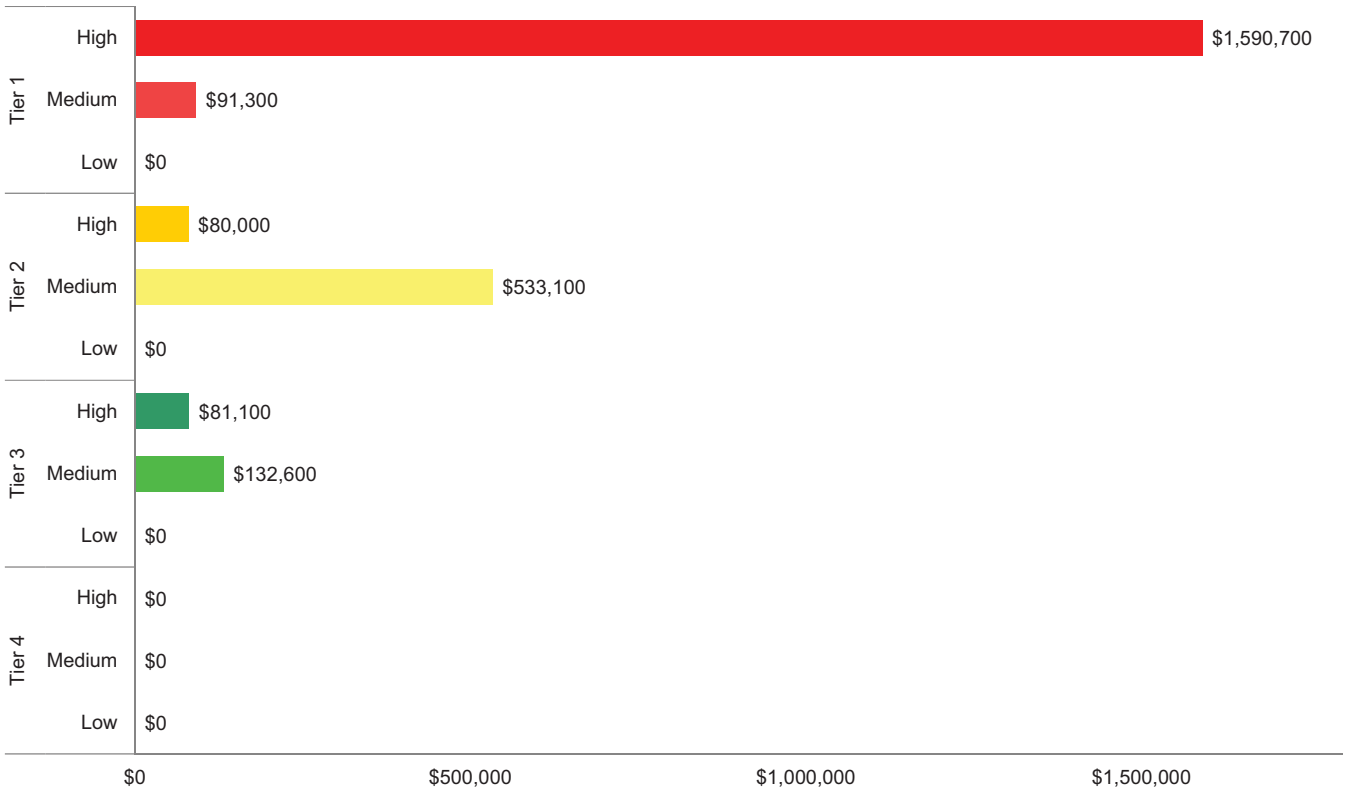
1103 Canyon Drive
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

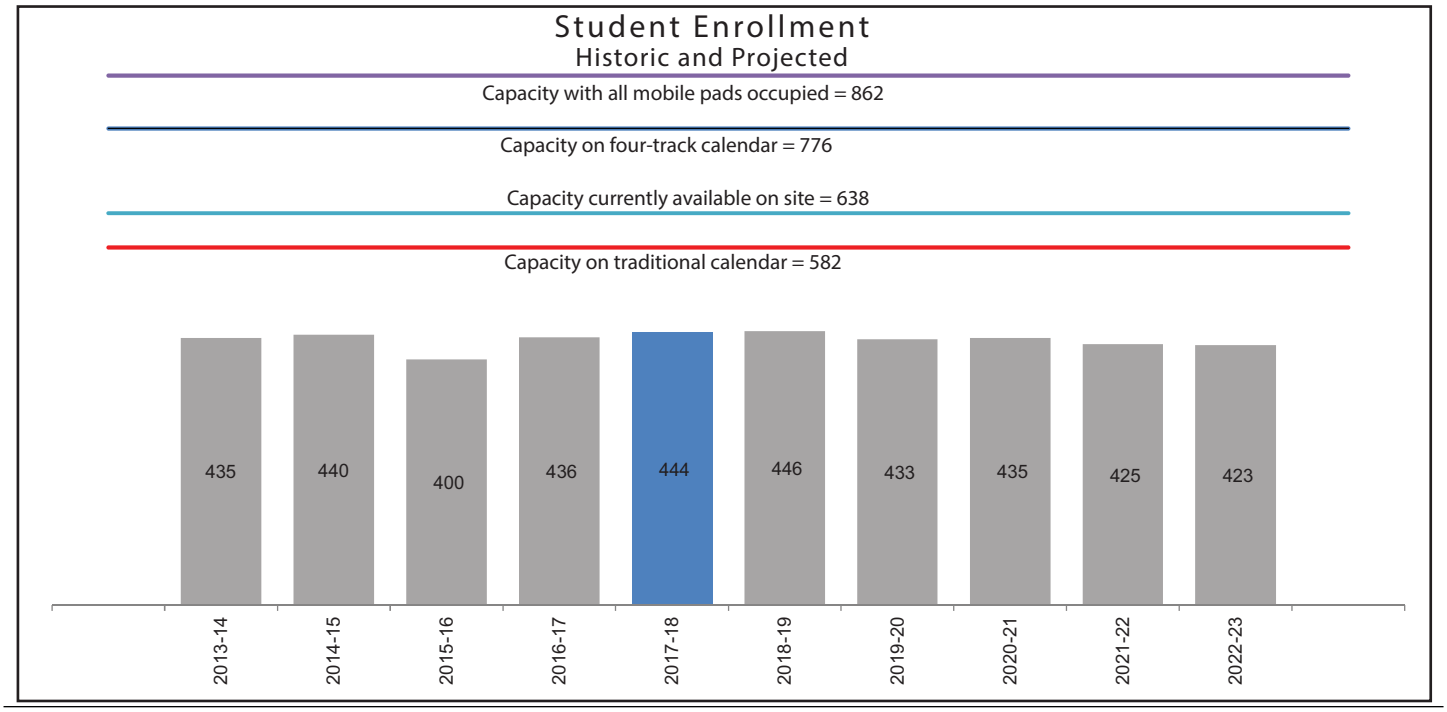


Estimated Total Construction Costs (in 2018 Dollars): $2,508,800

Estimated Total Project Costs: $2,886,140 - $4,127,992

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace .045 EPDM ballasted roof with .060 EPDM fully adhered	$700,000	$70000-$301000	$35000-$150500
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Switchgear-Main. Needs-Replace main switchgear and associated electrical distribution.	$69,700	$7000-$30000	$3485-$14985
	Panels and Transformers. Needs-Replace original panels and transformers	$421,000	$42100-$181100	$21050-$90515
1-Medium	Exhaust Ventilation Systems. Kitchen Hood. Needs-Replace MAU	$57,500	$5800-$24800	$2875-$12362
	Exhaust Ventilation Systems. Exhaust Fans. Needs-Replace exhaust fans	$21,100	$2200-$9100	$1055-$4536
	Package Units. Needs-Replace cabinet heaters at entrys, 7 total	$12,700	$1300-$5500	$635-$2730
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Exterior Windows. Needs-Recaulk windows	$4,400	$500-$1900	$220-$946
	Flooring Cafeteria. Needs-Replace VCT	$12,400	$1300-$5400	$620-$2666
	Flooring Kitchen. Needs-Replace ceramic tile floor with MMA	$60,000	$6000-$25800	$3000-$12900
2-Medium	Paint Exterior. Needs-Paint exterior trim, windows, and doors	$8,500	$900-$3700	$425-$1827
	Retractable Partition. Needs-Repair operable partitions between classrooms. Partion between gym and cafeteria in worst condition.	$17,000	$1700-$7400	$850-$3655
	Sink Countertops. Needs-Replace sink countertops in all restrooms with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Restroom. Needs-Replace original ceramic tile with poured acrylic	$29,600	$3000-$12800	$1480-$6364
	Sinks. Needs-Replace with sink countertops, single surface	$12,700	$1300-$5500	$635-$2730
	Drinking Fountains and Coolers. Needs-Replace metal drinking fountains	$3,900	$400-$1700	$195-$838
	Stair, Tread and Landing Finishes. Needs-Replace stair tread	$4,100	$500-$1800	$205-$881
	Flooring Carpet. Needs-Replace carpet in conference rm and 2 rms on upper level	$8,500	$900-$3700	$425-$1827
	Paving and Surfacing. Parking Lot. Needs-Parking lot asphalt cracks need filled	$63,300	$6400-$27300	$3165-$13609
	Paving and Surfacing. Sidewalks. Needs-Repair areas of sidewalk and loading dock	$17,000	$1700-$7400	$850-$3655
	Boiler Room Piping and Specialties. Needs-Add VFDs to motors/pumps	$48,300	$4900-$20800	$2415-$10384
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs, provide VFDs	$300,000	$30000-$129000	$15000-$64500
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$6,700	$700-$2900	$335-$1440
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$74,400	$7500-$32000	$3720-$15996
3-Medium	Suspended Ceilings. Needs-Replace ceiling grid and tile	$130,000	$13000-$55900	$6500-$27950
	Movable Furnishing. FFE. Needs-Replace wooden basketball backboards in gym, 6 total	$2,600	$300-$1200	$130-$559

Estimated Total Construction Costs (in 2018 Dollars): $2,508,800
Estimated Project Management Costs Range: $251,900 - $1,079,800
Estimated Inflation Range: $125,440 - $539,392

Estimated Total Project Costs: $2,886,140 - $4,127,992

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Castle Rock Middle

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

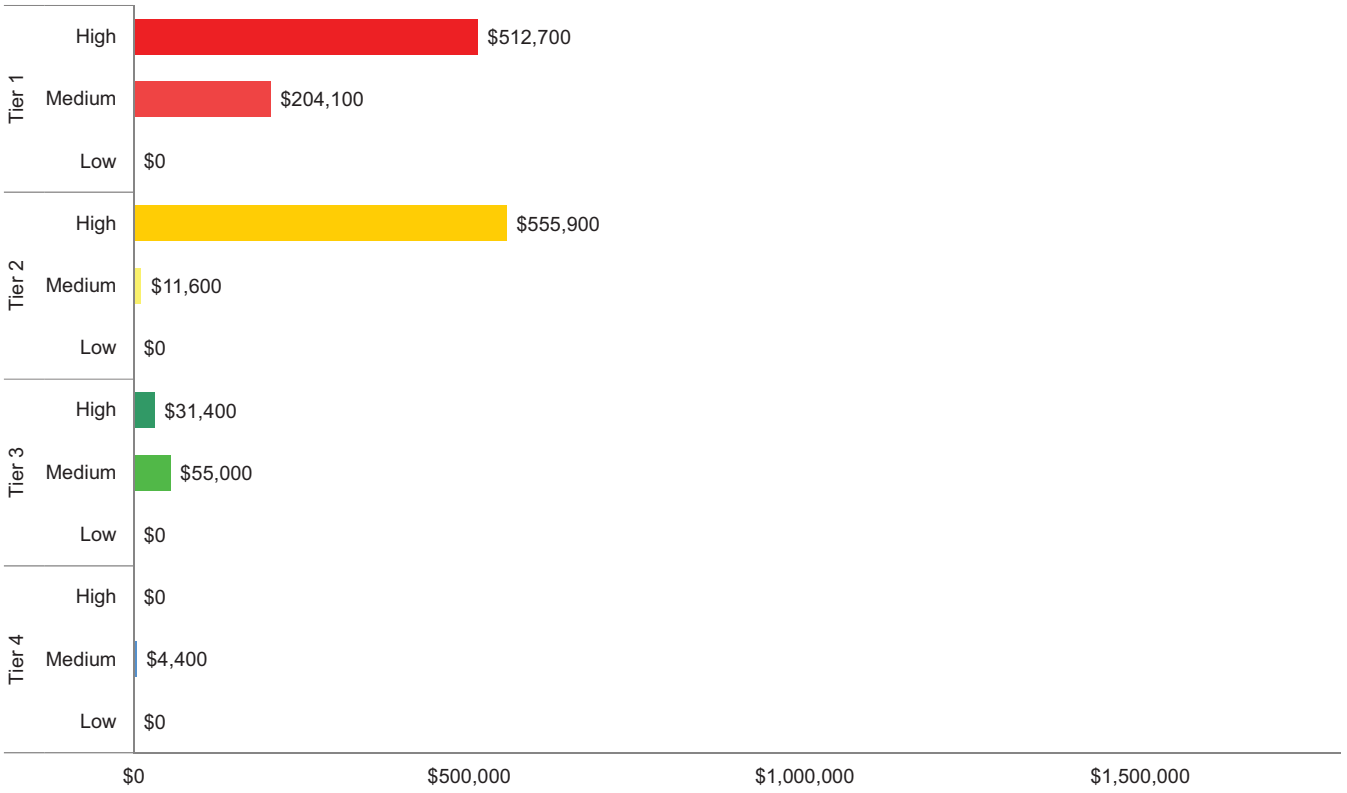
2575 Meadows Boulevard
Castle Rock, CO 80126
Castle View High School Feeder Area, 7-8

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 2018 Dollars) by Site Component Tier and Priority

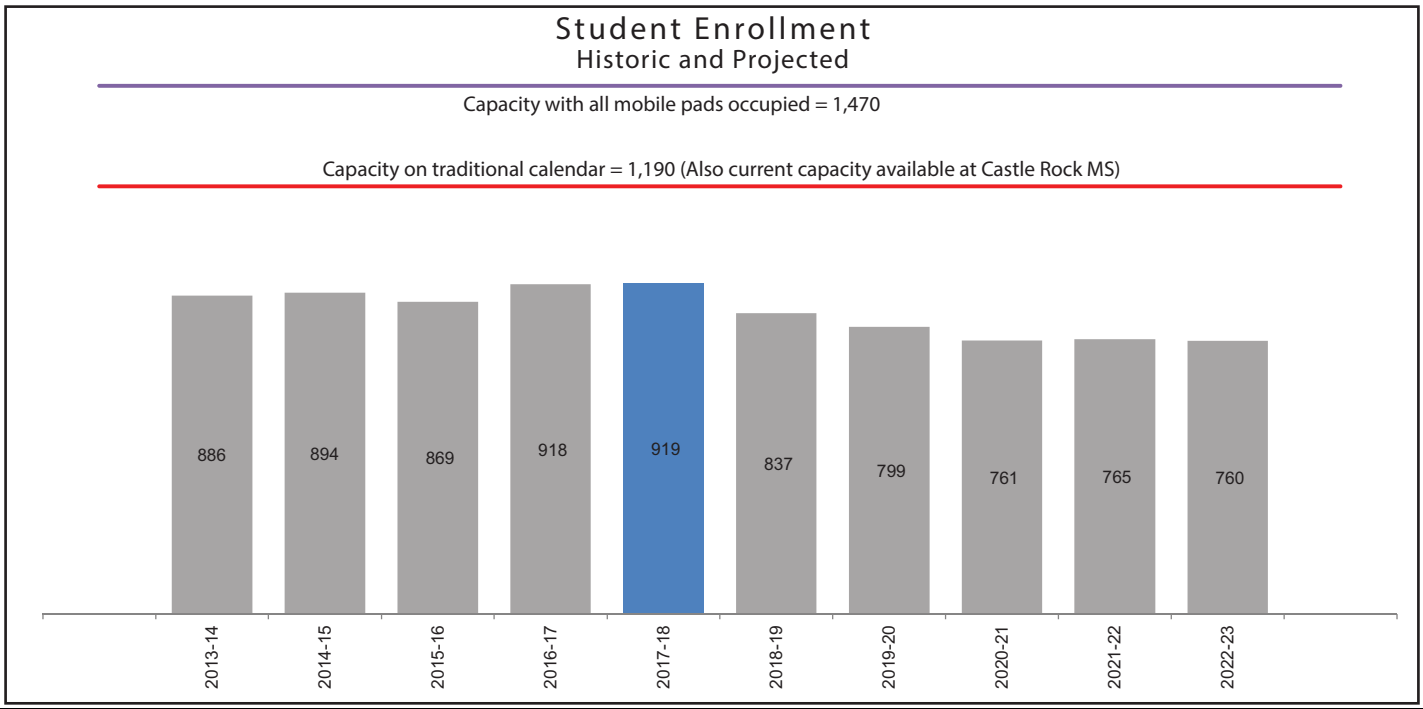


Estimated Total Construction Costs (in 2018 Dollars): $1,375,100

Estimated Total Project Costs: $1,582,455 - $2,263,147

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$70,000	$7000-$30100	$3500-$15050
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$265,400	$26600-$114200	$13270-$57061
	Air Distribution Systems. Needs-HVAC system upgrade	$161,900	$16200-$69700	$8095-$34808
	Water Treatment Systems. Needs-Upgrade	$15,400	$1600-$6700	$770-$3311
1-Medium	Passenger Elevators. Needs-Renovate elevator	$150,000	$15000-$64500	$7500-$32250
	Commissioning and Re-Commissioning. Commission if system upgraded	$54,100	$5500-$23300	$2705-$11631
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$4,400	$500-$1900	$220-$946
	Exterior Windows. Needs-Recaulk windows	$22,200	$2300-$9600	$1110-$4773
	Fabricated Toilet Partitions. Replace with solid plastic in all wings upper and lower	$23,800	$2400-$10300	$1190-$5117
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Carpet. Needs-Replace carpet	$327,600	$32800-$140900	$16380-$70434
	Theater & Stage Equipment, Auditorium Sound Equipment. Strand CD80. Needs-Upgrade Strand controller	$10,000	$1000-$4300	$500-$2150
	Flooring Kitchen. Needs-Replace kitchen flooring. Currently red hubblelite.	$59,000	$5900-$25400	$2950-$12685
	Flooring Hallways/Classrooms. Needs-replace VCT in classroom areas.	$67,400	$6800-$29000	$3370-$14491
	Fixed Casework. Needs-Computer counter tops need to be raised in the library	$4,000	$400-$1800	$200-$860
	Paving & Surfacing, Sidewalks. Needs repaired in areas	$17,300	$1800-$7500	$865-$3719
2-Medium	Retractable Partition. Needs-Repair/refurbish operable partitions at pod areas	$11,600	$1200-$5000	$580-$2494
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$8,900	$900-$3900	$445-$1913
	Regular Stairs. Reseal concrete stairs	$5,500	$600-$2400	$275-$1182
	Blinds and Window Treatment. Needs-Install blinds on all lower kevel classrooms	$12,700	$1300-$5500	$635-$2730
	Blinds and Other Window Treatment. Need-Install blinds on east facing clearstory windows	$4,300	$500-$1900	$215-$924
3-Medium	Retaining Wall. Needs-Repair retaining walls at crawlspace entrance	$5,000	$500-$2200	$250-$1075
	Playing Fields. Multi-use Field. Needs-Replace goal posts on athletic field	$8,500	$900-$3700	$425-$1827
	Other Landscape Features. Needs-Fix drainage problem on east side of school	$10,900	$1100-$4700	$545-$2343
	Suspended Ceilings. Needs-Replace kitchen tiles with food grade	$3,300	$400-$1500	$165-$709
	Furnishings. Needs-Replace chalk boards with white boards. 13 total	$4,300	$500-$1900	$215-$924
	Special Facilities. Needs-Tech area needs better sink, better exhaust ventilation system, better storage cabinets	$23,000	$2300-$9900	$1150-$4945
4-Medium	Planting. Needs-Replace some trees	$4,400	$500-$1900	$220-$946

Estimated Total Construction Costs (in 2018 Dollars): $1,375,100
Estimated Project Management Costs Range:$138,600 - $592,400
Estimated Inflation Range: $68,755 - $295,647

Estimated Total Project Costs: $1,582,455 - $2,263,147

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Castle View High

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

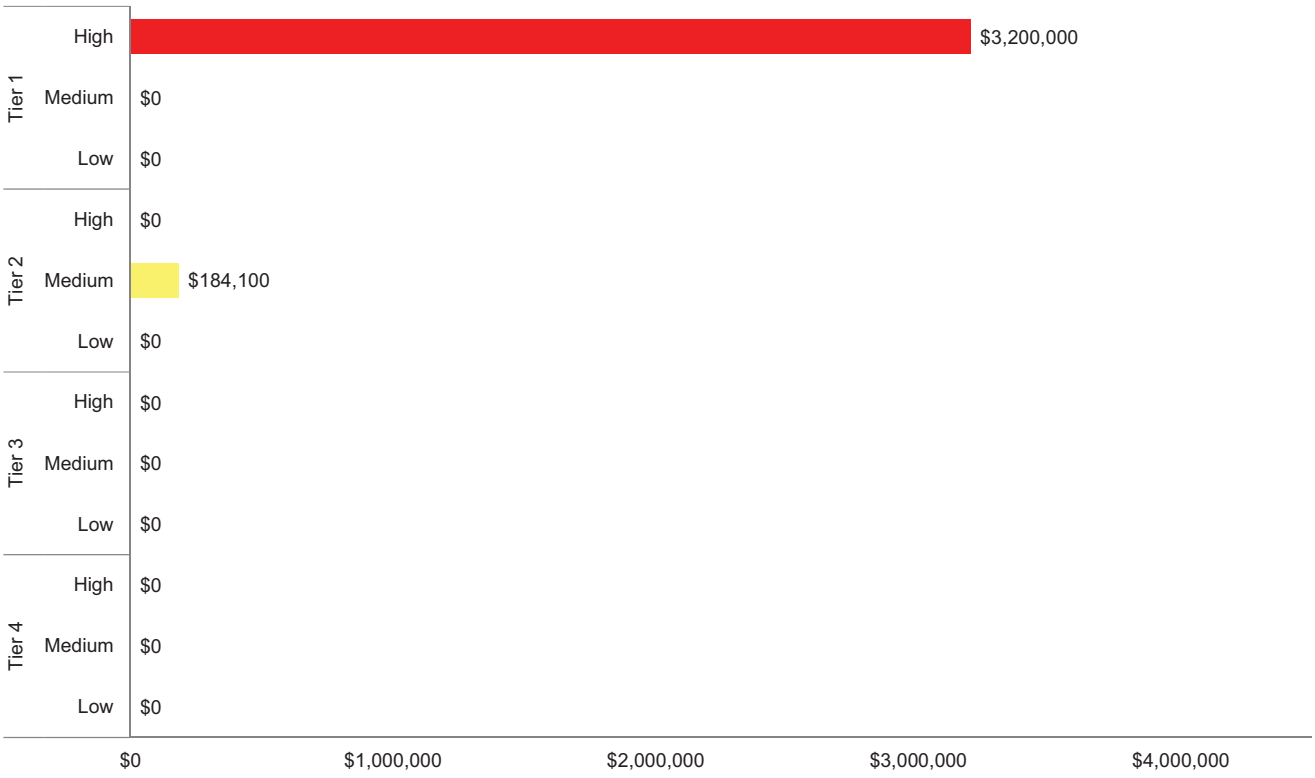
5254 North Meadows Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, 9-12

Funded by 2003 Bond
Opened in 2006

Site Acreage: 35.4
Facility Square Feet: 218,106
Mobiles on Site: 6

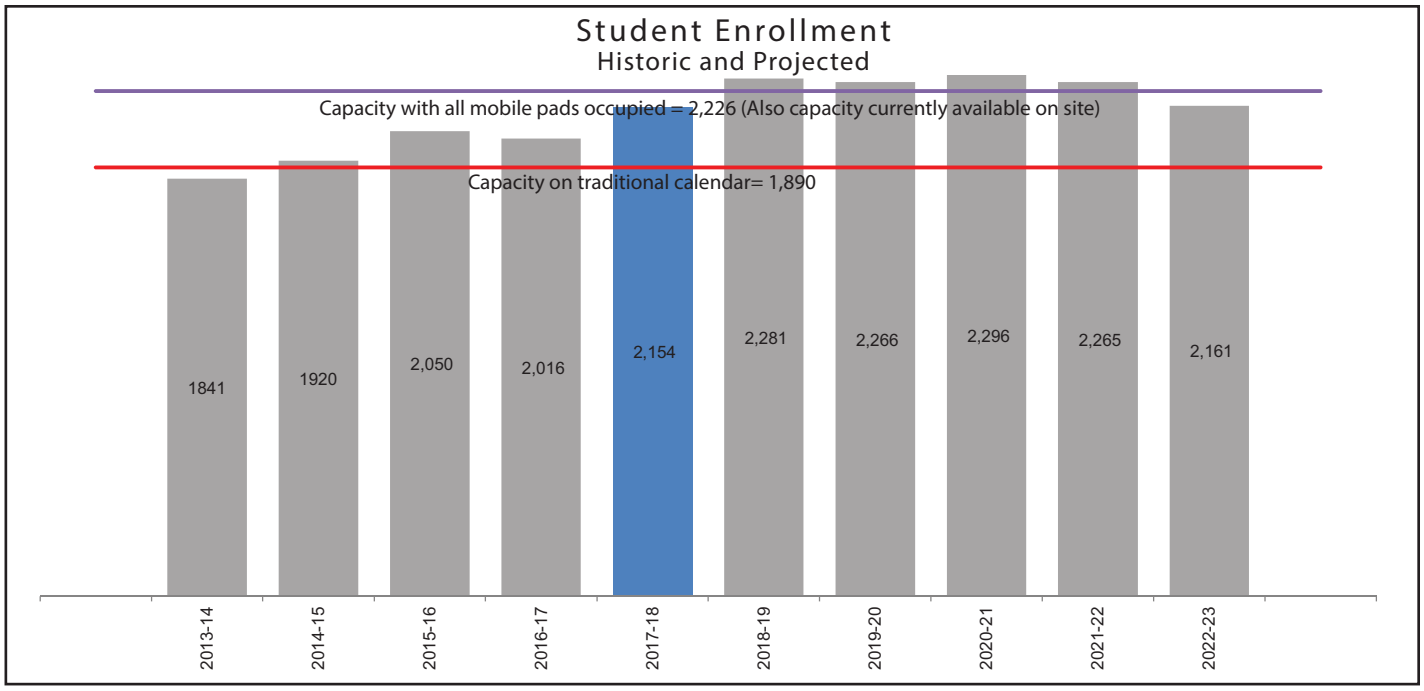
Castle View High School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2017 Dollars): $3,384,100

Estimated Total Project Costs: $3,891,905 - $5,566,982



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Controls. Needs-Upgrade control system	$950,000	$95000-$408500	$47500-$204250
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$350,000	$35000-$150500	$17500-$75250
	Roof Finishes. Needs-Replace .045 EPDM ballasted roof with .060 EPDM fully adhered	$1,900,000	$190000-$817000	$95000-$408500
2-Medium	Paving and Surfacing. Parking Lot. Needs-Resurface/repair parking lot	$52,000	$5200-$22400	$2600-$11180
	Exterior Wall Construction. CMU. Needs-Re-seal CMU, recaulk control joints	$57,200	$5800-$24600	$2860-$12298
	Exterior Windows. Needs-Re-caulk windows	$69,700	$7000-$30000	$3485-$14985
	Paving and Surfacing. Sidewalks. Needs-Repair as necessary, decent at time of assessment	$5,200	$600-$2300	$260-$1118

Estimated Total Construction Costs (in 2018 Dollars): $3,384,100
Estimated Project Management Costs Range: $338,600 - $1,455,300
Estimated Inflation Range: $169,205 - $727,582

Estimated Total Project Costs: $3,891,905 - $5,566,982

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Chapparal High

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

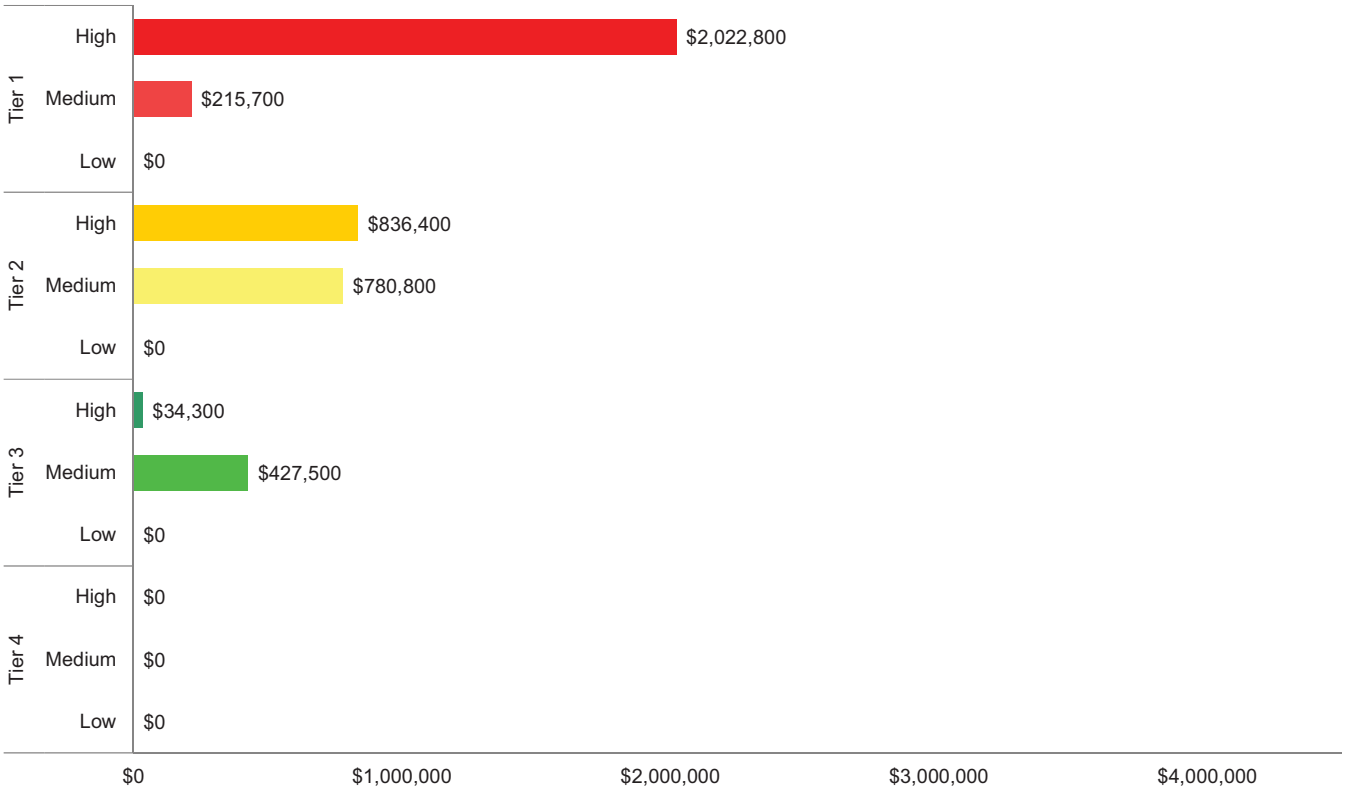
15665 Brookstone Drive
Parker, CO 80134
Chaparral High School Feeder Area, 9-12

Funded by 1993 Bond
Opened in 1997

Site Acreage: 50
Facility Square Feet: 240,367
Mobiles on Site: 3

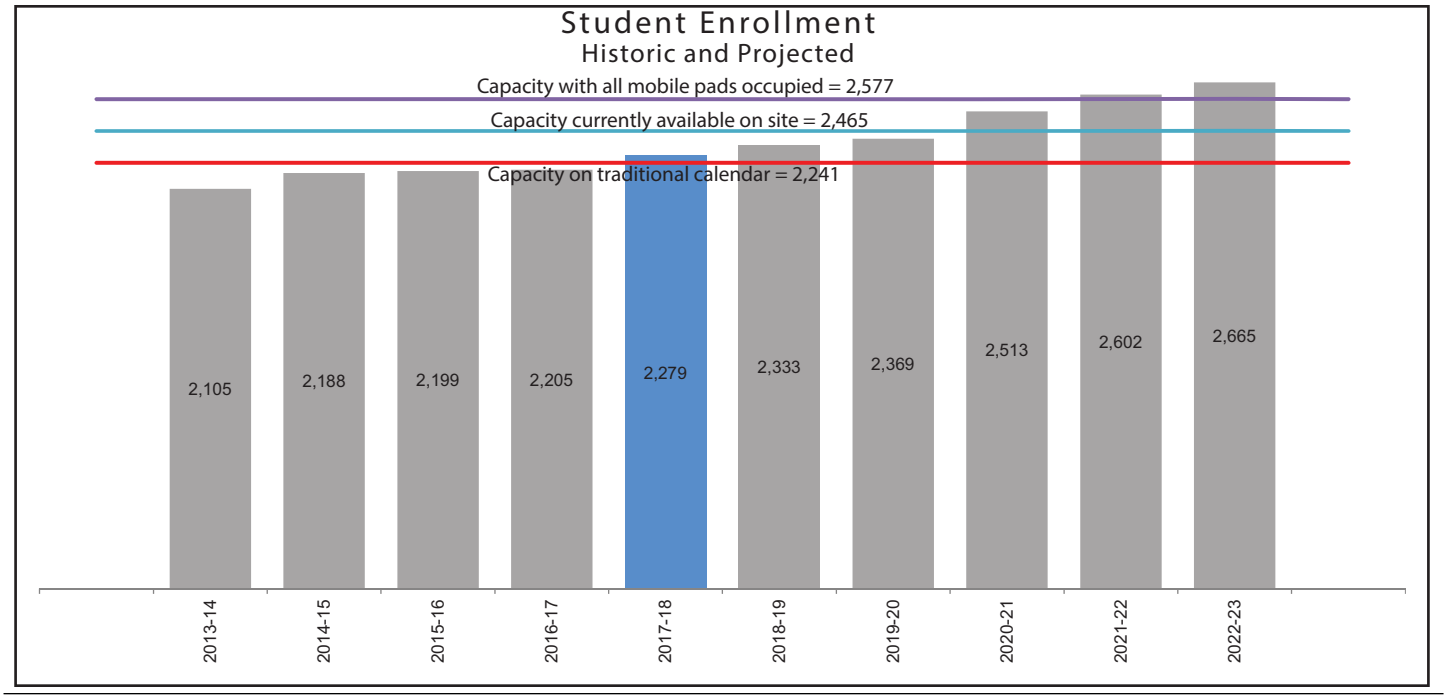
Chaparral High School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $4,317,500

Estimated Total Project Costs: $4,966,275 - $7,103,763



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$80,000	$8000-$34400	$4000-$17200
	Roof Finishes. Needs-Install new roof on F-pod. Not done with 2013 re-roof.	$297,700	$29800-$128100	$14885-$64005
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$1,040,000	$104000-$447200	$52000-$223600
	Air Distribution Systems. Air handlers, ductwork, VAV's. Needs-Update air handlers with HW coils, new motors, and VFDs.	$192,900	$19300-$83000	$9645-$41473
	Change-over Distribution System. Needs-Replace all fan powered boxes to VAV reheat	$192,900	$19300-$83000	$9645-$41473
	Glycol Distribution Systems. Poor condition. Needs- Upgrade and add HW loop to system	$15,400	$1600-$6700	$770-$3311
	Water Treatment Systems. Poor condition. Needs-Upgrade and add HW loop to system	$18,700	$1900-$8100	$935-$4020
	Fixed Multiple Seating, Bleachers. Needs-Replace main gym bleacher both sides	$185,200	$18600-$79700	$9260-$39818
1-Medium	Passenger Elevators. Needs-Renovate elevator #1	$150,000	$15000-$64500	$7500-$32250
	Energy Supply. Needs-Replace main gas line at meter	$11,600	$1200-$5000	$580-$2494
	Commissioning and Re-Commissioning. Needs-Rebalance HVAC system	$54,100	$5500-$23300	$2705-$11631
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Re-seal CMU	$53,100	$5400-$22900	$2655-$11416
	Exterior Windows. Needs-Fix curtain wall window leakage at commons and hallways.	$139,300	$14000-$59900	$6965-$29949
	Exterior Windows. Needs-Recaulk windows	$66,400	$6700-$28600	$3320-$14276
	Fabricated Toilet Partitions. Needs-Replace men's & women's PE restrooms. Replace all bathroom partitions in all wings and main area	$60,000	$6000-$25800	$3000-$12900
	Sink Countertops. Needs-Replace sink counter tops in all restrooms	$38,300	$3900-$16500	$1915-$8234
	Flooring Carpet. Needs-Replace carpet. X-Carpet in main and pod hallways replaced 2017	$312,000	$31200-$134200	$15600-$67080
	Theater & Stage Equipment, Auditorium Sound Equipment. Strand MD 80 Sound Equipment. Needs-Replace approximately 100 seats in auditorium due to backs cracking.	$34,900	$3500-$15100	$1745-$7503
	Overhead Doors. Needs-Replace (4) four rollup doors at kitchen	$14,000	$1400-$6100	$700-$3010
	Other Doors & Entrances. Needs-Continuous hinges on storefront doors need replaced	$8,800	$900-$3800	$440-$1892
	Interior Doors. Needs- Kitchen entry doors from cafeteria need replaced due to carts hitting them all the time. Replace with metal?	$4,800	$500-$2100	$240-$1032
	Flooring Kitchen. Needs-Replace original hubblelite floor with MMA	$70,000	$7000-$30100	$3500-$15050
	Showers. Poor condition, showers need replaced	$16,300	$1700-$7100	$815-$3504
	Paving & Surfacing, Sidewalks. Needs-Repair asphalt sidewalks to athletic fields	$5,500	$600-$2400	$275-$1182
	Irrigation Systems. Needs-Replace 4 irrigation controllers	$13,000	$1300-$5600	$650-$2795
2-Medium	Flooring Cafeteria. Needs-Commons floor has settling cracks and was repaired in 2007. Repairs are still in good shape. Needs- VCT repairs are needed around stairway and into hall.	$6,700	$700-$2900	$335-$1440
	Paving and Surfacing. Parking Lot. Needs-Resurface parking areas, many patches and cracks	$688,000	$68800-$295900	$34400-$147920
	Flooring Cafeteria. Needs-Replace VCT in commons and hallways	$86,100	$8700-$37100	$4305-$18511

Not all capital nneeds are shown for Chaparral High School. For a complete listing of capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $4,317,500
Estimated Project Management Costs Range: $432,900 - $1,858,000
Estimated Inflation Range: $215,875 - $928,263
Estimated Total Project Costs: $4,966,275 - $7,103,763

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Cherokee Trail Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

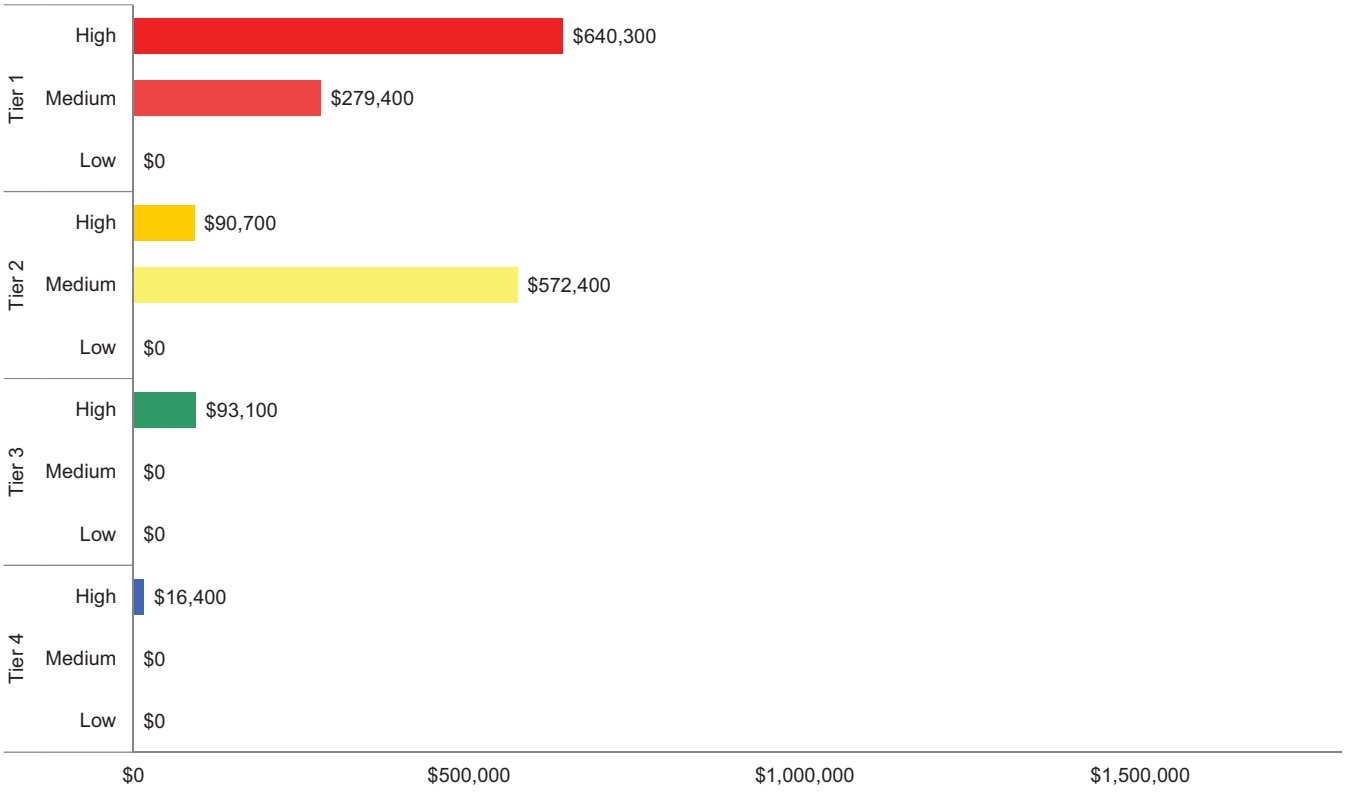
17302 Clarke Farms Dr.
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1989

Site Acreage: 10
Facility Square Feet: 53,237
Mobiles on Site: 4

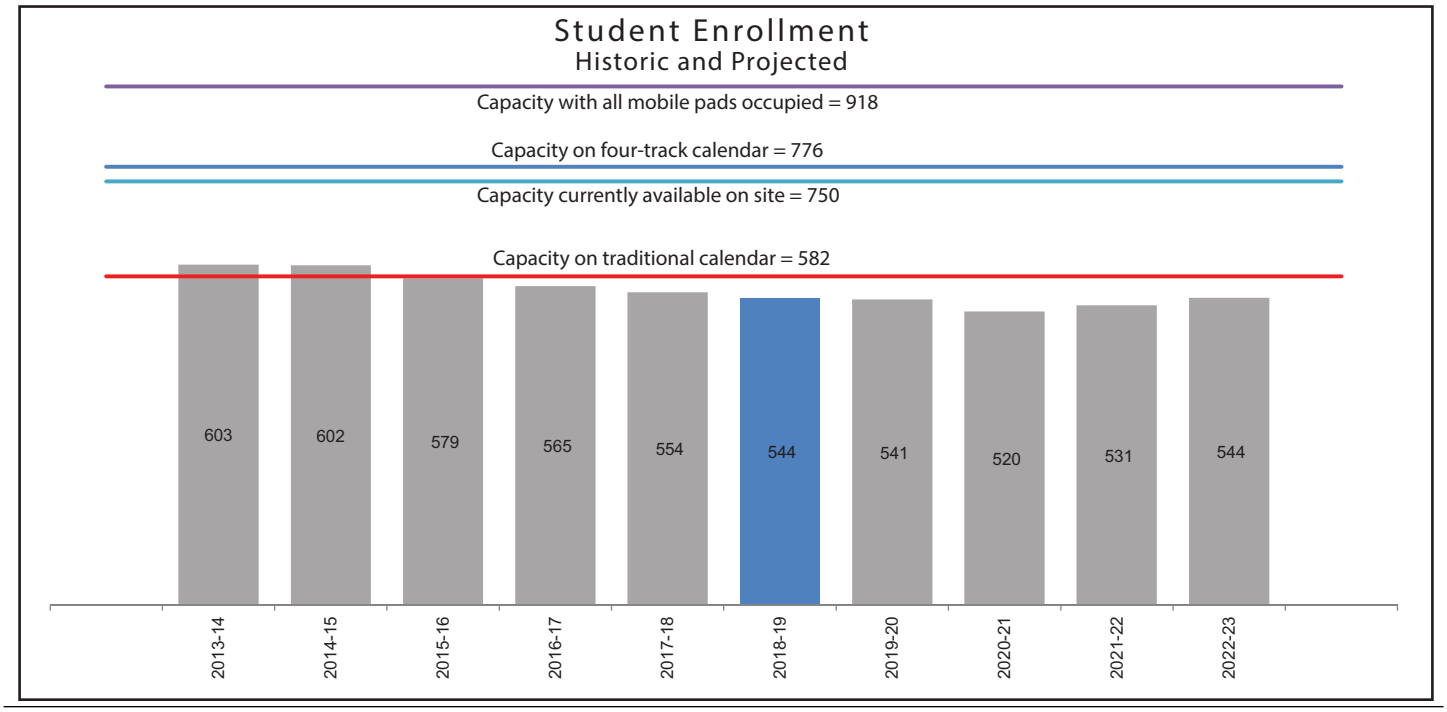
Cherokee Trail Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $1,692,300

Estimated Total Project Costs: $1,947,015 - $2,784,645



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Needs-Upgrade VAV boxes	$431,400	$43200-$185600	$21570-$92751
	Switchgear-Main. Needs-Replace main switchgear	$44,200	$4500-$19100	$2210-$9503
	Panels and Transformers. Needs-Replace original panels and transformers	$44,200	$4500-$19100	$2210-$9503
	Glazed Roof Openings.Skylights. Needs-Repair/replace main skylight, leaks frequently	$11,600	$1200-$5000	$580-$2494
	Branch Wiring Devices. Needs-Replace sealtite and wiring to equipment on roof	$3,000	$300-$1300	$150-$645
	Lighting Equipment. Needs-Replace old exit signs, about half left	$5,900	$600-$2600	$295-$1268
1-Medium	Switchgear-Main. Needs-Replace main switchgear	$30,000	$3000-$12900	$1500-$6450
	Panels and Transformers. Needs-Replace original panels and transformers	$20,000	$2000-$8600	$1000-$4300
	Direct Expansion Systems. Roof top units. Needs-Replace 2 RTU's from 2001	$229,400	$23000-$98700	$11470-$49321
2-High	Exterior Windows. Needs-Replace exterior windows	$66,400	$6700-$28600	$3320-$14276
	Retractable Partition. Needs-Repair and replace vinyl on the portable wall partitions	$11,600	$1200-$5000	$580-$2494
	Energy Supply. Needs-Replace gas piping on roof	$1,800	$200-$800	$90-$387
	Paving & Surfacing, Sidewalks. Needs-Repair/replace areas of cracked sidewalk	$10,900	$1100-$4700	$545-$2343
2-Medium	Fixed Casework. Needs-Replace all original fixed casework in classrooms and offices	$168,500	$16900-$72500	$8425-$36227
	Flooring Kitchen. Needs-Replace kitchen flooring	$53,100	$5400-$22900	$2655-$11416
	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
	Water Closets. Needs-Replace toilets	$23,000	$2300-$9900	$1150-$4945
	Urinals. Needs-Replace urinals	$16,200	$1700-$7000	$810-$3483
	Lavatories. Needs-Replace lavatories	$11,600	$1200-$5000	$580-$2494
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$6,700	$700-$2900	$335-$1440
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$86,400	$8700-$37200	$4320-$18576
4-High	Seeding & Sodding. Needs-Resod/reseed grass areas	$5,500	$600-$2400	$275-$1182
	Other Landscape Features. Needs-Replace metal edging with concrete mow strip	$10,900	$1100-$4700	$545-$2343

Estimated Total Construction Costs (in 2018 Dollars): $1,692,300
Estimated Project Management Costs Range: $170,100 - $728,500
Estimated Inflation Range: $84,615 - $363,845

Estimated Total Project Costs: $1,947,015 - $2,784,645

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Cherry Valley Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

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 2018 Dollars) by Site Component Tier and Priority

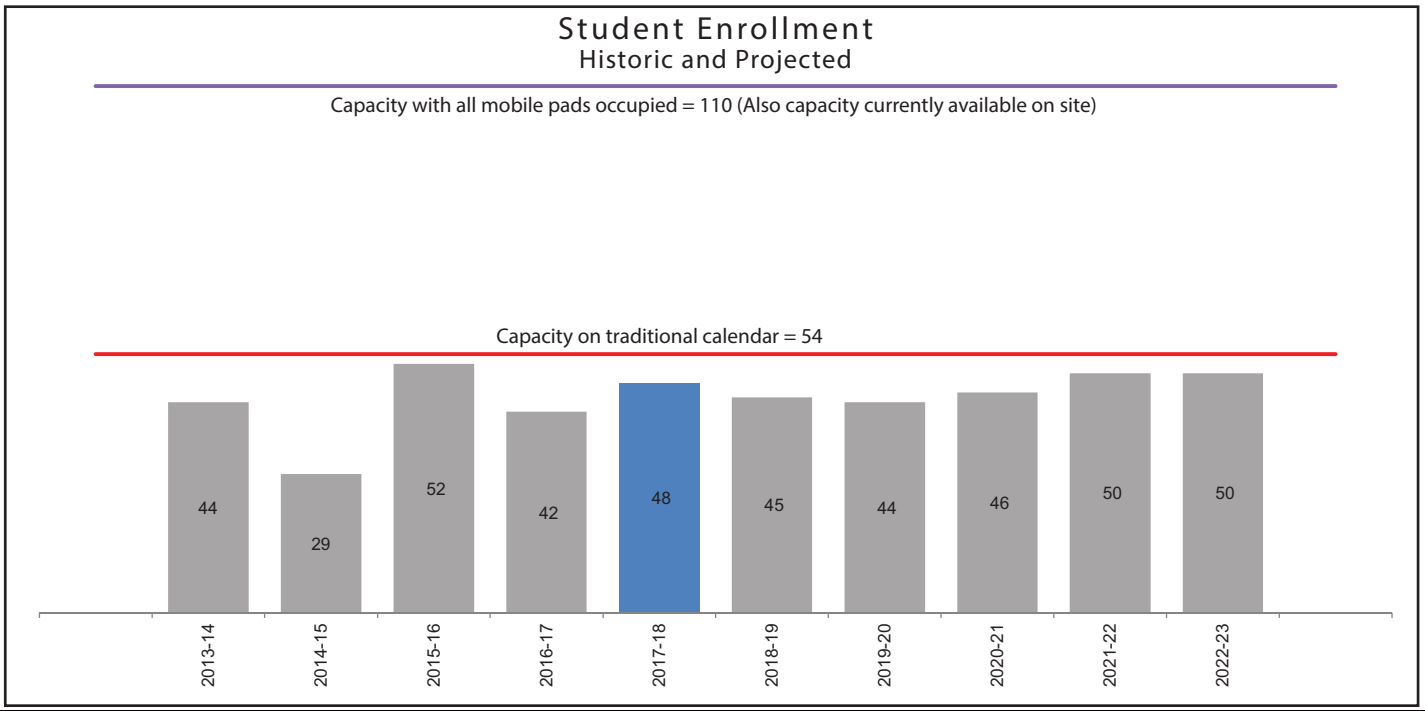


Estimated Total Construction Costs (in 2018 Dollars): $624,000

Estimated Total Project Costs: $718,500 - $1,027,360

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$35,500	$3600-$15300	$1775-$7632
1-Medium	Site Heating Distibution. Needs-Replace piping at propane tanks	$10,000	$1000-$4300	$500-$2150
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$46,500	$4700-$20000	$2325-$9997
2-High	Exterior Wall Construction. Needs- Re-seal CMU. Repair cracks from settling. Re-caulk all joints.	$3,400	$400-$1500	$170-$731
	Flooring Carpet. Needs-Replace carpet	$4,500	$500-$2000	$225-$967
	Exterior Windows. Needs-Replace single pane windows in old school house	$7,500	$800-$3300	$375-$1612
	Flooring Restroom. Needs-Replace VCT in old school building. Possible abatement	$9,400	$1000-$4100	$470-$2021
	Flooring Restroom. Needs-Replace linoleum in staff restroom	$1,500	$200-$700	$75-$322
	Flooring Restroom. Needs-Replace ceramic tile with MMA	$9,400	$1000-$4100	$470-$2021
	Flooring Carpet. Needs-Replace carpet in all buildings, includes modular classrooms	$83,200	$8400-$35800	$4160-$17888
	Flooring Gym, VCT replacement , needs abatement	$27,100	$2800-$11700	$1355-$5826
	Flooring Restroom. Needs-Refinish and reseal concrete restroom floors	$2,000	$200-$900	$100-$430
	Flooring Kitchen. Needs-Replace kitchen flooring	$10,000	$1000-$4300	$500-$2150
	Paving and Surfacing. Parking Lot. Needs-Install new asphalt parking lot	$46,500	$4700-$20000	$2325-$9997
2-Medium	Roof Eaves and Soffits. Needs-Repair soffit on original building	$2,500	$300-$1100	$125-$537
	Solid Exterior Doors. Needs-Replace two doors on old schoolhouse	$1,800	$200-$800	$90-$387
	Lavatories. Needs-Replace floor urinals with wall mount	$25,000	$2500-$10800	$1250-$5375
	Sinks. Needs-Replace sinks in restrooms and custodial closet	$3,500	$400-$1600	$175-$752
3-High	Suspended Ceilings. Needs-Replace ceiling tiles in old school house.	$1,900	$200-$900	$95-$408
	Suspended Ceilings. Needs-Replace 1x1 glue on tiles in hallways and office	$9,400	$1000-$4100	$470-$2021
	Fences and Gates. Needs-Replace all fencing at around school perimeter, parking areas	$4,800	$500-$2100	$240-$1032
	Playing Fields. Multi-use Field. Needs-Install new synthetic turf for multi-use field	$278,600	$27900-$119800	$13930-$59899

Estimated Total Construction Costs (in 2018 Dollars): $624,000
Estimated Project Management Costs Range: $63,300 - $269,200
Estimated Inflation Range: $31,200 - $134,160
Estimated Total Project Costs: $718,500 - $1,027,360

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Cimarron Middle

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

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

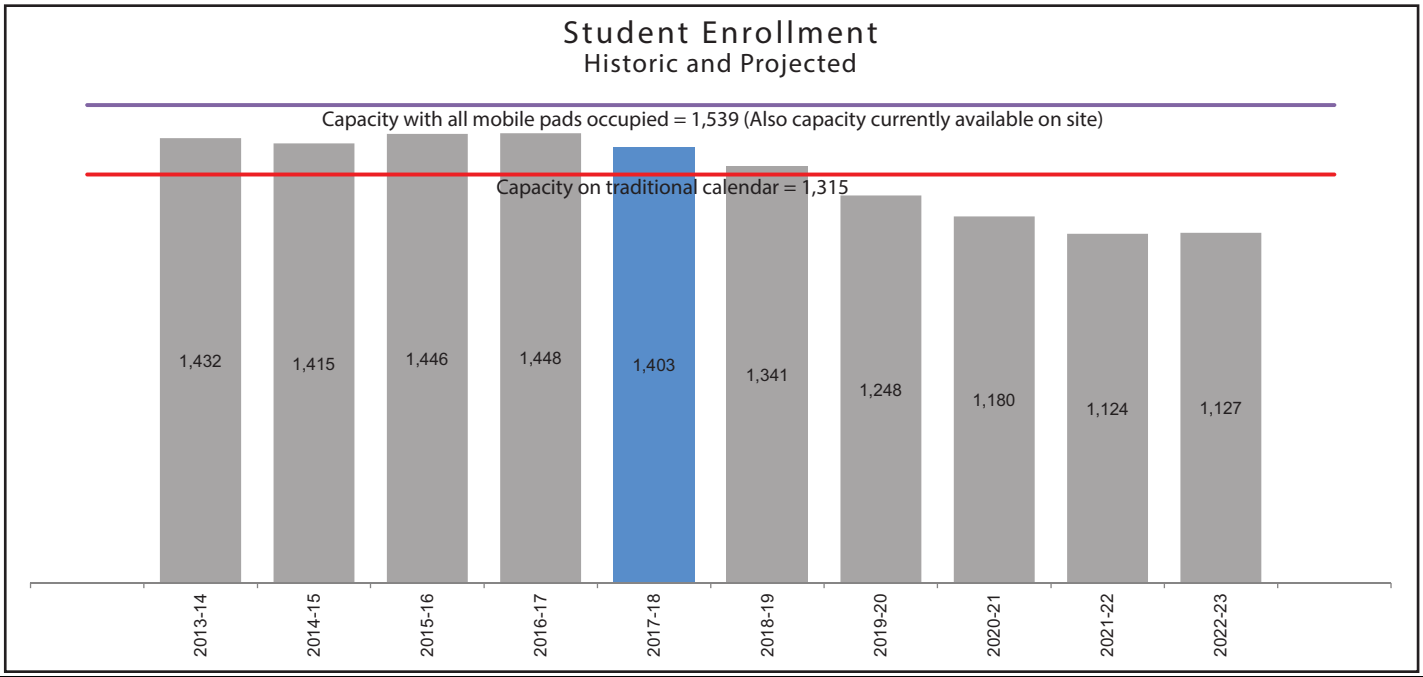
Funded by 2006 Bond
Opened in 2010

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

Cimarron Middle School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority





Tier & Priority Class	Project Description	Estimated Construction Cost-2018	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 in the security and technology pages.

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Clear Sky Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

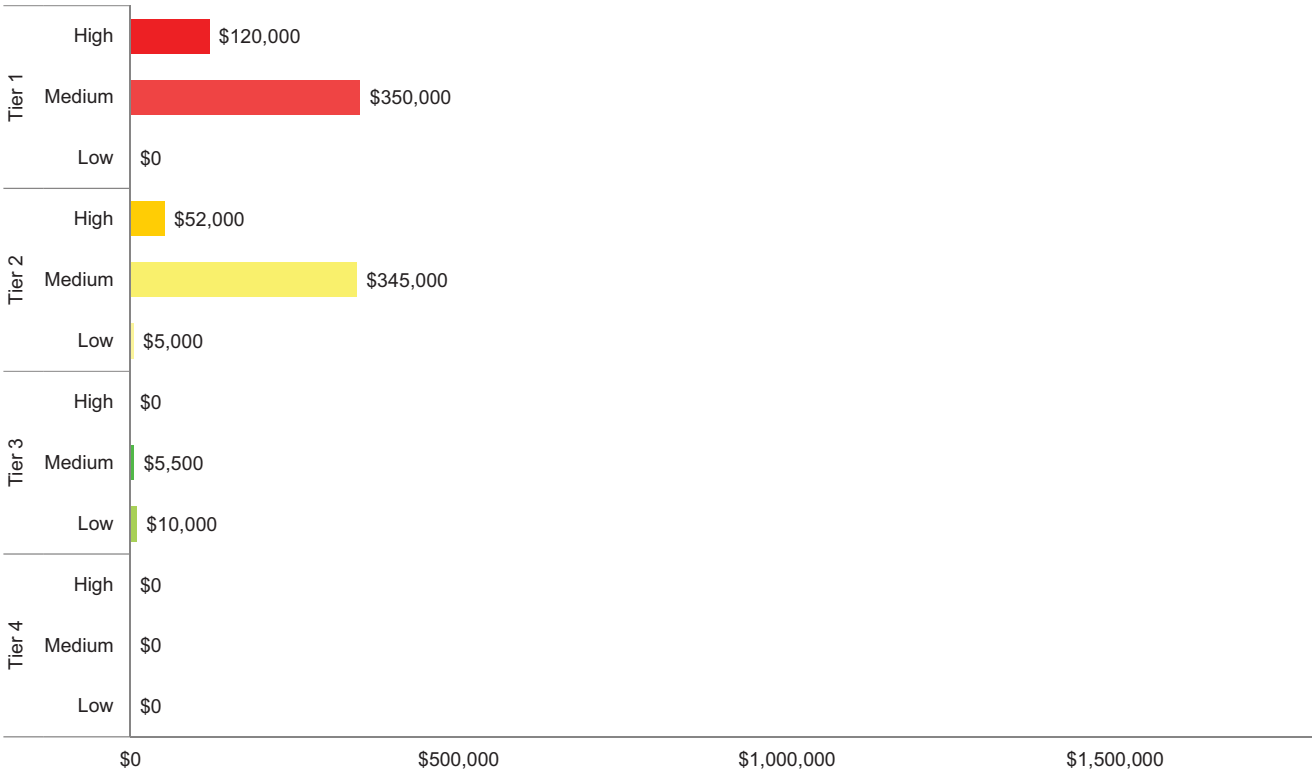
1470 Clear Sky Way
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2008

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

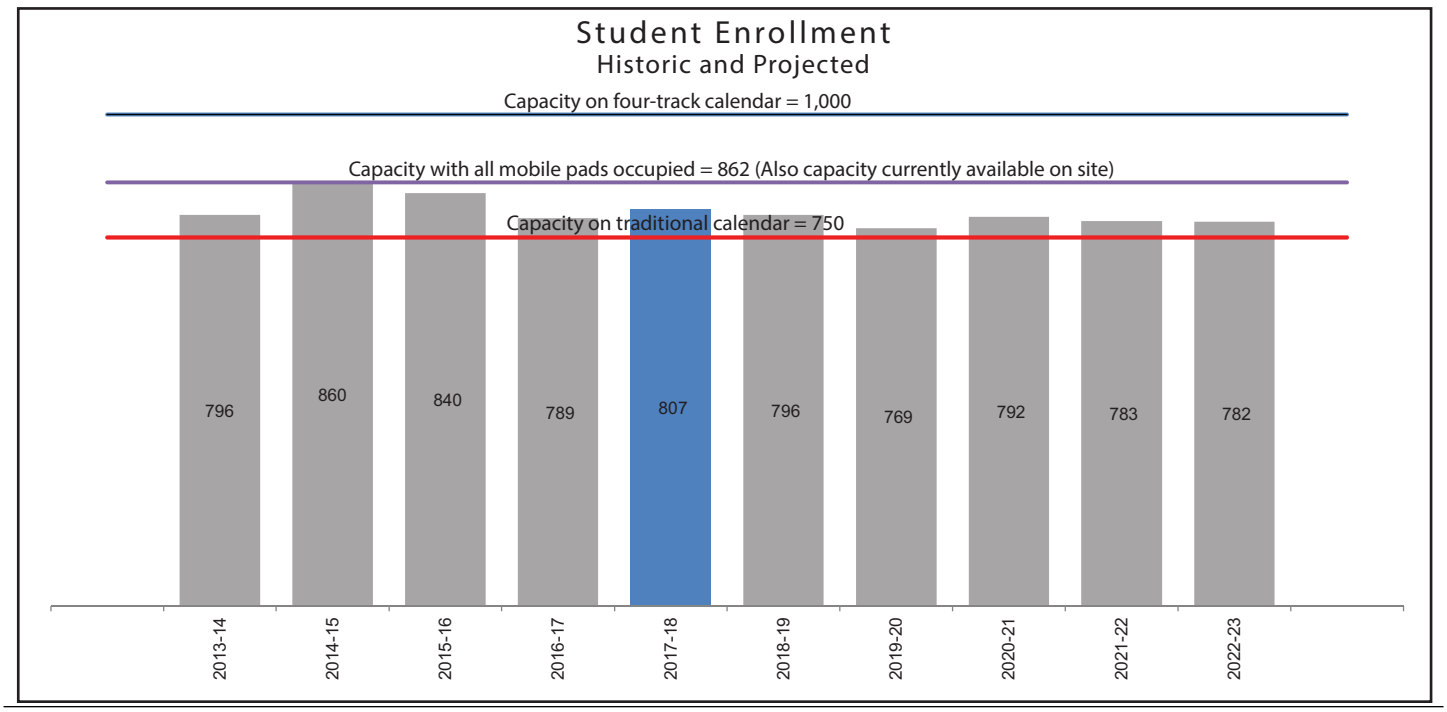
Clear Sky Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $887,500

Estimated Total Project Costs: $1,020,675 - $1,460,213



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$120,000	$12000-$51600	$6000-$25800
1-Medium	Controls. Needs-Upgrade control system	$350,000	$35000-$150500	$17500-$75250
2-High	Special Foundations. Needs-Repair retaining wall movement where it attaches to building foundation	$52,000	$5200-$22400	$2600-$11180

Estimated Total Construction Costs (in 2018 Dollars): $887,500
Estimated Project Management Costs Range: $88,800 - $381,900
Estimated Inflation Range: $44,375 - $190,813

Estimated Total Project Costs: $1,020,675 - $1,460,213

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Copper Mesa Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

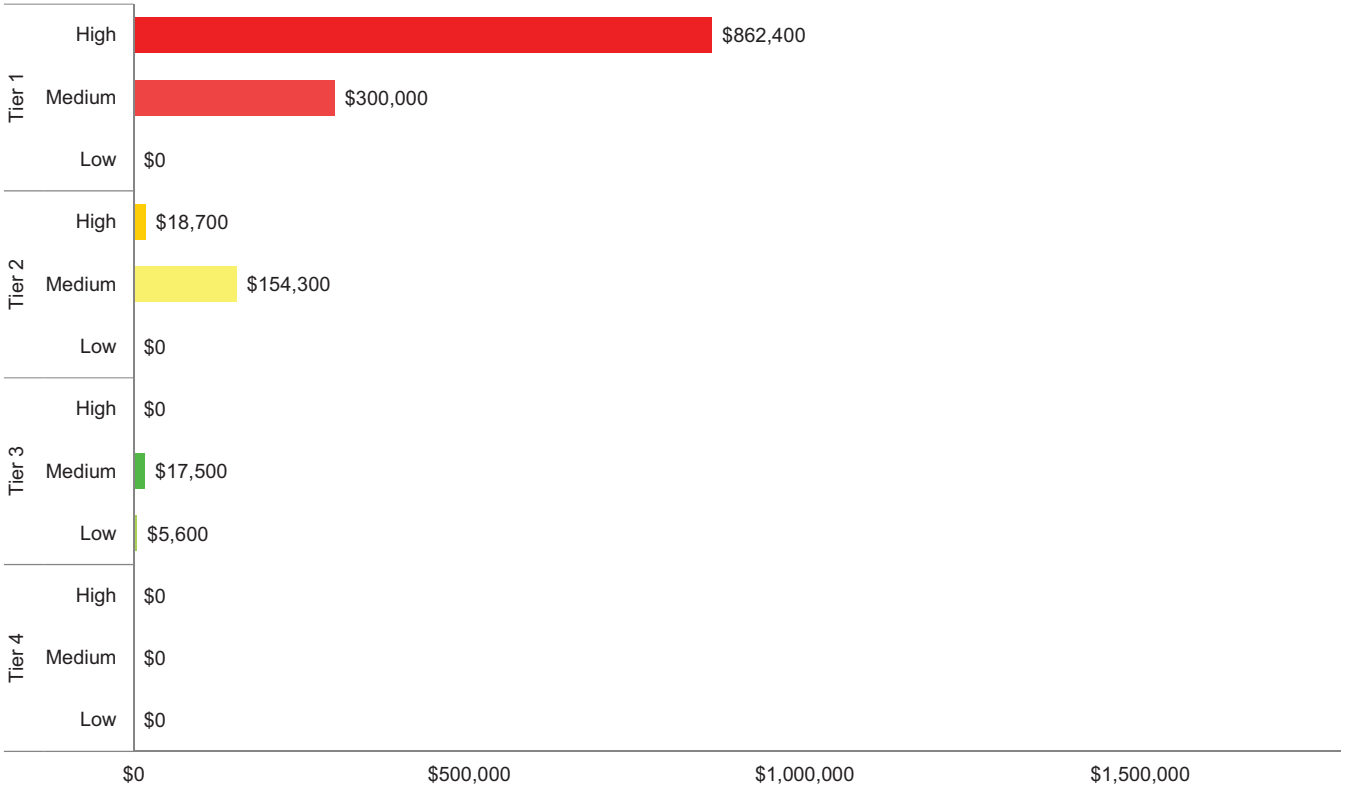
3501 Poston Parkway
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2006

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

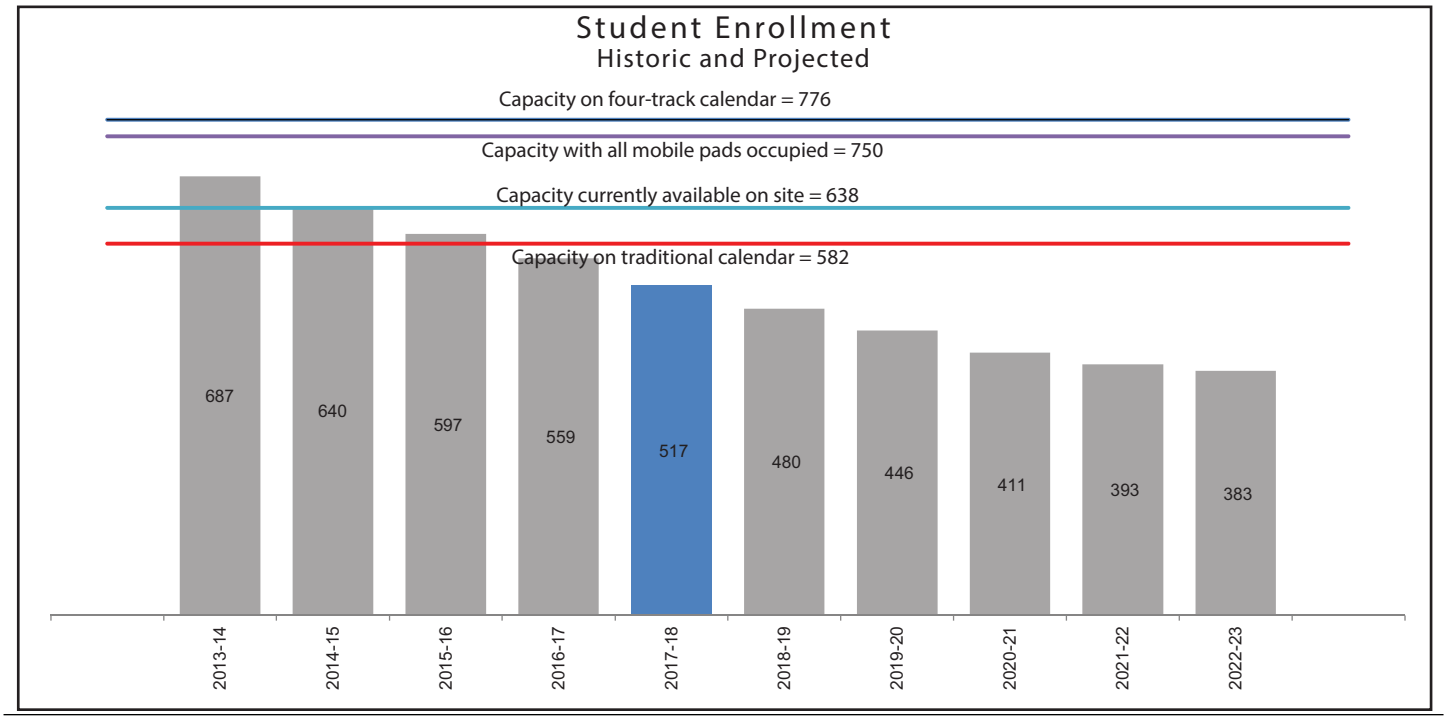
Copper Mesa Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $1,358,500

Estimated Total Project Costs: $1,562,825 - $2,235,278



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$110,000	$11000-$47300	$5500-$23650
	Boilers. Needs-Repair one boiler leaking water	$2,400	$300-$1100	$120-$516
	Roof Finishes. Needs-Replace .045 EPDM ballasted with .060 fully adheared	$750,000	$75000-$322500	$37500-$161250
1-Medium	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
2-High	Paving and Surfacing. Sidewalks. Needs-Repair areas of sidewalk at west entry raised area for drainage issues	$18,700	$1900-$8100	$935-$4020
2-Medium	Exterior Wall Construction. CMU. Needs-Reseal CMU	$11,600	$1200-$5000	$580-$2494
	Exterior Wall Construction. CMU. Needs-Recaulk control joints	$3,600	$400-$1600	$180-$774
	Exterior Windows. Needs--Recaulk windows	$13,900	$1400-$6000	$695-$2988
	Sink Countertops. Needs-Replace sink countertops	$20,200	$2100-$8700	$1010-$4343
	Retractable Partition. Needs-Repair operable partition between stage and gym	$11,600	$1200-$5000	$580-$2494
	Paving and Surfacing. Roadways (Bus Loops). Needs-Minor cracking occuring. Repairs will be needed in the future.	$23,000	$2300-$9900	$1150-$4945
	Paving and Surfacing. Parking Lot. Needs-Minor cracking occuring. Repairs will be needed in the future.	$45,900	$4600-$19800	$2295-$9868
	Curbs, Rails and Barriers. Needs-Repair areas of damaged curb	$11,600	$1200-$5000	$580-$2494
	Playing Fields. Playground. Needs-Repair cracks in asphalt. Recheck in future if replacement required	$11,600	$1200-$5000	$580-$2494
	Flooring Cafeteria. Needs-Repair some separation of VCT joints at expansion joint by inside entry	$1,300	$200-$600	$65-$279
3-High	Basement Excavation. Needs-Groundwater seeping to surface. Many areas moist and wet. Apparent during wet seasons.	$0	$0-$0	$0-$0
	Wall Foundations. Needs-Check ground movement N side at stacked pods	$0	$0-$0	$0-$0
3-Medium	Insulation. Needs-Repair insulation at water heater	$11,600	$1200-$5000	$580-$2494
	Planting. Needs-Replace plants in N playground area next to wall that are dying	$5,900	$600-$2600	$295-$1268
3-Low	Vinyl Coverings. Needs-Minor wall vinyl repair. Most walls are vinyl	$5,600	$600-$2500	$280-$1204

Estimated Total Construction Costs (in 2018 Dollars): $1,358,500
Estimated Project Management Costs Range: $136,400 - $584,700
Estimated Inflation Range: $67,925 - $292,078
Estimated Total Project Costs: $1,562,825 - $2,235,278

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Cougar Run

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

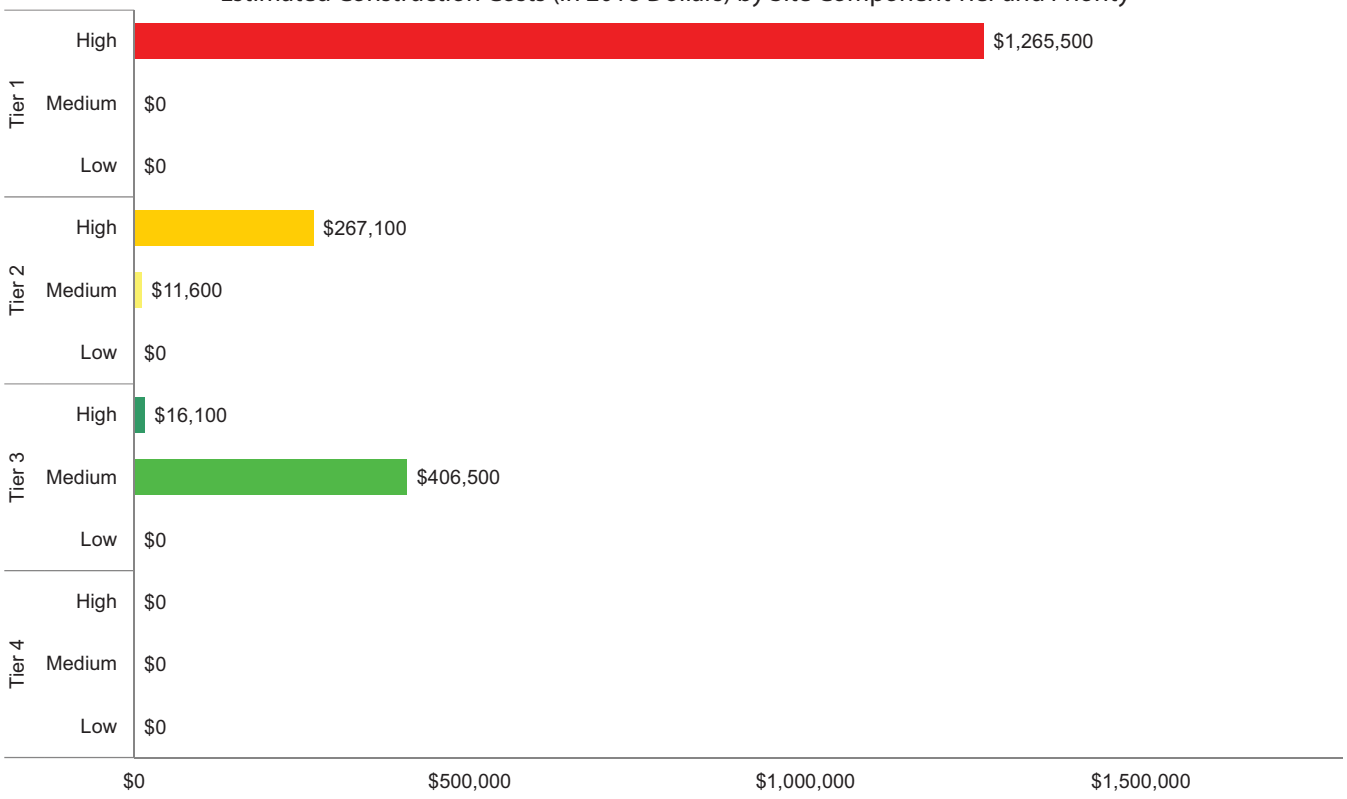
8780 Venneford Ranch Road
Highlands Ranch, CO 80126
Highlands Ranch High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

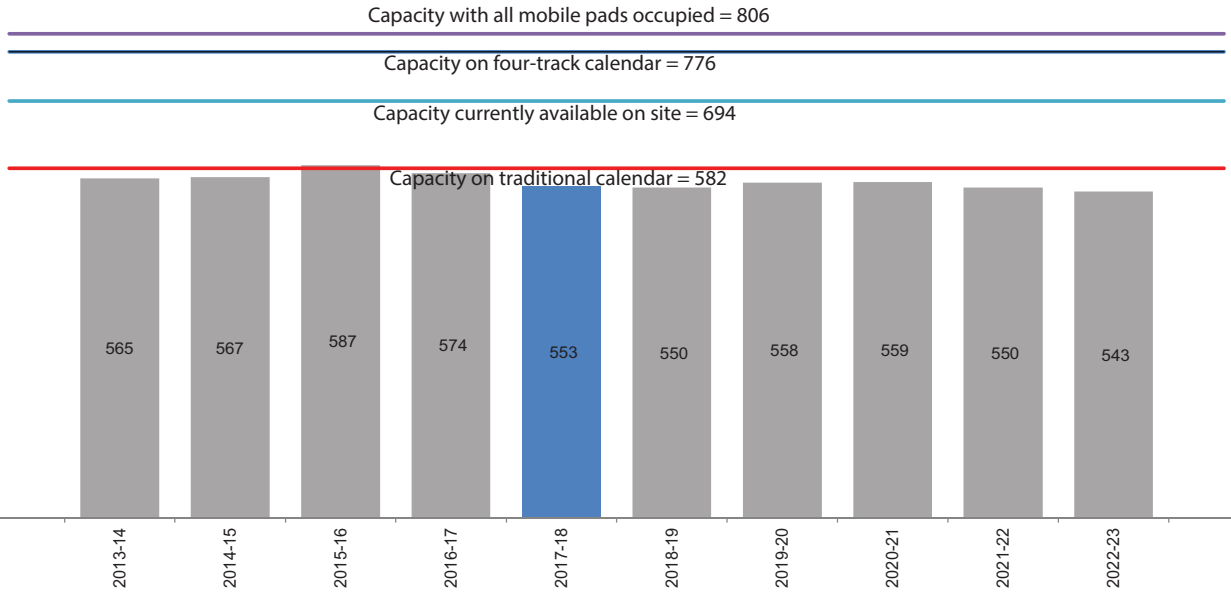


Estimated Total Construction Costs (in 2018 Dollars): $1,966,800

Estimated Total Project Costs: $2,262,940 - $3,236,562

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Direct Expansion Systems. Roof Top Units. Needs-Replacement, code issues with outside air intake	$321,000	$32100-$138100	$16050-$69015
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Panels & Transformers. Needs-Overall good condition. Need to move Xfmr out of room behind office.	$39,200	$4000-$16900	$1960-$8428
	Switchgear-Main , Square D 1200A. Upgrade for surge suppression	$78,300	$7900-$33700	$3915-$16834
	Interior Door Hardware. Needs-Replace door hardware. Current non-restricted key system	$156,000	$15600-$67100	$7800-$33540
	Hot Water Service. Domestic Water Heater. Needs-One in kitchen, replaced in 2006. Pumps in fair condition. Move main water heater to boiler room, prefer on demand pumps 15-20 yr life cycle	$15,600	$1600-$6800	$780-$3354
	Air Distribution Systems. Needs- Replace VAV boxes, Pneumatic VAV's, cone type, replace with DDC reheat pinch down boxes, duct work and diffusers OK	$267,600	$26800-$115100	$13380-$57534
	Exhaust Ventilation Systems. Exhaust fans. Needs-Replace exhaust fans, reaching life cycle	$8,900	$900-$3900	$445-$1913
	Irrigation Systems. Needs-Upgrade to new controller, existing piping and heads good	$18,900	$1900-$8200	$945-$4063
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Exterior Wall Construction. Needs-Recoat of CMU weather proofing. Many cracks in exterior wall due to lack of control joints	$16,800	$1700-$7300	$840-$3612
	Exterior Windows. Needs-Replace exterior windows	$44,200	$4500-$19100	$2210-$9503
	Storefront windows. Hollow metal. Needs-Cafeteria - bottom frame rusting. East and west entries have rust developing. Some minor leaking at south entry, affecting drywall inside above doors.	$29,500	$3000-$12700	$1475-$6342
	Exterior Paint. Needs-Exterior window, doors & frames need painted.	$3,700	$400-$1600	$185-$795
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Retractable Partition. Needs-Repair/replace Gym/Cafeteria folding wall.	$11,600	$1200-$5000	$580-$2494
	Fabricated Toilet partitions. Needs-Replace toilet partitions	$22,000	$2200-$9500	$1100-$4730
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Hallways/Classrooms. Needs-Replace VCT in classrooms	$9,900	$1000-$4300	$495-$2128
	Theater & Stage Equipment. Gym Sound System. Needs-Upgrade gym sound system	$5,500	$600-$2400	$275-$1182
	Cafeteria Floor. Needs-Repair VCT in cafeteria. Replaced in 2007. VCT. Structural movement causing tile to separate at seams and bubble.	$900	$100-$400	$45-$193
	Flooring Kitchen. Needs-Replace red hubblelite floor with poured acrylic	$68,900	$6900-$29700	$3445-$14813
	Flooring Gym. Needs-Replace carpet in gym	$17,300	$1800-$7500	$865-$3719
	Floor drains. Needs- Replace floor drain in kitchen, poor condition, others fair.	$900	$100-$400	$45-$193
2-Medium	Flooring Hallways/Classrooms. Needs-Replace sheet vinyl flooring in art room	$11,600	$1200-$5000	$580-$2494

Not all capital nneeds are shown for Cougar Run Elementary School. For a complete listing of capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $1,966,800
Estimated Project Management Costs Range: $197,800 - $846,900
Estimated Inflation Range: $98,340 - $422,862

Estimated Total Project Costs: $2,262,940 - $3,236,562

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Coyote Creek

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

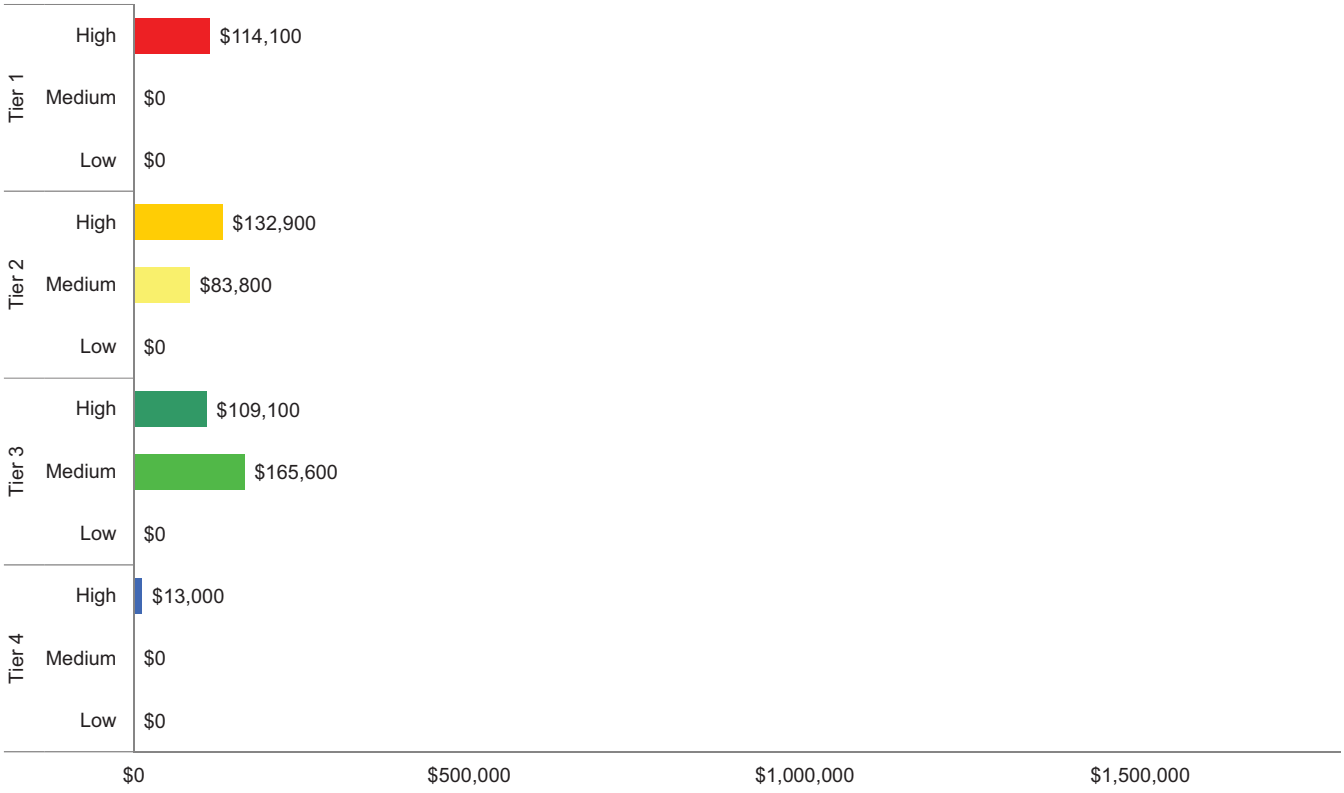
2861 Baneberry Court
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

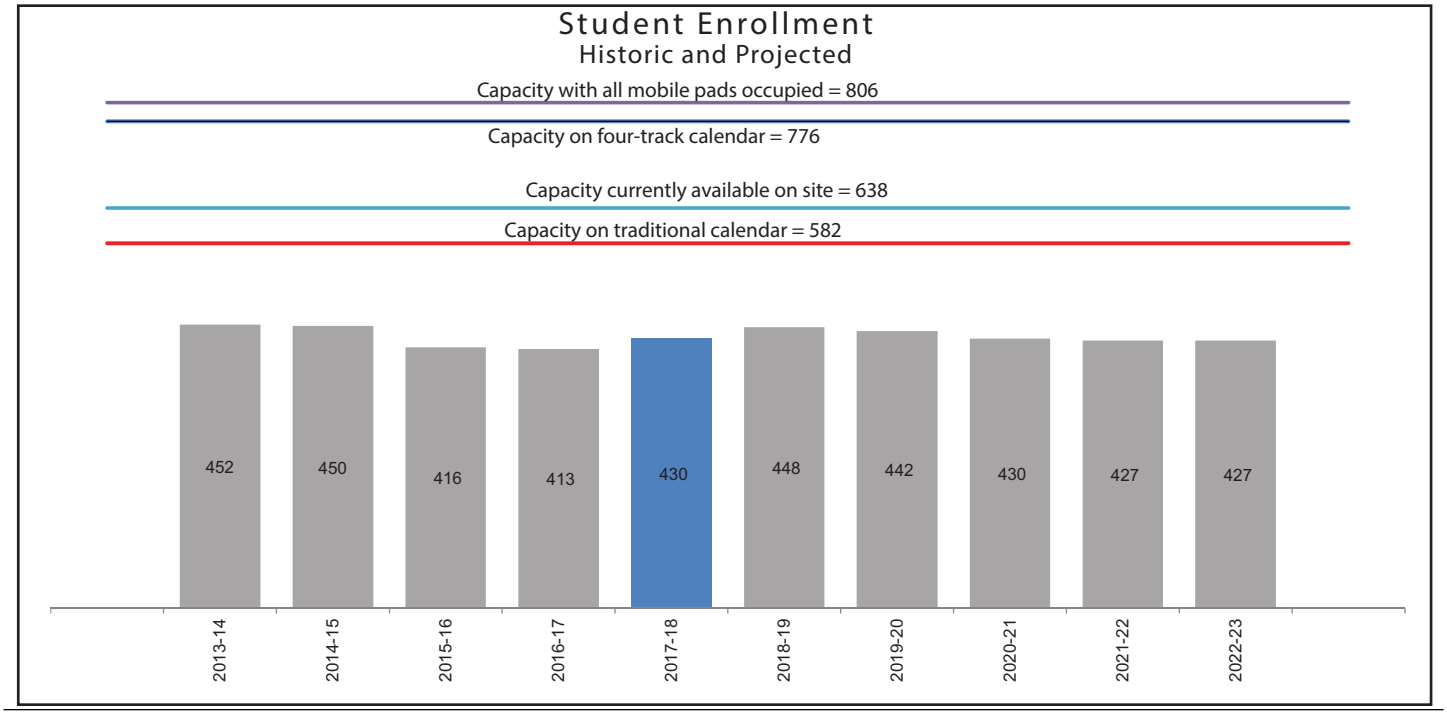
Coyote Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $618,500

Estimated Total Project Costs: $712,125 - $1,018,178



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator	$16,900	$1700-$7300	$845-$3633
	Exhaust Ventilation Systems. Exhaust Fans Needs-Replace exhaust fans	$97,200	$9800-$41800	$4860-$20898
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Re-seal CMU	$17,700	$1800-$7700	$885-$3805
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Lavatories. Needs-Replace faucets	$16,300	$1700-$7100	$815-$3504
	Glazed Doors and Entrances. Needs-NE entry leaking at floor, much caulk has been used to alleviate the problem	$10,400	$1100-$4500	$520-$2236
	Flooring Kitchen. Needs-Replace	$70,000	$7000-$30100	$3500-$15050
	Flooring Carpet. Needs-Replace main entry walkoff carpet	$1,600	$200-$700	$80-$344
	Fixed Casework. Needs-Art room counter tops need replaced	$4,400	$500-$1900	$220-$946
2-Medium	Paving and Surfacing. Parking Lot. Needs-Repair as necessary, some cracks in 2016	$52,000	$5200-$22400	$2600-$11180
	Operable Partition. Needs-Minor repairs needed on many classrooms, cafeteria/gym	$11,000	$1100-$4800	$550-$2365
	Standard Slab on Grade. Needs-Repair crack at cafeteria slab, see flooring	$5,200	$600-$2300	$260-$1118
	Flooring Cafeteria. Needs-Replace original VCT, repair crack in slab.	$15,600	$1600-$6800	$780-$3354
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
	Insulation. Needs-The piping and insulation is in fair condition throughout the building. There are several areas where insulation needs replacement due to valve leaks.	$19,500	$2000-$8400	$975-$4192
	Playing Fields. Multi-use Field. Needs-Soccer and softball field sod has deteriorated due to high use and needs resodded. Area needs renovation	$86,400	$8700-$37200	$4320-$18576
3-Medium	Vinyl Coverings. Needs-VWC at Art Mr. 502 needs replaced and painted	$4,400	$500-$1900	$220-$946
	Vinyl Coverings. Needs-Minor repairs needed, seams splitting	$5,200	$600-$2300	$260-$1118
	Suspended Ceilings. Needs-Replace ceiling grid, much damage from from fire sprinkler install in 2010	$156,000	$15600-$67100	$7800-$33540
4-High	Other Landscape Features. Needs-Replace metal edger at shrub beds with concrete mow band.	$13,000	$1300-$5600	$650-$2795

Estimated Total Construction Costs (in 2018 Dollars): $618,500
Estimated Project Management Costs Range: $62,700 - $266,700
Estimated Inflation Range: $30,925 - $132,978

Estimated Total Project Costs: $712,125 - $1,018,178

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Cresthill Middle

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

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 2018 Dollars) by Site Component Tier and Priority

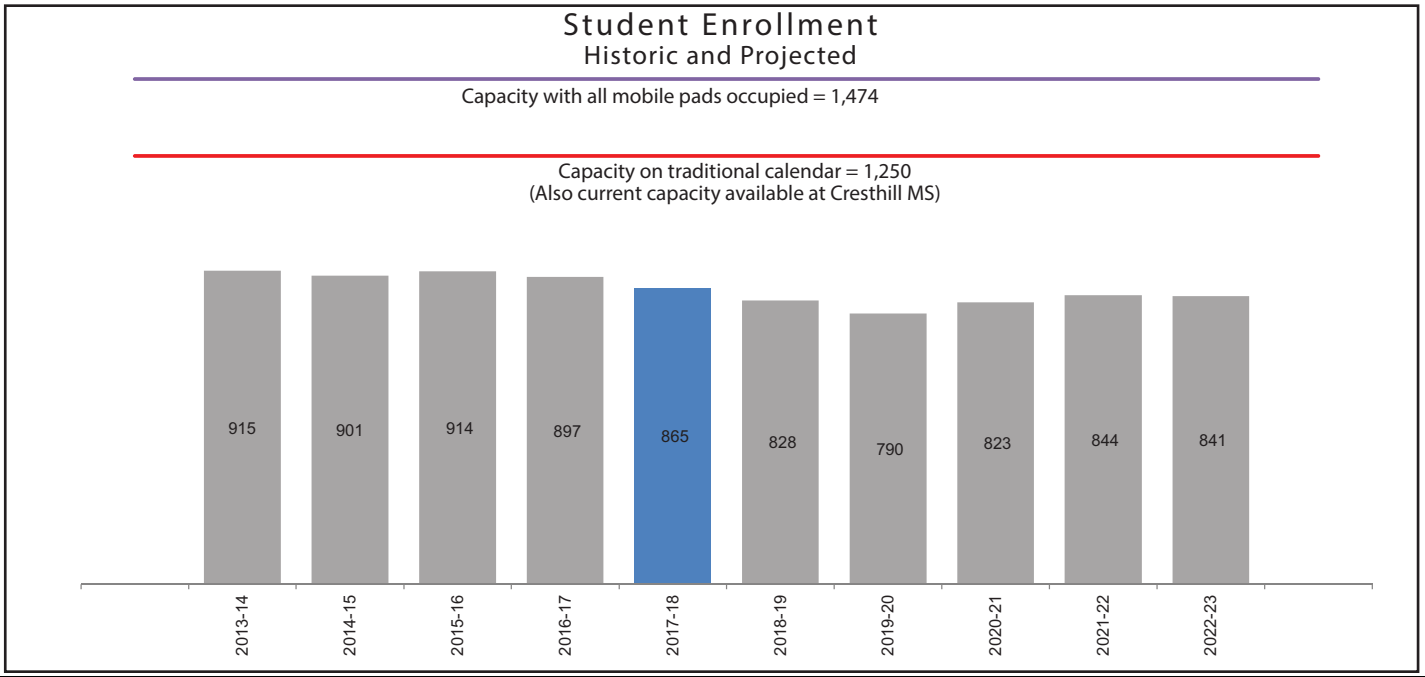


Estimated Total Construction Costs (in 2018 Dollars): $550,800

Estimated Total Project Costs: $633,740 - $906,422

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Switchgear-Main. Needs-Replace main switchgear	$114,800	$11500-$49400	$5740-$24682
	Switchgear-Main. Needs-Replace main switchgear	$40,000	$4000-$17200	$2000-$8600
	Panels and Transformers. Needs-Replace original panels and transformers	$20,000	$2000-$8600	$1000-$4300
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$4,400	$500-$1900	$220-$946
	Exterior Windows. Needs-Replace exterior windows	$88,600	$8900-$38100	$4430-$19049
	Exterior Windows. Needs-Recaulk windows	$35,400	$3600-$15300	$1770-$7611
2-Medium	Flooring Hallways/Classrooms. Needs-Replace VCT in corridors and classrooms	$168,500	$16900-$72500	$8425-$36227
	Flooring Kitchen. Needs-Replace kitchen flooring, original poured acrylic	$68,900	$6900-$29700	$3445-$14813
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
3-Low	Vinyl Coverings. Needs-Repair vinyl wall coverings as necessary	$7,000	$700-$3100	$350-$1505

Estimated Total Construction Costs (in 2018 Dollars): $550,800
Estimated Project Management Costs Range: $55,400 - $237,200
Estimated Inflation Range: $27,540 - $118,422

Estimated Total Project Costs: $633,740 - $906,422

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

DC Oakes/District Library Media Center

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

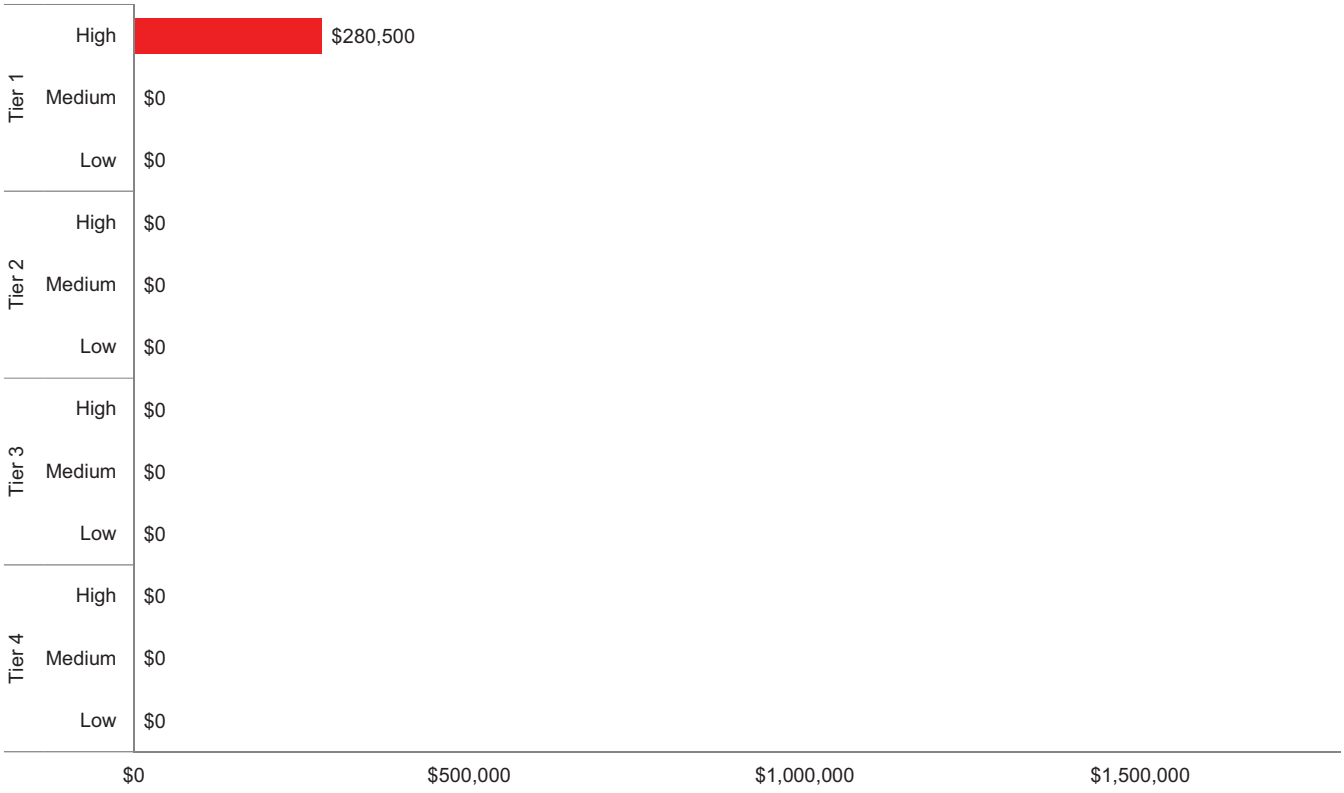
961 South Plum Creek Boulevard
Castle Rock, CO 80104
Douglas County High School Feeder Area, 9-12

Funded by Certificate of Participation
Building Purchased: 2002

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

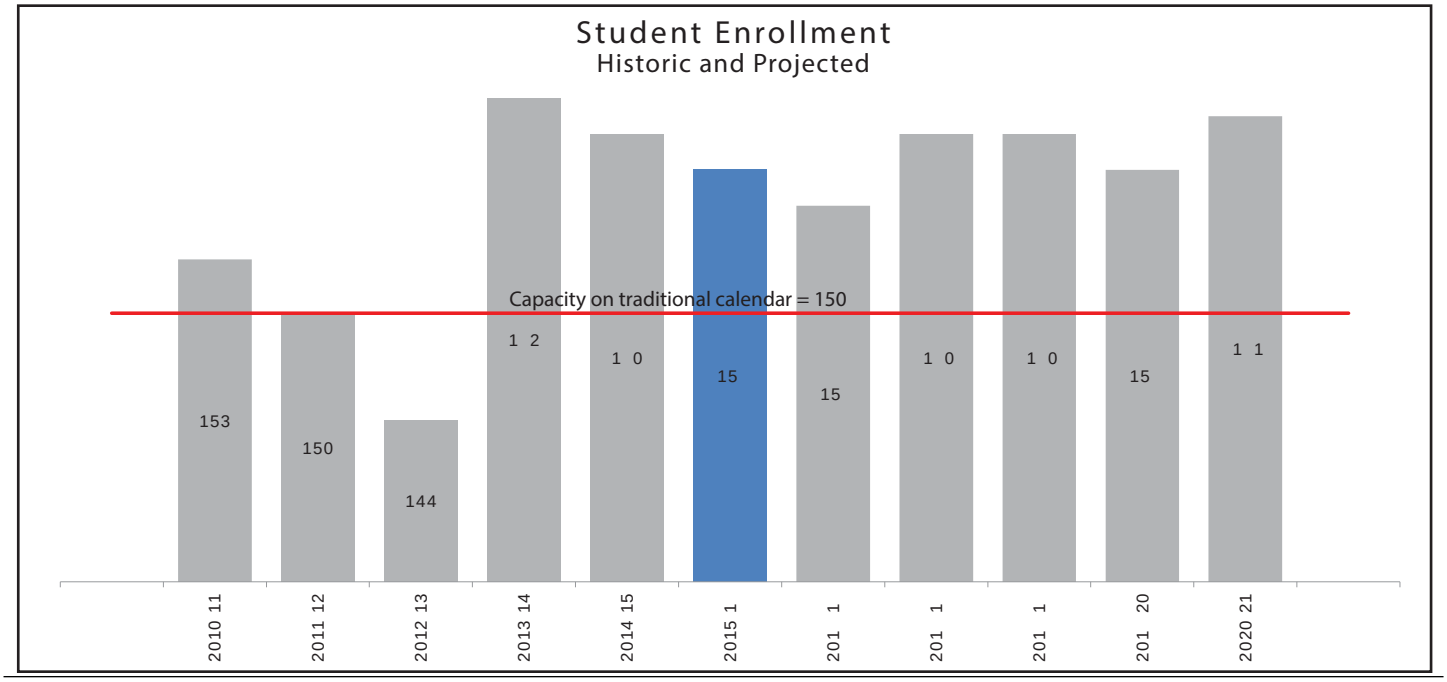
DC Oakes High School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $280,500

Estimated Total Project Costs: $322,625 - $461,608



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace roof on DMO	$75,000	$7500-$32300	$3750-$16125
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs on DMO	$80,000	$8000-$34400	$4000-$17200
	Switchgear-Main. Needs-Replace main switchgear in DCO	$26,600	$2700-$11500	$1330-$5719
	Panels and Transformers. Needs-Replace original panels and transformers in DCO	$8,900	$900-$3900	$445-$1913
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$40,000	$4000-$17200	$2000-$8600
	Controls. Needs-Upgrade control system in DCO	$50,000	$5000-$21500	$2500-$10750

Estimated Total Construction Costs (in 2018 Dollars): $280,500
Estimated Project Management Costs Range: $28,100 - $120,800
Estimated Inflation Range: $14,025 - $60,308

Estimated Total Project Costs: $322,625 - $461,608

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Douglas County High

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

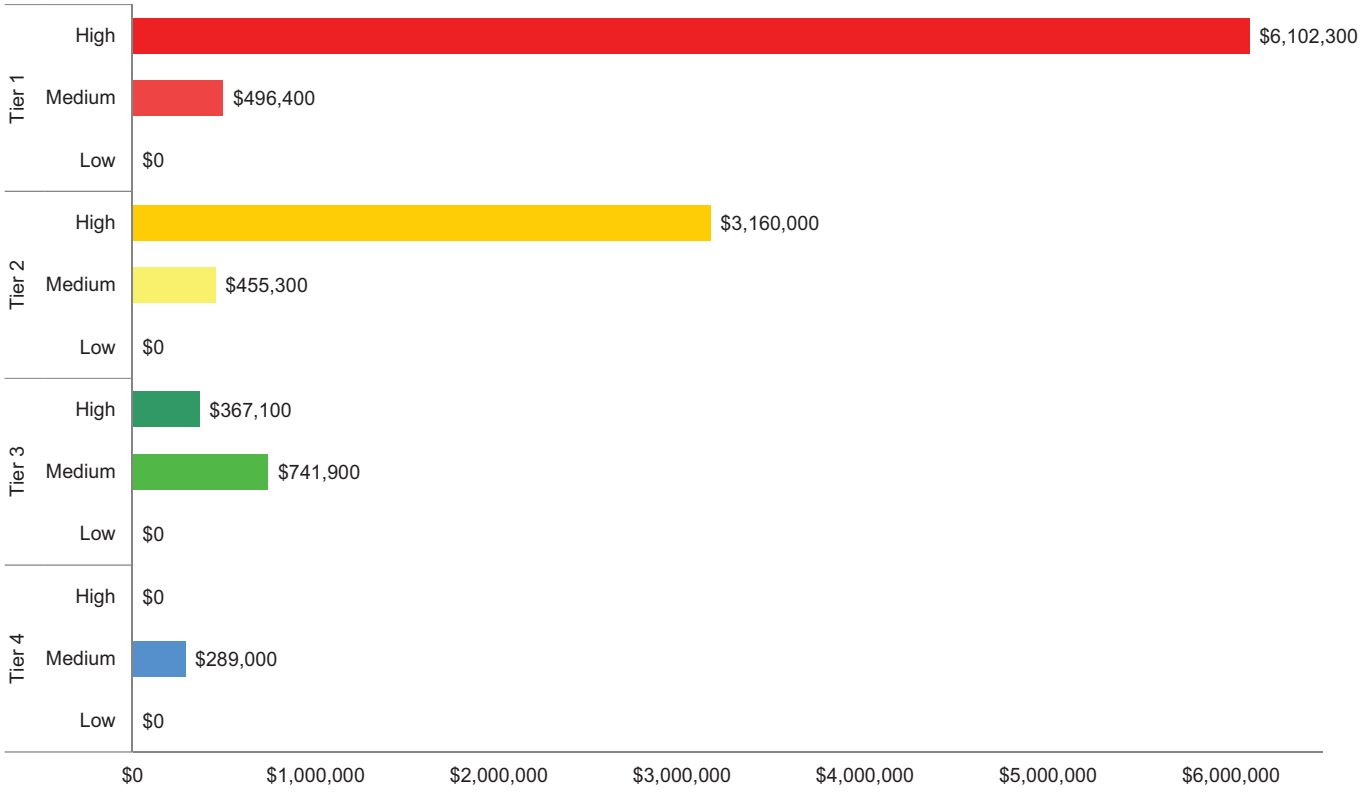
2842 Front Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 9-12

Funded by 1960 Bond
Opened in 1961

Site Acreage: 50
Facility Square Feet: 268,232 (North), 106,616 (South)
Mobiles on Site: 0

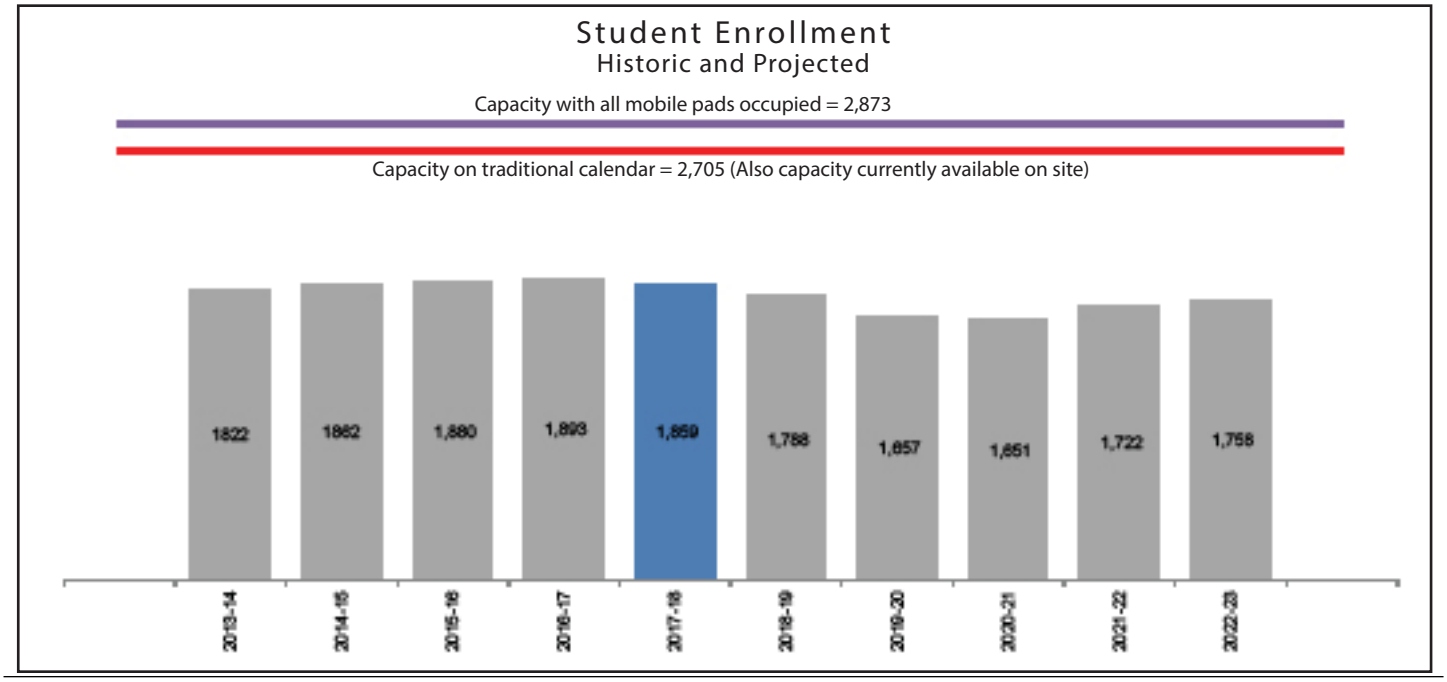
Douglas County High School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $11,612,000

Estimated Total Project Costs: $13,363,900 - $19,112,380



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$80,000	$8000-$34400	$4000-$17200
	Natural Gas Service / Aging piping; circuitous routing. Replace with new meter in Phase 2-Abandon in later phase	$150,500	$15100-$64800	$7525-$32357
	Interior Door Hardware. Needs-Upgrade door hardware for ADA compliance	$240,700	$24100-$103600	$12035-$51750
	Interior Door Hardware. Needs-South- Add panic devices to science cr corridor doors (4 locations) existing exterior doors OK	$4,100	$500-$1800	$205-$881
	Passenger Elevators. Needs-(Cab too small, not ADA compliant - hoistway too small to allow ADA cab size) Replace	$156,000	$15600-$67100	$7800-$33540
	Hot water Distribution Neeeds-System serving kitchen at north building is less than adequate.	$10,400	$1100-$4500	$520-$2236
	Building heating hot water hydronic piping is failing. Water treatment has been altered from district standard so that system can remain operational without producing additional leaks in system. Replace entire system	$3,055,400	$305600-$1313900	$152770-$656911
	Interior Door Hardware. Needs-Upgrade door hardware for ADA compliance	$78,000	$7800-$33600	$3900-$16770
	North Building: Replace Auto shop and welding shop Make up air units.	$56,100	$5700-$24200	$2805-$12061
	Rusted roof deck areas above admin under BUR - remove and replace 1 small bad area. Add steel sump pans at 2 roof drains. Patch BUR.	$11,700	$1200-$5100	$585-$2515
	North- Refinish all Gyp Board soffits	$2,400	$300-$1100	$120-$516
	Gutters and Downspouts. Needs-Exterior downspouts at Industrial Arts and north Side of North Bldg need reflashing of connection to conductor heads; replace downspouts w/ more durable construction	$10,200	$1100-$4400	$510-$2193
	Glazed Roof Openings. Needs-Replace/repair skylights. Leaking in many areas.	$68,900	$6900-$29700	$3445-$14813
	Cold Water Service. Needs-Replace gate valves with ball valves throughout building	$58,400	$5900-$25200	$2920-$12556
	Revise domestic water service and distribution throughout north building to provide adequate residual pressures to fixtures and equipment. (Includes insulation)	$331,500	$33200-$142600	$16575-$71272
	Revise domestic water piping feeding to the north classroom wing of the north building to be overhead	$46,700	$4700-$20100	$2335-$10040
	Provide backflow prevention at all water connections in north building science labs (fume hoods and work benches)	$3,700	$400-$1600	$185-$795
	Air Distribution Systems. Air handlers. Ductwork. VAV's. Needs-Replace ductwork and air devices	$1,150,300	$115100-$494700	$57515-$247314
	Exhaust Ventilation Systems. North Building: Replace Kitchen Make-up air unit.	$57,500	$5800-$24800	$2875-$12362
	Terminal Self-Contained Units. North Building: Replace cabinet unit heaters.	$42,100	$4300-$18200	$2105-$9051
	South- Refinish all Gyp Board soffits	$2,400	$300-$1100	$120-$516
	Replace exterior downspouts on South Bldg with more durable construction	$22,200	$2300-$9600	$1110-$4773
	Glazed Roof Openings- Needs-Remove and replace broken 2x2 and 2x4 acrylic double dome skylights (12 each). Check remainder	$12,700	$1300-$5500	$635-$2730
	Exhaust Ventilation Systems. Kitchen hood and vent systems do not meet current code	$37,500	$3800-$16200	$1875-$8062
	Terminal Self-Contained Units. Needs-Replace cabinet unit heaters.	$28,100	$2900-$12100	$1405-$6041

Not all capital nneeds are shown for Douglas County High School. For a complete listing of DCHS's capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $11,612,000
Estimated Project Management Costs Range: $1,171,300 - $5,003,800
Estimated Inflation Range: $580,600 - $2,496,580

Estimated Total Project Costs: $13,363,900 - $19,112,380

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Eagle Ridge Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

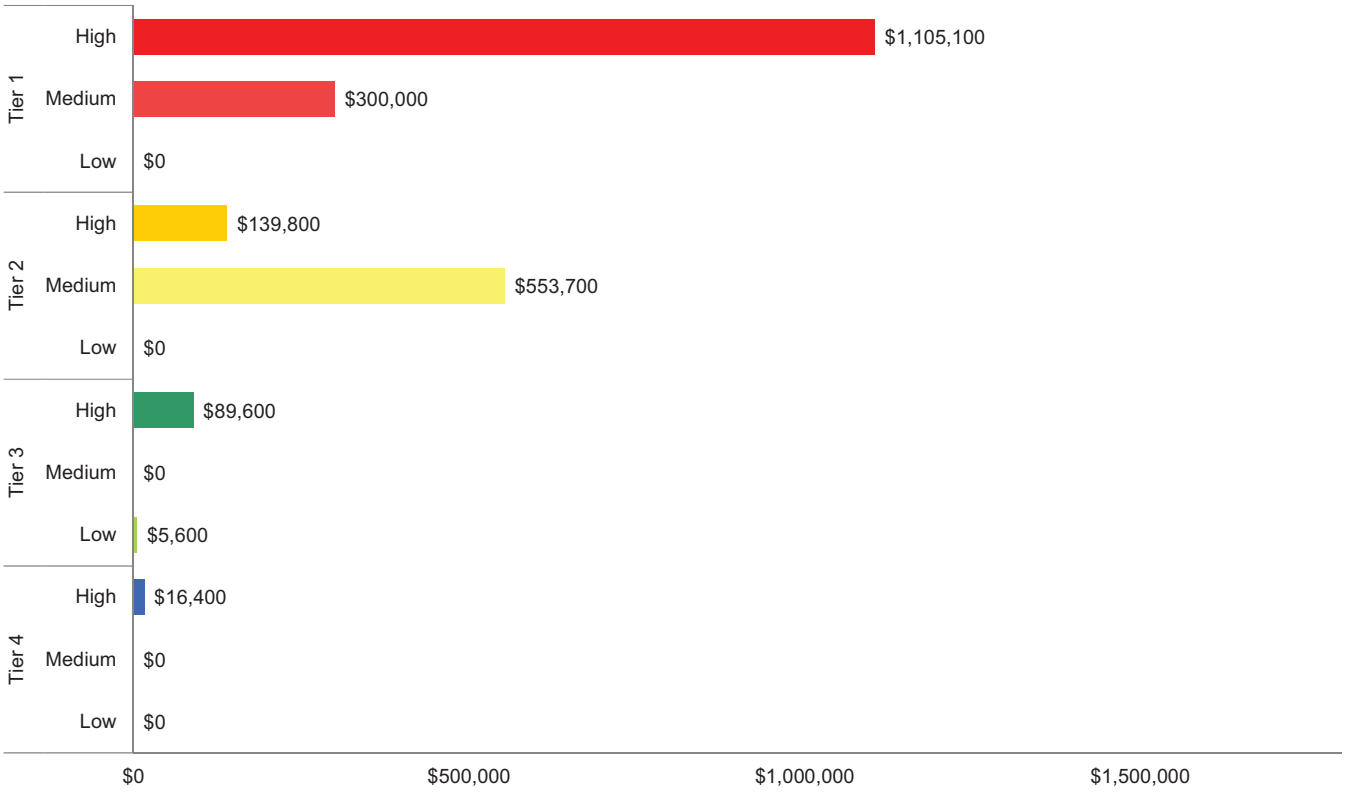
7716 Timberline Road
Lone Tree, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1989

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

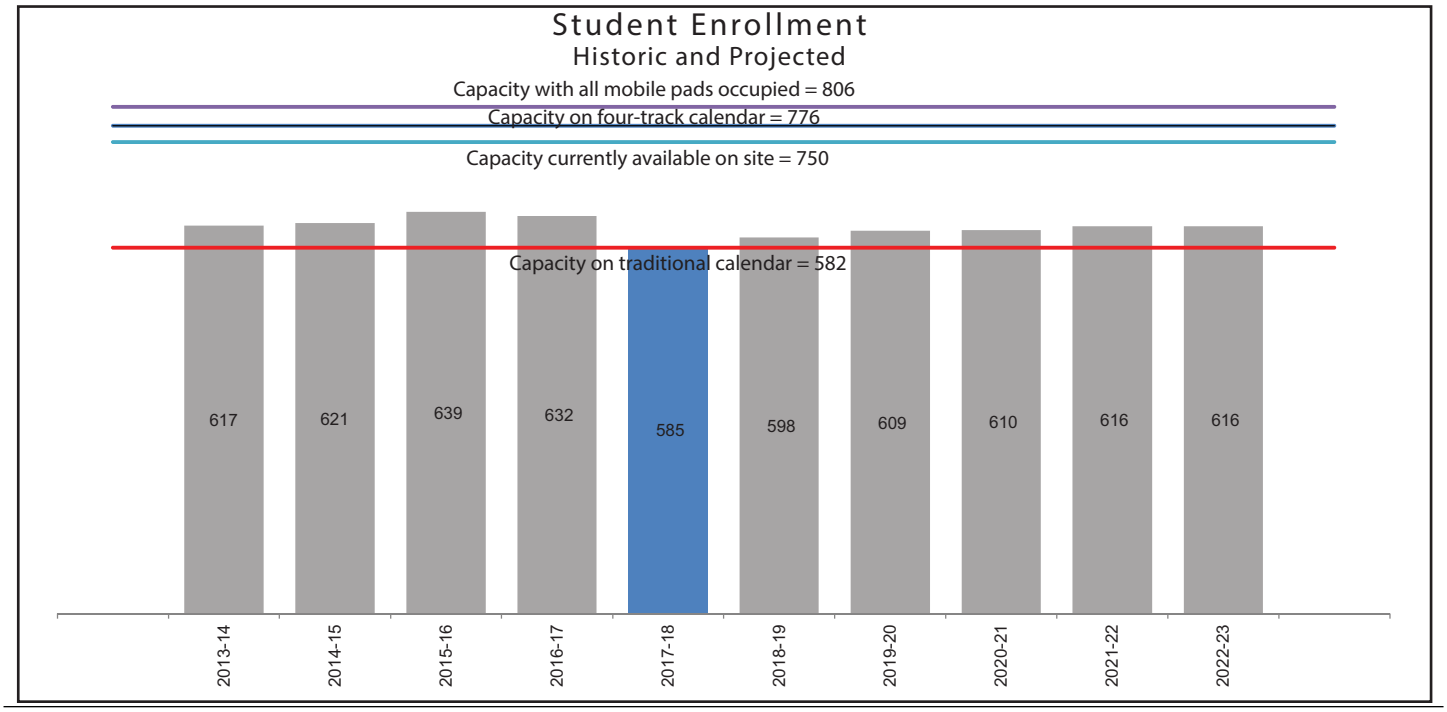
Eagle Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $2,024,900

Estimated Total Project Costs: $2,329,445 - $3,331,654



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Direct Expansion Systems. Roof top units. Needs-Replace RTU's	$300,000	$30000-$129000	$15000-$64500
	Air Distribution Systems. Needs-Upgrade VAVs	$431,400	$43200-$185600	$21570-$92751
	Switchgear-Main. Needs-Replace main switchgear	$44,200	$4500-$19100	$2210-$9503
	Panels and Transformers. Needs-Replace panels and transformers	$44,200	$4500-$19100	$2210-$9503
1-Medium	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
2-High	Exterior Windows. Needs-Replace exterior windows	$66,400	$6700-$28600	$3320-$14276
	Flooring Kitchen. Needs-Replace epoxy floor with MMA	$60,000	$6000-$25800	$3000-$12900
	Flooring Cafeteria. Needs-Replace VCT	$13,400	$1300-$5700	$670-$2881
2-Medium	Paving & Surfacing, Parking Lot. Needs-Repair service drive concrete cracking	$5,500	$600-$2400	$275-$1182
	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
	Water Closets. Needs-Replace toilets	$23,000	$2300-$9900	$1150-$4945
	Urinals. Needs-Replace urinals	$16,200	$1700-$7000	$810-$3483
	Lavatories. Needs-Replace lavatories	$11,600	$1200-$5000	$580-$2494
	Fixed Casework. Needs-Replace all original fixed casework in classrooms and offices	$168,500	$16900-$72500	$8425-$36227
	Retractable Partition. Needs-Refurbish operable partitions as necessary. Gym/cafeteria in poor shape.	$11,600	$1200-$5000	$580-$2494
	Flooring Cafeteria. Needs-Replace VCT	$17,300	$1800-$7500	$865-$3719
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$86,400	$8700-$37200	$4320-$18576
3-Low	Vinyl Coverings. Needs-Repair vinyl walls as necessary	$5,600	$600-$2500	$280-$1204
4-High	Seeding & Sodding. Needs-Resod/reseed grass areas	$5,500	$600-$2400	$275-$1182
	Other Landscape Features. Needs-Replace metal edging with concrete mow strip	$10,900	$1100-$4700	$545-$2343

Estimated Total Construction Costs (in 2018 Dollars): $2,024,900
Estimated Project Management Costs Range: $203,300 - $871,400
Estimated Inflation Range: $101,245 - $435,354
Estimated Total Project Costs: $2,329,445 - $3,331,654

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Eldorado Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

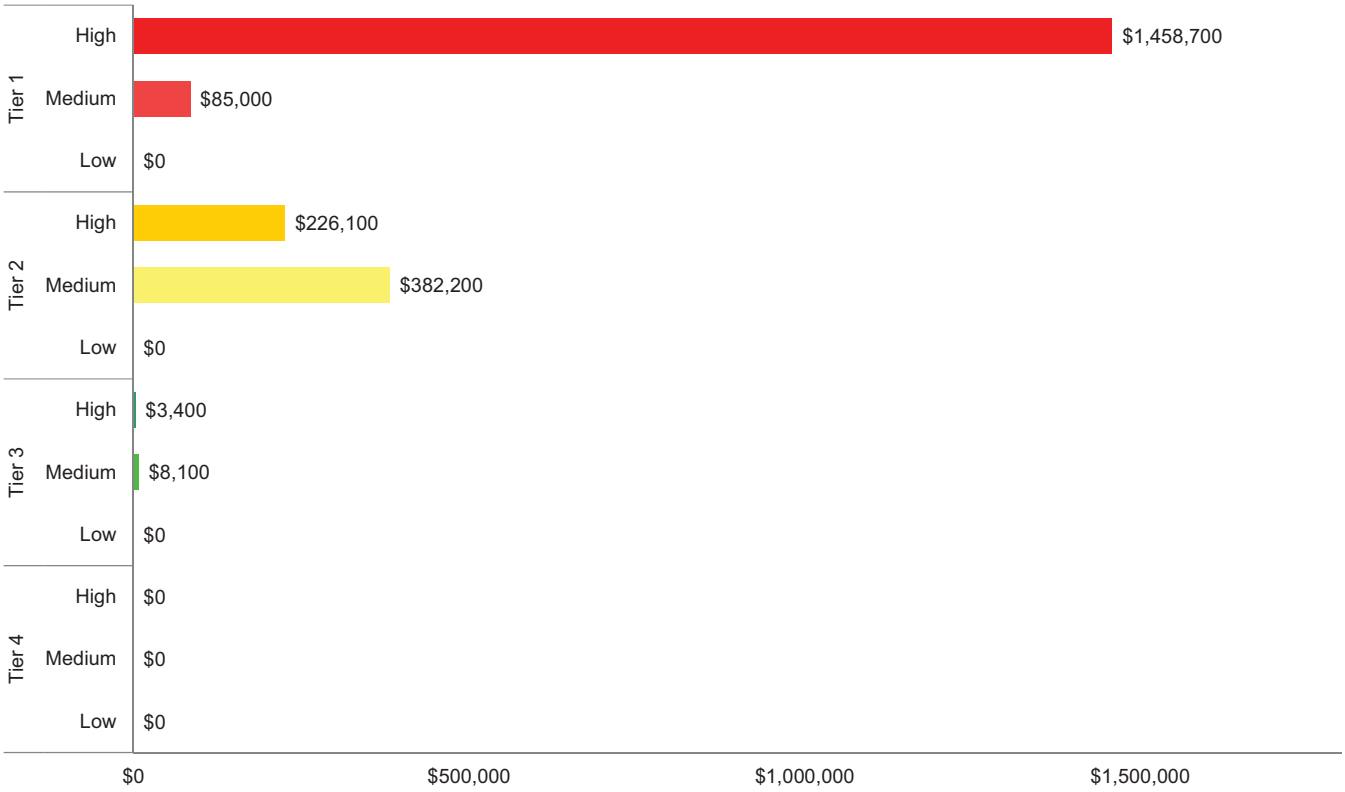
1305 Timbervale Trail
Highlands Ranch, CO 80126
ThunderRidge High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

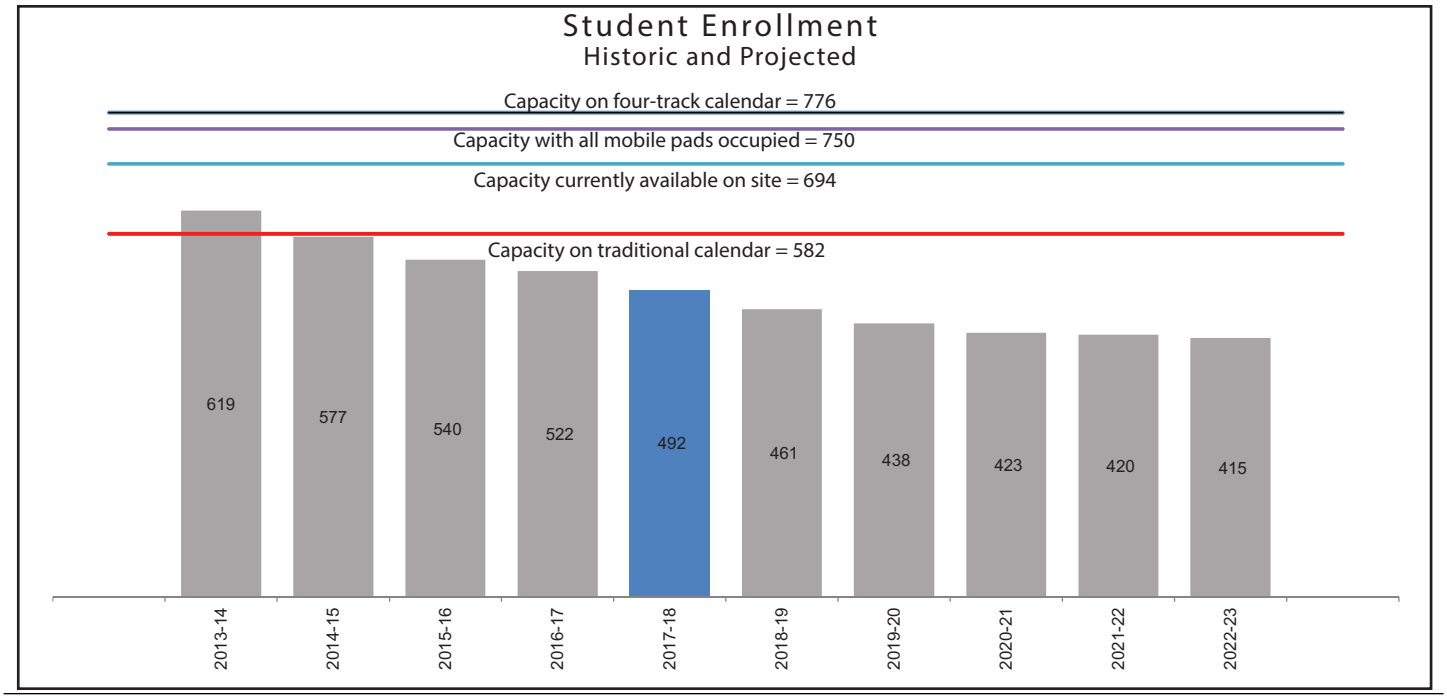


Estimated Total Construction Costs (in 2018 Dollars): $2,163,500

Estimated Total Project Costs: $2,488,775-$3,559,853

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace .045 EPDM ballasted roof with .060 EPDM fully adhered	$750,000	$75000-$322500	$37500-$161250
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Roofing. Needs-Paint metal roof	$4,800	$500-$2100	$240-$1032
	Glazed Roof Openings. Skylights. Needs-Re-glaze skylights	$27,900	$2800-$12000	$1395-$5998
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$156,000	$15600-$67100	$7800-$33540
1-Medium	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
	Boiler Room Piping and Specialties. Needs-Replace boiler pumps and piping around them	$25,000	$2500-$10800	$1250-$5375
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Re-seal masonry CMU	$24,800	$2500-$10700	$1240-$5332
	Exterior Windows. Needs-Recaulk windows	$13,000	$1300-$5600	$650-$2795
	Solid Exterior Doors. Needs-Paint exterior doors	$500	$100-$300	$25-$107
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Restroom. Needs-Replace sheet vinyl flooring with MMA	$27,900	$2800-$12000	$1395-$5998
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$23,200	$2400-$10000	$1160-$4988
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
	Curbs, Rails and Barriers. Needs-Repair/replace areas of curb.	$4,800	$500-$2100	$240-$1032
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$9,400	$1000-$4100	$470-$2021
	Playing Fields. Playground. Needs-Replace asphalt playground	$27,900	$2800-$12000	$1395-$5998
2-Medium	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
	Window Storefronts. Needs-Re-glaze all storefronts as necessary to stop water infiltration	$7,500	$800-$3300	$375-$1612
	Fabricated Toilet Partitions. Needs-Replace toilet partitions	$22,200	$2300-$9600	$1110-$4773
	Flooring Kitchen. Needs-Repair and deep clean kitchen floor.	$15,000	$1500-$6500	$750-$3225
	Flooring Hallways/Classrooms. Needs-Replace VCT in classrooms	$7,500	$800-$3300	$375-$1612
	Flooring Gym. Needs-Replace gym carpet	$15,000	$1500-$6500	$750-$3225
	Flooring Cafeteria. Needs-Replace VCT	$15,000	$1500-$6500	$750-$3225
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,400	$400-$1500	$170-$731
3-Medium	Vinyl Coverings. Needs-Repair/replace areas of vinyl	$5,600	$600-$2500	$280-$1204
	Operable Partition. Needs-Repair operable partition between gym and cafeteria	$2,500	$300-$1100	$125-$537

Estimated Total Construction Costs (in 2018 Dollars): $2,163,500
Estimated Project Management Costs Range: $217,100 - $931,200
Estimated Inflation Range: $108,175- $465,153

Estimated Total Project Costs: $2,488,775 - $3,559,853

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Flagstone Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

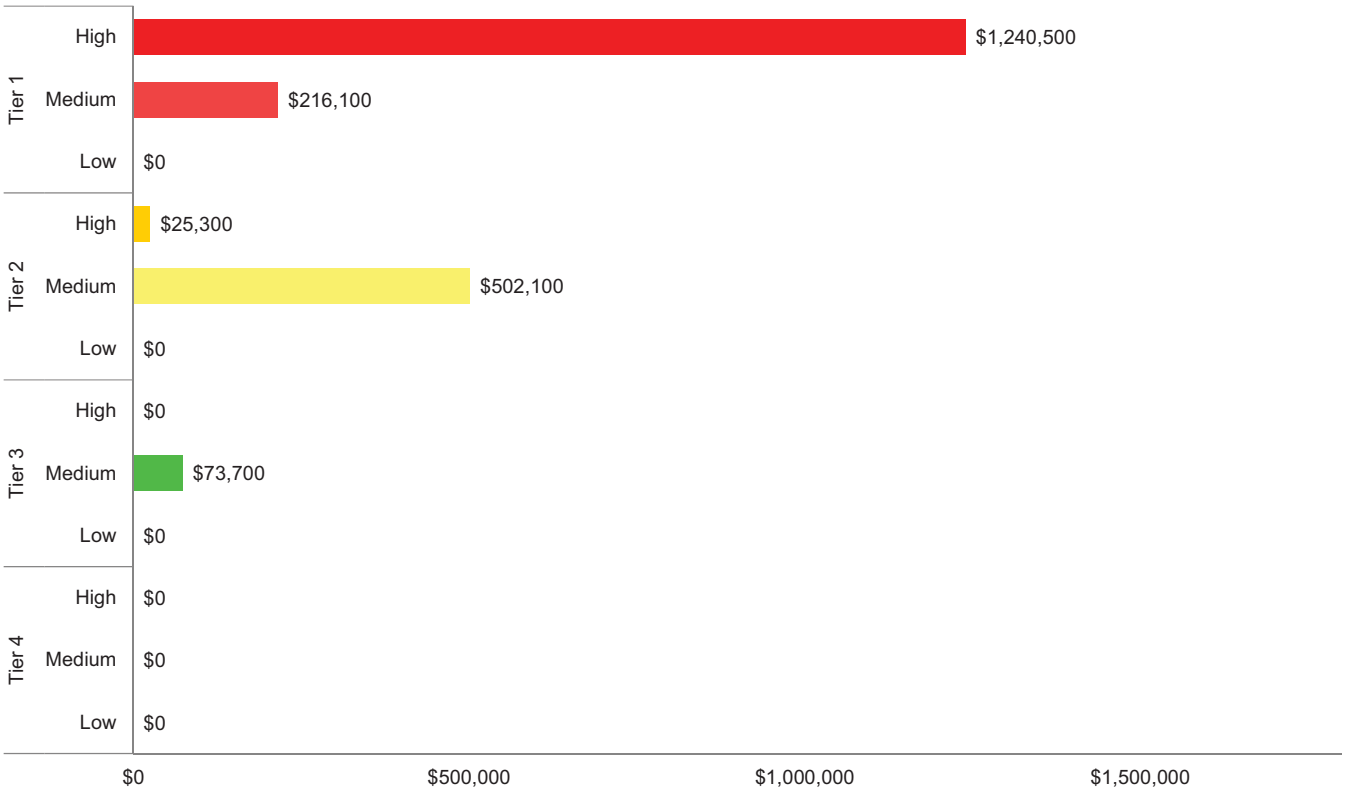
104 Lovington Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2003

Site Acreage: 10
Facility Square Feet: 56,566
Mobiles on Site: 3

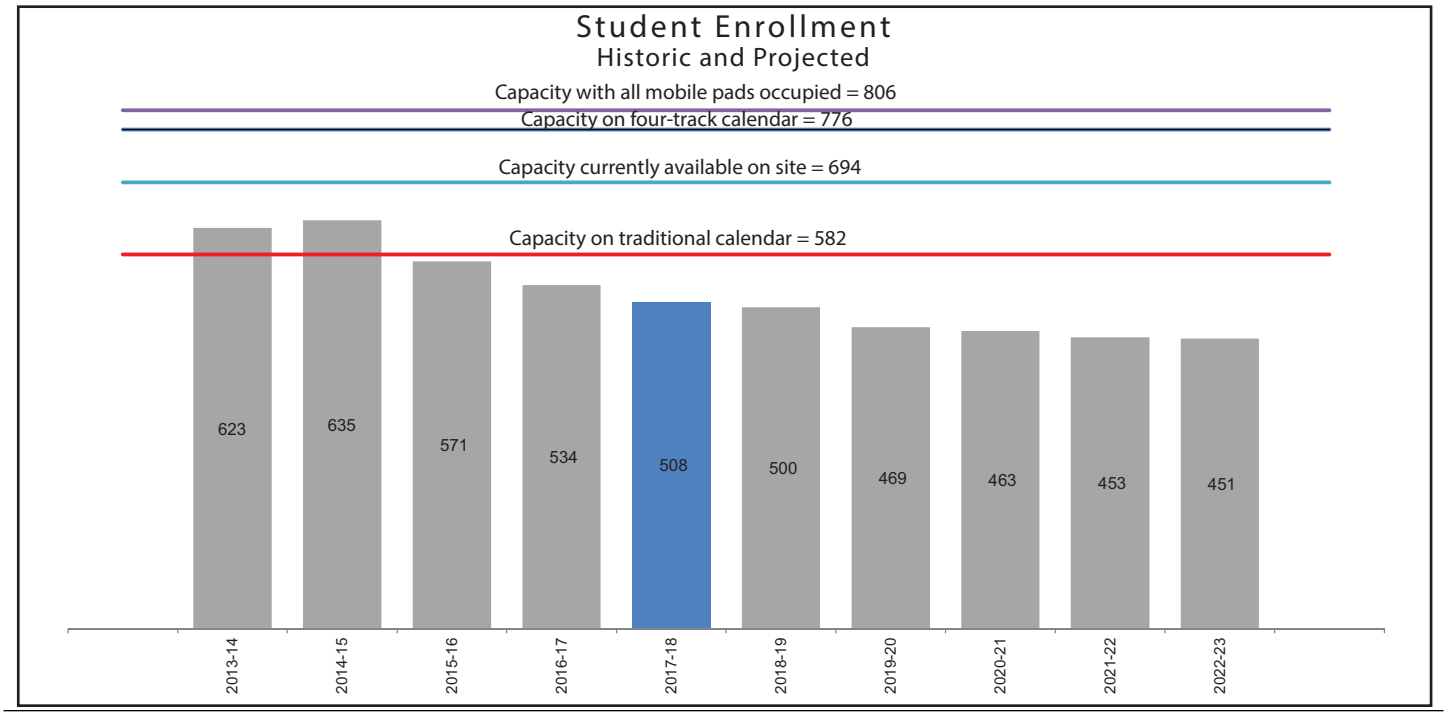
Flagstone Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $2,057,700

Estimated Total Project Costs: $2,367,085 - $3,385,606



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Roof Finishes. Needs-Replace .045 ballasted EPDM with .060 fully adhered	$750,000	$75000-$322500	$37500-$161250
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$110,000	$11000-$47300	$5500-$23650
	Controls. Needs-Replace Trane controls with Delta	$300,000	$30000-$129000	$15000-$64500
	Clock and Program Systems. Needs-Upgrade clock system	$20,500	$2100-$8900	$1025-$4407
1-Medium	Hot Water Service. Water Heater. Needs-Replace domestic water heater and associated piping.	$84,300	$8500-$36300	$4215-$18124
	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$80,000	$8000-$34400	$4000-$17200
	Package Units. Needs-Replace cabinet heater in fire sprinkler room	$1,800	$200-$800	$90-$387
	Chilled Water Systems. Needs-Upgrade chiller.	$50,000	$5000-$21500	$2500-$10750
2-High	Exterior Wall Construction. Needs-Recaulk building control joints. Seal CMU	$25,300	$2600-$10900	$1265-$5439
2-Medium	Paint Exterior. Needs-Paint exterior trim, windows and doors	$8,500	$900-$3700	$425-$1827
	Exterior Windows. Needs-Recaulk windows	$14,000	$1400-$6100	$700-$3010
	Solid Exterior Doors. Needs-Recaulk door frames	$1,000	$100-$500	$50-$215
	Sink Countertops. Needs- Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Restroom. Needs-Replace sheet vinyl with poured acrylic	$29,600	$3000-$12800	$1480-$6364
	Sinks. Needs-Replace with sink countertops, single surface	$12,700	$1300-$5500	$635-$2730
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$25,300	$2600-$10900	$1265-$5439
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$75,900	$7600-$32700	$3795-$16318
	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
	Flooring Gym. Needs-Replace gym carpet	$14,900	$1500-$6400	$745-$3203
3-Medium	Wall Foundations. Needs-Recaulk areas where concrete meets foundation walls	$3,200	$400-$1400	$160-$688
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$67,400	$6800-$29000	$3370-$14491
	Vinyl Coverings. Needs-Repair areas of vinyl wall covering	$3,100	$400-$1400	$155-$666

Estimated Total Construction Costs (in 2018 Dollars): $2,057,700
Estimated Project Management Costs Range: $206,500 - $885,500
Estimated Inflation Range: $102,885 - $442,406
Estimated Total Project Costs: $2,367,085 - $3,385,606

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Fox Creek Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

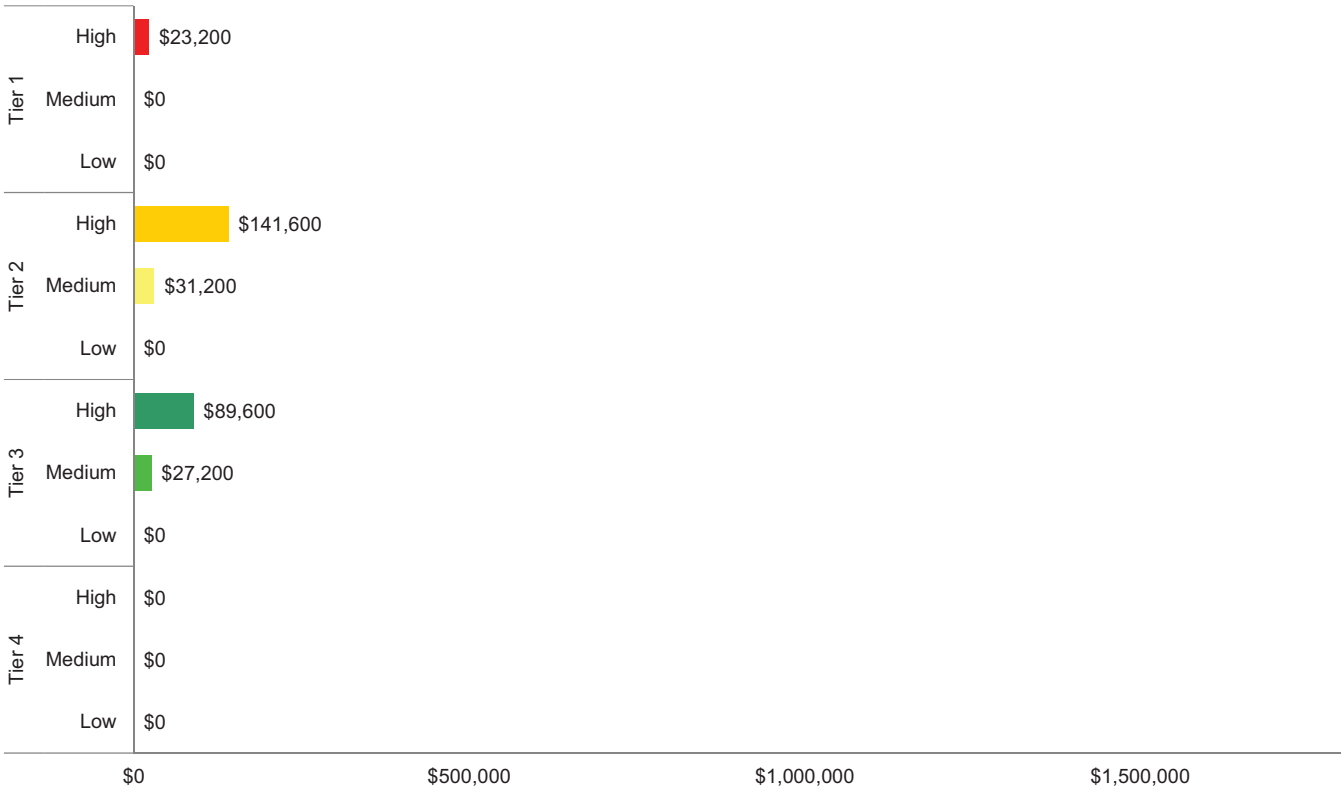
6585 Collegiate Drive
Highlands Ranch, CO 801306
Highlands Ranch High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

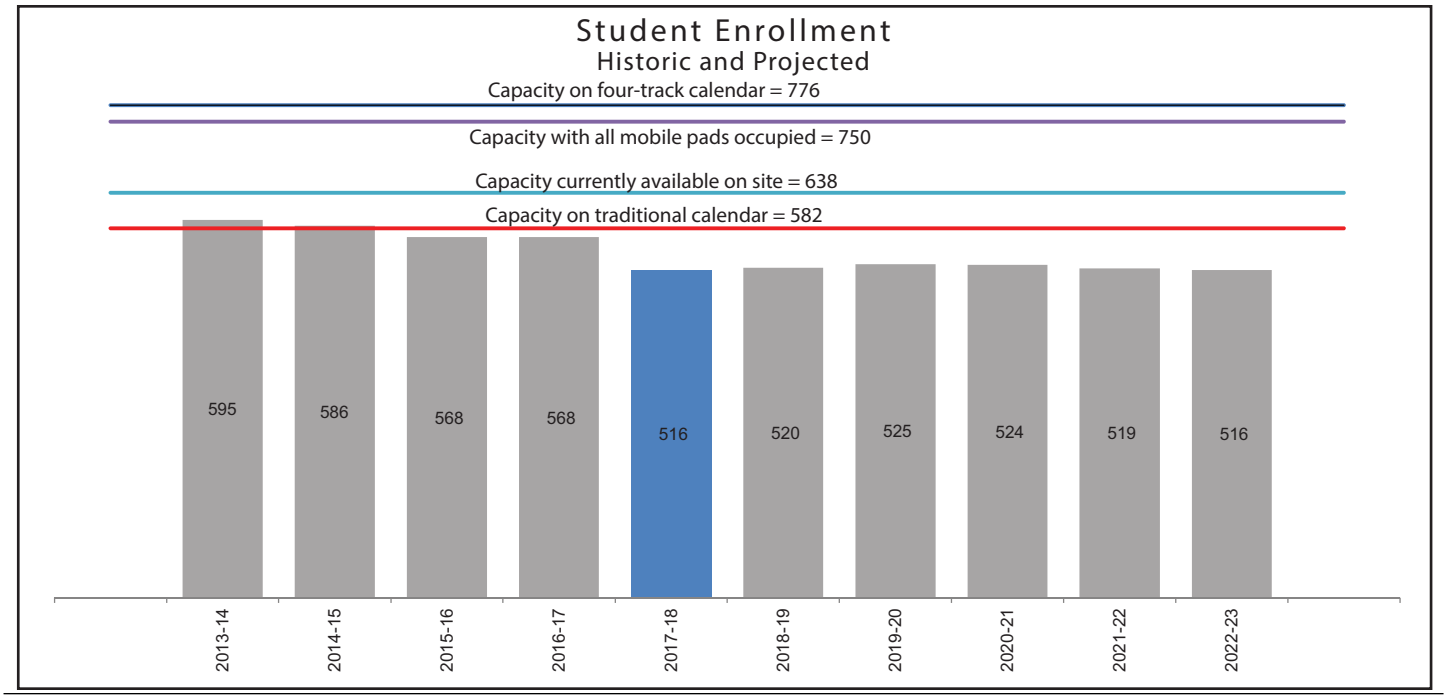
Fox Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $312,800

Estimated Total Project Costs: $360,540 - $515,452



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator	$16,900	$1700-$7300	$845-$3633
	Roof Finishes. Needs-Replace seals at main corridor skylights	$6,300	$700-$2800	$315-$1354
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Re-seal CMU	$17,700	$1800-$7700	$885-$3805
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Hallways/Classrooms. Needs-Replace VCT in classrooms	$27,100	$2800-$11700	$1355-$5826
	Special Foundations. Needs-Pre-school slab sinking, repair	$2,600	$300-$1200	$130-$559
	Flooring Kitchen. Needs-Replace kitchen flooring with MMA	$56,300	$5700-$24300	$2815-$12104
	Flooring Carpet. Needs-New walkoff carpeting at entries	$5,200	$600-$2300	$260-$1118
2-Medium	Flooring Gym. Needs-Original, replace carpet	$15,600	$1600-$6800	$780-$3354
	Flooring Cafeteria. Needs-Original, replace VCT	$15,600	$1600-$6800	$780-$3354
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$86,400	$8700-$37200	$4320-$18576
3-Medium	Movable Furnishing, FFE. Needs-Replace pads at backstops in gym. Replace chalkboards with white boards	$21,700	$2200-$9400	$1085-$4665
	Vinyl Coverings. Needs-Replace vinyl covering main corridors (50%), office 507	$5,500	$600-$2400	$275-$1182

Estimated Total Construction Costs (in 2018 Dollars): $312,800
Estimated Project Management Costs Range: $32,100 - $135,400
Estimated Inflation Range: $15,640 - $67,252
Estimated Total Project Costs: $360,540 - $515,452

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Franktown Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

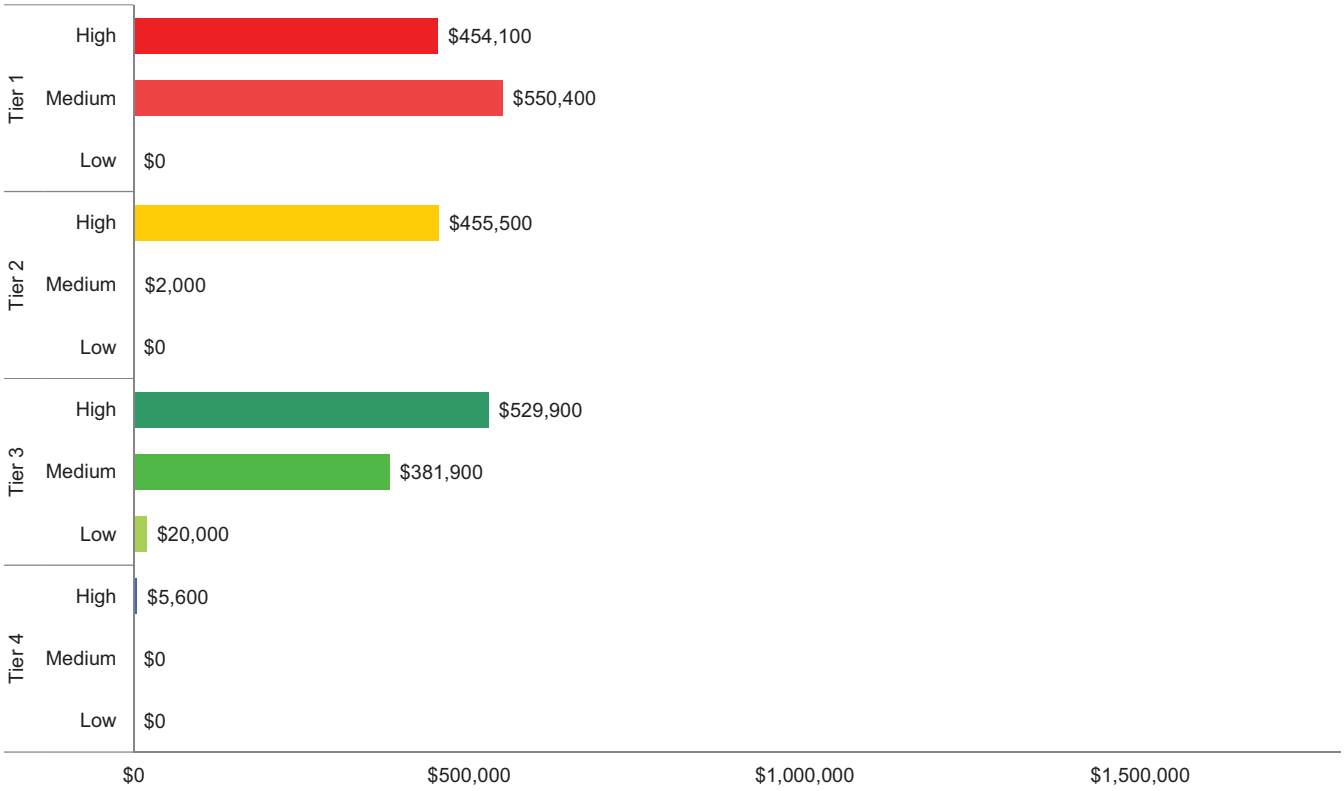
1384 North State Highway 83
Franktown, CO 80116
Ponderosa High School Feeder Area, K-5

Funded by 1978 Bond
Opened in 1980

Site Acreage: 23
Facility Square Feet: 36,147
Mobiles on Site: 1

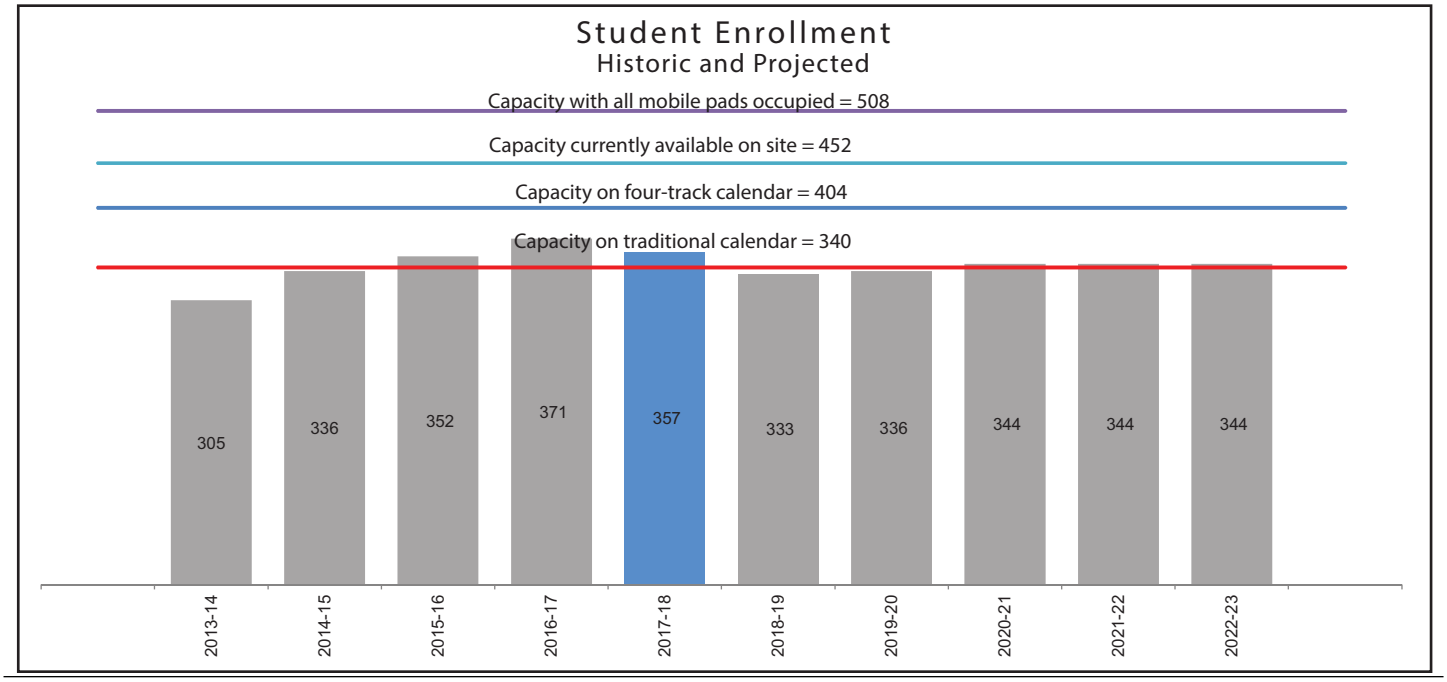
Franktown Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $2,399,400

Estimated Total Project Costs: $2,760,070 - $3,947,971



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Controls. Needs-Upgrade control system	$250,000	$25000-$107500	$12500-$53750
	Roof Finishes. Needs-Silver coat parapet walls	$4,600	$500-$2000	$230-$989
	Clock and Program Systems. Needs-Upgrade clock system	$20,500	$2100-$8900	$1025-$4407
	Irrigation Systems. Needs-Upgrade entire system to district standard.	$79,000	$7900-$34000	$3950-$16985
1-Medium	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$350,000	$35000-$150500	$17500-$75250
	Interior Door Hardware. Needs-Replace door hardware	$156,000	$15600-$67100	$7800-$33540
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$44,400	$4500-$19100	$2220-$9546
2-High	Exterior Wall Construction. CMU and Brick. Needs-Recaulk control joints, repair grout, repair masonry	$6,600	$700-$2900	$330-$1419
	Window Storefronts. Needs-Repair/replace, sand/paint entry/classroom storefronts	$14,100	$1500-$6100	$705-$3031
	Exterior Windows. Needs-Recaulk windows	$14,900	$1500-$6500	$745-$3203
	Solid Exterior Doors. Needs-Sand/paint exterior doors	$4,800	$500-$2100	$240-$1032
	Retractable Partition. Needs-Refurbish or replace all classroom partitions, good condition 2012	$46,500	$4700-$20000	$2325-$9997
	Fabricated Toilet Partitions. Needs-Replace toilet partitions when flooring replaced	$17,900	$1800-$7700	$895-$3848
	Flooring Restroom. Needs-Replace ceramic tile with MMA	$32,600	$3300-$14100	$1630-$7009
	Wash Fountains. Needs-Replace trough washing stations with sinks (6)	$16,000	$1600-$6900	$800-$3440
	Fixed Casework. Needs-Replace older casework	$209,000	$20900-$89900	$10450-$44935
	Flooring Kitchen. Needs-Replace kitchen flooring	$83,700	$8400-$36000	$4185-$17995
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$9,400	$1000-$4100	$470-$2021
2-Medium	Roof Eaves and Soffits. Needs-Repair front entry soffit, causing damage to drywall	$2,000	$200-$900	$100-$430
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$7,600	$800-$3300	$380-$1634
	Playing Fields. Multi-use Field. Needs-Renovate play field and other site improvements	$243,700	$24400-$104800	$12185-$52395
	Playing Fields. Multi-use Field. Needs-Install new synthetic turf for multi-use field	$278,600	$27900-$119800	$13930-$59899
3-Medium	Fire Sprinkler Water Supply. Needs-Fire sprinkle building	$371,300	$37200-$159700	$18565-$79829
	Vinyl Coverings. Needs-Repair/replace vinyl coverings	$5,600	$600-$2500	$280-$1204
	Vinyl Coverings. Needs-Repair/replace vinyl wall covering as necessary	$5,000	$500-$2200	$250-$1075
3-Low	Seeding and Sodding. Needs-Front grass area very bad condition at time of assessment	$10,000	$1000-$4300	$500-$2150
	Planting. Needs-Many dead plants and bushes. Remove/replace	$10,000	$1000-$4300	$500-$2150
4-High	Seeding and Sodding. Needs-Renovate grass area around school.	$5,600	$600-$2500	$280-$1204

Estimated Total Construction Costs (in 2018 Dollars): $2,399,400
Estimated Project Management Costs Range: $240,700 - $1,032,700
Estimated Inflation Range: $119,970 - $515,871
Estimated Total Project Costs: $2,760,070 - $3,947,971

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Frontier Valley Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

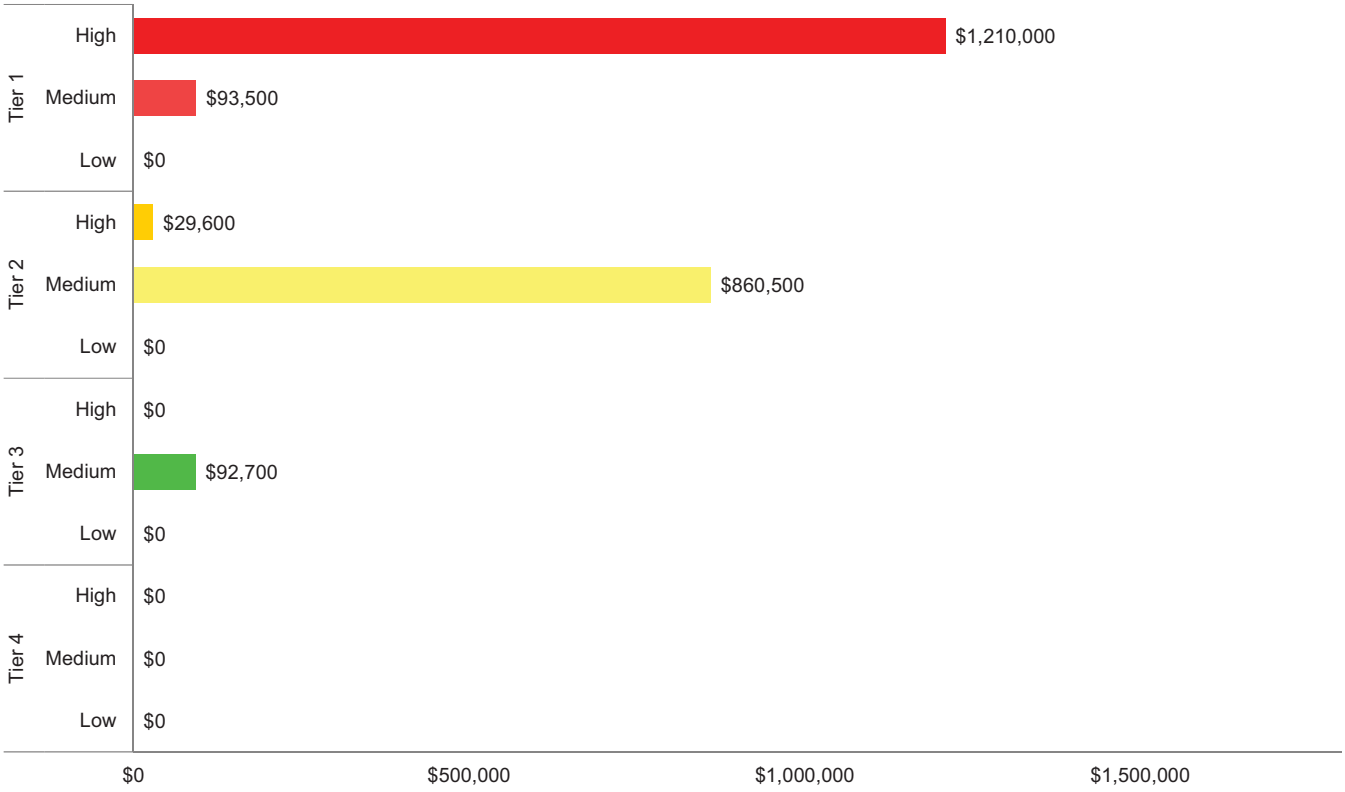
23919 East Canterberry Trail
Parker, CO 80138
Legend High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2003

Site Acreage:10
Facility Square Feet: 55,868
Mobiles on Site: 3

Frontier Valley Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority

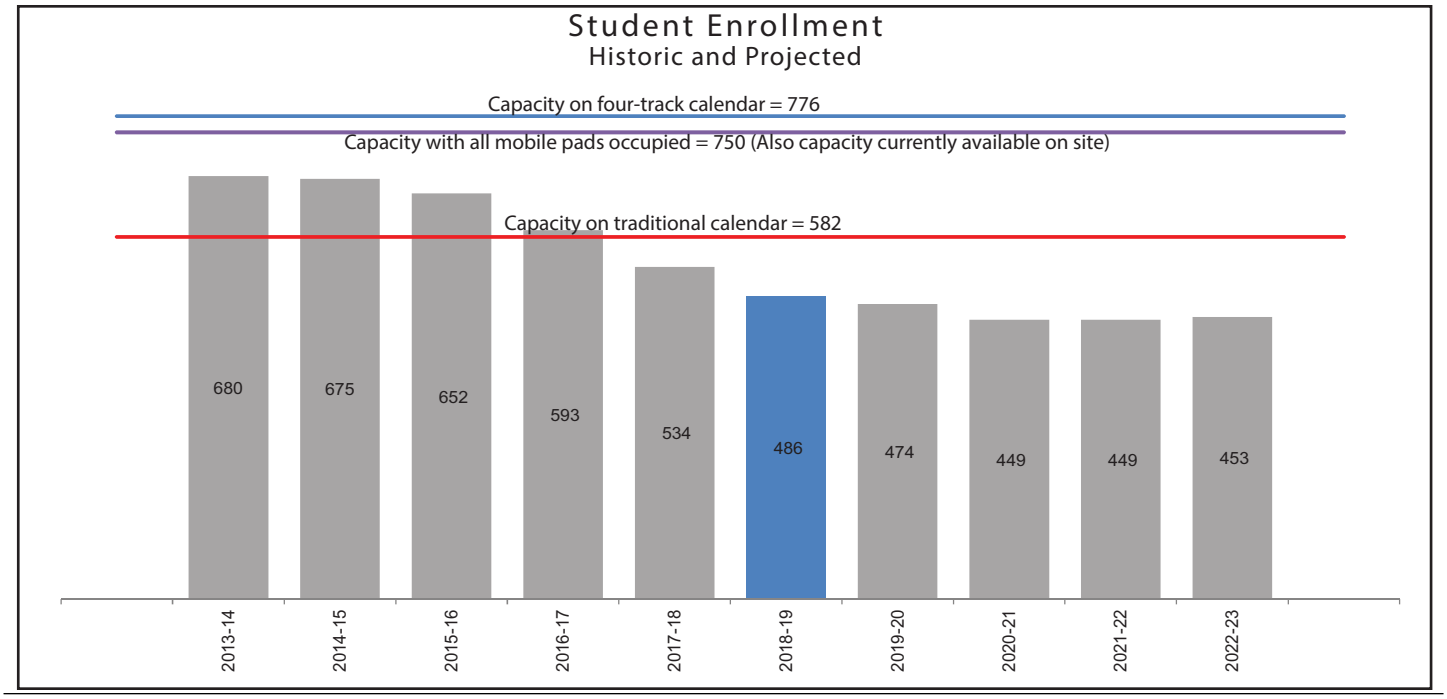


Estimated Total Construction Costs (in 2018 Dollars): $2,286,300

Estimated Total Project Costs: $2,629,915 - $3,761,655

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace .045 EPDM ballasted roof with .060 EPDM fully adhered	$750,000	$75000-$322500	$37500-$161250
1-Medium	Roof Finishes. Needs-Paint metal roof	$4,600	$500-$2000	$230-$989
	Glazed Roof Openings. Skylights. Needs-Re-glaze skylights	$27,900	$2800-$12000	$1395-$5998
	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
	Insulation. Needs-Repair insulation in boiler room	$1,000	$100-$500	$50-$215
2-High	Exterior Wall Construction. Needs-Re-caulk control joints. Seal masonry CMU	$24,800	$2500-$10700	$1240-$5332
	Window Storefronts. Needs-Recaulk windows. Clean framing. Repair frames with moisture penetration	$4,800	$500-$2100	$240-$1032
2-Medium	Exterior Windows. Needs-Recaulk windows	$13,000	$1300-$5600	$650-$2795
	Solid Exterior Doors. Needs-Paint (4)	$500	$100-$300	$25-$107
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Restroom. Needs-Replace sheet vinyl flooring with MMA	$27,900	$2800-$12000	$1395-$5998
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$23,200	$2400-$10000	$1160-$4988
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
	Curbs, Rails and Barriers. Needs-Repair/replace areas of curb.	$4,800	$500-$2100	$240-$1032
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary. Areas may need to be raised	$9,400	$1000-$4100	$470-$2021
	Playing Fields. Playground. Needs-Replace asphalt playground	$27,900	$2800-$12000	$1395-$5998
	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
	Flooring Restroom. Needs-Replace sheet vinyl with MMA	$30,000	$3000-$12900	$1500-$6450
	Flooring Gym. Needs-Replace gym carpet	$14,200	$1400-$6100	$710-$3053
	Flooring Gym. Needs-Replace gym carpet	$15,000	$1500-$6500	$750-$3225
3-Medium	Wall Foundations. Needs-Re-caulk foundation where concrete meets. Building and surrounding areas showing movement.	$3,300	$400-$1500	$165-$709
	Upper Floor. Needs-Showing cracks through carpet, cafeteria floor moving. 2012	$9,400	$1000-$4100	$470-$2021
	Playing Fields. Multi-use Field. Needs-Renovate multi-use playing field	$74,400	$7500-$32000	$3720-$15996
	Vinyl Coverings. Needs-Repair/replace areas of vinyl	$5,600	$600-$2500	$280-$1204

Estimated Total Construction Costs (in 2018 Dollars): $2,286,300
Estimated Project Management Costs Range: $229,300 - $983,800
Estimated Inflation Range: $114,315 - $491,555

Estimated Total Project Costs: $2,629,915 - $3,761,655

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Gold Rush Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

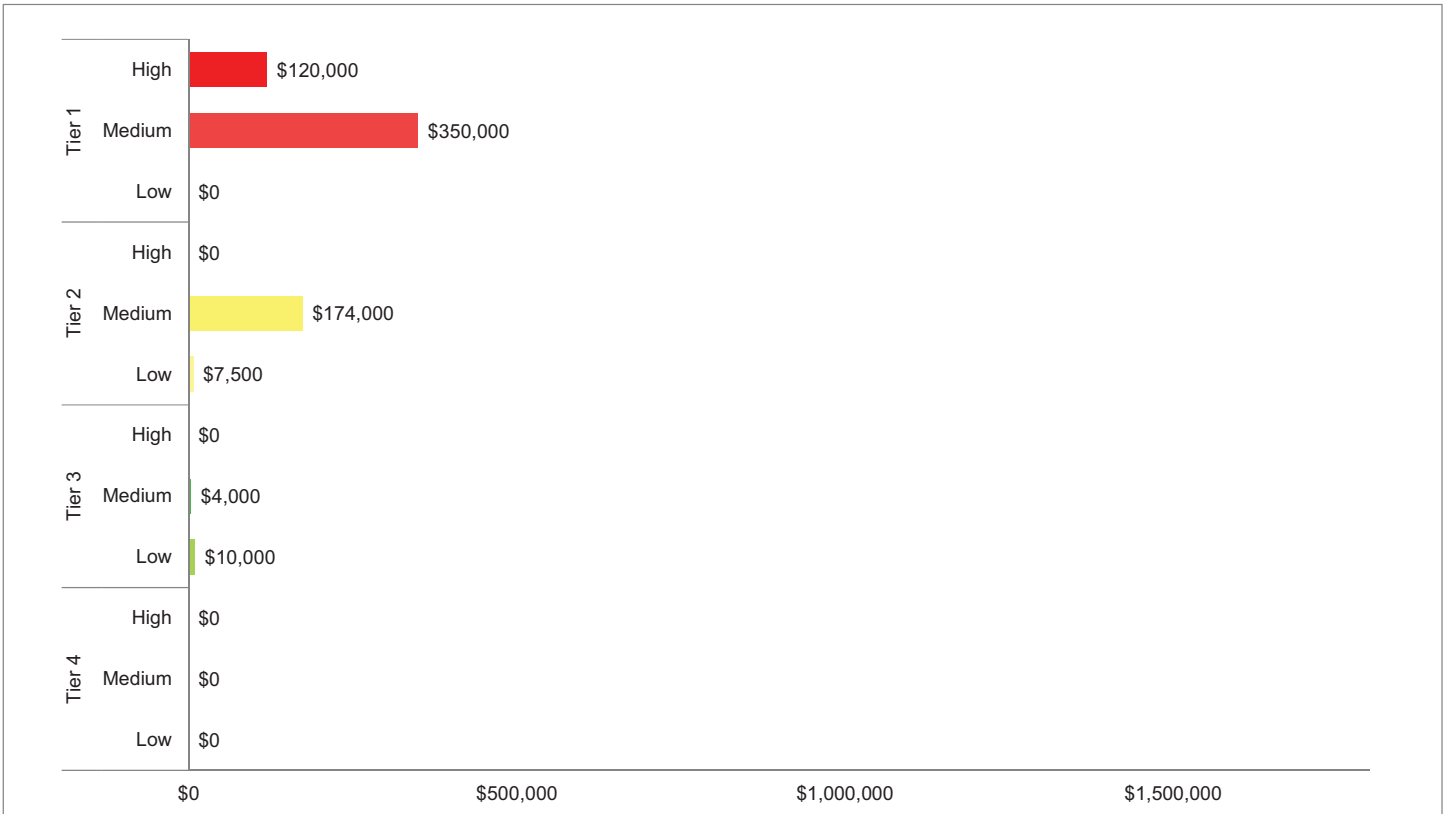
12021 South Swift Fox Way
Parker, CO 80134
Legend High School Feeder Area, K-5

Funded by 2006 Bond
Opened in 2008

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

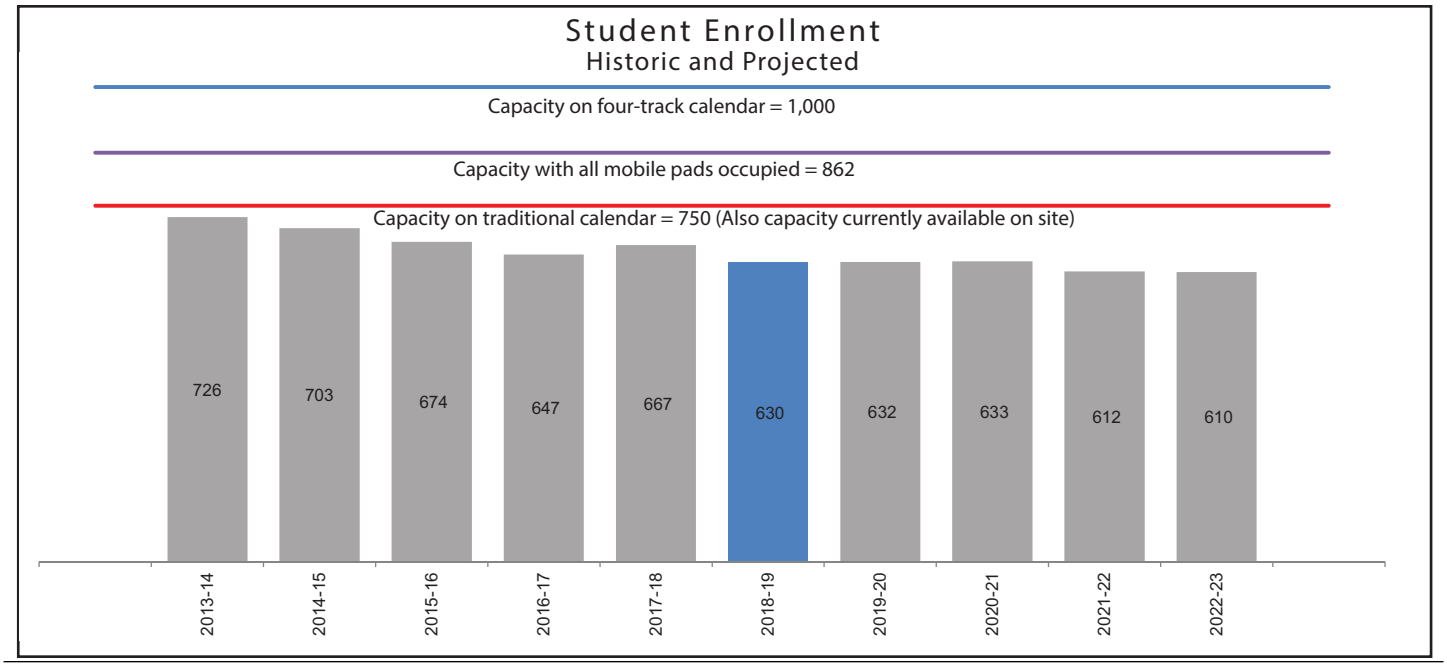
Gold Rush Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $665,500

Estimated Total Project Costs: $765,475 - $1,095,183



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$120,000	$12000-$51600	$6000-$25800
1-Medium	Controls. Needs-Upgrade control system	$350,000	$35000-$150500	$17500-$75250
2-Medium	Exterior Wall Construction. CMU and Brick. Needs-Recaulk expansion joints. Reseal CMU	$15,000	$1500-$6500	$750-$3225
	Exterior Wall Construction. CMU and Brick. Needs-Repair flashing on east side front entry	$1,500	$200-$700	$75-$322
	Exterior Windows. Needs-Recaulk windows	$15,000	$1500-$6500	$750-$3225
	Paving and Surfacing. Parking Lot. Needs-Resurface parking lot	$80,000	$8000-$34400	$4000-$17200
	Paint Exterior. Needs-Paint exterior metal, poles, railings, and sunshades	$5,000	$500-$2200	$250-$1075
	Retaining Walls. Needs-Repair railing at retaining wall movement	$7,500	$800-$3300	$375-$1612
	Playing Fields. Playground. Needs-Resurface asphalt playground	$50,000	$5000-$21500	$2500-$10750
2-Low	Paving and Surfacing. Sidewalks. Needs-Sidewalk on north side has sunk a couple inches, needs lifted	$7,500	$800-$3300	$375-$1612
3-Medium	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,000	$300-$1300	$150-$645
	Vinyl Coverings. Needs-Repair areas of vinyl wall paper	$1,000	$100-$500	$50-$215
3-Low	Seeding and Sodding. Needs-Repair areas of grass around school	$10,000	$1000-$4300	$500-$2150

Estimated Total Construction Costs (in 2018 Dollars): $665,500
Estimated Project Management Costs Range: $66,700 - $286,600
Estimated Inflation Range: $33,275 - $143,083

Estimated Total Project Costs: $765,475 - $1,095,183

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Heritage Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

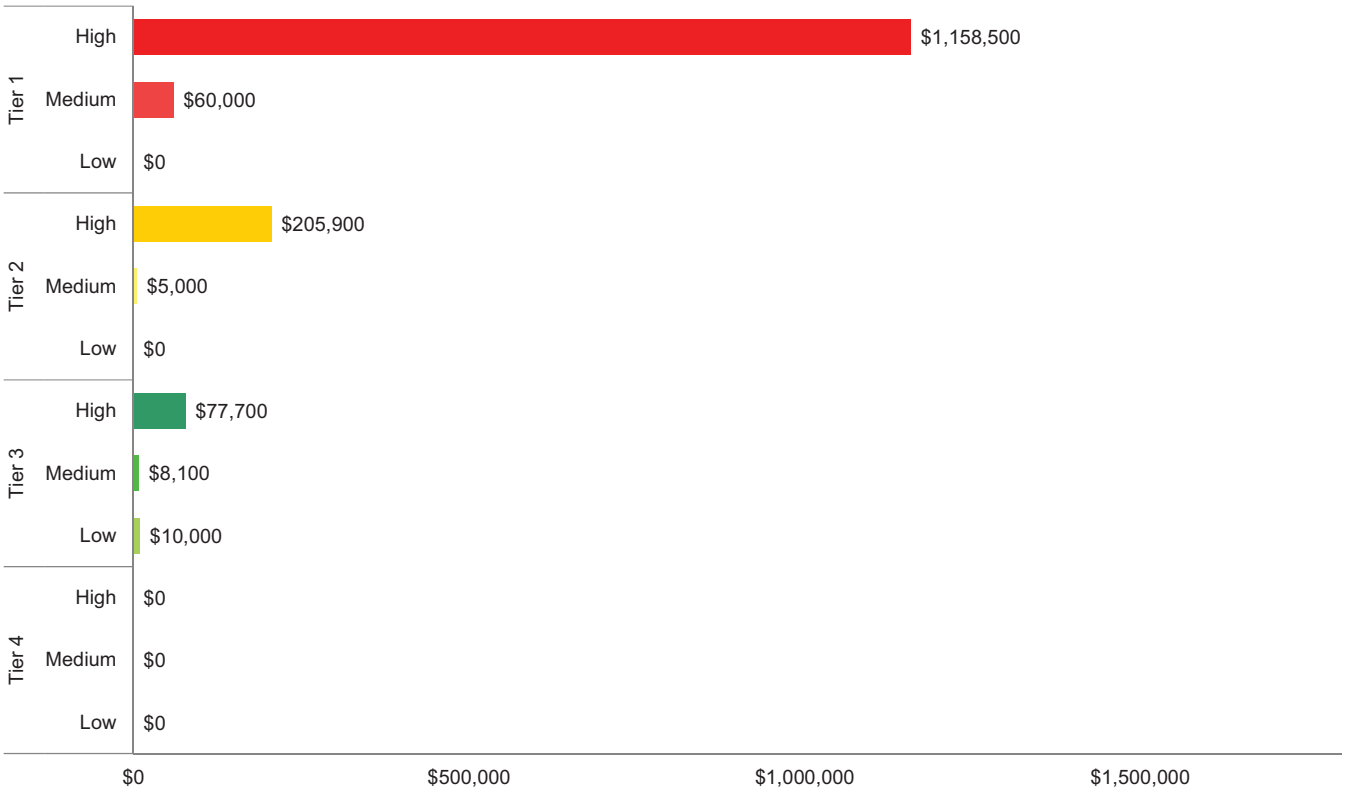
3350 Summit View Parkway
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

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

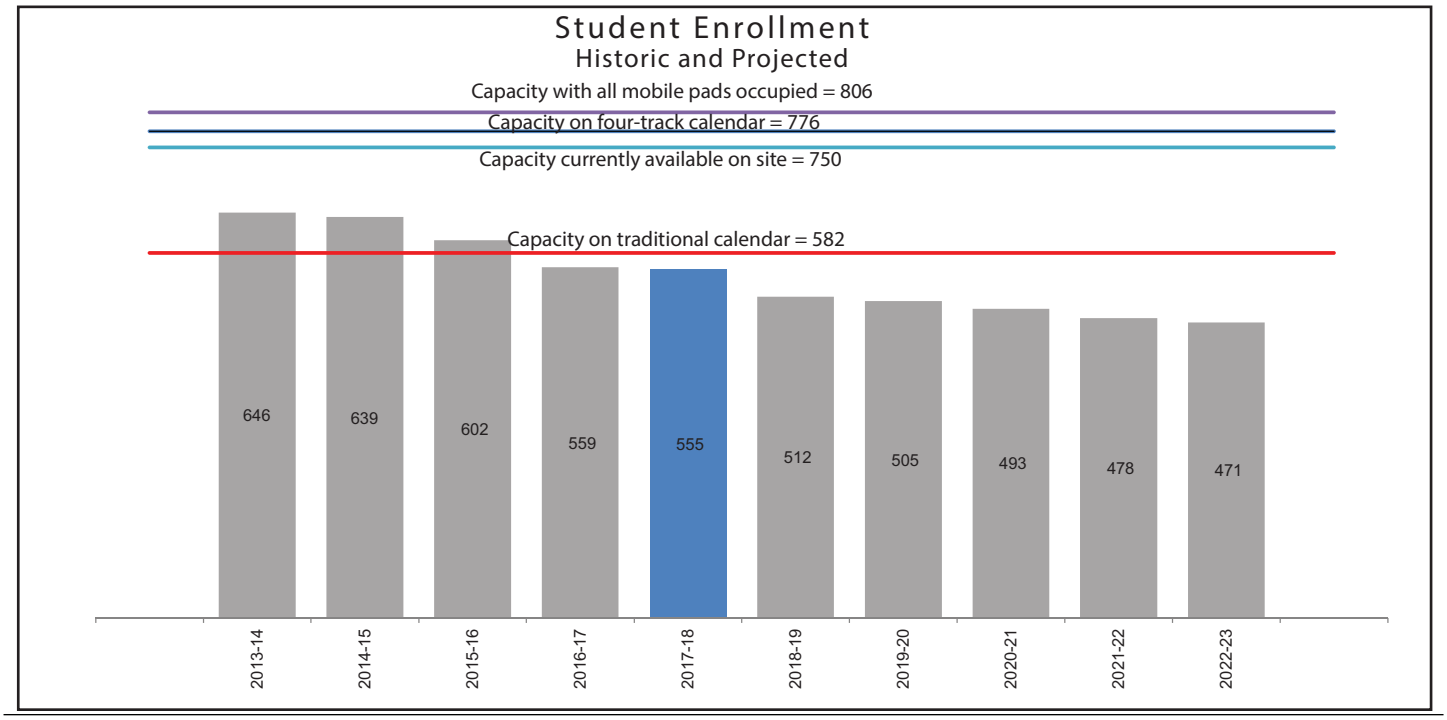
Heritage Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $1,525,200

Estimated Total Project Costs: $1,754,560 - $2,509,518



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace .045 EPDM ballasted roof with .060 EPDM fully adhered	$750,000	$75000-$322500	$37500-$161250
	Paint Exterior. Needs-Paint metal roof	$4,600	$500-$2000	$230-$989
	Glazed Roof Openings. Skylights. Needs-Re-glaze skylights	$27,900	$2800-$12000	$1395-$5998
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$156,000	$15600-$67100	$7800-$33540
1-Medium	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Seal masonry CMU	$24,800	$2500-$10700	$1240-$5332
	Exterior Windows. Needs-Recaulk windows	$13,000	$1300-$5600	$650-$2795
	Solid Exterior Doors. Needs-Paint (4)	$500	$100-$300	$25-$107
	Flooring Restroom. Needs-Replace sheet vinyl flooring with MMA	$27,900	$2800-$12000	$1395-$5998
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$23,200	$2400-$10000	$1160-$4988
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
	Curbs, Rails and Barriers. Needs-Repair/replace areas of curb.	$4,800	$500-$2100	$240-$1032
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$9,400	$1000-$4100	$470-$2021
	Playing Fields. Playground. Needs-Replace asphalt playground	$27,900	$2800-$12000	$1395-$5998
2-Medium	Paint Exterior. Needs-Paint exterior metal	$5,000	$500-$2200	$250-$1075
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,300	$400-$1500	$165-$709
	Playing Fields. Multi-use Field. Needs-Renovate multi-use playing field	$74,400	$7500-$32000	$3720-$15996
3-Medium	Vinyl Coverings. Needs-Repair/replace areas of vinyl	$5,600	$600-$2500	$280-$1204
	Operable Partition. Needs-Repair operable partition between gym and cafeteria	$2,500	$300-$1100	$125-$537
3-Low	Seeding and Sodding. Needs-Renovate areas of grass around school	$10,000	$1000-$4300	$500-$2150

Estimated Total Construction Costs (in 2018 Dollars): $1,525,200
Estimated Project Management Costs Range: $153,100 - $656,400
Estimated Inflation Range: $76,260 - $327,918

Estimated Total Project Costs: $1,754,560 - $2,509,518

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Highlands Ranch High

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

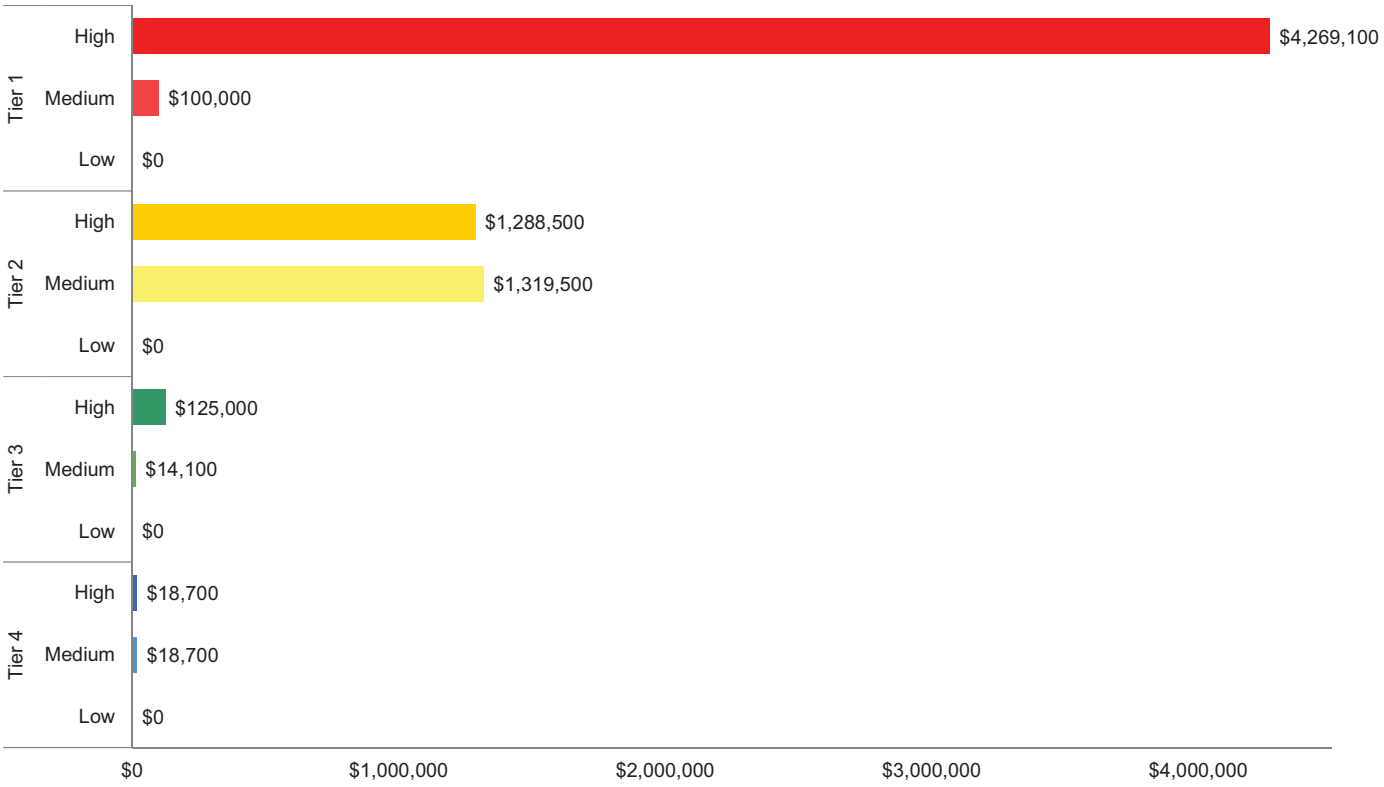
9375 Cresthill Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, 9-12

Funded by 1984 Bond
Opened in 1985

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

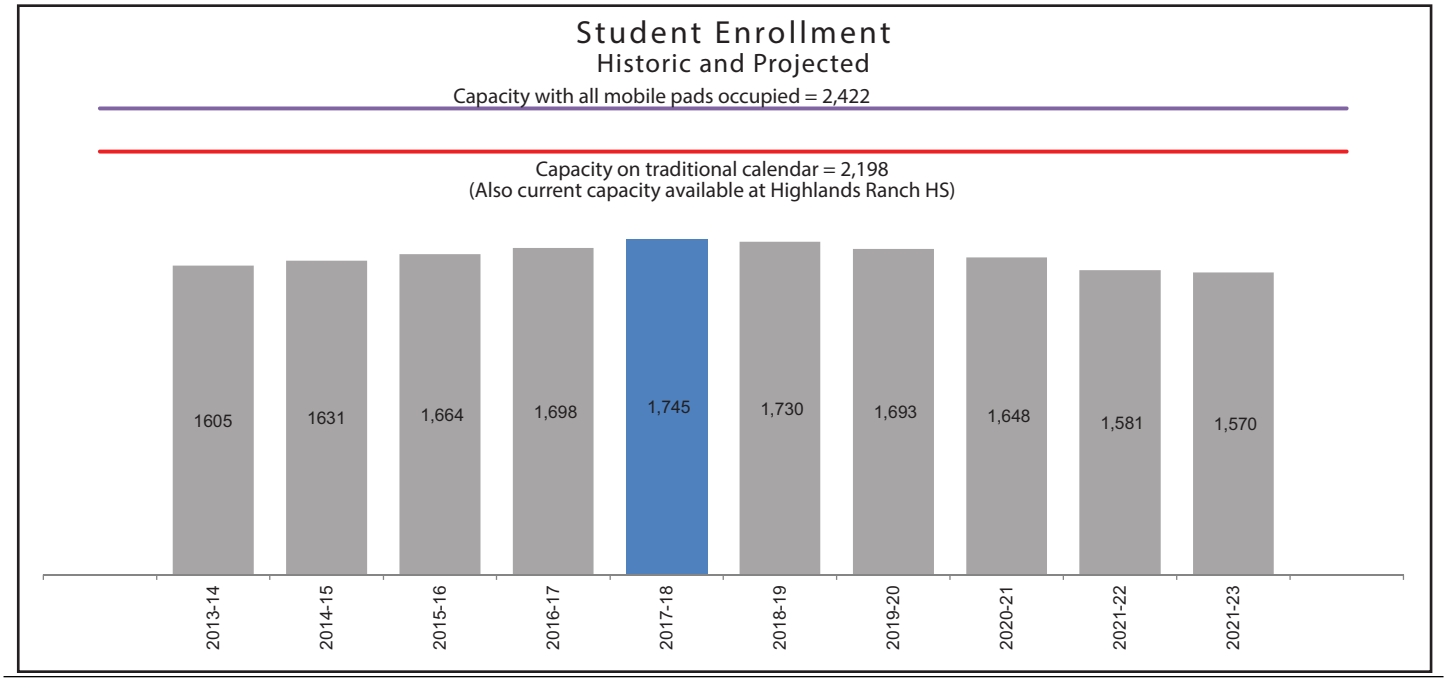
Highlands Ranch High School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $7,153,600

Estimated Total Project Costs: $8,227,780 - $11,768,924



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace .045 EPDM ballasted roof with .060 EPDM fully adhered	$1,929,400	$193000-$829700	$96470-$414821
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$1,040,000	$104000-$447200	$52000-$223600
	Switchgear-Main. Needs-Replace main switchgear	$116,100	$11700-$50000	$5805-$24961
	Panels and Transformers. Needs-Replace older panels and transformers, end of lifecycle	$69,700	$7000-$30000	$3485-$14985
	Interior Door Hardware. Needs-Replace door hardware, install restricted keysystem in 2018	$436,800	$43700-$187900	$21840-$93912
	Clock and Program Systems. Needs-Upgrade clock system	$27,900	$2800-$12000	$1395-$5998
	Fixed Multiple Seating. Bleachers. Needs-Replace bleachers in main gym	$185,000	$18500-$79600	$9250-$39775
	Irrigation Systems. Needs-Replace entire system with new design.	$464,200	$46500-$199700	$23210-$99803
1-Medium	Boilers. Needs-Replace 2 boilers in E wing	$100,000	$10000-$43000	$5000-$21500
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$18,900	$1900-$8200	$945-$4063
	Exterior Windows. Needs-Replace Pella wood windows	$46,500	$4700-$20000	$2325-$9997
	Window Storefronts. Needs-Reglaze storefront windows at auditorium entry. Recaulk windows	$27,900	$2800-$12000	$1395-$5998
	Exterior Windows. Needs-Recaulk windows	$54,900	$5500-$23700	$2745-$11803
	Solid Exterior Doors. Needs-Paint exterior doors	$4,800	$500-$2100	$240-$1032
	Fabricated Toilet Partitions. Needs-Replace some toilet partitions (50%)	$53,600	$5400-$23100	$2680-$11524
	Flooring Restroom. Needs-Replace sheet vinyl with MMA 4 student restrooms, coat tile restrooms with MMA	$27,900	$2800-$12000	$1395-$5998
	Theater and Stage Equipment. Needs-Replace auditorium seating	$371,300	$37200-$159700	$18565-$79829
	Fixed Casework. Needs-Replace original casework, end of lifecycle	$464,200	$46500-$199700	$23210-$99803
	Flooring Kitchen. Needs-Replace kitchen flooring	$65,000	$6500-$28000	$3250-$13975
	Flooring Gym. Needs-Replace auxiliary gym floor	$139,300	$14000-$59900	$6965-$29949
	Flooring Cafeteria. Needs-Replace stained VCT sections	$4,800	$500-$2100	$240-$1032
	Paving and Surfacing. Sidewalks. Needs-Repair/replace walkways to athletic fields	$9,400	$1000-$4100	$470-$2021
2-Medium	Flooring Gym. Needs-Sand Aux Gym	$14,500	$1500-$6300	$725-$3117
	Flooring Hallways/Classrooms. Needs-Replace VCT	$1,080,000	$108000-$464400	$54000-$232200
	Flooring Carpet. Needs-Replace carpet	$225,000	$22500-$96800	$11250-$48375
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$8,600	$900-$3700	$430-$1849
	Fences and Gates. Needs-Replace all fencing around school perimeter, parking areas	$14,100	$1500-$6100	$705-$3031
	Playing Fields. Multi-use Field. Needs-Renovate multi-use playing field	$74,400	$7500-$32000	$3720-$15996
	Site Lighting Poles. Needs-Replace site lighting poles and fixtures (except entry)	$27,900	$2800-$12000	$1395-$5998
3-Medium	Vinyl Coverings. Needs-Repair/replace sections of vinyl	$14,100	$1500-$6100	$705-$3031
4-High	Seeding and Sodding. Needs-Renovate areas or sod around school	$18,700	$1900-$8100	$935-$4020
4-Medium	Planting. Needs-Add/replace trees, bushes, other landscape plantings	$18,700	$1900-$8100	$935-$4020

Estimated Total Construction Costs (in 2018 Dollars): $7,153,600
Estimated Project Management Costs Range: $716,500 - $3,077,300
Estimated Inflation Range: $357,680 - $1,538,024

Estimated Total Project Costs: $8,227,780 - $11,768,924

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Iron Horse Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

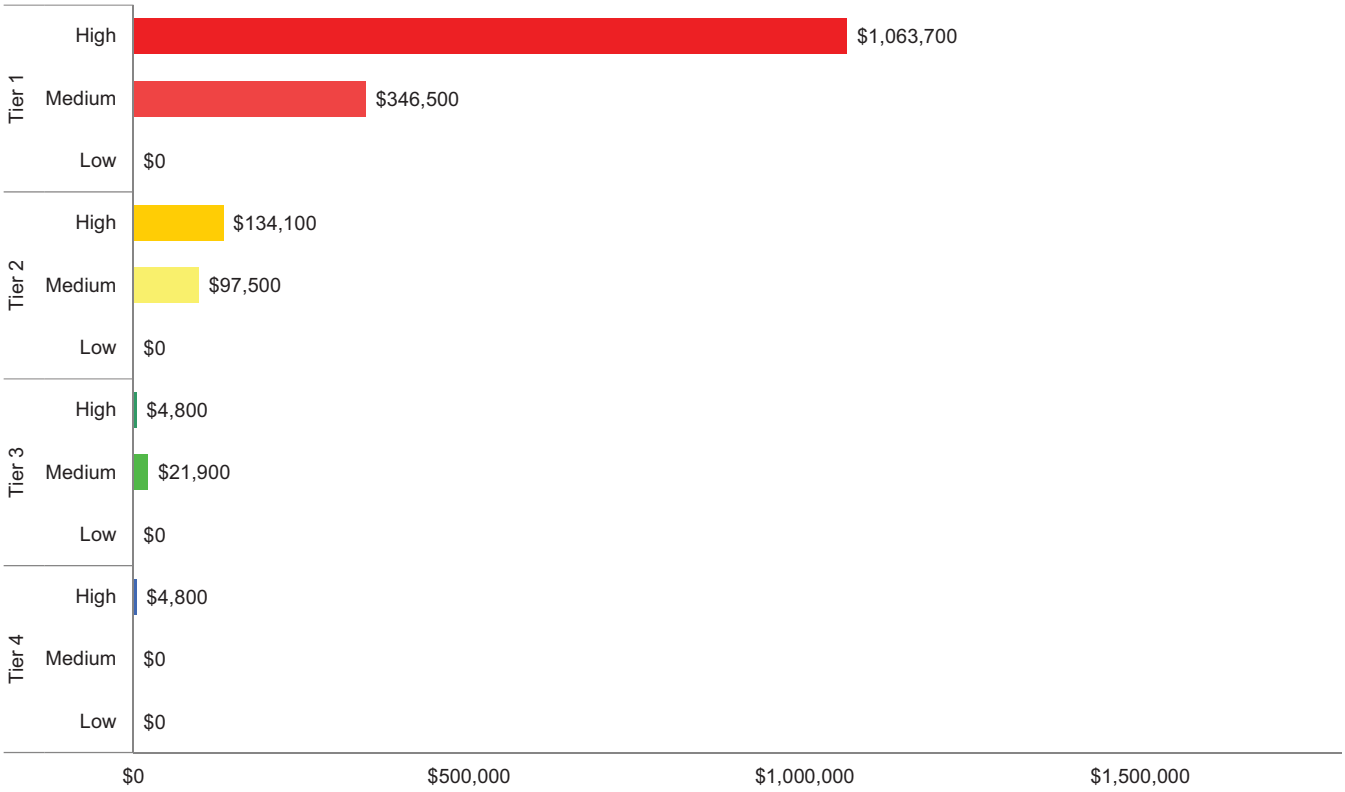
20151 Tallman Drive
Parker, CO 80138
Legend High School Feeder Area, K-5

Funded by 1997 Bond
Opened in 1998

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

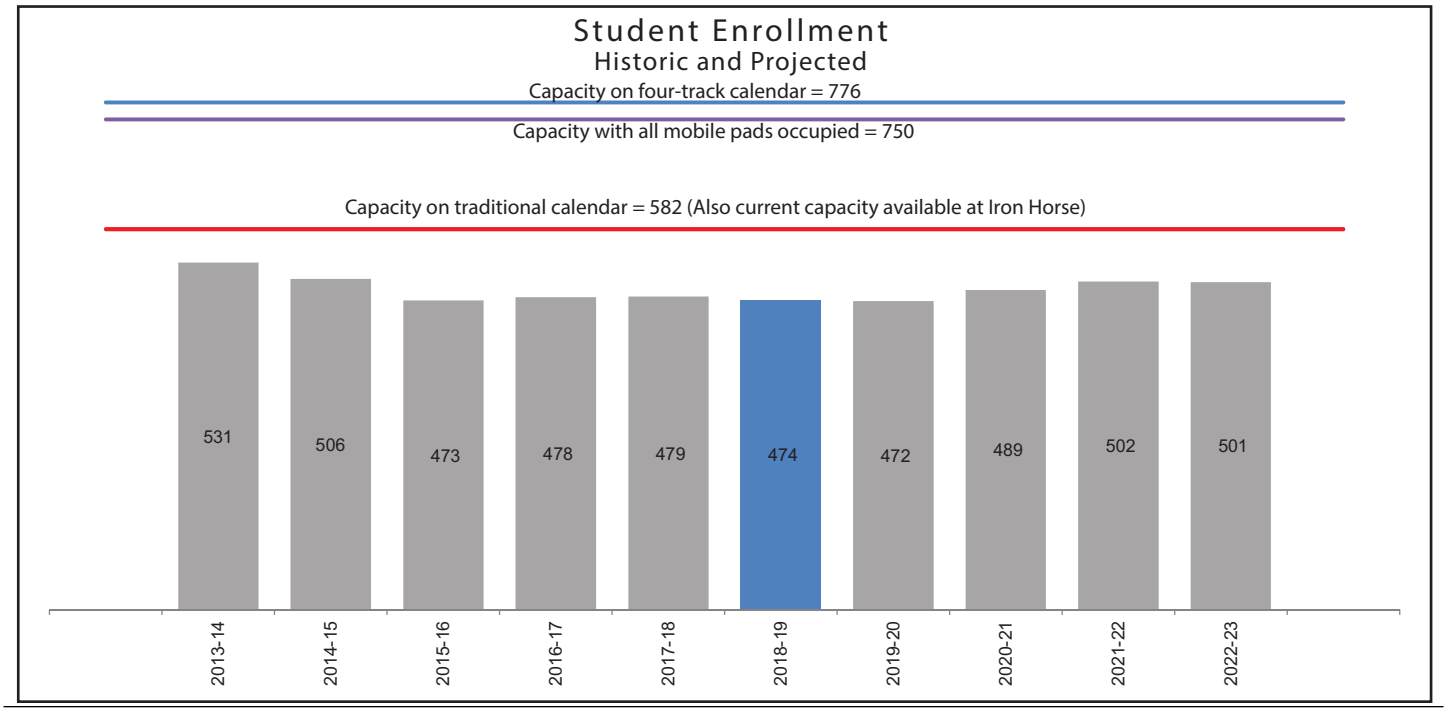
Iron Horse Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $1,673,300

Estimated Total Project Costs: $1,925,565 - $2,753,960



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace .045 EPDM ballasted roof with .060 EPDM fully adhered. Bridging occuring on parapret	$750,000	$75000-$322500	$37500-$161250
	Hot Water Distribution Needs-DHW heater needs replaced.	$17,100	$1800-$7400	$855-$3676
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator	$16,900	$1700-$7300	$845-$3633
	Flashings & Trim. Roof flashing Fair condition. Replace with roof.	$4,000	$400-$1800	$200-$860
	Interior Door Hardware. Needs-Replace door hardware. Install restricted key system	$163,800	$16400-$70500	$8190-$35217
	Insulation. Needs-Replace insulation in places	$7,700	$800-$3400	$385-$1655
	Chilled Water Systems. Chiller, cooling tower. Needs-Repair/replace cooling tower	$80,000	$8000-$34400	$4000-$17200
	Clock & Program Systems. Rauland Master Clock. Needs-Replace and move bell schedule	$18,700	$1900-$8100	$935-$4020
	Irrigation Systems. Needs-Upgrade controller	$5,500	$600-$2400	$275-$1182
1-Medium	Chilled Water Systems. Chiller, cooling tower. Needs-Replace chiller	$280,000	$28000-$120400	$14000-$60200
	Local Area Networks. ITS/Head End Equipment. Needs-Expanded or new MDF closet (minimum 10'X10')	$66,500	$6700-$28600	$3325-$14297
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Storefront windows. Needs-Repair leaks on all entrance storefronts	$2,000	$200-$900	$100-$430
	Exterior Wall Construction. Needs-Seal and repair CMU. Stress cracks same as other schools. Lack of control joints	$16,700	$1700-$7200	$835-$3590
	Exterior Paint. Fair condition. Needs - Paint metal roof	$7,700	$800-$3400	$385-$1655
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Retractable Partitions. Needs-Repair/replace gym/cafeteria partition. Curtains need replaced due to fire retardant life.	$15,400	$1600-$6700	$770-$3311
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring. Restroom. Needs-Replace with poured acrylic in all restrooms.	$27,400	$2800-$11800	$1370-$5891
	Fuel Distribution. Needs-Paint gas pipe to prevent corrosion	$600	$100-$300	$30-$129
	Fixed Walls. Needs-Repair cracks from settling at pod areas	$5,200	$600-$2300	$260-$1118
	Paving & Surfacing. Sidewalks, Needs-Repair/replace sections of sidewalk as necessary	$23,200	$2400-$10000	$1160-$4988
2-Medium	Flooring Kitchen. Needs-Replace kitchen flooring	$59,000	$5900-$25400	$2950-$12685
	Exhaust Ventilation Systems. Exhaust Fans. Needs-Replace exhaust fans	$20,800	$2100-$9000	$1040-$4472
	Solid Exterior Doors. Needs-Repair or replace exterior doors	$2,100	$300-$1000	$105-$451
	Flooring Cafeteria. Needs-Replace VCT in cafeteria	$15,600	$1600-$6800	$780-$3354
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
	Wall Foundations. Needs-Repair crack in foundation below window at entrance	$1,600	$200-$700	$80-$344
3-Medium	Suspended Ceilings. Needs-Replace all ceiling tiles in the kitchen. (need to be food grade)	$5,900	$600-$2600	$295-$1268
	Vinyl Coverings. Needs-Repair/replace vinyl as necessary	$8,300	$900-$3600	$415-$1784
	Interceptors. Grease interceptor Good condition. Needs-Bypass if possible	$7,700	$800-$3400	$385-$1655
4-High	Seeding and Sodding. Needs-Repair/replace areas as necessary	$4,800	$500-$2100	$240-$1032

Estimated Total Construction Costs (in 2018 Dollars): $1,673,300
Estimated Project Management Costs Range: $168,600 - $720,900
Estimated Inflation Range: $83,665 - $359,760

Estimated Total Project Costs: $1,925,565 - $2,753,960

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Larkspur Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

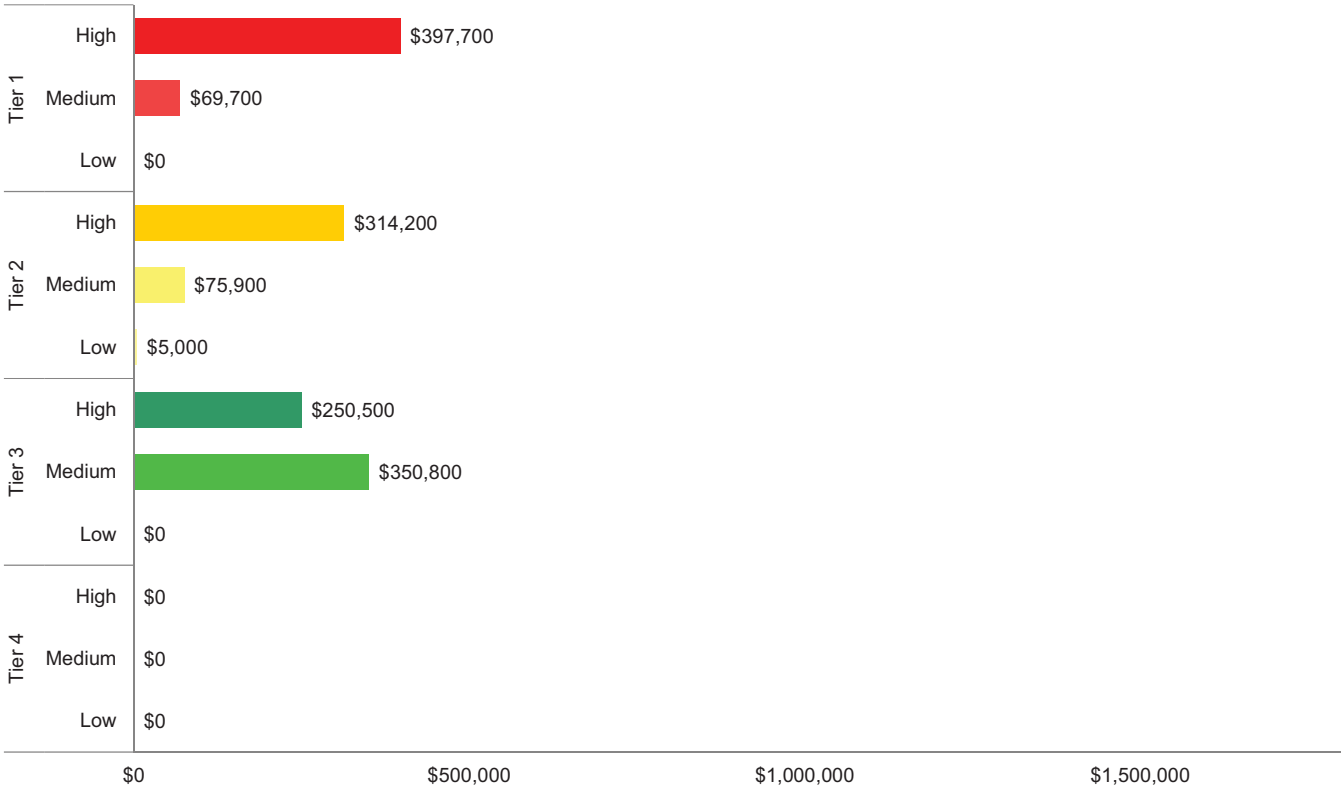
1103 West Perry Park Avenue
Larkspur, CO 80118
Castle View High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

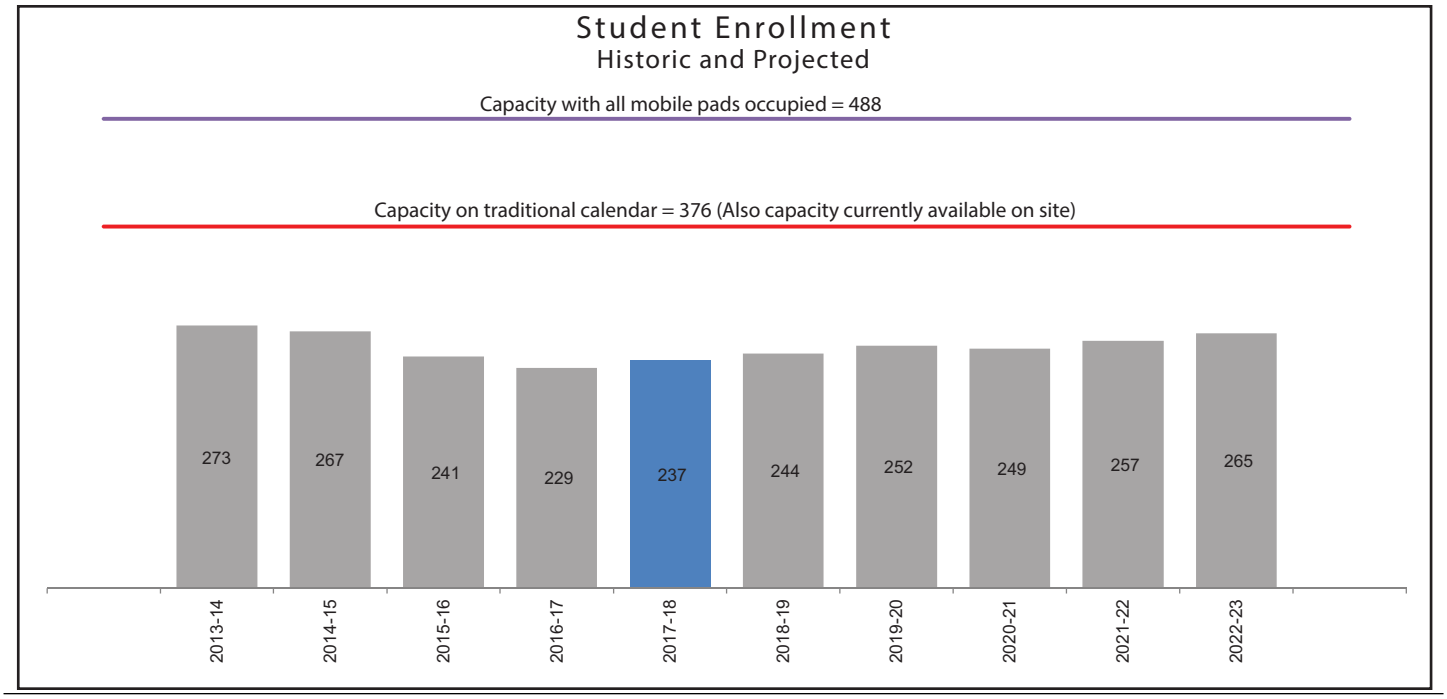


Estimated Total Construction Costs (in 2018 Dollars): $1,463,800

Estimated Total Project Costs: $1,684,490 - $2,409,217

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace area E roof with .060 EPDM fully adhered	$28,700	$2900-$12400	$1435-$6170
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$90,000	$9000-$38700	$4500-$19350
	Roof Finishes. Needs-Replace section C, small ballasted portion	$30,000	$3000-$12900	$1500-$6450
	Interior Door Hardware. Needs-Replace door hardware	$156,000	$15600-$67100	$7800-$33540
	Irrigation Systems. Needs-Replace irrigation system.	$93,000	$9300-$40000	$4650-$19995
1-Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$69,700	$7000-$30000	$3485-$14985
2-High	Exterior Windows. Needs-Recaulk windows	$7,100	$800-$3100	$355-$1526
	Solid Exterior Doors. Needs-Repair, sand and paint exterior doors	$4,800	$500-$2100	$240-$1032
	Interior Doors. Needs-Replace interior doors	$93,000	$9300-$40000	$4650-$19995
	Fabricated Toilet Partitions. Needs-Replace when flooring replaced	$17,900	$1800-$7700	$895-$3848
	Flooring Restroom. Needs-Replace ceramic tile with MMA	$32,600	$3300-$14100	$1630-$7009
	Wash Fountains. Needs-Replace trough washing stations with sinks (2)	$5,400	$600-$2400	$270-$1161
	Fixed Casework. Needs-Replace casework in original building	$139,300	$14000-$59900	$6965-$29949
	Paving and Surfacing. Sidewalks. Needs-Repair/replace Sections of sidewalk, front entry asphalt.	$14,100	$1500-$6100	$705-$3031
2-Medium	Sinks. Needs-Replace 3 sinks in individual restrooms	$1,500	$200-$700	$75-$322
	Exterior Wall Construction. Needs-Repair areas of metal siding	$9,400	$1000-$4100	$470-$2021
	Paint Exterior. Needs-Paint exterior	$7,500	$800-$3300	$375-$1612
	Paving and Surfacing. Parking Lot. Needs-Repair areas of asphalt	$50,000	$5000-$21500	$2500-$10750
	Playing Fields. Playground. Needs-Crack fill asphalt playground as necessary	$7,500	$800-$3300	$375-$1612
2-Low	Curbs, Rails and Barriers. Needs-Repair curb at entrance/bus loop	$5,000	$500-$2200	$250-$1075
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$5,200	$600-$2300	$260-$1118
	Column Foundations. Needs-Repair rusting columns at gym west side	$7,100	$800-$3100	$355-$1526
	Perimeter Drainage and Insulation. Needs-Improve drainage at parking lot, mobile site, and northwest bus loop	$39,000	$3900-$16800	$1950-$8385
	Fixed Walls. Needs-Refinish all fixed walls	$18,700	$1900-$8100	$935-$4020
	Interior Door Frames. Needs-Sand/paint door frames	$21,000	$2100-$9100	$1050-$4515
	Suspended Ceilings. Needs-Replace grid ceiling and tile in original building	$78,000	$7800-$33600	$3900-$16770
	Fences and Gates. Needs-Repair/replace fencing where needed, wood and metal	$7,100	$800-$3100	$355-$1526
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$74,400	$7500-$32000	$3720-$15996
3-Medium	Fire Sprinkler Water Supply. Needs-Fire sprinkle building	$345,200	$34600-$148500	$17260-$74218
	Vinyl Coverings. Needs-Repair or replace vinyl coverings	$5,600	$600-$2500	$280-$1204

Estimated Total Construction Costs (in 2018 Dollars): $1,463,800
Estimated Project Management Costs Range: $147,500 - $630,700
Estimated Inflation Range: $73,190 -$314,717

Estimated Total Project Costs: $1,684,490 - $2,409,217

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Legacy Point Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

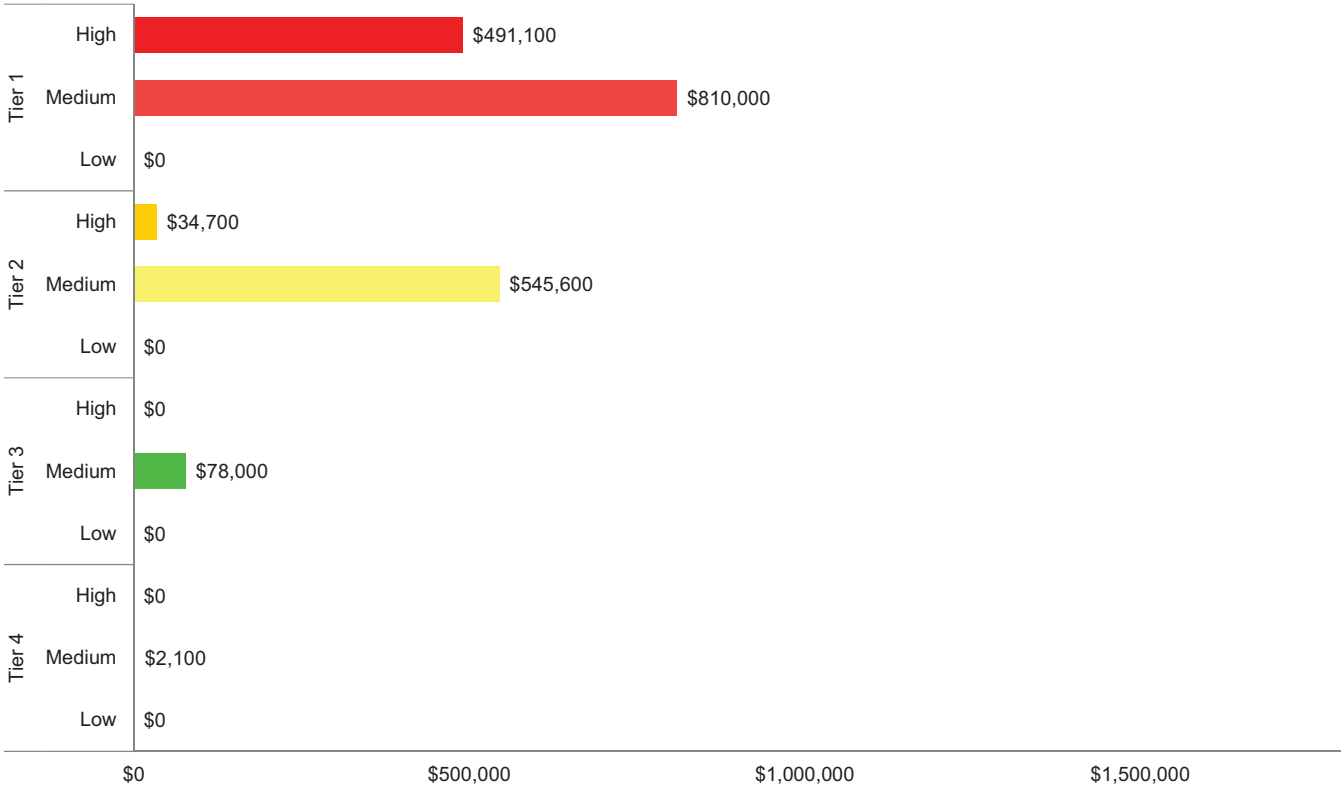
12736 South Red Rosa Circle
Parker, CO 80134
Ponderosa High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2003

Site Acreage:10
Facility Square Feet: 56,868
Mobiles on Site: 1

Legacy Point Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority

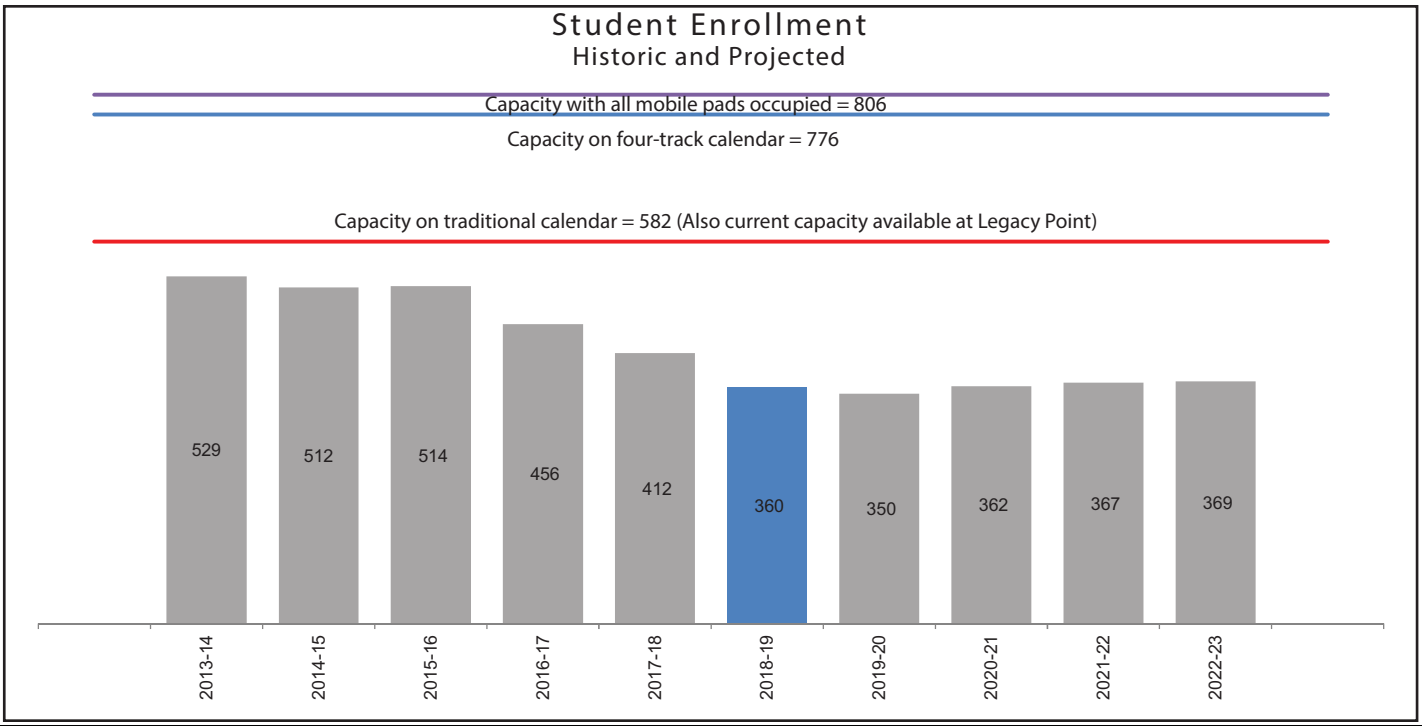


Estimated Total Construction Costs (in 2018 Dollars): $1,961,500

Estimated Total Project Costs: $2,256,775 - $3,227,623

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$110,000	$11000-$47300	$5500-$23650
	Passenger Elevators. Needs-Elevator has had problems since installation. Fix elevator deficiencies	$21,100	$2200-$9100	$1055-$4536
	Controls. Needs-Replace Trane controls with Delta	$300,000	$30000-$129000	$15000-$64500
1-Medium	Roof Finishes. Needs-Replace .045 ballasted EPDM with .060 fully adhered	$750,000	$75000-$322500	$37500-$161250
	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
2-High	Exterior Wall Construction. Needs-Recaulk building control joints, patch cracks, water seal CMU	$25,300	$2600-$10900	$1265-$5439
	Exterior Windows. Needs-Fix storefront window leakage	$9,400	$1000-$4100	$470-$2021
2-Medium	Paint Exterior. Needs-Paint exterior trim, windows and doors	$8,500	$900-$3700	$425-$1827
	Exterior Windows. Needs-Recaulk windows	$14,000	$1400-$6100	$700-$3010
	Solid Exterior Doors. Needs-Recaulk door frames	$1,000	$100-$500	$50-$215
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Stair, Tread and Landing Finishes. Needs-Replace stair tread, not wearing well with discoloration	$4,300	$500-$1900	$215-$924
	Flooring Restroom. Needs-Replace sheet vinyl with poured acrylic	$29,600	$3000-$12800	$1480-$6364
	Sinks. Needs-Replace with sink countertops, single surface	$12,700	$1300-$5500	$635-$2730
	Flooring Carpet. Needs-Replace walk off carpet at entries	$21,100	$2200-$9100	$1055-$4536
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$25,300	$2600-$10900	$1265-$5439
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$75,900	$7600-$32700	$3795-$16318
	Paving and Surfacing. Sidewalks. Needs-Repair/replace damage to sidewalks due to ground movement	$17,000	$1700-$7400	$850-$3655
	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
	Flooring Gym. Needs-Replace gym carpet	$16,000	$1600-$6900	$800-$3440
3-Medium	Wall Foundations. Needs-Recaulk areas where concrete meets foundation walls	$3,200	$400-$1400	$160-$688
	Blinds and Other Window Treatment. Needs-Replace blinds in conference room at front entry	$4,300	$500-$1900	$215-$924
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$67,400	$6800-$29000	$3370-$14491
	Vinyl Covering. Needs-Repair areas of vinyl wall covering	$3,100	$400-$1400	$155-$666
4-Medium	Other Landscape Features. Needs-Place bollards in front of conference room at front entry	$2,100	$300-$1000	$105-$451

Estimated Total Construction Costs (in 2018 Dollars): $1,961,500
Estimated Project Management Costs Range: $197,200 - $844,400
Estimated Inflation Range: $98,075 - $421,723

Estimated Total Project Costs: $2,256,775 - $3,227,623

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Legend High

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

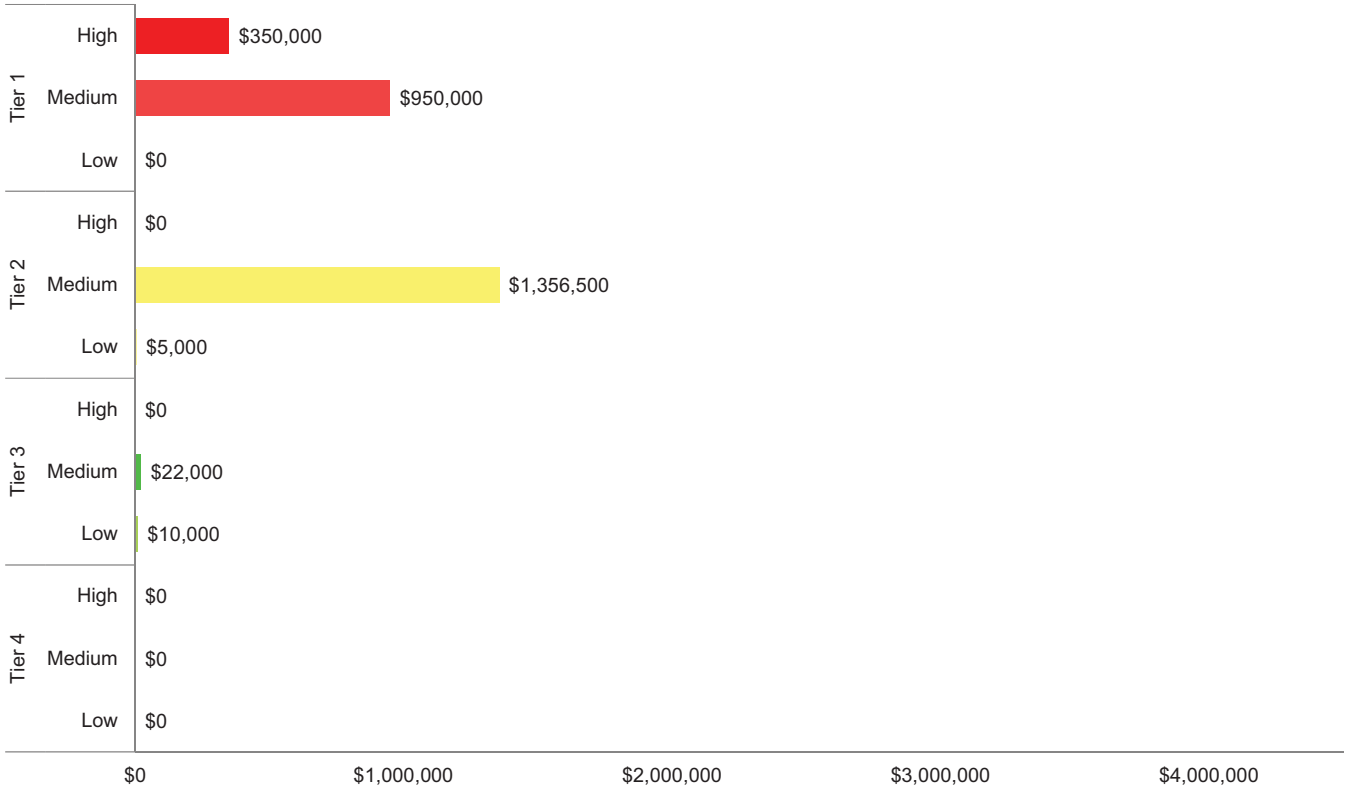
22219 Hilltop Road
Parker, CO 80134
Legend High School Feeder Area, 9-12

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 2018 Dollars) by Site Component Tier and Priority

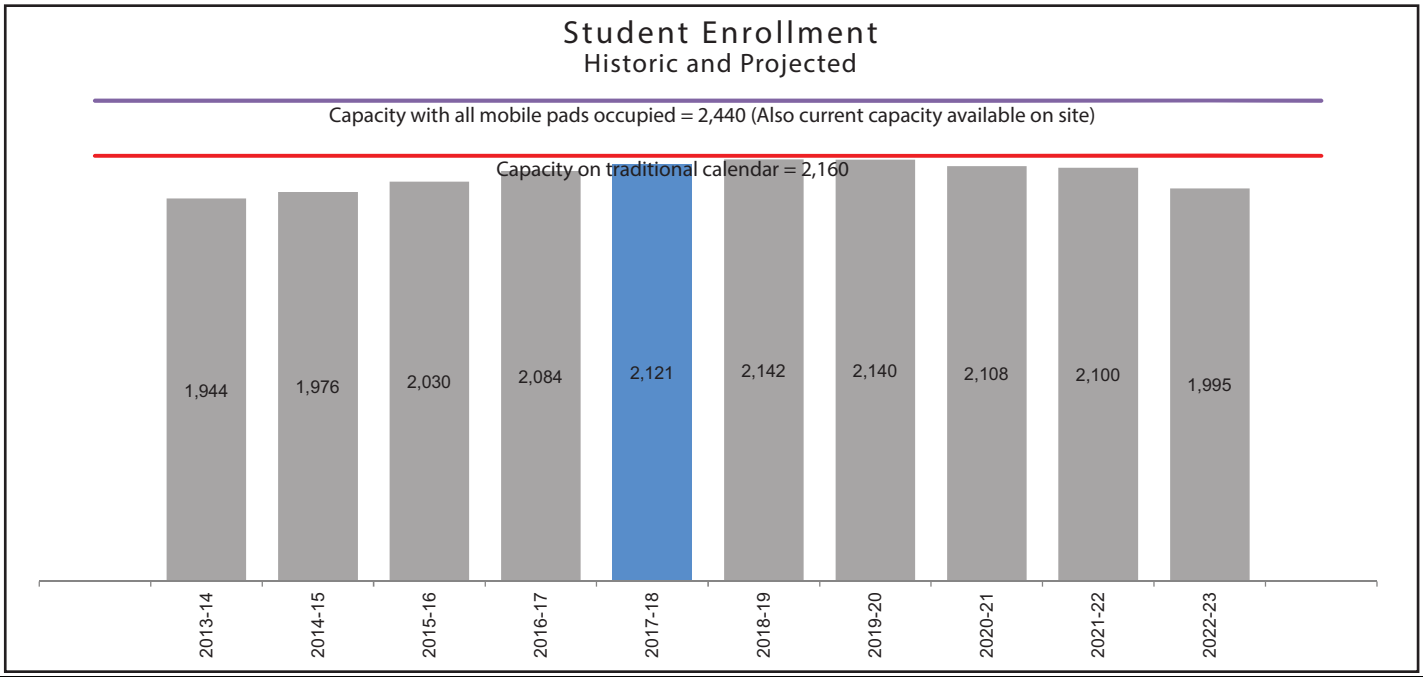


Estimated Total Construction Costs (in 2018 Dollars): $2,693,500

Estimated Total Project Costs: $3,097,575 - $4,431,103

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$350,000	$35000-$150500	$17500-$75250
1-Medium	Controls. Needs-Upgrade control system	$950,000	$95000-$408500	$47500-$204250
2-Medium	Exterior Windows. Needs-Recaulk windows	$65,000	$6500-$28000	$3250-$13975
	Flooring Carpet. Needs-Replace walkoff carpet at entries	$5,000	$500-$2200	$250-$1075
	Exterior Wall Construction. CMU and Brick. Needs-Repair moisture penetration at F pod entrance	$5,000	$500-$2200	$250-$1075
	Playing Fields. Track. Needs-Resurface track	$300,000	$30000-$129000	$15000-$64500
	Playing Fields. Football Field. Needs-Replace artificial turf	$400,000	$40000-$172000	$20000-$86000
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt areas as necessary	$580,000	$58000-$249400	$29000-$124700
	Paint Exterior. Needs-Paint metal railings	$1,500	$200-$700	$75-$322
2-Low	Paving and Surfacing. Sidewalks. Needs-Repair areas of sidewalk as necessarry	$5,000	$500-$2200	$250-$1075
3-Medium	Wall Foundations. Needs-Mitigate movement at F pod (E wing). Recaulk where concrete meets exterior wall. Severe at F pod (E wing)	$20,000	$2000-$8600	$1000-$4300
	Vinyl Coverings. Needs-Repair vinyl wall covering as necessary	$2,000	$200-$900	$100-$430
3-Low	Seeding and Sodding. Needs-Repair areas of grass around school	$10,000	$1000-$4300	$500-$2150

Estimated Total Construction Costs (in 2018 Dollars): $2,693,500
Estimated Project Management Costs Range: $269,400 - $1,158,500
Estimated Inflation Range: $134,675 - $579,103
Estimated Total Project Costs: $3,097,575 - $4,431,103

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Lone Tree Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

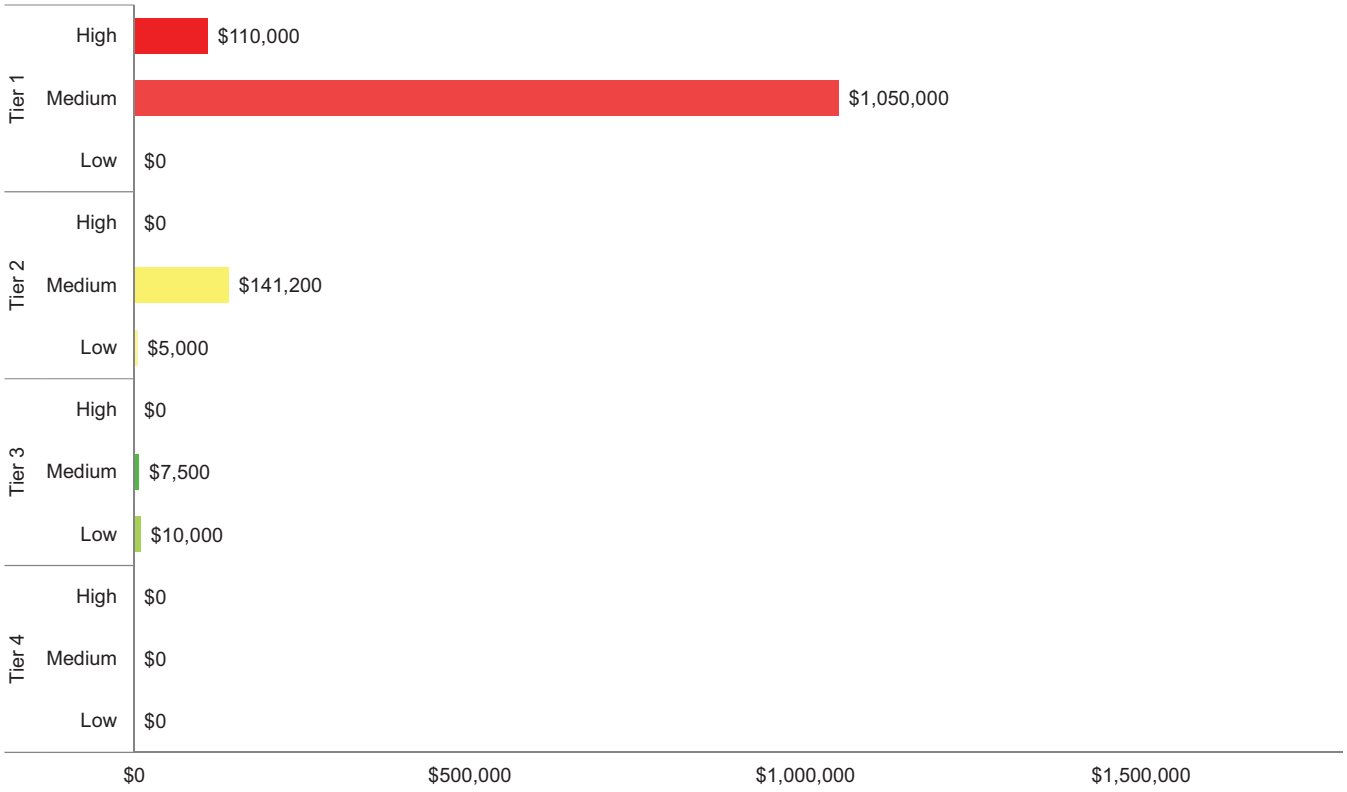
9375 Heritage Hills Circle
Lone Tree, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by Certificate of Participation
Opened in 2007

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

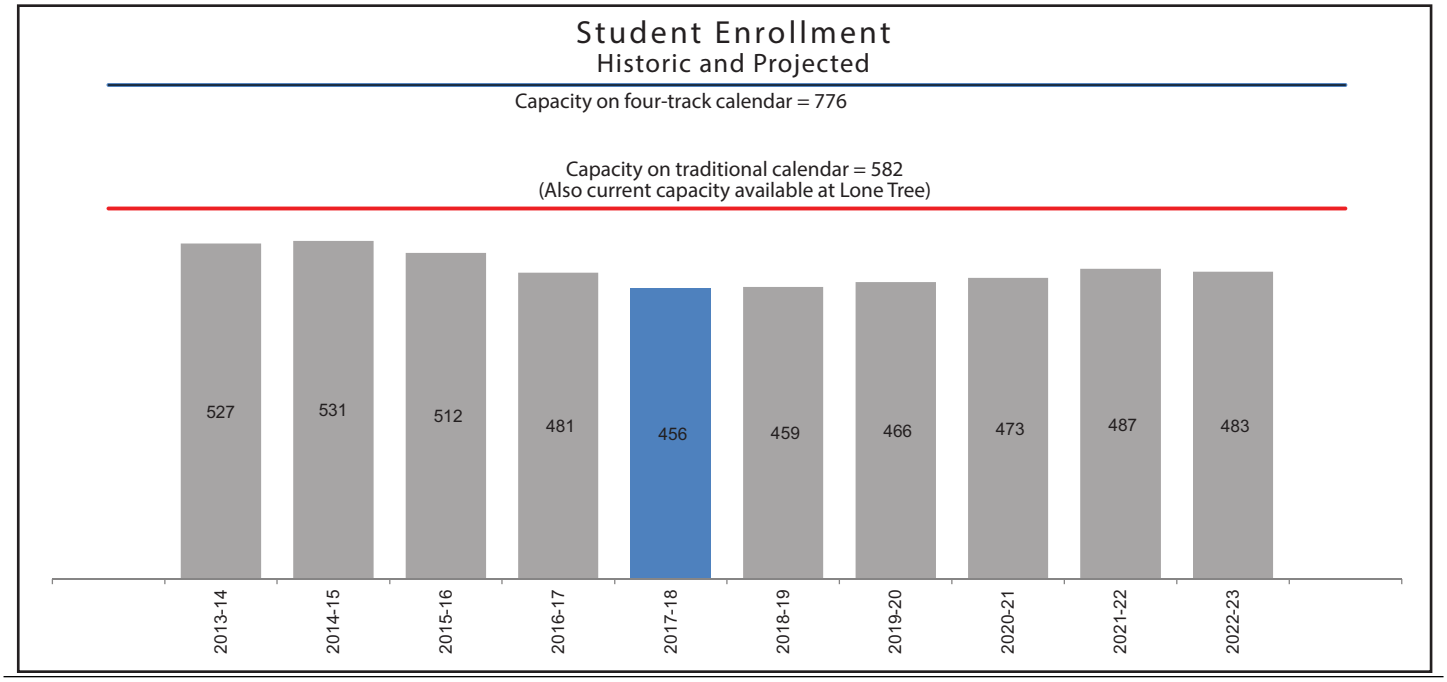
Lone Tree Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars):$1,323,700

Estimated Total Project Costs: $1,522,385 - $2,177,796



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$110,000	$11000-$47300	$5500-$23650
1-Medium	Roof Finishes. Needs-Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	$750,000	$75000-$322500	$37500-$161250
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
2-Medium	Exterior Wall Construction. Needs-Recaulk control joints. Seal masonry CMU	$15,000	$1500-$6500	$750-$3225
	Curtain Walls Needs-Recaulk windows. Clean framing	$12,000	$1200-$5200	$600-$2580
	Exterior Windows. Needs-Recaulk windows	$12,000	$1200-$5200	$600-$2580
	Paving and Surfacing. Parking Lot. Needs-Resurface/repair parking lot	$80,000	$8000-$34400	$4000-$17200
	Sink Countertops. Needs-Replace sink counter tops in all restrooms	$20,200	$2100-$8700	$1010-$4343
	Flooring Cafeteria. Needs-Repair VCT at cafeteria entrance	$2,000	$200-$900	$100-$430
2-Low	Paving & Surfacing, Sidewalks. Needs-Repair/replace areas of cracked sidewalk	$5,000	$500-$2200	$250-$1075
3-Medium	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,000	$300-$1300	$150-$645
	Operable Partition. Needs-Repair operable partition between gym and cafeteria	$2,500	$300-$1100	$125-$537
	Vinyl Covering. Needs-Repair areas of vinyl wall covering	$2,000	$200-$900	$100-$430
3-Low	Seeding and Sodding. Needs-Renovate grass areas around school.	$10,000	$1000-$4300	$500-$2150

Estimated Total Construction Costs (in 2018 Dollars): $1,323,700
Estimated Project Management Costs Range: $132,500 - $569,500
Estimated Inflation Range: $66,185 - $284,596

Estimated Total Project Costs: $1,522,385 - $2,177,796

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Mammoth Heights Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

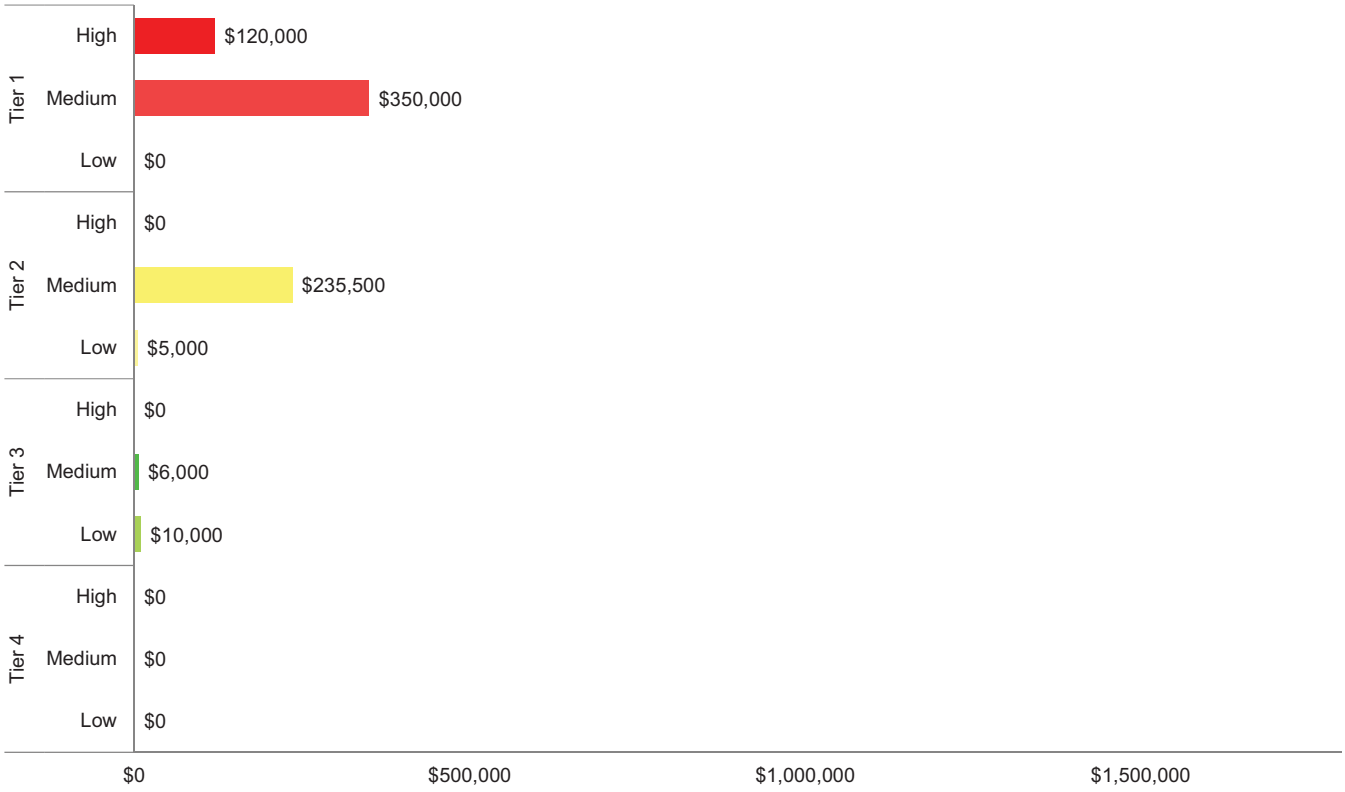
9500 Stonegate Parkway
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2007

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

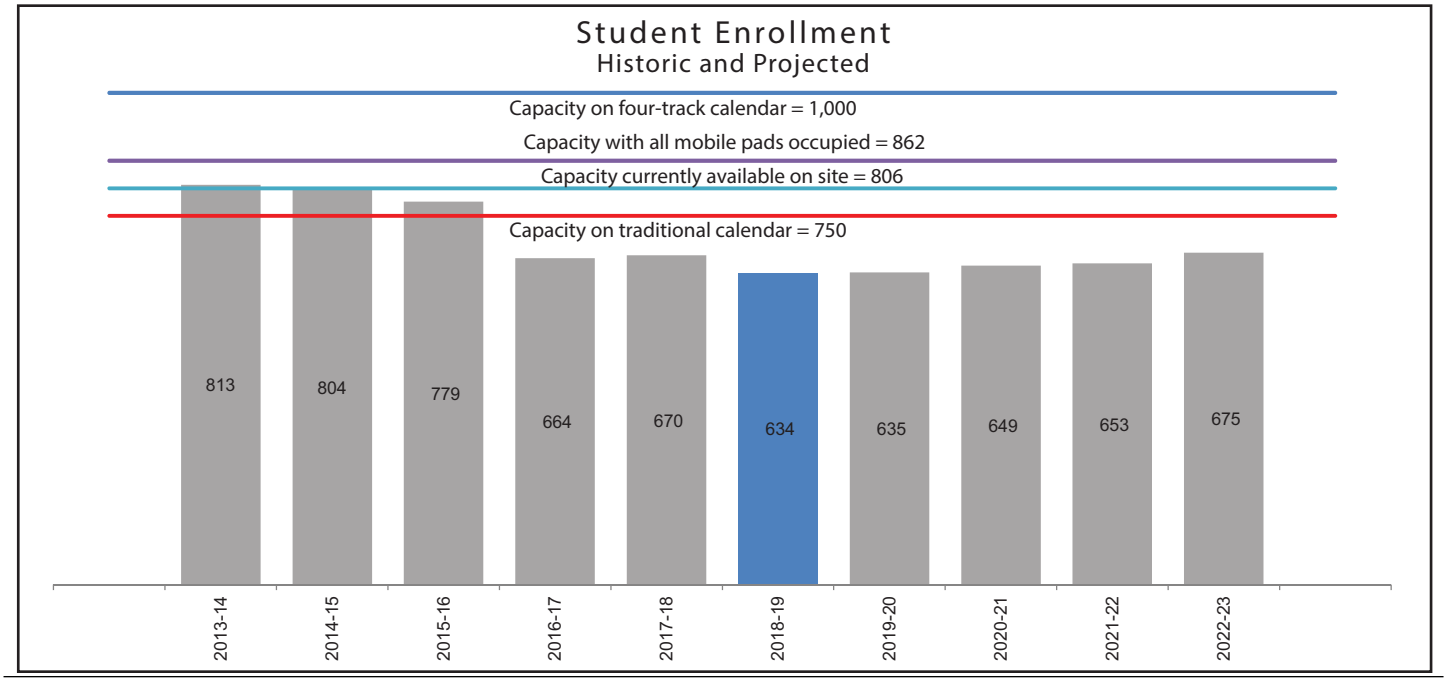
Mammoth Heights Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $726,500

Estimated Total Project Costs: $835,525 - $1,195,598



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$120,000	$12000-$51600	$6000-$25800
1-Medium	Controls. Needs-Upgrade control system	$350,000	$35000-$150500	$17500-$75250
2-Medium	Exterior Wall Construction. CMU and Brick. Needs-Recaulk expansion joints. Reseal CMU	$15,000	$1500-$6500	$750-$3225
	Exterior Windows. Needs-Recaulk windows	$15,000	$1500-$6500	$750-$3225
	Paving and Surfacing. Parking Lot. Needs-Resurface parking lot	$80,000	$8000-$34400	$4000-$17200
	Paint Exterior. Needs-Paint metal of sun shades, starting to peel	$5,000	$500-$2200	$250-$1075
	Fixed Walls. Needs-Check crack in wall at entrance to south classrooms	$500	$100-$300	$25-$107
	Retaining Walls. Needs-Repair retaining wall movement at north entry	$35,000	$3500-$15100	$1750-$7525
	Retaining Walls. Needs-Repair leaning retaining wall on east side of playing field by baseball area	$35,000	$3500-$15100	$1750-$7525
	Playing Fields. Playground. Needs-Resurface asphat playground	$50,000	$5000-$21500	$2500-$10750
2-Low	Paving and Surfacing. Sidewalks. Needs-Repair/replace areas of sidewalk as necessary	$5,000	$500-$2200	$250-$1075
3-Medium	Boiler Room Piping and Specialties. Needs-Boiler pump piping shows signs of leaking, repair	$1,000	$100-$500	$50-$215
	Wall Foundations. Needs-Recaulk foundation where concrete meets.	$3,000	$300-$1300	$150-$645
	Vinyl Coverings. Needs-Repair areas of vinyl wall paper	$2,000	$200-$900	$100-$430
3-Low	Seeding and Sodding. Needs-Repair areas of grass around school	$10,000	$1000-$4300	$500-$2150

Estimated Total Construction Costs (in 2018 Dollars): $726,500
Estimated Project Management Costs Range: $72,700- $312,900
Estimated Inflation Range: $36,325 - $156,198

Estimated Total Project Costs: $835,525 - $1,195,598

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Meadow View Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

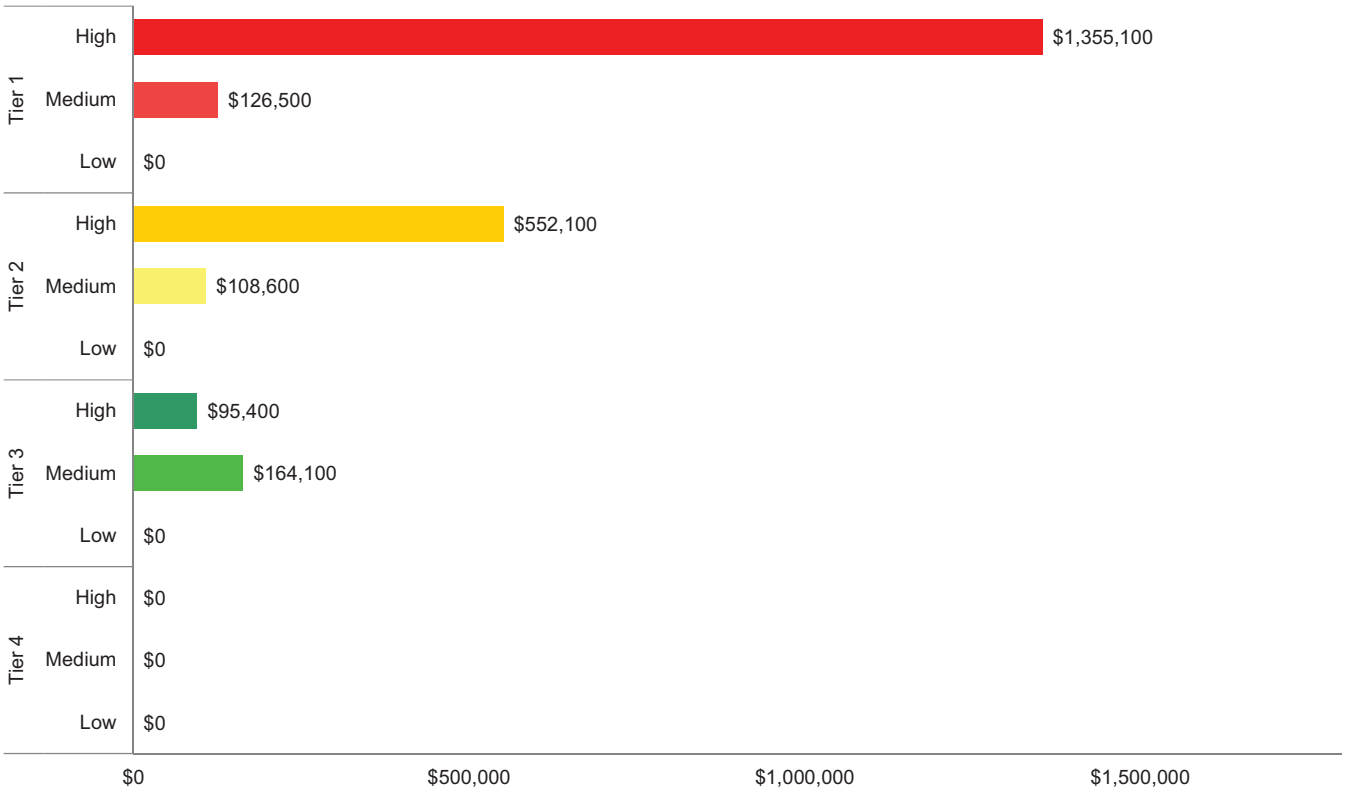
3700 Butterfield Crossing
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2000

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

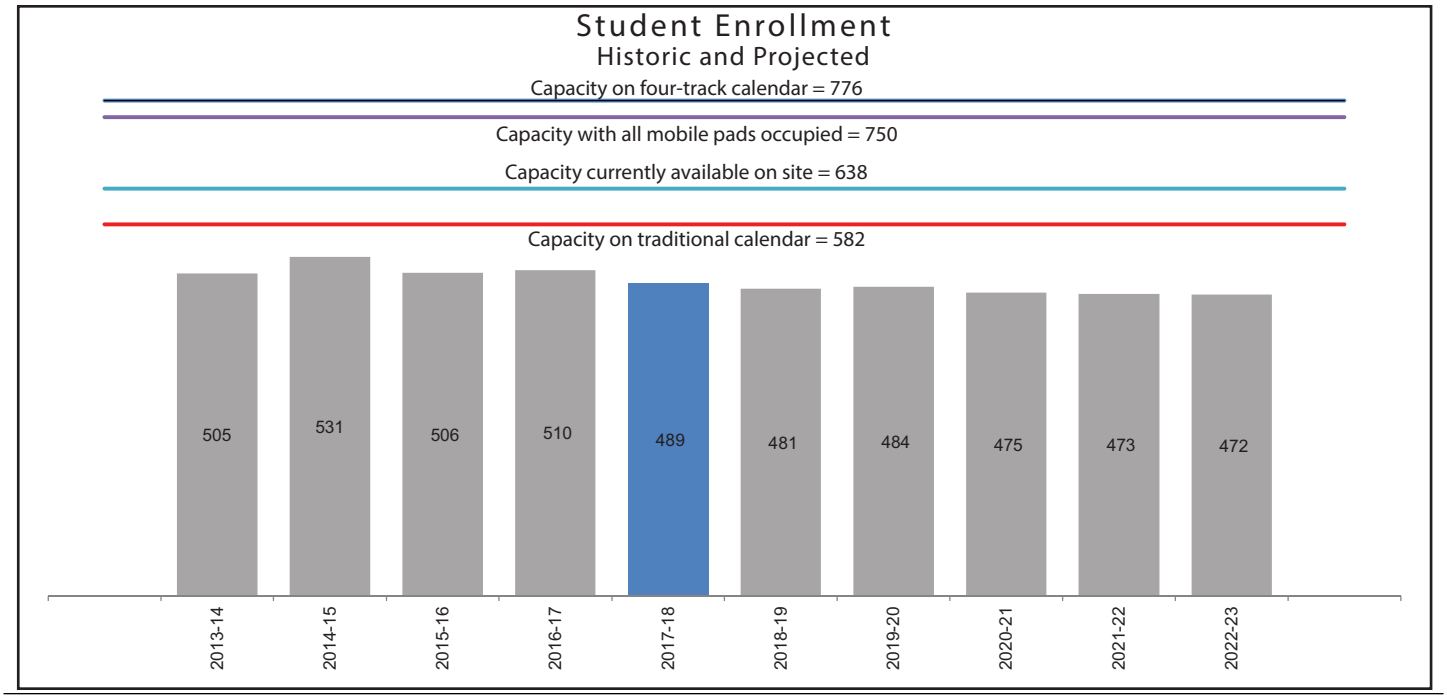
Meadow View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $2,401,800

Estimated Total Project Costs: $2,763,090 - $3,951,887



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace .045 mil EPDM ballasted roof with .060 fully adhered	$750,000	$75000-$322500	$37500-$161250
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator	$16,900	$1700-$7300	$845-$3633
	Door Hardware. Needs-Levers reaching end of life cycle. Replace levers. Replace non-restricted key system with restricted	$156,000	$15600-$67100	$7800-$33540
	Clock and Program Systems. Needs-Replace Simplex clock system	$16,800	$1700-$7300	$840-$3612
	Irrigation Systems. Needs-Upgrade irrigation controller	$15,400	$1600-$6700	$770-$3311
1-Medium	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
	Local Area Networks. ITS/Head End Equipment. Needs-Expanded or new MDF closet (minimum 10'X10')	$66,500	$6700-$28600	$3325-$14297
2-High	Exterior Wall Construction. CMU. Needs- Re-seal CMU. Repair stress cracks from settling. Re-caulk all joints.	$15,600	$1600-$6800	$780-$3354
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Retractable Partition. Needs-Replace operable partition at gym	$15,400	$1600-$6700	$770-$3311
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in 4 boys and 4 girls restrooms	$22,000	$2200-$9500	$1100-$4730
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Window Storefronts. Needs-Repair water infiltration at storefront entrances	$10,400	$1100-$4500	$520-$2236
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$82,000	$8200-$35300	$4100-$17630
	Paving and Surfacing. Parking Lot. Needs- Resurface parking lot	$153,700	$15400-$66100	$7685-$33045
	Curbs, Rails and Barriers. Needs-Replace curb with snow curb	$76,900	$7700-$33100	$3845-$16533
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$51,200	$5200-$22100	$2560-$11008
	Playing Fields. Playground. Needs-Replace playground asphalt playpad	$92,200	$9300-$39700	$4610-$19823
2-Medium	Flooring Restroom. Needs-Replace original epoxy floor	$48,600	$4900-$20900	$2430-$10449
	Flooring Kitchen. Needs-Replace epoxy floor with MMA	$60,000	$6000-$25800	$3000-$12900
3-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$92,200	$9300-$39700	$4610-$19823
3-Medium	Fences and Gates. Needs-Replace dumpster enclosure with new enclosure, repair site fencing and backstop	$153,700	$15400-$66100	$7685-$33045
	Retaining Walls. Needs-Minor repairs on retaining wall	$5,200	$600-$2300	$260-$1118
	Vinyl Coverings. Needs-Repair in multiple locations	$5,200	$600-$2300	$260-$1118

Estimated Total Construction Costs (in 2018 Dollars): $2,401,800
Estimated Project Management Costs Range: $241,200 - $1,033,700
Estimated Inflation Range: $120,090 - $516,387

Estimated Total Project Costs: $2,763,090 - $3,951,887

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Mesa Middle

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

365 Mitchell Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 7-8

Funded by 2003 Bond
Opened in 2008

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

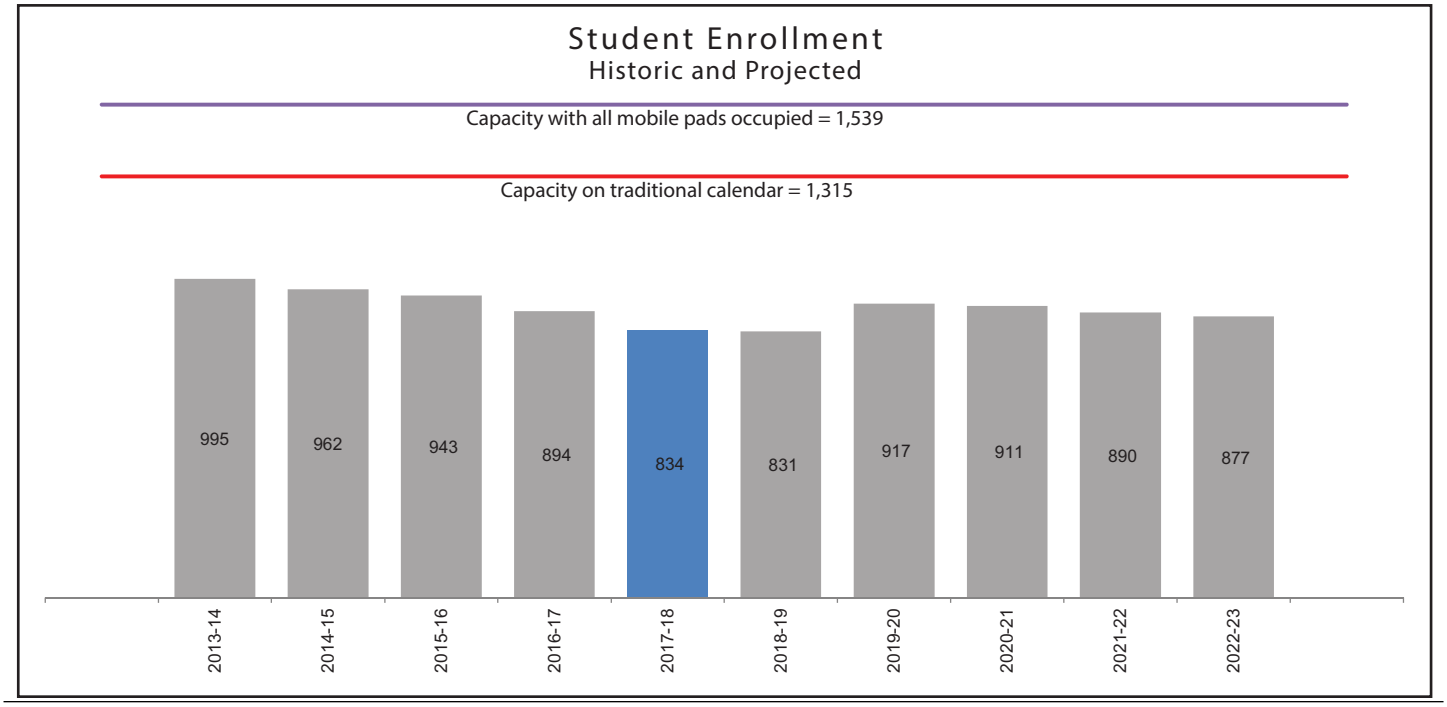
Mesa Middle School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $476,800

Estimated Total Project Costs: $548,440 - $784,712



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment. Resupport gas piping	$70,000	$7000-$30100	$3500-$15050
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$225,000	$22500-$96800	$11250-$48375
2-Medium	Exterior Wall Construction. CMU and Brick. Needs-Recaulk expansion joints. Reseal CMU	$25,000	$2500-$10800	$1250-$5375
	Exterior Windows. Needs-Recaulk windows	$23,000	$2300-$9900	$1150-$4945
	Flooring Carpet. Needs-Replace walkoff carpet at entries	$5,000	$500-$2200	$250-$1075
	Domestic Water Supply Equipment. Needs-Check water supply, hot water mixes with cold water	$500	$100-$300	$25-$107
	Paving and Surfacing. Parking Lot. Needs-Resurface parking area, potholes and cracks down center from entrance	$80,000	$8000-$34400	$4000-$17200
	Sink Countertops. Needs-Replace sink counter tops	$38,300	$3900-$16500	$1915-$8234
2-Low	Paving and Surfacing. Sidewalks. Needs-Repair/replace areas of sidewalk cracks and heaving	$5,000	$500-$2200	$250-$1075
3-Medium	Miscellaneous Structures. Markee sign, shade structures. Needs-Repair CMU at planter boxes	$5,000	$500-$2200	$250-$1075

Estimated Total Construction Costs (in 2018 Dollars): $476,800
Estimated Project Management Costs Range: $47,800 - $205,400
Estimated Inflation Range: $23,840 - $102,512

Estimated Total Project Costs: $548,440 - $784,712

Want to learn more about the facility projects that have been done at this school? Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Mountain Ridge Middle

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

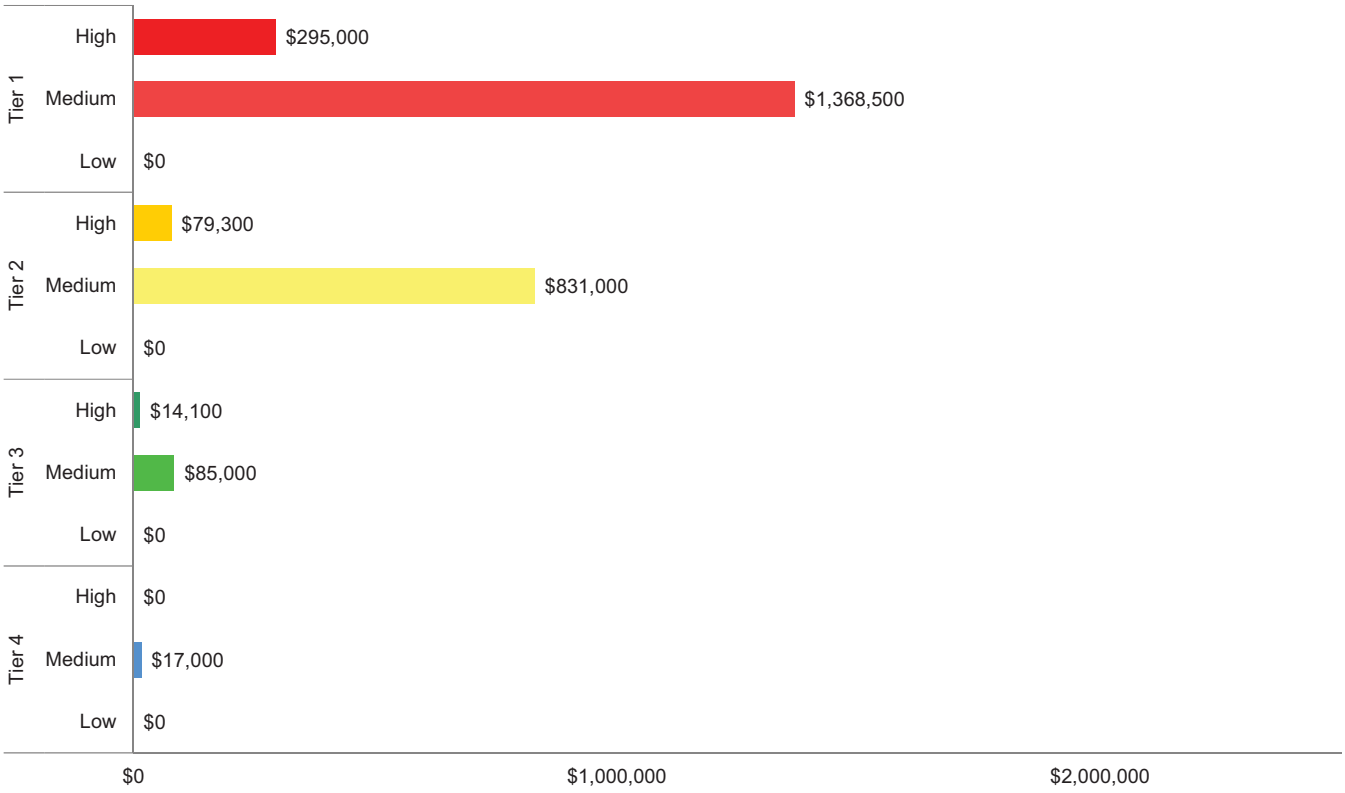
10590 Mountain Vista Ridge
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, 7-8

Funded by 2000 Bond
Opened in 2003

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

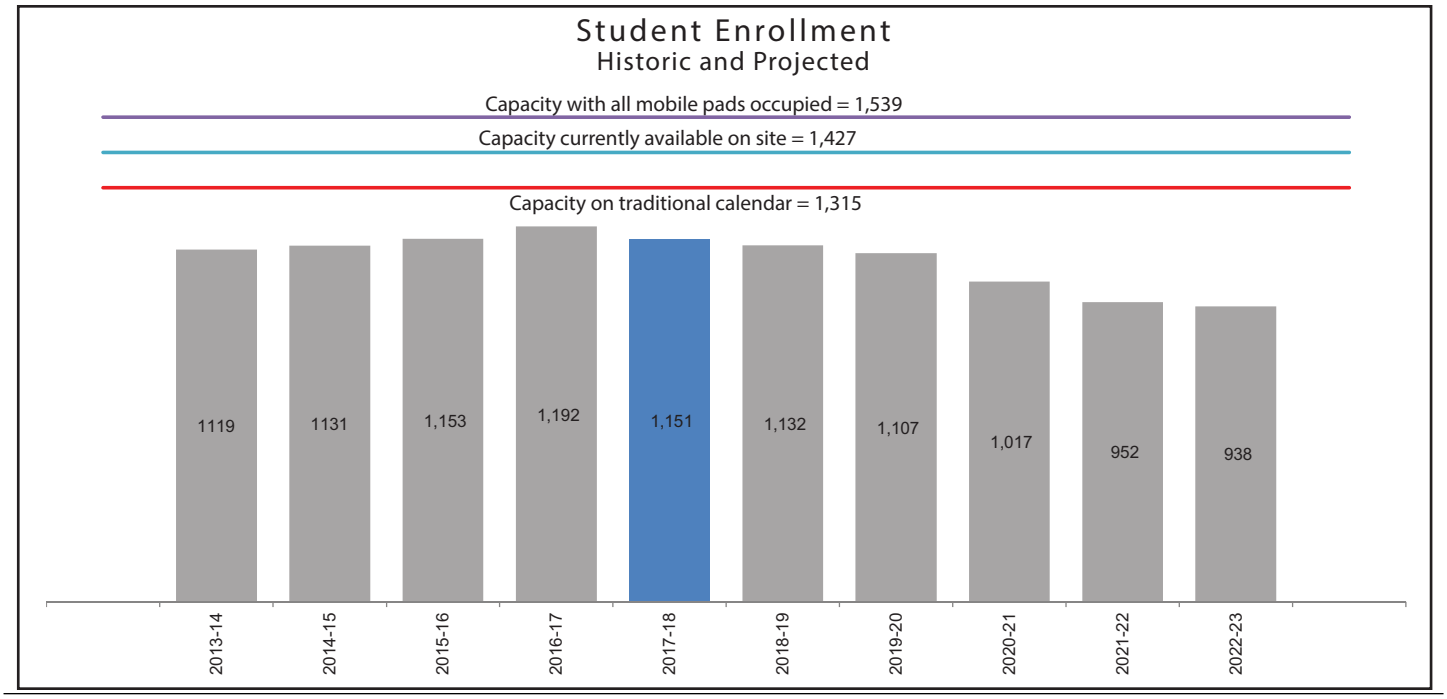
Mountain Ridge Middle School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $2,689,900

Estimated Total Project Costs: $3,094,395 - $4,425,929



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$70,000	$7000-$30100	$3500-$15050
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$225,000	$22500-$96800	$11250-$48375
1-Medium	Roof Finishes. Needs-Replace .060 EPDM ballasted with .060 fully adhered	$1,000,000	$100000-$430000	$50000-$215000
	Controls. Needs-Replace Trane control system	$300,000	$30000-$129000	$15000-$64500
	Fixed Multiple Seating. Bleachers. Needs-Repair bleachers in gym	$6,400	$700-$2800	$320-$1376
	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
	Chilled Water Systems. Needs-Clean cooling tower	$2,100	$300-$1000	$105-$451
2-High	Exterior Wall Construction. Needs-Recaulk building control joints, repair crack in gym wall	$4,900	$500-$2200	$245-$1053
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
2-Medium	Paint Exterior. Needs-Paint exterior trim and doors	$8,500	$900-$3700	$425-$1827
	Exterior Windows. Needs-Recaulk windows	$23,800	$2400-$10300	$1190-$5117
	Solid Exterior Doors. Needs-Recaulk door frames	$1,000	$100-$500	$50-$215
	Retractable Partition. Needs-Repair operable partitions in pods. One between SPED rooms in poor shape	$21,100	$2200-$9100	$1055-$4536
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in all restrooms	$40,000	$4000-$17200	$2000-$8600
	Sink Countertops. Needs-Replace sink countertops in all restrooms with single surface	$36,400	$3700-$15700	$1820-$7826
	Sinks. Needs-Replace with sink countertops, single surface	$25,300	$2600-$10900	$1265-$5439
	Flooring Cafeteria. Needs-Replace VCT	$12,100	$1300-$5300	$605-$2601
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$4,300	$500-$1900	$215-$924
	Flooring Carpet. Needs-Replace carpet	$650,000	$65000-$279500	$32500-$139750
	Flooring Gym. Needs-Sand and refinish gym floor	$8,500	$900-$3700	$425-$1827
3-High	Upper Floor. Needs-Repair prestress concrete tees at cafeteria/commons, separating causing cracks in floor and VCT damage	$14,100	$1500-$6100	$705-$3031
3-Medium	Wall Foundations. Needs-Recaulk areas where concrete meets foundation walls	$4,800	$500-$2100	$240-$1032
	Upper floor. Needs-Some movement occurring south of commons expansion joint. Carpet splitting, wall joint seperation	$8,500	$900-$3700	$425-$1827
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$67,400	$6800-$29000	$3370-$14491
	Vinyl Coverings. Needs-Repair areas of vinyl wall covering	$4,300	$500-$1900	$215-$924
4-Medium	Other Landscape Features. Needs-Renovate areas of landscaping around school. Many patches of bare ground	$17,000	$1700-$7400	$850-$3655

Estimated Total Construction Costs (in 2018 Dollars): $2,689,900
Estimated Project Management Costs Range: $270,000 - $1,157,700
Estimated Inflation Range: $134,495 - $578,329

Estimated Total Project Costs: $3,094,395 - $4,425,929

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Mountain View Primary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

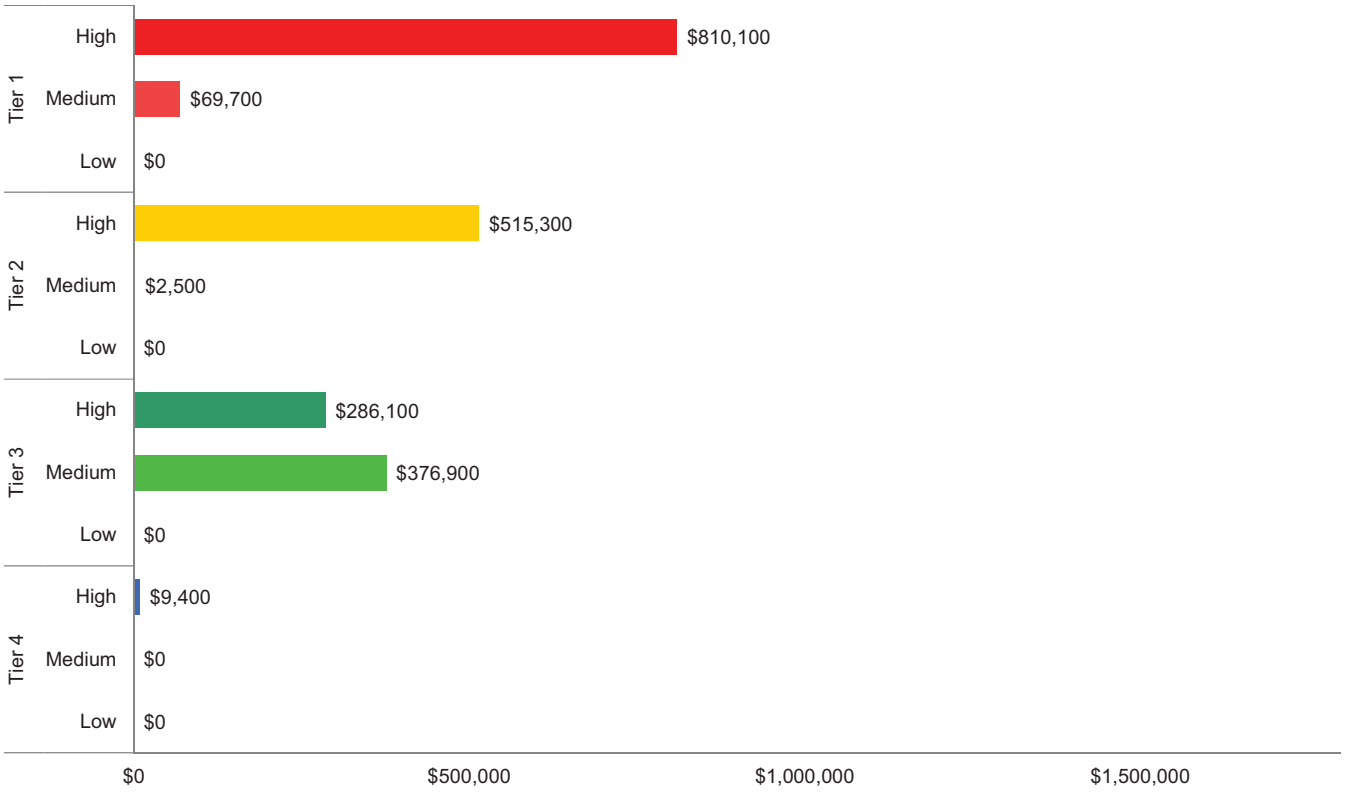
8502 East Pinery Parkway
Parker, CO 80134
Ponderosa High School Feeder Area, K-2

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 2018 Dollars) by Site Component Tier and Priority

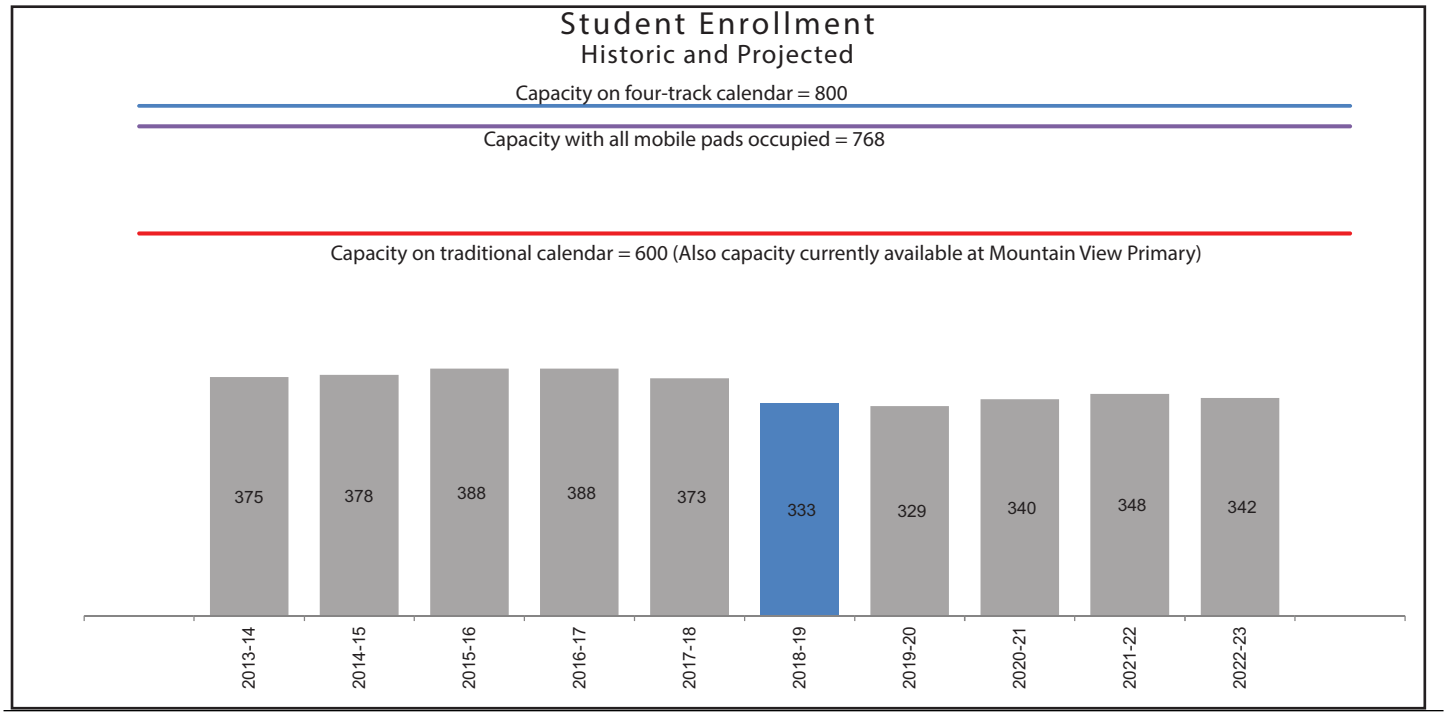


Estimated Total Construction Costs (in 2018 Dollars): $2,070,000

Estimated Total Project Costs: $2,381,400 - $3,405,850

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Direct Expansion Systems. Needs-Replace Rooftop Units	$350,000	$35000-$150500	$17500-$75250
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Roof Finishes. Needs-Silver coat parapet walls	$9,000	$900-$3900	$450-$1935
	Irrigation Systems. Needs-Upgrade entire system to district standard.	$51,100	$5200-$22000	$2555-$10986
1-Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$69,700	$7000-$30000	$3485-$14985
2-High	Window Storefronts. Needs-Repair/replace, sand/paint entry/classroom storefronts	$14,100	$1500-$6100	$705-$3031
	Exterior Windows. Needs-Recaulk windows, repair a couple rusting through, kitchen and teachers lounge	$16,000	$1600-$6900	$800-$3440
	Solid Exterior Doors. Needs-Repair or refinish exterior doors	$4,800	$500-$2100	$240-$1032
	Retractable Partitions. Needs-Refurbish or replace classroom partitions	$46,500	$4700-$20000	$2325-$9997
	Fabricated Toilet Partitions. Needs-Replace when flooring replaced	$17,900	$1800-$7700	$895-$3848
	Flooring Restroom. Needs-Replace ceramic tile with MMA	$32,600	$3300-$14100	$1630-$7009
	Wash Fountains. Needs-Replace trough washing stations with sinks (6)	$16,000	$1600-$6900	$800-$3440
	Fixed Casework. Needs-Replace older casework	$139,300	$14000-$59900	$6965-$29949
	Flooring Hallways/Classrooms. Needs-Refinish stage floor	$4,800	$500-$2100	$240-$1032
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$74,400	$7500-$32000	$3720-$15996
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$55,800	$5600-$24000	$2790-$11997
	Curbs, Rails and Barriers. Needs-Repair/replace areas of curb. Install new curb and gutter at parking lot for better drainage. Move trash container area	$46,500	$4700-$20000	$2325-$9997
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk. Widen side walk at service entry area. Install drainage chase under sidewalk outside gym entry	$27,900	$2800-$12000	$1395-$5998
	Playing Fields. Playground. Needs-Resurface asphalt playground	$18,700	$1900-$8100	$935-$4020
2-Medium	Exterior Wall Construction. Needs-Re-caulk remaining control joints	$2,500	$300-$1100	$125-$537
3-High	Wall foundations. Needs-Caulk remaining areas where concrete meets the building	$7,500	$800-$3300	$375-$1612
	Playing Fields. Multi-use Field. Needs-Install new synthetic turf for multi-use field	$278,600	$27900-$119800	$13930-$59899
3-Medium	Fire Sprinkler Water Supply. Needs-Fire sprinkle building	$371,300	$37200-$159700	$18565-$79829
	Vinyl Coverings. Needs-Repair/replace vinyl wall coverings	$5,600	$600-$2500	$280-$1204
4-High	Seeding and Sodding. Needs-Renovate grass area around school.	$9,400	$1000-$4100	$470-$2021

Estimated Total Construction Costs (in 2018 Dollars): $2,070,000
Estimated Project Management Costs Range: $207,900 - $890,800
Estimated Inflation Range: $103,500 - $445,050

Estimated Total Project Costs: $2,381,400 - $3,405,850

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Mountain Vista High

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

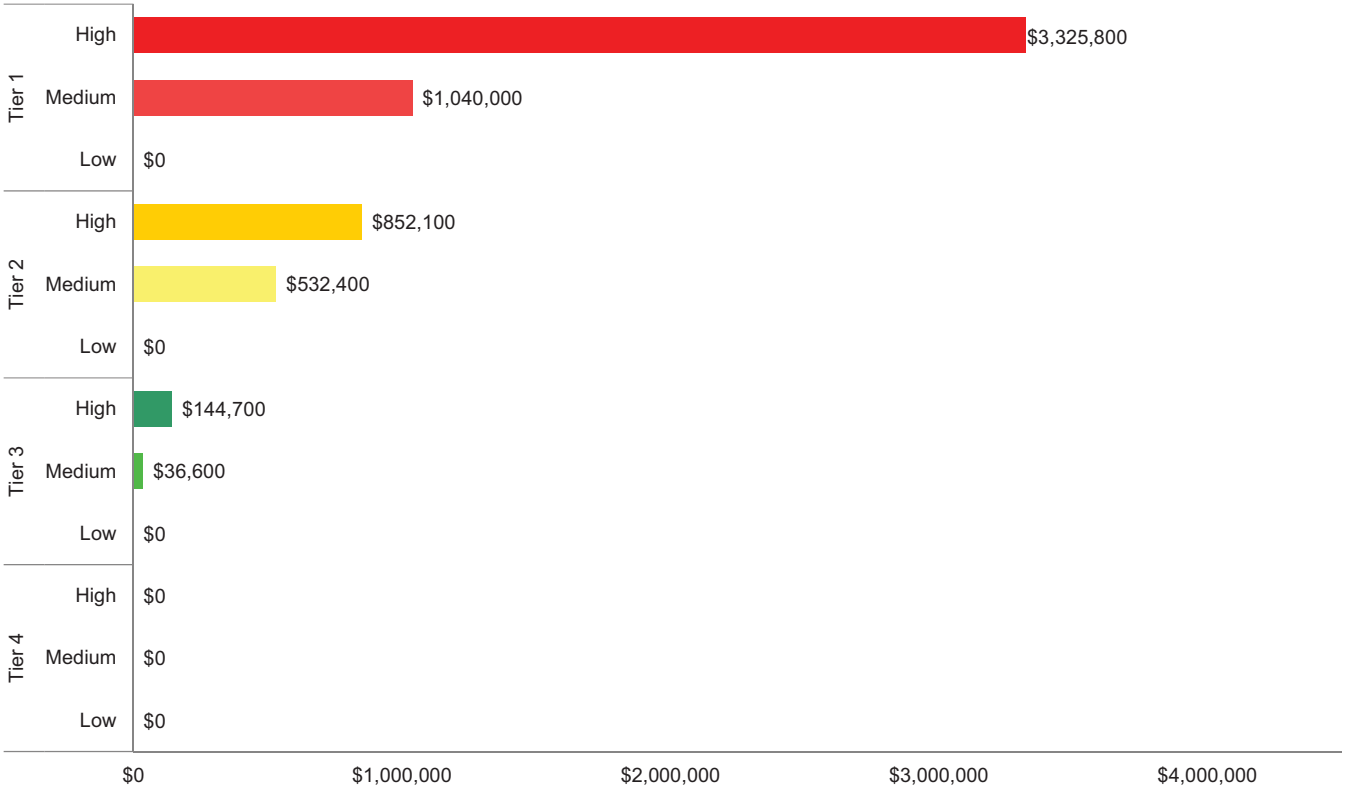
10585 Mountain Vista Ridge
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, 9-12

Funded by 1997 Bond
Opened in 2001

Site Acreage: 93.2
Facility Square Feet: 241,604
Mobiles on Site: 2

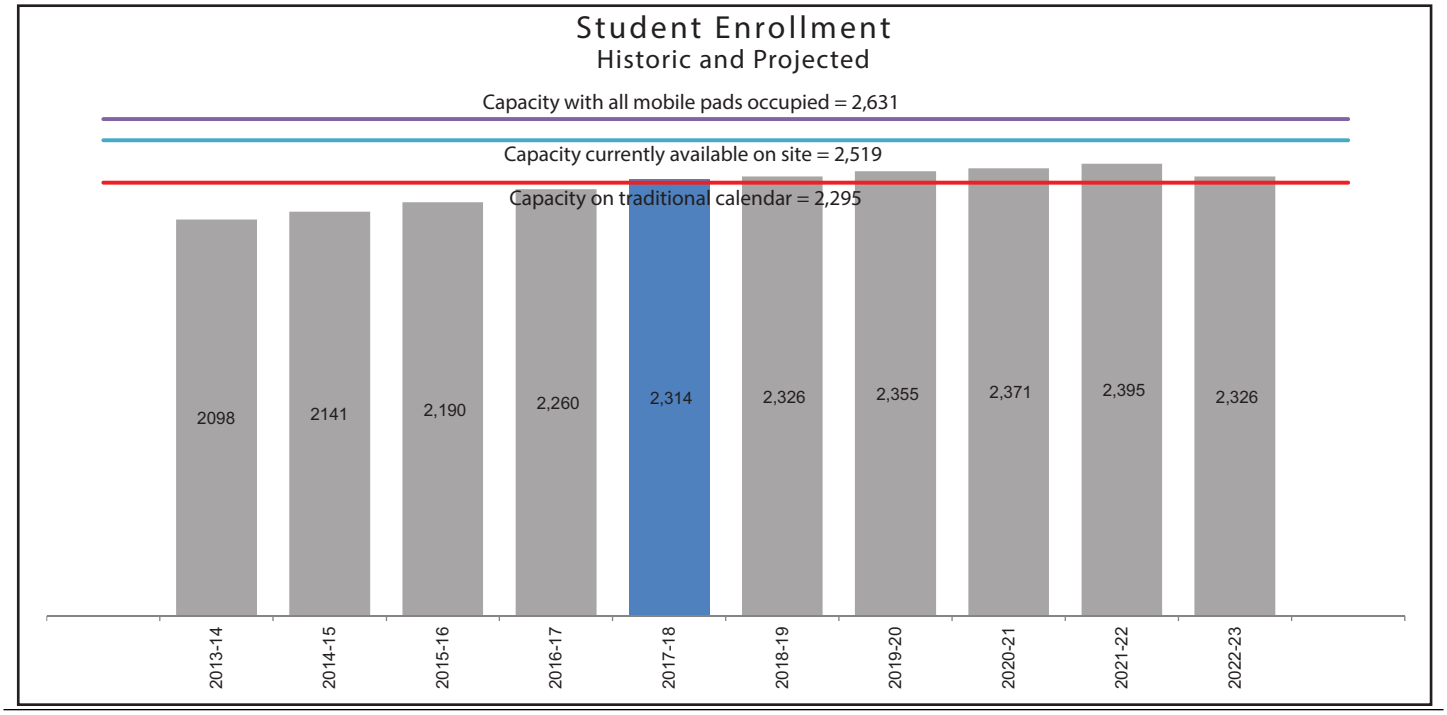
Mountain Vista High School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $5,931,600

Estimated Total Project Costs: $6,821,980 - $9,758,694



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$80,000	$8000-$34400	$4000-$17200
	Roof Finishes. Needs-Replace .045 EPDM ballasted roof with .060 EPDM fully adhered. Roof over office and 200 pod leaks often. Does not include F-pod	$1,900,000	$190000-$817000	$95000-$408500
	Controls. Needs-Upgrade control system	$900,000	$90000-$387000	$45000-$193500
	Paint Exterior. Needs-Paint metal roof	$9,000	$900-$3900	$450-$1935
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$436,800	$43700-$187900	$21840-$93912
1-Medium	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$1,040,000	$104000-$447200	$52000-$223600
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Seal masonry CMU	$57,900	$5800-$24900	$2895-$12448
	Window Curtain Walls. Needs-Recaulk/reglaze curtain wall windows	$37,300	$3800-$16100	$1865-$8019
	Exterior Windows. Needs-Recaulk windows	$70,700	$7100-$30500	$3535-$15200
	Solid Exterior Doors. Needs-Paint exterior doors (8) total	$800	$100-$400	$40-$172
	Fabricated Toilet Partitions. Needs-Repair toilet partitions as necessary	$9,000	$900-$3900	$450-$1935
	Exterior Wall Construction. Needs-Repair cracks in CMU east wall on new wing northern area	$2,900	$300-$1300	$145-$623
	Flooring Restroom. Needs-Repair crack upper level main hall women's and men's restroom	$4,800	$500-$2100	$240-$1032
	Flooring Kitchen. Needs-Mountain Vista High School the flooring in the kitchen needs redone the cooks have slipped and fell several times this year.	$55,800	$5600-$24000	$2790-$11997
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$603,500	$60400-$259600	$30175-$129752
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$9,400	$1000-$4100	$470-$2021
2-Medium	Flooring Carpet. Needs-Replace carpet	$400,000	$40000-$172000	$20000-$86000
	Site Improvements. Needs-Add additional parking and new roadways for traffic flow	$48,900	$4900-$21100	$2445-$10513
	Paint Exterior. Needs-Paint all equipment on roof, severe paint peeling	$5,000	$500-$2200	$250-$1075
	Flooring Hallways/Classrooms. Needs-Replace VCT in pod hallways, classrooms as needed	$75,000	$7500-$32300	$3750-$16125
	Retaining Walls. Needs-Repair retaining wall southeast corner of building	$3,500	$400-$1600	$175-$752
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$33,300	$3400-$14400	$1665-$7159
	Playing Fields. Multi-use Field. Needs-Renovate multi-use playing field	$111,400	$11200-$48000	$5570-$23951
3-Medium	Vinyl Coverings. Needs-Repair/replace areas of vinyl	$14,100	$1500-$6100	$705-$3031
	Standard Slab on Grade. Needs-Repair crack in slab where it meets upper floor, from auditorium to F pod	$10,000	$1000-$4300	$500-$2150
	Operable Partition. Needs-Repair operable partitions between classrooms as necessary	$7,500	$800-$3300	$375-$1612
	Interior Doors. Needs-Refinish interior doors in high use areas.	$5,000	$500-$2200	$250-$1075

Estimated Total Construction Costs (in 2018 Dollars): $5,931,600

Estimated Project Management Costs Range: $593,800 - $2,551,800

Estimated Inflation Range: $296,580 - $1,275,294

Estimated Total Project Costs: $6,821,980 - $9,758,694

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Northeast Intermediate

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

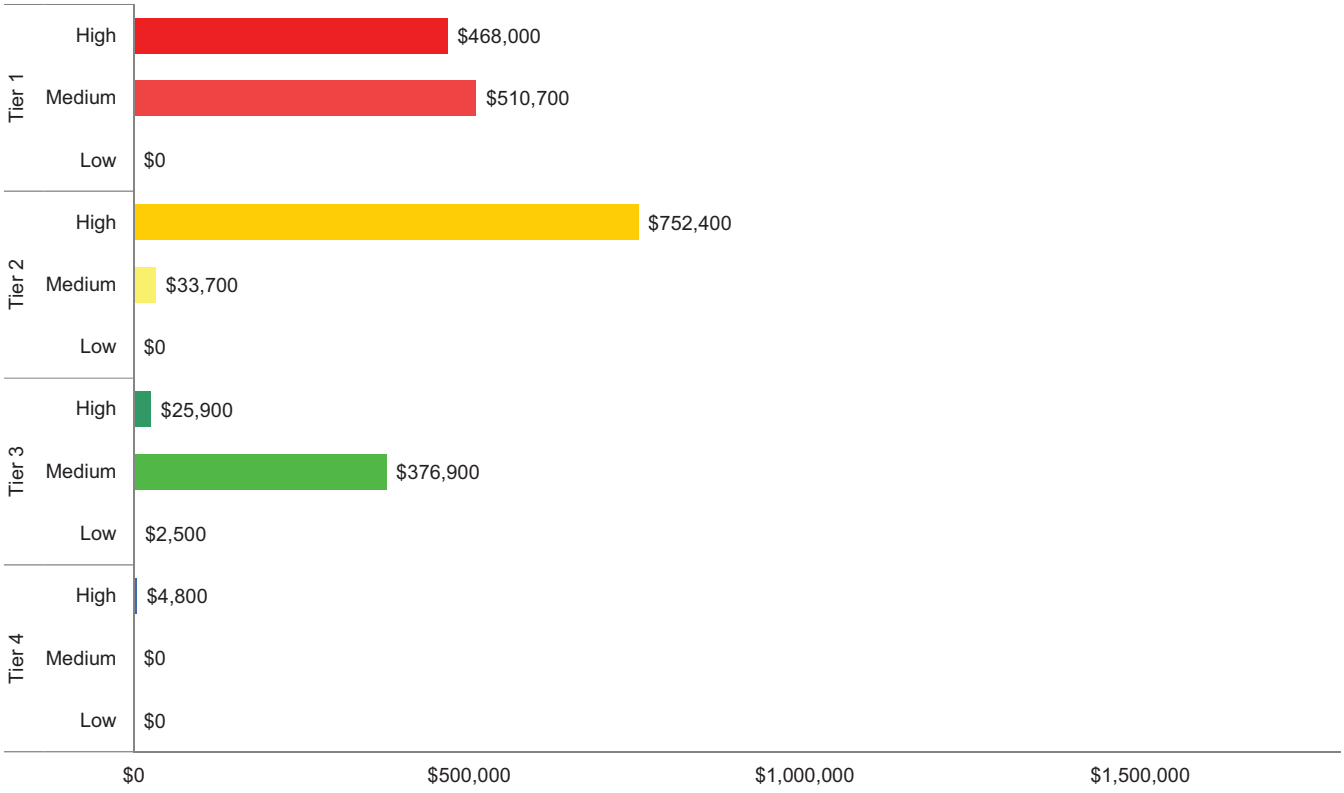
6598 North State Highway 83
Parker, CO 80134
Ponderosa High School Feeder Area, 3-5

Funded by 1960 Bond
Opened in 1966

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

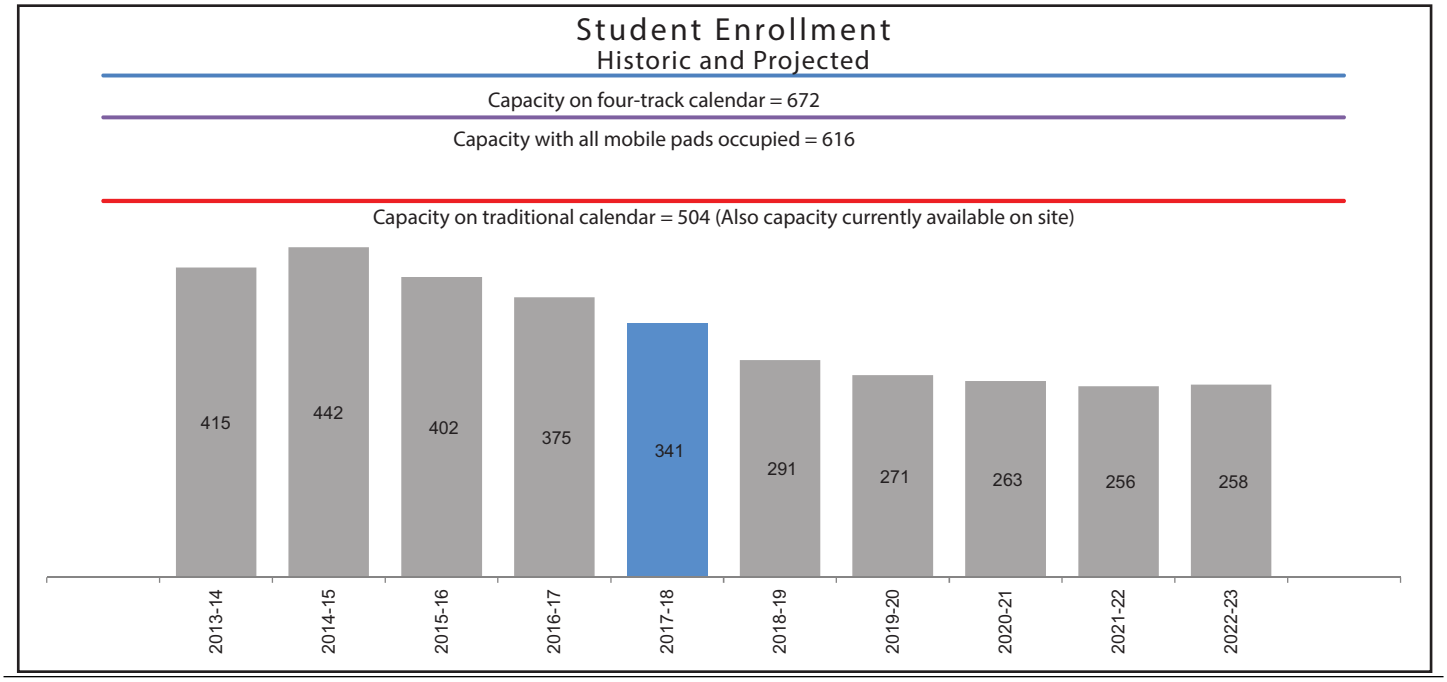
Northeast Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $2,174,900

Estimated Total Project Costs: $2,502,345 - $3,579,004



Following is the list of currently unfunded facility projects at Northeast Intermediate School

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace 60mil ballasted roof over 1991 addition (front entry,gym and band rooms)	$225,000	$22500-$96800	$11250-$48375
	Panels and Transformers. Needs-Replace original panels and transformers	$46,500	$4700-$20000	$2325-$9997
	Roof Finishes. Needs-New blocks for roof piping, disintegrating	$4,600	$500-$2000	$230-$989
	Gutters and Downspouts. Needs-Fix gutter and downspout drainage issues	$9,400	$1000-$4100	$470-$2021
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$163,800	$16400-$70500	$8190-$35217
	Irrigation Systems. Needs-Update entire irrigation system	$18,700	$1900-$8100	$935-$4020
1-Medium	Roof Finishes. Needs-Replace 60mil fully adhered roof over original building and art room	$441,000	$44100-$189700	$22050-$94815
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$69,700	$7000-$30000	$3485-$14985
2-High	Exterior Wall Construction. Needs-Recaulk control joints, repair grout, fix crack on west side	$32,600	$3300-$14100	$1630-$7009
	Window Storefronts. Needs-Repair/replace, sand/paint entry/classroom storefronts	$18,700	$1900-$8100	$935-$4020
	Paint Exterior. Needs-Paint CMU chiller enclosure	$1,000	$100-$500	$50-$215
	Exterior Windows. Needs-Recaulk windows	$13,200	$1400-$5700	$660-$2838
	Solid Exterior Doors. Needs-Sand/paint exterior doors	$4,800	$500-$2100	$240-$1032
	Fabricated Toilet Partitions. Needs-Replace toilet partitions when flooring replaced	$17,900	$1800-$7700	$895-$3848
	Flooring Restroom. Needs-Replace ceramic tile with MMA	$32,600	$3300-$14100	$1630-$7009
	Flooring Carpet. Needs-Replace carpet	$204,300	$20500-$87900	$10215-$43924
	Fixed Casework. Needs-Replace all old casework	$139,300	$14000-$59900	$6965-$29949
	Flooring Kitchen. Needs-Replace poured acrylic floor in kitchen	$60,400	$6100-$26000	$3020-$12986
	Flooring Gym. Needs-Replace synthetic tartan floor	$37,300	$3800-$16100	$1865-$8019
	Flooring Cafeteria. Needs-Replace VCT in cafeteria	$9,000	$900-$3900	$450-$1935
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$74,400	$7500-$32000	$3720-$15996
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$55,800	$5600-$24000	$2790-$11997
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk	$23,200	$2400-$10000	$1160-$4988
	Playing Fields. Playground. Needs-Resurface playground play pads	$27,900	$2800-$12000	$1395-$5998
2-Medium	Site Improvements. Needs-Fix site drainage issues around building	$18,700	$1900-$8100	$935-$4020
	Roof Construction. Needs-Repair laminated support beams beams	$15,000	$1500-$6500	$750-$3225
3-High	Wall Foundations. Needs-Repair foundation wall on south side	$18,700	$1900-$8100	$935-$4020
	Wall Foundations. Needs-Recaulk foundation where concrete meets	$7,200	$800-$3100	$360-$1548
3-Medium	Fire Sprinkler Water Supply. Needs-Fire sprinkle building	$371,300	$37200-$159700	$18565-$79829
	Vinyl Coverings. Needs-Repair/replace vinyl wall coverings	$5,600	$600-$2500	$280-$1204
3-Low	Miscellaneous Structures. Markee sign, shade structures. Needs-Replace picnic tables front side of building	$2,500	$300-$1100	$125-$537
4-High	Seeding and Sodding. Needs-Renovate grass areas around school.	$4,800	$500-$2100	$240-$1032

Estimated Total Construction Costs (in 2018 Dollars): $2,174,900

Estimated Project Management Costs Range: $218,700 - $936,500

Estimated Inflation Range: $108,745 - $467,604

Estimated Total Project Costs: $2,502,345 - $3,579,004

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Northridge Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

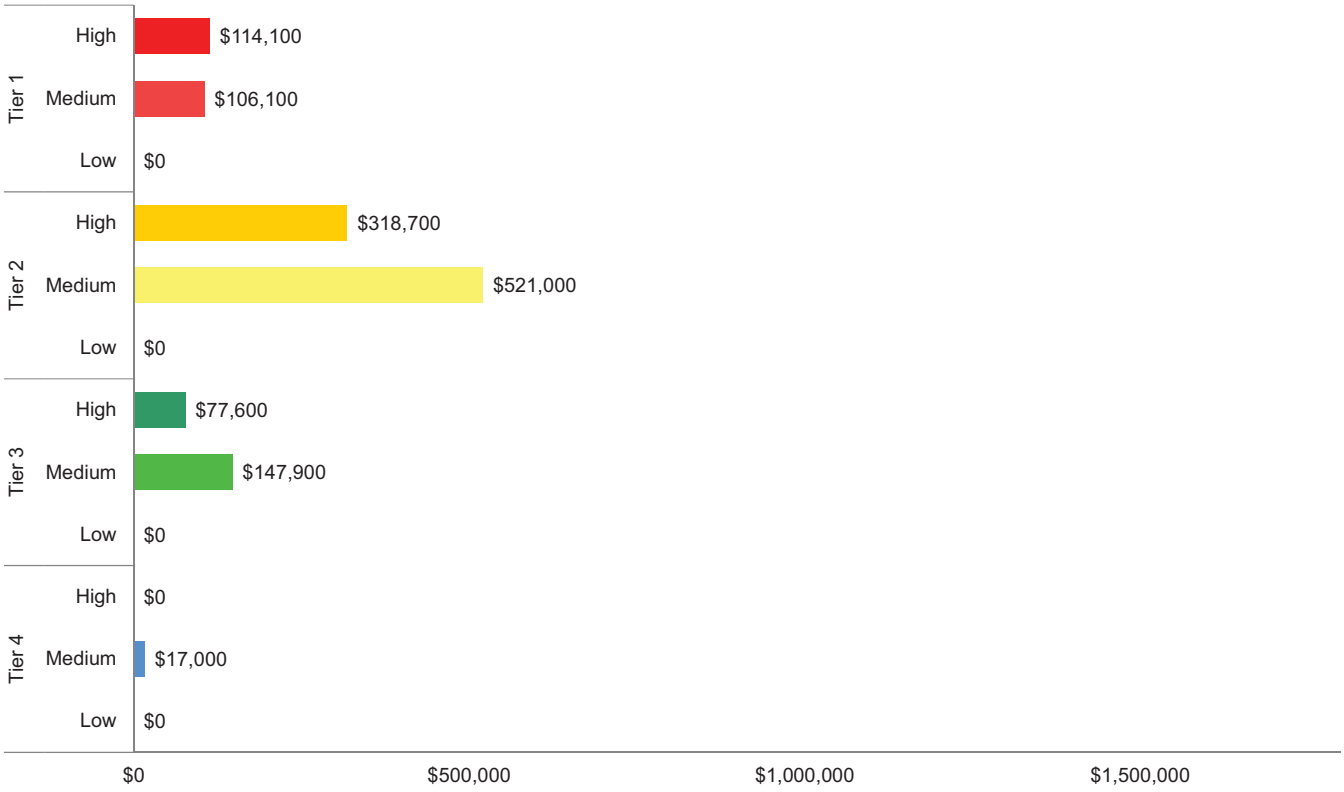
6555 Southpark Road
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

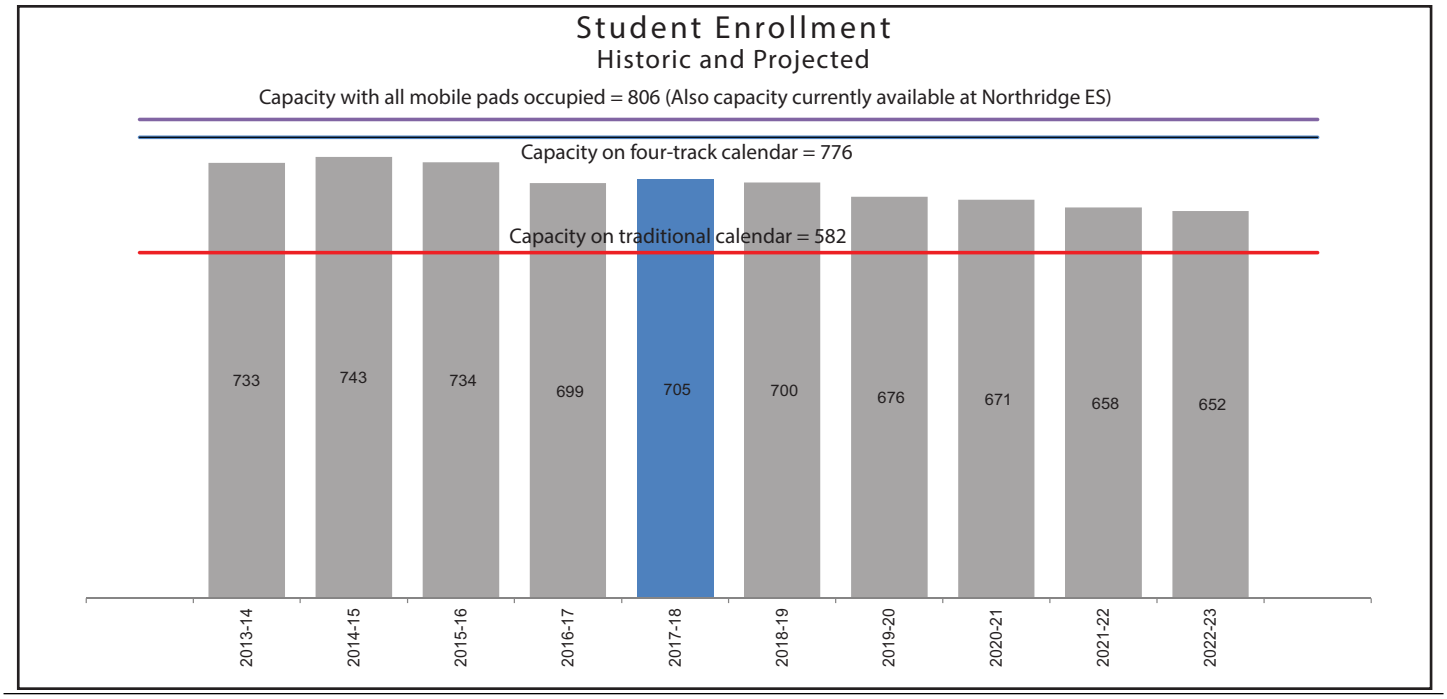


Estimated Total Construction Costs (in 2018 Dollars): $1,302,400

Estimated Total Project Costs: $1,498,820 - $2,143,416

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Exhaust Ventilation System. Replace MUA in kitchen	$54,100	$5500-$23300	$2705-$11631
1-Medium	Hot Water Service. Water Heater. Needs-Replace domestic water heater and associated piping.	$84,300	$8500-$36300	$4215-$18124
	Panels and Transformers. Needs-Replace original panels and transformers	$20,000	$2000-$8600	$1000-$4300
	Air Distribution Systems. Air handlers. Ductwork. VAV's. Needs-Paint roof AHUs	$1,800	$200-$800	$90-$387
2-High	Exterior Windows. Needs-Replace exterior windows	$66,400	$6700-$28600	$3320-$14276
	Paint Exterior. Needs-Exterior trim and doors need painted	$7,600	$800-$3300	$380-$1634
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Flooring Restroom. Needs-Replace ceramic tile with MMA	$32,600	$3300-$14100	$1630-$7009
	Flooring Kitchen. Needs-Replace ceramic tile floor with MMA	$60,000	$6000-$25800	$3000-$12900
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$37,300	$3800-$16100	$1865-$8019
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
	Playing Fields. Playground. Needs-Replace playground play pads	$27,900	$2800-$12000	$1395-$5998
2-Medium	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
	Retractable Partition. Needs-Repair/replace or replace with fixed wall all operable partitions between classrooms	$25,300	$2600-$10900	$1265-$5439
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in all restrooms, original	$20,000	$2000-$8600	$1000-$4300
	Sinks. Needs-Replace sinks in kindergarten restrooms and restrooms by cafeteria, 4 total	$17,000	$1700-$7400	$850-$3655
	Drinking Fountains and Coolers. Needs-Replace metal drinking fountains in hallways, 2 total	$2,600	$300-$1200	$130-$559
	Fixed Casework. Needs-Replace all original fixed casework in classrooms and offices	$134,800	$13500-$58000	$6740-$28982
	Flooring Hallways/Classrooms. Needs-Repair VCT in art room and preschool seperating. Might be shrinking	$4,300	$500-$1900	$215-$924
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$8,500	$900-$3700	$425-$1827
	Exterior Wall Construction. Needs-Repair CMU and brick at corners where cracked and broken off	$8,500	$900-$3700	$425-$1827
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$74,400	$7500-$32000	$3720-$15996
3-Medium	Suspended Ceilings. Needs-Replace ceiling grid and tile in original building	$130,000	$13000-$55900	$6500-$27950
	Blinds and Other Window Treatment. Needs-Replace blinds at gym windows.	$8,500	$900-$3700	$425-$1827
	Site Improvements. Needs-Repair drainage issues at front of site	$9,400	$1000-$4100	$470-$2021
4-Medium	Seeding and Sodding. Needs-Renovate grass areas around school	$17,000	$1700-$7400	$850-$3655

Estimated Total Construction Costs (in 2018 Dollars): $1,302,400

Estimated Project Management Costs Range: $131,300 - $561,000

Estimated Inflation Range: $65,120 - $280,016

Estimated Total Project Costs: $1,498,820 - $2,143,416

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Pine Grove Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

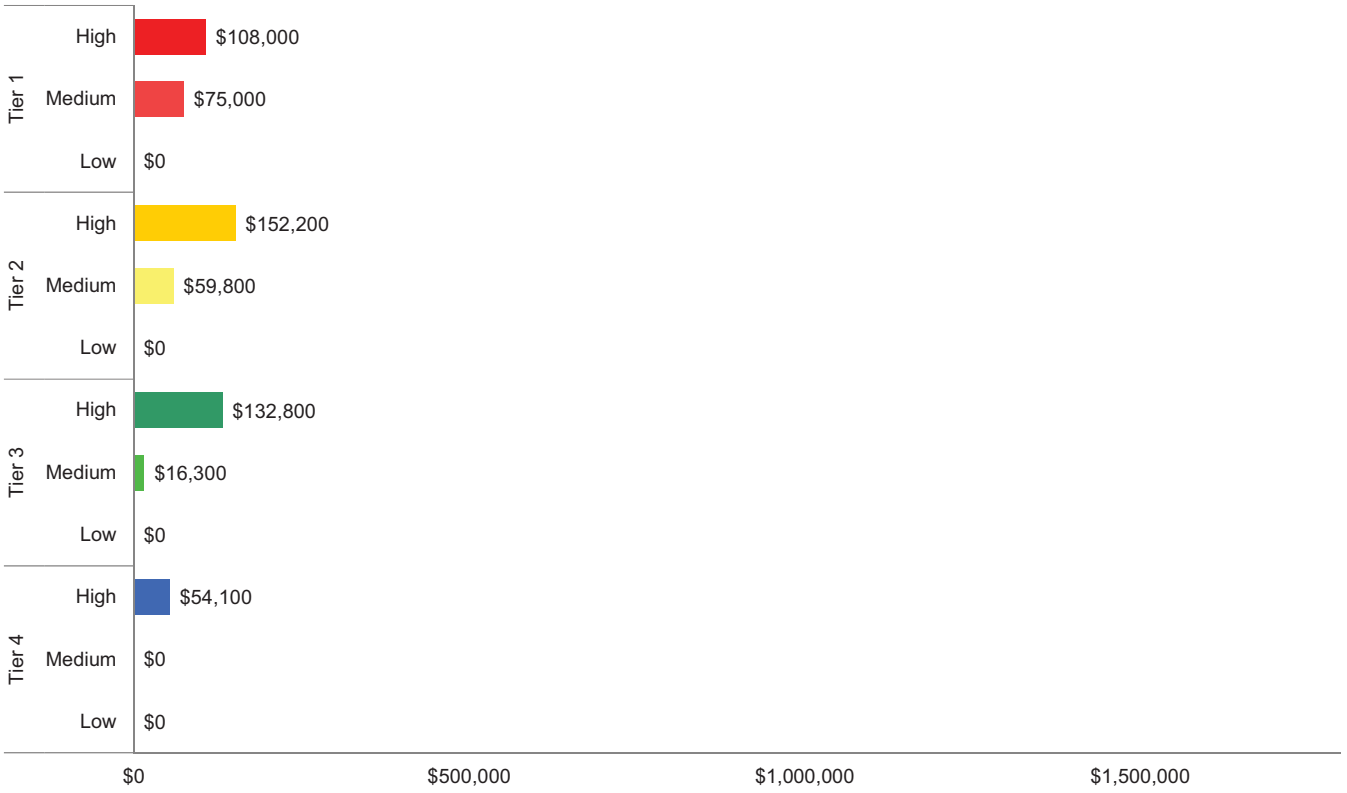
10450 Stonegate Parkway
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

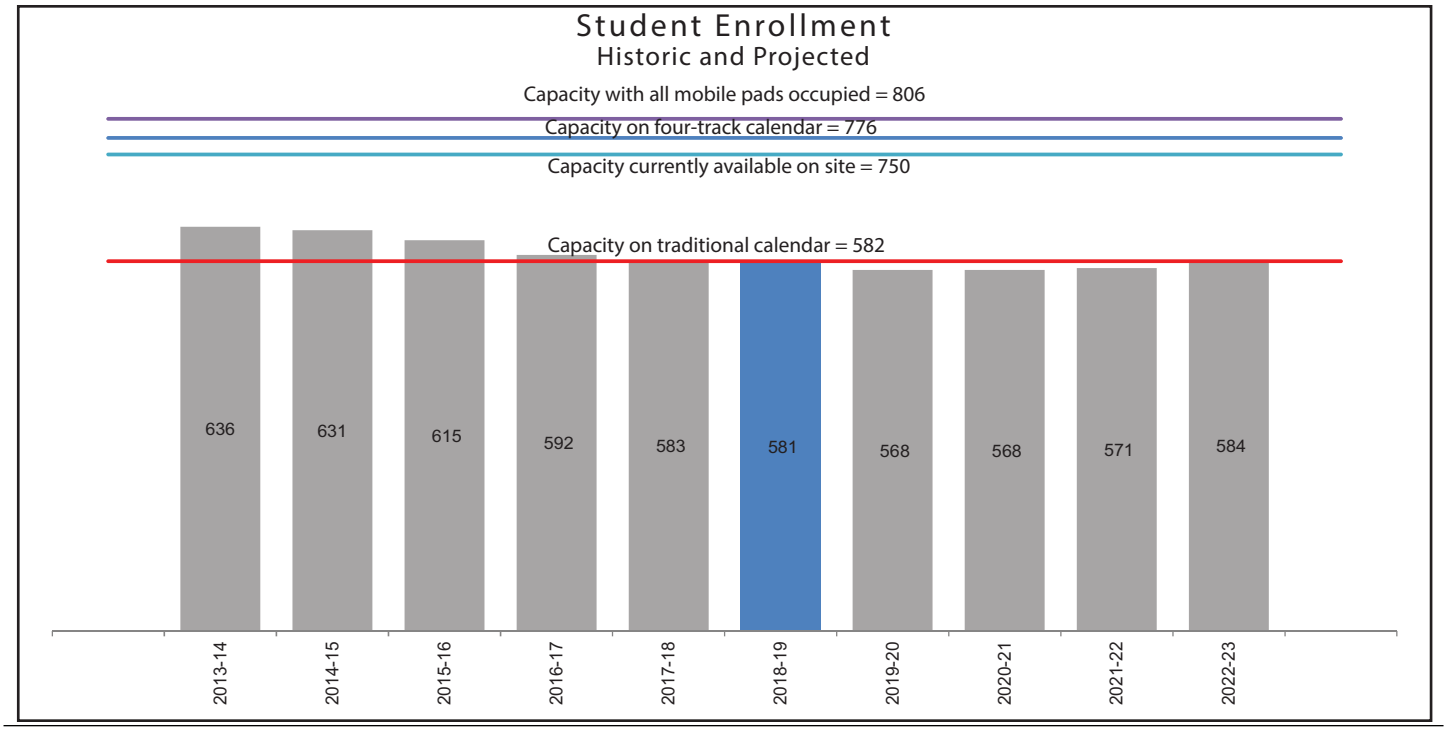
Pine Grove Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $598,200

Estimated Total Project Costs: $688,710 - $984,813



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Exhaust Ventilation Systems. Exhaust Fans. Needs-Replace exhaust fans throughout the building	$108,000	$10800-$46500	$5400-$23220
1-Medium	Direct Expansion Systems. Needs-Replace swamp cooling MUA unit/s with mechanical cooling	$75,000	$7500-$32300	$3750-$16125
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Re-seal CMU	$17,700	$1800-$7700	$885-$3805
	Paint. Needs-All exterior hollow metal door and window frames and doors need painted	$7,600	$800-$3300	$380-$1634
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Retractable Partition. Needs-Repair operable partitions in gym/cafeteria and classrooms as necessary	$11,600	$1200-$5000	$580-$2494
	Fabricated Toilet Partitions. Needs-Replace Boys/girls and main hallway restrooms, 8 total	$22,000	$2200-$9500	$1100-$4730
	Sink Countertops. Needs-Replace sink countertops with single surface	$21,300	$2200-$9200	$1065-$4579
	Flooring Kitchen. Needs-Replace kitchen flooring with MMA	$56,300	$5700-$24300	$2815-$12104
	Paving and Surfacing. Sidewalks. Needs-Slab sinking at kitchen entry	$3,200	$400-$1400	$160-$688
2-Medium	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$52,000	$5200-$22400	$2600-$11180
	Interior Doors. Needs-Refinish interior doors	$7,800	$800-$3400	$390-$1677
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
	Insulation. Needs-Repair/replace insulation in several areas due to valve leaks.	$43,200	$4400-$18600	$2160-$9288
	Playing Fields. Multi-use Field. Renovate sod at multi-use field	$86,400	$8700-$37200	$4320-$18576
3-Medium	Vinyl Coverings. Needs-Repair/replace 50% VWC in Main Corridors, replace art room	$16,300	$1700-$7100	$815-$3504
4-High	Other Landscape Features. Needs-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	$54,100	$5500-$23300	$2705-$11631

Estimated Total Construction Costs (in 2018 Dollars): $598,200

Estimated Project Management Costs Range: $60,600 - $258,000

Estimated Inflation Range: $29,910 - $128,613

Estimated Total Project Costs: $688,710 - $984,813

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Pine Lane Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

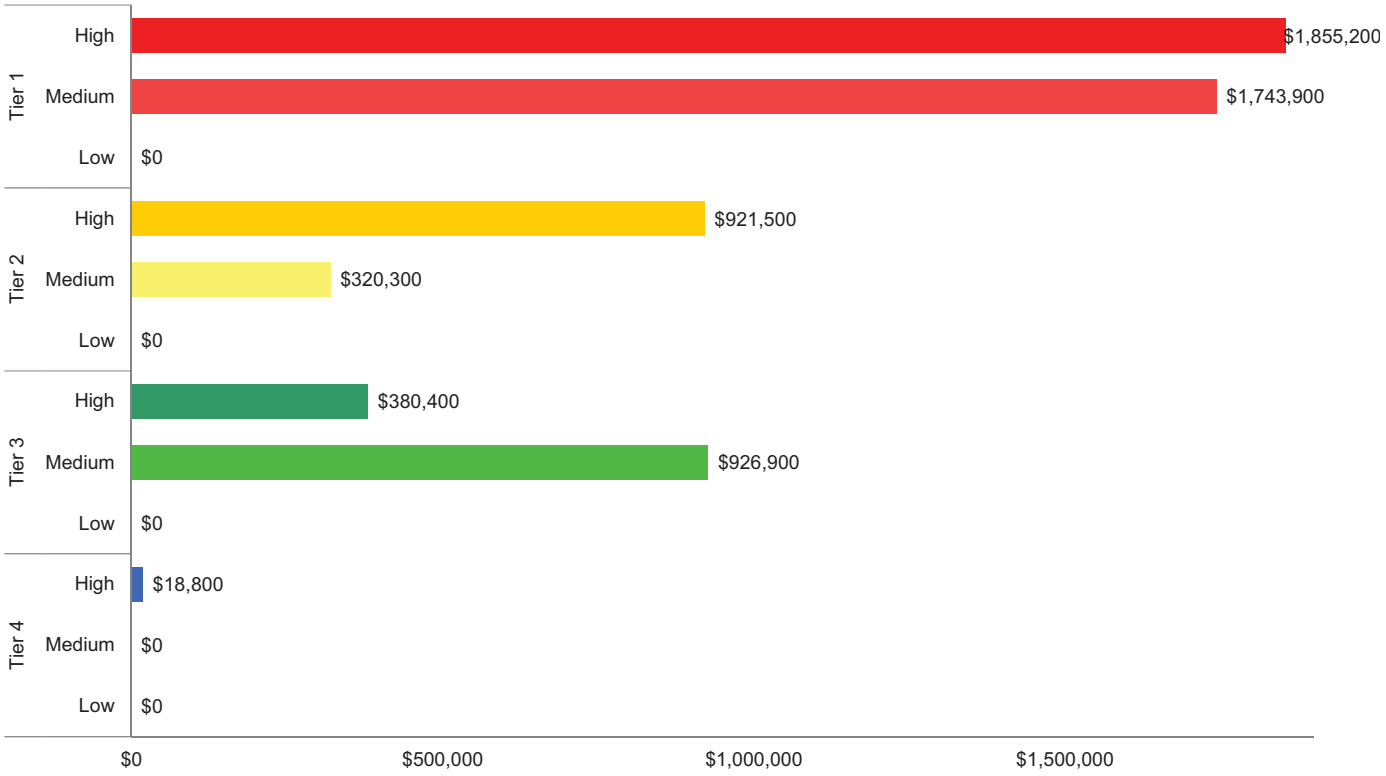
6475 East Ponderosa Drive
Parker, CO 80138
Chaparral High School Feeder Area, K-6

Funded by 1978 Bond
Opened in 1980

Site Acreage: 30 (North & South)
Facility Square Feet: 39,687 (North), 51,938 (South)
Mobiles on Site: 5

Pine Lane Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority

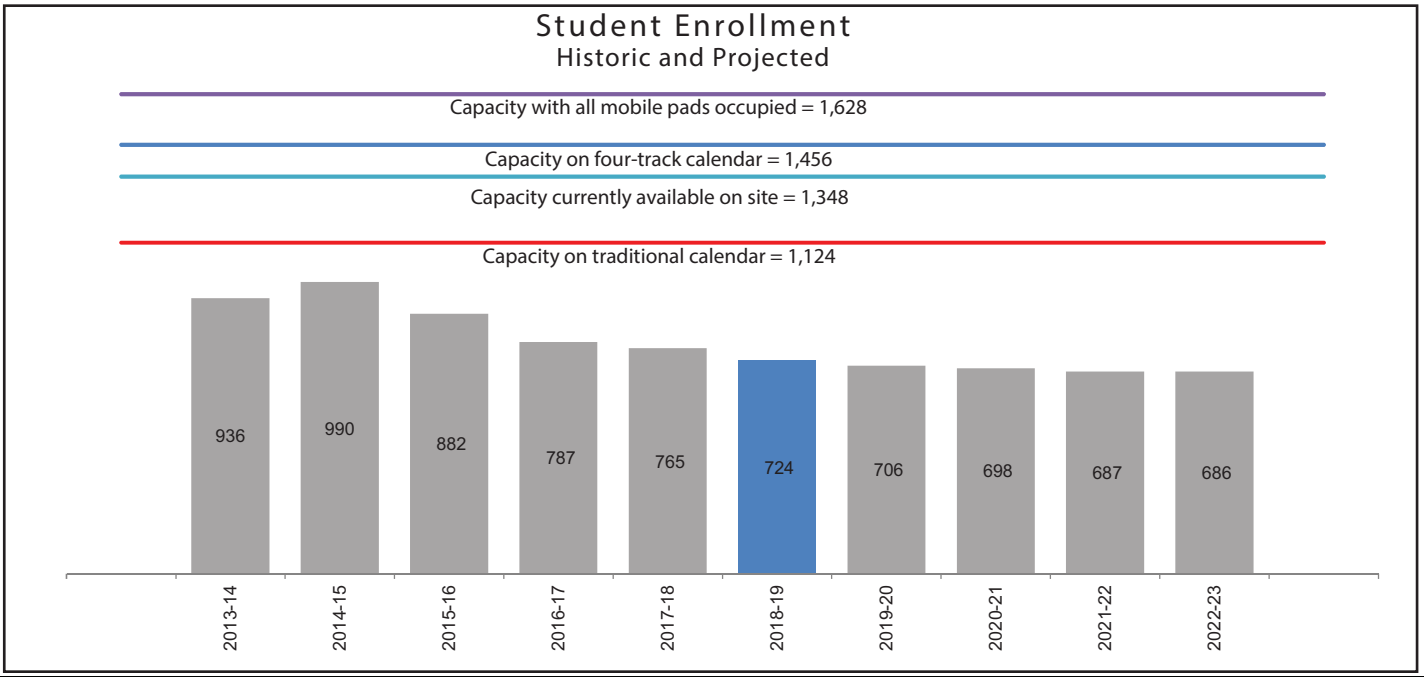


Estimated Total Construction Costs (in 2018 Dollars): $6,167,000

Estimated Total Project Costs: $7,094,050 - $10,147,105

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$495,000	$49500-$212900	$24750-$106425
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$90,000	$9000-$38700	$4500-$19350
	Roof Finishes. Needs-Silver coat parapet walls, seal brick on parapet	$9,000	$900-$3900	$450-$1935
	Gutters and Downspouts. Needs-Rework gutters and downspouts when new soffit installed	$14,100	$1500-$6100	$705-$3031
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$156,000	$15600-$67100	$7800-$33540
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Interior Door Hardware. Needs-Replace door hardware	$156,000	$15600-$67100	$7800-$33540
	Roof Construction. Needs- Replace rotted beam on the porch / partition on East side bus loop. possible hazard	$2,900	$300-$1300	$145-$623
	Irrigation Systems. Needs-Upgrade entire system to district standard.	$116,100	$11700-$50000	$5805-$24961
	Irrigation Systems. Needs-Upgrade entire system to district standard.	$116,100	$11700-$50000	$5805-$24961
1-Medium	Roof Construction. Needs-Install new roofing system	$600,000	$60000-$258000	$30000-$129000
	Roof Finishes. Needs-Replace metal roof, new support system required	$1,000,000	$100000-$430000	$50000-$215000
	Roof Finishes. Needs-Paint metal roof	$4,500	$500-$2000	$225-$967
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$69,700	$7000-$30000	$3485-$14985
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$69,700	$7000-$30000	$3485-$14985
2-High	Exterior Wall Construction. Needs-Recaulk control joints, repair grout	$6,600	$700-$2900	$330-$1419
	Glazed Doors and Entrances. Needs-Repair/replace entry storefronts	$27,900	$2800-$12000	$1395-$5998
	Window Storefronts. Needs-Repair/replace classroom storefronts	$57,500	$5800-$24800	$2875-$12362
	Exterior Windows. Needs-Recaulk windows	$7,100	$800-$3100	$355-$1526
	Retractable Partitions. Needs-Replace gym/cafeteria partition. Refurbish or replace all classroom partitions	$69,700	$7000-$30000	$3485-$14985
	Fabricated Toilet Partitions. Needs-Replace when flooring replaced	$17,900	$1800-$7700	$895-$3848
	Fixed Casework. Needs-Replace casework in original building	$139,300	$14000-$59900	$6965-$29949
	Exterior Windows. Needs-Recaulk windows	$14,900	$1500-$6500	$745-$3203
	Solid Exterior Doors. Needs-Repair or refinish exterior doors	$4,800	$500-$2100	$240-$1032
	Retractable Partitions. Needs-Refurbish or replace all classroom partitions	$46,500	$4700-$20000	$2325-$9997
	Fabricated Toilet Partitions. Needs-Replace when flooring replaced	$17,900	$1800-$7700	$895-$3848
	Flooring Restroom. Needs-Replace ceramic tile in restrooms with MMA	$32,600	$3300-$14100	$1630-$7009
	Wash Fountains. Needs-Replace trough washing stations with sinks (6)	$16,000	$1600-$6900	$800-$3440
	Fixed Casework. Needs-Replace casework room 109	$9,400	$1000-$4100	$470-$2021
	Flooring Kitchen. Needs-Replace VCT with MMA. Abatement	$83,700	$8400-$36000	$4185-$17995
	Flooring Cafeteria. Needs-Replace VCT	$30,000	$3000-$12900	$1500-$6450
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$74,400	$7500-$32000	$3720-$15996

Not all capital nneeds are shown for Pine Lane Elementary School. For a complete listing of capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $6,167,000

Estimated Project Management Costs Range: $618,700 - $2,654,200

Estimated Inflation Range: $308,350- $1,325,905

Estimated Total Project Costs: $7,094,050 - $10,147,105

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Pioneer Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

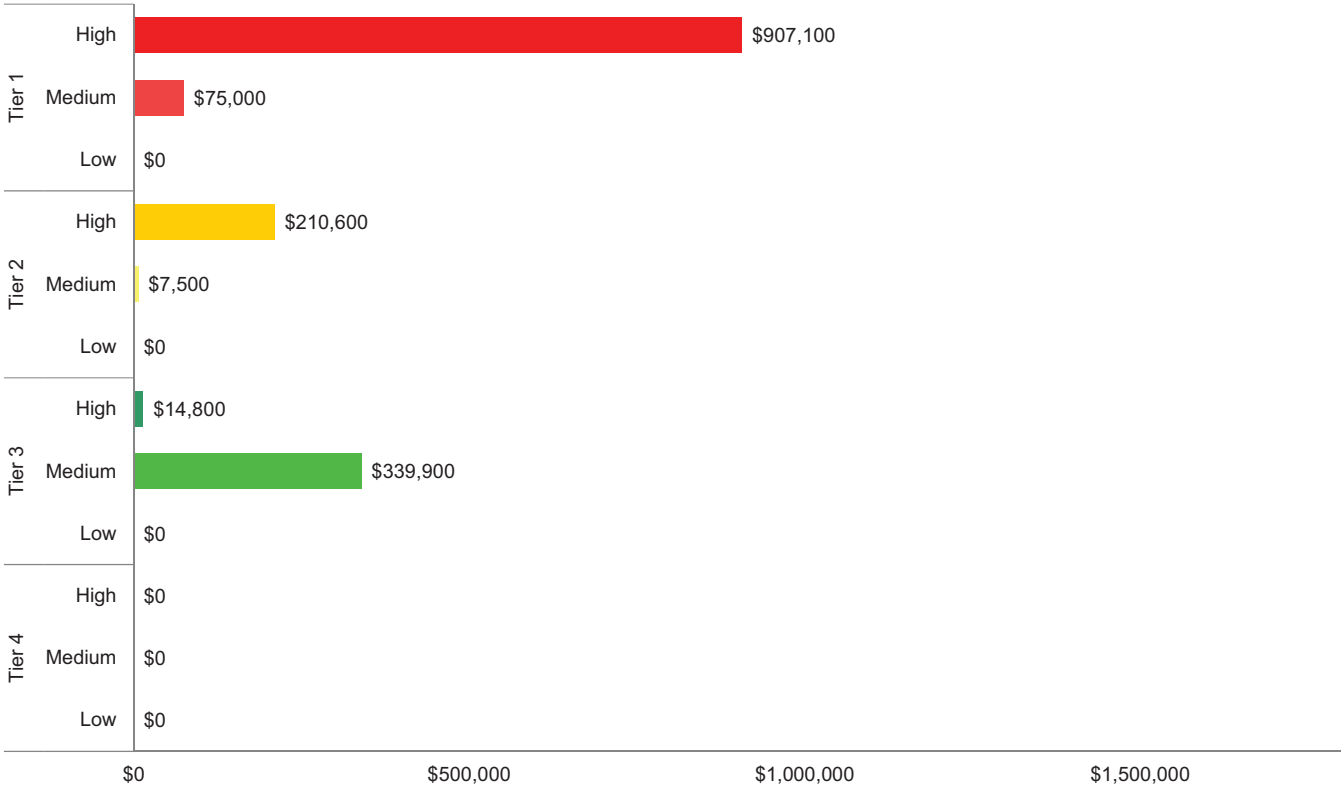
10881 Riva Ridge Street
Parker, CO 80134
Legend High School Feeder Area, K-5

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 2018 Dollars) by Site Component Tier and Priority

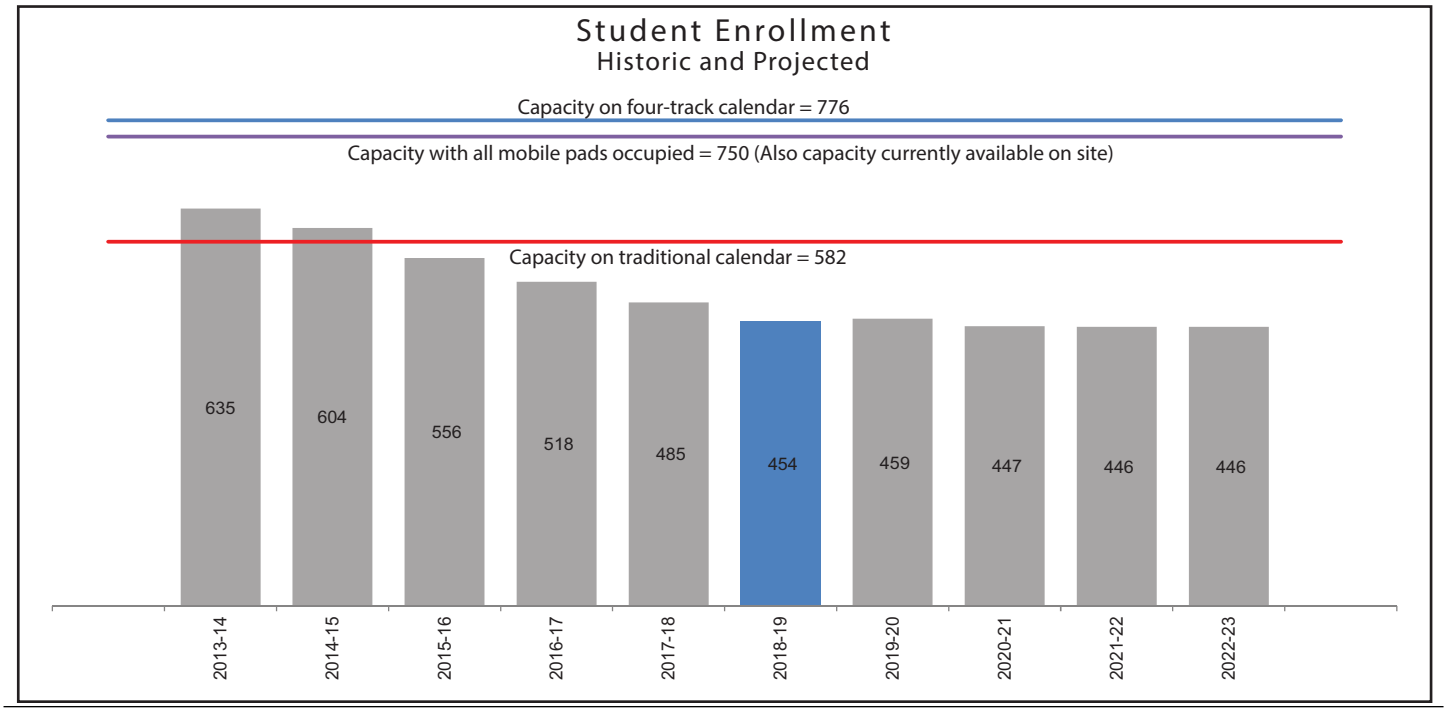


Estimated Total Construction Costs (in 2018 Dollars): $1,554,900

Estimated Total Project Costs: $1,789,145 - $2,559,104

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$321,000	$32100-$138100	$16050-$69015
	Hot Water Distribution. Needs-Water Heater New Lochinvar wtr htr. Replace storage tank needs, corroded and beyond life cycle.	$7,100	$800-$3100	$355-$1526
	Controls. Needs-Upgrade to full DDC	$300,000	$30000-$129000	$15000-$64500
	Interior Door Hardware. Needs-Replace door hardware, install restricted key system	$156,000	$15600-$67100	$7800-$33540
	Exhaust Ventilation Systems. Exhaust fans. Needs-Fair condition. MUA needs replaced and upgraded to DX beyond life cycle.	$57,500	$5800-$24800	$2875-$12362
	Irrigation Systems. Needs-New controller, existing piping and heads good	$5,500	$600-$2400	$275-$1182
1-Medium	Direct Expansion Systems. Needs-Replace swamp cooling MUA unit/s with mechanical cooling	$75,000	$7500-$32300	$3750-$16125
2-High	Exterior CMU and Brick. Needs-Reseal CMU. Stress cracks same as other schools. Seams are deteriorated and need re-caulking	$16,600	$1700-$7200	$830-$3569
	Paint Exterior. Needs-Paint exterior	$7,700	$800-$3400	$385-$1655
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Retractable Partitions. Needs-Refurbish operable partitions. Gym/cafeteria needs replaced. Classrooms are in good shape.	$15,400	$1600-$6700	$770-$3311
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Kitchen. Needs- Replace flooring, currently Hubelite material (Red), replace with poured acrylic	$56,300	$5700-$24300	$2815-$12104
	Flooring Gym. Needs-Replace original carpeting	$17,300	$1800-$7500	$865-$3719
	Flooring Cafeteria. Needs-Replace VCT	$15,000	$1500-$6500	$750-$3225
	Paving & Surfacing, Sidewalks. Needs-Repair/Replace areas of sidewalk	$7,700	$800-$3400	$385-$1655
	Playing Fields. Playground. Needs-Replace playground play pads	$41,900	$4200-$18100	$2095-$9008
2-Medium	Flooring Hallways/Classrooms. Needs-Replace VCT in art room	$7,500	$800-$3300	$375-$1612
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
	Movable Furnishing. FFE. Needs-Replace chalk boards with white boards	$11,600	$1200-$5000	$580-$2494
3-Medium	Playing Fields. Needs-Replacement at hill area	$23,200	$2400-$10000	$1160-$4988
	Suspended Ceilings. Needs-Replace all ceiling tiles in the kitchen. (need to be food grade)	$6,200	$700-$2700	$310-$1333
	Fire Sprinkler. Needs-Sprinkled only in cafeteria Current code requires fully sprinkled building	$298,800	$29900-$128500	$14940-$64242
	Vinyl Coverings-Needs-Repair vinyl wall finishes. Vinyl has a lot of tears, patches, water damage and seams coming apart in hallways and pods. Bathroom halls have colored vinyl that need replaced. All entrances need replaced.	$4,000	$400-$1800	$200-$860
	Grease Interceptor. Needs-Remove if possible	$7,700	$800-$3400	$385-$1655

Estimated Total Construction Costs (in 2018 Dollars): $1,554,900

Estimated Project Management Costs Range: $156,500 - $669,900

Estimated Inflation Range: $77,745 - $334,304

Estimated Total Project Costs: $1,789,145 - $2,559,104

Want to learn more about the facility projects that have been done at this school? Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Ponderosa High

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

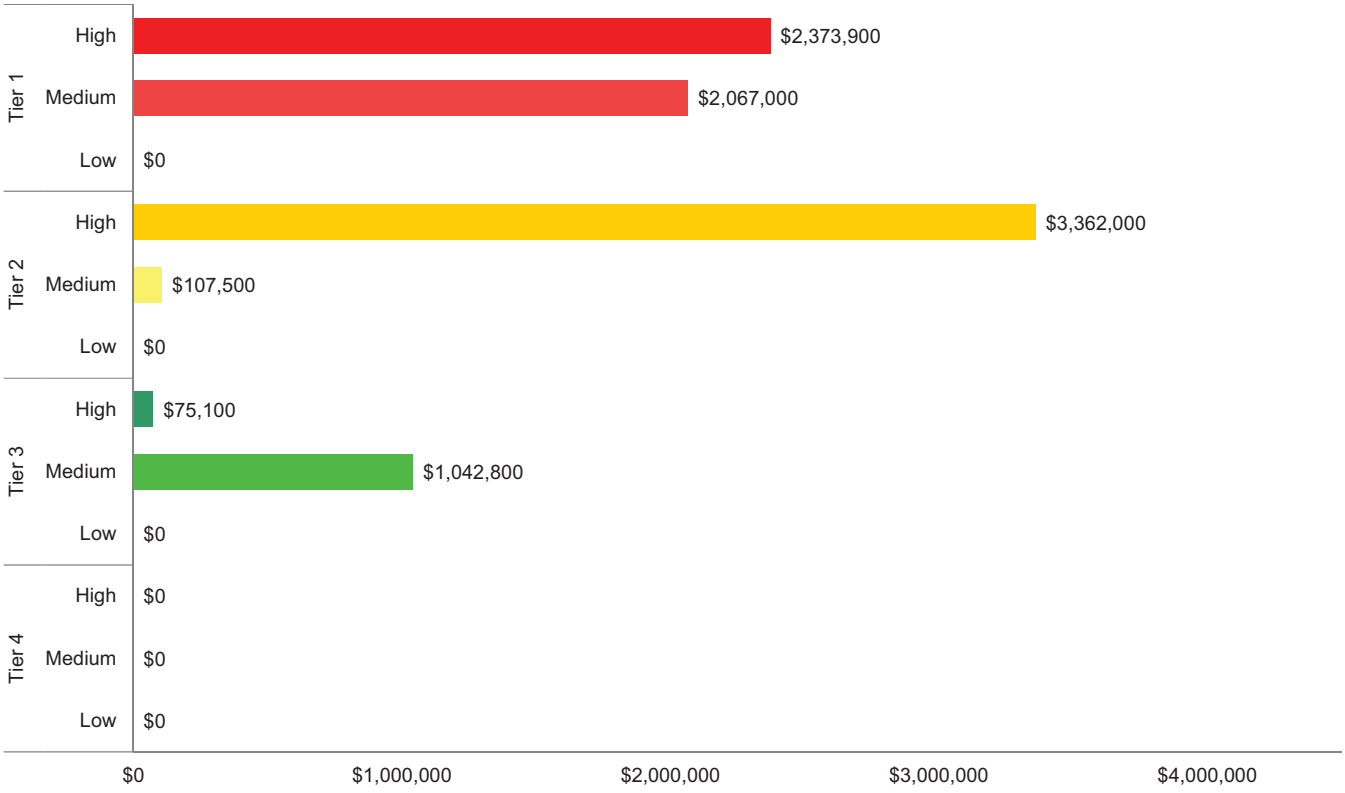
7007 East Bayou Gulch Road
Parker, CO 80134
Ponderosa High School Feeder Area, 9-12

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 2018 Dollars) by Site Component Tier and Priority

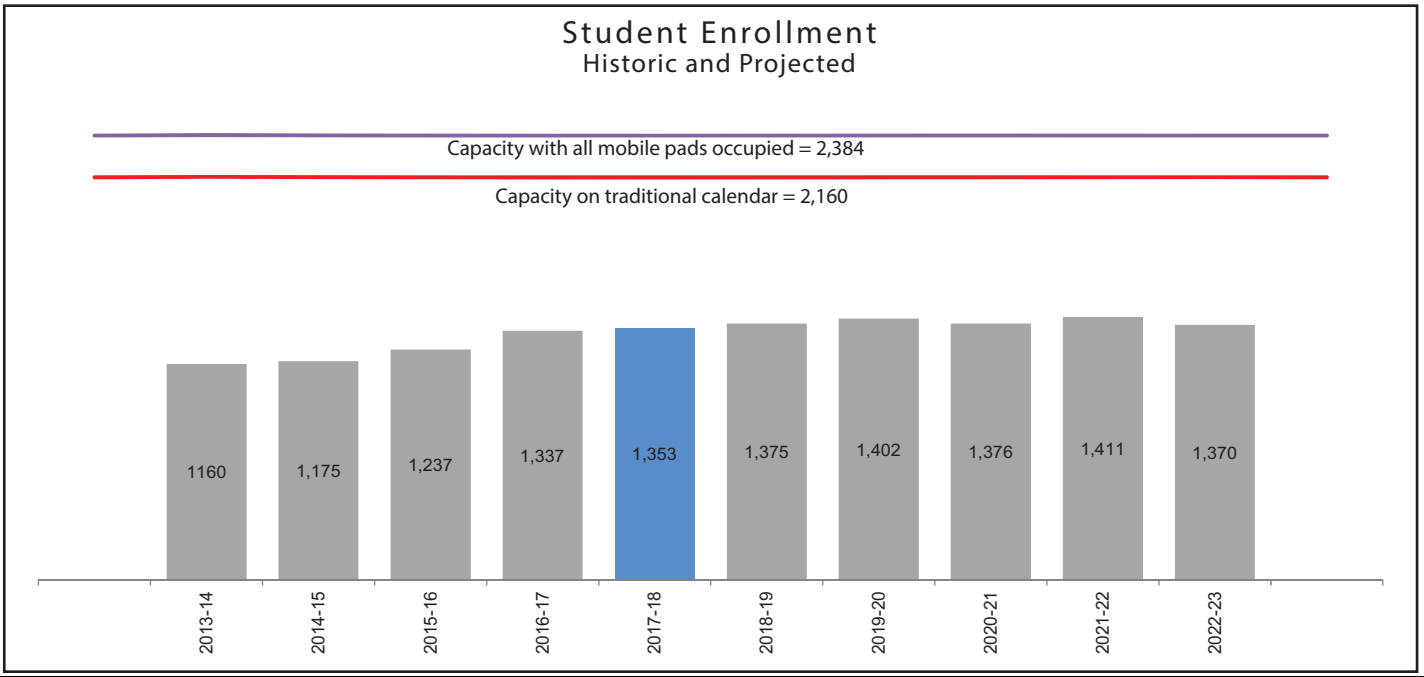


Estimated Total Construction Costs (in 2018 Dollars): $9,028,300

Estimated Total Project Costs: $10,384,515 - $14,853,485

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$350,000	$35000-$150500	$17500-$75250
	Roof Finishes. Needs-Replace .045 ballasted EPDM areas A,K with .060 fully adhered	$300,000	$30000-$129000	$15000-$64500
	Boilers. Needs-Replace 2 boilers not replaced in 2016	$100,000	$10000-$43000	$5000-$21500
	Hot Water Distribution. Needs-Complete upgrade, Poor condition	$54,100	$5500-$23300	$2705-$11631
	Controls. Needs-Upgrade to full DDC. Currently some pnuematic with DDC	$1,200,000	$120000-$516000	$60000-$258000
	Direct Expansion Systems. Needs-Replace MAU #1 that serves band area with a roof top unit.	$75,000	$7500-$32300	$3750-$16125
	Auxiliary Equipment. Poor to fair condition. Needs-Upgrade	$15,400	$1600-$6700	$770-$3311
	Exhaust Ventilation Systems. Exhaust Fans. Needs-Science, shops, industrial arts all need upgraded.	$38,600	$3900-$16600	$1930-$8299
	Glycol Distribution Systems. Poor condition. Needs-Upgrade system	$23,200	$2400-$10000	$1160-$4988
	Water Treatment Systems. Poor condition. Needs-All needs to be upgraded.	$15,400	$1600-$6700	$770-$3311
	Terminal Self-Contained Units. Some old units need replaced. Need evaluation or complete system redesign.	$77,200	$7800-$33200	$3860-$16598
	Fixed Multiple Seating, Bleachers. Needs-Auxiliary gym - Replace. Main gym - Replace portable wood bleachers in upper section. Main floor bleachers are plastic and are in good condition.	$54,100	$5500-$23300	$2705-$11631
	Package Units. Some old units need replaced. Need evaluation or complete system redesign.	$57,900	$5800-$24900	$2895-$12448
	Irrigation Systems. Needs- Replace irrigation controllers	$13,000	$1300-$5600	$650-$2795
1-Medium	Roof Finishes. Needs-Replace .060 EPDM ballasted with .060 fully adhered	$1,300,000	$130000-$559000	$65000-$279500
	Air Distribution Systems. Air handlers, ductwork, VAV's. Needs-System needs to be re-evaluated for proper distribution.	$77,200	$7800-$33200	$3860-$16598
	Change-over Distribution System. Poor condition. Needs-All needs to be upgraded.	$30,900	$3100-$13300	$1545-$6643
	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
	Boiler Room Piping and Specialties. Poor to fair condition. Needs-Upgrade for controls if new boilers installed.	$38,600	$3900-$16600	$1930-$8299
	Passenger Elevators. Needs-Renovate elevator #1 & #2	$300,000	$30000-$129000	$15000-$64500
	Commissioning and Re-Commissioning. System needs retest and rebalance on both air and water systems	$30,900	$3100-$13300	$1545-$6643
	Boiler Room Piping. Pumps need upgrading with VFD'S	$229,400	$23000-$98700	$11470-$49321
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$8,900	$900-$3900	$445-$1913
	Exterior Windows. Needs-Replace all Pella wood windows. Replace/repair all other windows as necessary	$353,800	$35400-$152200	$17690-$76067
	Exterior Windows. Needs-Recaulk windows	$44,200	$4500-$19100	$2210-$9503
	Solid Exterior Doors. Needs-Replace exterior doors	$115,800	$11600-$49800	$5790-$24897
	Roof Hatches. Needs-Replace main roof hatch	$2,400	$300-$1100	$120-$516
	Fabricated Toilet Partitions. Replace with solid plastic partitions in the following bathrooms, 142/144 and c164/c166 and the same for upstairs, 8 bathrooms total.	$53,400	$5400-$23000	$2670-$11481
	Flooring Hallway/Classrooms. Needs-Replace VCT that has not been replaced. Possible abatement	$210,600	$21100-$90600	$10530-$45279
	Flooring Carpet. Needs-Replace carpet 80% of building. Possible abatement needed for glue	$1,842,800	$184300-$792500	$92140-$396202
	Water Closets. Some in good condition, some poor (50%). Upgrade to autoflush valves	$23,200	$2400-$10000	$1160-$4988
	Lavatories. Some in good condition, some poor (50%). Upgrade to autosensor	$30,900	$3100-$13300	$1545-$6643

Not all capital nneeds are shown for Ponderosa High School. For a complete listing of capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $9,028,300

Estimated Project Management Costs Range: $904,800 - $3,884,100

Estimated Inflation Range: $451,415 - $1,941,085

Estimated Total Project Costs: $10,384,515 - $14,853,485

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Prairie Crossing Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

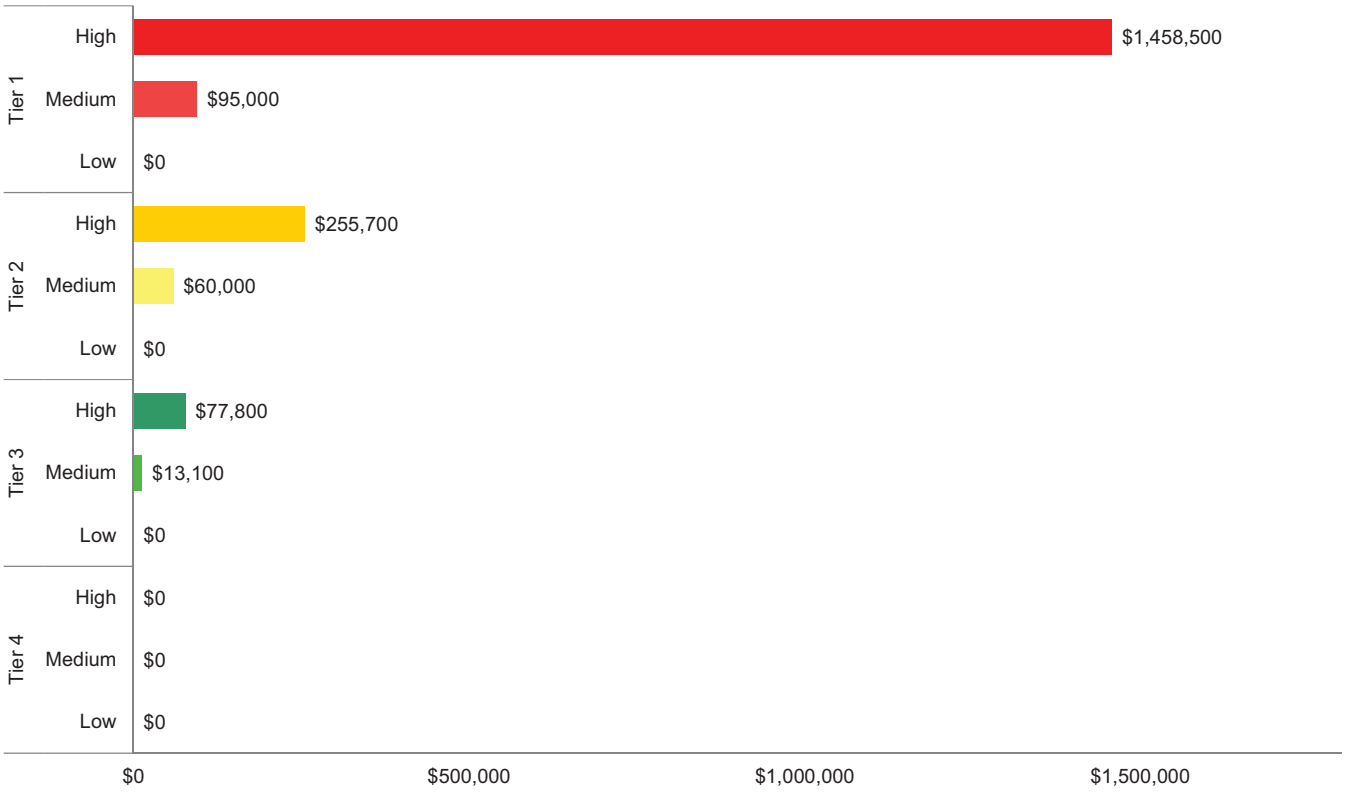
11605 S. Bradbury Ranch Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

Site Acreage: 8.6
Facility Square Feet: 51,668
Mobiles on Site: 4

Prairie Crossing Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority

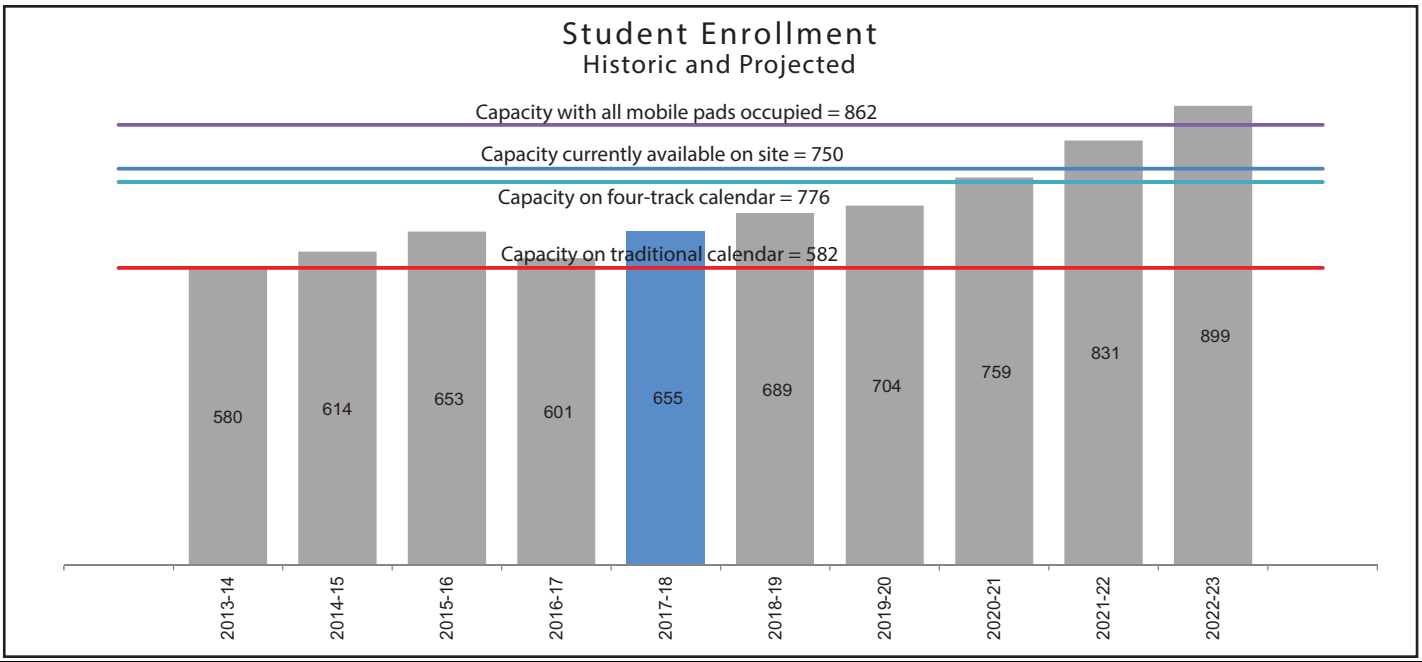


Estimated Total Construction Costs (in 2018 Dollars): $1,960,100

Estimated Total Project Costs: $2,254,805 - $2,659,440

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace .045 EPDM ballasted roof with .060 EPDM fully adhered	$750,000	$75000-$322500	$37500-$161250
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Paint Exterior. Needs-Paint metal roof	$4,600	$500-$2000	$230-$989
	Glazed Roof Openings. Skylights. Needs-Re-glaze skylights	$27,900	$2800-$12000	$1395-$5998
	Interior Door Hardware. Needs-Replace door hardware, install restricted key system	$156,000	$15600-$67100	$7800-$33540
1-Medium	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
	Exhaust Ventilation Systems. Exhaust Fans. Needs-Replace exhaust fans	$35,000	$3500-$15100	$1750-$7525
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Seal masonry CMU	$24,800	$2500-$10700	$1240-$5332
	Exterior Windows. Needs-Recaulk windows	$13,000	$1300-$5600	$650-$2795
	Exterior Windows. Needs-Fix storefront window leakage	$46,500	$4700-$20000	$2325-$9997
	Solid Exterior Doors. Needs-Paint (4)	$500	$100-$300	$25-$107
	Flooring Restroom. Needs-Replace sheet vinyl flooring with MMA	$27,900	$2800-$12000	$1395-$5998
	Flooring. Needs-Repair flooring in kitchen area.	$3,300	$400-$1500	$165-$709
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$23,200	$2400-$10000	$1160-$4988
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
	Curbs, Rails and Barriers. Needs-Repair/replace areas of curb.	$4,800	$500-$2100	$240-$1032
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$9,400	$1000-$4100	$470-$2021
	Playing Fields. Playground. Needs-Replace asphalt playground	$27,900	$2800-$12000	$1395-$5998
2-Medium	Flooring Kitchen. Needs-Replace MMA flooring	$60,000	$6000-$25800	$3000-$12900
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,400	$400-$1500	$170-$731
	Playing Fields. Multi-use Field. Needs-Renovate multi-use playing field	$74,400	$7500-$32000	$3720-$15996
3-Medium	Vinyl Coverings. Needs-Repair/replace areas of vinyl	$5,600	$600-$2500	$280-$1204
	Operable Partition. Needs-Repair operable partitions as necessary	$7,500	$800-$3300	$375-$1612

Estimated Total Construction Costs (in 2018 Dollars): $1,960,100

Estimated Project Management Costs Range: $196,700 - $843,500

Estimated Inflation Range: $98,005 - $421,422

Estimated Total Project Costs: $2,254,805 - $3,225,022

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Ranch View Middle

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

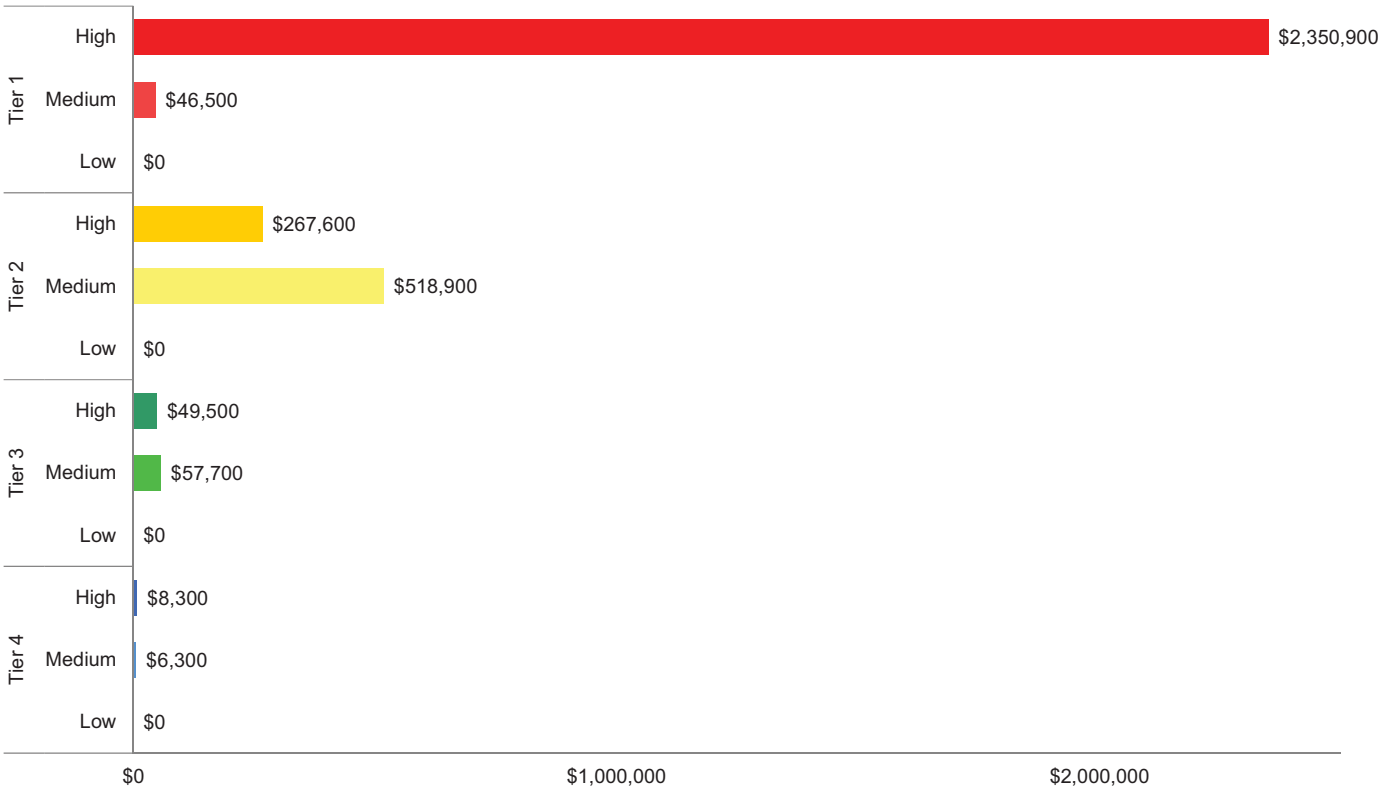
1731 Wildcat Reserve Parkway
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, 7-8

Funded by 1996 Bond
Opened in 1997

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

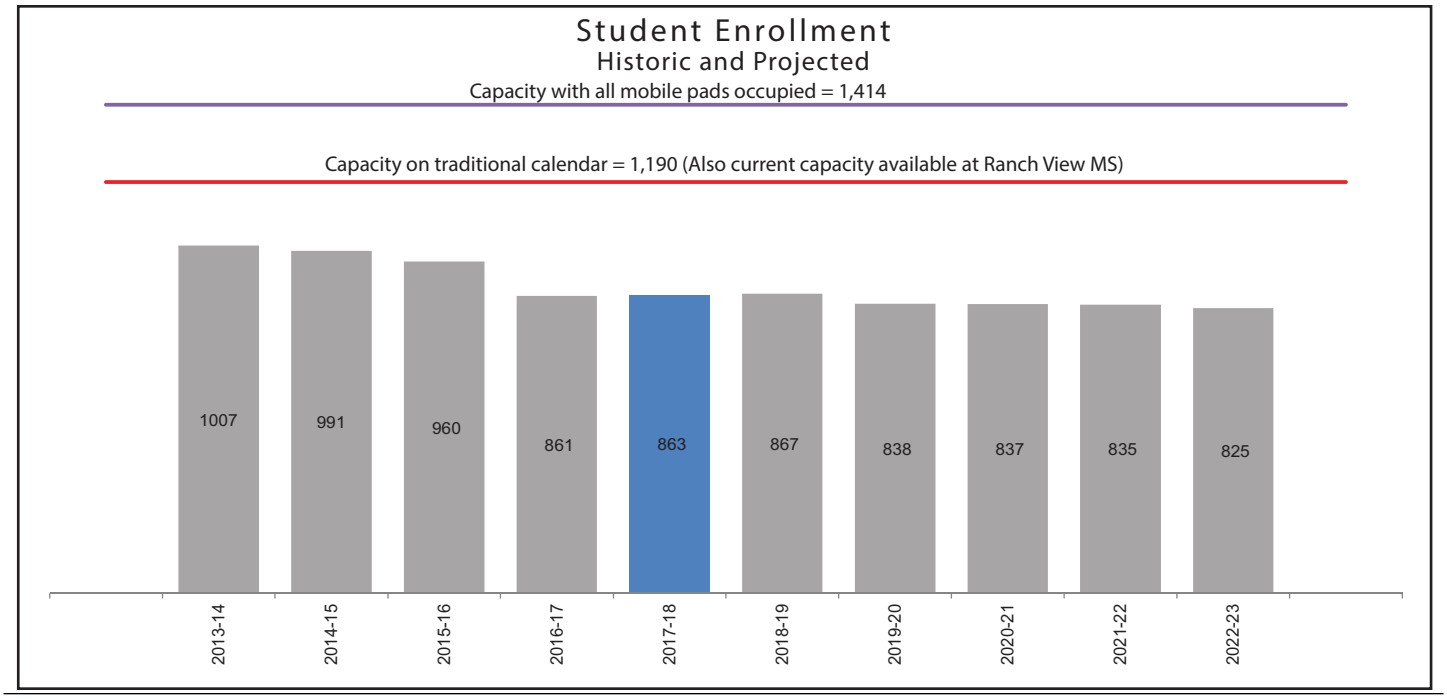
Ranch View Middle School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $3,305,700

Estimated Total Project Costs: $3,803,285 - $5,439,526



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$70,000	$7000-$30100	$3500-$15050
	Controls. Needs-Upgrade control system	$600,000	$60000-$258000	$30000-$129000
	Roof Finishes. Needs-Replace roof with .060 fully adhered EPDM. Current .060 fully ballasted	$1,100,000	$110000-$473000	$55000-$236500
	Hot Water Service. Water Heater. Needs-Replace domestic hot water system, heaters, pumps, and storage	$78,000	$7800-$33600	$3900-$16770
	Interior Door Hardware. Needs-Replace door hardware, install restricted key system	$286,000	$28600-$123000	$14300-$61490
	Clock and Program Systems. Needs-Replace current Simplex clock system	$21,600	$2200-$9300	$1080-$4644
	Fixed Multiple Seating. Bleachers. Needs-Repair/replacement of bleachers. Structural problems	$41,600	$4200-$17900	$2080-$8944
	Irrigation Systems. Needs-Replace station controllers and update entire irrigation system	$153,700	$15400-$66100	$7685-$33045
1-Medium	Local Area Networks. ITS/Head End Equipment. Needs-Expanded or new MDF closet (minimum 10'X10')	$46,500	$4700-$20000	$2325-$9997
2-High	Exterior Wall Construction. Brick. Needs-Recaulk control joints and areas where there are cracks	$5,000	$500-$2200	$250-$1075
	Exterior Windows. Needs-Recaulk windows	$22,200	$2300-$9600	$1110-$4773
	Flooring Hallways/Classrooms. Needs-VCT repair in room 234	$1,100	$200-$500	$55-$236
	Flooring Cafeteria. Needs-Replace VCT	$5,200	$600-$2300	$260-$1118
	Flooring Kitchen. Needs-Replace epoxy floor with MMA	$70,000	$7000-$30100	$3500-$15050
	Energy Supply. Needs-Paint gas piping, starting to corrode	$600	$100-$300	$30-$129
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$51,200	$5200-$22100	$2560-$11008
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$82,000	$8200-$35300	$4100-$17630
	Curbs, Rails and Gutters. Needs-Repair curb and gutter	$25,600	$2600-$11100	$1280-$5504
	Paving and Surfacing. Sidewalks. Needs-Repair stairs on NE side of building	$2,100	$300-$1000	$105-$451
	Fences and Gates. Needs-Repair/replace fencing at dumpster area	$2,600	$300-$1200	$130-$559
2-Medium	Playing Fields. Playground. Needs-Repair concrete at basketball court	$7,700	$800-$3400	$385-$1655
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in all restrooms	$38,300	$3900-$16500	$1915-$8234
	Sink Countertops. Needs-Replace sink counter tops in all restrooms	$38,300	$3900-$16500	$1915-$8234
	Flooring Restroom. Needs-Replace original sheet vinyl flooring with poured acrylic in all restrooms	$39,900	$4000-$17200	$1995-$8578
	Flooring Carpet. Needs-Replace carpet	$327,600	$32800-$140900	$16380-$70434
	Exhaust Ventilation Systems. Exhaust Fans. Needs-Replace exhaust fans	$57,200	$5800-$24600	$2860-$12298
	Solid Exterior Doors. Needs-Repair and paint exterior doors	$7,800	$800-$3400	$390-$1677
	Regular Stairs. Needs-Refinish stairs at stage	$2,100	$300-$1000	$105-$451
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$4,200	$500-$1900	$210-$903
	Superstructure. Needs-Repair cracks in commons floor and areas of block due to settling	$13,800	$1400-$6000	$690-$2967
	Upper Floor. There is a crack under the carpet in the commons area. Mortar has fallen away and light can be seen through. Needs-Repair prestress flooring at commons	$10,900	$1100-$4700	$545-$2343
	Playing Fields. Multi-use field. Needs-Reseed and top dress both fields	$13,400	$1400-$5800	$670-$2881

Not all capital nneeds are shown for Ranch View Middle School. For a complete listing of capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $3,305,700

Estimated Project Management Costs Range: $332,300 - $1,423,100

Estimated Inflation Range: $165,285 - $710,726

Estimated Total Project Costs: $3,803,285 - $5,439,526

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Redstone Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

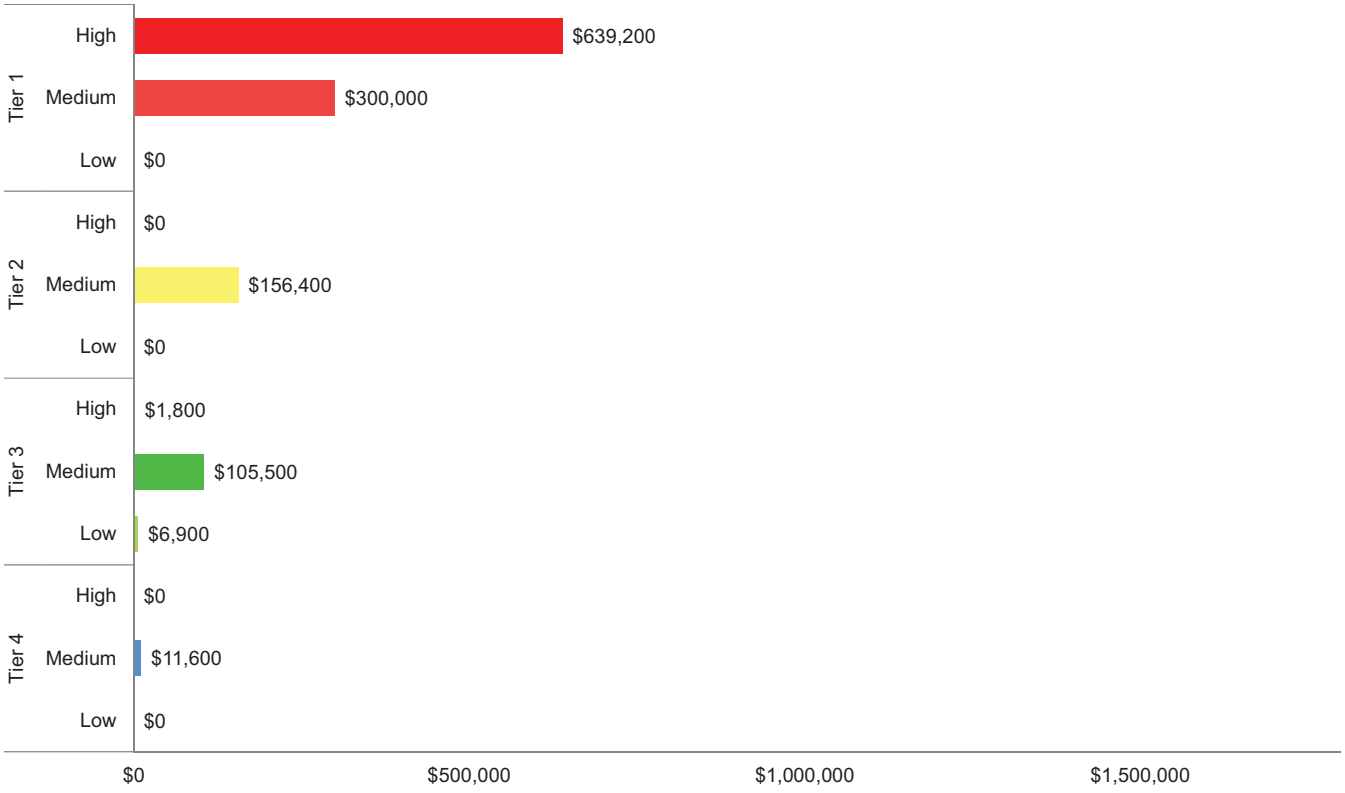
9970 Glenstone Circle
Highlands Ranch, CO 80130
Rock Canyon High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2005

Site Acreage:11.8
Facility Square Feet: 56,868
Mobiles on Site: 3

Redstone Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority

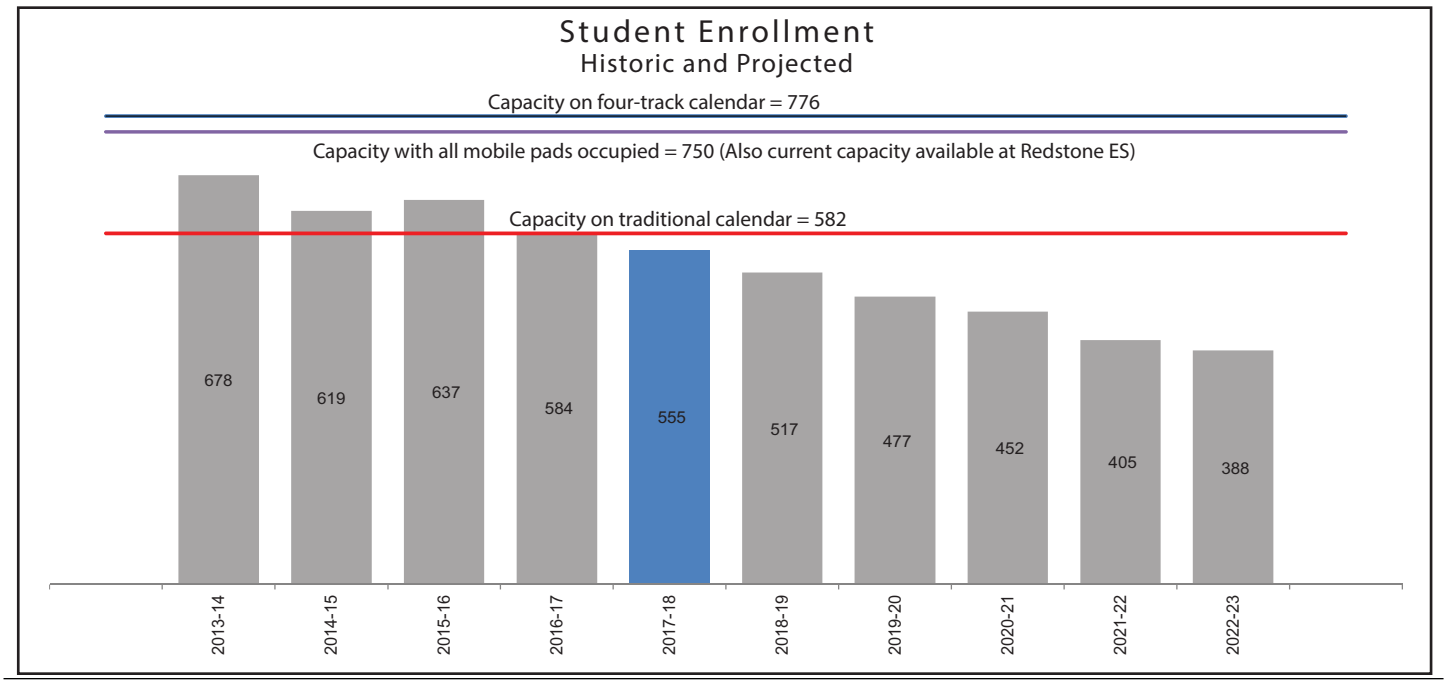


Estimated Total Construction Costs (in 2018 Dollars): $1,221,400

Estimated Total Project Costs: $1,405,170 - $2,009,901

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$110,000	$11000-$47300	$5500-$23650
	Roof Finishes. Needs-Replace .045 EPDM ballasted with .060 EPDM fully adhered	$529,200	$53000-$227600	$26460-$113778
1-Medium	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
2-Medium	Exterior Wall Construction. CMU. Needs-Recaulk control joints	$3,600	$400-$1600	$180-$774
	Exterior Wall Construction. CMU. Needs-CMU needs sealed. Repair cracks at joints left of main entrance and other areas	$13,900	$1400-$6000	$695-$2988
	Exterior Windows. Needs--Recaulk windows	$13,900	$1400-$6000	$695-$2988
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Retractable Partition. Needs-Refurbish operable partition at gym	$3,000	$300-$1300	$150-$645
	Flooring Carpet. Needs-Replace walk off carpet squares at entries	$8,700	$900-$3800	$435-$1870
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$45,900	$4600-$19800	$2295-$9868
	Paving and Surfacing. Parking Lot. Needs-Repair asphalt as needed	$45,900	$4600-$19800	$2295-$9868
	Flooring Cafeteria. Needs- Repair gap in VCT near entry area	$1,300	$200-$600	$65-$279
3-High	Structural Slab on Grade. Needs-Repair crack in floor at staff restroom main floor pod	$1,800	$200-$800	$90-$387
3-Medium	Suspended Ceilings. Needs-Replace tile in kitchen. The tiles are stained and dirty	$3,000	$300-$1300	$150-$645
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sidewalk at drive through lane south end handicap curb	$3,000	$300-$1300	$150-$645
	Retaining Walls. Needs-Repair retaining wall north side	$1,800	$200-$800	$90-$387
	Playing Fields. Multi-use Field. Needs-Reonvate areas of worn grass	$91,800	$9200-$39500	$4590-$19737
	Planting. Needs-Replace dead plants on east side at stacked pods	$5,900	$600-$2600	$295-$1268
3-Low	Vinyl Coverings. Needs-Repair vinyl on walls as necessary	$5,600	$600-$2500	$280-$1204
	Paint Interior. Needs-Repair damage to column in cafeteria	$1,300	$200-$600	$65-$279
4-Medium	Seeding and Sodding. Needs-Renovate areas of worn grass	$11,600	$1200-$5000	$580-$2494

Estimated Total Construction Costs (in 2018 Dollars): $1,221,400
Estimated Project Management Costs Range: $122,700 - $525,900
Estimated Inflation Range: $61,070 - $262,601

Estimated Total Project Costs: $1,405,170 - $2,009,901

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Renaissance Expeditionary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

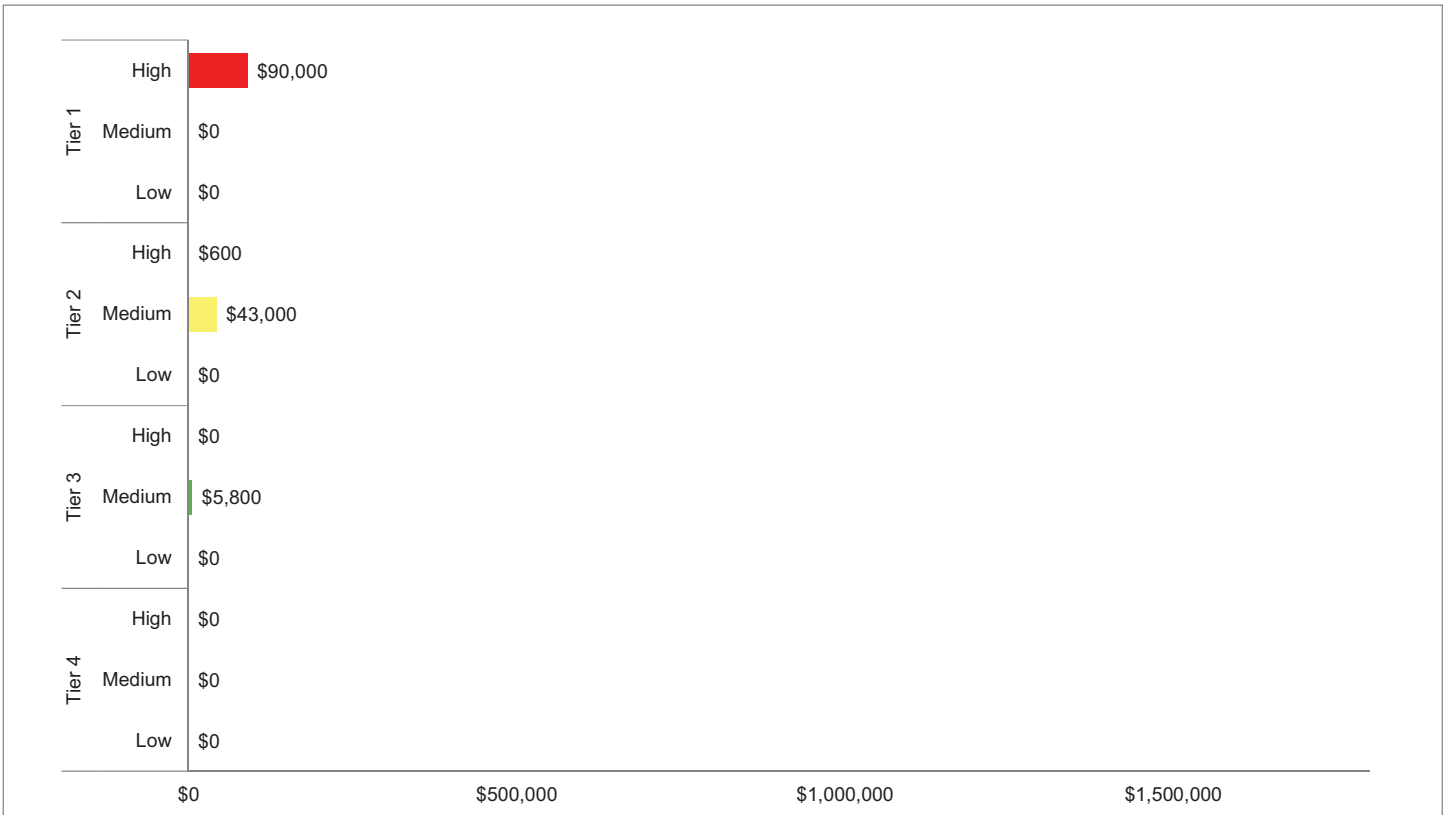
3960 Trail Boss Lane
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2006

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

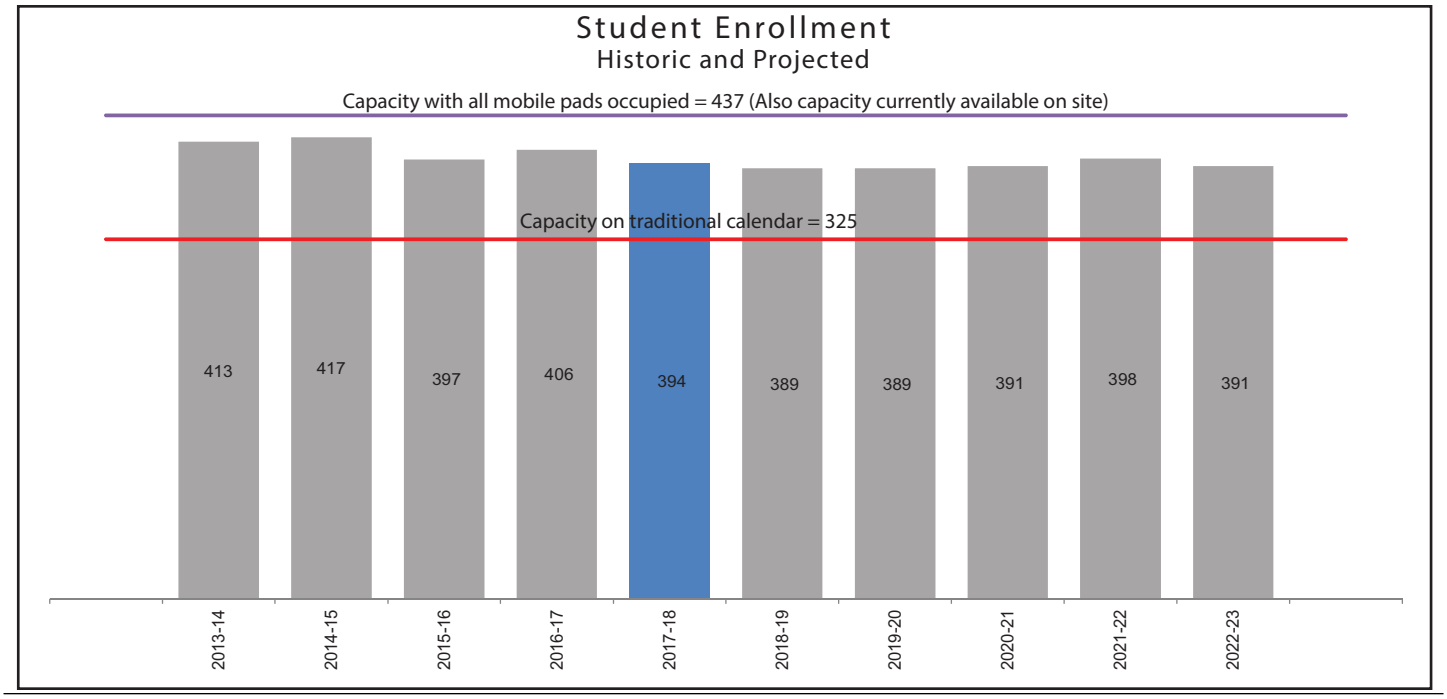
Renaissance Expeditionary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $139,400

Estimated Total Project Costs: $160,770 - $229,771



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$90,000	$9000-$38700	$4500-$19350
2-High	Energy Supply. Needs-Paint gas piping on roof, starting to corrode	$600	$100-$300	$30-$129
2-Medium	Paving and Surfacing. Parking Lot. Needs-Parking lot has been recently oiled and cracks filled. Cracks starting to open up again.	$20,800	$2100-$9000	$1040-$4472
	Exterior Wall Construction. Precast Concrete. Needs-Repair cracks in walls	$2,600	$300-$1200	$130-$559
	Paint Exterior. Needs-Paint exterior. All of the building is paint.	$7,800	$800-$3400	$390-$1677
	Solid Exterior Doors. Needs-Paint exterior doors	$2,100	$300-$1000	$105-$451
	Sink Countertops. Needs-Resurface restoom countertops, 2 total. Main hall adult restrooms not showing as much wear.	$6,500	$700-$2800	$325-$1397
	Flooring Hallways/Classrooms. Needs-Replace entry walkoff carpet	$3,200	$400-$1400	$160-$688
3-Medium	Wall Foundations. Needs-Recaulk foundation walls	$3,200	$400-$1400	$160-$688
	Roof Finishes. Needs-Good condition. Needs-Repair ponding at roof access section, along wall on fully adhered section	$2,600	$300-$1200	$130-$559

Estimated Total Construction Costs (in 2018 Dollars): $139,400
Estimated Project Management Costs Range: $14,400 - $60,400
Estimated Inflation Range: $6,970 - $29,971
Estimated Total Project Costs: $160,770 - $229,771

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Rock Canyon High

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

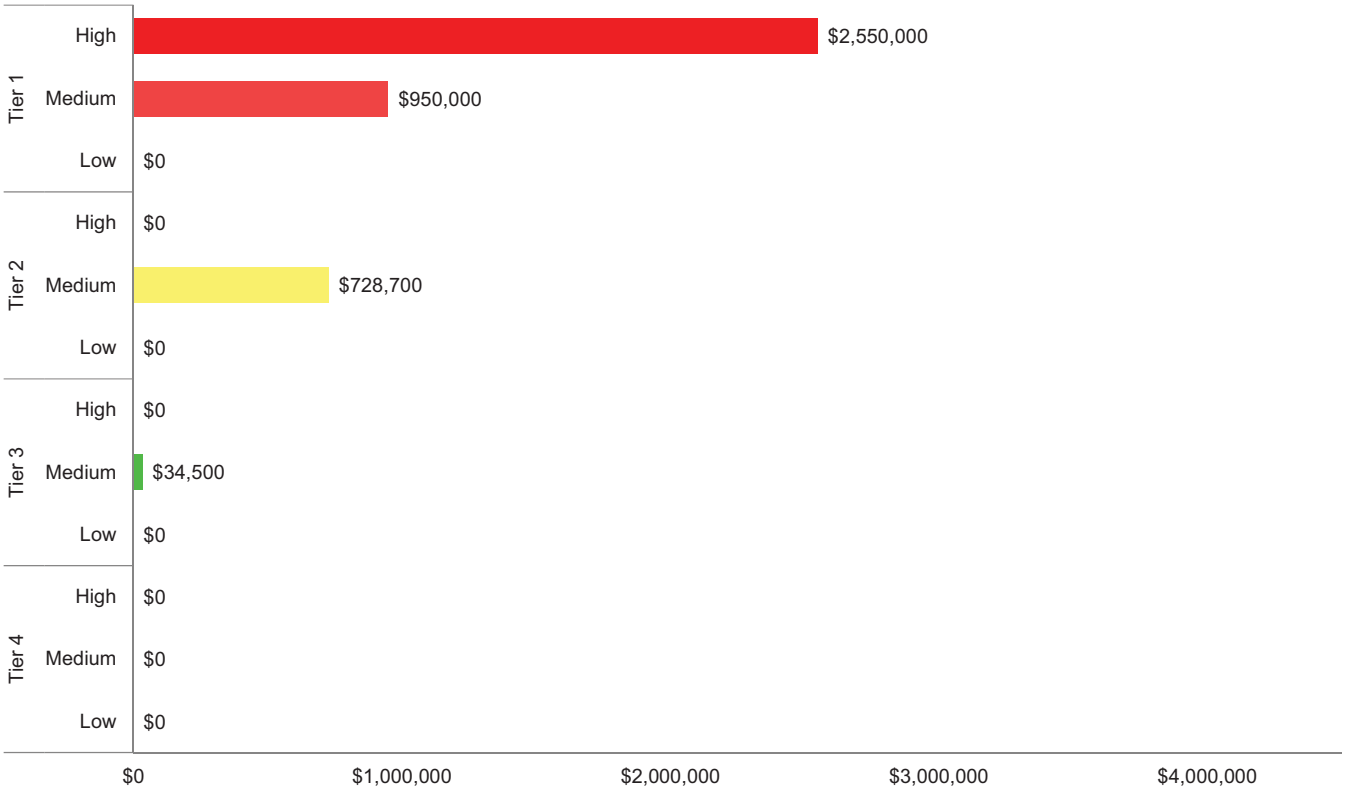
5810 McArthur Ranch Road
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 9-12

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 2018 Dollars) by Site Component Tier and Priority

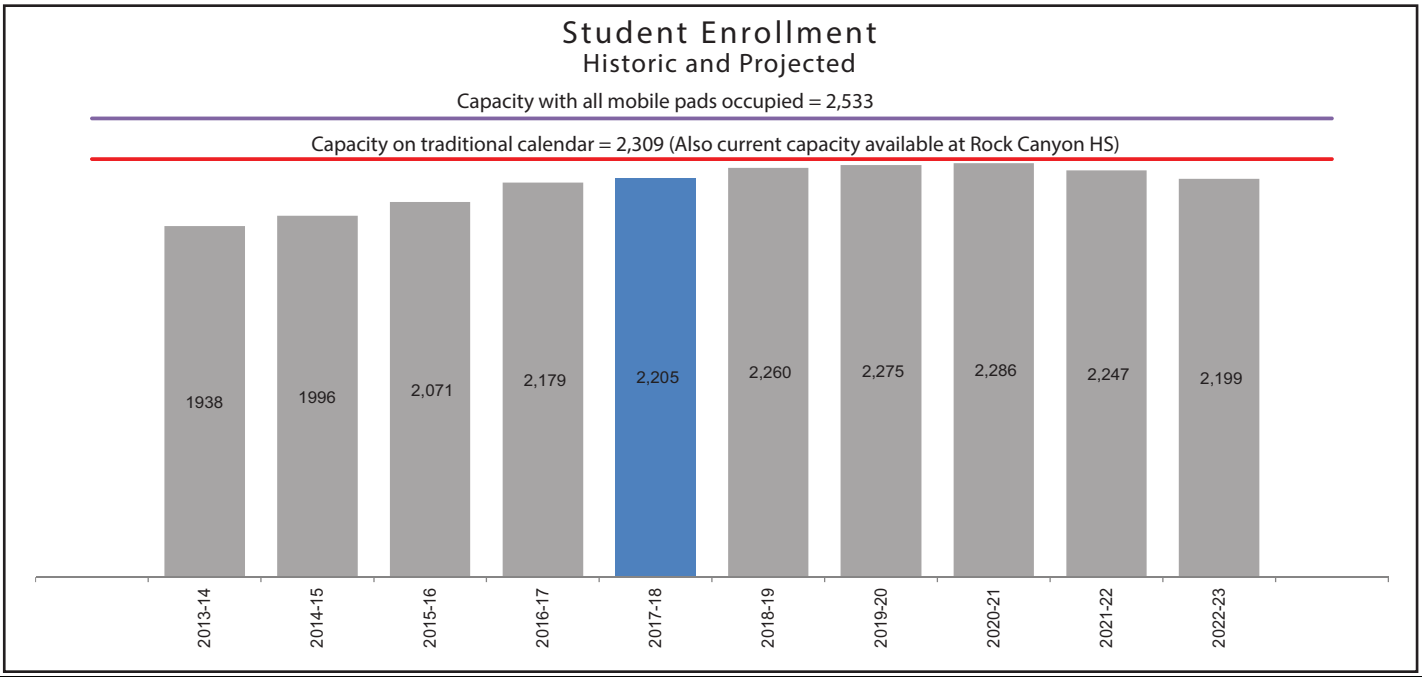


Estimated Total Construction Costs (in 2018 Dollars): $4,263,200

Estimated Total Project Costs: $4,903,060 - $7,013,388

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm systems	$350,000	$35000-$150500	$17500-$75250
	Roof Finishes. Needs-Replace .045 ballasted EPDM with .060 fully adhered, does not include F pod	$2,200,000	$220000-$946000	$110000-$473000
1-Medium	Controls. Needs-Upgrade control system	$950,000	$95000-$408500	$47500-$204250
2-Medium	Exterior Wall Construction. CMU. Needs-Reseal CMU	$34,500	$3500-$14900	$1725-$7417
	Flooring Gym. Needs-Sand Gym	$13,800	$1400-$6000	$690-$2967
	Exterior Windows. Needs--Recaulk windows	$67,600	$6800-$29100	$3380-$14534
	Flooring Cafeteria. Needs-VCT cracking and peeling next to windows in commons. Repair as necessary	$3,600	$400-$1600	$180-$774
	Paving and Surfacing. Parking Lot. Needs-Repair/resurface parking lots. Many cracks and potholes starting to form (2015)	$573,400	$57400-$246600	$28670-$123281
	Site Improvements. Needs-Add additional expanded roadways and exit for traffic flow	$24,200	$2500-$10500	$1210-$5203
	Paving and Surfacing. Sidewalks. Needs-Repair minor cracking and movement areas	$11,600	$1200-$5000	$580-$2494
3-Medium	Wall Foundations. Needs-Recaulk areas where concrete meets foundation. Area outside North F pod has sunk a couple inches	$34,500	$3500-$14900	$1725-$7417

Estimated Total Construction Costs (in 2018 Dollars): $4,263,200

Estimated Project Management Costs Range: $426,700 - $1,833,600

Estimated Inflation Range: $213,160 - $916,588

Estimated Total Project Costs: $4,903,060 - $7,013,388

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Rock Ridge Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

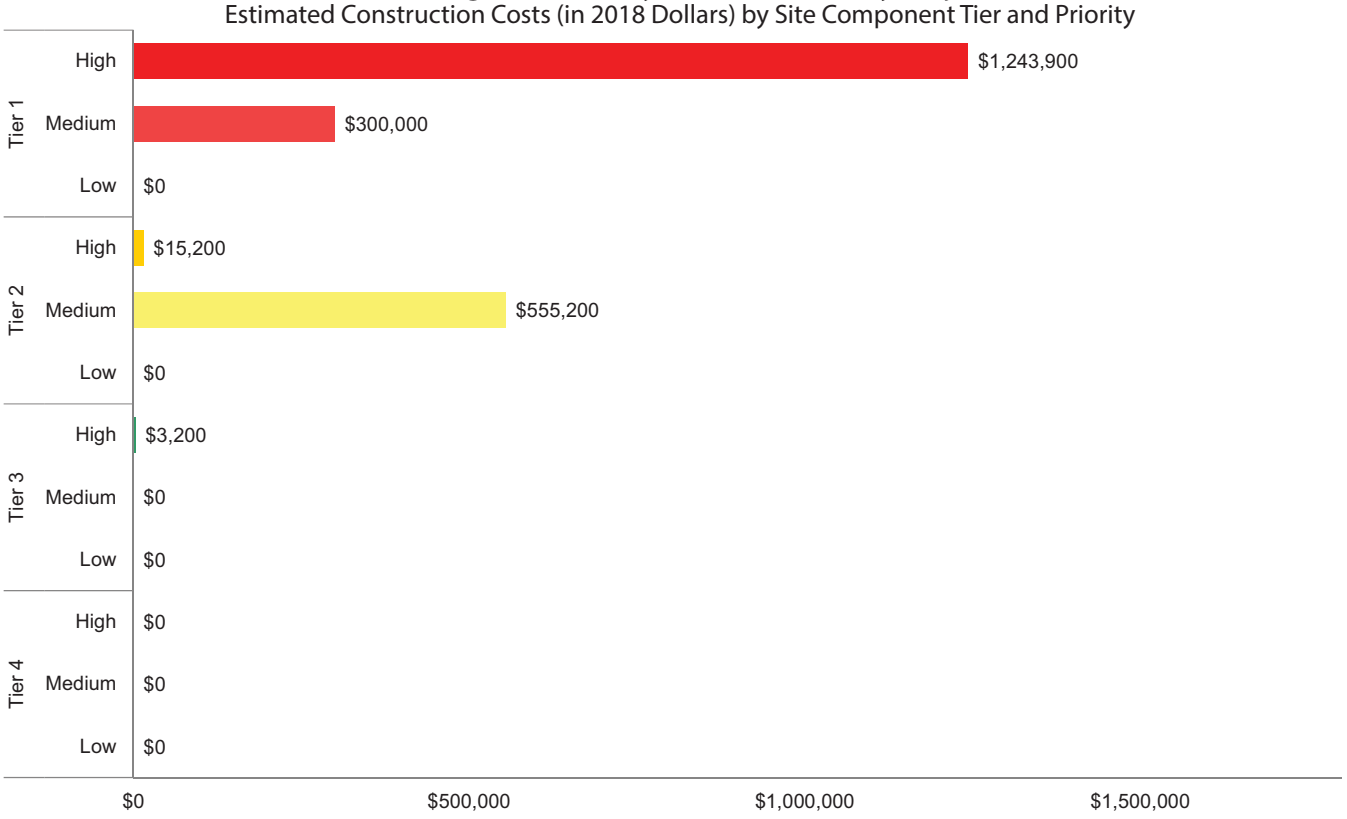
400 North Heritage Road
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

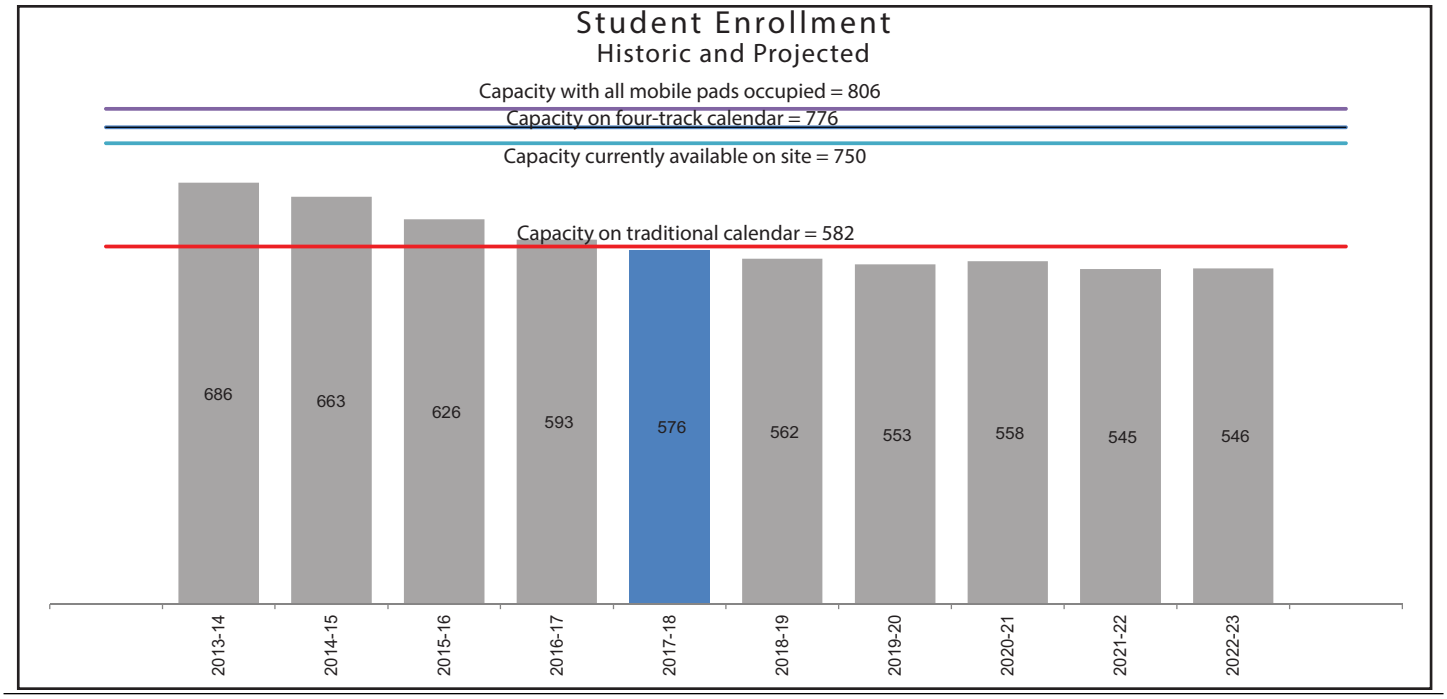


Estimated Total Construction Costs (in 2018 Dollars): $2,117,500

Estimated Total Project Costs: $2,435,575 - $3,483,763

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$300,000	$30000-$129000	$15000-$64500
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Switchgear-Main. Needs-Replace main switchgear	$44,200	$4500-$19100	$2210-$9503
	Panels and Transformers. Needs-Replace original panels and transformers	$44,200	$4500-$19100	$2210-$9503
	Clock and Program Systems. Needs-Upgrade clock system	$20,500	$2100-$8900	$1025-$4407
	Roof Finishes. Needs-Replace.045 ballasted (2005) with .060 fully adhered	$675,000	$67500-$290300	$33750-$145125
1-Medium	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
2-High	Flooring Restroom. Needs-Replace original sheet vinyl flooring in staff restrooms	$1,800	$200-$800	$90-$387
	Flooring Cafeteria. Needs-Replace VCT	$13,400	$1300-$5700	$670-$2881
2-Medium	Fixed Casework. Needs-Replace all original fixed casework in classrooms and offices	$168,500	$16900-$72500	$8425-$36227
	Flooring Kitchen. Needs-Replace kitchen flooring	$50,700	$5100-$21900	$2535-$10900
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
	Flooring Gym. Needs-Replace gym carpet	$15,800	$1600-$6800	$790-$3397
3-High	Vinyl Coverings. Needs-Vinyl has a lot of tears, patches, water damage and seams coming apart in hallways and pods. Bathroom halls have colored vinyl that need replaced. All entrances need replaced. Due to water issue it may be better to leave the vin	$3,200	$400-$1400	$160-$688

Estimated Total Construction Costs (in 2018 Dollars): $2,117,500
Estimated Project Management Costs Range: $212,200 - $911,000
Estimated Inflation Range: $105,875 - $455,263

Estimated Total Project Costs: $2,435,575 - $3,483,763

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Rocky Heights Middle

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

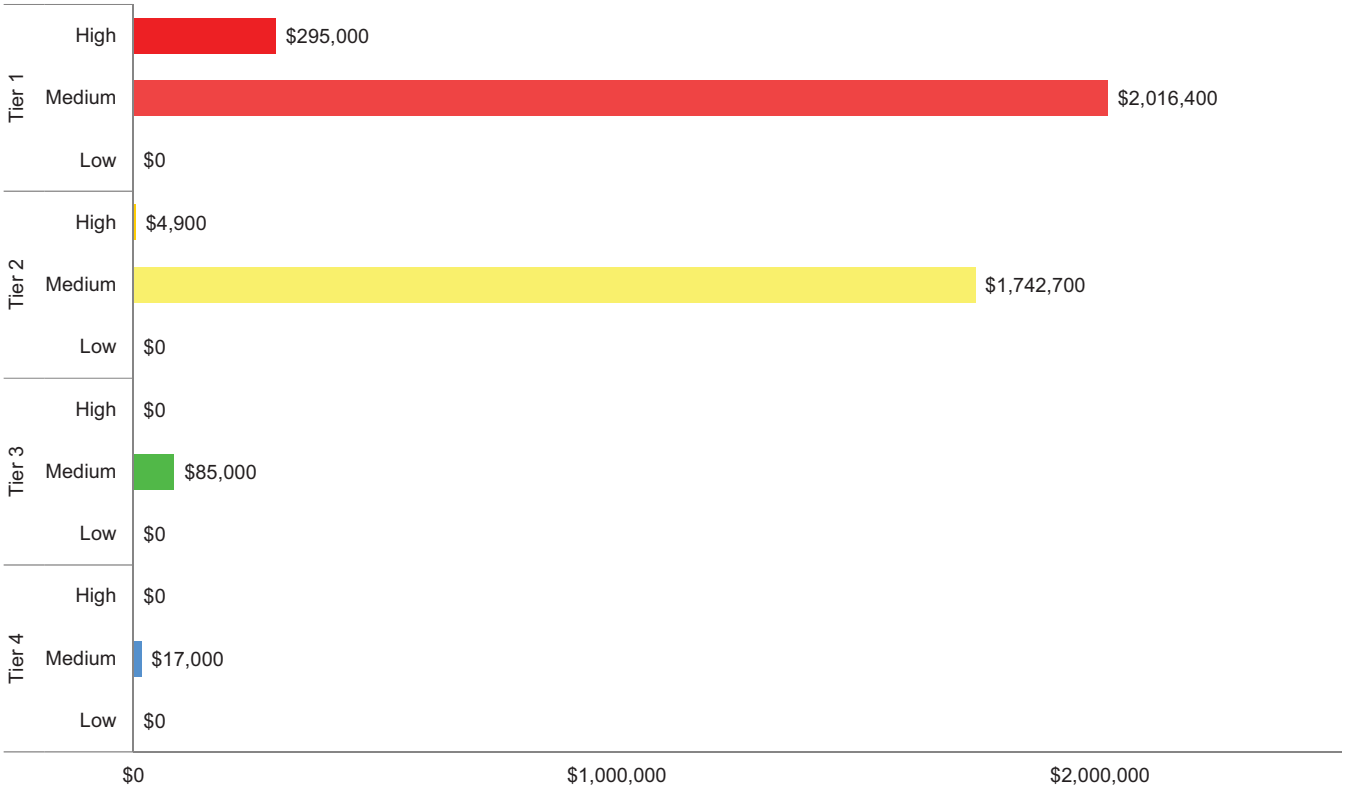
11033 Monarch Boulevard
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 6-8

Funded by 1997 Bond
Opened in 2003

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

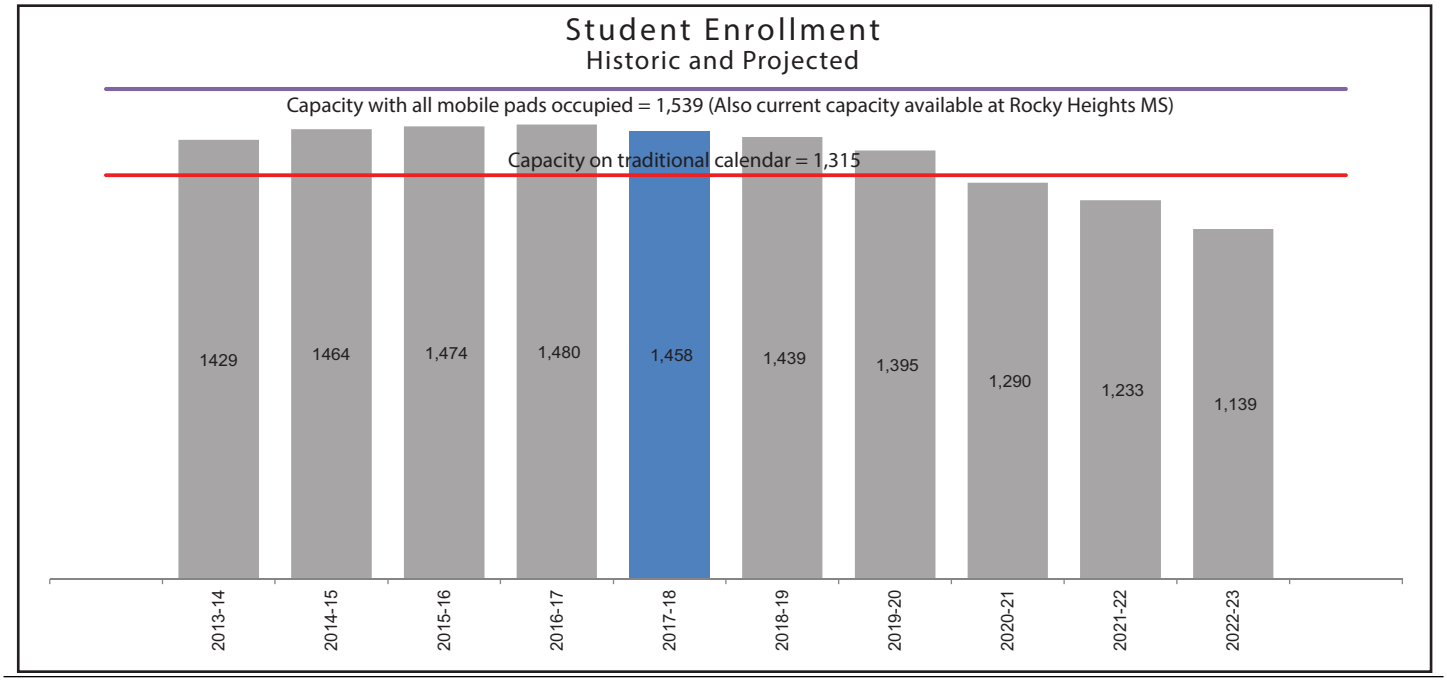
Rocky Heights Middle School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $4,161,000

Estimated Total Project Costs: $4,786,050 - $6,846,115



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$70,000	$7000-$30100	$3500-$15050
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$225,000	$22500-$96800	$11250-$48375
1-Medium	Roof Finishes. Needs-Replace .060 EPDM ballasted with .060 fully adhered	$1,000,000	$100000-$430000	$50000-$215000
	Controls. Needs-Replace Trane control system	$950,000	$95000-$408500	$47500-$204250
	Fixed Multiple Seating. Bleachers. Needs-Repair bleachers in gym	$6,400	$700-$2800	$320-$1376
	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
2-High	Exterior Wall Construction. Needs-Recaulk building control joints	$4,900	$500-$2200	$245-$1053
2-Medium	Paint Exterior. Needs-Paint exterior trim and doors	$8,500	$900-$3700	$425-$1827
	Exterior Windows. Needs-Recaulk windows	$23,800	$2400-$10300	$1190-$5117
	Solid Exterior Doors. Needs-Recaulk door frames	$1,000	$100-$500	$50-$215
	Retractable Partition. Needs-Repair operable partitions in pods	$17,000	$1700-$7400	$850-$3655
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in all restrooms	$38,300	$3900-$16500	$1915-$8234
	Sink Countertops. Needs-Replace sink countertops in all restrooms with single surface	$36,400	$3700-$15700	$1820-$7826
	Flooring Restroom. Needs-Replace sheet vinyl with poured acrylic	$50,700	$5100-$21900	$2535-$10900
	Flooring Carpet. Needs-Carpet showing wear in high traffic areas. Look at replacement before lifecycle	$265,400	$26600-$114200	$13270-$57061
	Sinks. Needs-Replace with sink countertops, single surface	$25,300	$2600-$10900	$1265-$5439
	Flooring Cafeteria. Needs-Replace VCT	$12,100	$1300-$5300	$605-$2601
	Flooring Gym. Needs-Sand Gym	$13,800	$1400-$6000	$690-$2967
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$101,100	$10200-$43500	$5055-$21736
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$4,300	$500-$1900	$215-$924
	Flooring Carpet. Needs-Replace carpet	$650,000	$65000-$279500	$32500-$139750
	Flooring Carpet. Needs-Replace carpet	$495,000	$49500-$212900	$24750-$106425
3-Medium	Wall Foundations. Needs-Recaulk areas where concrete meets foundation walls	$4,800	$500-$2100	$240-$1032
	Upper floor. Needs-Some movement occurring south of commons expansion joint. Carpet splitting, wall joint seperation	$8,500	$900-$3700	$425-$1827
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$67,400	$6800-$29000	$3370-$14491
	Vinyl Coverings. Needs-Repair areas of vinyl wall covering	$4,300	$500-$1900	$215-$924
4-Medium	Other Landscape Features. Needs-Renovate areas of landscaping around school. Many patches of bare ground	$17,000	$1700-$7400	$850-$3655

Estimated Total Construction Costs (in 2018 Dollars): $4,161,000
Estimated Project Management Costs Range: $417,000 - $1,790,500
Estimated Inflation Range: $208,050 - $894,615

Estimated Total Project Costs: $4,786,050 - $6,846,115

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Roxborough Intermediate

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

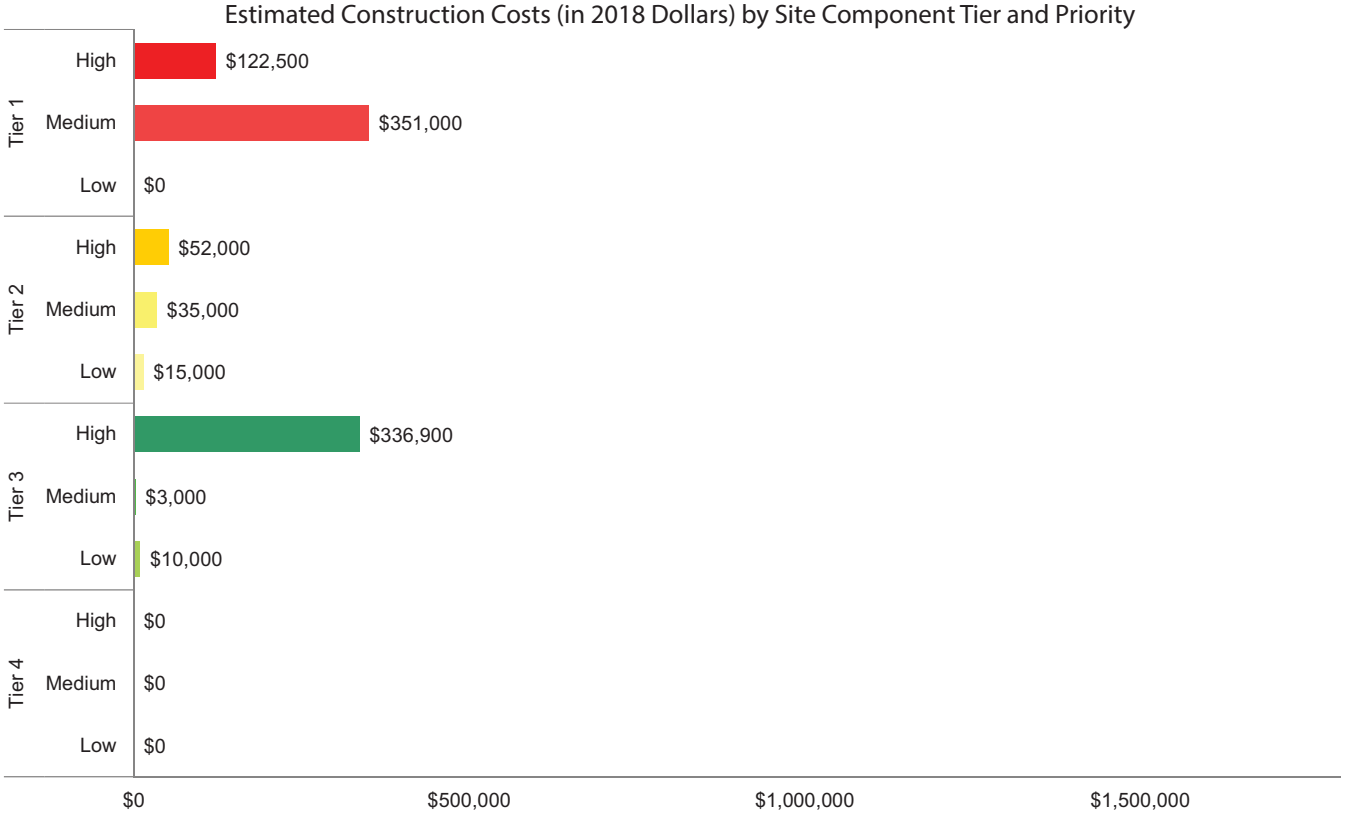
7370 Village Circle East
Littleton, CO 80125
ThunderRidge High School Feeder Area, 3-6

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 2018 Dollars) by Site Component Tier and Priority

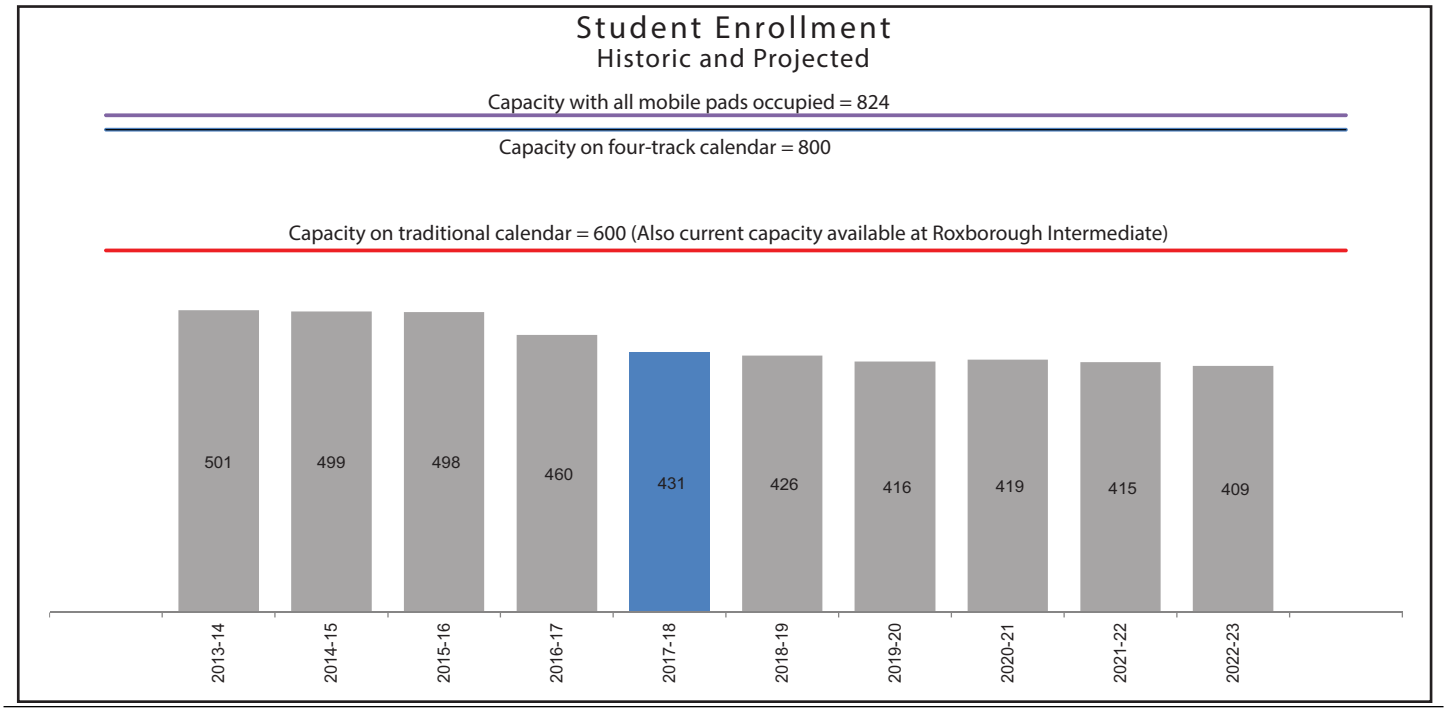


Estimated Total Construction Costs (in 2018 Dollars): $925,400

Estimated Total Project Costs: $1,064,270 - $1,522,661

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$120,000	$12000-$51600	$6000-$25800
	Chilled Water Systems. Chiller, cooling tower. Needs-Repair one ice storage unit that appears to be leaking water.	$2,500	$300-$1100	$125-$537
1-Medium	Controls. Needs-Upgrade control system	$350,000	$35000-$150500	$17500-$75250
	Boiler Room Piping and Specialties. Needs-Repair piping at pumps in boiler room that are leaking	$1,000	$100-$500	$50-$215
2-High	Special Foundations. Needs-Repair retaining wall movement where it attaches to building foundation	$52,000	$5200-$22400	$2600-$11180
2-Medium	Exterior Wall Construction. CMU and Brick. Needs-Recaulk expansion joints. Reseal CMU	$15,000	$1500-$6500	$750-$3225
	Exterior Windows. Needs-Recaulk windows	$15,000	$1500-$6500	$750-$3225
	Paint Exterior. Needs-Paint exterior metal, poles, railings, and sunshades	$5,000	$500-$2200	$250-$1075
2-Low	Paving and Surfacing. Sidewalks. Needs-Repair areas of sidewalk as necessary	$15,000	$1500-$6500	$750-$3225
3-High	Playing Fields. Multi-use Field. Needs-Install synthetic turf field in lieu of grass field.	$336,900	$33700-$144900	$16845-$72433
3-Medium	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,000	$300-$1300	$150-$645
3-Low	Seeding and Sodding. Needs-Repair areas of grass around school	$10,000	$1000-$4300	$500-$2150

Estimated Total Construction Costs (in 2018 Dollars): $925,400
Estimated Project Management Costs Range: $92,600 - $398,300
Estimated Inflation Range: $46,270 - $198,961

Estimated Total Project Costs: $1,064,270 - $1,522,661

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Roxborough Primary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

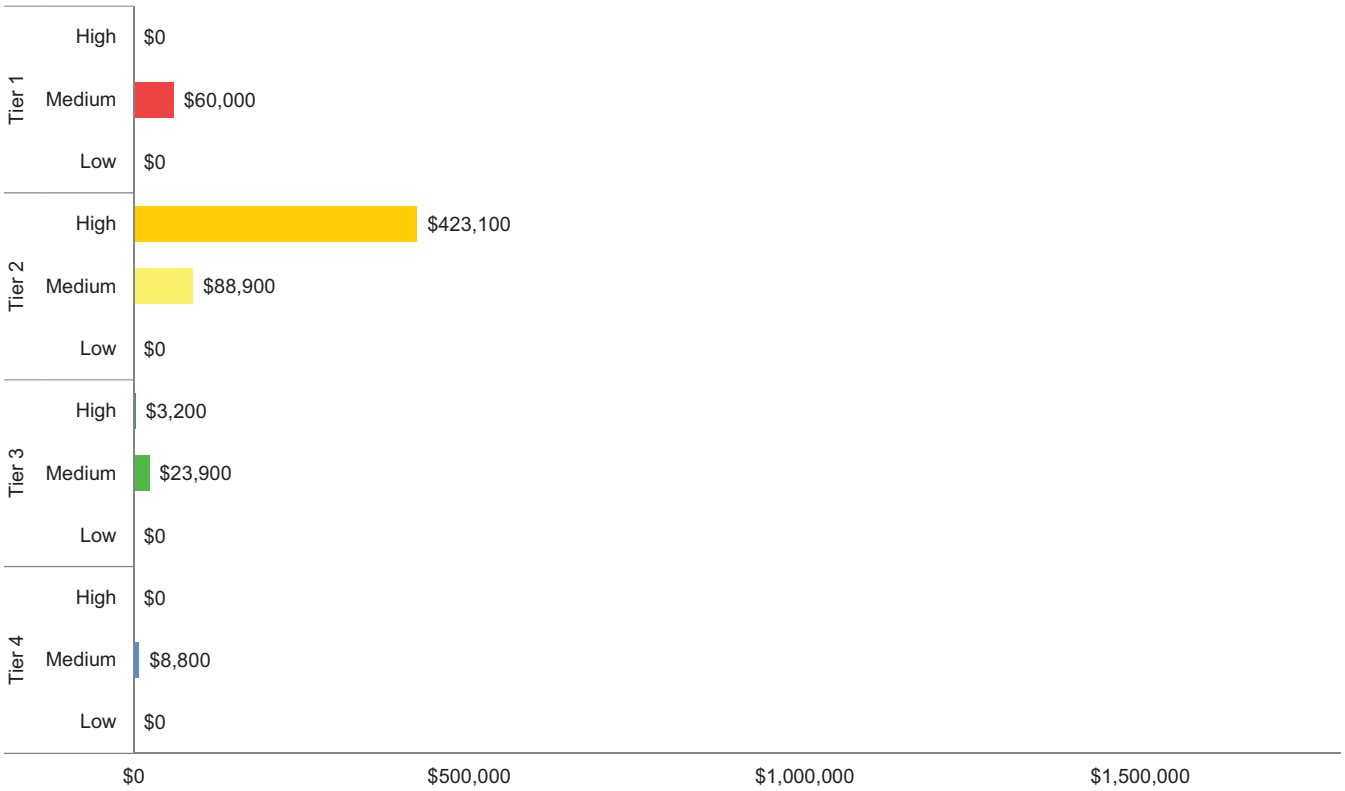
8000 Village Circle West
Littleton, CO 80125
ThunderRidge High School Feeder Area, K-2

Funded by 1989 Bond
Opened in 1991

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

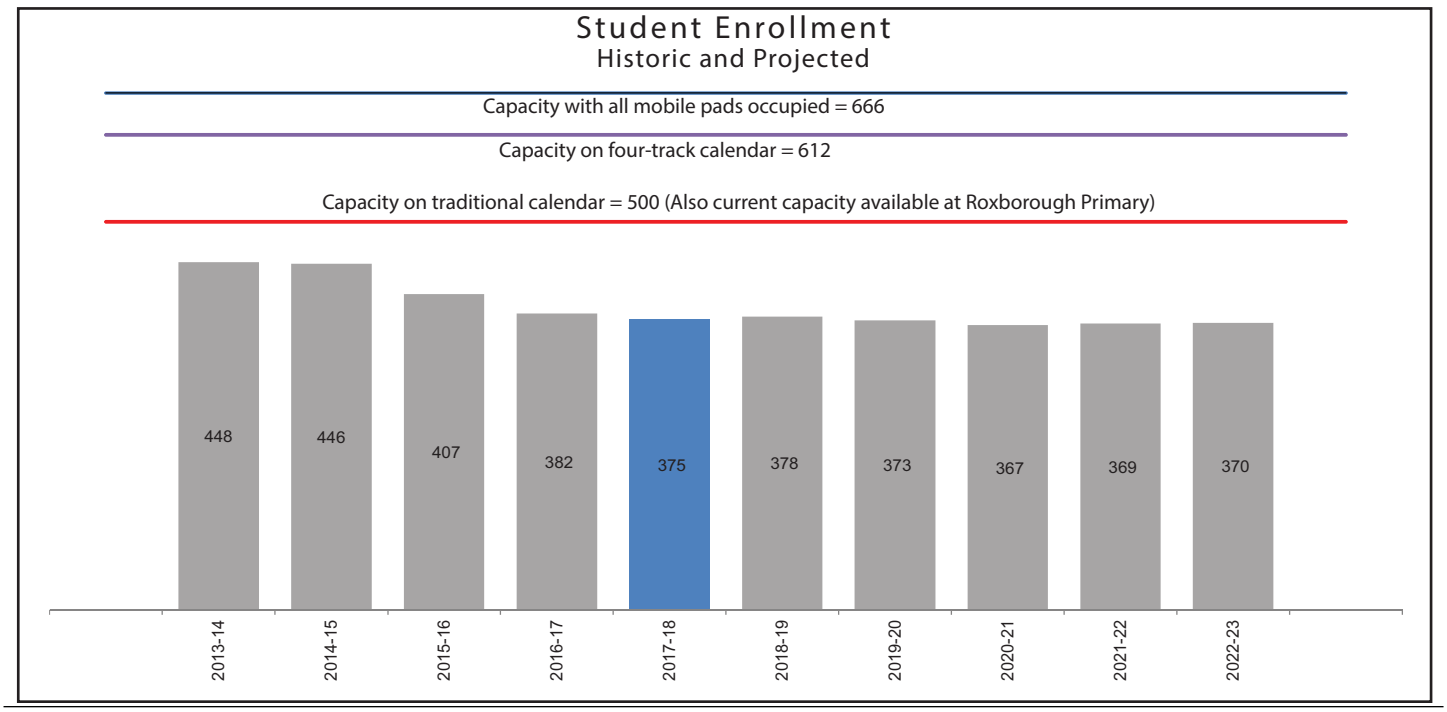
Roxborough Primary School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $607,900

Estimated Total Project Costs: $699,795 - $1,000,699



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Switchgear-Main. Needs-Replace main switchgear	$40,000	$4000-$17200	$2000-$8600
	Panels and Transformers. Needs-Replace original panels and transformers	$20,000	$2000-$8600	$1000-$4300
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Exterior Wall Construction. CMU and Brick. Needs-Recoat CMU weatherproofing. Repair cracks in block	$16,600	$1700-$7200	$830-$3569
	Exterior Windows. Needs-Replace hollow metal exterior windows	$86,400	$8700-$37200	$4320-$18576
	Exterior Windows. Needs-Replace exterior windows	$66,400	$6700-$28600	$3320-$14276
	Exterior Windows. Needs-Recaulk windows	$17,700	$1800-$7700	$885-$3805
	Lavatories. Needs-Replace faucets at all lavatories.	$10,900	$1100-$4700	$545-$2343
	Other Doors & Entrances. Needs-Replace hollow metal doors at entry	$8,800	$900-$3800	$440-$1892
	Flooring Gym. Needs-Replace tartan floor	$28,800	$2900-$12400	$1440-$6192
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$55,800	$5600-$24000	$2790-$11997
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
	Paving & Surfacing, Sidewalks. Needs-Repair/Replace areas of sidewalk	$37,800	$3800-$16300	$1890-$8127
	Playing Fields. Playground. Needs-Repair/reseal asphalt	$16,300	$1700-$7100	$815-$3504
2-Medium	Flooring Kitchen. Needs-Replace kitchen flooring with poured acrylic	$68,900	$6900-$29700	$3445-$14813
	Flooring Restroom. Needs-Replace restroom flooring with MMA	$20,000	$2000-$8600	$1000-$4300
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
3-Medium	Vinyl Coverings. Needs-Repair sections of vinyl wall covering	$6,600	$700-$2900	$330-$1419
	Interior Doors. Needs-Refinish wood doors	$17,300	$1800-$7500	$865-$3719
4-Medium	Other Landscape Features. Needs-Repair drainage issues	$8,800	$900-$3800	$440-$1892

Estimated Total Construction Costs (in 2018 Dollars): $607,900
Estimated Project Management Costs Range: $61,500 - $262,100
Estimated Inflation Range: $30,395 - $130,699

Estimated Total Project Costs: $699,795 - $1,000,699

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Saddle Ranch Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

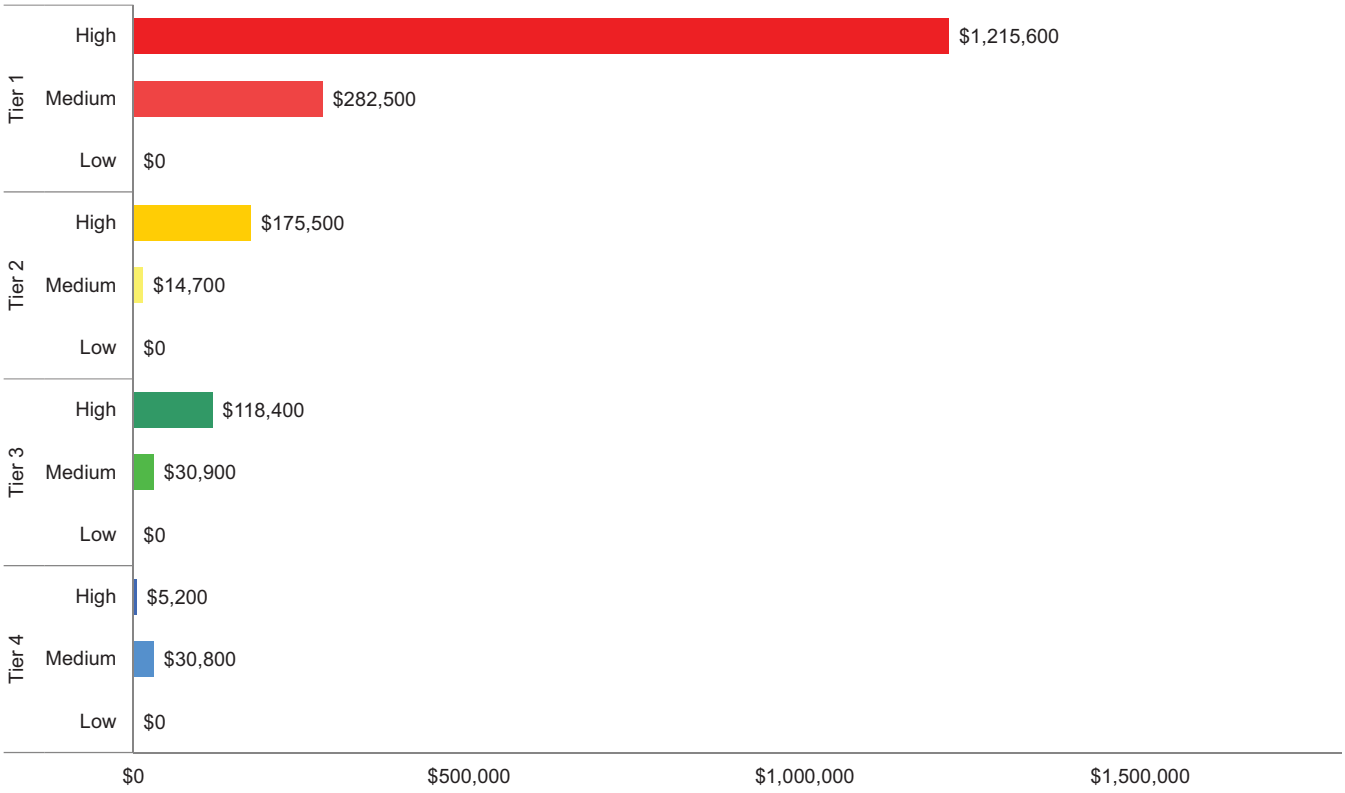
805 West English Sparrow Trail
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

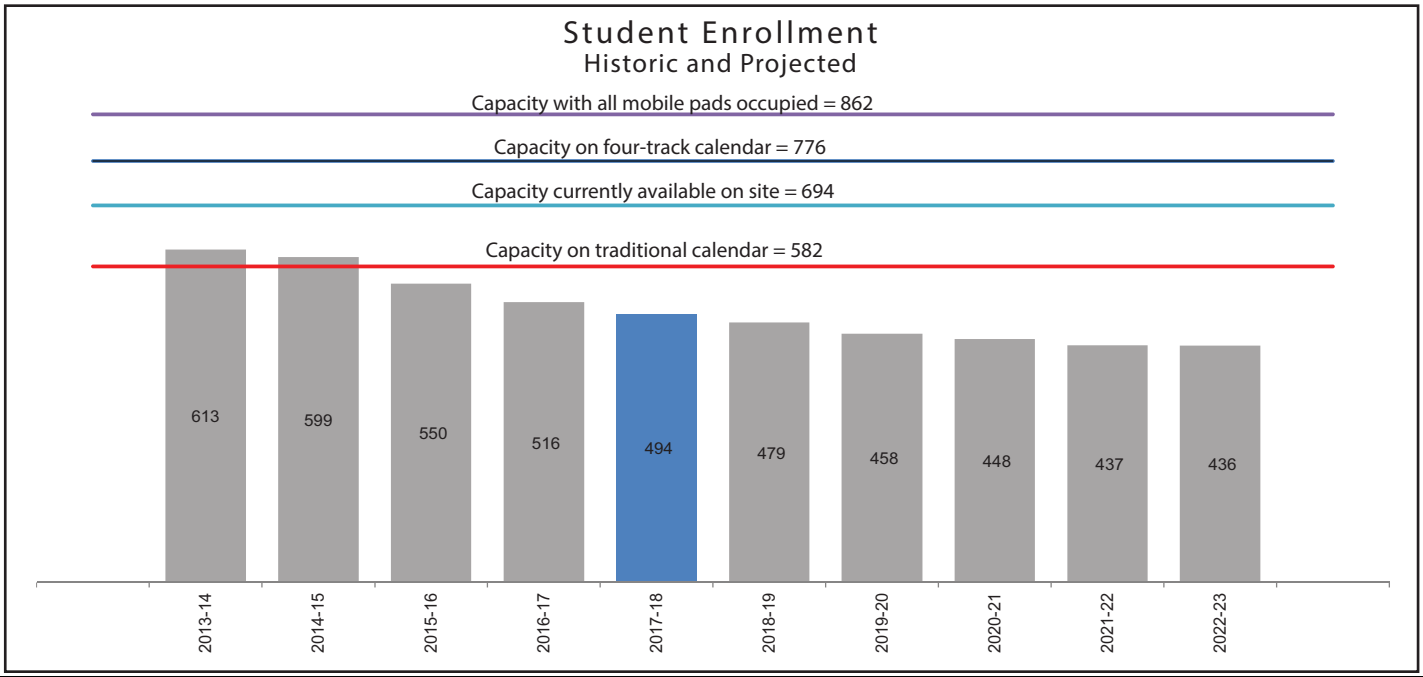


Estimated Total Construction Costs (in 2018 Dollars): $1,873,600

Estimated Total Project Costs: $2,155,680 - $3,083,324

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace .045 EPDM ballasted roof with .060 EPDM fully adhered	$750,000	$75000-$322500	$37500-$161250
	Chilled Water Systems. Chiller, cooling tower. Needs-Replace chiller, has excessive starts, may need replaced before lifecycle	$280,000	$28000-$120400	$14000-$60200
	Irrigation Systems. Needs-Replace irrigation controllers and sprinkler heads	$25,600	$2600-$11100	$1280-$5504
1-Medium	Door Hardware. Needs-Replace door hardware, install restricted key system	$156,000	$15600-$67100	$7800-$33540
	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$80,000	$8000-$34400	$4000-$17200
	Local Area Networks. ITS/Head End Equipment. Needs-Expanded or new MDF closet (minimum 10'X10')	$46,500	$4700-$20000	$2325-$9997
2-High	Exterior Wall Construction. CMU. Needs- Re-seal CMU. Repair stress cracks from settling. Re-caulk all joints.	$15,600	$1600-$6800	$780-$3354
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Exterior Windows. Needs-Fix storefront window and hallway skylight leakage.	$18,700	$1900-$8100	$935-$4020
	Roof Hatches. Needs-Replace, latch bad, weather striping is deteriorating	$9,800	$1000-$4300	$490-$2107
	Fabricated Toilet Partitions. Needs-Replace Boys/girls and main hallway restrooms, 8 total	$22,000	$2200-$9500	$1100-$4730
	Sink Countertops. Needs- Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Public Address and Music Systems. Gym sound system. Needs-Replace current Advance system	$9,800	$1000-$4300	$490-$2107
	Flooring Kitchen. Needs-Replace epoxy floor with MMA	$60,000	$6000-$25800	$3000-$12900
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$6,900	$700-$3000	$345-$1483
2-Medium	Operable Partition. Needs-Minor repairs needed at cafeteria/gym. Classrooms in good condition	$11,000	$1100-$4800	$550-$2365
	Fixed Casework. Needs-Art room countertop needs resurfaced, relace FRP behind sinks	$3,700	$400-$1600	$185-$795
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
	Playing fields. Multi-use field. Needs-Renovate multi-use field. Reseeding and resodding	$115,200	$11600-$49600	$5760-$24768
3-Medium	Fences and Gates. Needs-Replace gates and dumpster enclosure	$6,300	$700-$2800	$315-$1354
	Miscellaneous Structures. Needs-Replace top on shade structure.	$5,200	$600-$2300	$260-$1118
	Fences and Gates. Needs-Install new fence at playground next to basketball court.	$3,200	$400-$1400	$160-$688
	Retaining Walls. Needs-Install retaining walls where needed.	$6,300	$700-$2800	$315-$1354
	Vinyl Coverings. Needs-Minor repairs	$5,200	$600-$2300	$260-$1118
	Planting. Needs-Replace and add plant material around building.	$4,700	$500-$2100	$235-$1010
4-High	Seeding and sodding. Needs-Seed, sod, and top dress areas around school	$5,200	$600-$2300	$260-$1118
4-Medium	Other Landscape Features. Needs-Repair area between parking lot and main drive. Rock gets pushed into both areas	$30,800	$3100-$13300	$1540-$6622

Estimated Total Construction Costs (in 2018 Dollars): $1,873,600

Estimated Project Management Costs Range: $188,400 - $806,900

Estimated Inflation Range: $93,680 - $402,824

Estimated Total Project Costs: $2,155,680 - $3,083,324

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Sage Canyon Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

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

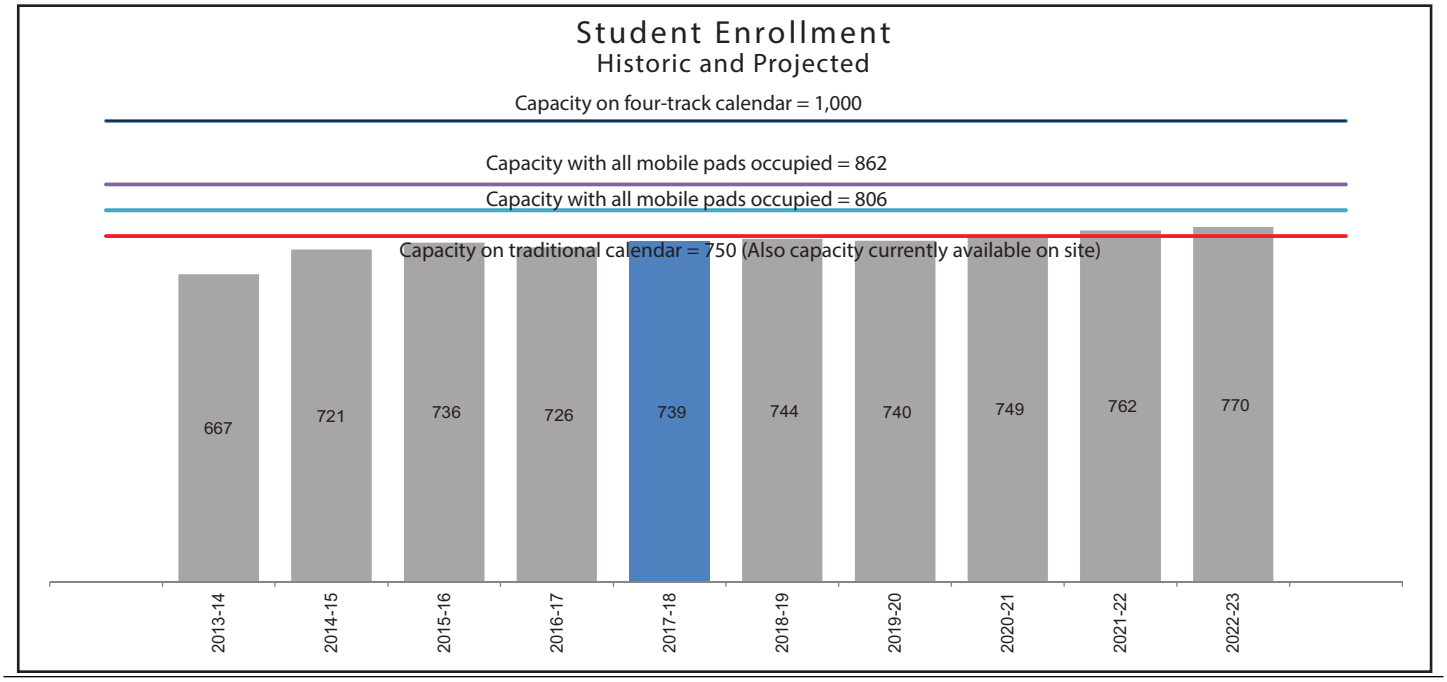
Funded by 2006 Bond
Opened in 2010

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

Sage Canyon Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority





Tier & Priority Class	Project Description	Estimated Construction Cost-2018	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 in the security and technology pages.

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Sagewood Middle

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

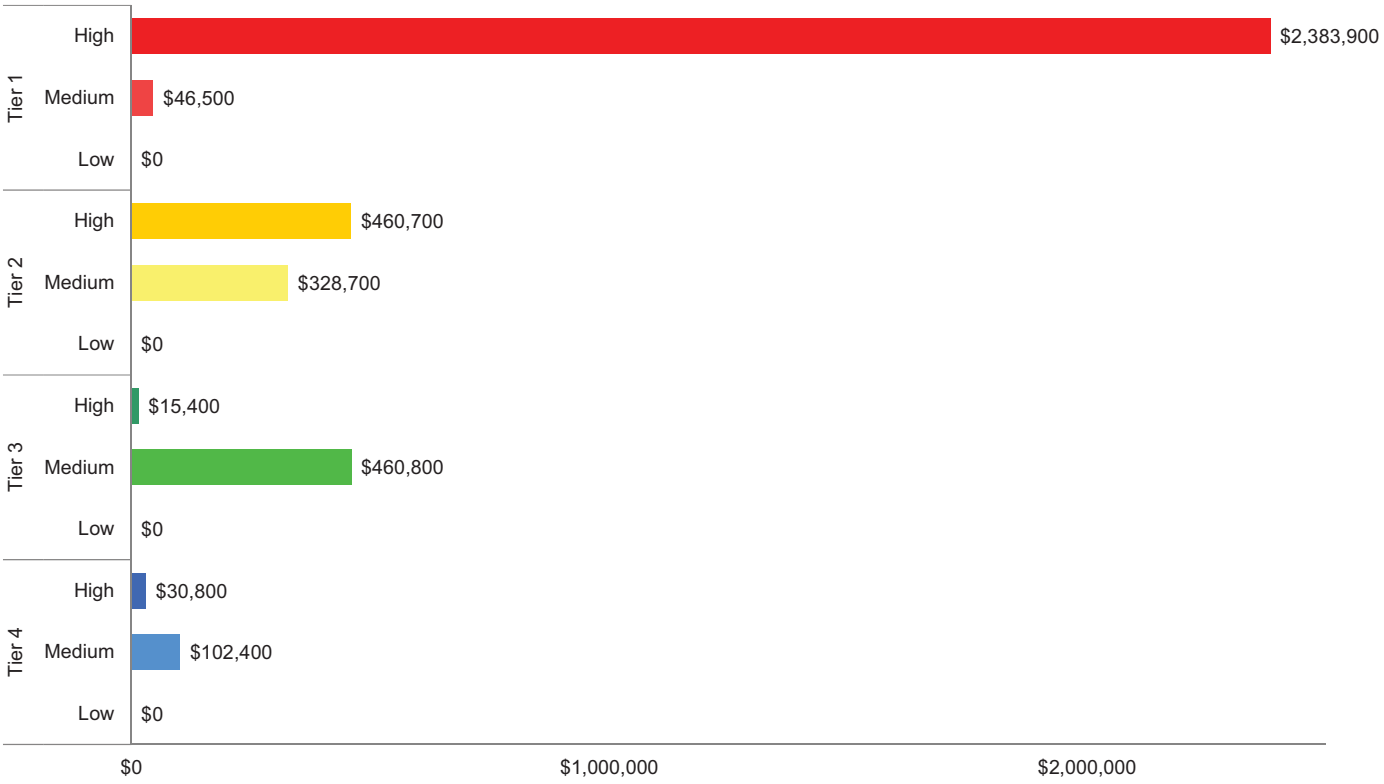
4725 Fox Sparrow Drive
Parker, CO 80134
Ponderosa High School Feeder Area, 6-8

Funded by 1995 Bond
Opened in 1997

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

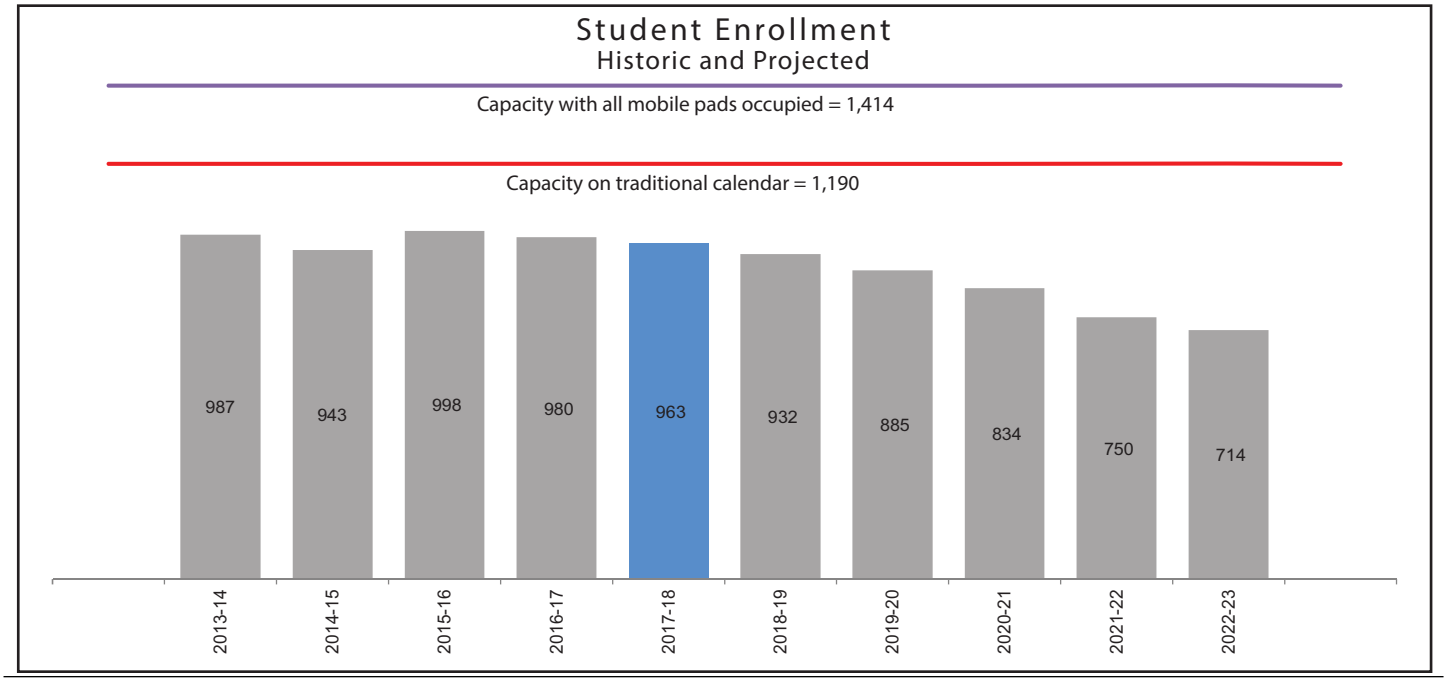
Sagewood Middle School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $3,829,200

Estimated Total Project Costs: $4,404,860 - $6,300,178



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$70,000	$7000-$30100	$3500-$15050
	Controls. Needs-Upgrade control system	$600,000	$60000-$258000	$30000-$129000
	Roof Finishes. Needs-Replace roof with .060 fully adhered EPDM. Current .060 fully ballasted. Bridging occuring at parapet	$1,100,000	$110000-$473000	$55000-$236500
	Roof Insulation and Fill. Needs-Replace 25% of insulation when roof replaced	$39,000	$3900-$16800	$1950-$8385
	Flashings and Trim. Needs-Replace flashing when new roof installed	$19,600	$2000-$8500	$980-$4214
	Glazed Roof Openings. Skylights. Needs-Replace 4 skylights	$19,600	$2000-$8500	$980-$4214
	Interior Door Hardware. Needs-Replace door hardware, install restricted key system	$286,000	$28600-$123000	$14300-$61490
	Chilled Water Systems. Chiller, cooling tower. Needs-Repair/replace cooling tower	$80,000	$8000-$34400	$4000-$17200
	Fixed Multiple Seating. Bleachers. Needs-Repair/replace gym bleachers	$41,600	$4200-$17900	$2080-$8944
	Irrigation Systems. Needs-Upgrade irrigation system, add booster pump	$128,100	$12900-$55100	$6405-$27541
1-Medium	Local Area Networks. ITS/Head End Equipment. Needs-Expanded or new MDF closet (minimum 10'X10')	$46,500	$4700-$20000	$2325-$9997
2-High	Exterior Wall Construction. CMU and Brick. Needs-Repair cracks and caulk all joints on exterior brick walls	$5,000	$500-$2200	$250-$1075
	Exterior Windows. Needs-Recaulk windows	$22,200	$2300-$9600	$1110-$4773
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in 6 boys and 6 girls restrooms	$40,000	$4000-$17200	$2000-$8600
	Sink Countertops. Needs- Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Cafeteria. Needs-Repair/replace VCT in commoms. Expansion joint strip that is lifting up in places	$31,000	$3100-$13400	$1550-$6665
	Flooring Hallways/classrooms Needs-Replace health room flooring	$2,900	$300-$1300	$145-$623
	Flooring Hallways/Classrooms. Needs-Repair VCT in copy center	$1,100	$200-$500	$55-$236
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$76,900	$7700-$33100	$3845-$16533
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$128,100	$12900-$55100	$6405-$27541
	Curbs, Rails and Barriers. Needs-Repair curbs at parking lot area	$102,500	$10300-$44100	$5125-$22037
	Paving and Surfacing. Sidewalks. Needs-Repair sidewalks and concrete playpad	$30,800	$3100-$13300	$1540-$6622
2-Medium	Flooring Carpet. Needs-Replace carpet	$327,600	$32800-$140900	$16380-$70434
	Fixed Walls. Needs-Repair cracks in CMU wall behind stage	$1,100	$200-$500	$55-$236
3-High	Playing Fields. Multi-use Field. Needs-Top dress and reseed multipurpose field.	$15,400	$1600-$6700	$770-$3311
3-Medium	Retaining Walls. Needs-Repair/add retaining walls	$128,100	$12900-$55100	$6405-$27541
	Playing Fields. Softball Field. Needs-Renovate softball infield	$20,500	$2100-$8900	$1025-$4407
	Playing Fields. Football Field. Needs-Replace football and soccer goal posts	$5,000	$500-$2200	$250-$1075
	Fences and Gates. Needs-Install fencing around ball fields. Install fencing around dumpster. Repair fencing at softball field	$307,200	$30800-$132100	$15360-$66048
4-High	Seeding and Sodding. Needs-Seed, sod, and top dress areas around school	$30,800	$3100-$13300	$1540-$6622
4-Medium	Other Landscape Features. Needs-Install landscaping around ballfields	$51,200	$5200-$22100	$2560-$11008
	Planting. Needs-Plant trees around ballfields	$51,200	$5200-$22100	$2560-$11008

Estimated Total Construction Costs (in 2018 Dollars): $3,829,200

Estimated Project Management Costs Range: $384,200 - $1,647,700

Estimated Inflation Range: $191,460 - $823,278

Estimated Total Project Costs: $4,404,860 - $6,300,178

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Sand Creek Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

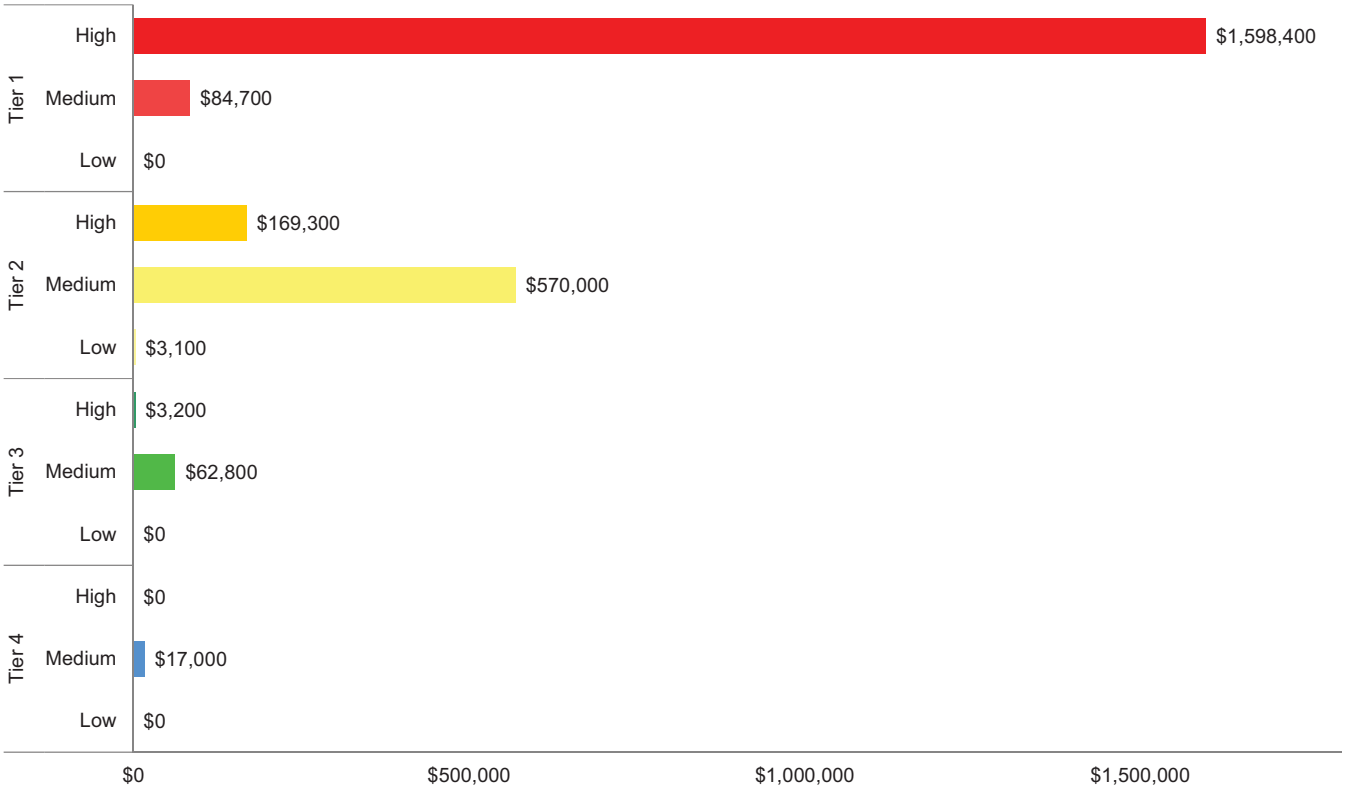
8898 South Maplewood Drive
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1986

Site Acreage: 11.1
Facility Square Feet: 53,237
Mobiles on Site: 4

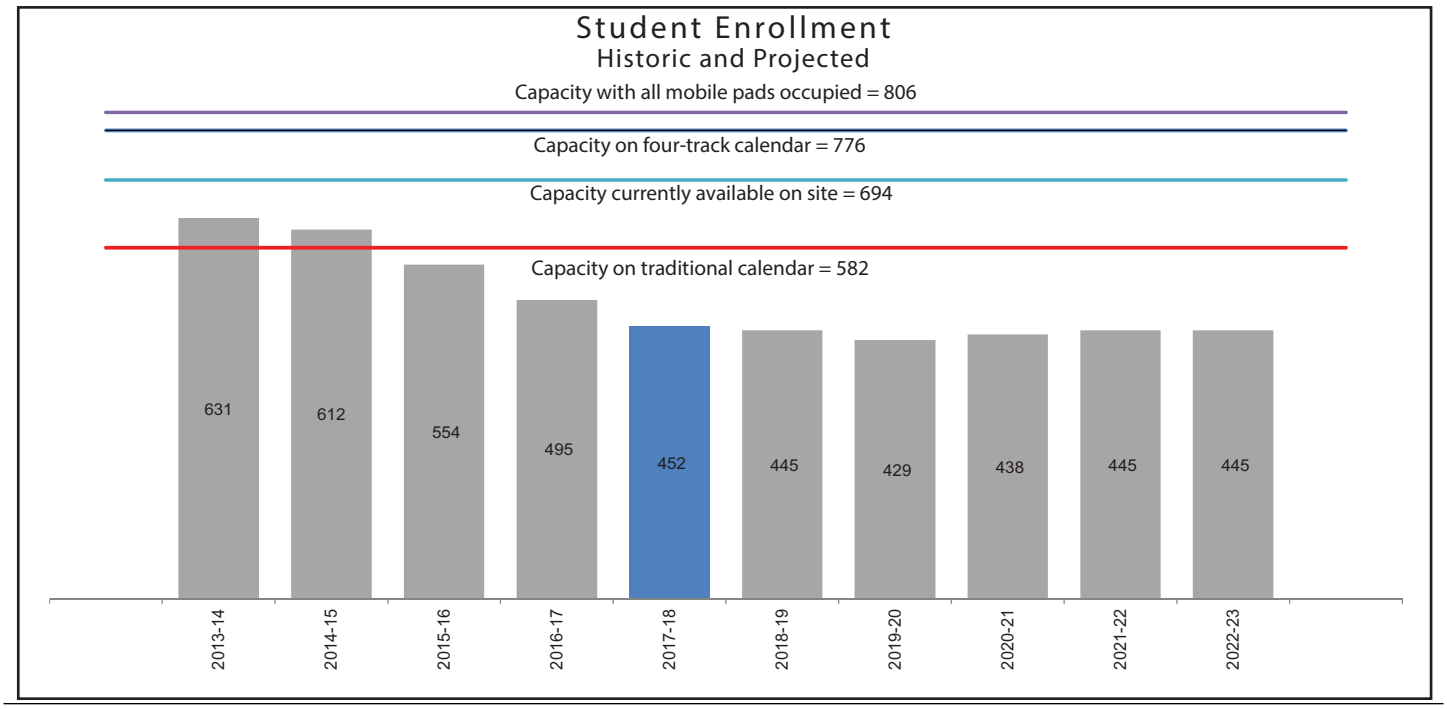
Sand Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $2,508,500

Estimated Total Project Costs: $2,885,725 - $4,127,628



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace .045 ballasted EPDM with .060 fully adhered	$750,000	$75000-$322500	$37500-$161250
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Switchgear-Main. Needs-Replace main switchgear	$44,200	$4500-$19100	$2210-$9503
	Panels and Transformers. Needs-Replace original panels and transformers	$44,200	$4500-$19100	$2210-$9503
	Direct Expansion Systems. Roof top units. Needs-Replace rooftop units. Current ones need painted	$300,000	$30000-$129000	$15000-$64500
1-Medium	Hot Water Service. Water Heater. Needs-Replace domestic water heater and associated piping.	$84,300	$8500-$36300	$4215-$18124
	Lighting Equipment. Needs-Replace two fixtures in health room	$400	$100-$200	$20-$86
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Exterior Windows. Needs-Replace exterior windows	$66,400	$6700-$28600	$3320-$14276
	Exterior Windows. Needs-Recaulk windows	$17,700	$1800-$7700	$885-$3805
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in 3 pods	$22,000	$2200-$9500	$1100-$4730
	Flooring Kitchen. Needs-Replace epoxy floor with MMA	$60,000	$6000-$25800	$3000-$12900
2-Medium	Retractable Partition. Needs-Repair operable partitions between classrooms. Partion between gym and cafeteria in worst condition.	$17,000	$1700-$7400	$850-$3655
	Flooring Hallways/Classrooms. Needs-Replace VCT in classrooms and healthroom	$4,300	$500-$1900	$215-$924
	Sinks. Needs-Replace with sink countertops, single surface	$12,700	$1300-$5500	$635-$2730
	Fixed Casework. Needs-Replace all original fixed casework in classrooms and offices	$134,800	$13500-$58000	$6740-$28982
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$25,300	$2600-$10900	$1265-$5439
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$75,900	$7600-$32700	$3795-$16318
	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
2-Low	Exterior Wall Construction. Needs-Repair brick where cracking at front retaining wall, clean water stained areas	$3,100	$400-$1400	$155-$666
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
3-Medium	Interior Doors. Needs-Refinish interior doors	$42,200	$4300-$18200	$2110-$9073
	Blinds and Other Window Treatment. Needs-Replace blinds in school	$17,000	$1700-$7400	$850-$3655
	Movable Furnishing. FFE. Needs-Replace wooden basketball backboards in gym, 4 total	$1,800	$200-$800	$90-$387
	Movable Furnishing. FFE. Needs-Replace health room beds	$1,800	$200-$800	$90-$387
4-Medium	Seeding and Sodding. Needs-Renovate grass areas around school	$17,000	$1700-$7400	$850-$3655

Estimated Total Construction Costs (in 2018 Dollars): $2,508,500

Estimated Project Management Costs Range: $251,800 - $1,079,800

Estimated Inflation Range: $125,425 - $539,328

Estimated Total Project Costs: $2,885,725 - $4,127,628

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Sedalia Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

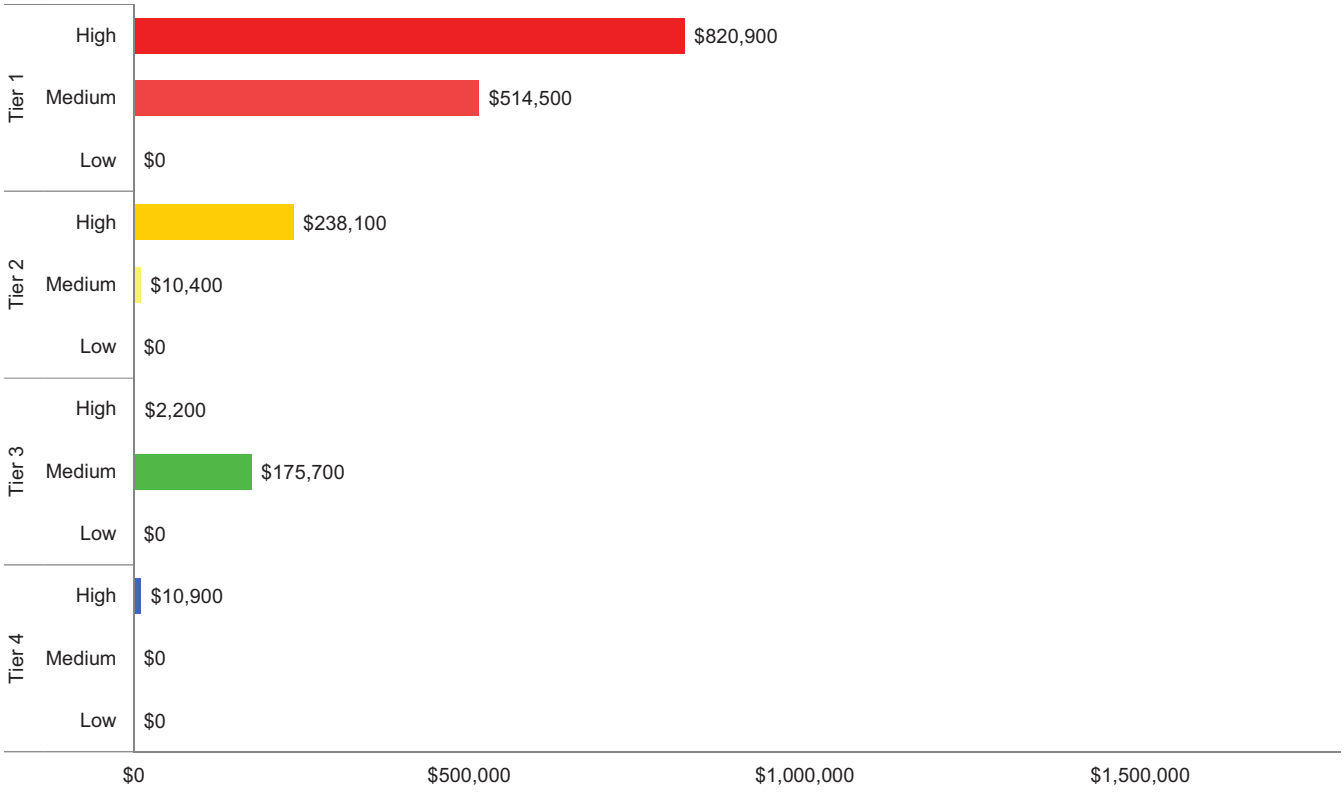
5449 North Huxtable Street
Sedalia, CO 80135
Castle View High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

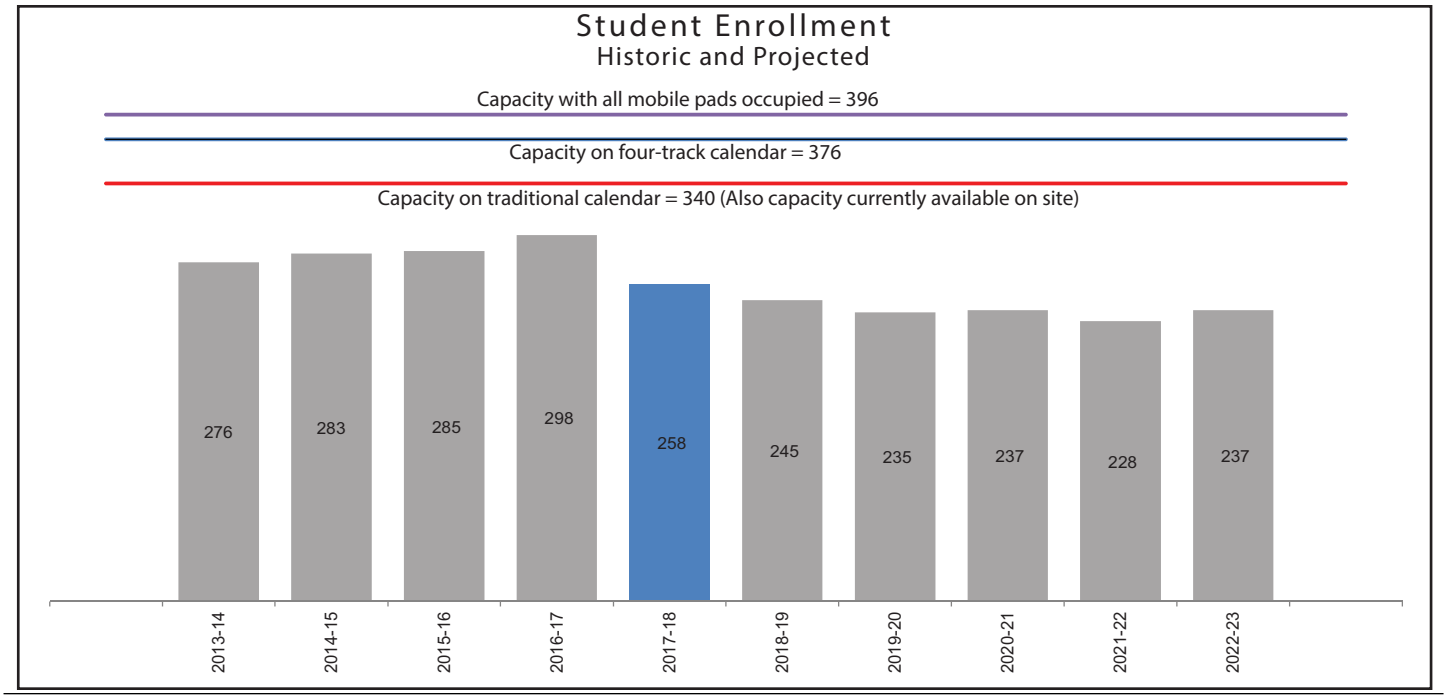


Estimated Total Construction Costs (in 2018 Dollars): $1,772,700

Estimated Total Project Costs: $2,039,835 - $2,917,231

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace existing built up roof, sections A,C,E	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace ballasted roof, section B (1992) with fully adhered	$100,000	$10000-$43000	$5000-$21500
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs as necessary	$150,000	$15000-$64500	$7500-$32250
	Controls. Needs-Upgrade required if current system changes	$200,000	$20000-$86000	$10000-$43000
	Roof Finishes. Needs-Replace fully adhered roof over gym, music, and front office, sections F,G,H,J (1999)	$150,000	$15000-$64500	$7500-$32250
	Roof Eaves & Soffits. Needs-Soffits need repaired along the older classrooms wing	$11,700	$1200-$5100	$585-$2515
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$104,000	$10400-$44800	$5200-$22360
	Panels and Transformers. Needs-Replace old branch wiring panels in building	$5,200	$600-$2300	$260-$1118
1-Medium	Air Distribution Systems. Air handlers, ductwork, VAV's. Current VVT system in good shape. Needs-Should upgrade to VAV reheat system.	$347,200	$34800-$149300	$17360-$74648
	Playing Fields. Playground. Needs. Replace pea gravel play area.. Install new basketball hoops.	$27,900	$2800-$12000	$1395-$5998
	Commissioning and Re-Commissioning. Needs-Commission if upgrades to current system made.	$54,100	$5500-$23300	$2705-$11631
	Terminal Self-Contained Units. Needs-Replace unit heaters at entries	$15,600	$1600-$6800	$780-$3354
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$69,700	$7000-$30000	$3485-$14985
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Exterior Wall Construction. Brick and stucco. Good condition. Needs-Areas where the new meets the old need sealed. Repair cracks and deterioration in stucco on newer classrooms addition.	$15,400	$1600-$6700	$770-$3311
	Exterior Windows. Needs-Recaulk windows	$13,300	$1400-$5800	$665-$2859
	Sink Countertops. Needs-Replace counter tops only in rooms 107, 208, 207,209, 210	$11,200	$1200-$4900	$560-$2408
	Flooring Restroom. Needs-Replace all ceramic tile bathroom floors and walls	$27,900	$2800-$12000	$1395-$5998
	Exterior Windows. Needs-Replace plexiglass in double doors to playground SW with insulated safety glass. Entire east facing windows are in bad shape from condensation. They are single pane, replace with Low E insulated units. Will require frame modif	$38,600	$3900-$16600	$1930-$8299
	Flooring Kitchen. Needs-Replace kitchen floor	$53,100	$5400-$22900	$2655-$11416
	Flooring Carpet. Needs-Replace walk off carpet at all entrances	$5,200	$600-$2300	$260-$1118
	Paving & Surfacing, Parking Lot. Needs-$60,000 in asphalt work, $10,000 on site drainage east side of school	$64,700	$6500-$27900	$3235-$13910
	Paving & Surfacing, Sidewalks. Need-Repair areas of sidewalk, stairs at west entry	$5,500	$600-$2400	$275-$1182
2-Medium	Flooring Hallways/Classrooms. Needs-Replace red ceramic tile in hallway, showing wear and cracks	$10,400	$1100-$4500	$520-$2236
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$2,200	$300-$1000	$110-$473
3-Medium	Site Lighting Poles. Needs-Replace two light poles	$2,400	$300-$1100	$120-$516
	Vinyl Coverings. Needs-Rooms/hallways that have vinyl have been painted. Would recommend removal or replacement.	$17,300	$1800-$7500	$865-$3719
	Ceiling Finishes. Needs-Replace ceiling grid and tile	$156,000	$15600-$67100	$7800-$33540

Not all capital nneeds are shown for Sedalia Elementary School. For a complete listing of capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $1,772,700

Estimated Project Management Costs Range: $178,500 - $763,400

Estimated Inflation Range: $88,635 - $381,131

Estimated Total Project Costs: $2,039,835 - $2,917,231

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Sierra Middle

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

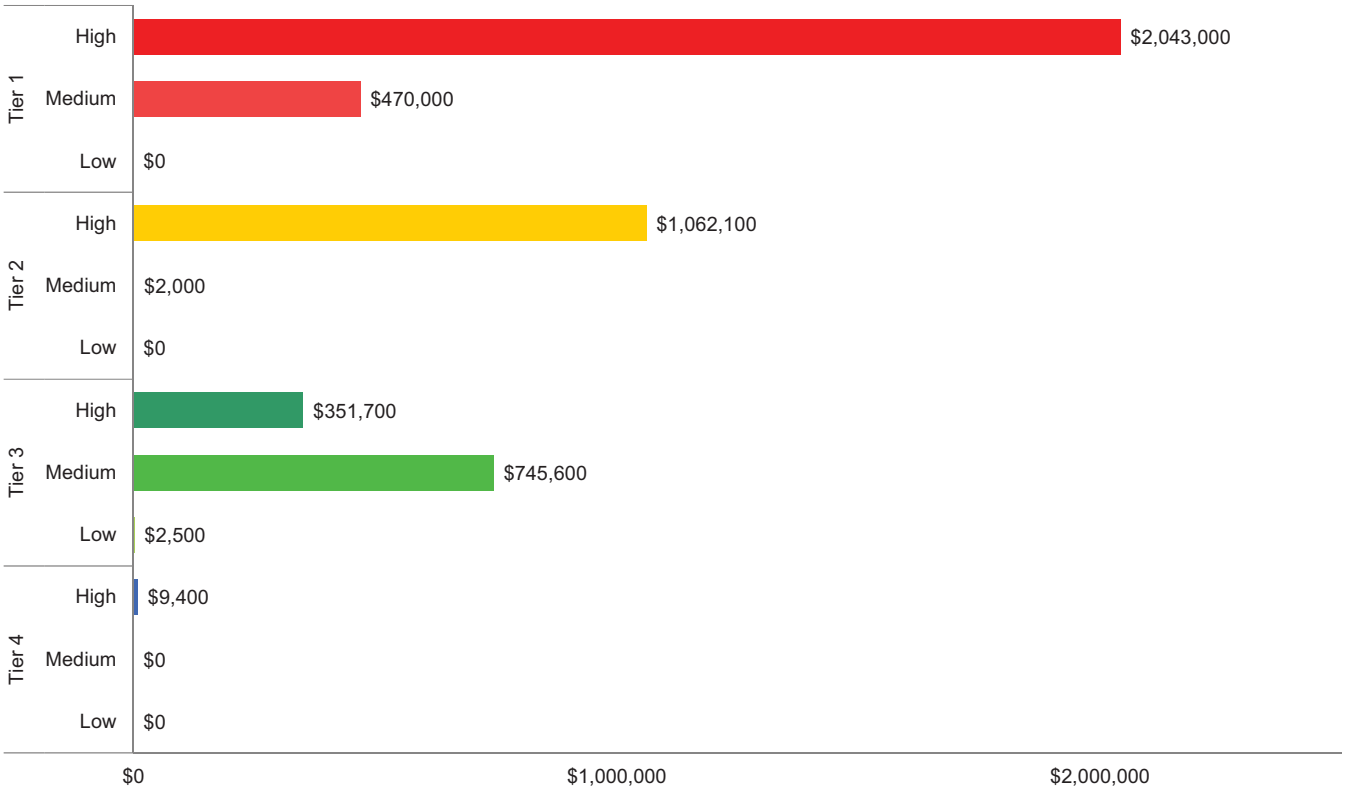
6651 Pine Lane Avenue
Parker, CO 80134
Chaparral High School Feeder Area, 7-8

Funded by 1974 Bond
Opened in 1975

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

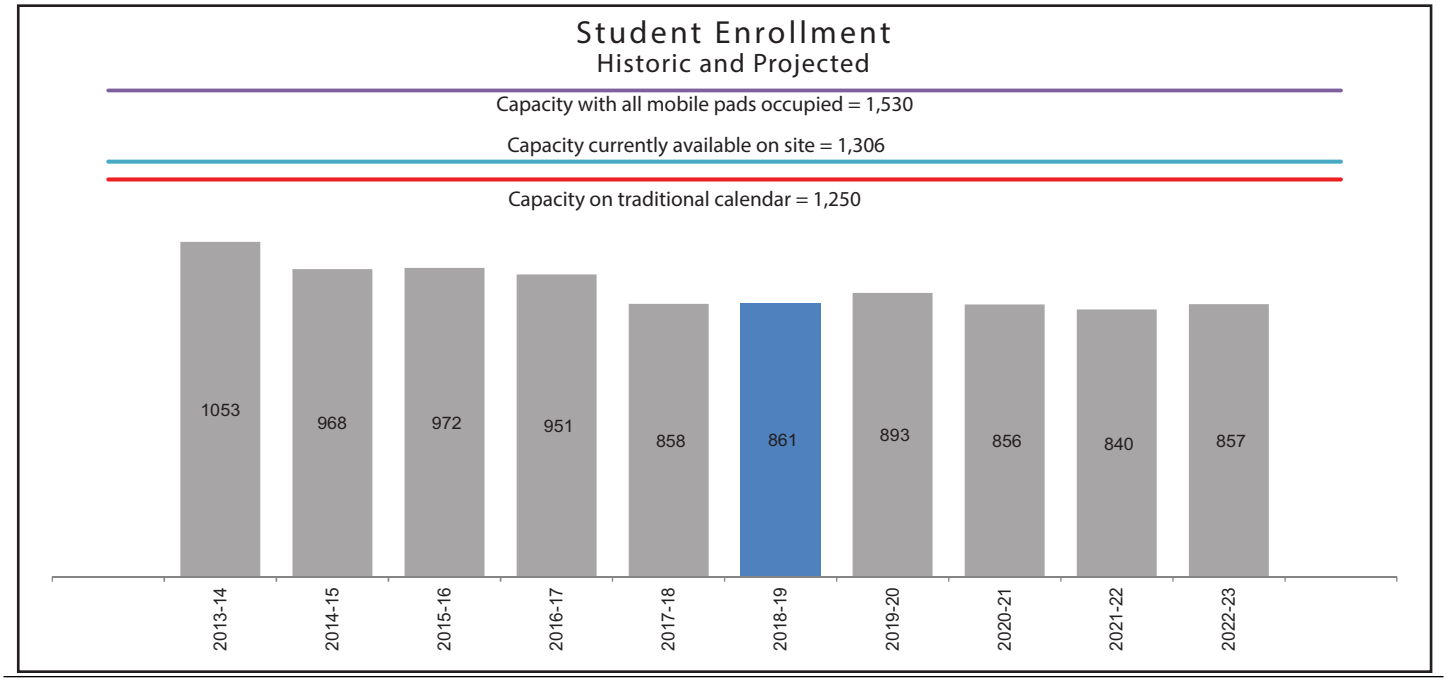
Sierra Middle School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $4,686,300

Estimated Total Project Costs: $5,390,515 - $7,710,355



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$70,000	$7000-$30100	$3500-$15050
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$750,000	$75000-$322500	$37500-$161250
	Controls. Needs-Upgrade control system	$700,000	$70000-$301000	$35000-$150500
	Gutters and Downspouts. Needs-Repair and paint downspouts	$4,800	$500-$2100	$240-$1032
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$286,000	$28600-$123000	$14300-$61490
	Irrigation Systems. Needs-Upgrade entire system to district standard.	$232,200	$23300-$99900	$11610-$49923
1-Medium	Roof Finishes. Needs-Replace fully adhered .060 roof sections A,F,J,K,L	$450,000	$45000-$193500	$22500-$96750
	Site Heating Distibution. Needs-Replace gas meter and associated piping	$20,000	$2000-$8600	$1000-$4300
2-High	Exterior Wall Construction. Needs-Repair/seal cracks in brick	$9,400	$1000-$4100	$470-$2021
	Paint Exterior. Needs-Green metal and trim need painted.	$18,700	$1900-$8100	$935-$4020
	Exterior Windows. Needs-Recaulk windows	$14,100	$1500-$6100	$705-$3031
	Retractable Partitions. Needs-Refurbish classroom retractable partitions	$23,200	$2400-$10000	$1160-$4988
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in girls locker room	$4,600	$500-$2000	$230-$989
	Sink Countertops. Needs-Replace sink countertops as necessary	$26,800	$2700-$11600	$1340-$5762
	Flooring Restroom. Needs-Replace ceramic tile with poured acrylic. 2 main hallway, 2 locker room, 2 PE teacher office restroom Replace sheet viynl in library restroom	$46,500	$4700-$20000	$2325-$9997
	Flooring Hallways/Classrooms. Needs-Replace VCT throughout school where needed	$185,700	$18600-$79900	$9285-$39925
	Flooring Carpet. Needs-Replace carpeting in classrooms	$132,800	$13300-$57200	$6640-$28552
	Fixed Casework. Needs-Replace original casework in building	$371,300	$37200-$159700	$18565-$79829
	Fixed Walls. Needs-Repair drywall at stage area	$1,000	$100-$500	$50-$215
	Flooring Cafeteria. Needs-Replace VCT in cafeteria	$27,900	$2800-$12000	$1395-$5998
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$74,400	$7500-$32000	$3720-$15996
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary, Stairs need attention, new tread edge	$9,400	$1000-$4100	$470-$2021
	Playing Fields. Playground. Needs-Replace playground play pads	$41,900	$4200-$18100	$2095-$9008
2-Medium	Site Lighting Poles. Needs-Paint light poles	$2,000	$200-$900	$100-$430
3-High	Wall Foundations. Needs-Repair concrete foundation walls below brick	$18,700	$1900-$8100	$935-$4020
	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
	Interior Doors. Needs-Replace/repair/refinish interior doors	$69,700	$7000-$30000	$3485-$14985
	Playing Fields. Multi-use Field. Needs-Renovate multi-use playing fields	$185,700	$18600-$79900	$9285-$39925
	Playing Fields. Football Field. Needs-Renovate football field	$74,400	$7500-$32000	$3720-$15996

Not all capital nneeds are shown for Sierra Middle School. For a complete listing of capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $4,686,300
Estimated Project Management Costs Range: $469,900 - $2,016,500
Estimated Inflation Range: $234,315 - $1,007,555
Estimated Total Project Costs: $5,390,515 - $7,710,355

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Soaring Hawk Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

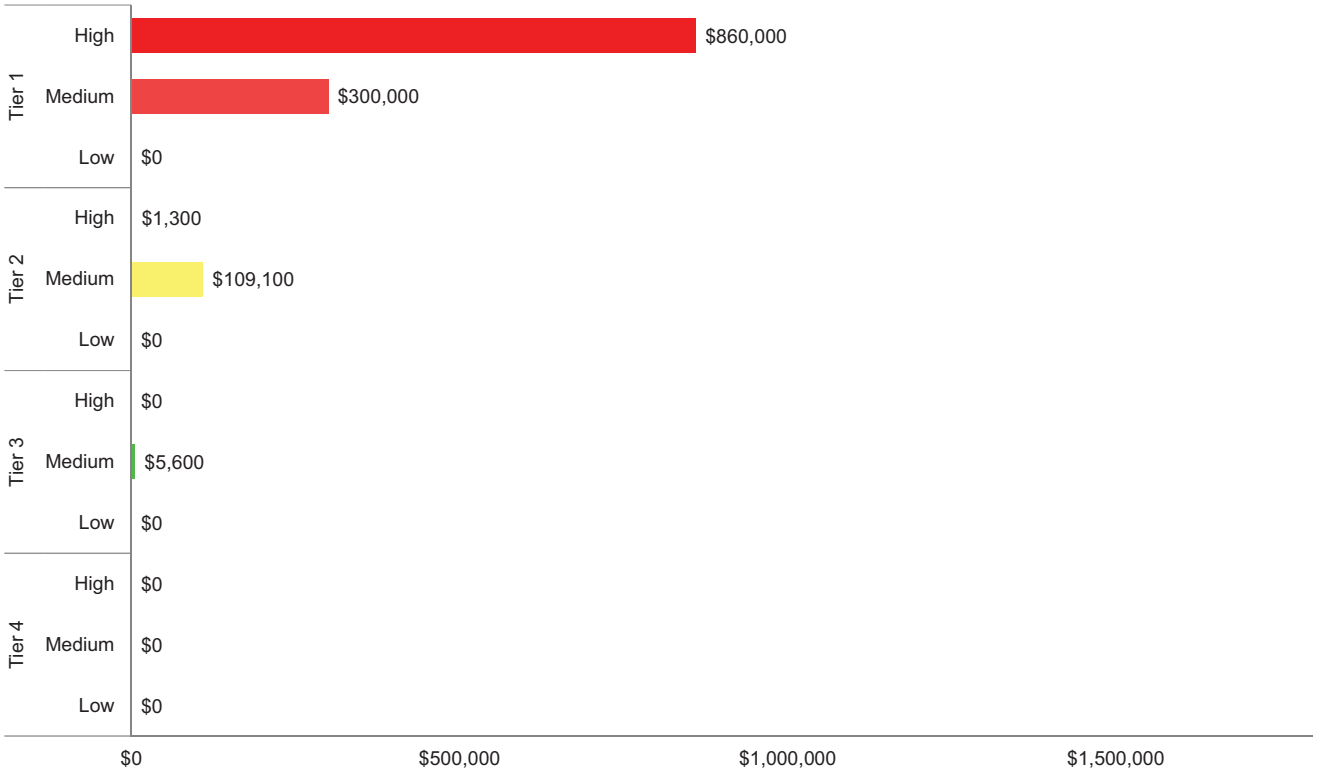
4665 Tanglevine Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

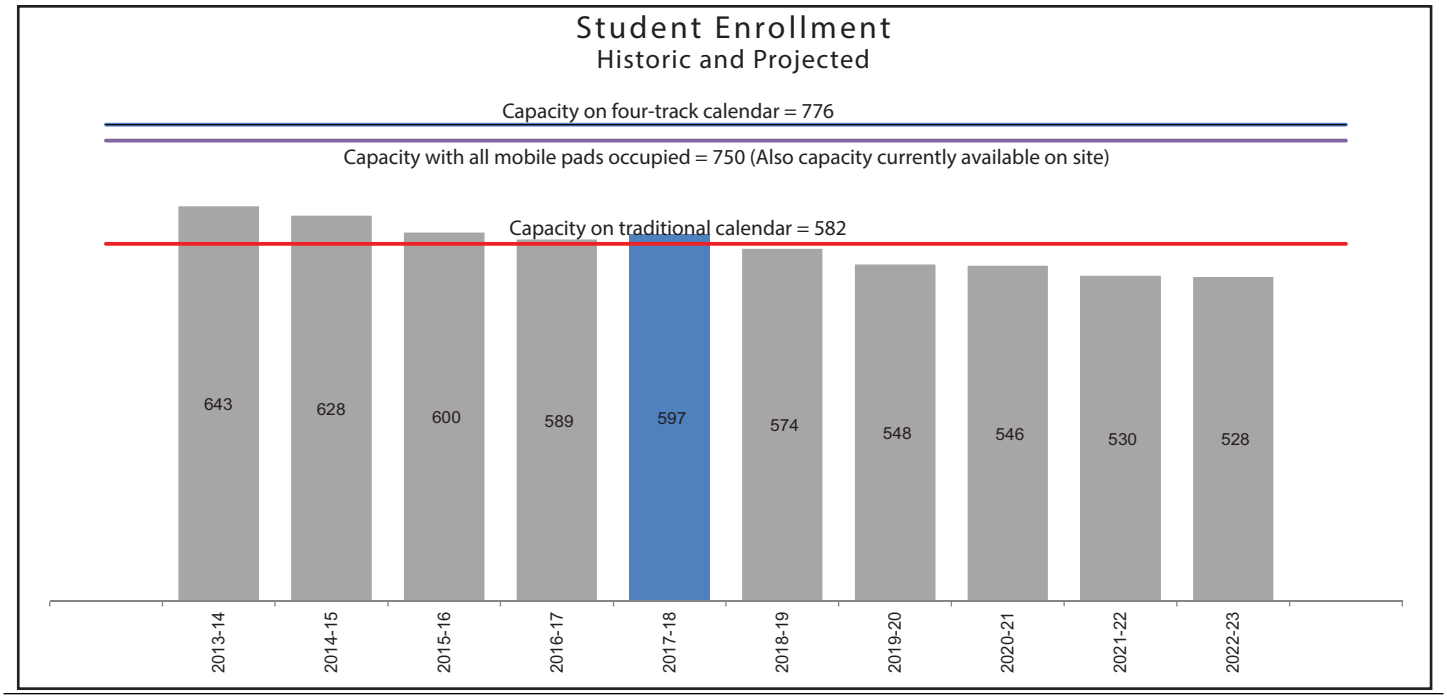


Estimated Total Construction Costs (in 2018 Dollars): $1,276,000

Estimated Total Project Costs: $1,467,600 - $2,099,240

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace .045 ballasted EPDM with .060 fully adhered	$750,000	$75000-$322500	$37500-$161250
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$110,000	$11000-$47300	$5500-$23650
1-Medium	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
2-High	Flooring Cafeteria. Needs-VCT buckling, repairs needed	$1,300	$200-$600	$65-$279
2-Medium	Exterior Wall Construction. CMU. Needs-Recaulk control joints	$3,600	$400-$1600	$180-$774
	Exterior Wall Construction. CMU. Needs-CMU needs sealed.	$11,600	$1200-$5000	$580-$2494
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$80,000	$8000-$34400	$4000-$17200
	Exterior Windows. Needs--Recaulk windows	$13,900	$1400-$6000	$695-$2988
3-Medium	Vinyl Coverings. Needs-Repair vinyl wall covering. Poor installation due to lack of glue, peeling all over building.	$5,600	$600-$2500	$280-$1204

Estimated Total Construction Costs (in 2018 Dollars): $1,276,000
Estimated Project Management Costs Range: $127,800 - $548,900
Estimated Inflation Range: $63,800 - $274,340

Estimated Total Project Costs: $1,467,600 - $2,099,240

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

South Ridge Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

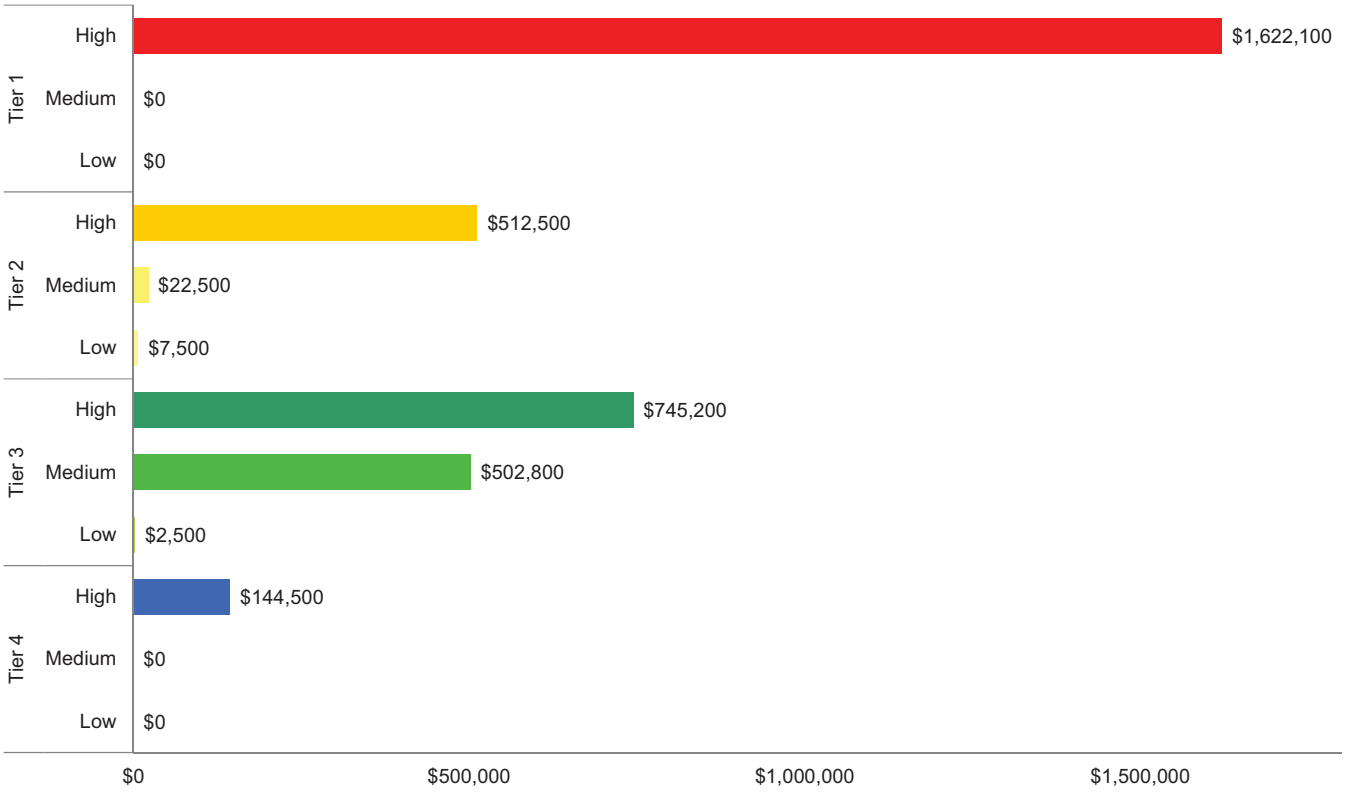
1100 South Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

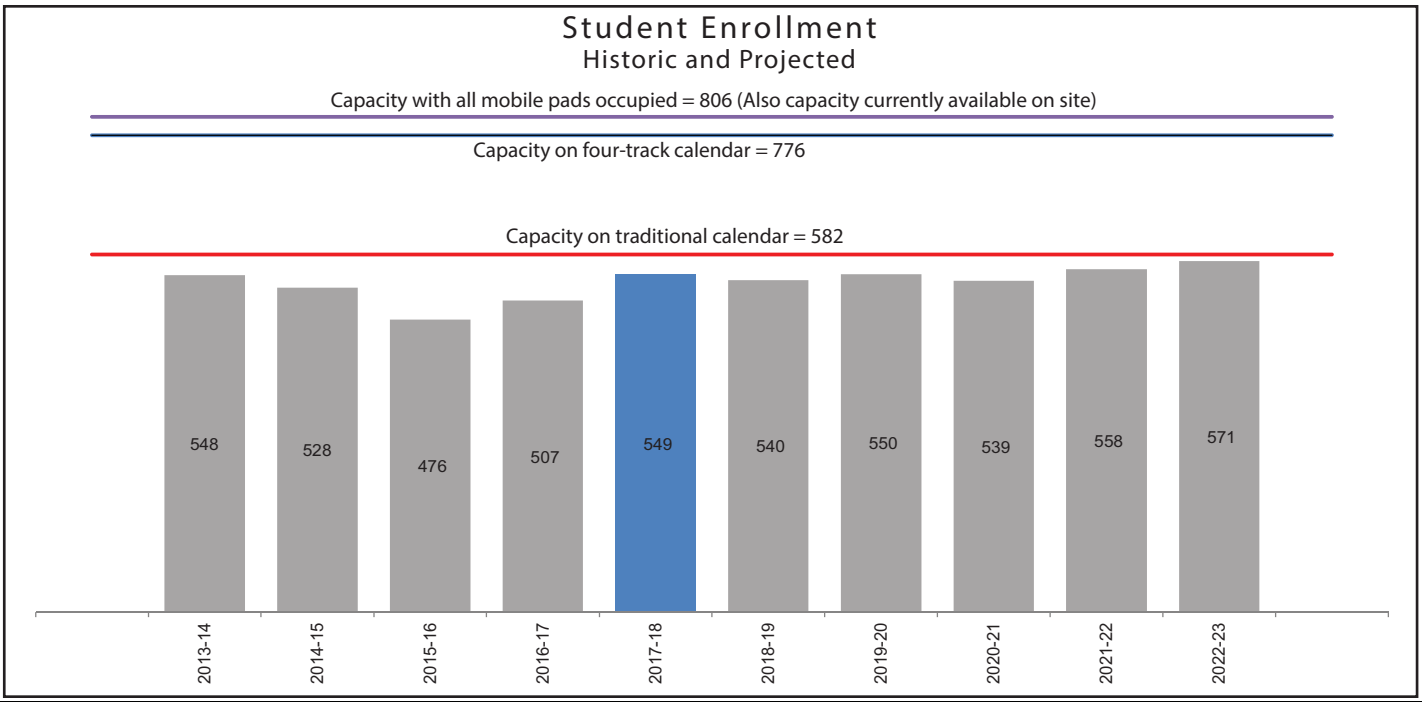


Estimated Total Construction Costs (in 2018 Dollars): $3,559,600

Estimated Total Project Costs: $4,094,980 - $5,856,914

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Roof Finishes. Needs-Replace metal standing seam areas C,D,E,F	$360,000	$36000-$154800	$18000-$77400
	Roof Finishes. Needs-Replace areas A.B,M	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace .045 ballasted EPDM area N with .060 fully adhered	$50,000	$5000-$21500	$2500-$10750
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$321,000	$32100-$138100	$16050-$69015
	Controls. Needs-Upgrade control system	$275,000	$27500-$118300	$13750-$59125
	Panels and Transformers. Needs-Replace original SW gear now subfed. Replace original panels and transformers	$93,000	$9300-$40000	$4650-$19995
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Gutters and Downspouts. Needs-Rework gutters and downspouts when new soffit installed. Improve drainage	$14,100	$1500-$6100	$705-$3031
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$156,000	$15600-$67100	$7800-$33540
	Irrigation Systems. Needs-Replace entire irrigation system. Install seperate meter	$93,000	$9300-$40000	$4650-$19995
2-High	Exterior Wall Construction. Needs-Recaulk control joints	$5,100	$600-$2200	$255-$1096
	Window Storefronts. Needs-Repair/replace entry storefronts sand/paint.	$7,100	$800-$3100	$355-$1526
	Exterior Windows. Needs-Recaulk windows	$7,100	$800-$3100	$355-$1526
	Solid Exterior Doors. Needs-Sand and paint	$4,800	$500-$2100	$240-$1032
	Retractable Partitions. Needs-Refurbish or replace all classroom partitions in east wing	$27,900	$2800-$12000	$1395-$5998
	Interior Doors. Needs-Replace interior doors	$93,000	$9300-$40000	$4650-$19995
	Fabricated Toilet Partitions. Needs-Replace when flooring replaced	$17,900	$1800-$7700	$895-$3848
	Flooring Restroom. Needs-Replace ceramic tile with MMA	$32,600	$3300-$14100	$1630-$7009
	Fixed Casework. Needs-Replace casework in original building	$93,000	$9300-$40000	$4650-$19995
	Special Facilities. Needs-Replace sound panels in music room	$10,000	$1000-$4300	$500-$2150
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$74,400	$7500-$32000	$3720-$15996
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$93,000	$9300-$40000	$4650-$19995
	Paving and Surfacing. Sidewalks. Needs-Repair/replace areas of sidewalk, front entry	$18,700	$1900-$8100	$935-$4020
	Playing Fields. Playground. Needs-Replace asphalt playground	$27,900	$2800-$12000	$1395-$5998
2-Medium	Roof Eaves and Soffits. Needs-Replace soffit around building with new metal soffit	$20,000	$2000-$8600	$1000-$4300
	Pipe and Fittings. Needs-Replace gas piping on roof for RTUs	$2,500	$300-$1100	$125-$537
2-Low	Paving and Surfacing. Sidewalks. Needs-Repair/replace areas of sidewalk, replace back stairway to mobiles	$7,500	$800-$3300	$375-$1612
3-High	Column Foundations. Needs-Repair rusting columns at gym south side	$9,400	$1000-$4100	$470-$2021
	Fixed Walls. Needs-Refinish all fixed walls	$18,700	$1900-$8100	$935-$4020
	Interior Door Frames. Needs-Sand/paint door frames	$21,000	$2100-$9100	$1050-$4515
	Suspended Ceilings. Needs-Replace grid ceiling and tile	$125,000	$12500-$53800	$6250-$26875
	Interior Finishes. Needs-Replace sound panels in music room and gym	$25,300	$2600-$10900	$1265-$5439
	Movable Furnishing. FFE. Needs-Replace hallway tack boards	$18,700	$1900-$8100	$935-$4020
	Fences and Gates. Needs-Repair/replace all fencing around school perimeter, parking areas	$4,800	$500-$2100	$240-$1032

Not all capital nneeds are shown for South Ridge Elementary School. For a complete listing of capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $3,559,600

Estimated Project Management Costs Range: $357,400 - $1,532,000

Estimated Inflation Range: $177,980 - $765,314

Estimated Total Project Costs: $4,094,980 - $5,856,914

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Stone Mountain Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

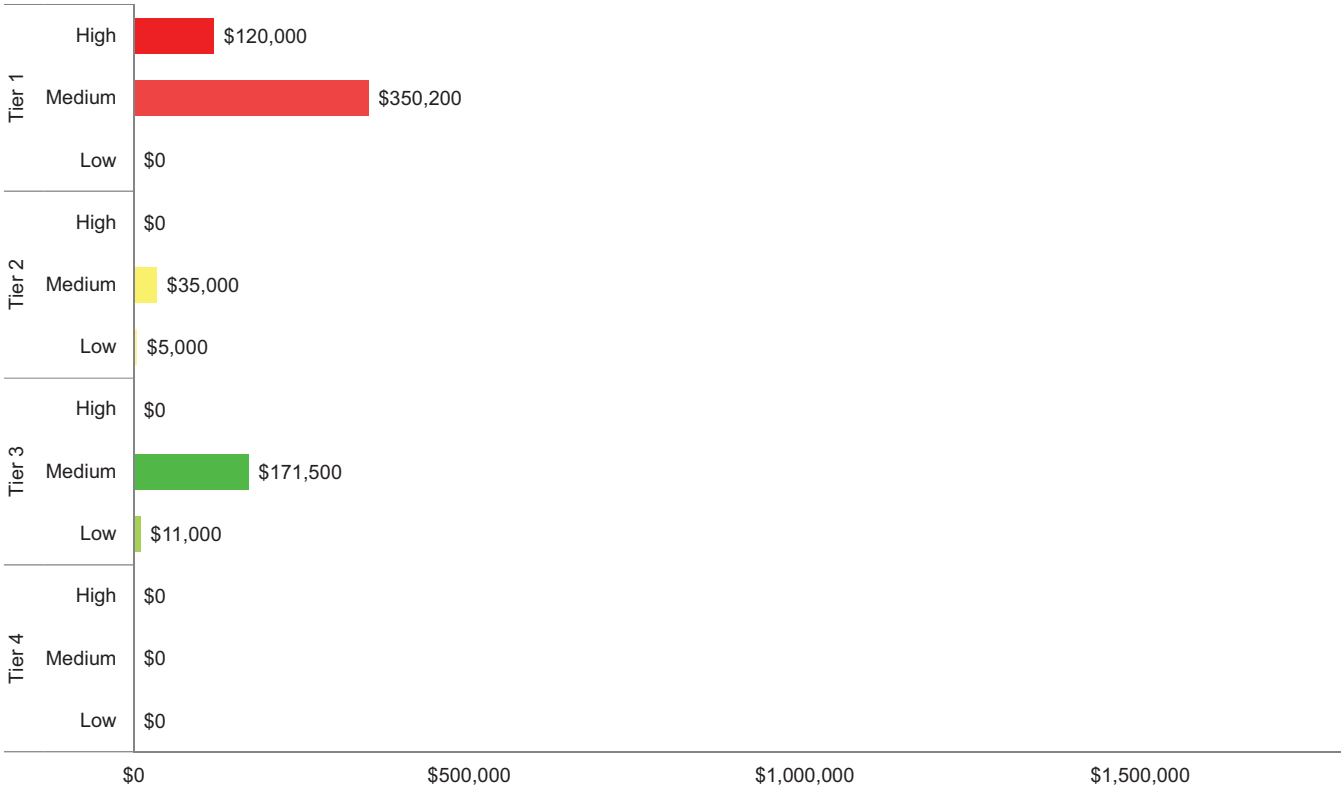
10625 Weathersfield Way
Highlands Ranch, CO 80130
ThunderRidge High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2007

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

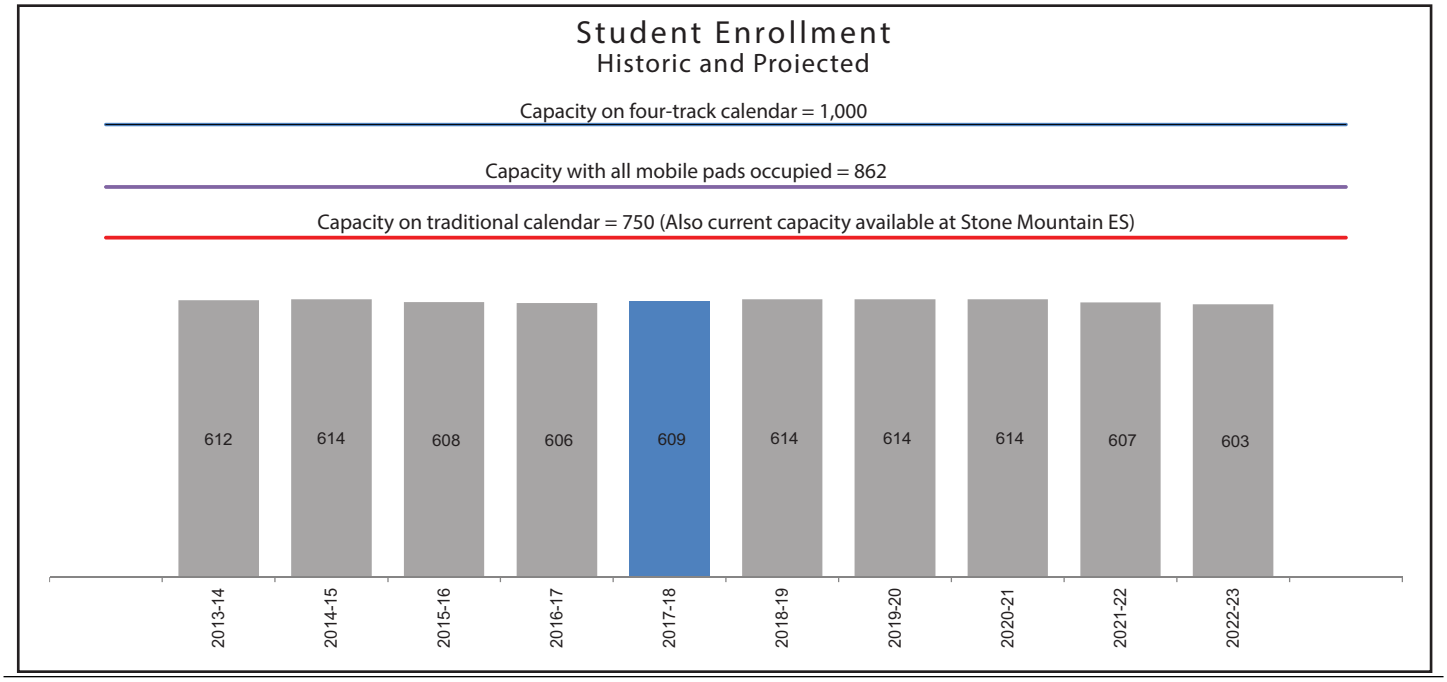
Stone Mountain Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $692,700

Estimated Total Project Costs: $796,735 - $1,139,831



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$120,000	$12000-$51600	$6000-$25800
1-Medium	Controls. Needs-Upgrade control system	$350,000	$35000-$150500	$17500-$75250
	Lighting Equipment. Needs-Repair lighting on stairs to crawlspace, not working	$200	$100-$100	$10-$43
2-Medium	Exterior Wall Construction. CMU and Brick. Needs-Recaulk expansion joints. Reseal CMU	$15,000	$1500-$6500	$750-$3225
	Exterior Windows. Needs-Recaulk windows	$15,000	$1500-$6500	$750-$3225
	Paint Exterior. Needs-Paint exterior metal, poles, railings, and sunshades	$5,000	$500-$2200	$250-$1075
2-Low	Paving and Surfacing. Sidewalks. Needs-Repair areas of sidewalk as necessary	$5,000	$500-$2200	$250-$1075
3-Medium	Playing Fields. Needs-Replace synthetic play field. 1/2 costs shared with Highlands Ranch Metro District	$168,500	$16900-$72500	$8425-$36227
	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,000	$300-$1300	$150-$645
3-Low	Seeding and Sodding. Needs-Repair areas of grass around school	$10,000	$1000-$4300	$500-$2150
	Gutters and Downspouts. Needs-Mitigate erosion from roof scuppers on norht side of building	$1,000	$100-$500	$50-$215

Estimated Total Construction Costs (in 2018 Dollars): $692,700

Estimated Project Management Costs Range: $69,400 - $298,200

Estimated Inflation Range: $34,635 - $148,931

Estimated Total Project Costs: $796,735 - $1,139,831

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Summit View Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

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

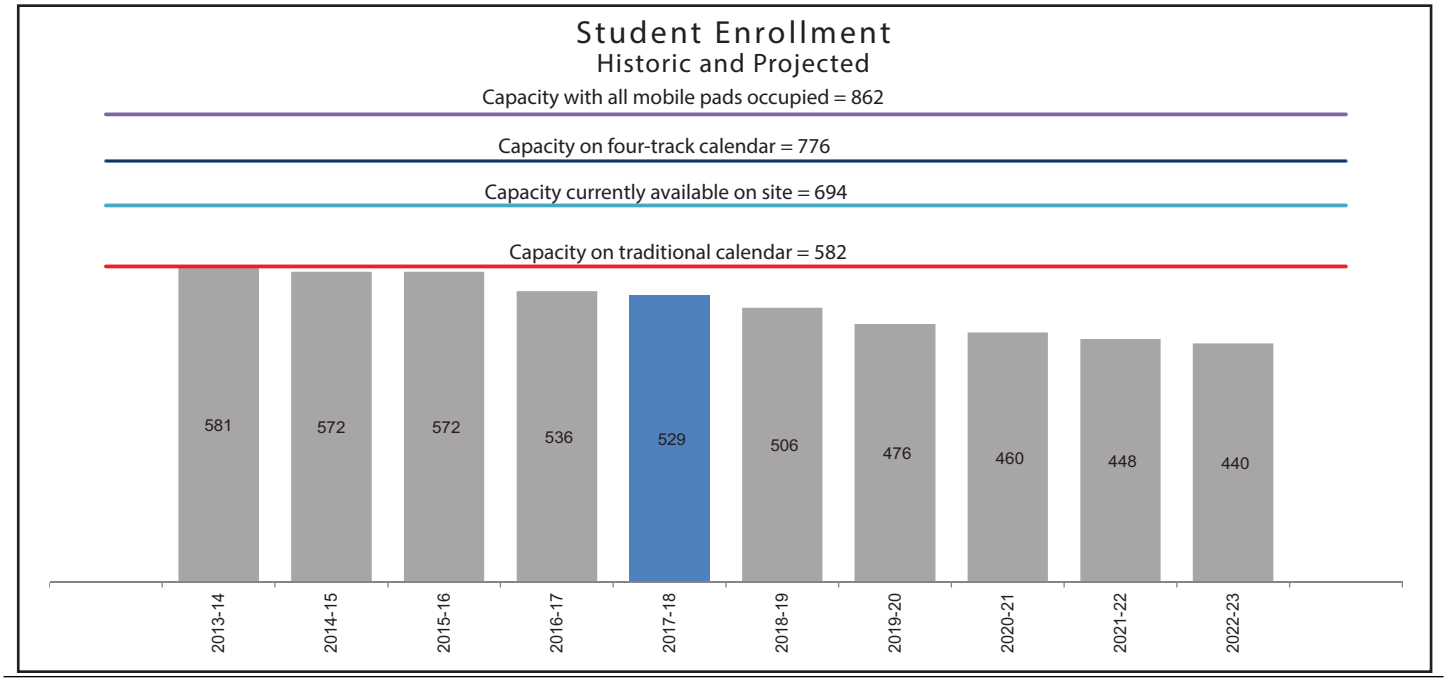
Summit View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $697,400

Estimated Total Project Costs: $802,970 - $1,148,141



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$110,000	$11000-$47300	$5500-$23650
	Special Electrical Systems. Needs-Low voltage wiring in boiler room should be redone. Dropped ceiling not reinstalled, plenum cable does not meet code, should be in conduit.	$11,600	$1200-$5000	$580-$2494
	Branch Wiring Devices. Needs-Replace sealtite conduit and wiring to all equipment on roof	$3,000	$300-$1300	$150-$645
1-Medium	Switchgear-Main. Needs-Replace main switchgear	$30,000	$3000-$12900	$1500-$6450
	Panels and Transformers. Needs-Replace original panels and transformers	$20,000	$2000-$8600	$1000-$4300
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Exterior Windows. Needs-Replace exterior windows	$66,400	$6700-$28600	$3320-$14276
	Exterior Windows. Needs-Recaulk windows	$17,700	$1800-$7700	$885-$3805
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in 3 pods	$22,000	$2200-$9500	$1100-$4730
	Sink Countertops. Needs-Replace sink counter tops in 3 pods	$20,200	$2100-$8700	$1010-$4343
	Flooring Kitchen. Needs-Replace kitchen flooring	$53,100	$5400-$22900	$2655-$11416
	Flooring Cafeteria. Needs-Replace VCT	$15,000	$1500-$6500	$750-$3225
	Energy Supply. Needs-Reattach supports for gas line on roof. Rusted piping should be replaced	$1,800	$200-$800	$90-$387
	Paving & Surfacing, Sidewalks. Needs-Repair/Replace areas of sidewalk	$10,900	$1100-$4700	$545-$2343
	Playing Fields. Playground. Needs-Repair asphalt cracks at playground	$21,700	$2200-$9400	$1085-$4665
2-Medium	Paving & Surfacing, Parking Lot. Needs-Minor asphalt crack repair, repair concrete service drive	$27,100	$2800-$11700	$1355-$5826
	Retractable Partition. Needs-Repair operable partitions between classrooms and between gym/cafeteria	$16,200	$1700-$7000	$810-$3483
	Flooring Restroom. Needs-Replace VCT flooring in staff restrooms	$1,700	$200-$800	$85-$365
	Flooring Carpet. Needs-Replace carpet in workrooms in stacked pods	$12,100	$1300-$5300	$605-$2601
	Water Closets. Needs-Replace fixtures in staff restrooms	$2,500	$300-$1100	$125-$537
	Sinks. Needs-Replace fixtures in staff restrooms	$1,700	$200-$800	$85-$365
	Suspended Ceilings. Needs-Replace ceiling grid and tile. Damaged during fire sprinkler install	$150,000	$15000-$64500	$7500-$32250
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,100	$400-$1400	$155-$666
4-High	Seeding & Sodding. Needs-Resod/reseed grass areas	$5,500	$600-$2400	$275-$1182
	Other Landscape Features. Needs-Replace metal edging with concrete mow strip	$10,900	$1100-$4700	$545-$2343

Estimated Total Construction Costs (in 2018 Dollars): $697,400

Estimated Project Management Costs Range: $70,700 - $300,800

Estimated Inflation Range: $34,870 - $149,941

Estimated Total Project Costs: $802,970 - $1,148,141

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

ThunderRidge High

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

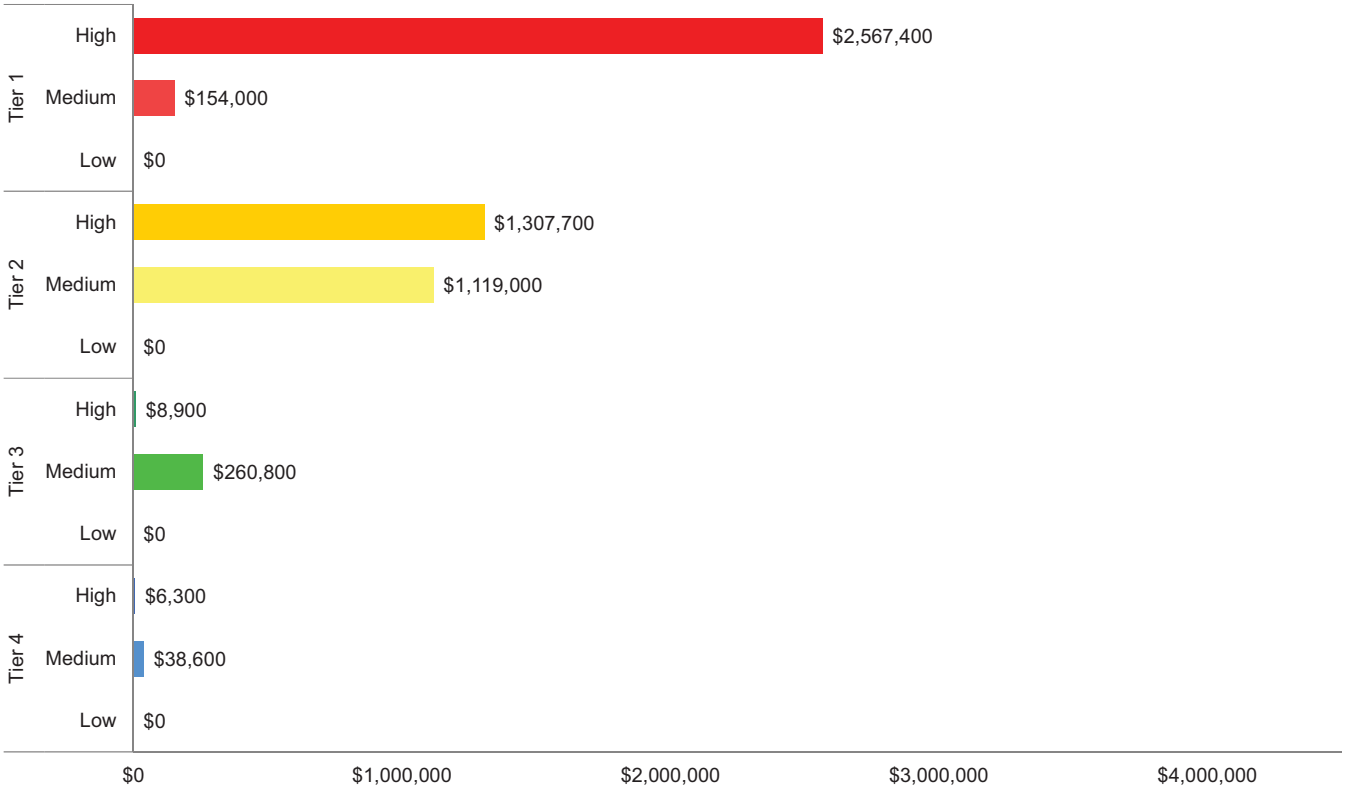
1991 Wildcat Reserve Parkway
Highlands Ranch, CO 801296
ThunderRidge High School Feeder Area, 9-12

Funded by 1993 Bond
Opened in 1996

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

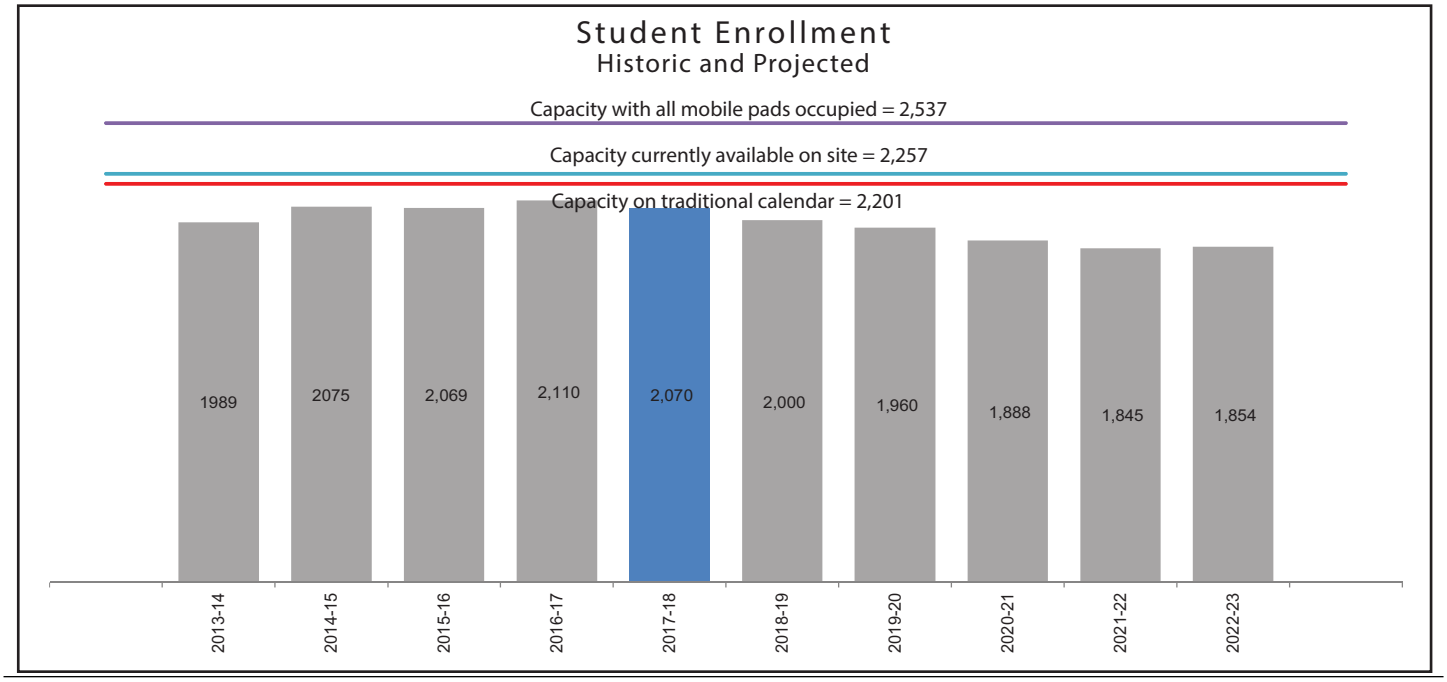
ThunderRidge High School-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $5,462,700

Estimated Total Project Costs: $6,283,235 - $8,987,881



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$80,000	$8000-$34400	$4000-$17200
	Roof Finishes. Needs-Replace sections with solar. Includes solar removal. Other sections replaced in 2014	$826,900	$82700-$355600	$41345-$177783
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$1,040,000	$104000-$447200	$52000-$223600
	Air Distribution Systems. Air handlers, ductwork, VAV's. Needs-Update air handlers with HW coils, new motors, and VFDs.	$192,900	$19300-$83000	$9645-$41473
	Change-over Distribution System. Needs-Upgrade all fan powered boxes to VAV reheat	$192,900	$19300-$83000	$9645-$41473
	Glycol Distribution Systems. Poor condition. Needs-Upgrade and add HW loop to system	$15,400	$1600-$6700	$770-$3311
	Water Treatment Systems. Poor condition. Needs-Upgrade and add HW loop to system	$18,700	$1900-$8100	$935-$4020
	Fixed Multiple Seating, Bleachers. Needs-Replace main gym bleacher both sides	$185,200	$18600-$79700	$9260-$39818
	Irrigation Systems. Needs-Upgrade irrigation controllers	$15,400	$1600-$6700	$770-$3311
1-Medium	Passenger Elevators. Needs-Renovate elevator #1	$150,000	$15000-$64500	$7500-$32250
	Emergency Light & Power Systems, Generator and Transfer Switch. Kohler 80RZ272/365373. Needs-Generator Cabinet needs minor repair	$4,000	$400-$1800	$200-$860
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Re-seal CMU	$53,100	$5400-$22900	$2655-$11416
	Window Storefronts. Needs-Commons has never ending leaks.	$27,100	$2800-$11700	$1355-$5826
	Exterior Windows. Needs-Recaulk windows	$66,400	$6700-$28600	$3320-$14276
	Exterior Windows. Needs-Fix curtain wall window leakage at commons and hallways. Some repair on east side in 2011, need west repair	$69,700	$7000-$30000	$3485-$14985
	Fabricated Toilet Partitions. Needs-Replace men's & women's PE restrooms. Replace all bathroom partitions in all wings and main area	$60,000	$6000-$25800	$3000-$12900
	Sink Countertops. Needs-Replace sink counter tops in all restrooms	$34,000	$3400-$14700	$1700-$7310
	Sink Countertops. Needs-Replace formica counter tops in kitchen with stainless. They are in bad shape and they are preparing food on them. They have sinks and cupboards. . Replace counter tops in science rooms due to damage.	$55,600	$5600-$24000	$2780-$11954
	Flooring Restroom. Needs-Replace original sheet vinyl flooring with poured acrylic in all restrooms	$39,900	$4000-$17200	$1995-$8578
	Flooring Carpet. Needs-Replace carpet. X-Carpet in main and pod hallways replaced 2017	$312,000	$31200-$134200	$15600-$67080
	Showers. Poor condition. Needs-Showers need repaired	$10,900	$1100-$4700	$545-$2343
	Theater & Stage Equipment, Auditorium Sound Equipment. Needs-Small stage curtains are torn and need replaced on one side. Replace approximately 100 seats in auditorium due to backs cracking.	$46,300	$4700-$20000	$2315-$9954
	Overhead Doors. Needs-Kitchen - Replace (4) four rollup doors	$17,000	$1700-$7400	$850-$3655
	Interior Doors. Needs-Kitchen entry doors from cafeteria need replaced due to carts hitting them all the time. Replace with metal?	$3,200	$400-$1400	$160-$688
	Flooring Kitchen. Needs-Currently Hubbelite and cracks in concrete, Replace with MMA.	$59,000	$5900-$25400	$2950-$12685

Not all capital nneeds are shown for ThunderRidge High School. For a complete listing of capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $5,462,700

Estimated Project Management Costs Range: $547,400 - $2,350,700

Estimated Inflation Range: $273,135 - $1,174,481

Estimated Total Project Costs: $6,283,235 - $8,987,881

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Timber Trail Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

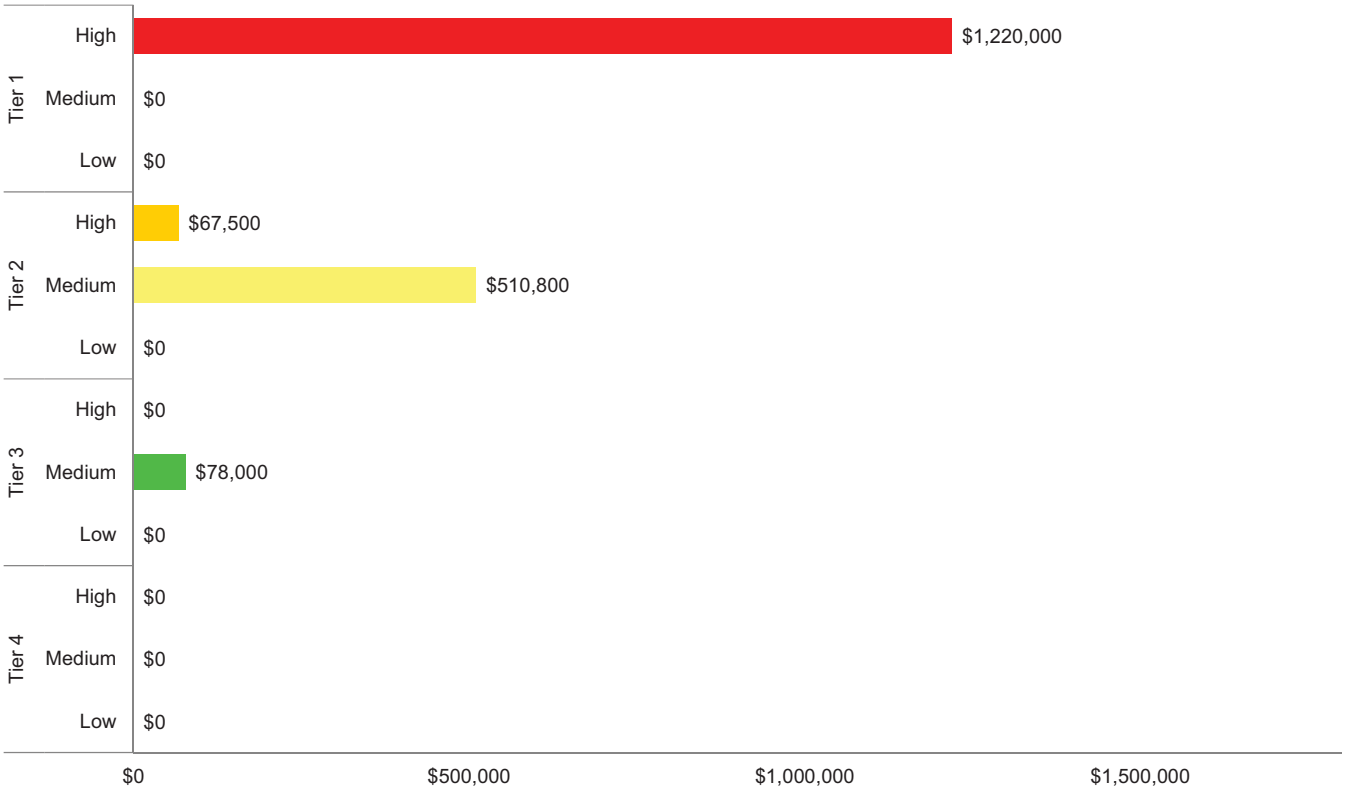
690 West Castle Pines Parkway
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2003

Site Acreage: 6.98
Facility Square Feet: 56,868
Mobiles on Site: 1

Timber Trail Elementary-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority

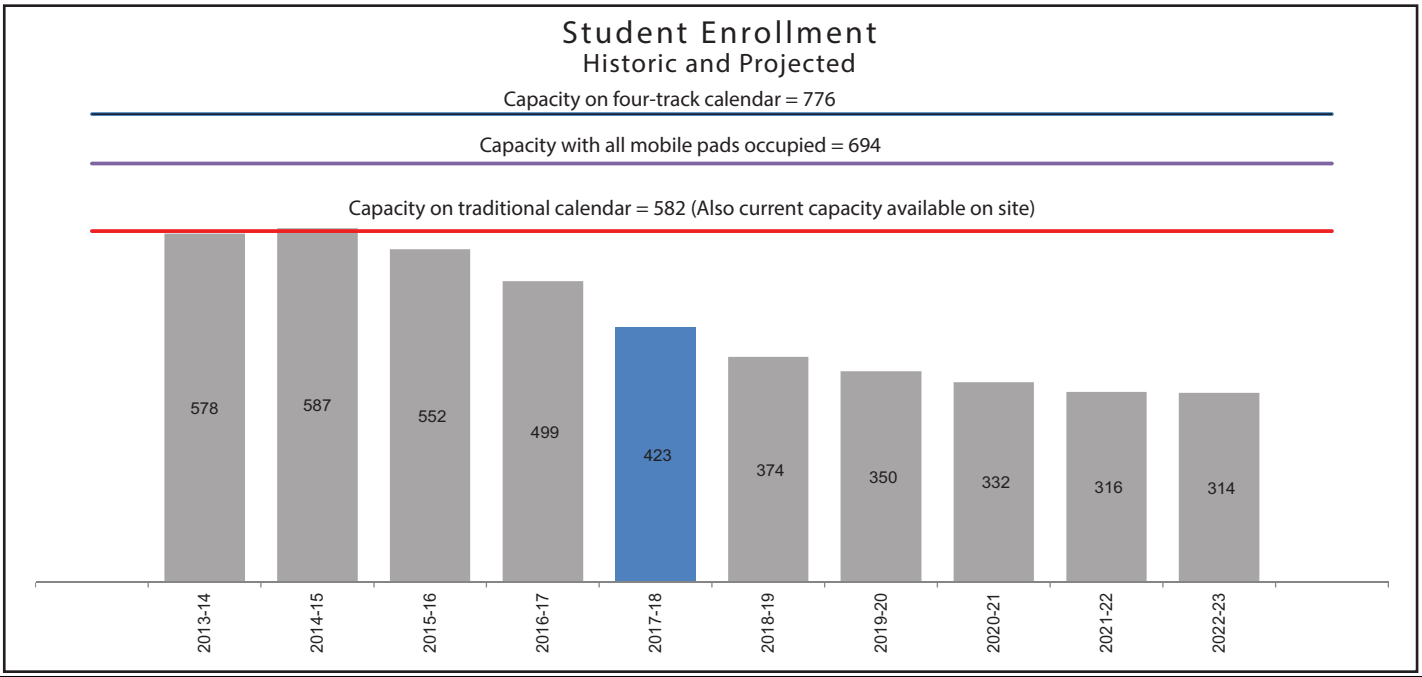


Estimated Total Construction Costs (in 2018 Dollars): $1,876,300

Estimated Total Project Costs: $2,158,515 - $3,087,205

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Roof Finishes. Needs-Replace .045 ballasted EPDM with .060 fully adhered	$750,000	$75000-$322500	$37500-$161250
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$110,000	$11000-$47300	$5500-$23650
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
2-High	Exterior Wall Construction. Needs-Recaulk building control joints, patch cracks, water seal CMU	$25,300	$2600-$10900	$1265-$5439
	Window Curtain Walls. Needs-Water infiltration has happened in the past. Some caulking done but window wall frames should be rebuilt.	$42,200	$4300-$18200	$2110-$9073
2-Medium	Paint Exterior. Needs-Paint exterior trim, windows and doors	$8,500	$900-$3700	$425-$1827
	Exterior Windows. Needs-Recaulk windows	$14,000	$1400-$6100	$700-$3010
	Solid Exterior Doors. Needs-Recaulk door frames	$1,000	$100-$500	$50-$215
	Sink Countertops. Needs- Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Sinks. Needs-Replace with sink countertops, single surface	$12,700	$1300-$5500	$635-$2730
	Flooring Carpet. Needs-Replace walk off carpet at entries	$21,100	$2200-$9100	$1055-$4536
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$25,300	$2600-$10900	$1265-$5439
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$75,900	$7600-$32700	$3795-$16318
	Paving and Surfacing. Sidewalks. Needs-Repair/replace damage to sidewalks due to ground movement	$17,000	$1700-$7400	$850-$3655
	Flooring Carpet. Needs-Replace carpet	$300,000	$30000-$129000	$15000-$64500
	Flooring Gym. Needs-Replace gym carpet	$15,100	$1500-$6500	$755-$3246
3-Medium	Wall Foundations. Needs-Some building movement, not severe but causing cracks on inside flooring and walls	$4,300	$500-$1900	$215-$924
	Wall Foundations. Needs-Recaulk areas where concrete meets foundation walls	$3,200	$400-$1400	$160-$688
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$67,400	$6800-$29000	$3370-$14491
	Vinyl Coverings. Needs-Repair areas of vinyl wall covering	$3,100	$400-$1400	$155-$666

Estimated Total Construction Costs (in 2018 Dollars): $1,876,300
Estimated Project Management Costs Range: $188,400 - $807,500
Estimated Inflation Range: $93,815 - $403,405

Estimated Total Project Costs: $2,158,515 - $3,087,205

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Trailblazer Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

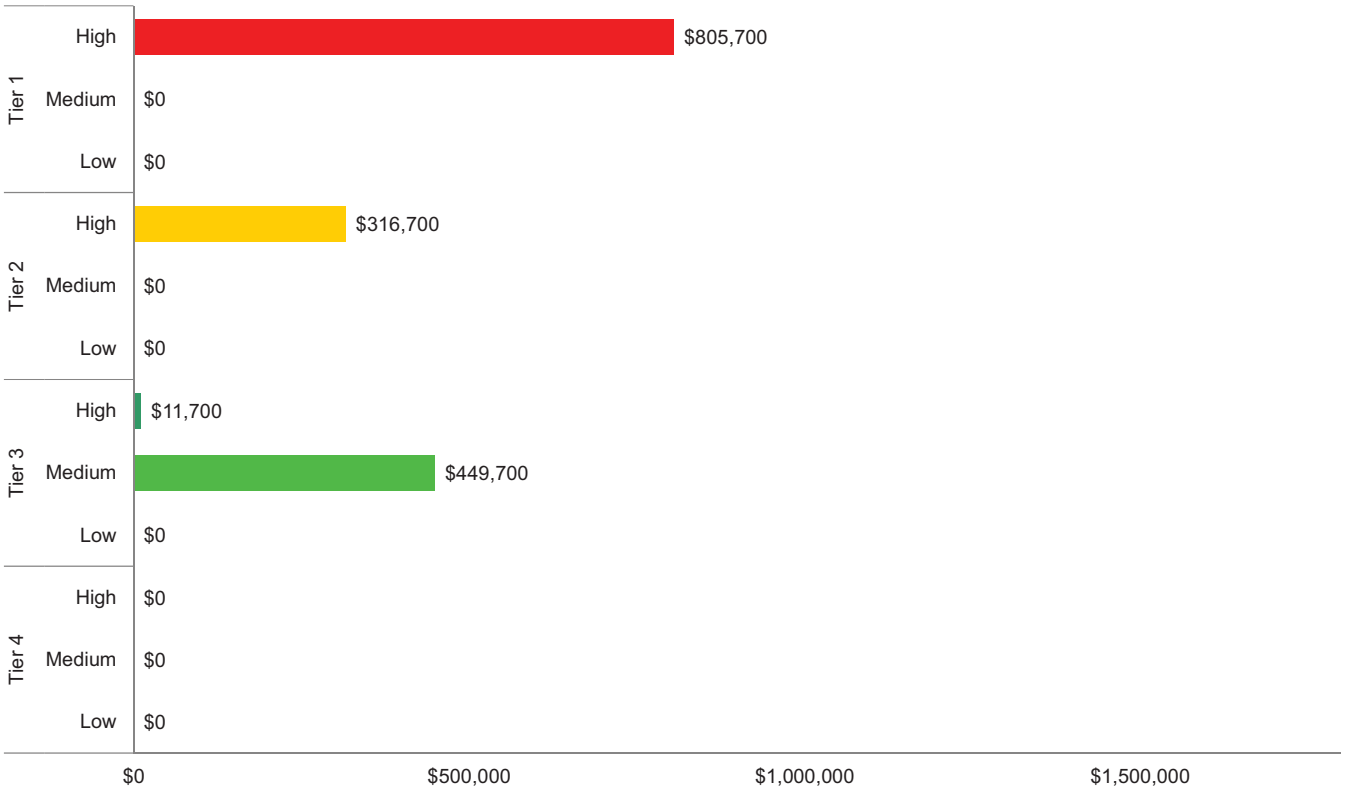
9760 South Hackberry
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

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 2018 Dollars) by Site Component Tier and Priority

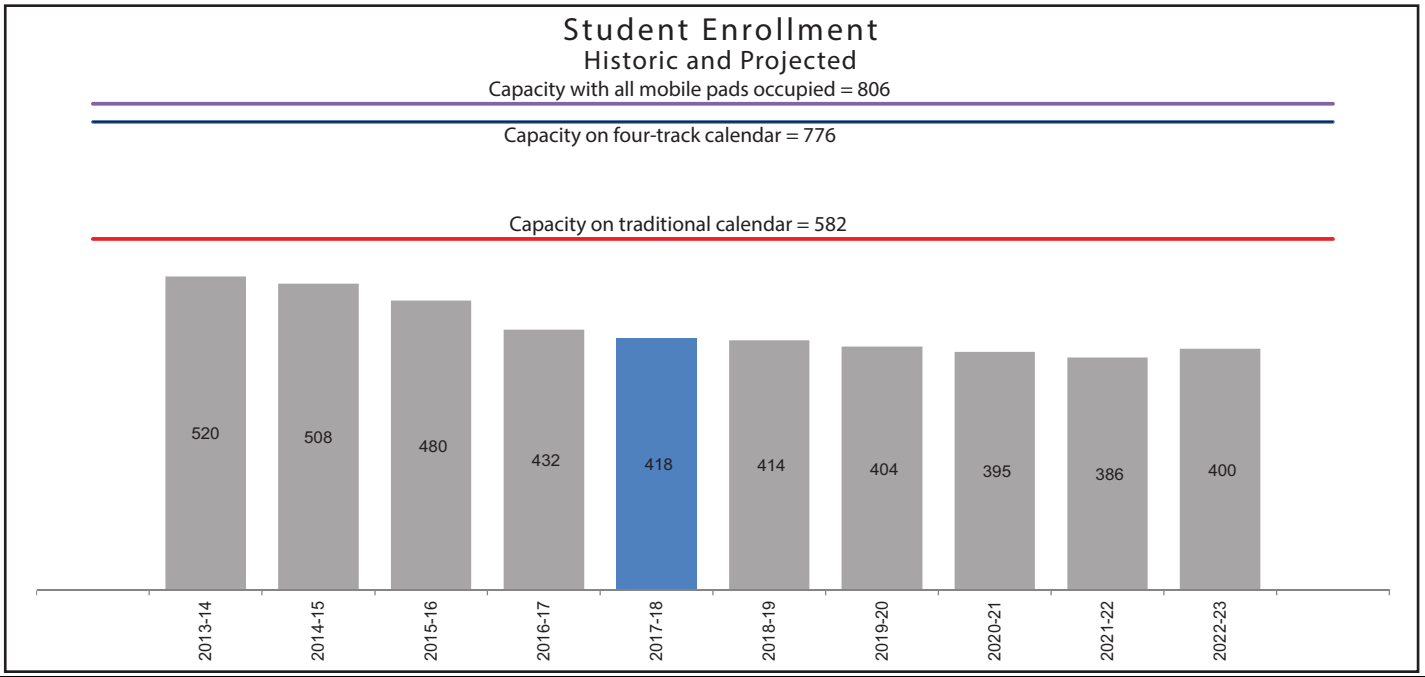


Estimated Total Construction Costs (in 2018 Dollars): $1,583,800

Estimated Total Project Costs: $1,822,290 - $2,606,417

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$321,000	$32100-$138100	$16050-$69015
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Domestic Water Supply Equipment. Needs-Upgrade backflow	$7,700	$800-$3400	$385-$1655
	Exhaust Ventilation Systems. Needs-Kitchen hood exhaust and MUA replacement/upgrade	$57,500	$5800-$24800	$2875-$12362
	Irrigation Systems. Needs-Update the clock, need to pull pump out of pit.	$59,500	$6000-$25600	$2975-$12792
2-High	Exterior Wall Construction. CMU and Brick. Needs-Reseal CMU.Stress cracks same as other schools. Control joints need re-caulking	$16,600	$1700-$7200	$830-$3569
	Storefront windows. Hollow metal. Needs-Recaulk all windows	$7,700	$800-$3400	$385-$1655
	Exterior Windows. Needs--Recaulk windows	$13,900	$1400-$6000	$695-$2988
	Retractable Partitions. Needs-Refurbish gym/cafeteria partition. Curtains need replaced due to fire retardant life. Classrooms are not used and are in good shape.	$15,400	$1600-$6700	$770-$3311
	Fabricated Toilet partitions. Needs-Replace toilet partitions	$22,000	$2200-$9500	$1100-$4730
	Kitchen Flooring. Needs-Replace kitchen flooring with poured acrylic. Currently Hubelite material (Red)	$56,300	$5700-$24300	$2815-$12104
	Flooring Gym. Needs-Replace gym carpet	$17,300	$1800-$7500	$865-$3719
	Flooring Cafeteria. Needs-Replace VCT	$13,000	$1300-$5600	$650-$2795
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$77,200	$7800-$33200	$3860-$16598
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$23,200	$2400-$10000	$1160-$4988
	Playing Fields. Playground. Needs-One playpad needs to be replaced R&R, the other needs and overlay	$54,100	$5500-$23300	$2705-$11631
3-High	Wall Foundations. Good condition. Gym has cracks SE corner, corner of building appears to be settling.	$11,700	$1200-$5100	$585-$2515
3-Medium	Playing Fields. Fields, Have drainage issue on north end of playground next to privacy fence	$38,600	$3900-$16600	$1930-$8299
	Suspended Ceilings. Needs-Replace all ceiling tiles in the kitchen. (need to be food grade)	$6,200	$700-$2700	$310-$1333
	Fire Sprinkler. Needs-Install sprinkler system. Only in Cafeteria. Current code requires fully sprinkled building if remodeled	$389,500	$39000-$167500	$19475-$83742
	Vinyl Coverings. Wall Finishes. Needs-Repair walls vinyl. Many tears, patches, water damage and seams coming apart in hallways and pods. Bathroom halls have colored vinyl that need replaced.	$7,700	$800-$3400	$385-$1655
	Grease interceptor. Needs-Bypass grease interceptor if possible	$7,700	$800-$3400	$385-$1655

Estimated Total Construction Costs (in 2018 Dollars): $1,583,800
Estimated Project Management Costs Range: $159,300 - $682,100
Estimated Inflation Range: $79,190 - $340,517

Estimated Total Project Costs: $1,822,290 - $2,606,417

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

Wildcat Mountain Elementary

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

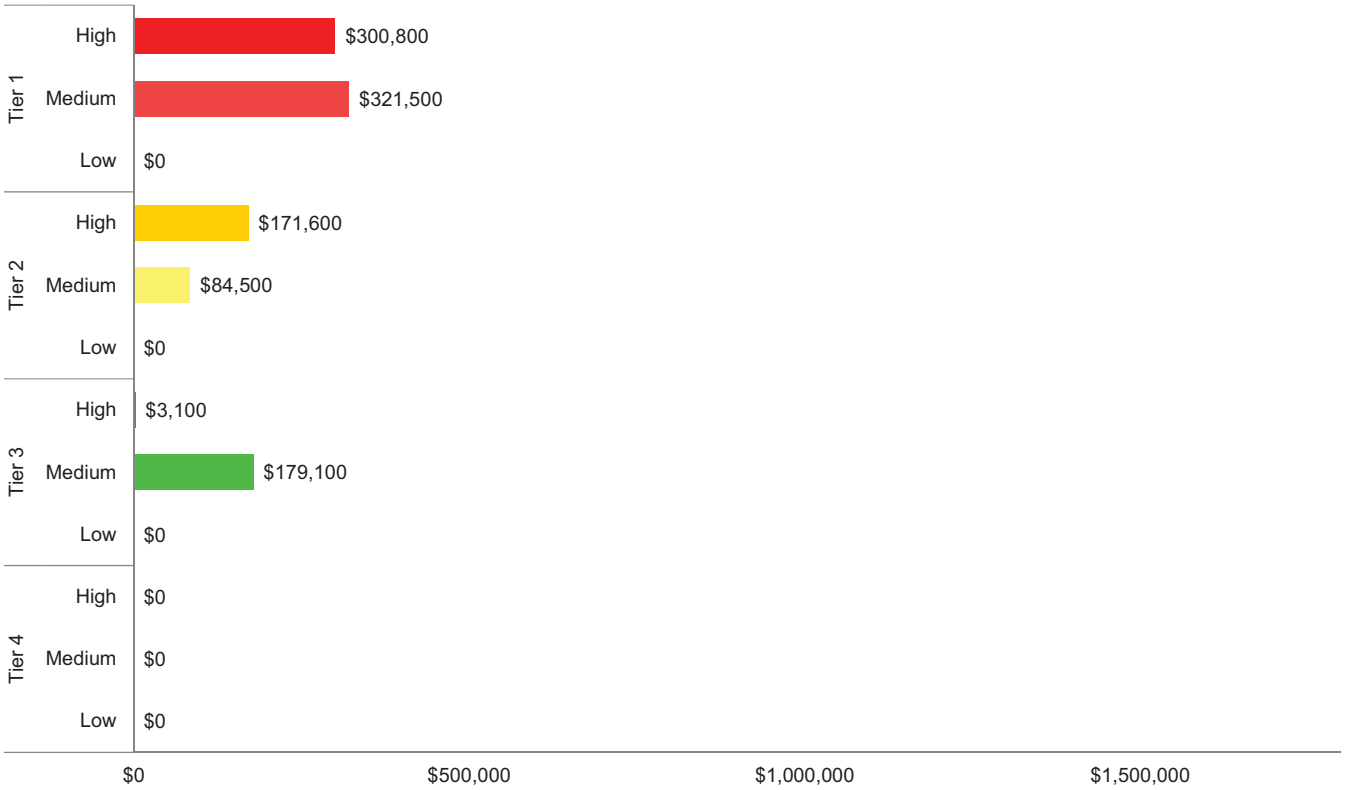
6585 Lionshead Parkway
Littleton, CO 80124
Rock Canyon High School Feeder Area, K-5

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 2018 Dollars) by Site Component Tier and Priority

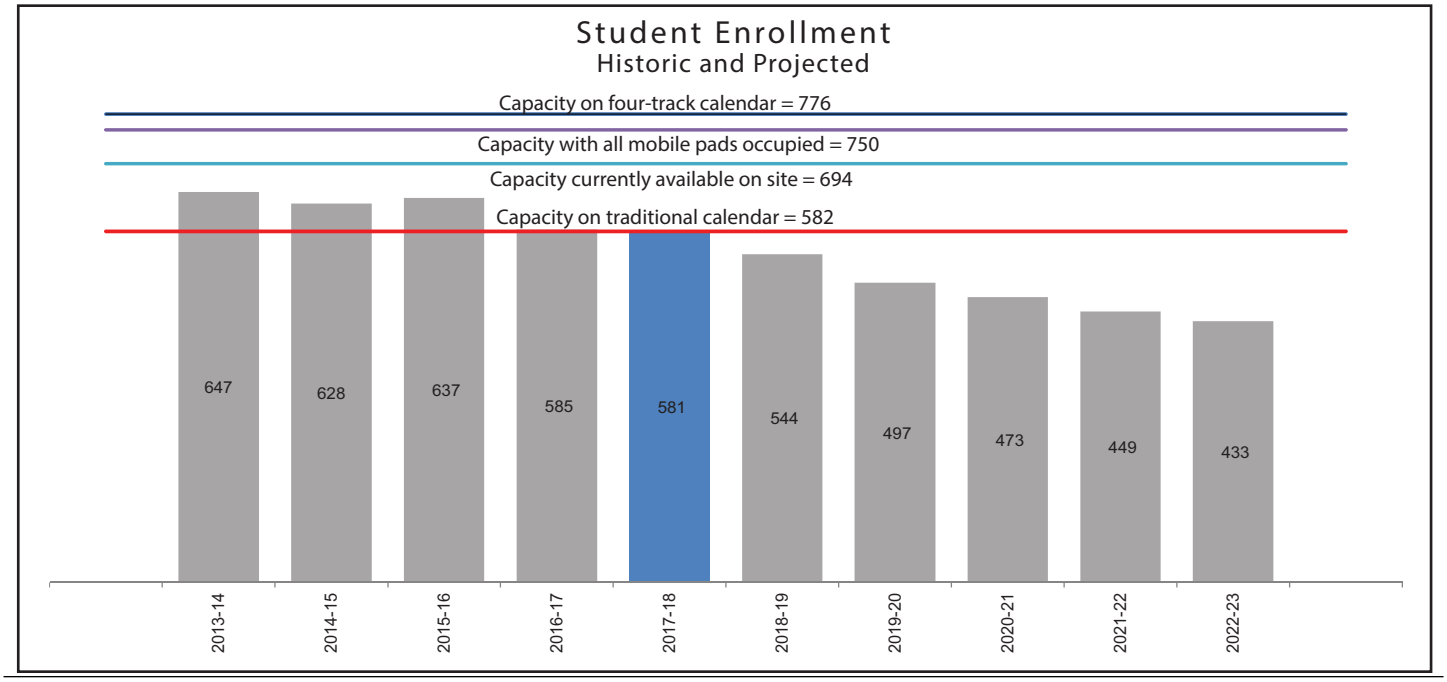


Estimated Total Construction Costs (in 2018 Dollars): $1,060,600

Estimated Total Project Costs: $1,220,430 - $1,745,529

Student Enrollment

Historic and Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$156,000	$15600-$67100	$7800-$33540
	Chilled Water Systems. Chiller, cooling tower. Needs-Rebuild/replace cooling tower	$80,000	$8000-$34400	$4000-$17200
	Air Distribution Systems Air handlers, ductwork, VAV's. Needs-AHU #4 needs some ductwork changed, moisture damage	$4,800	$500-$2100	$240-$1032
1-Medium	Chilled Water Systems. Chiller, cooling tower. Needs-Replace chiller	$275,000	$27500-$118300	$13750-$59125
	Local Area Networks. ITS/Head End Equipment. Needs-Expanded or new MDF closet (minimum 10'X10')	$46,500	$4700-$20000	$2325-$9997
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Exterior Windows . Needs-Major gaps need sealed and maintained yearly due to building movement.	$3,700	$400-$1600	$185-$795
	Exterior Wall Construction. Needs-Seal and repair CMU. Stress cracks same as other schools. Lack of control joints	$16,700	$1700-$7200	$835-$3590
	Storefront windows. Needs-All entrances need filler plates fabricated and installed. The building movement has created large gaps which has been filled with caulking and is only temporary due to shrinkage creating air gaps	$29,000	$2900-$12500	$1450-$6235
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Flooring Hallways/Classrooms. Needs-Replace VCT in classrooms due to building movement	$9,300	$1000-$4000	$465-$1999
	Flooring Kitchen. Needs-Replace kitchen flooring	$59,000	$5900-$25400	$2950-$12685
	Flooring Cafeteria. Needs-Replace VCT	$15,000	$1500-$6500	$750-$3225
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$23,200	$2400-$10000	$1160-$4988
2-Medium	Paving & Surfacing. Parking Lot Fair. Needs-Resurface and crack fill asphalt as necessary. Overlay parking lot at east end by drain	$46,300	$4700-$20000	$2315-$9954
	Glazed Roof Openings.Skylights. Needs-Repair leakage at skylights	$5,200	$600-$2300	$260-$1118
	Operable Partition. Needs-Minor repairs needed	$11,000	$1100-$4800	$550-$2365
	Fabricated Toilet partitions. Needs-Replace toilet partitions	$22,000	$2200-$9500	$1100-$4730
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,100	$400-$1400	$155-$666
3-Medium	Vinyl Coverings. Needs-Repair/ replace vinyl due to building movement and water damage at storefronts	$15,400	$1600-$6700	$770-$3311
	Ceiling Finishes. Needs-Repair ceiling grid due to building movement	$156,000	$15600-$67100	$7800-$33540
	Grease interceptor. Needs-Bypass if applicable	$7,700	$800-$3400	$385-$1655

Estimated Total Construction Costs (in 2018 Dollars): $1,060,600
Estimated Project Management Costs Range: $106,800 - $456,900
Estimated Inflation Range: $53,030 - $228,029

Estimated Total Project Costs: $1,220,430 - $1,745,529

Want to learn more about the facility projects that have been done at this school?
Click here to see this school's capital renewal history.

*Refer to pages 195 and 199 for IT and Security needs

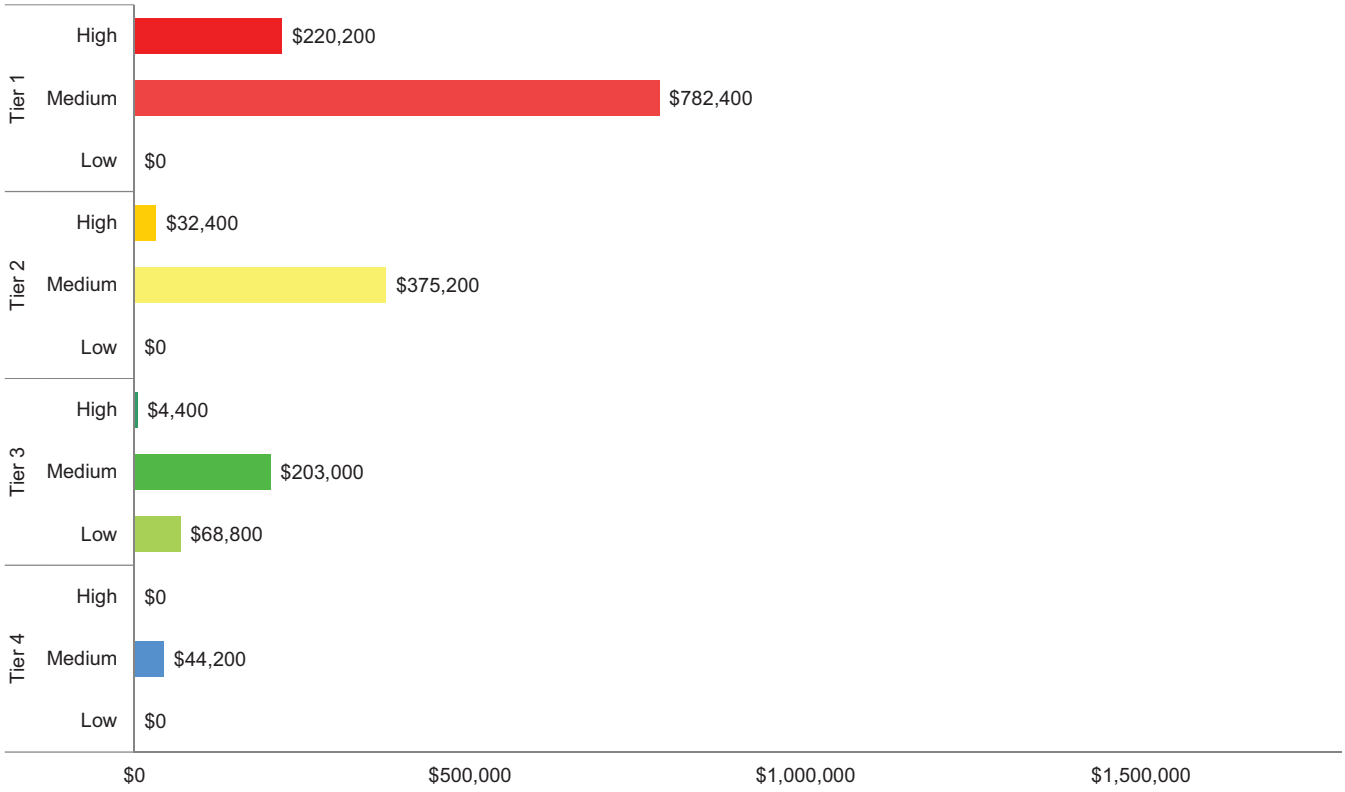
Cantril Building

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

312 Cantril Street
Castle Rock, CO 80104
Administration/District Offices and Preschool Facility
Constructed in 1897

Cantril Building-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $1,730,600

Estimated Total Project Costs: $1,993,230 - $2,850,479

Following is the list of currently unfunded facility projects at the DCSD Cantril Building

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace shingled roof	$144,000	$14400-$62000	$7200-$30960
	Branch Wiring Devices. Needs-Upgrade branch wiring and devices to current code	$22,200	$2300-$9600	$1110-$4773
	Branch Wiring Devices. Needs-Upgrade electrical wiring to current code PS	$4,400	$500-$1900	$220-$946
	Sanitary Sewer Systems. Needs-Repair/replace sanitary sewer system piping	$22,200	$2300-$9600	$1110-$4773
	Controls. Needs-Better control of existing steam distribution system	$22,200	$2300-$9600	$1110-$4773
	Panels and Transformers. Needs-Replace panel on second level, small office	$2,800	$300-$1300	$140-$602
	Panels and Transformers. Needs-Replace panel in furnace closet PS	$2,400	$300-$1100	$120-$516
1-Medium	Roof Eaves and Soffits. Needs-Restoration of eaves and soffits	$22,200	$2300-$9600	$1110-$4773
	Gutters and Downspouts. Needs-Replace all gutters and downspouts. Reconfigure down spouts and drains at SE entry	$7,200	$800-$3100	$360-$1548
	Steam Distribution Systems. Needs-Steam piping is old and needs to be checked thoroughly for replacement. Many fittings and valves rusting and in need of replacement. Many of the radiators need renovated or replaced	$50,000	$5000-$21500	$2500-$10750
	Hot Water Distribution. Needs-Add hot water distribution to fan coil units in each room. Add heat exchanger for boiler	$63,400	$6400-$27300	$3170-$13631
	Chilled Water Distribution. Needs-Add chilled water distribution and fan coil units in each room	$316,200	$31700-$136000	$15810-$67983
	Package Units. Needs-Install new window AC units	$4,400	$500-$1900	$220-$946
	Controls. Needs-Add new DDC controls if new HVAC system installed	$242,200	$24300-$104200	$12110-$52073
	Clock and Program Systems. Needs-Install new clock system	$4,400	$500-$1900	$220-$946
	Roof Finishes. Needs-Replace EPDM gym roof	$24,000	$2400-$10400	$1200-$5160
	Roof Finishes. Needs- Replace EPDM roof on pre-school addition	$36,000	$3600-$15500	$1800-$7740
	Lighting Equipment. Needs-Replace incandescent lighting fixtures throughout as necessary	$2,800	$300-$1300	$140-$602
	Lighting Equipment. Needs-Replace old incandescent fixtures in hallways PS	$2,400	$300-$1100	$120-$516
	Emergency Light and Power Systems. Needs-Add LED emergency/exit lighting	$4,400	$500-$1900	$220-$946
	Emergency Light and Power Systems. Needs-Add LED emergency/exit lighting PS	$2,800	$300-$1300	$140-$602
2-High	Fabricated Toilet Partitions. Needs-Restore or replace (historic) partitions on lower level	$6,600	$700-$2900	$330-$1419
	Flooring Restroom. Needs-Replace restoom flooring. Currently all 3 restrooms have VCT	$6,900	$700-$3000	$345-$1483
	Sinks. Needs-Replace older sinks in restrooms	$2,600	$300-$1200	$130-$559
	Waste Piping. Needs-Check waste piping at restroom areas. The piping is old and many are exposed.	$500	$100-$300	$25-$107
	Glazed Doors and Entrances. Needs-Restoration of two front entrances	$2,800	$300-$1300	$140-$602
	Flooring Gym. Needs-Replace carpet in gym	$13,000	$1300-$5600	$650-$2795

Not all capital needs for Cantril Building shown. For a complete listing of the Cantril Building's capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $1,730,600
Estimated Project Management Costs Range: $176,100 - $747,800
Estimated Inflation Range: $86,530 - $372,079

Estimated Total Project Costs: $1,993,230 - $2,850,479

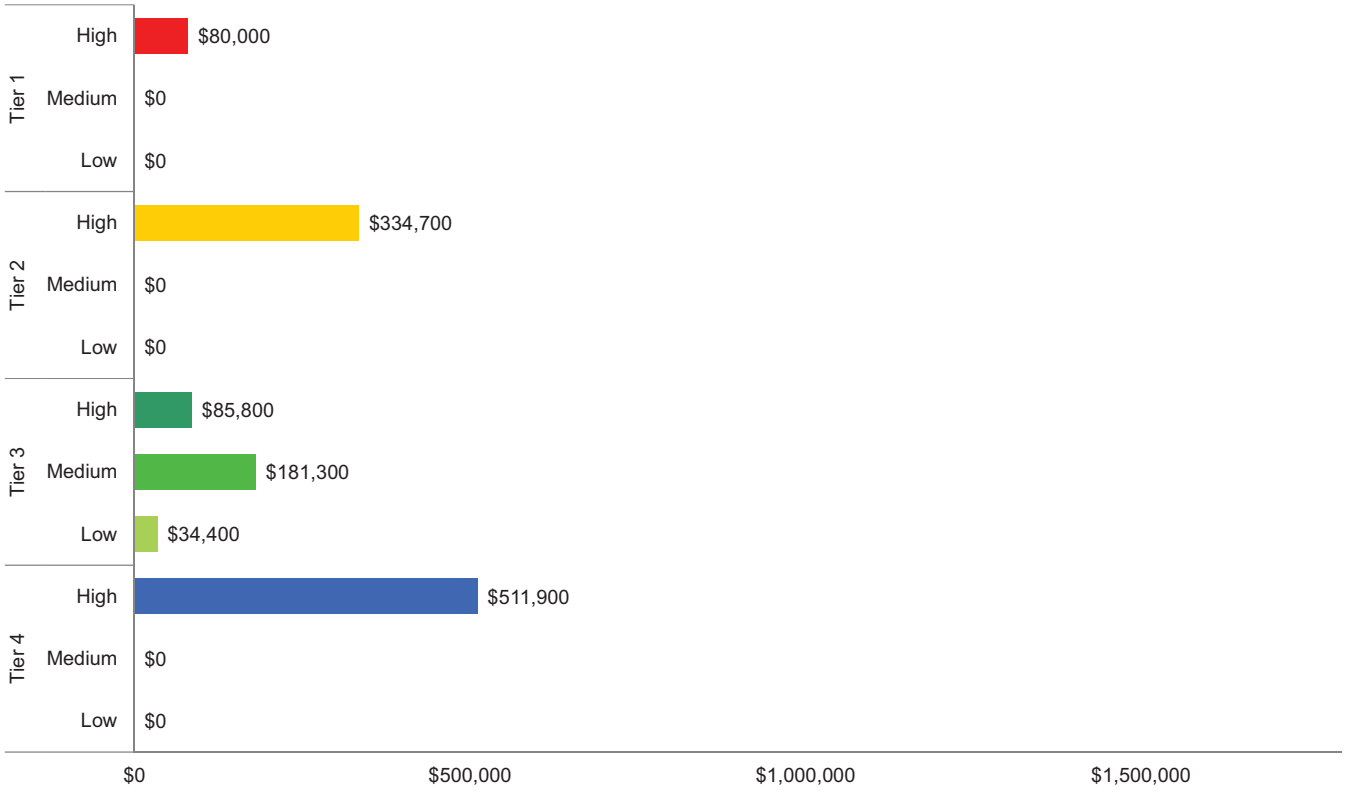
*Refer to pages 195 and 199 for IT and Security needs

Douglas County Schools Stadium

2842 Front Street
Castle Rock, CO 80104
DCSD Stadium

Douglas County Schools Stadium-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $1,228,100

Estimated Total Project Costs: $1,412,705 - $2,020,642

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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$20,000	$2000-$8600	$1000-$4300
	Roof Finishes. Needs-Replace roof	$60,000	$6000-$25800	$3000-$12900
2-High	Miscellaneous Structures. Needs-Replace bleachers including concrete supporting system	$232,200	$23300-$99900	$11610-$49923
	Paving and Surfacing. Sidewalks. Needs-Replace/repair areas of sidewalk around concession and bleachers	$102,500	$10300-$44100	$5125-$22037
3-High	Storage Shelving and Lockers. Band lockers need replaced	$8,900	$900-$3900	$445-$1913
	Fences and Gates. Needs-Repair/replace sections of fence around site	$76,900	$7700-$33100	$3845-$16533
3-Medium	Ceiling Finishes. Needs-Caulk areas where ceiling meets CMU in stadium restrooms	$2,100	$300-$1000	$105-$451
	Retaining Walls. Needs-Install new retaining walls for drainage issues	$179,200	$18000-$77100	$8960-$38528
3-Low	Playing Fields. Other. Needs-Install concrete mow strip and crusher fines around new track	$34,400	$3500-$14800	$1720-$7396
4-High	Other Landscape Features. Needs-Renovate areas inside and outside of immediate stadium area with new landscaping	$511,900	$51200-$220200	$25595-$110058

Estimated Total Construction Costs (in 2018 Dollars): $1,228,100
Estimated Project Management Costs Range: $123,200 - $528,500
Estimated Inflation Range: $61,405 - $264,042

Estimated Total Project Costs: $1,412,705 - $2,020,642

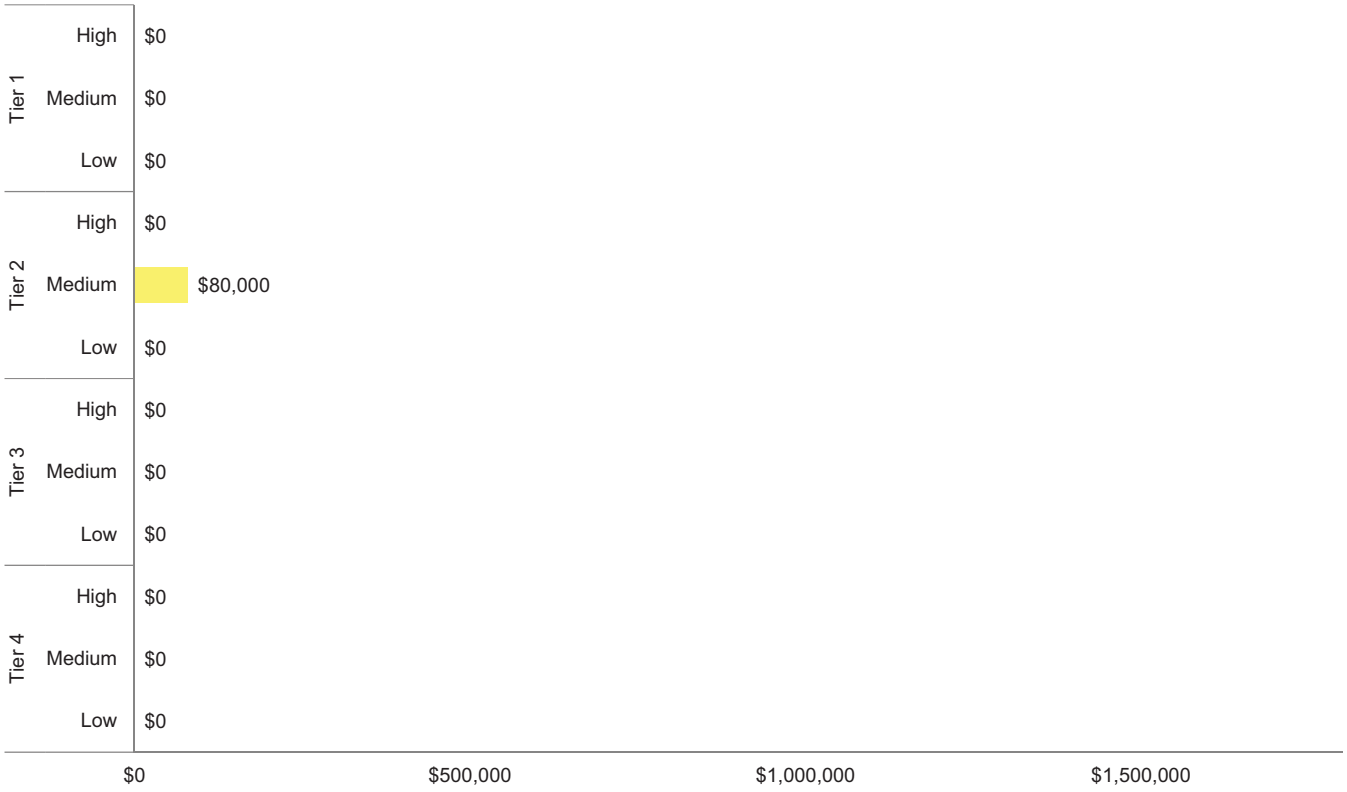
*Refer to pages 195 and 199 for IT and Security needs

Early Childhood Center

3950 Trail Boss Lane
Castle Rock, CO 80104
Early Childhood Center

Early Childhood Center-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $80,000

Estimated Total Project Costs: $92,000 - $131,600

Following is the list of currently unfunded facility projects at the Early Childhood Center

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$80,000	$8000-$34400	$4000-$17200

Estimated Total Construction Costs (in 2018 Dollars): $80,000
Estimated Project Management Costs Range: $8,000 - $34,400
Estimated Inflation Range: $4,000 - $17,200

Estimated Total Project Costs: $92,000 - $131,600

*Refer to pages 195 and 199 for IT and Security needs

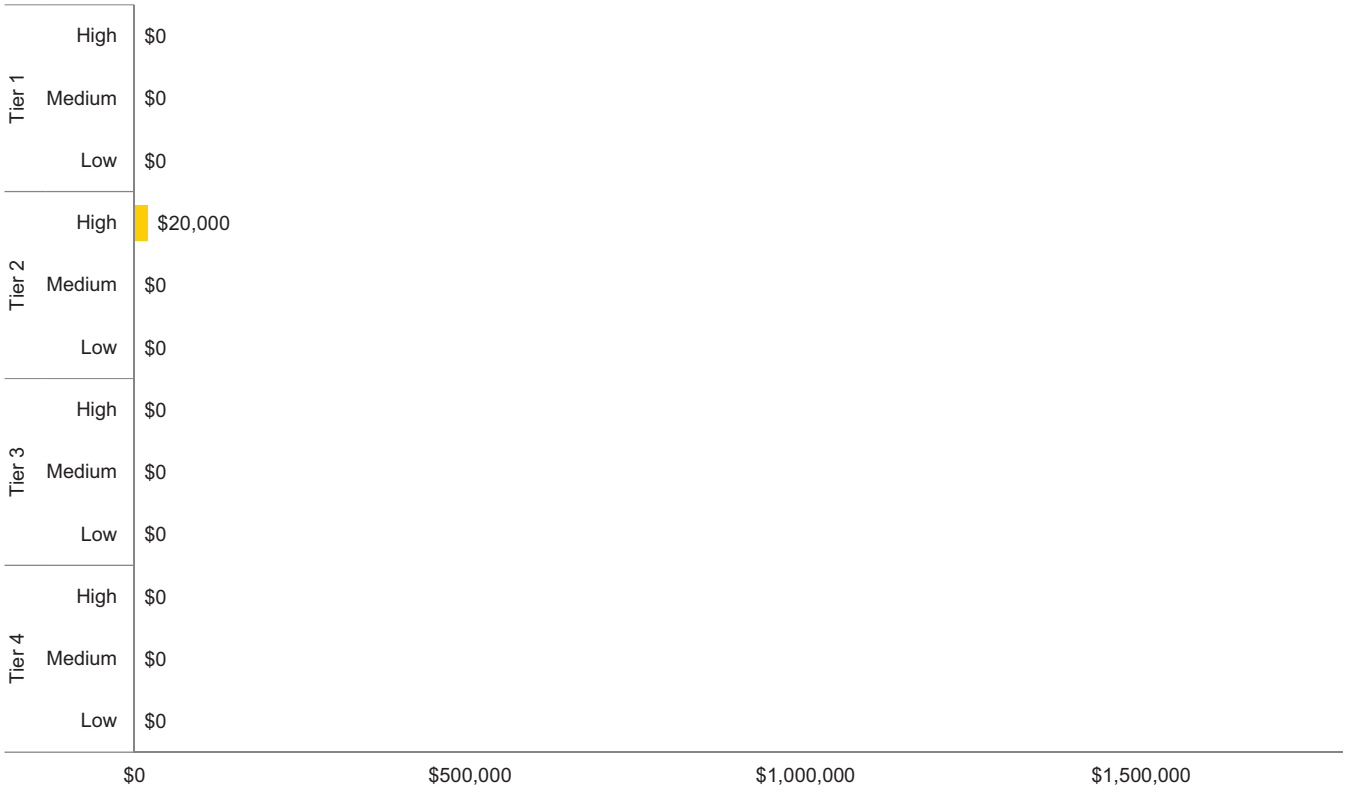
EchoPark Stadium

11901 Newlin Gulch Blvd.
Parker, CO 80134
DCSD Stadium

Funded by 2006 Bond
Opened in 2009

EchoPark Stadium-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $20,000

Estimated Total Project Costs: $23,000 - $32,900

Following is the list of currently unfunded facility projects at the EchoPark Stadium

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Miscellaneous Structures. Needs-Repair gap between concrete bleacher structure and retaining walls main side	$20,000	$2000-$8600	$1000-$4300

Estimated Total Construction Costs (in 2018 Dollars): $20,000
Estimated Project Management Costs Range: $2,000 - $8,600
Estimated Inflation Range: $1,000 - $4,300

Estimated Total Project Costs: $23,000 - $32,900

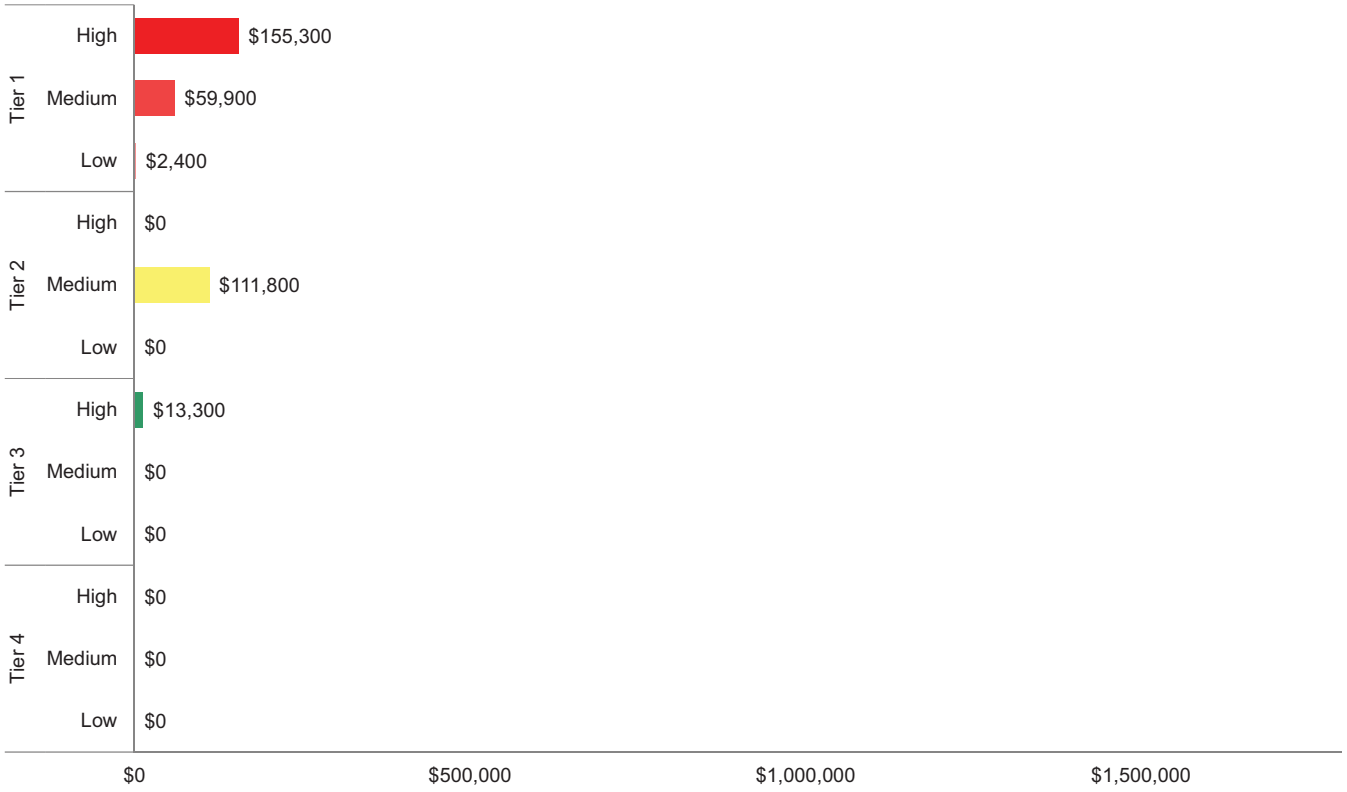
*Refer to pages 195 and 199 for IT and Security needs

Joint Service Center

9195 East Mineral Avenue
Centennial, CO 80112
DCSD Fleet and Bus Service Center

Joint Service Center-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $342,700

Estimated Total Project Costs: $394,935 - $564,681

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

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system. 1/2 share	$45,000	$4500-$19400	$2250-$9675
	Roof Finishes. Needs-Install new roof over admin and garage areas.x-Roof over garage area replaced 2014, admin area parapet walls only	$110,300	$11100-$47500	$5515-$23714
1-Medium	Exhaust Ventilation Systems. Needs-Exhaust fans in garage are very loud and need some type of sound insulation	$2,400	$300-$1100	$120-$516
	Terminal Self-Contained Units. Needs-Replace MAU for garage with DX heating and cooling unit	$57,500	$5800-$24800	$2875-$12362
1-Low	Site Electrical Distribution. Needs-Repair concrete bollards protecing bus heater outlets	$2,400	$300-$1100	$120-$516
2-Medium	Exterior Wall Construction. Needs-Re-seal CMU and recaulk control joints	$4,400	$500-$1900	$220-$946
	Sink Countertops. Needs-Replace sink countertops in admin restrooms	$2,300	$300-$1000	$115-$494
	Flooring Restroom. Needs-Replace sheet vinyl in restrooms	$7,200	$800-$3100	$360-$1548
	Overhead Doors. Needs-Repair garage doors, repair controls	$4,400	$500-$1900	$220-$946
	Flooring Hallways/Classrooms. Needs-Replace VCT in lounge	$3,700	$400-$1600	$185-$795
	Wash Fountains. Needs-Replace wash fountain at garage area	$2,800	$300-$1300	$140-$602
	Hazardous Waste Remediation. Needs-Water drains into used oil holding area. Mitigate water flow into pit	$2,800	$300-$1300	$140-$602
	Paving and Surfacing. Parking Lot. Needs-Repair areas of concrete parking area. Recaulk all joints	$44,200	$4500-$19100	$2210-$9503
	Paving and Surfacing. Parking Lot. Needs-Improve drainage in front of admin entrance	$22,200	$2300-$9600	$1110-$4773
	Curbs, Rails and Barriers. Needs-Repair/replace areas of curb and gutter	$8,900	$900-$3900	$445-$1913
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$8,900	$900-$3900	$445-$1913
3-High	Standard Slab on Grade. F-wing, drama room and science room had the floor lifted in 2007. Needs- Floor has dropped by the column by 500L entrance.	$13,300	$1400-$5800	$665-$2859

Estimated Total Construction Costs (in 2018 Dollars): $342,700

Estimated Project Management Costs Range: $35,100 - $148,300

Estimated Inflation Range: $17,135 - $73,681

Estimated Total Project Costs: $394,935 - $564,681

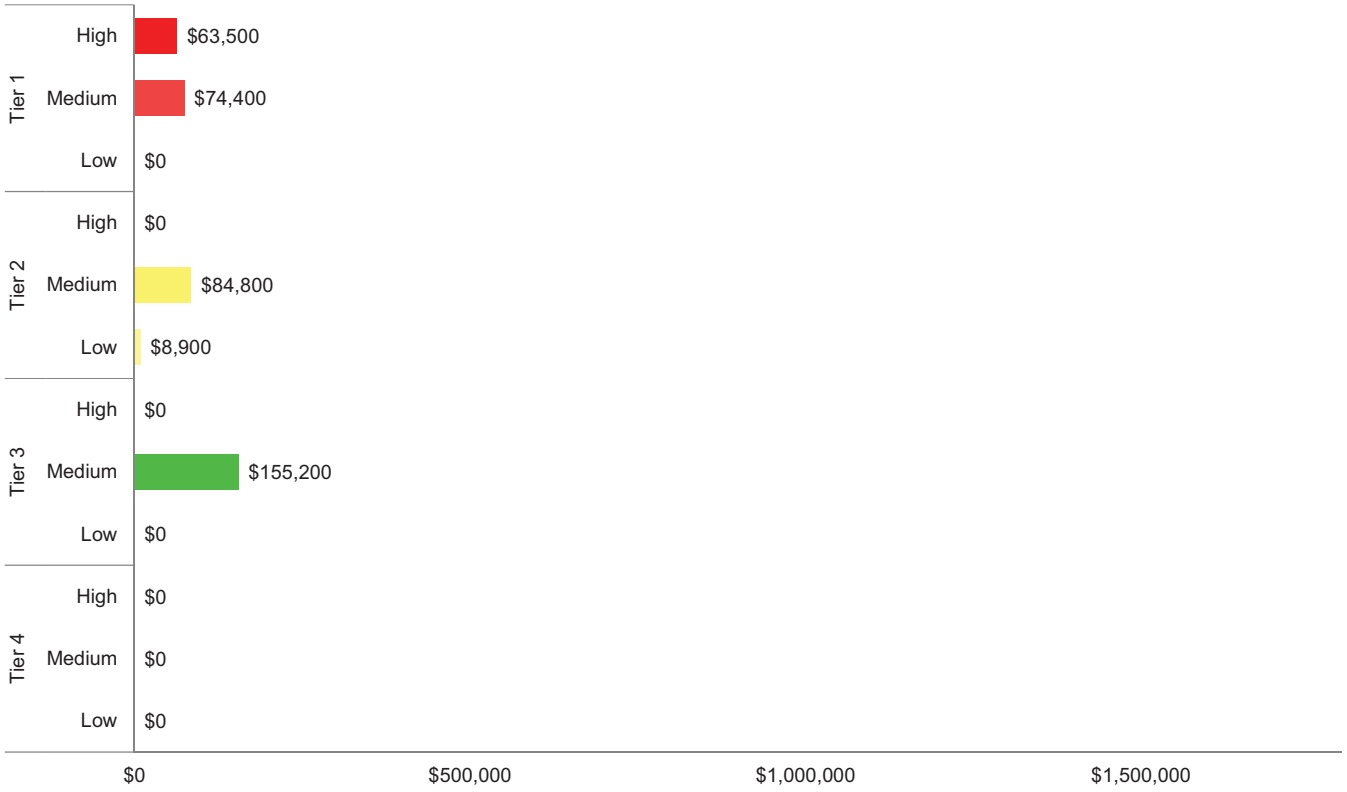
*Refer to pages 195 and 199 for IT and Security needs

Operations & Maintenance East Facility

3002 North State Highway 83
Franktown, CO 80116
DCSD Operations & Maintenance Facility

Operations & Maintenance East Facility-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $386,800

Estimated Total Project Costs: $445,640 - $637,762

Following is the list of currently unfunded facility projects at the Operations & Maintenance East

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Branch Wiring Devices. Needs-Replace romex wiring with conduit system	$13,300	$1400-$5800	$665-$2859
	Energy Supply. Needs-Replace outside gas piping to inside of building.	$1,500	$200-$700	$75-$322
	Switchgear-Main. Needs-Replace main switchgear	$35,400	$3600-$15300	$1770-$7611
	Panels and Transformers. Needs-Replace panels and transformer	$13,300	$1400-$5800	$665-$2859
1-Medium	Roof Finishes. Needs-New roof on north wood structure if kept for storage	$14,900	$1500-$6500	$745-$3203
	Interior Door Hardware. Needs-Replace hardware where necessary	$25,300	$2600-$10900	$1265-$5439
	Auxiliary Equipment. Needs-Replace furnace units	$12,000	$1200-$5200	$600-$2580
	Package Units. Needs-Replace AC units	$22,200	$2300-$9600	$1110-$4773
2-Medium	Exterior Wall Construction. Needs-Re-point areas of brick, repair cracks	$4,400	$500-$1900	$220-$946
	Exterior Windows. Needs-Caulk windows	$2,800	$300-$1300	$140-$602
	Lavatories. Needs-Replace faucets	$2,800	$300-$1300	$140-$602
	Sinks. Needs-Replace sinks in restrooms and in shop area	$2,400	$300-$1100	$120-$516
	Drinking Fountains and Coolers. Needs- Replace electric drinking fountains (2)	$7,200	$800-$3100	$360-$1548
	Wash Fountains. Needs-Replace wash fountain in shop area	$12,000	$1200-$5200	$600-$2580
	Paving and Surfacing. Roadways. Needs-Replace sections of concrete roadway around building	$26,600	$2700-$11500	$1330-$5719
	Paving and Surfacing. Parking Lot. Needs-Replace sections of concrete parking areas	$17,700	$1800-$7700	$885-$3805
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$8,900	$900-$3900	$445-$1913
2-Low	Curbs, Rails and Barriers. Needs-Install curbs to improve drainage	$8,900	$900-$3900	$445-$1913
3-Medium	Wall Foundations. Needs-Re-caulk where sidewalks meet foundation walls	$2,800	$300-$1300	$140-$602
	Retaining Walls. Needs-Repair brick retaining walls at both dock areas, timber retaining walls at north dock and along fenceline in back	$10,700	$1100-$4700	$535-$2300
	Fire Sprinkler Water Supply. Needs-Install sprinkler system	$132,800	$13300-$57200	$6640-$28552
	Paint Interior. Needs-Paint interior office areas	$8,900	$900-$3900	$445-$1913

Estimated Total Construction Costs (in 2018 Dollars): $386,800
Estimated Project Management Costs Range: $39,500 - $167,800
Estimated Inflation Range: $19,340 - $83,162

Estimated Total Project Costs: $445,640 - $637,762

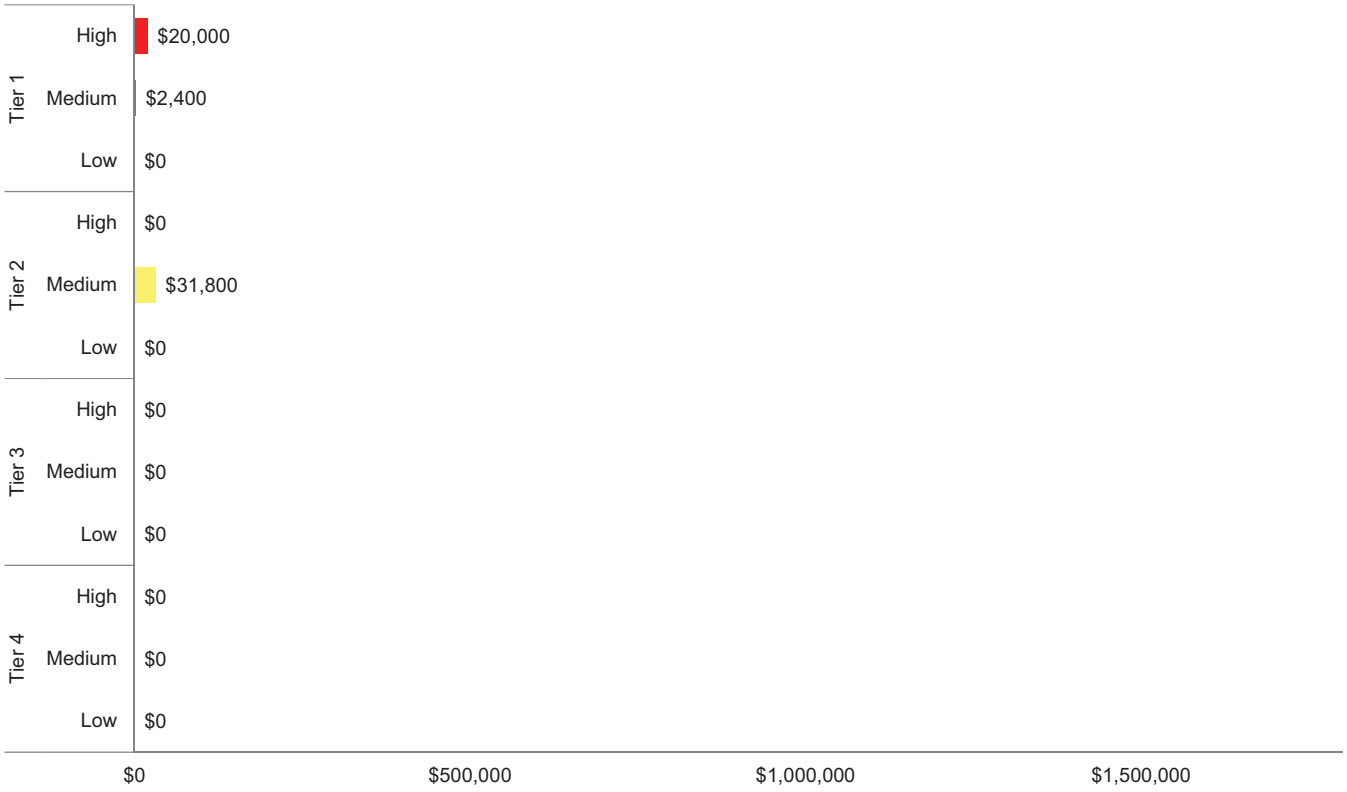
*Refer to pages 195 and 199 for IT and Security needs

Operations & Maintenance West Facility

2806 Highway 85, Building A
Castle Rock, CO 80109
DCSD Operations & Maintenance Facility

Operations & Maintenance West Facility-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $54,200

Estimated Total Project Costs: $62,510 - $89,353

Following is the list of currently unfunded facility projects at the Operations & Maintenance West Building

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$20,000	$2000-$8600	$1000-$4300
1-Medium	Roof Eaves and Soffits. Needs-Fix drainage issues at front and rear entries	$2,400	$300-$1100	$120-$516
2-Medium	Paint Exterior. Needs-Paint exterior	$7,200	$800-$3100	$360-$1548
	Exterior Windows. Needs-Replace windows	$1,800	$200-$800	$90-$387
	Exterior Windows. Needs-Replace basement windows	$1,800	$200-$800	$90-$387
	Solid Exterior Doors. Needs-Replace north and south entry doors	$1,800	$200-$800	$90-$387
	Solid Exterior Doors. Needs-Replace exterior door at NE office	$1,000	$100-$500	$50-$215
	Flooring Carpet. Needs-Replace carpet	$18,200	$1800-$7800	$910-$3913

Estimated Total Construction Costs (in 2018 Dollars): $54,200
Estimated Project Management Costs Range: $5,600 - $23,500
Estimated Inflation Range: $2,710 - $11,653

Estimated Total Project Costs: $62,510 - $89,353

*Refer to pages 195 and 199 for IT and Security needs

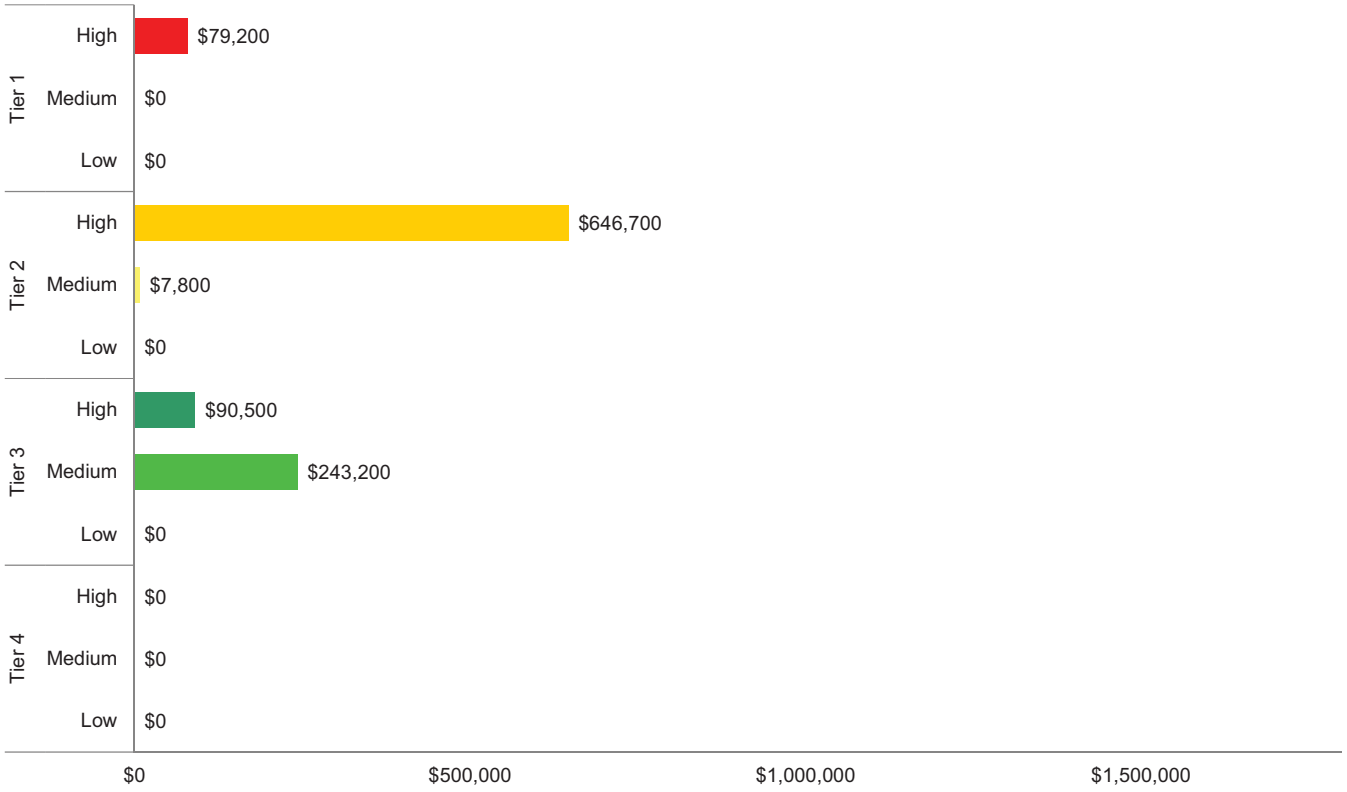
Shea Stadium

3270 Redstone Park Circle
Littleton, CO 80129
DCSD Stadium

Funded by 1997 Bond
Opened in 2000

Shea Stadium-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $1,067,400

Estimated Total Project Costs: $1,228,170 - $1,756,891

Following is the list of currently unfunded facility projects at Shea Stadium

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$12,000	$1200-$5200	$600-$2580
	Air Distribution Systems. Air handlers. ductwork. VAV's. Needs-Replace vent piping due to condensation	$3,600	$400-$1600	$180-$774
	Hot Water Service. Water Heater. Needs-Replace vent pipe on north unit	$3,600	$400-$1600	$180-$774
2-High	Exterior Wall Construction. CMU and Brick. Needs-Reseal and repair block walls, severe cracks due to movement multiple locations	$9,800	$1000-$4300	$490-$2107
	Paint Exterior. Needs-Paint red steel and handrails	$29,400	$3000-$12700	$1470-$6321
	Paint Exterior. Needs-Paint all red iron and trim	$18,700	$1900-$8100	$935-$4020
	Miscellaneous Structures. Bleachers. Needs-Replace bleachers with stronger seating	$307,200	$30800-$132100	$15360-$66048
	Exterior Windows. Needs-Replace press box windows	$19,600	$2000-$8500	$980-$4214
	Fixed Casework. Needs-Replace press box countertops	$6,000	$600-$2600	$300-$1290
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$204,700	$20500-$88100	$10235-$44010
	Curbs, Rails and Barriers. Needs-Repair curbs at parking lot	$20,500	$2100-$8900	$1025-$4407
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$30,800	$3100-$13300	$1540-$6622
2-Medium	Paint Exterior. Needs-Paint bleacher flooring, paint all metal	$7,800	$800-$3400	$390-$1677
3-High	Special Foundations. Needs-Large gap needs filled completely around the new classroom addition between the foundation and sidewalk	$80,100	$8100-$34500	$4005-$17221
	Upper Floor. Needs-Repairs needed on bleacher section, water leaks creating damage underneath	$9,800	$1000-$4300	$490-$2107
	Suspended Ceilings. Needs-Replace ceiling tiles in storage areas due to water leaks	$600	$100-$300	$30-$129
3-Medium	Fences and Gates. Needs-Repair/replace fencing around site and bleacher areas	$204,700	$20500-$88100	$10235-$44010
	Retaining Walls. Needs-Repair work on retaining walls	$36,000	$3600-$15500	$1800-$7740
	Paint Interior. Needs-Paint storage room due to water damage	$2,500	$300-$1100	$125-$537

Estimated Total Construction Costs (in 2018 Dollars): $1,067,400
Estimated Project Management Costs Range: $107,400 - $460,000
Estimated Inflation Range: $53,370 - $229,491

Estimated Total Project Costs: $1,228,170 - $1,756,891

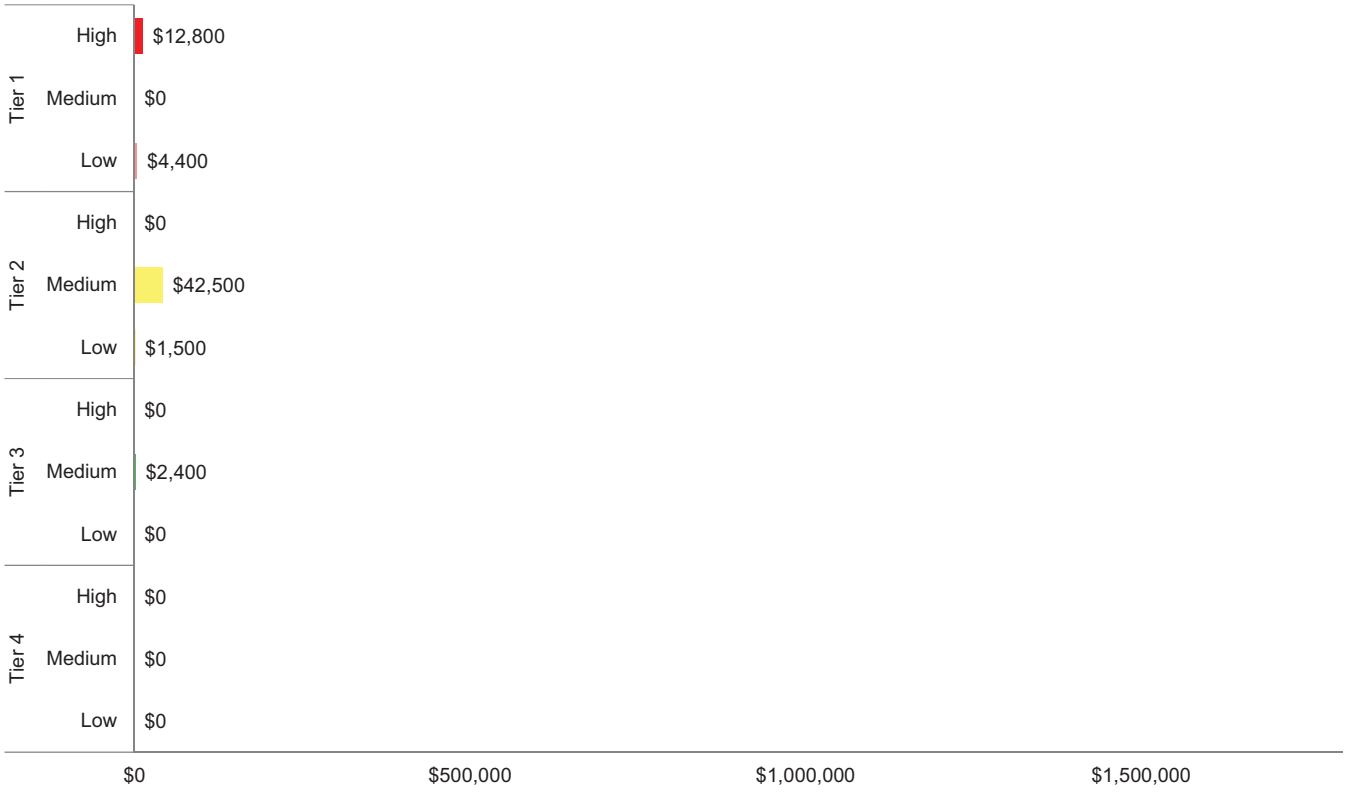
*Refer to pages 195 and 199 for IT and Security needs

Student Support Center

11722 Dransfeldt Road, Building B
Parker, CO 80134
DCSD Support Services

Student Support Center-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $63,600

Estimated Total Project Costs: $73,680 - $105,174

Following is the list of currently unfunded facility projects at the Student Support Center

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace roof. Asphalt shingle	$10,000	$1000-$4300	$500-$2150
	Hot Water Distribution. Needs-Replace water baseboard heaters.	$2,800	$300-$1300	$140-$602
1-Low	Air Distribution Systems. Needs-Improve ventilation in conference room	$4,400	$500-$1900	$220-$946
2-Medium	Paint Exterior. Needs-Paint exterior	$2,400	$300-$1100	$120-$516
	Windows. Needs-Replace windows (10)	$7,200	$800-$3100	$360-$1548
	Flooring Restroom. Needs-Replace VCT in 2 bathrooms	$1,000	$100-$500	$50-$215
	Carpeting. Needs-Replace carpet	$4,400	$500-$1900	$220-$946
	Sinks. Needs-Replace sinks	$1,000	$100-$500	$50-$215
	Miscellaneous Structures. Needs-Replace wooden decks front and rear. Rear deck non-code compliant	$17,700	$1800-$7700	$885-$3805
	Paving & Surfacing. Needs-Resurface parking area	$4,400	$500-$1900	$220-$946
	Interior Construction. Needs-Enlarge restroom on main floor	$4,400	$500-$1900	$220-$946
2-Low	Water Closets. Needs-Replace toilets (2)	$1,500	$200-$700	$75-$322
3-Medium	Paint Interior. Needs-Paint interior. Repair drywall as necessary	$2,400	$300-$1100	$120-$516

Estimated Total Construction Costs (in 2018 Dollars): $63,600
Estimated Project Management Costs Range: $6,900 - $27,900
Estimated Inflation Range: $3,180 - $13,674

Estimated Total Project Costs: $73,680 - $105,174

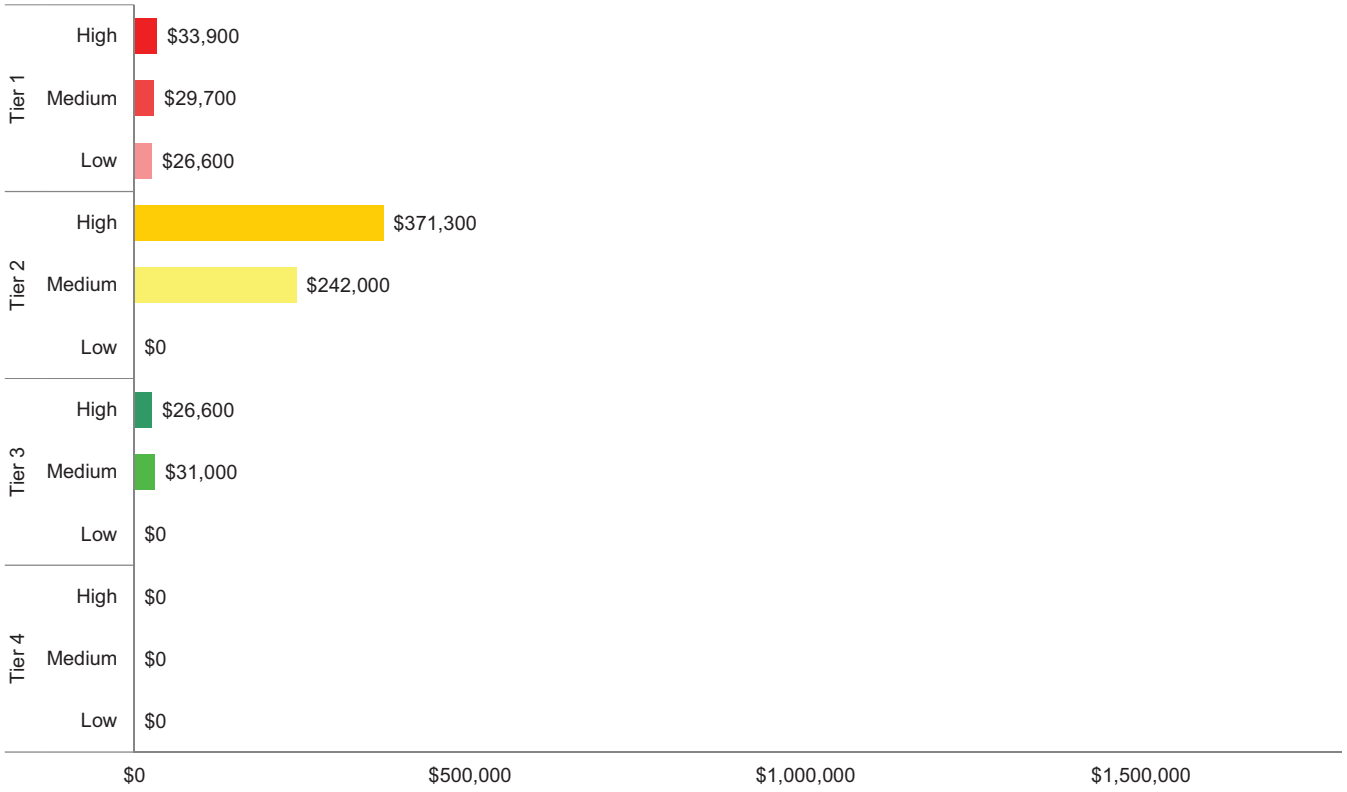
*Refer to pages 195 and 199 for IT and Security needs

Transportation Terminal
West Facility/Construction

2808 Highway 85, Building B
Castle Rock, CO 80109
DCSD Transportation Terminal

West Transportation Terminal-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $761,100

Estimated Total Project Costs: $875,855 - $1,253,037

Following is the list of currently unfunded facility projects at the West Transportation Terminal

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$25,000	$2500-$10800	$1250-$5375
	Panels and Transformers. Needs-Replace panels inside and at bus parking	$8,900	$900-$3900	$445-$1913
1-Medium	Interior Door Hardware. Needs-Replace door hardware	$20,800	$2100-$9000	$1040-$4472
	Branch Wiring Devices. Needs-Replace outlets and wiring for bus outlets	$8,900	$900-$3900	$445-$1913
1-Low	Glazed Roof Openings. Needs-Add sola tubes for daylighting	$26,600	$2700-$11500	$1330-$5719
2-High	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$371,300	$37200-$159700	$18565-$79829
2-Medium	Overhead Doors. Needs-Replace garage doors, add windows for daylighting	$44,200	$4500-$19100	$2210-$9503
	Interior Doors. Needs-Replace interior doors in admin area	$8,900	$900-$3900	$445-$1913
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in both restrooms	$2,300	$300-$1000	$115-$494
	Sink Countertops. Needs-Replace countertop in men's restroom	$1,400	$200-$700	$70-$301
	Flooring Restroom. Needs-Replace ceramic tile with seamless acrylic	$4,400	$500-$1900	$220-$946
	Lavatories. Needs-Replace faucets in mens restroom	$1,000	$100-$500	$50-$215
	Sinks. Needs-Replace sinks in mens restroom	$1,000	$100-$500	$50-$215
	Stair, Tread and Landing Finishes. Needs-Replace railing of storage area above electrical room. Not code compliant	$1,800	$200-$800	$90-$387
	Paving and Surfacing. Parking Lot. Needs-Pave areas of asphalt for excess parking	$177,000	$17700-$76200	$8850-$38055
3-High	Structural Slab on Grade. Needs-Apply coating to garage floor	$26,600	$2700-$11500	$1330-$5719
3-Medium	Interior Door Frames. Needs-Replace door jambs in admin area	$4,400	$500-$1900	$220-$946
	Site Lighting Poles. Needs-Add site lighting to parking area	$26,600	$2700-$11500	$1330-$5719

Estimated Total Construction Costs (in 2018 Dollars): $761,100

Estimated Project Management Costs Range: $76,700 - $328,300

Estimated Inflation Range: $38,055 - $163,637

Estimated Total Project Costs: $875,855 - $1,253,037

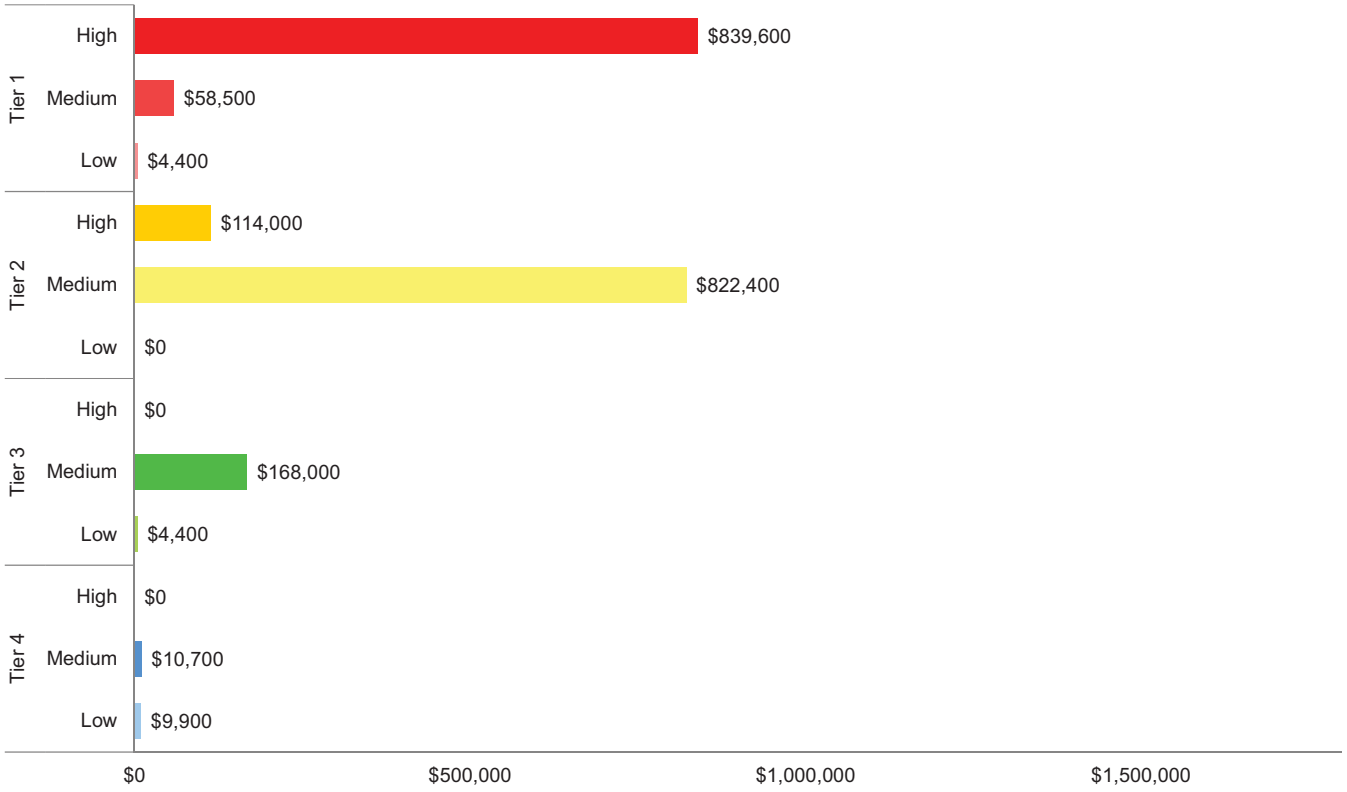
*Refer to pages 195 and 199 for IT and Security needs

Transportation Terminal North Facility

8236 Carter Court
Littleton, CO 80125
DCSD Transportation Terminal

North Transportation Terminal-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $2,031,900

Estimated Total Project Costs: $2,338,695 - $3,345,059

Following is the list of currently unfunded facility projects at the North Transportation Terminal

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Replace fire alarm system	$25,000	$2500-$10800	$1250-$5375
	Roof Finishes. Needs-Replace area D	$48,000	$4800-$20700	$2400-$10320
	Boilers. Needs-Remove boiler and hot water heating system (HVAC option 2)	$4,400	$500-$1900	$220-$946
	Boilers. Needs-Install new boiler if current heating system is used (HVAC option 1)	$26,600	$2700-$11500	$1330-$5719
	Direct Expansion Systems. Needs-Replace RTU's with gas fired for heating. Add gas lines for all units, Add split system for MDF closet (HVAC option 2)	$309,600	$31000-$133200	$15480-$66564
	Direct Expansion Systems. Needs-Replace RTU's 5 total. Add split system for MDF closet (HVAC option 1)	$243,200	$24400-$104600	$12160-$52288
	Hot Water Distribution. Needs-Replace radiators. Replace fin tube heaters in lounge and in restroom off gym (option 1).	$4,400	$500-$1900	$220-$946
	Controls. Needs-Upgrade DDC system	$150,000	$15000-$64500	$7500-$32250
	Panels and Transformers. Needs-Replace two panels in main electrical room and one in SW addition	$10,700	$1100-$4700	$535-$2300
	Fuel Distribution. Needs- Replace natural gas service	$17,700	$1800-$7700	$885-$3805
1-Medium	Roof Eaves and Soffits. Needs-Replace facia board where necessary	$4,400	$500-$1900	$220-$946
	Hot Water Service. Water Heater. Needs-In lieu of boiler replacement and HVAC RTU replacement upgrade, install water heaters for domestic service (HVAC option 2)	$13,300	$1400-$5800	$665-$2859
	Roof Drains. Needs-Check roof drains for proper functionality	$1,000	$100-$500	$50-$215
	Boiler Room Piping and Specialties. Needs-Replace piping at boiler room (HVAC option 1)	$13,300	$1400-$5800	$665-$2859
	Exhaust Ventilation Systems. Needs-Replace exhaust fans as necessary	$4,400	$500-$1900	$220-$946
	Lighting Equipment. Needs-Replace plastic lense diffusers on 2x4 fixtures. Replace wrap around difussers on a few fixtures	$4,400	$500-$1900	$220-$946
	Site Electrical Distribution. Needs-Install electrical power for bus heaters. Repair current service at east parking lot	$17,700	$1800-$7700	$885-$3805
1-Low	Retention Ponds. Needs-Rework water entry to south pond, clean pond	$4,400	$500-$1900	$220-$946
2-High	Flooring Carpet. Needs-Replace carpet	$114,000	$11400-$49000	$5700-$24510
2-Medium	Exterior Wall Construction. Needs-Repair/repoint CMU and brick as necessary	$8,900	$900-$3900	$445-$1913
	Paint Exterior. Needs-Paint exterior of garage	$8,900	$900-$3900	$445-$1913
	Paint Exterior. Needs-Paint exterior	$8,900	$900-$3900	$445-$1913
	Exterior Windows. Needs-Replace exterior windows	$44,200	$4500-$19100	$2210-$9503
	Solid Exterior Doors. Needs-Replace exterior doors and jambs	$18,700	$1900-$8100	$935-$4020
	Interior Doors. Needs-Replace interior doors	$19,600	$2000-$8500	$980-$4214
	Pipe and Fittings. Needs-Piping and fittings need to be checked for replacement	$1,000	$100-$500	$50-$215
	Fixed Casework. Needs-Replace/refinish casework as necessary	$26,600	$2700-$11500	$1330-$5719
	Flooring Gym. Needs-Replace VCT in gym (abatement)(option1)	$44,200	$4500-$19100	$2210-$9503
	Flooring Gym. Needs-Install carpet over gym tile, no abatement (option 2)	$13,300	$1400-$5800	$665-$2859
	Paving and Surfacing. Parking Lot. Needs-Resurface parking lot, front of building and south bus parking area	$265,400	$26600-$114200	$13270-$57061
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk in front of building	$17,700	$1800-$7700	$885-$3805
	Paving and Surfacing. Sidewalks. Needs-Install paved sidewalk to bus area and south employee parking from building	$35,400	$3600-$15300	$1770-$7611
	Paving and Surfacing. Parking Lot. Needs-Install asphalt for bus parking east area and employee parking south of building	$309,600	$31000-$133200	$15480-$66564

Not all capital needs for North Terminal shown. For a complete listing of the North Terminal's capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): $2,031,900

Estimated Project Management Costs Range: $205,200 - $876,300

Estimated Inflation Range: $101,595 - $436,859

Estimated Total Project Costs: $2,338,695 - $3,345,059

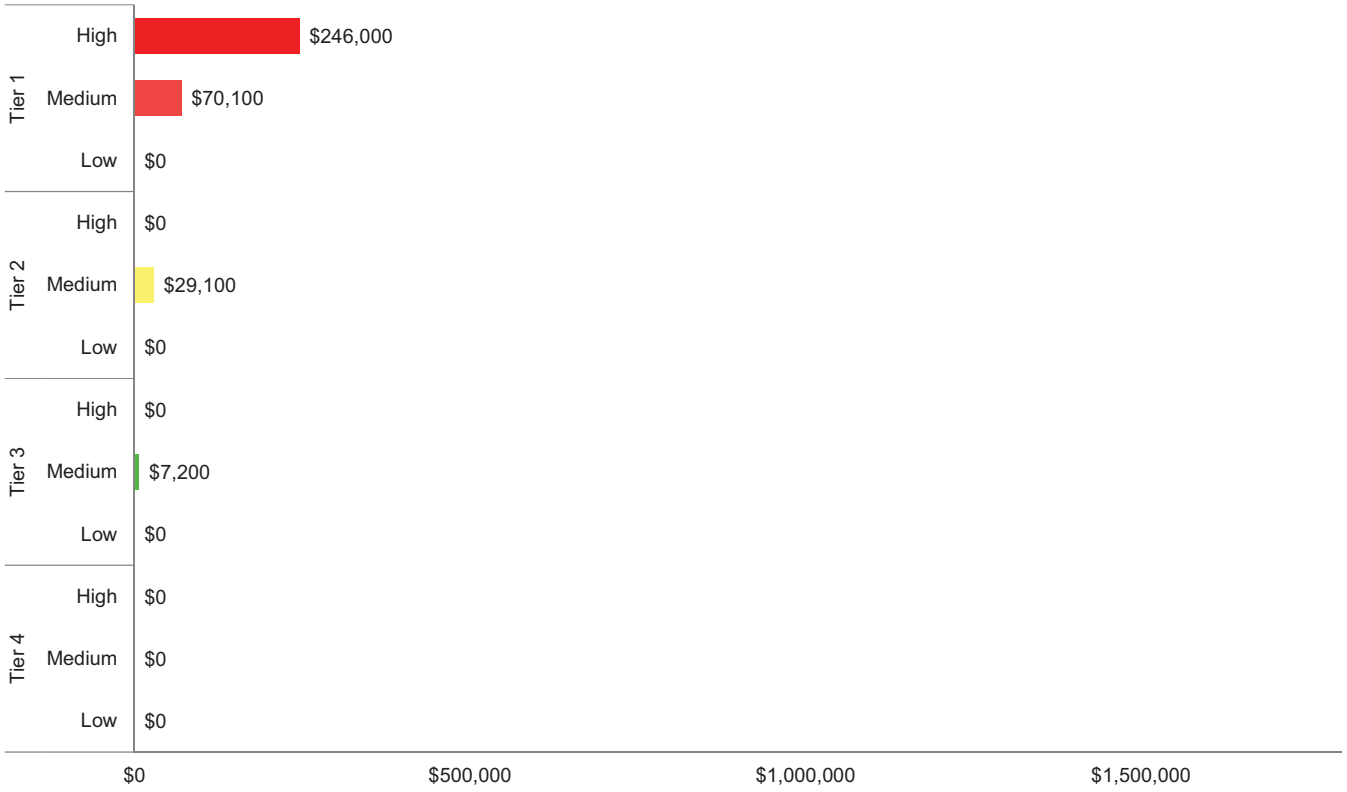
*Refer to pages 195 and 199 for IT and Security needs

Nutrition/Food Services Warehouse Service Center/Security

2812 Highway 85, Building E
Castle Rock, CO 80109
Administration/District Offices Facility

Warehouse Service Center-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $352,400

Estimated Total Project Costs: $405,620 - $580,266

Following is the list of currently unfunded facility projects at the Warehouse-Service Center

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace .045 ballasted EPDM with .060 fully adhered on Bld. B	$96,000	$9600-$41300	$4800-$20640
	Controls. Needs-Replace current control system with Delta	$150,000	$15000-$64500	$7500-$32250
1-Medium	Roof Finishes. Needs-Apply roof coating to metal roof of warehouse	$17,000	$1700-$7400	$850-$3655
	Terminal Self-Contained Units. Needs-Replace Whirlpool unit for warehouse offices	$17,700	$1800-$7700	$885-$3805
	Terminal Self-Contained Units. Needs-Replace split system for print room	$31,000	$3100-$13400	$1550-$6665
	Terminal Self-Contained Units. Needs-Replace outdoor AC unit closest to rear entry door	$4,400	$500-$1900	$220-$946
2-Medium	Exterior Wall Construction. Needs-Reseal CMU on Bld E	$4,400	$500-$1900	$220-$946
	Paint Exterior. Needs-Paint exterior	$10,700	$1100-$4700	$535-$2300
	Flooring Restroom. Needs-Replace VCT in restrooms by copier	$1,000	$100-$500	$50-$215
	Flooring Kitchen. Needs-Replace VCT in breakroom	$2,400	$300-$1100	$120-$516
	Flooring Hallways/Classrooms. Needs-Replace VCT in hallway by breakroom	$600	$100-$300	$30-$129
	Flooring Carpet. Needs-Replace carpet in conference/training room in warehouse	$10,000	$1000-$4300	$500-$2150
3-Medium	Paint Interior. Needs-Paint interior of Bld E and warehouse office areas	$7,200	$800-$3100	$360-$1548

Estimated Total Construction Costs (in 2018 Dollars): $352,400
Estimated Project Management Costs Range: $35,600 - $152,100
Estimated Inflation Range: $17,620 - $75,766

Estimated Total Project Costs: $405,620 - $580,266

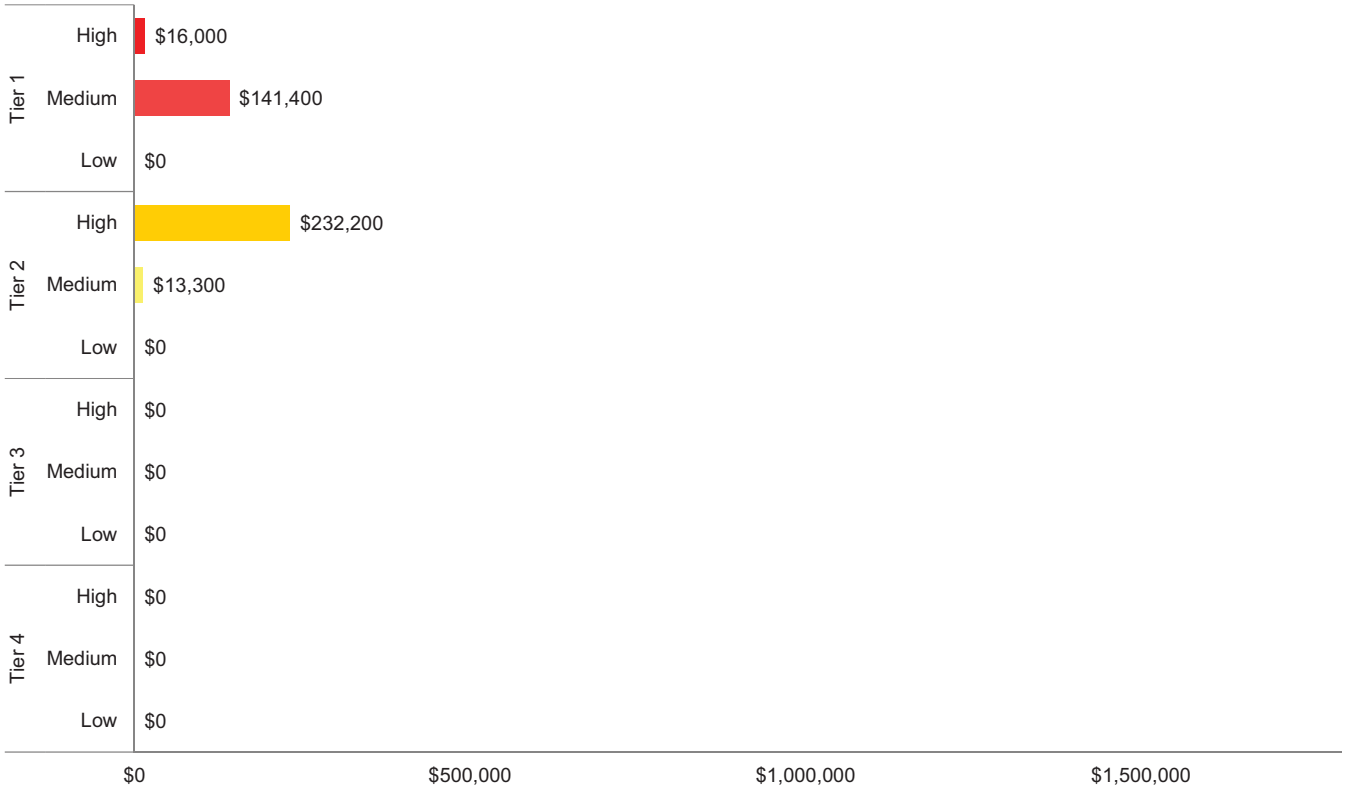
*Refer to pages 195 and 199 for IT and Security needs

West Support Center

701 Prairie Hawk Drive
Castle Rock, CO 80109
Administration/District Offices Facility

West Support Center-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $402,900

Estimated Total Project Costs: $463,545 - $663,024

Following is the list of currently unfunded facility projects at the West Support Center

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Glazed Roof Openings. Needs-Replace fiberglass translucent panels	$16,000	$1600-$6900	$800-$3440
1-Medium	Roof Finishes. Needs-Apply roof coating to metal roof to extend life	$50,000	$5000-$21500	$2500-$10750
	Flashings & Trim. Needs-Replace roof cap	$2,800	$300-$1300	$140-$602
	Piping. Needs-Improve storm water drainage by adding more underground piping	$88,600	$8900-$38100	$4430-$19049
2-High	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$232,200	$23300-$99900	$11610-$49923
2-Medium	Overhead Doors. Needs-Replace or insulate original garage doors east side warehouse	$4,400	$500-$1900	$220-$946
	Exterior Wall Construction. Needs-Improve insulation on warehouse walls	$8,900	$900-$3900	$445-$1913

Estimated Total Construction Costs (in 2018 Dollars): $402,900
Estimated Project Management Costs Range: $40,500 - $173,500
Estimated Inflation Range: $20,145 - $86,624

Estimated Total Project Costs: $463,545 - $663,024

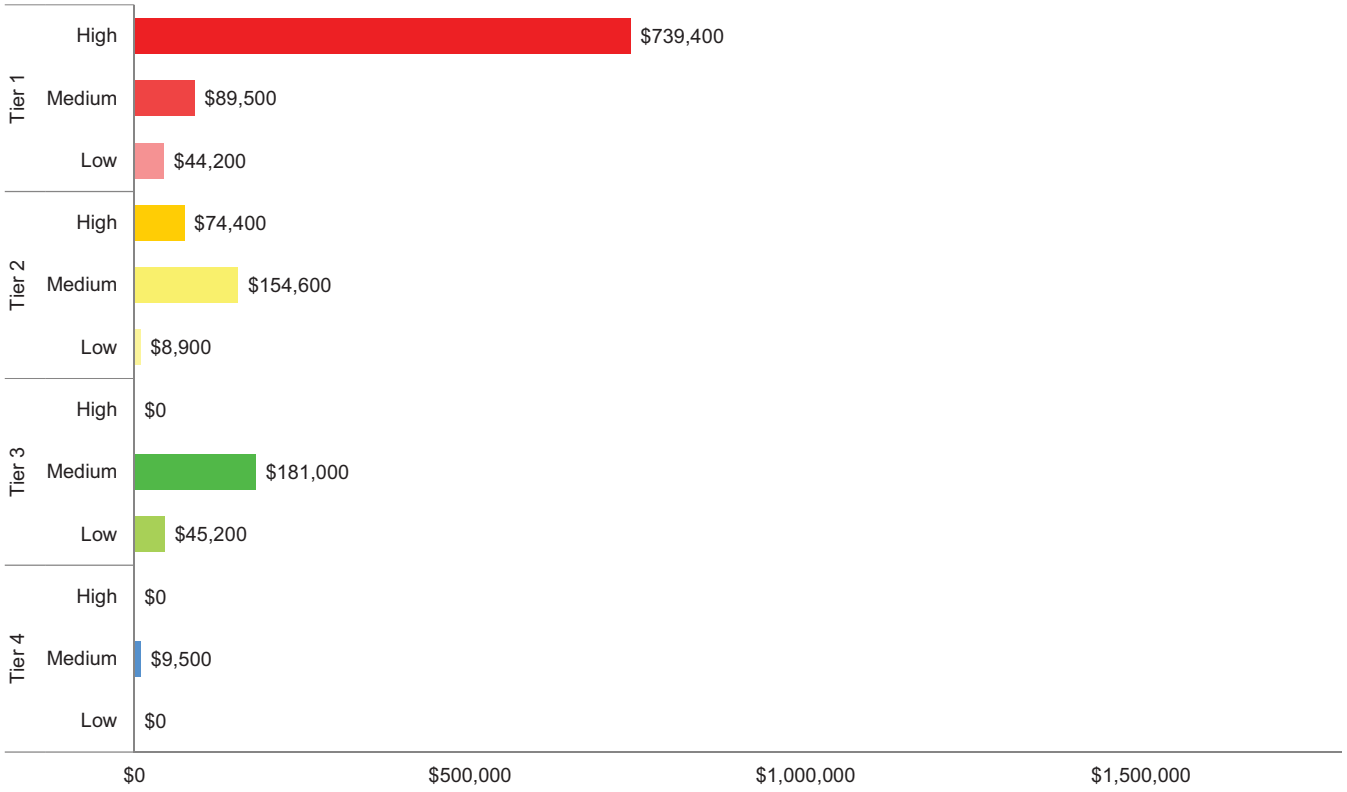
*Refer to pages 195 and 199 for IT and Security needs

Wilcox Building

620 Wilcox Street
Castle Rock, CO 80104
Administration/District Offices Facility

Wilcox Building-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $1,346,700

Estimated Total Project Costs: $1,549,535 - $2,216,741

Following is the list of currently unfunded facility projects at the DCSD Wilcox Building

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Roof Finishes. Needs-Replace sningles on original building areas A,B,C.D	$125,000	$12500-$53800	$6250-$26875
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$90,000	$9000-$38700	$4500-$19350
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$100,000	$10000-$43000	$5000-$21500
	Flooring Carpet. Needs-Replace entry carpets	$10,800	$1100-$4700	$540-$2322
	Passenger Elevators. Needs-Overhaul elevators	$300,000	$30000-$129000	$15000-$64500
	Hot Water Distribution. Needs-Ceiling unit heater at front entrance needs reset into drywall	$400	$100-$200	$20-$86
	Switchgear-Main. Needs-Replace main switchgear	$26,600	$2700-$11500	$1330-$5719
	Panels and Transformers. Needs-Replace panels and transformers	$26,600	$2700-$11500	$1330-$5719
1-Medium	Roof Finishes. Needs-Re-coat roof at main section	$51,000	$5100-$22000	$2550-$10965
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted.	$33,700	$3400-$14500	$1685-$7245
	Flashings and Trim. Needs-Paint roof flashings	$2,400	$300-$1100	$120-$516
	Gutters and Downspouts. Needs-Paint gutters and downspouts	$2,400	$300-$1100	$120-$516
1-Low	Intercommunication & Paging System. Needs-Install new intercom system for building	$44,200	$4500-$19100	$2210-$9503
2-High	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
2-Medium	Exterior Windows. Needs-Re-finish anodized aluminum frames. Replace 2 windows in Nona's office and 1 in board room, 3rd fl, pellet holes.	$6,700	$700-$2900	$335-$1440
	Flooring Carpet. Needs-Replace carpet	$132,800	$13300-$57200	$6640-$28552
	Flooring Kitchen. Needs-Replace sheet vinyl 3rd fl break rm.	$1,800	$200-$800	$90-$387
	Curbs, Rails and Barriers. Needs-Repair/replace sections of curb, repair and paint railing at back entry	$8,900	$900-$3900	$445-$1913
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$4,400	$500-$1900	$220-$946
2-Low	Ceiling Finishes. Needs-Restain wood ceiling 2nd fl north (old gym)	$8,900	$900-$3900	$445-$1913
3-Medium	Wall Foundations. Needs-Recoat foundation walls on east side	$2,400	$300-$1100	$120-$516
	Suspended Ceilings. Needs-Fix sagging ceiling grid lower level at mech rm entrance hallway.	$1,000	$100-$500	$50-$215
	Blinds and Other Window Treatment. Needs-Re-attach blinds to wall in Board Rm	$600	$100-$300	$30-$129
	Fire Sprinkler Water Supply. Needs-Install sprinkler system for entire building	$177,000	$17700-$76200	$8850-$38055
3-Low	Paint Interior. Needs-Paint interior, metal beams and ductwork 2nd fl north	$44,200	$4500-$19100	$2210-$9503
	Miscellaneous Structures. Needs-Clean brick and stone entry barriers	$1,000	$100-$500	$50-$215
4-Medium	Seeding and Sodding. Needs-Repair areas of lawn	$8,900	$900-$3900	$445-$1913
	Site Lighting Poles. Needs-Paint lighting poles	$600	$100-$300	$30-$129

Estimated Total Construction Costs (in 2018 Dollars): $1,346,700

Estimated Project Management Costs Range:$135,500 - $580,500

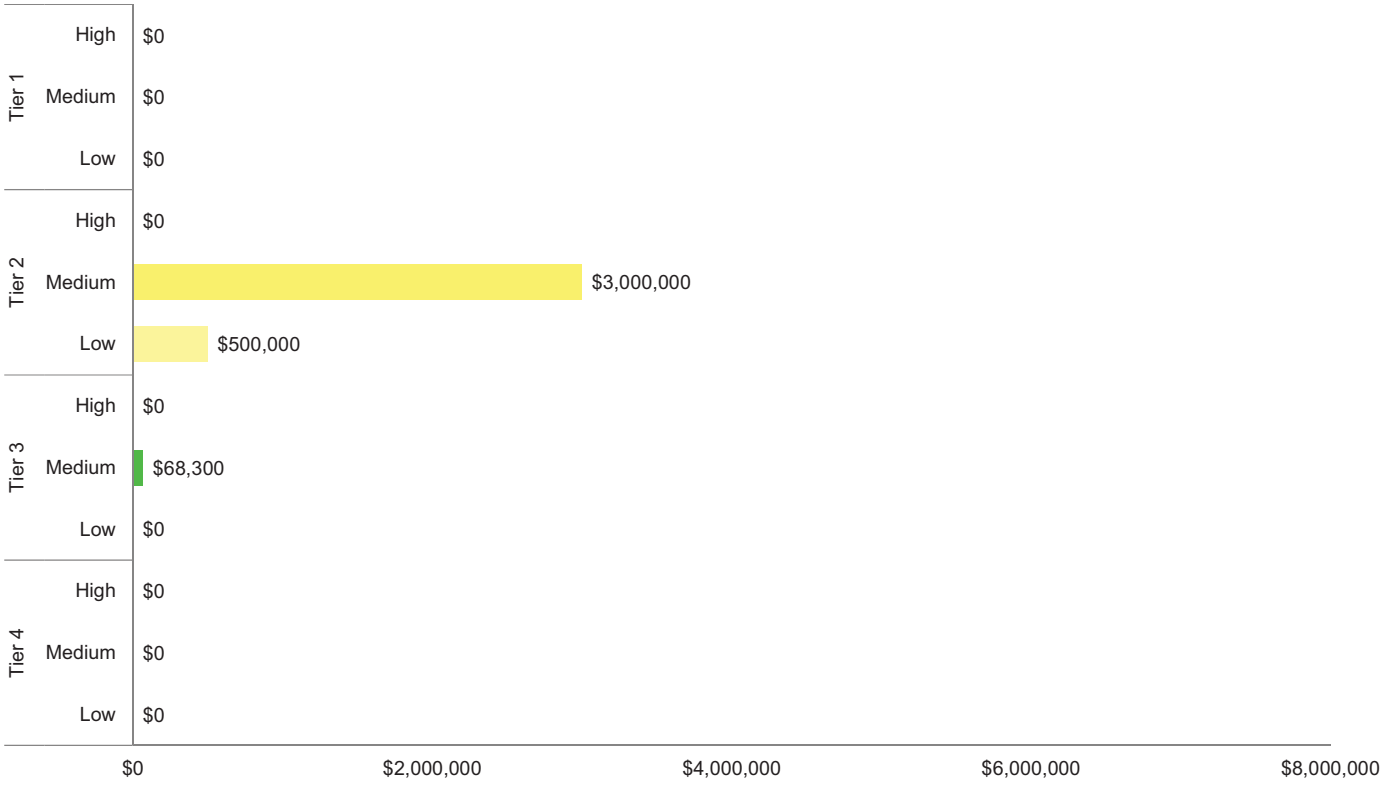
Estimated Inflation Range: $67,335 - $289,541

Estimated Total Project Costs: $1,549,535 - $2,216,741

*Refer to pages 195 and 199 for IT and Security needs

Athletics-Identified Items

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $3,568,300

Estimated Total Project Costs: $4,103,515- $5,405,984

Following is the list of currently unfunded DCSD Athletics projects

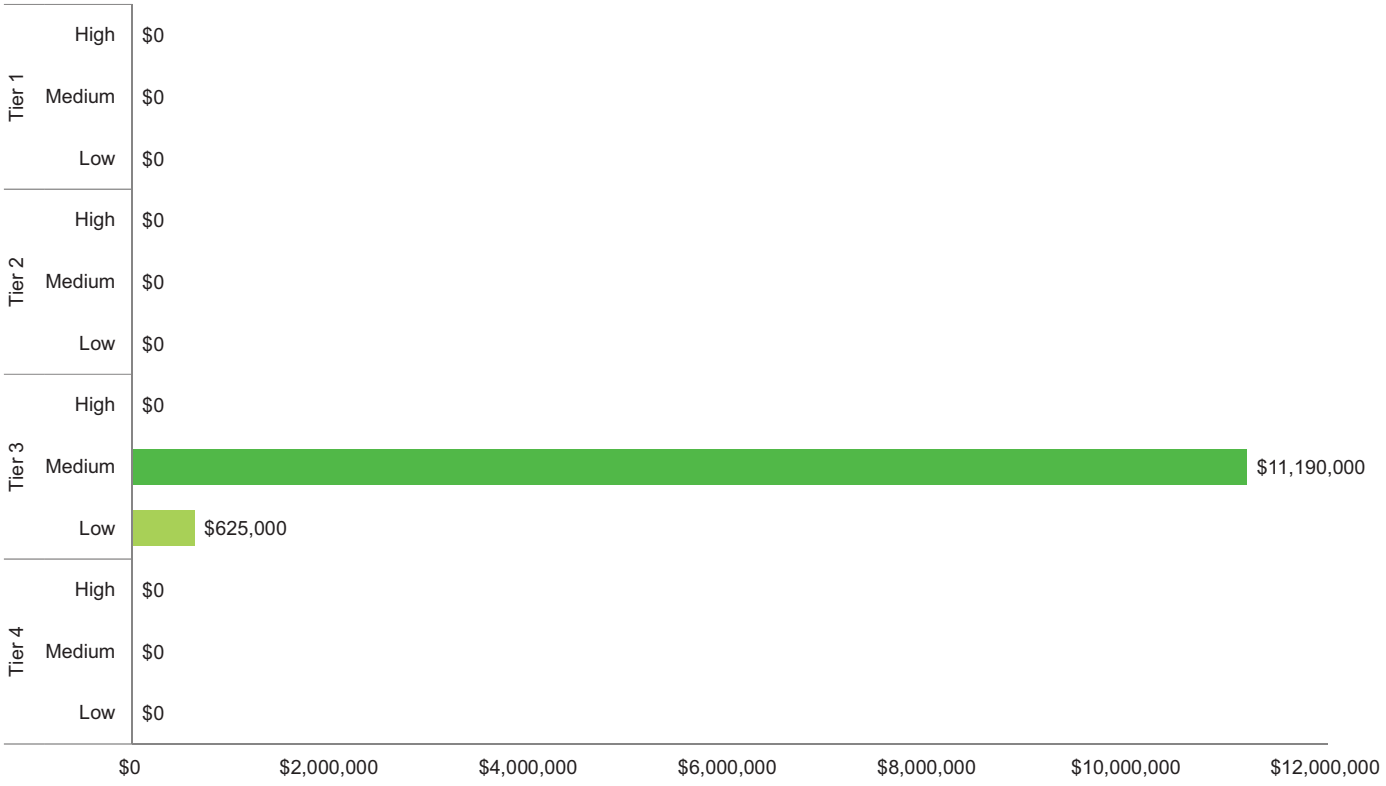
Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Legend High School -Playing Fields. Football Field. Needs-Replace synthetic turf field	$500,000	$50000-$150000	$25000-$107500
	Legend High School -Playing Fields. Track. Needs-Resurface track	$500,000	$50000-$150000	$25000-$107500
	Echo Park Stadium-Playing Fields. Football Field. Needs-Replace synthetic turf field	$500,000	$50000-$150000	$25000-$107500
	Echo Park Stadium-Playing Fields. Track. Needs-Resurface track	$500,000	$50000-$150000	$25000-$107500
	DCHS Stadium-Playing Fields. Football Field. Needs-Replace synthetic turf field	$500,000	$50000-$150000	$25000-$107500
	Castle View High School-Playing Fields. Track. Needs-Resurface track	$500,000	$50000-$150000	$25000-$107500
2-Low	DCHS Stadium-Playing Fields. Track. Needs-Resurface track	$500,000	$50000-$150000	$25000-$107500
3-Medium	Rock Canyon High School-Playing Fields. Tennis Court. Needs-Resurface with asphalt resurfacer and fill cracks	$68,300	$6800-$20500	$3415-$14684

Estimated Total Construction Costs (in 2018 Dollars): $3,568,300
Estimated Project Management Costs Range: $356,800 - $1,070,500
Estimated Inflation Range: $178,415- $767,184

Estimated Total Project Costs: $4,103,515 - $5,405,984

Furniture, Fixtures, and Equipment-Identified Items

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $11,815,000

Estimated Total Project Costs: $13,587,250- $18,254,225

Following is the list of currently unfunded movable furniture, fixtures and equipment

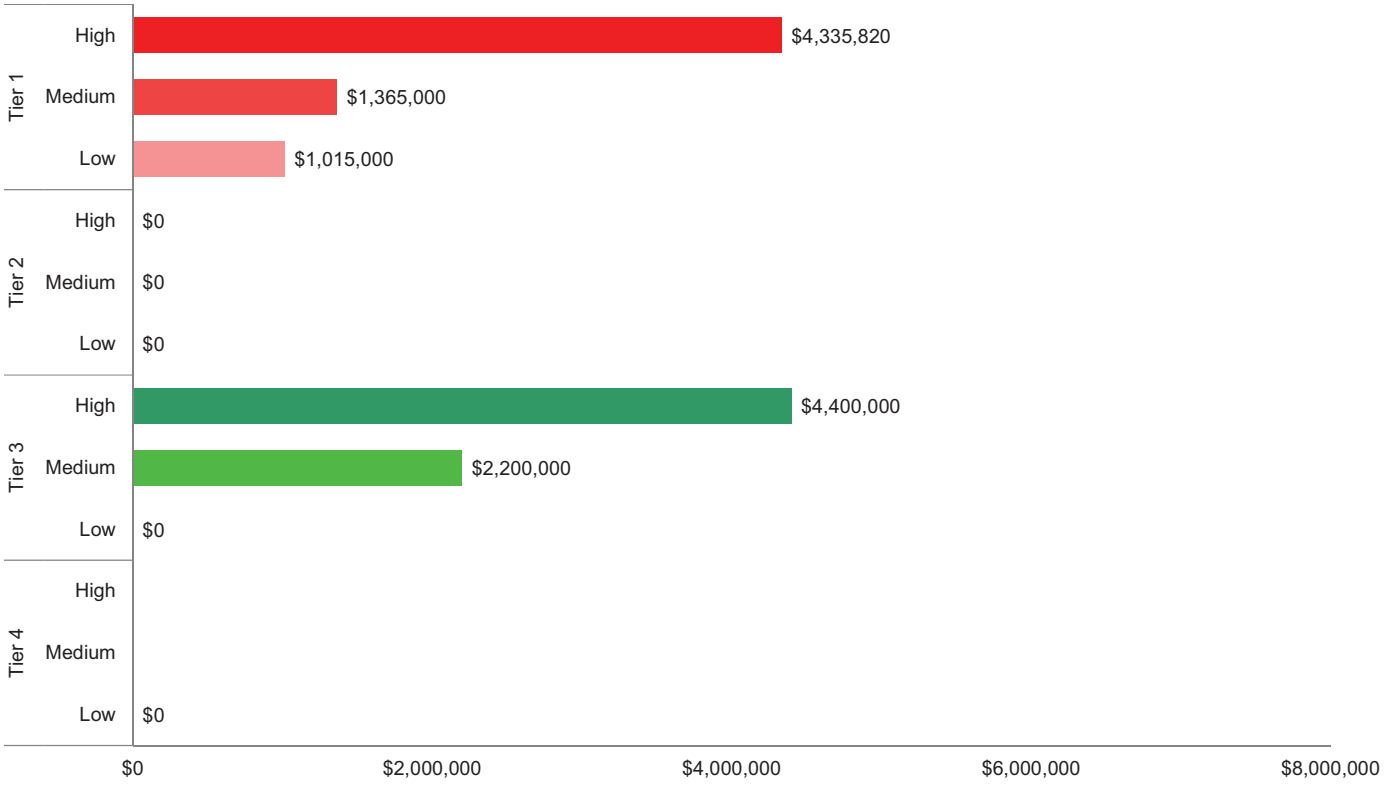
Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Acres Green Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Bear Canyon Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Castle Rock Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Castle Rock Middle School-Replace classroom furniture	$300,000	$30000-$99000	$15000-$64500
	Cherokee Trail Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Cherry Valley Elementary-Replace classroom furniture	$30,000	$3000-$9900	$1500-$6450
	Cougar Run Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Coyote Creek Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Cresthill Middle School-Replace classroom furniture	$300,000	$30000-$99000	$15000-$64500
	Douglas County High School-Replace classroom furniture	$400,000	$40000-$132000	$20000-$86000
	Douglas County HS South Bldg-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Eagle Ridge Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Fox Creek Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Franktown Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Highlands Ranch High School-Replace classroom furniture	$400,000	$40000-$132000	$20000-$86000
	Mountain Vista High School-Replace classroom furniture	$400,000	$40000-$132000	$20000-$86000
	Northeast Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Pine Grove Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Pine Lane North-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Pine Lane South-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Ponderosa High School-Replace classroom furniture	$400,000	$40000-$132000	$20000-$86000
	Rock Ridge Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Roxborough Primary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Sand Creek Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Buffalo Ridge Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Chaparral High School-Replace classroom furniture	$400,000	$40000-$132000	$20000-$86000
	Pioneer Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Arrowwood Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Eldorado Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Frontier Valley Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Heritage Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Iron Horse Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Prairie Crossing Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Ranch View Middle School-Replace classroom furniture	$400,000	$40000-$132000	$20000-$86000
	Saddle Ranch Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Sagewood Middle School-Replace classroom furniture	$300,000	$30000-$99000	$15000-$64500
	Sedalia Elementary-Replace classroom furniture	$90,000	$9000-$29700	$4500-$19350
	Sierra Middle School-Replace classroom furniture	$300,000	$30000-$99000	$15000-$64500
	South Ridge Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	ThunderRidge High School-Replace classroom furniture	$400,000	$40000-$132000	$20000-$86000
	Trailblazer Elementary -Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Wildcat Mountain Elementary-Replace classroom furniture	$200,000	$20000-$66000	$10000-$43000
	Northridge Elementary-Replace classroom furniture. Some has been replaced. Replace folding chairs used for events	$70,000	$7000-$23100	$3500-$15050
	Flagstone Elementary-Replace furniture with 21st century learning furniture	$200,000	$20000-$66000	$10000-$43000
	Legacy Point Elementary-Replace furniture with 21st century learning furniture	$200,000	$20000-$66000	$10000-$43000
3-Medium	Rocky Heights Middle School-Replace furniture with 21st century learning furniture	$300,000	$30000-$99000	$15000-$64500
	Timber Trail Elementary-Replace furniture with 21st century learning furniture	$200,000	$20000-$66000	$10000-$43000
	Mountain Ridge Middle School-Replace furniture with 21st century learning fuurniture	$300,000	$30000-$99000	$15000-$64500
3-Low	Soaring Hawk Elementary-Replace furniture with 21st century learning fuurniture	$200,000	$20000-$66000	$10000-$43000
	Rock Canyon High School-Replace furniture with 21st century learning fuurniture	$400,000	$40000-$132000	$20000-$86000
	DC Oakes High School / District Media Center-Replace furniture with 21st century learning fuurniture	$25,000	$2500-$8300	$1250-$5375

Estimated Total Construction Costs (in 2018 Dollars): $11,815,000
Estimated Project Management Costs Range: $1,181,500 - $3,899,000
Estimated Inflation Range: $590,750 - $2,540,225

Estimated Total Project Costs: $13,587,250 - $18,254,225

District-wide Facilities-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $14,815,820

Estimated Total Project Costs: $15,195,820 - $16,449,820

Note Estimated total costs include ADA contingency, Special Education contingency, and playground equipment. These needs are not prioritized and are not displayed in the graph above.

Following is the list of currently unfunded projects for District-wide facility needs

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	36 Support Vehicles 150,000+ miles and over 15 years old	$1,332,580	N/A	N/A
	57 Support Vehicles over 15 years old (under 150,000 miles)	$2,211,740	N/A	N/A
	7 Support Vehicles over 150,000 miles (under 15 years old)	$416,500	N/A	N/A
	Heavy Duty Use Vehicles may not meet above criteria but are on replacement list (ie. Plow trucks)	$375,000	N/A	N/A
1-Medium	39 Support Vehicles over 10 years old	$1,365,000	N/A	N/A
1-Low	29 Support Vehicles over 10 years old in next 5 years (No mileage accounted for)	$1,015,000	N/A	N/A
3-High	Bear Canyon E - Mobile 18 - Replace mobile	$200,000	N/A	$10000-$43000
	Cherokee Trail E - Mobile 11 - Replace mobile	$200,000	N/A	$10000-$43000
	Legend HS - Mobile 19 - Replace mobile	$200,000	N/A	$10000-$43000
	Northridge E -Mobile 3 - Replace mobile	$200,000	N/A	$10000-$43000
	Pine Lane North - Mobile 7 - Replace mobile	$200,000	N/A	$10000-$43000
	Pine Lane South - Mobile 4 - Replace mobile	$200,000	N/A	$10000-$43000
	Pine Lane South - Mobile 5 - Replace mobile	$200,000	N/A	$10000-$43000
	Rocky Heights MS - Mobile 23 - Replace mobile	$200,000	N/A	$10000-$43000
	Soaring Hawk E - Mobile 14 - Replace mobile	$200,000	N/A	$10000-$43000
	Castle View HS - Mobile 20 - Replace mobile	$200,000	N/A	$10000-$43000
	Frontier Valley E - Mobile 27 - Replace mobile	$200,000	N/A	$10000-$43000
	Heritage E - Mobile 17 - Replace mobile	$200,000	N/A	$10000-$43000
	Pioneer E - Mobile 1 - Replace mobile	$200,000	N/A	$10000-$43000
	Rock Ridge E - Mobile 16 - Replace mobile	$200,000	N/A	$10000-$43000
	Sand Creek E - Mobile 15 - Replace mobile	$200,000	N/A	$10000-$43000
	Sierra MS -Mobile 26 - Replace mobile	$200,000	N/A	$10000-$43000
	Eagle Ridge E - Mobile 32 - Replace mobile	$200,000	N/A	$10000-$43000
	Pioneer E - Mobile 12 - Replace mobile	$200,000	N/A	$10000-$43000
	Rocky Heights MS - Mobile 13 - Replace mobile	$200,000	N/A	$10000-$43000
	South Ridge E - Mobile 24 - Replace mobile	$200,000	N/A	$10000-$43000
	South Ridge E - Mobile 28 - Replace mobile	$200,000	N/A	$10000-$43000
	Wildcat Mtn Elem - Mobile 22 - Replace mobile	$200,000	N/A	$10000-$43000
3-Medium	Sand Creek E - Mobile 30 - Replace mobile	$200,000	N/A	$10000-$43000
	Summit View E - Mobile 31 - Replace mobile	$200,000	N/A	$10000-$43000
	Prarie Crossing E - Mobile 38 - Replace mobile	$200,000	N/A	$10000-$43000
	Pine Grove E - Mobile 39 - Replace mobile	$200,000	N/A	$10000-$43000
	Castle View HS - Mobile 36 - Replace mobile	$200,000	N/A	$10000-$43000
	Saddle Ranch E - Mobile 35 - Replace mobile	$200,000	N/A	$10000-$43000
	Legacy Point E - Mobile 42 - Replace mobile	$200,000	N/A	$10000-$43000
	Pine Grove E - Mobile 43 - Replace mobile	$200,000	N/A	$10000-$43000
	Rocky Heights MS - Mobile 44 - Replace mobile	$200,000	N/A	$10000-$43000
	Frontier Valley E - Mobile 47 - Replace mobile	$200,000	N/A	$10000-$43000
	Saddle Ranch E - Mobile 35 - Replace mobile	$200,000	N/A	$10000-$43000
Congingency	Playground Equipment	$500,000	N/A	$25000-107500
	Contingency for ADA compliance projects	$500,000	N/A	$25000-107500
	Contingency for Special Education needs related projects	$500,000	N/A	$25000-107500

Estimated Total Construction Costs (in 2018 Dollars): $14,815,820

Estimated Project Management Cost Range: N/A

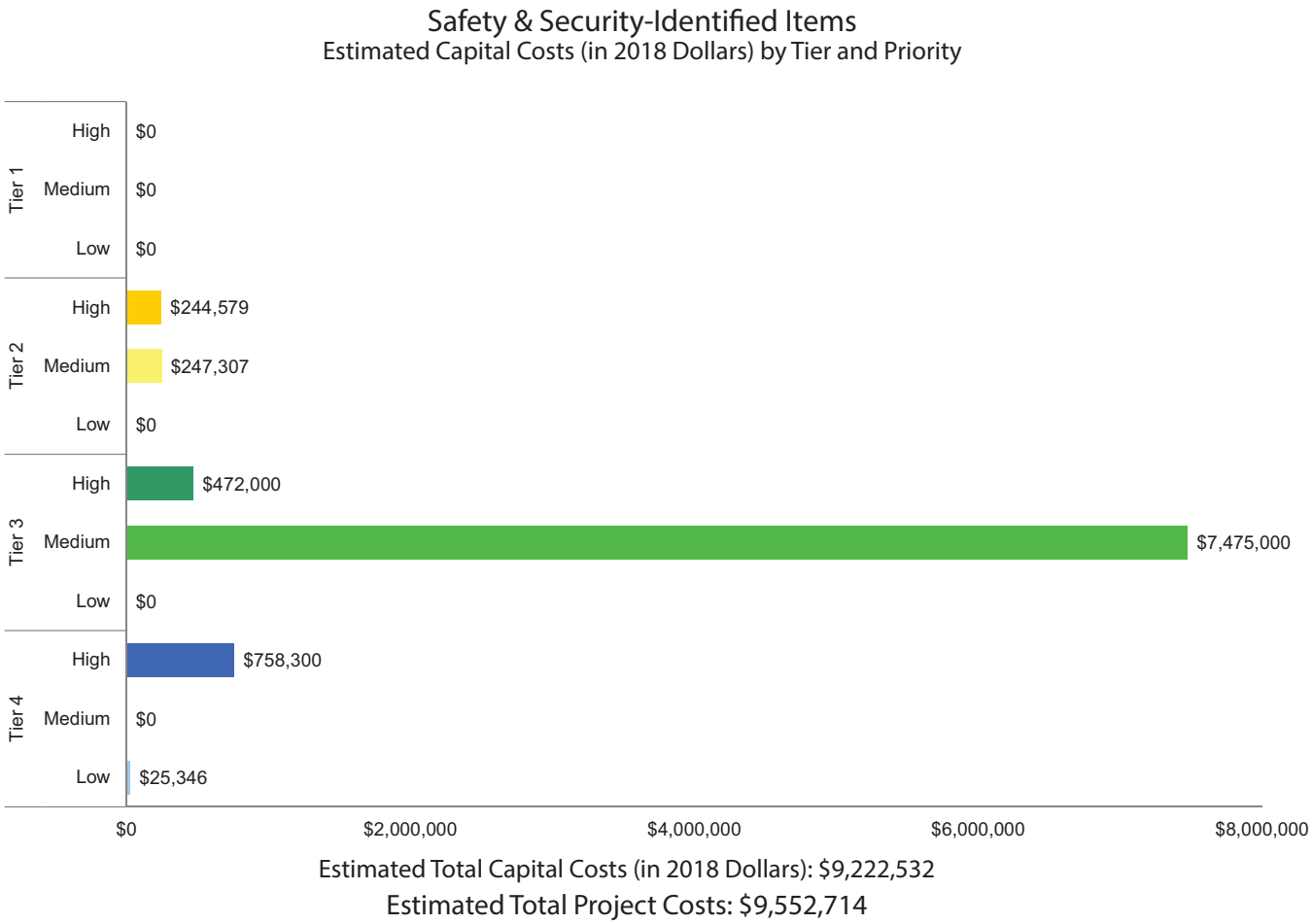
Estimated Inflation Range: $380,000 - $1,634,000

Estimated Total Project Costs: $15,195,820 - $16,449,820

The Safety and Security Department identifies and prioritizes their 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.

Facility Cameras:
Total costs are calculated using the minimal camera renewal option. This includes replacing the existing analog Digital Video Recorder with a Network Video Recorder, encoding analog cameras to IP, and replacing any failed cameras with IP cameras. Safety & Security has also estimated costs for a recommended camera renewal option and a preferred camera renewal option. The recommended camera renewal option would go beyond simple maintenance and would serve to provide new equipment that would last 10+ years. This would be achieved by replacing the analog Digital Video Recorder with a Network Video Recorder and replacing all analog cameras with IP cameras (one to one basis rather than waiting for analog cameras to fail). The preferred camera renewal option would provide longer lasting, higher quality equipment and would serve to increase coverage by installing additional cameras. This would be achieved by replacing the analog Digital Video Recorder with a Network Video Recorder, replacing all analog cameras with IP cameras, and providing additional IP cameras as needed.

Security Reinvestment Needs vs. Security Enhancements:
The following is a summary of security reinvestment needs and estimated costs. In addition to the security capital reinvestment needs noted above, physical security enhancements for schools are estimated to cost between an additional $3.5M - $3.9M



Following is the list of identified Safety & Security needs and estimated costs over the next five years

Tier	Project Description
Tier 1	Identified systems and components that fall in this category pose a high risk to the safety and security of individuals in Douglas County Schools or a mandate has been issued at the Federal/State/Local level and must be complied with. No vital security systems or components have been identified at this time.
Tier 2	Cameras: Replace obsolete Network Video Recorder servers with current technology and storage requirements suitable for an IP camera environment. Replace old, small camera monitors in Elementary schools with newer, larger monitors for picture clarity and increase in number of viewable streams 800MHz Radios: Provide one radio per site for administration. Radio to be used to communicate directly with District Security and/or First Responders in the event of an emergency.
Tier 3	800MHz Radio Services: Implement radio location and update services into existing radio system. Location services will provide exact GPS location when emergency button is pushed, allowing for faster response. Update services will provide remote capability to push changes in programming to radios reducing downtime and personnel hours. School Radio Upgrade: Phased project over 5 years to install new communications infrastructure. Increase coverage and reliability of communication at each District school and provide emergency communication paths and identification to District Security. In-House Alarm Monitoring: Core infrastructure needed to move alarm monitoring in-house, including burglary and fire. Access Control Upgrade: District-wide replacement of all access control systems and controlling software. New system will allow more cost effective upgrades and replacements. Server Rotation: Replace 30 servers that will no longer be supported or overcapacity in the next 5 years.
Tier 4	Badge Printer: Life cycle replacement of badge printers. Security Doors: Addition of doors and/or drop down gates to secure areas of facilities to better protect assets and property. Computer Rotation: Replace 33 security computers over the next 5 years.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Facility Cameras	$244,579	$330,182	$0
2-Medium	800MHz Radios	$247,307	$0	$0
3-High	800MHz Radio Services	$160,000	$0	$0
	Server Rotation	$237,000	$0	$0
	In-House Alarm Monitoring	$75,000	$0	$0
3-Medium	Access Control Upgrade	$1,500,000	$0	$0
	School Radio Upgrade	$5,975,000	$0	$0
4-High	Security Doors	$758,300	$0	$0
4-Low	Badge Printer	$6,800	$0	$0
	Computer Rotation	$18,546	$0	$0

Estimated Total Capital Costs (in 2018 Dollars): $9,222,532

Estimated Project Management Cost Range: $330,182

Estimated Inflation Range: $0

Estimated Total Project Costs: $9,552,714

Transportation

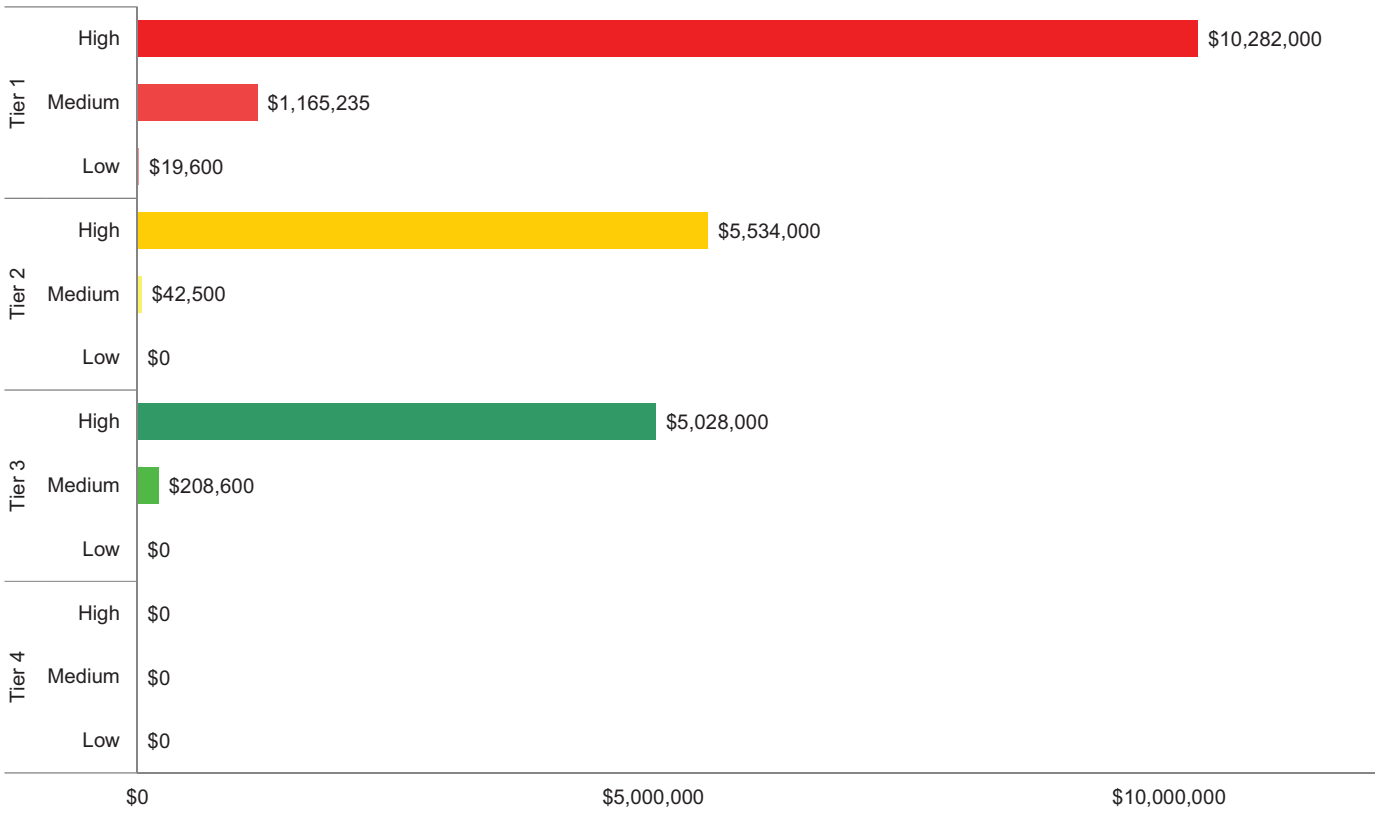
The Douglas County School District's Transportation Fleet Department provides transportation for approximately 10,600 general education students, 1,000 special education students and over 7,000 field trip athletic or activity trips. The district has 3 bus terminals (Parker, Highlands Ranch, and Castle Rock), employs approximately 400 staff, and owns 354 buses. The Transportation Fleet Maintenance Department employs 5 ASE Master Mechanics and 15 mechanics that are Certified CDE Inspectors.

Currently, the district owns 236 general education buses, with an average age of 15 years and an average of 239,150 miles; 94 special education buses with an average age of 8 years and 256,970 average miles; and 24 field trip buses with an average age of 11 years and 201,400 miles. As an example the average age of a bus across similar Colorado districts is 10.5 years. Buses are removed from the fleet when they become cost prohibitive to repair. To align with growth or replacement needs new buses are purchased from the general fund transportation budget.

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 Plan process discussed on pages 10-15. The need for new terminals is assessed and priced as part of the District's review of new construction needs. These Transportation related capital needs are discussed in the New Construction section on pages 16-20.

Transportation-Identified Items

Estimated Capital Costs (in 2018 Dollars) by Year Needed



Estimated Total Project Costs: $22,279,935

Following is the list of identified Transportation needs and estimated costs over the next three years

Tier	Project Description
Tier 1	Buses: To bring the fleets age to 15 years, replacement of 112 total buses 16 to 33 years. in the Year 1 we hope to repalce - 98 GenEd, 9 SPED, 5 OTR buses ranging in age from 1985-2002. Cost to purchase new buses 98 GenEd $85-$90K each depending on fuel type ($85K Deisel/$87K Gasoline/$90K Propane. 9 SPED at $83,000 each. 5 OTR at $143,000. Bus Cameras:Replace bus cameras/DVRs from analog to HD. Current system runs on VCR type system, with limited recording capability and does not have real time viewing. New system provides accurate, real time video viewing and data collection through WIFI. Upgrade system and software is $17,855 and radios are $1461.74 per vehicle. Three hundred and twenty-six vehicles at $1461.74 each Zonar Connect: Electronic route books that provide student count assistance, turn-by-turn route information, video and GPS. This would replace route books that drivers currently hold while driving in order to see the printed route instructions. Pilot program for 28 buses at $700 each
Tier 2	Buses: Cost for 49 new GenEd buses $85-$90K each depending on fuel type ($85K Deisel/$87K Gasoline/$90K Propane each). 5 SPED buses at 83,000 each and 3 OTR at $143,000 each Wrecker: Replacement cost for 1973 International Wrecker with 415,700 miles. Service Truck: Add additional service truck to support outlying areas of Franktown and Ponderosa to suport buses for repairs and maintenance.
Tier 3	Buses: Cost for 49 general ed. Cost to purchase new GenEd buses $85-$90K each depending on fuel type ($85K Deisel/$87K Gasoline/$90K Propane each). 4 SPED buses at $83,000 each and 2 OTR at $143,000 each Zonar Connect: Electronic route books that provide student count assistance, turn-by-turn route information, video and GPS. This would replace route books that drivers currently hold while driving in order to see the printed route instructions. Remaining buses 298 buses at $700 each.

Tier & Priority Class	Project Description	Per Item Cost	Quantity	Total Cost
1-High	General Education Buses	$90,000	98	$8,820,000
	Special Education Buses	$83,000	9	$747,000
	Over the Road Buses	$143,000	5	$715,000
1-Medium	Radios (buses, handheld, console)	$688,708	1	$688,708
	Bus Cameras	$476,527	1	$476,527
1-Low	Zonar Connect	$700	28	$19,600
2-High	General Education Buses	$90,000	49	$4,410,000
	Special Education Buses	$83,000	5	$415,000
	Over the Road Buses	$143,000	3	$429,000
	Wrecker	$280,000	1	$280,000
2-Medium	Service Truck	$42,500	1	$42,500
3-High	General Education Buses	$90,000	49	$4,410,000
	Special Education Buses	$83,000	4	$332,000
	Over the Road Buses	$143,000	2	$286,000
3-Medium	Zonar Connect	$208,600	1	$208,600

Estimated Total Capital Costs (in 2018 Dollars): $22,279,935

Estimated Project Management Cost Range: $0

Estimated Inflation Range: $0

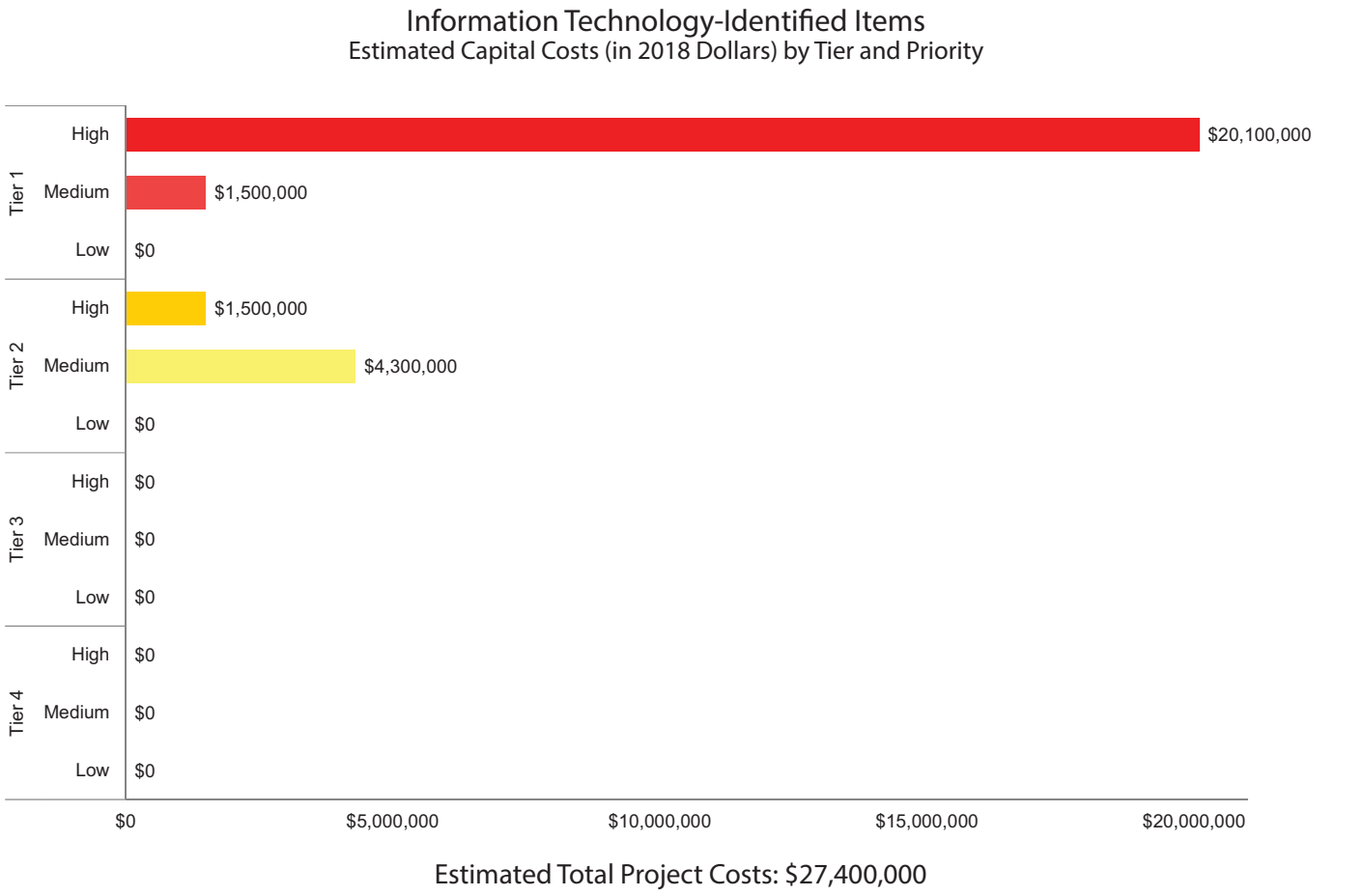
Estimated Total Project Costs: $22,279,935

Information Technology

The DCSD Information Technology department supports all of the district technology applications and infrastructure distributed throughout our schools and office buildings. Ubiquitous availability of high speed internet is not a nice to have any more. There is a large impact to the smooth operations of schools and offices if internet connectivity is severed. 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. Additionally, schools purchase roughly $3.2 million dollars worth of classroom computers and central office staff upgrades about $300K worth of devices every year to replace old/aging computers.

Currently, DCSD owns and is responsible for:
-75+ core district application services
-730+/- servers to run and operate the district infrastructure
-6,000 phones
-3,800 wireless access points across all building/schools
-2,000+/- network switches
-55,000+ devices connected wirelessly (Laptops, Tablets, Notebooks, Smartphones,etc.)
-300+ Terabytes of storage
-130,000+ active directory accounts (staff, students, parents etc.)

The Information Technology Division'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 division 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 division focuses priority on providing the district students, staff, and administration with the most value to provide the greatest education for the students.



Following is the list of identified IT needs and estimated costs over the next five years

Tier	Project Description
Tier 1	Data Center Infrastructure Rotation: Our district-wide technology systems are reliant on a robust data center infrastructure. This funding need will allow IT to keep servers and systems up to date as demand on our servers, storage, network, and cloud infrastructure grow. Vital needs include core data center redundancy, wireless infrastructure, and back-end server and cloud support systems. Annual funding revisions reflect current market costs and also any previous work completed with general fund monies. Cyber Security Enhancements: With digital safety as a key component of our overall Safety strategy, this funding will enable us to built a robust district-wide network security management platform, an enhanced data loss prevention solution, an Internet-based software blocking solution for malicious content, firewall botnet protection, and device encryption. All of this serves to provide a safe educational environment and secure staff, student and teacher data. Annual funding revisions reflect current market costs. School Network Enhancements: The district network enables staff and students to connect wirelessly to high speed Internet and enable various education services. Over the next five years, we anticipate district wide network capacity needs to grow to meet our evolving demands. Nearly all student educational activities and district administrative services depend on the network. Funding this will allow us to continue building and upgrading district site network switches, wireless hardware, and battery backup systems. Annual funding revisions reflect current market costs and also any previous work completed with general fund monies. Device Hardware Rotation: Each year district IT and schools evaluate all district devices to review overall device life and wear. Each device is expected to operate within the schools for up to 6 years. After 6 years the device is up for replacement. We determine replacement is necessary when device hardware is not able to be updated for security or support the latest educational applications.
Tier 2	Document Management Solution: All employee and student paper records need to be managed and preserved for defined periods of time. A new content management solution would allow us to digitize all such paper records and help store all this critical data in a single repository enabling timely, accurate, and secure retrieval or removal of data. Intranet Portal: Today's workforce demands efficient and timely access to relevant policies, forms and data. This solution consolidates various staff and administrative web site content into a central employee portal called the district intranet. The portal will act as a tool to enhance internal communication and collaboration across the district. Video Content Management: In today's digital age video content is created at a rapid pace. We currently do not have a central platform to store and share such internally created video content. This capital need will allow us to purchase and implement a video content management system to allow school staff and students to store and publish original video content. Multifunction Printer Fleet: The existing fleet of multifunction printers that provide schools and central office large scale printing, faxing, and scanning requires a site by site replacement program in order to stay current with today's technology and printing needs. The current fleet has completed initial maintenance terms with additional support required to maintain the aging fleet. Business Analytics System: The district does not have a central data warehousing nor a business analytics solution. This effort will allow us to build a single place for storing and reporting on our student and staff data accurately. Accurate and timely access to student data enables our educators to make meaningful decisions based on student performance data and take appropriate corrective measures.

Tier & Priority Class	Project Description	Estimated Cost (Over next 5 years)	Year 1 Estimated Cost
1-High	Data Center Infrastructure Rotation	$1,300,000	$300,000
	Cyber Security Enhancements	$1,300,000	$600,000
	Device Hardware Rotation	$17,500,000	$3,500,000
1-Medium	School Network Enhancements	$1,500,000	$300,000
2-High	Document Management Solution	$750,000	$500,000
	Intranet Portal	$750,000	$500,000
2-Medium	Video Content Management	$1,500,000	$300,000
	Multifunction Printer Fleet	$1,700,000	$400,000
	Business Analytics System	$1,100,000	$500,000

Estimated Total Capital Costs (in 2018 Dollars): $27,400,000

Estimated Project Management Cost Range: $0

Estimated Inflation Range: $0

Estimated Total Project Costs: $27,400,000

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 in February 2018 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 seperate costs. These district-wide costs can be viewed on pages 186-197.

Academy Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

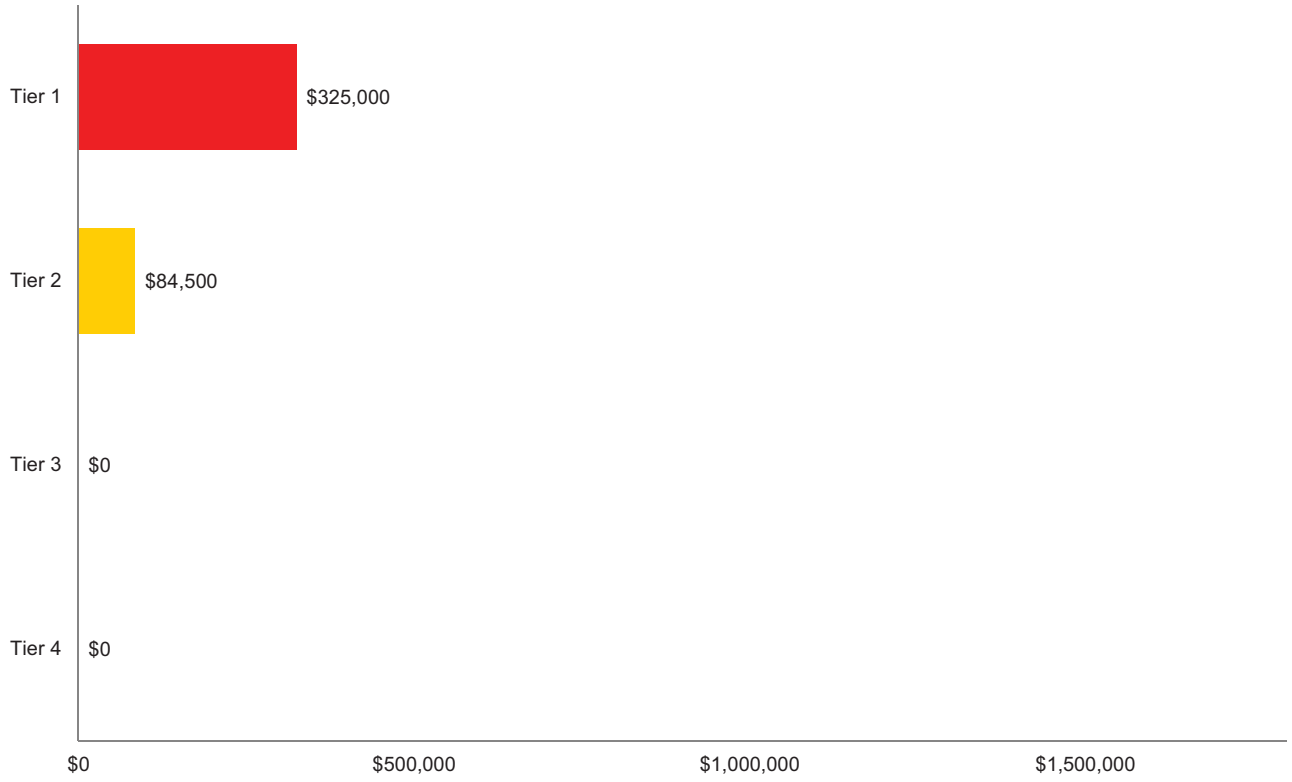
1551 Prairie Hawk Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, K-8

School built in 2001
Opened in 1996

Site Acreage:10
Facility Square Feet: 52,000

Academy Charter-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier

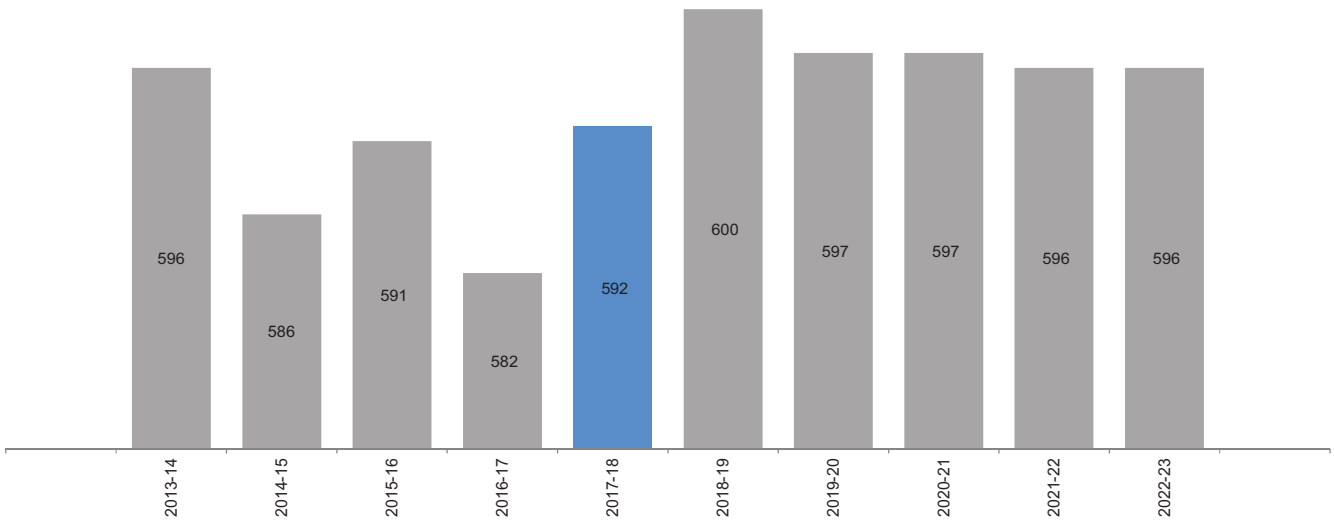


Estimated Total Construction Costs (in 2018 Dollars): $409,500

Estimated Total Project Costs: $$470,925 -$673,628

Student Enrollment

Historic and Projected



Following is the list of identified facility projects at Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	Water Treatment Systems. Needs-Check water treatment systems when HVAC systems replaced	$5,000	$500-$2150	$250-$1075
		Fire Alarm Systems. Needs-Replacement within 5 years	$150,000	$15000-$64500	$7500-$32250
		Interior Door Hardware. Needs-Replacement need in about 5 years	$150,000	$15000-$64500	$7500-$32250
		Intercommunication and Paging System. Needs-Life cycle at 15-20 years	$20,000	$2000-$8600	$1000-$4300
2	Capital Renewal	Exhaust Fans. Needs-Life cycle replacement at 15-20 years	$30,000	$3000-$12900	$1500-$6450
		Paving and Surfacing. Sidewalks. Needs-Repair areas of damaged concrete	$1,000	$100-$430	$50-$215
		Curbs, Rails and Barriers. Needs-Repair as necessary	$10,000	$1000-$4300	$500-$2150
		Sink Countertops. Needs-Replace sink counter tops	$30,000	$3000-$12900	$1500-$6450
		Exterior Wall Construction. Needs-Repair cracks at stucco (see pictures)	$2,500	$250-$1075	$125-$537
		Exterior Windows. Needs-Recaulking of windows	$10,000	$1000-$4300	$500-$2150
		Glazed Doors and Entrances. Needs--Recaulk front entry	$1,000	$100-$430	$50-$215

Estimated Total Construction Costs (in 2018 Dollars): $409,500
Estimated Project Management Costs Range: $40,950 - $176,085
Estimated Inflation Range: $20,475 - $88,043

Estimated Total Project Costs: $470,925 - $673,628

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

American Academy-Castle Pines Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

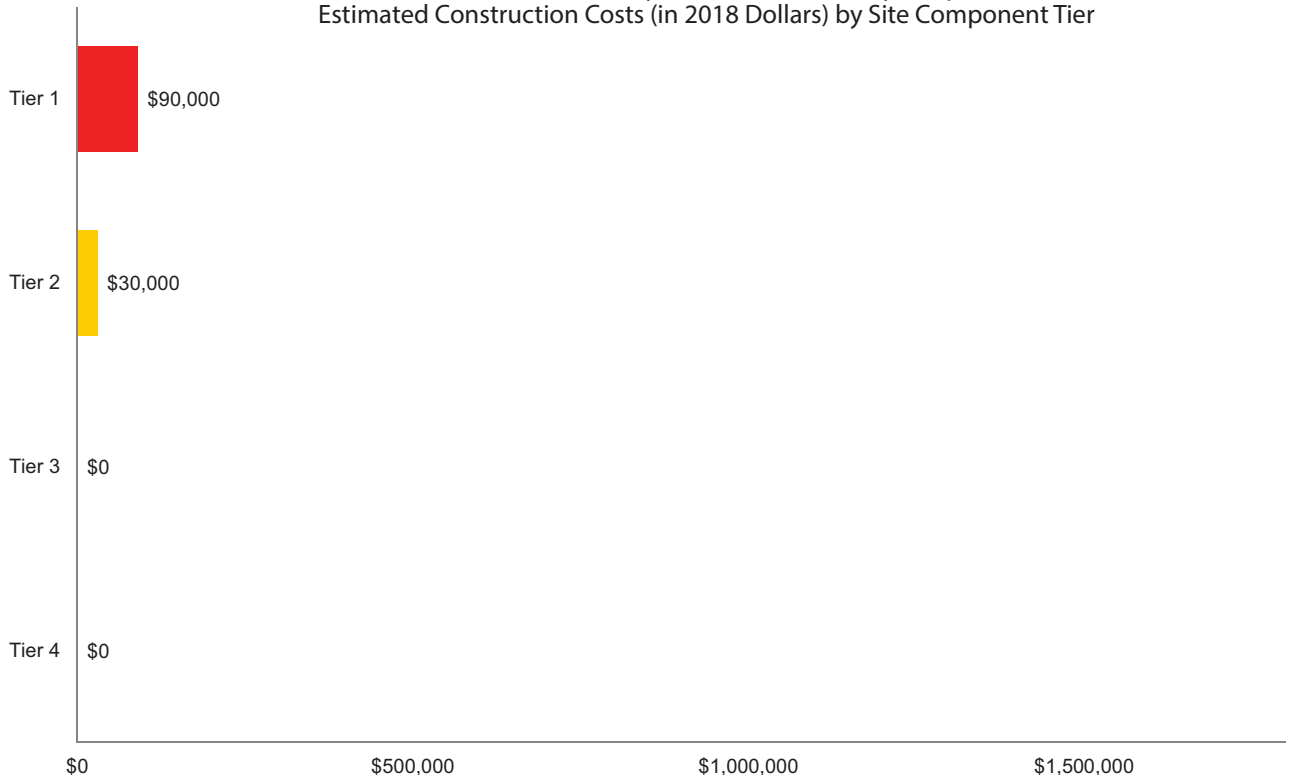
Castle Pines Campus
6971 Mira Vista Lane
Castle Pines, CO 80108
Rock Canyon High School Feeder Area,
K-8

Castle Pines school built/opened in 2009

Site Acreage: 5.5
Facility Square Feet: 83,000

American Academy-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier



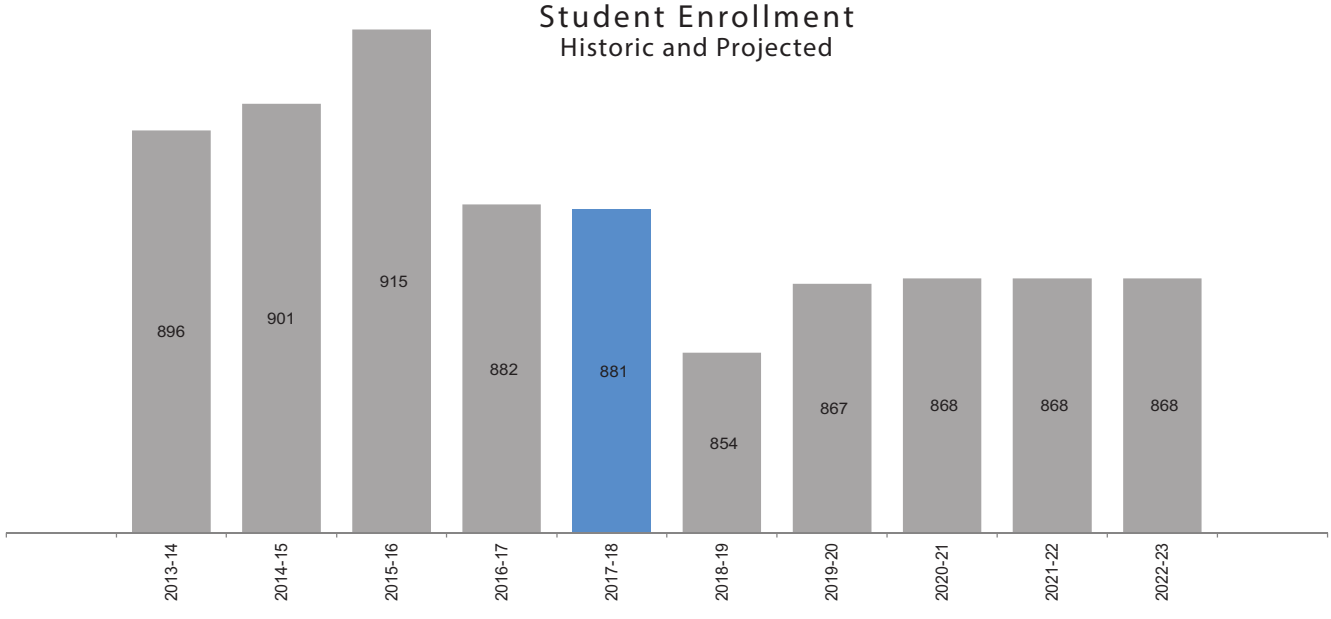
Estimated Total Construction Costs (in 2018 Dollars): $251,000

Estimated Total Project Costs: $288,650 - $412,895

Note Estimated total costs include facility upgrade and facility modification items. These items were not assigned a Tier or Priority score by American Academy Charter School and therefore will not be displayed on the graph above.

Student Enrollment

Historic and Projected



Following is the list of identified facility projects at American Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	BAS System (for HVAC) Replacement	$90,000	$9000-$38700	$4500-$19350
2	Capital Renewal	Painting Hallways	$30,000	$3000-$12900	$1500-$6450
Facility Upgrades	Facility Upgrades	Additional Sidewalks	$41,000	$4100-$17630	$2050-$8815
Facility Modifications	Facility Modifications	Monument Sign	$90,000	$9000-$38700	$4500-$19350

Estimated Total Construction Costs (in 2018 Dollars): $251,000
Estimated Project Management Costs Range: $25,100- $107,930
Estimated Inflation Range: $12,550 - $53,965

Estimated Total Project Costs: $288,650- $412,895

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

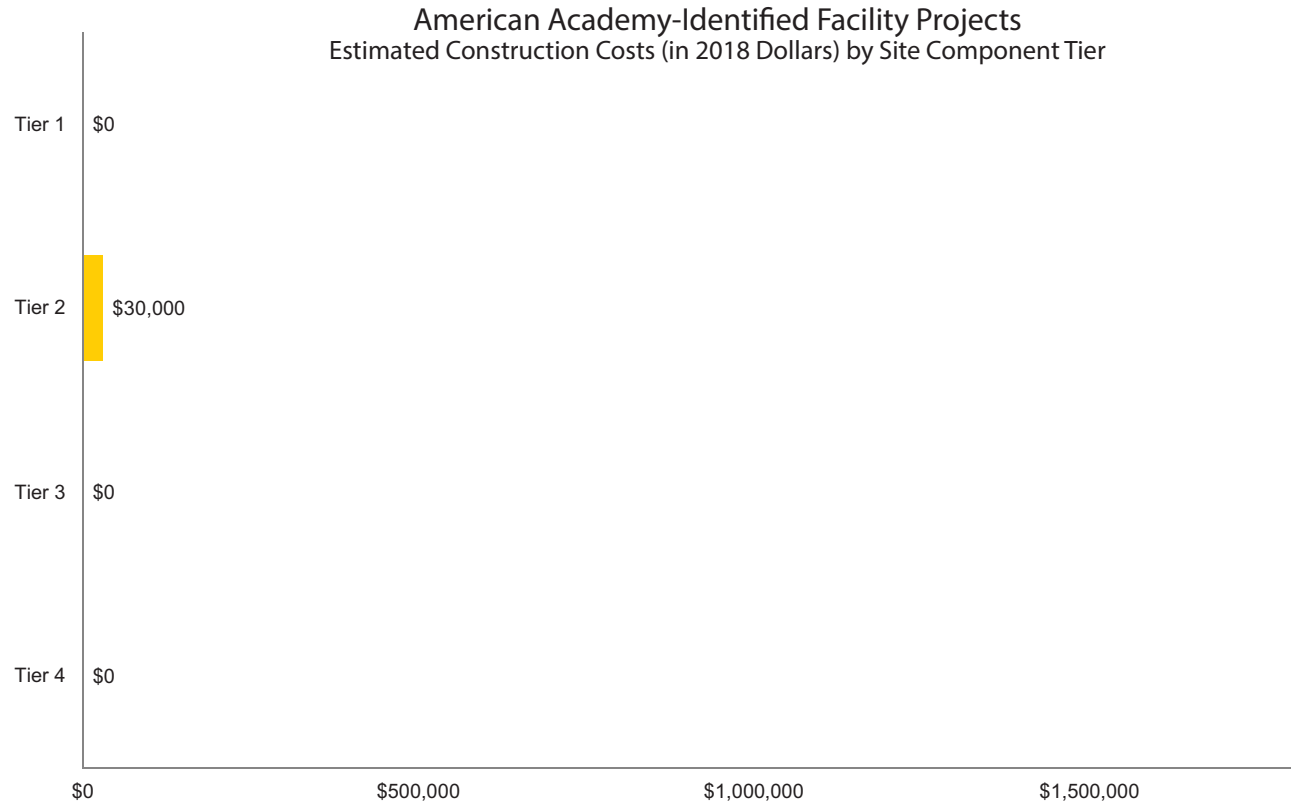
American Academy-Motsenbocker Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

Parker Campus
11155 Motsenbocker Rd
Parker, CO 80134
Chaparral High School Feeder Area,
K-8

Motsenbocker campus built/opened in 2013

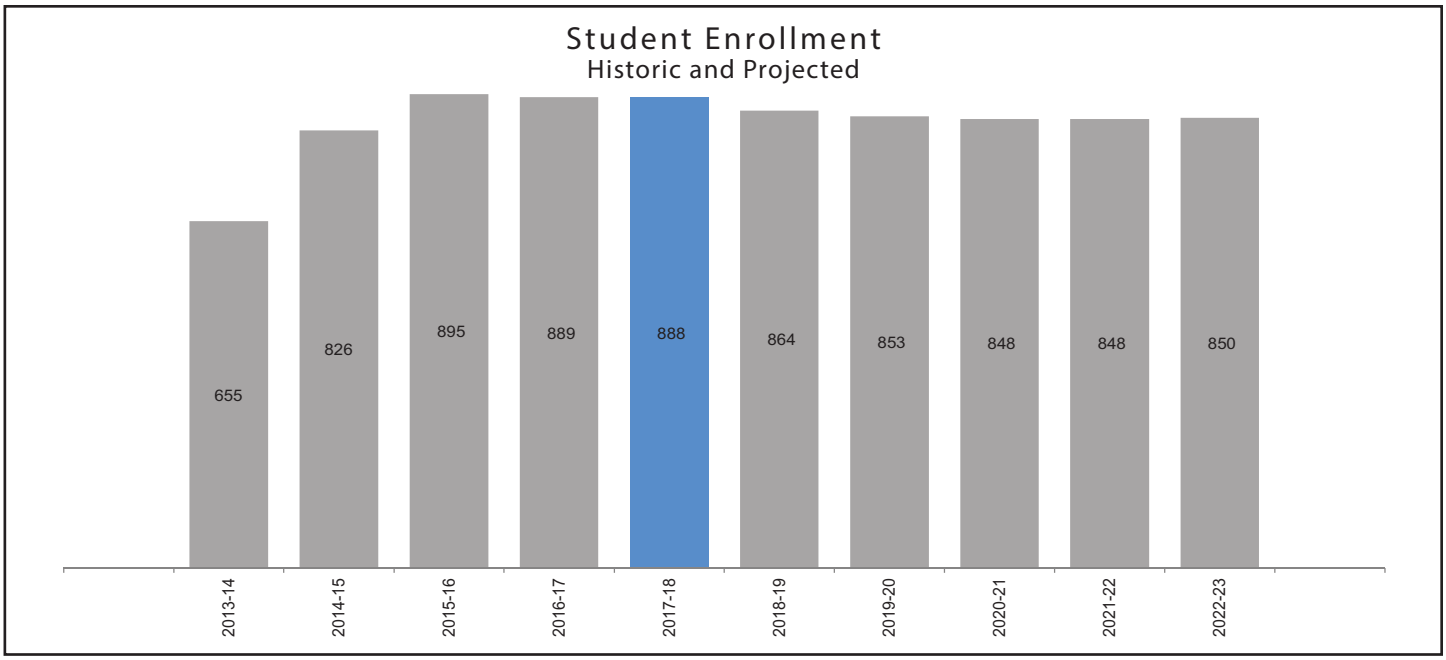
Site Acreage: 9.1
Facility Square Feet: 93,000



Estimated Total Construction Costs (in 2018 Dollars): $62,500

Estimated Total Project Costs: $71,875 - $102,813

Note Estimated total costs include facility upgrade and facility modification items. These items were not assigned a Tier or Priority score by American Academy Charter School and therefore will not be displayed on the graph above.



Following is the list of identified facility projects at American Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	Capital Renewal	Painting Hallways	$30,000	$3000-$12900	$1500-$6450
Facility Upgrades	Facility Upgrades	Additional Shrubs, Trees and Plantings	$25,000	$2500-$10750	$1250-$5375
Facility Modifications	Facility Modifications	Barrier Netting Fence for soccer fields	$7,500	$750-$3225	$375-$1612

Estimated Total Construction Costs (in 2018 Dollars): $62,500
Estimated Project Management Costs Range: $6,250 - $26,875
Estimated Inflation Range: $3,125 - $13,438

Estimated Total Project Costs: $71,875 - $102,813

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

American Academy-Lincoln Meadows Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

Lincoln Meadows Campus
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

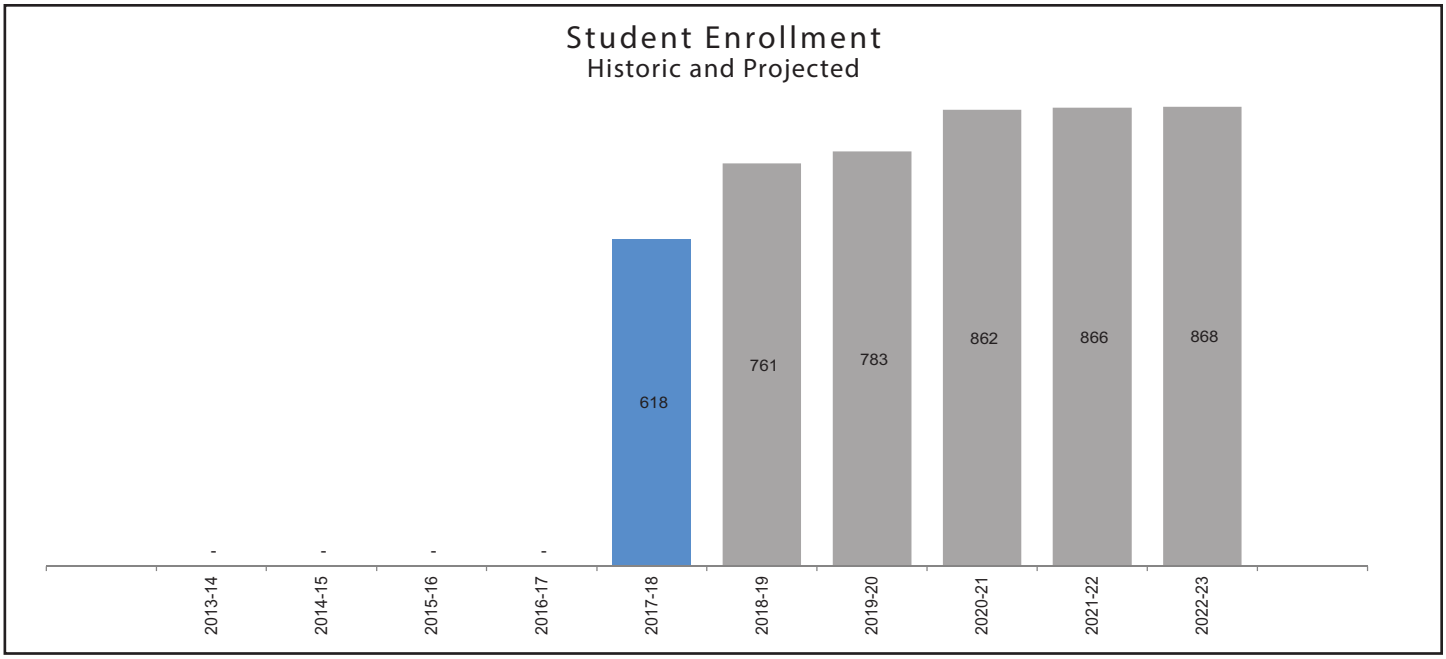
American Academy-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier



Student Enrollment

Historic and Projected



Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time.

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

Aspen View Academy Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

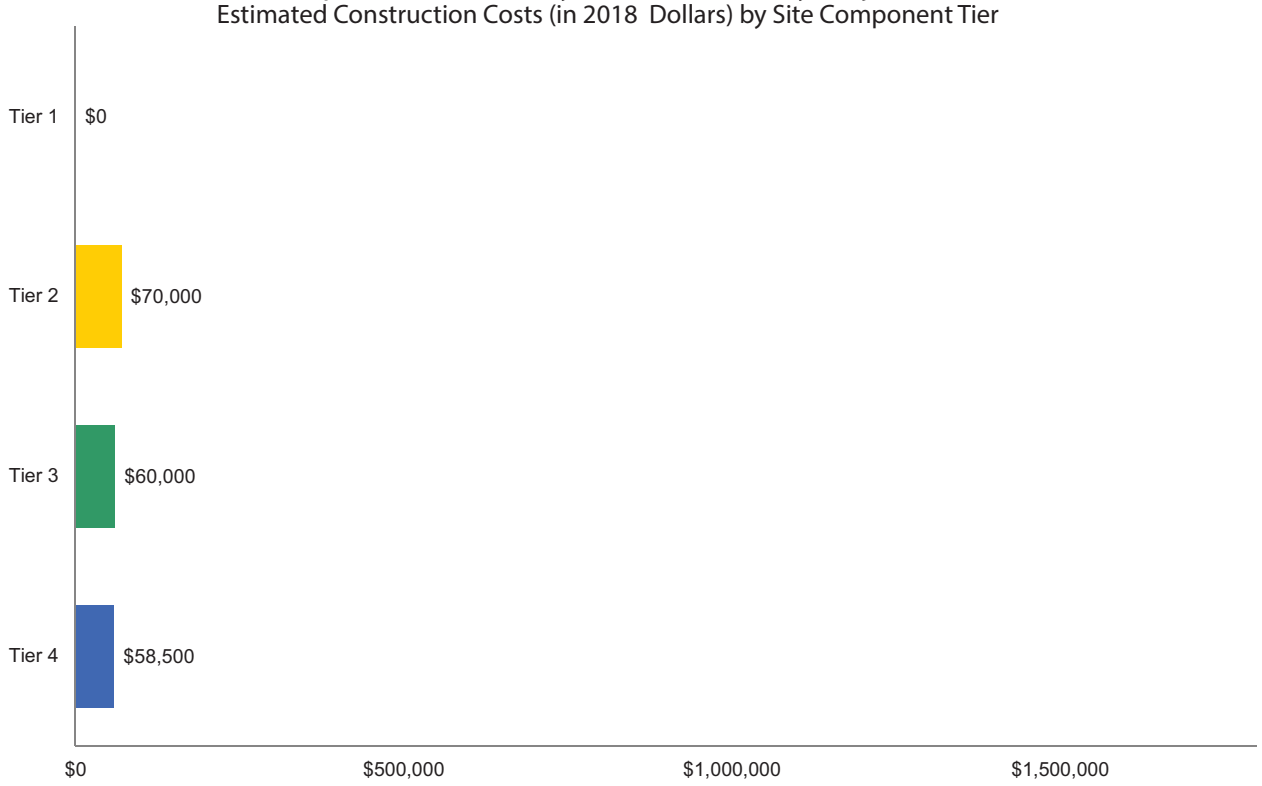
2131 Low Meadow Boulevard
Castle Rock, CO 80109
Castle View High School Feeder Area, K-8

School built in 2013
School opened in 2013

Site Acreage: 10
Facility Square Feet: 78,376

Aspen View Academy-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier



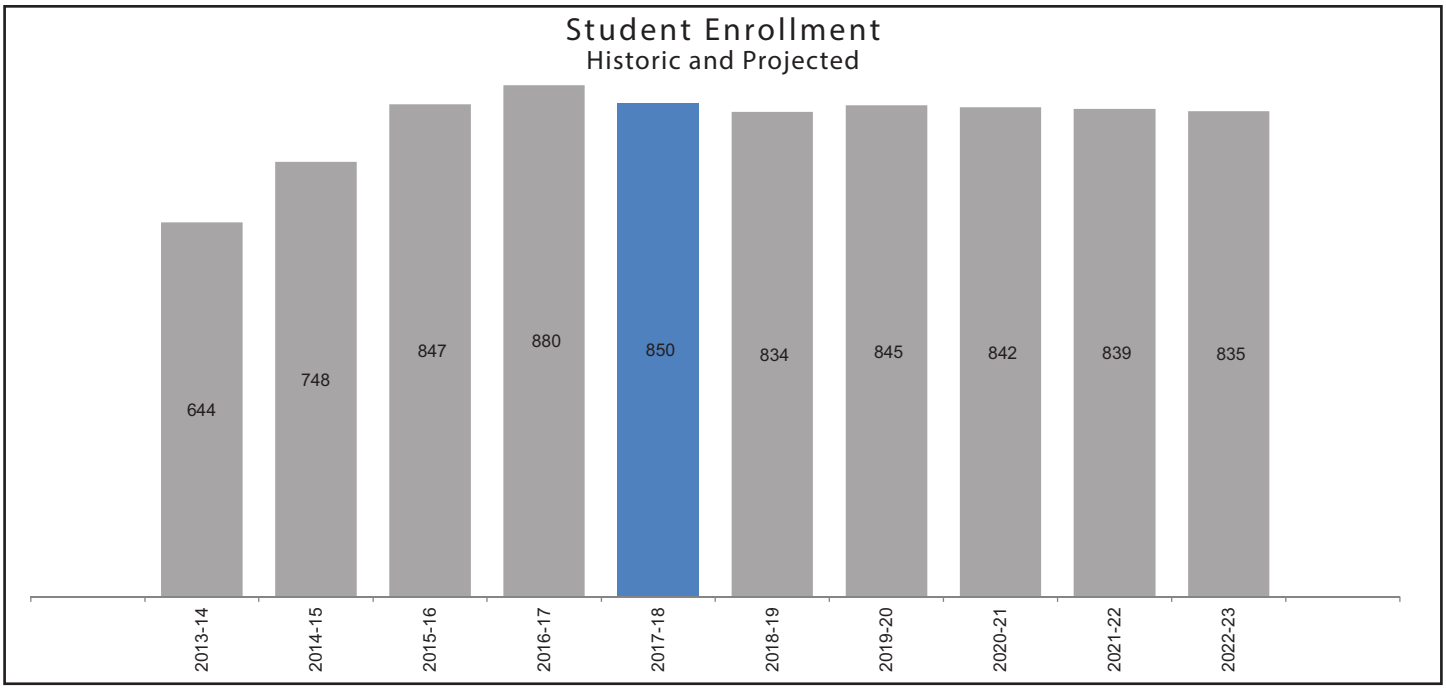
Estimated Total Construction Costs (in 2018 Dollars): $405,900

Estimated Total Project Costs: $466,785 -$667,706

Note Estimated total costs include facility upgrade and facility modification items. These items were not assigned a Tier or Priority score by Aspen View Charter School and therefore will not be displayed on the graph above.

Student Enrollment

Historic and Projected



Following is the list of identified facility projects at Aspen View Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	Capital Renewal	Paint the interior of the building	$25,000	$2500-$10750	$1250-$5375
		Add parking lot signage	$5,000	$500-$2150	$250-$1075
	Security	Security-Replace security camera system	$40,000	$4000-$17200	$2000-$8600
3	Capital Renewal	Resurface parking lot	$50,000	$5000-$21500	$2500-$10750
	Security	Security-Add safety film to first floor windows	$10,000	$1000-$4300	$500-$2150
4	Capital Renewal	Add/replace trees along Low Meadow Blvd	$7,000	$700-$3010	$350-$1505
		Seal concrete floor	$15,000	$1500-$6450	$750-$3225
	IT	IT-Replace/update staff laptops	$30,000	$3000-$12900	$1500-$6450
	Security	Security-Upgrade card readers	$6,500	$650-$2795	$325-$1397
Facility Modifications	Facility Modifications	Replace classroom projectors for SMART boards	$25,000	$2500-$10750	$1250-$5375
		Divide 2 large rooms in half creating 4 medium rooms	$50,000	$5000-$21500	$2500-$10750
		Air duct cleaning	$10,000	$1000-$4300	$500-$2150
Facility Upgrades	Facility Upgrades	Install a grease trap in the kitchen	$97,400	$9740-$41882	$4870-$20941
		Install fence between turf field and new community park	$10,000	$1000-$4300	$500-$2150
		Install concrete ramp from building to turf field	$15,000	$1500-$6450	$750-$3225
		Upgrade the school library	$10,000	$1000-$4300	$500-$2150

Estimated Total Construction Costs (in 2018 Dollars): $405,900
Estimated Project Management Costs Range: $40,590 - $174,537
Estimated Inflation Range: $20,295 - $87,269

Estimated Total Project Costs: $466,785 - $667,706

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

Benjamin Franklin Academy Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

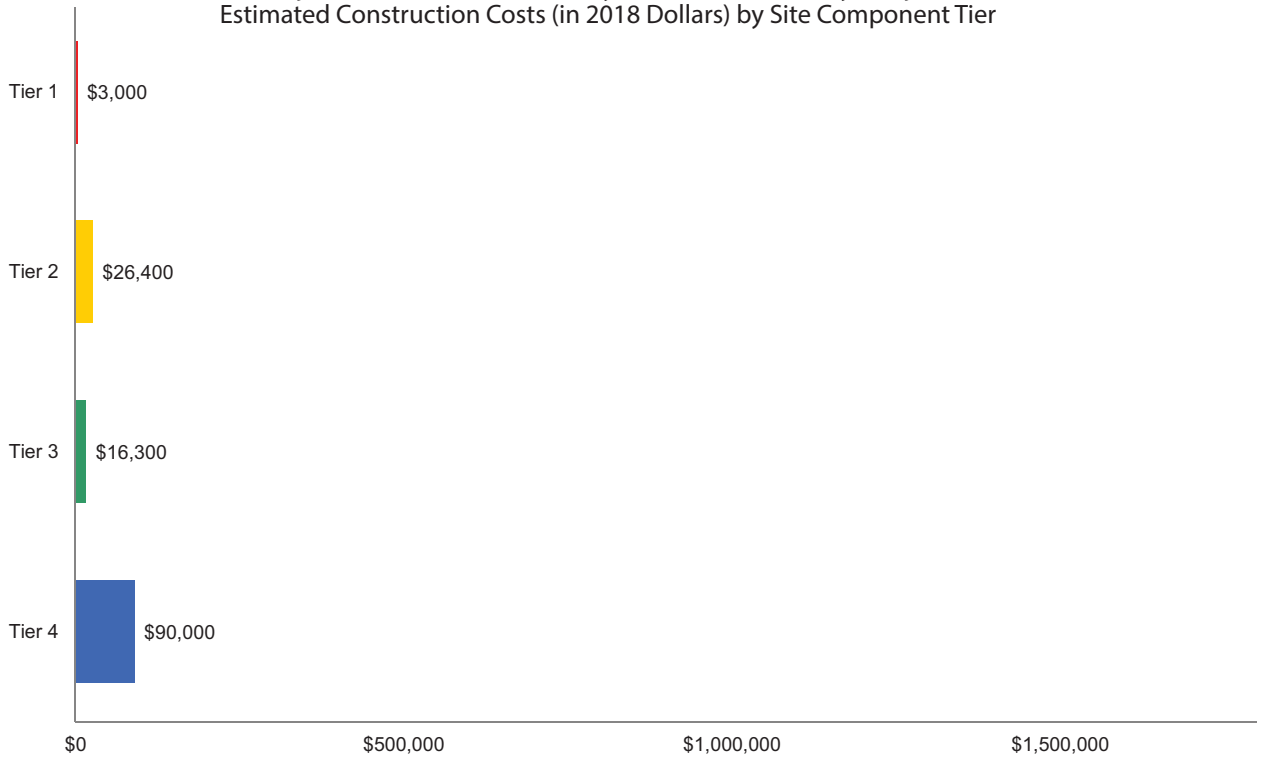
2270 Plaza Drive
Highlands Ranch, CO 80129
Mountain Vista High School Feeder Area, K-8

School built in 2011
School opened in 2011

Site Acreage: 10.13
Facility Square Feet: 64,779

Benjamin Franklin Academy-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier



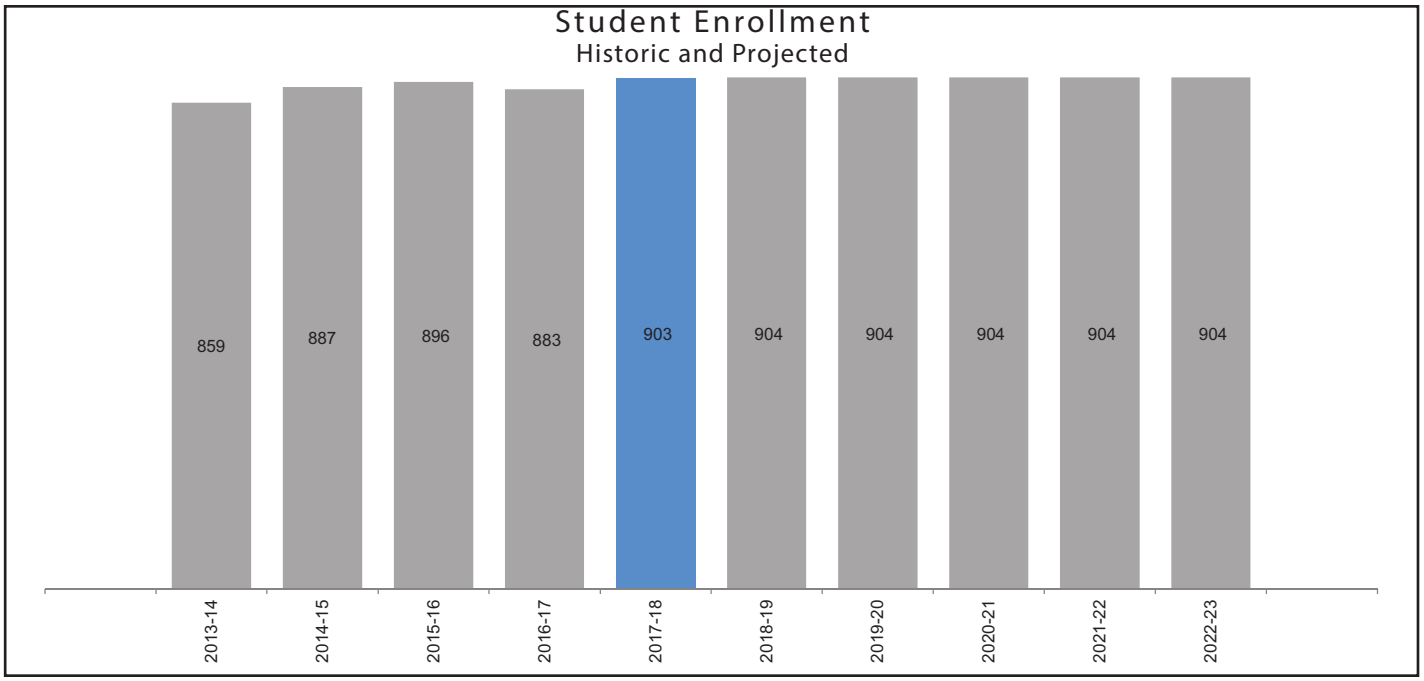
Estimated Total Construction Costs (in 2018 Dollars): $159,200

Estimated Total Project Costs: $183,080 -$261,884

Note Estimated total costs include facility upgrade and facility modification items. These items were not assigned a Tier or Priority score by Benjamin Franklin Charter School and therefore will not be displayed on the graph above.

Student Enrollment

Historic and Projected



Following is the list of identified facility projects at Benjamin Franklin Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	Change out 3 backflow valves in the fire suppressing room	$3,000	$300-$1290	$150-$645
2	Capital Renewal	Parking Lot Light replacements (6)	$1,000	$100-$430	$50-$215
		Exterior Building paint	$20,000	$2000-$8600	$1000-$4300
		Replacing outside safety lighting	$1,600	$160-$688	$80-$344
	Security	Security-Install an additional 3 surveillance cameras upstairs	$3,800	$380-$1634	$190-$817
3	Capital Renewal	Construct a fence at the west end of the playground	$4,400	$440-$1892	$220-$946
		Construct concrete steps leading from sidewalk to playground	$5,400	$540-$2322	$270-$1161
	Security	Security-Add 3M film and safety caulking to lower level windows	$6,500	$650-$2795	$325-$1397
4	Capital Renewal	Construct a housing for the trash dumpsters	$5,000	$500-$2150	$250-$1075
		Add privacy slatting to playground fence	$5,300	$530-$2279	$265-$1139
		Add Irrigation for trees along Plaza	$2,500	$250-$1075	$125-$537
		Plant Oak trees to create privacy along playground	$22,000	$2200-$9460	$1100-$4730
		Replace classroom projectors	$24,000	$2400-$10320	$1200-$5160
	IT	IT-Replace computer lab desk top computers (26)	$31,200	$3120-$13416	$1560-$6708
Facility Modification	Facility Modification	Construct a shed for turf groomer	$5,500	$550-$2365	$275-$1182
Facility Upgrade	Facility Upgrade	Replace current faucets with touchless faucets	$18,000	$1800-$7740	$900-$3870

Estimated Total Construction Costs (in 2018 Dollars): $159,200
Estimated Project Management Costs Range: $15,920 - $68,456
Estimated Inflation Range: $7,960 - $34,228

Estimated Total Project Costs: $183,080 - $261,884

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

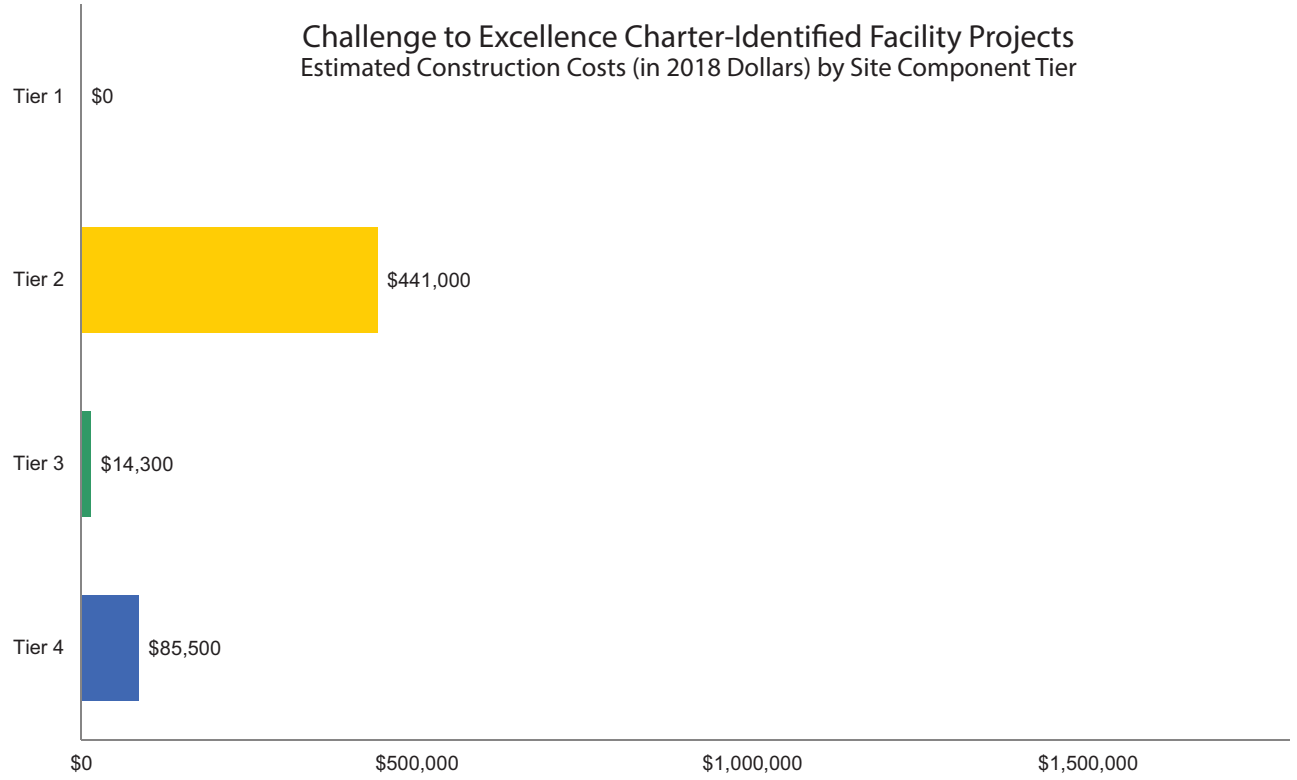
Challenge to Excellence Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

16995 East Carlson Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-8

School built in 2004
Opened in 2002

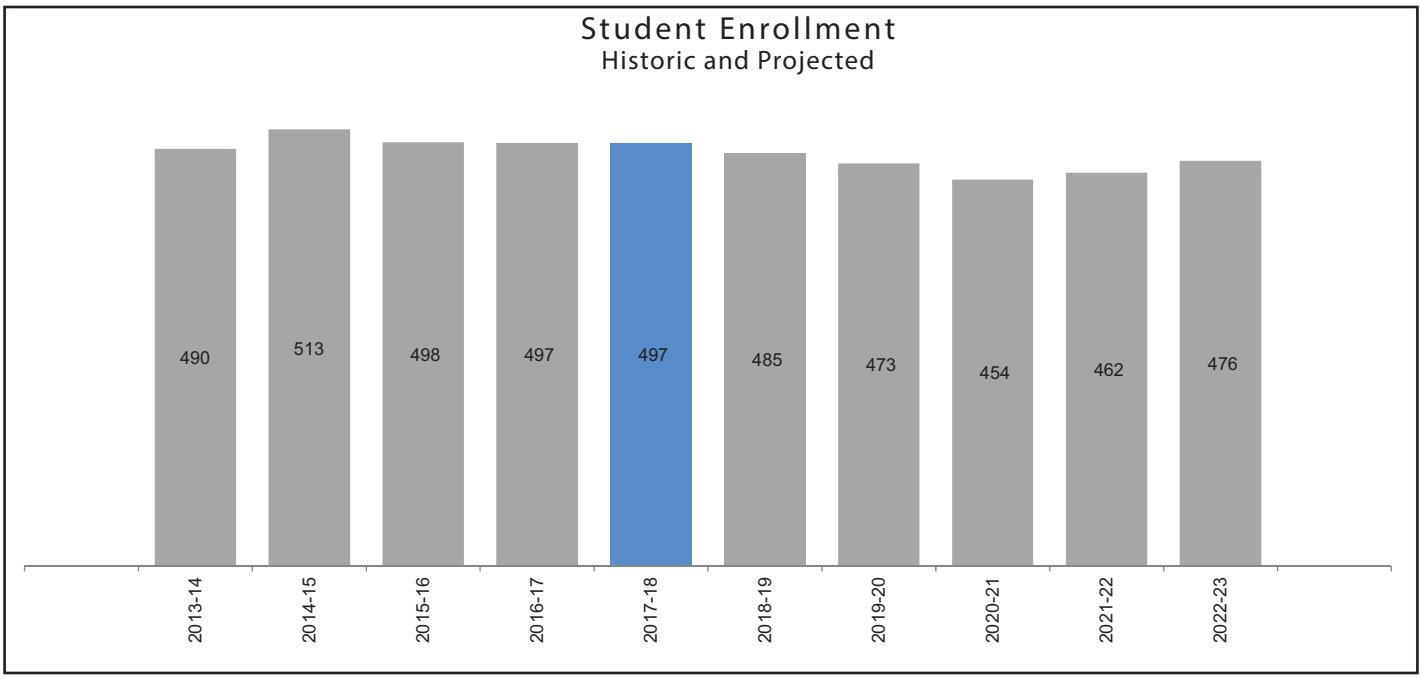
Site Acreage: 7.5
Facility Square Feet: 40,000



Estimated Total Construction Costs (in 2018 Dollars): $1,868,300

Estimated Total Project Costs: $2,148,545-$3,073,354

Note Estimated total costs include facility upgrade, facility modification. and facility addition items. These items were not assigned a Tier or Priority score by Challenge to Excellence Charter School and therefore will not be displayed on the graph above.



Following is the list of identified facility projects at Challenge to Excellence Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	Capital Renewal	Upgrade irrigation system	$85,000	$8500-$36550	$4250-$18275
		Replace sections of sidewalk	$27,500	$2750-$11825	$1375-$5912
		Resurface Playground	$66,000	$6600-$28380	$3300-$14190
		Replace areas of curb cracking	$11,000	$1100-$4730	$550-$2365
		Seal and caulk exterior wall	$22,000	$2200-$9460	$1100-$4730
		Caulk windows	$6,500	$650-$2795	$325-$1397
		Mill, overlay, patch parking lot	$20,000	$2000-$8600	$1000-$4300
		Steel doors and frames need painted	$16,500	$1650-$7095	$825-$3547
		Hallways need patched and painted	$37,500	$3750-$16125	$1875-$8062
		Replace toilet partitions	$20,000	$2000-$8600	$1000-$4300
		Carpeting 18 classrooms	$70,000	$7000-$30100	$3500-$15050
	Security	Security-Install facility security camera system	$35,000	$3500-$15050	$1750-$7525
		Security-Install access controlled security and detection system	$10,000	$1000-$4300	$500-$2150
		Security-Install intrusion alarm system	$14,000	$1400-$6020	$700-$3010
3	Capital Renewal	Provide fencing for dumpsters and transformers	$5,500	$550-$2365	$275-$1182
		Parking lot signage & marking	$8,800	$880-$3784	$440-$1892
4	Capital Renewal	Entire site landscape work	$80,000	$8000-$34400	$4000-$17200
		Replace/add trees and shrubs	$5,500	$550-$2365	$275-$1182
Building Addition	Building Addition	Building expansion	$1,300,000	$130000-$559000	$65000-$279500
Facility Modification	Facility Modification	Install storage shed	$20,000	$2000-$8600	$1000-$4300
Facility Upgrade	Facility Upgrade	Library upgrade	$7,500	$750-$3225	$375-$1612

Estimated Total Construction Costs (in 2018 Dollars): $1,868,300
Estimated Project Management Costs Range: $186,830 - $803,369
Estimated Inflation Range: $93,415 - $401,685

Estimated Total Project Costs: $2,148,545 - $3,073,354

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

DCS Montessori Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

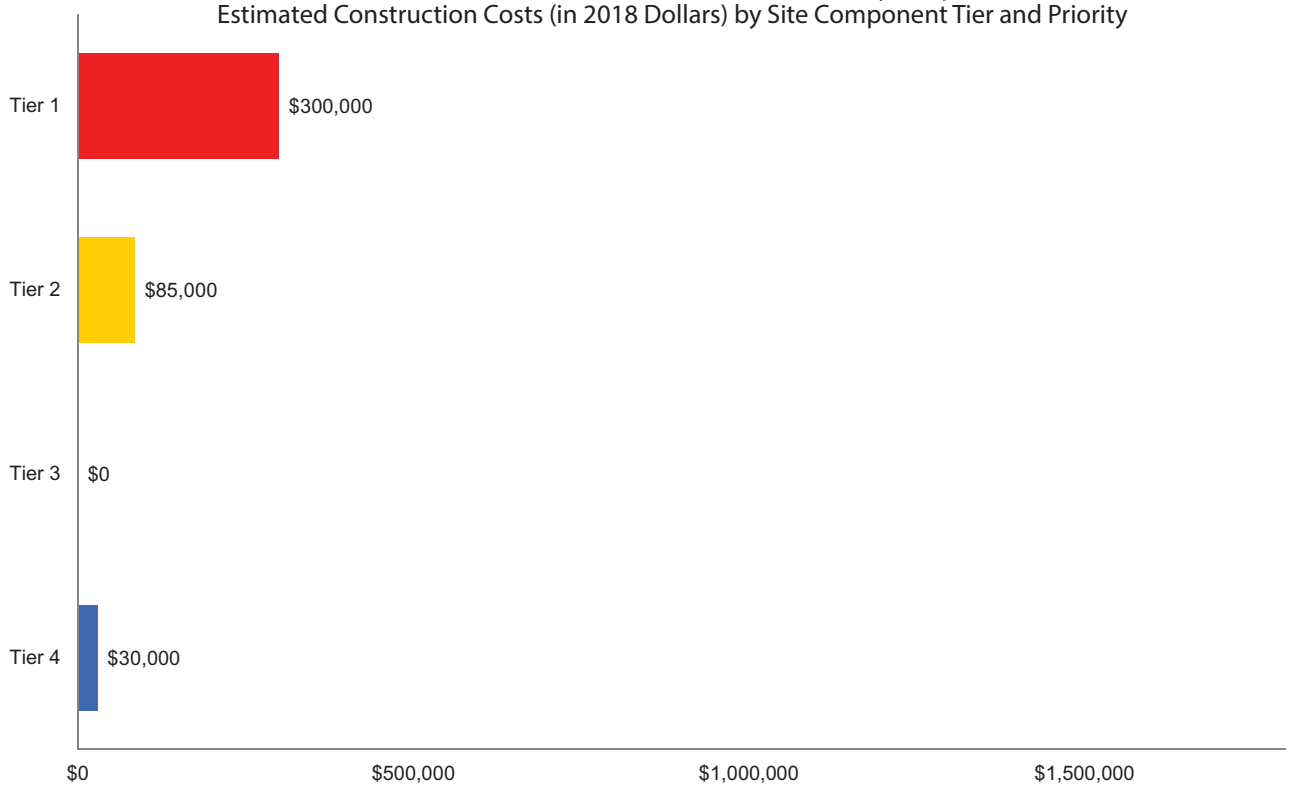
311 East Castle Pines Parkway
Castle Pines, CO 80108
Rock Canyon High School Feeder, K-8

School built in 2000
Opened in 1997

Site Acreage: 8.5
Facility Square Feet: 41,800

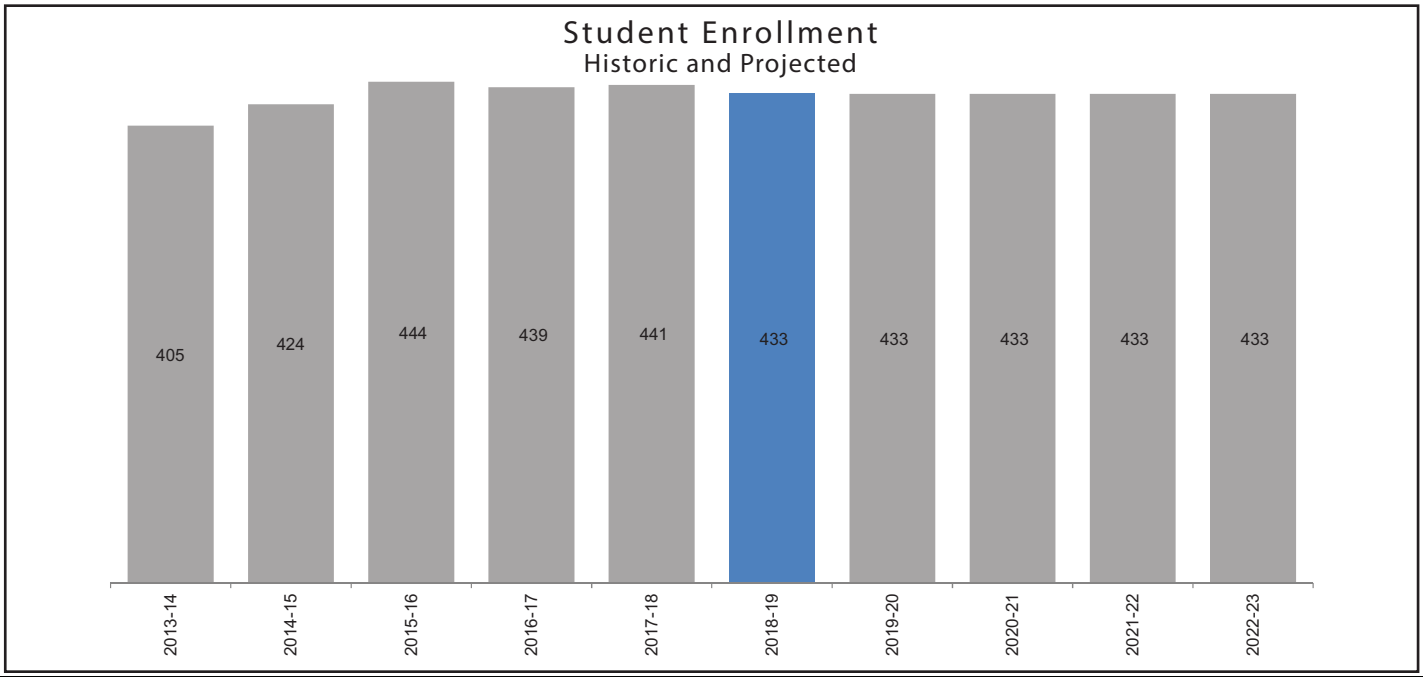
DCS Montessori Charter-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): $415,000

Estimated Total Project Costs: $477,250 -$682,675



Following is the list of identified facility projects at DCS Montessori Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	Replace 5 Rooftop units and Boiler	$100,000	$10000-$43000	$5000-$21500
		Replace Roof	$200,000	$20000-$86000	$10000-$43000
2	Capital Renewal	Resurface parking lot	$20,000	$2000-$8600	$1000-$4300
		Exterior painting and sealing	$15,000	$1500-$6450	$750-$3225
		Interior Finishes-Painting, flooring, ceiling maintenance, plumbing	$50,000	$5000-$21500	$2500-$10750
4	Capital Renewal	Renovate landscaping to be less water intensive	$30,000	$3000-$12900	$1500-$6450

Estimated Total Construction Costs (in 2018 Dollars): $415,000
Estimated Project Management Costs Range: $41,500 - $178,450
Estimated Inflation Range: $20,750 - $89,225

Estimated Total Project Costs: $477,250 - $682,675

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

Global Village Academy Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

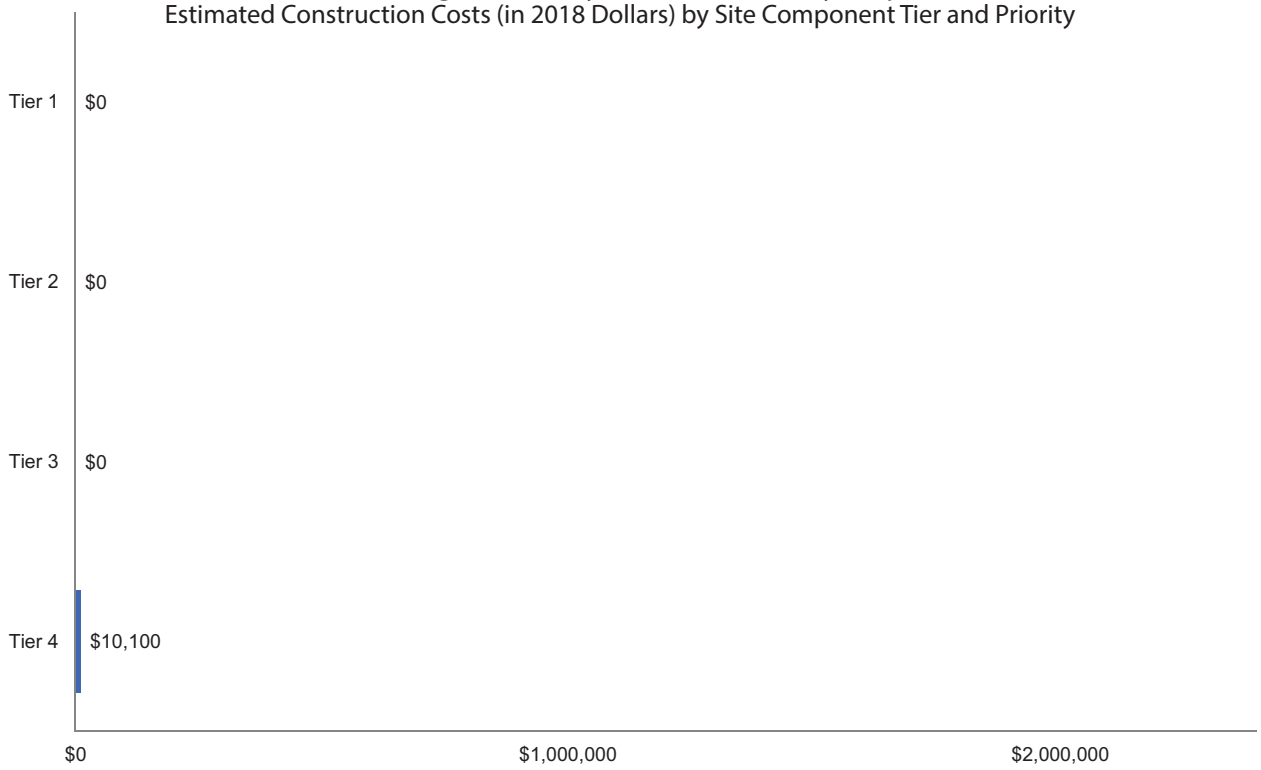
18451 Ponderosa Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Opened in 2015

Site Acreage: 7.39
Facility Square Feet: 27,481

Global Village Academy-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



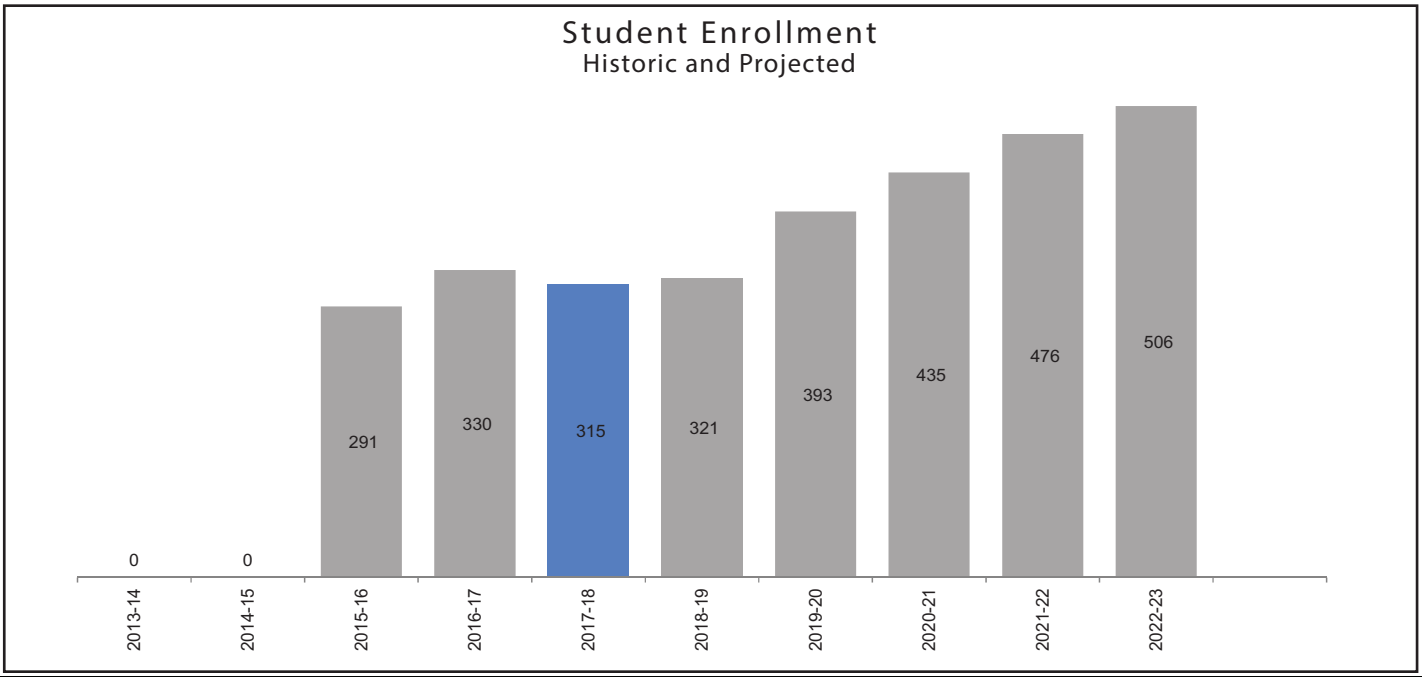
Estimated Total Construction Costs (in 2018 Dollars): $1,311,200

Estimated Total Project Costs: $1,507,880 - $3,186,216

Note Estimated total costs include security, facility upgrade. facility modification. a proposed addition, and mobiles. These items were not assigned a Tier or Priority score by Global Village Academy Charter School and therefore will not be displayed on the graph above.

Student Enrollment

Historic and Projected



Following is the list of identified facility projects at Global Village Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
4	Capital Renewal	Landscaping of the property to maintain asthetics	$10,100	$1010-$4343	$505-$10100
Security	Security	External door badge readers; prioritize western building entrance; link with student IDs to allow students to go between modular classrooms and main facility in a secure fashion	$11,300	$1130-$4859	$565-$11300
Facility Upgrade	Facility Upgrade	Installation of Closed-Circuit TV (CCTV) security system	$40,400	$4040-$17372	$2020-$40400
		Fencing around exterior of property to increase security and keep children away from creek / open space	$67,600	$6760-$29068	$3380-$67600
		Installation of turf on the sports field	$85,000	$8500-$36550	$4250-$85000
		Retractable wall partions for installation in the library to allow multi-use room to be converted into additional classroom / testing space as and when needed	$42,000	$4200-$18060	$2100-$42000
Facility Modification	Facility Modification	Replacement of bark chips on the playground	$44,300	$4430-$19049	$2215-$44300
		Ride-on lawn mower / snow plow	$9,200	$920-$3956	$460-$9200
		Smart Boards for classrooms to assist with SPED and general instruction (x5)	$4,000	$400-$1720	$200-$4000
		Install 20' x 30' storage building	$24,000	$2400-$10320	$1200-$24000
Addition	Addition	Construction of a school gym	$801,700	$80170-$344731	$40085-$801700
Mobiles	Mobiles	Paving for modular installation	$4,100	$410-$1763	$205-$4100
		Installation of a modular building to house additional classes (dry or wet)	$150,000	$15000-$64500	$7500-$150000
		ADA compliant ramp for modular classroom (including installation)	$17,500	$1750-$7525	$875-$17500

Estimated Total Construction Costs (in 2018 Dollars): $1,311,200
Estimated Project Management Costs Range: $131,120- $563,816
Estimated Inflation Range: $65,560 - $1,311,200

Estimated Total Project Costs: $1,507,880- $3,186,216

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

North Star Academy Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

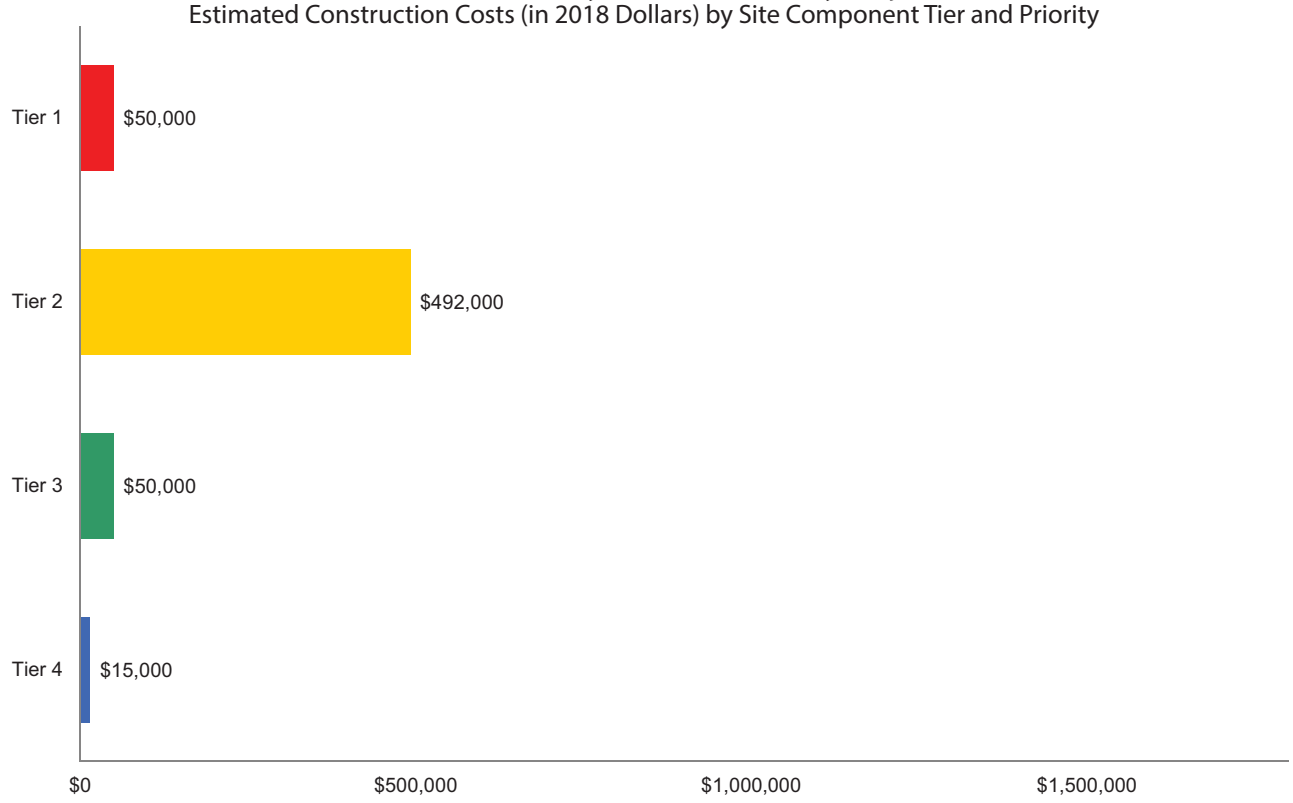
16700 Keystone Boulevard
Parker, CO 80134
Chaparral High School Feeder, K-8

Opened in 2005

Site Acreage: 4.8
Facility Square Feet: 28,900

North Star Academy-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority

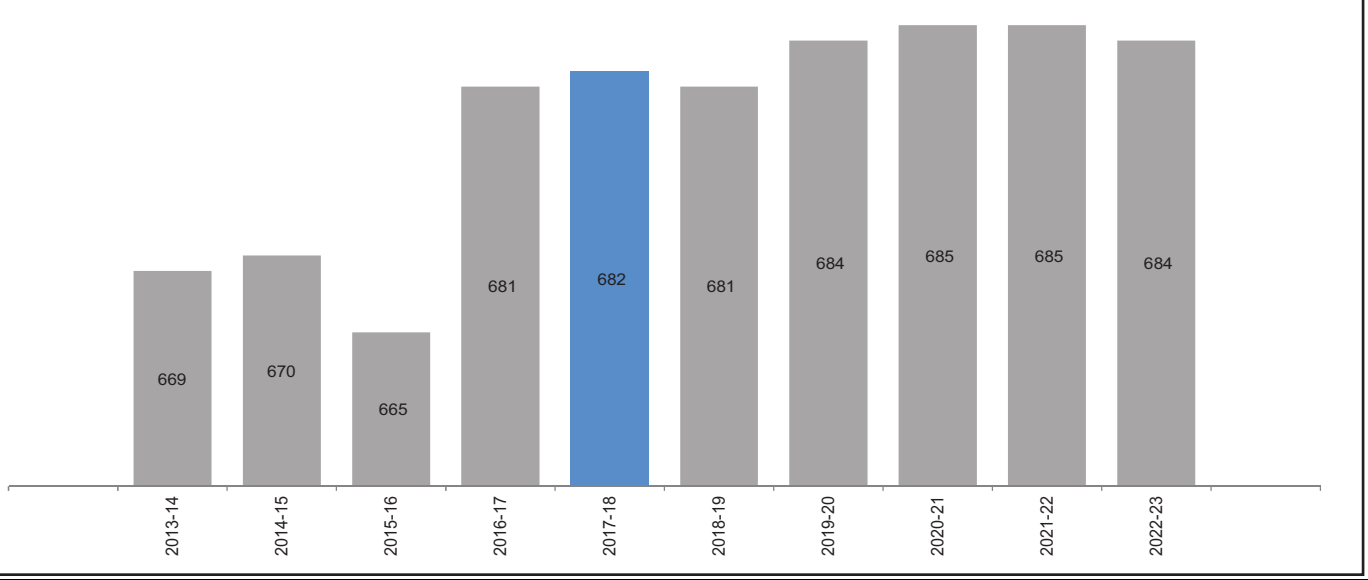


Estimated Total Construction Costs (in 2018 Dollars): $607,000

Estimated Total Project Costs: $698,050 - $998,515

Student Enrollment

Historic and Projected



Following is the list of identified facility projects at North Star Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	Rooftop Air Conditioner replacement	$50,000	$5000-$21500	$2500-$10750
2	Capital Renewal	Repair sunk in floor in middle school and library (foundation)	$125,000	$12500-$53750	$6250-$26875
		Install new bathroom flooring	$27,000	$2700-$11610	$1350-$5805
		Air Duct Cleaning	$15,000	$1500-$6450	$750-$3225
		Replace Handicap door opener at Kindergarten playground	$10,000	$1000-$4300	$500-$2150
		Internal painting	$10,000	$1000-$4300	$500-$2150
		Carpet Replacement	$135,000	$13500-$58050	$6750-$29025
		Mill and overlay parking lot/take middle islands out and add parking spots	$100,000	$10000-$43000	$5000-$21500
		Concrete Curb and Gutter Repair	$14,000	$1400-$6020	$700-$3010
		Replace Handicap elevator	$7,000	$700-$3010	$350-$1505
		Replace plumbing Fixtures	$4,000	$400-$1720	$200-$860
	IT	IT-Replace Telephone System	$30,000	$3000-$12900	$1500-$6450
	Security	Security-Upgrade Video Surveillance System	$15,000	$1500-$6450	$750-$3225
3	Capital Renewal	Repair and Replacement of chain link Fence	$20,000	$2000-$8600	$1000-$4300
		Maintenance work on turf playing field (addition of in fill and removal of insects)	$15,000	$1500-$6450	$750-$3225
		Replace/Add Parking Lot Signage	$5,000	$500-$2150	$250-$1075
		Concrete outside of music room	$10,000	$1000-$4300	$500-$2150
4	Capital Renewal	Replace/Add Parking Lot Signage	$5,000	$500-$2150	$250-$1075
		Mulch Ground Cover	$10,000	$1000-$4300	$500-$2150

Estimated Total Construction Costs (in 2018 Dollars): $607,000
Estimated Project Management Costs Range: $60,700 - $261,010
Estimated Inflation Range:$30,350 - $130,505

Estimated Total Project Costs: $698,050 - $998,515

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

Parker Core Knowledge Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

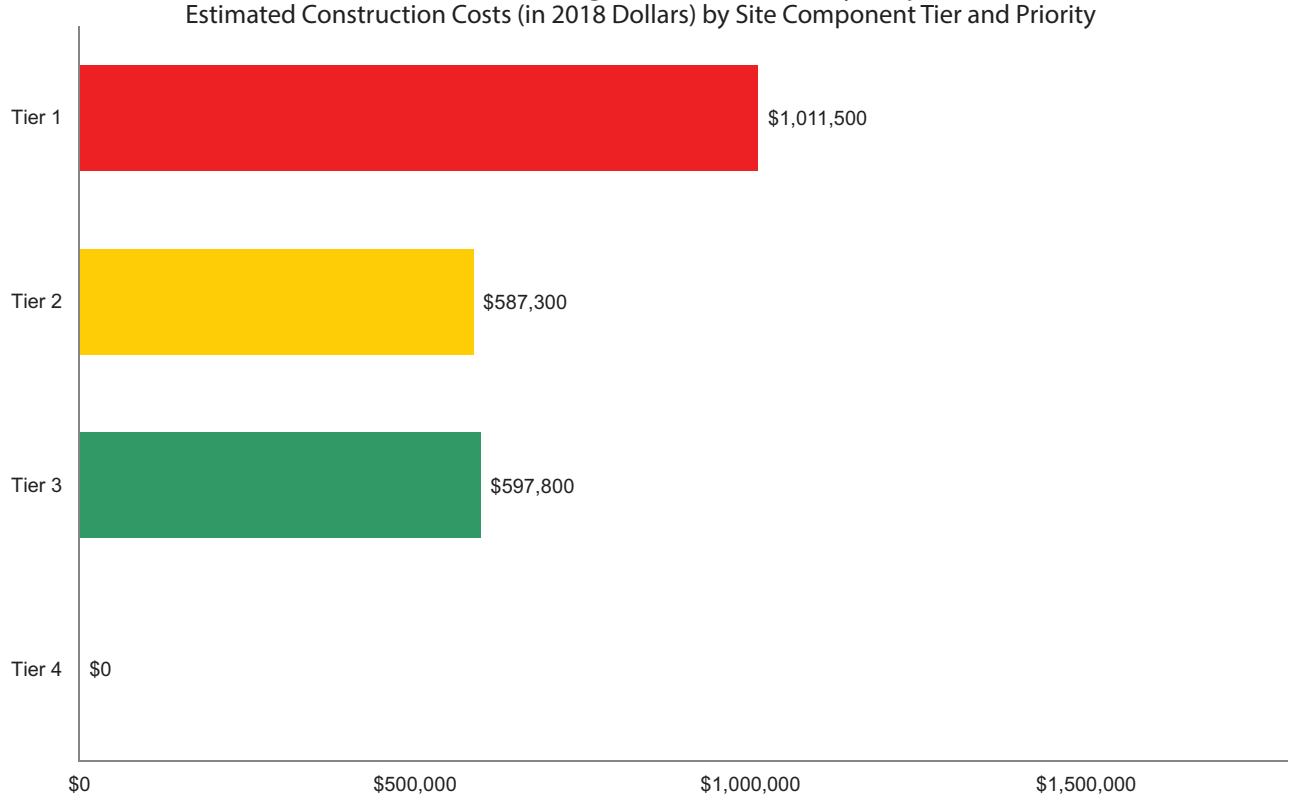
11661 Pine Drive
Parker, CO 80138
Chaparral High School Feeder Area, K-8

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 2018 Dollars) by Site Component Tier and Priority

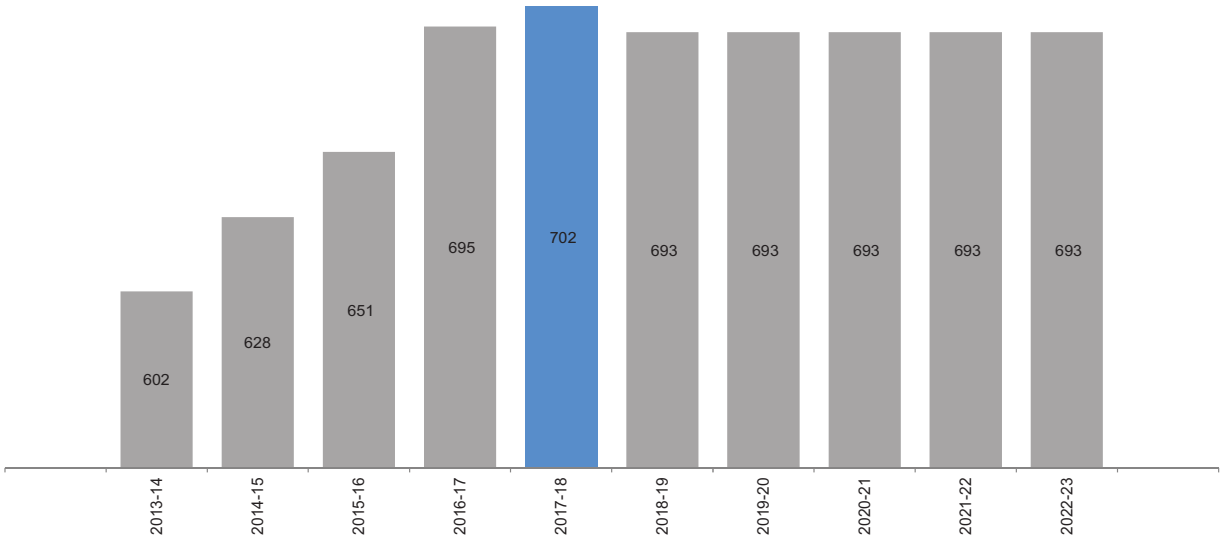


Estimated Total Construction Costs (in 2018 Dollars): $2,196,600

Estimated Total Project Costs: $2,526,090 - $3,613,407

Student Enrollment

Historic and Projected



Following is the list of identified facility projects at Parker Core Knowledge Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	Replace roof 2005 & 2010 building	$192,400	$19240-$82732	$9620-$41366
		Install smoke hatch over stage	$6,900	$690-$2967	$345-$1483
		Install emergency generator and associated electrical	$135,100	$13510-$58093	$6755-$29046
		Install new heat tape for north side downspout	$1,400	$140-$602	$70-$301
		Replace RTU's on original building, 19 units	$325,600	$32560-$140008	$16280-$70004
		Install building automation controls in lieu of thermostats	$350,100	$35010-$150543	$17505-$75271
2	Capital Renewal	Recaulk control joints	$2,300	$230-$989	$115-$494
		Paint exterior downspouts	$300	$30-$129	$15-$64
		Re-seal CMU	$2,400	$240-$1032	$120-$516
		Replace carpet in original building	$357,000	$35700-$153510	$17850-$76755
		Replace VCT throughout building	$70,000	$7000-$30100	$3500-$15050
		Replace/repair damaged ceramic tile in restrooms	$11,900	$1190-$5117	$595-$2558
		Install card readers on 10 exterior doors	$6,600	$660-$2838	$330-$1419
		Re-seal asphalt parking lot	$11,600	$1160-$4988	$580-$2494
		Replace intercom and clock system with hard wired system	$123,800	$12380-$53234	$6190-$26617
		Install barrier around kiln	$1,400	$140-$602	$70-$301
3	Capital Renewal	Replace ceiling grid and tile	$376,800	$37680-$162024	$18840-$81012
		Patch, prime and paint interior walls	$213,800	$21380-$91934	$10690-$45967
		Refurbish interior doors and jambs in original building	$7,200	$720-$3096	$360-$1548

Estimated Total Construction Costs (in 2018 Dollars): $2,196,600
Estimated Project Management Costs Range: $219,660 - $944,538
Estimated Inflation Range: $109,830 - $472,269

Estimated Total Project Costs: $2,526,090 - $3,613,407

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

Parker Performing Arts Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

15035 Compark Blvd
Parker, CO 80134
Chaparral High School Feeder, K-8

School built in 2016
Opened in 2016

Site Acreage: 7.2

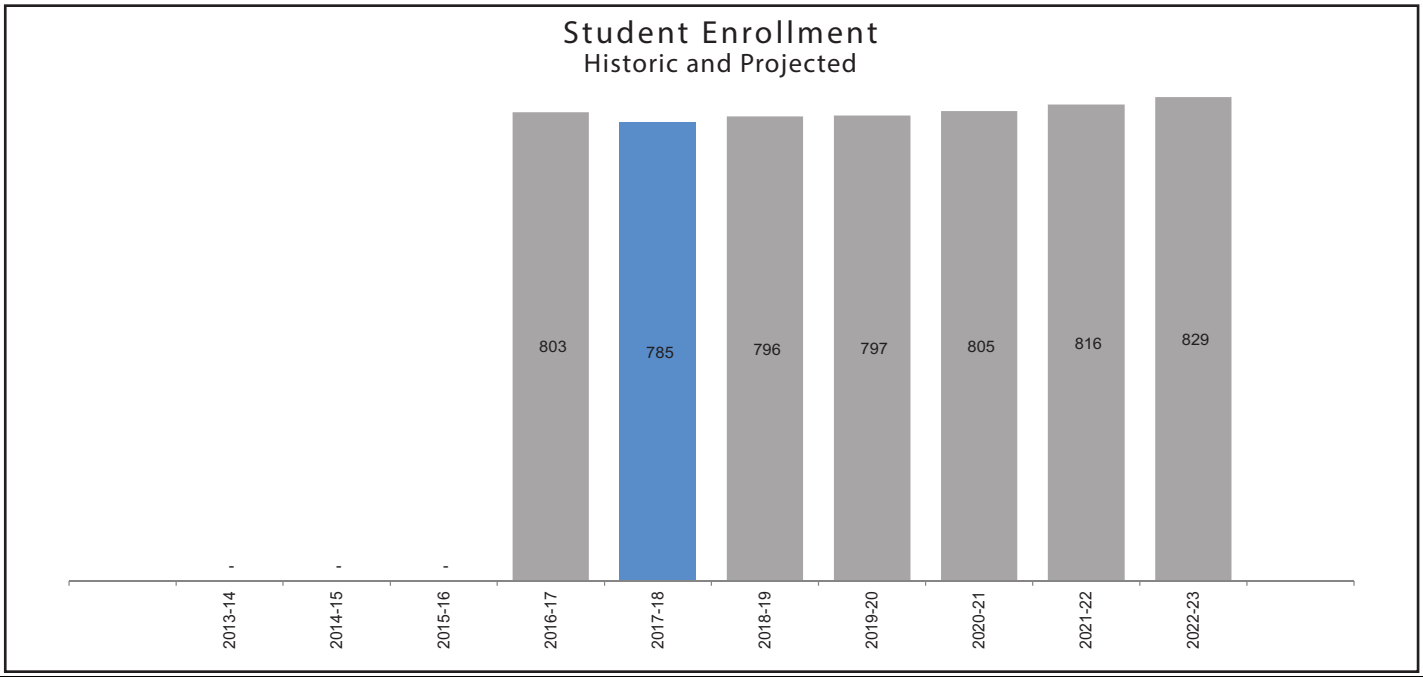
Parker Performing Arts-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Student Enrollment

Historic and Projected



Following is the list of identified facility projects at Parker Performing Arts Charter School

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time.

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

Platte River Academy Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

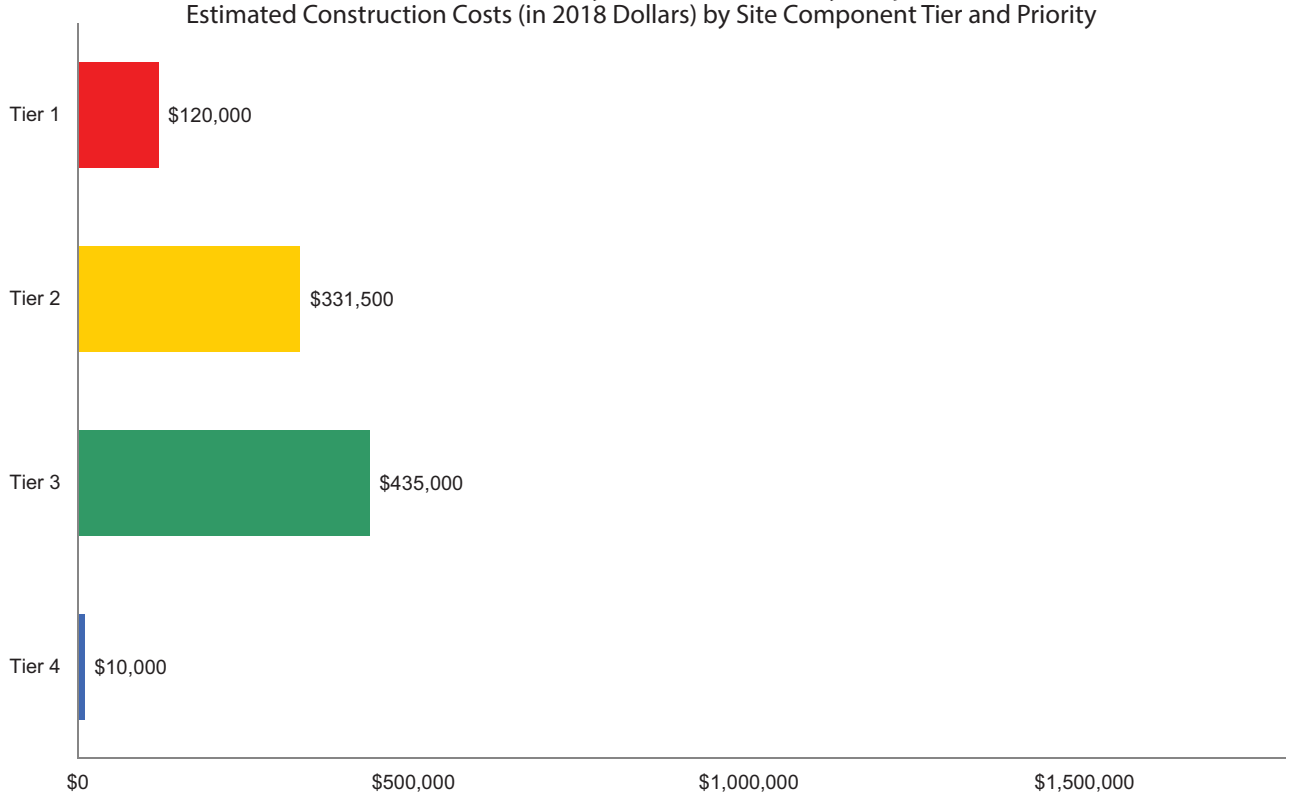
4085 Lark Sparrow Street
Highlands Ranch, CO 80126
Highlands Ranch High School
Feeder Area, K-8

School built in 1997
Opened in 2003

Site Acreage: 5.28
Facility Square Feet: 35,533

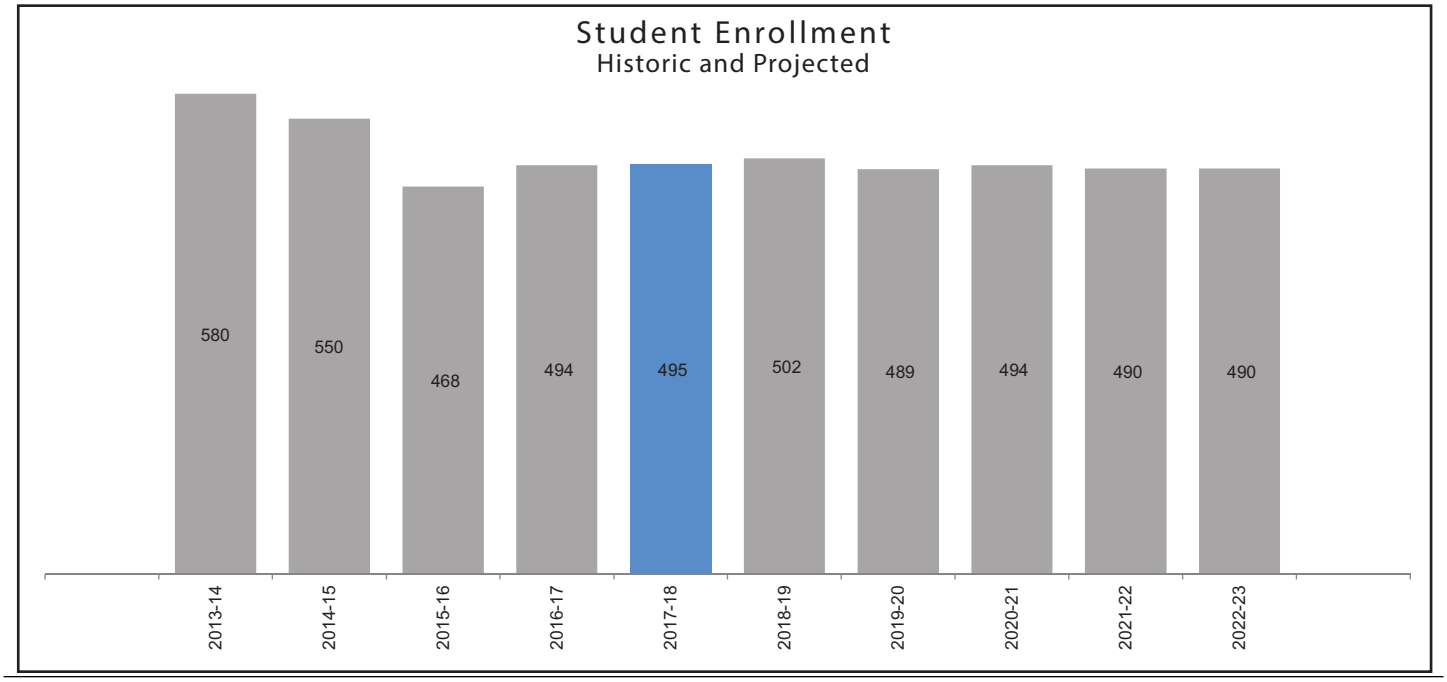
Platte River Academy-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars):$896,500

Estimated Total Project Costs: $1,030,975 - $1,474,743



Following is the list of identified facility projects at Platte River Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	Rooftop Air Conditioner replacement	$45,000	$4500-$19350	$2250-$9675
		Ballasted EPDM Roofing	$35,000	$3500-$15050	$1750-$7525
		Install Handicap door opener at front door	$10,000	$1000-$4300	$500-$2150
	IT	IT-Replace Telephone System	$30,000	$3000-$12900	$1500-$6450
2	Capital Renewal	Resurface gym floor	$25,000	$2500-$10750	$1250-$5375
		Replace plumbing Fixtures	$10,000	$1000-$4300	$500-$2150
		Air Duct Cleaning	$15,000	$1500-$6450	$750-$3225
		Internal painting	$3,000	$300-$1290	$150-$645
		Carpet Replacement	$135,000	$13500-$58050	$6750-$29025
		Mill and overlay parking lot	$100,000	$10000-$43000	$5000-$21500
		Concrete Curb and Gutter Repair	$7,000	$700-$3010	$350-$1505
		Replace/Add Parking Lot Signage	$5,000	$500-$2150	$250-$1075
		Security-Upgrade Video Surveillance System	$31,500	$3150-$13545	$1575-$6772
3	Capital Renewal	Expand sink area and drainage in Art Room	$25,000	$2500-$10750	$1250-$5375
		Repair and Replacement of Wood Fence	$6,000	$600-$2580	$300-$1290
		Playing Field Replacement (TBD if sod or artificial field)	$386,000	$38600-$165980	$19300-$82990
		Maintenance work on playing field (drainage, aerate, seeding, top dress)	$18,000	$1800-$7740	$900-$3870
4	Capital Renewal	Bark Ground Cover	$10,000	$1000-$4300	$500-$2150

Estimated Total Construction Costs (in 2018 Dollars): $896,500
Estimated Project Management Costs Range: $89,650 - $385,495
Estimated Inflation Range: $44,825 - $192,748

Estimated Total Project Costs: $1,030,975 - $1,474,743

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

Renaissance Secondary School Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

3954 Trail Boss Ln.
Castle Rock, CO 80104
Douglas County High School Feeder, K-8

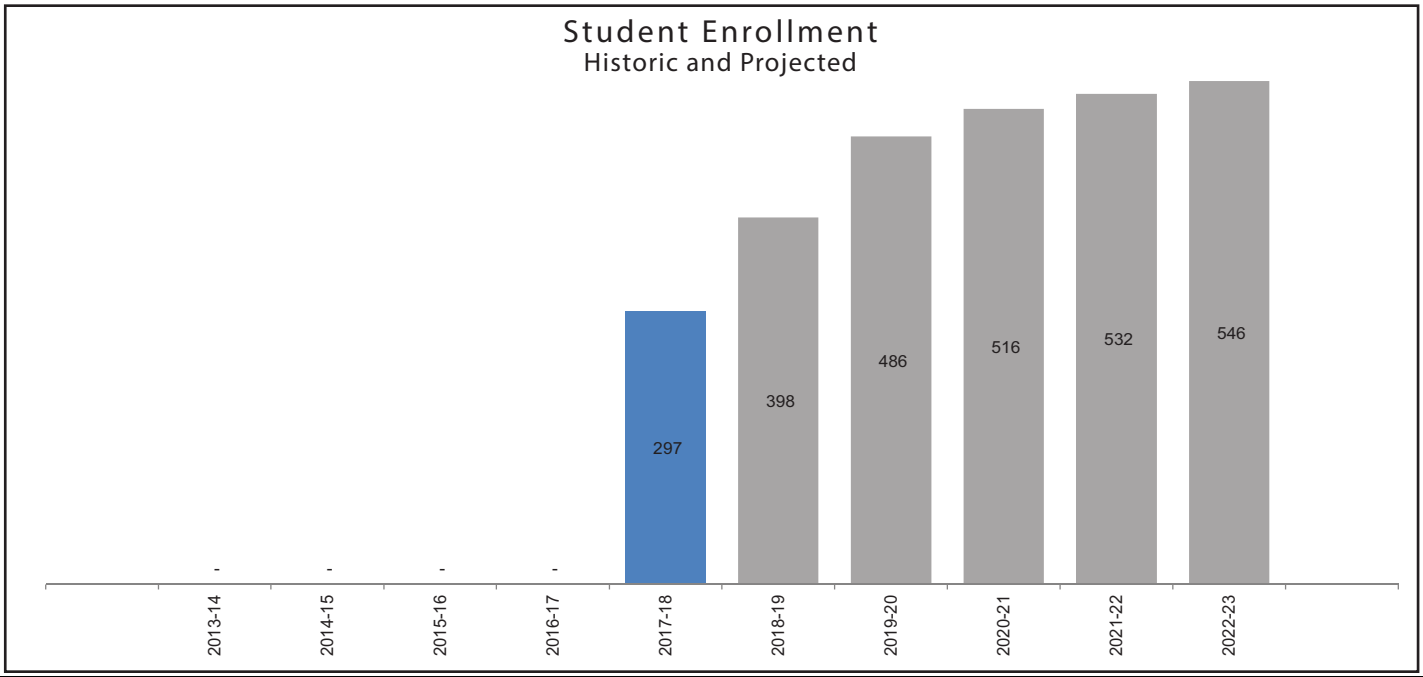
School built/opened in 2017

Site Acreage: 15.969

Parker Performing Arts-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority





Following is the list of identified facility projects at Renaissance Secondary Charter School

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time.

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

SkyView Academy Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

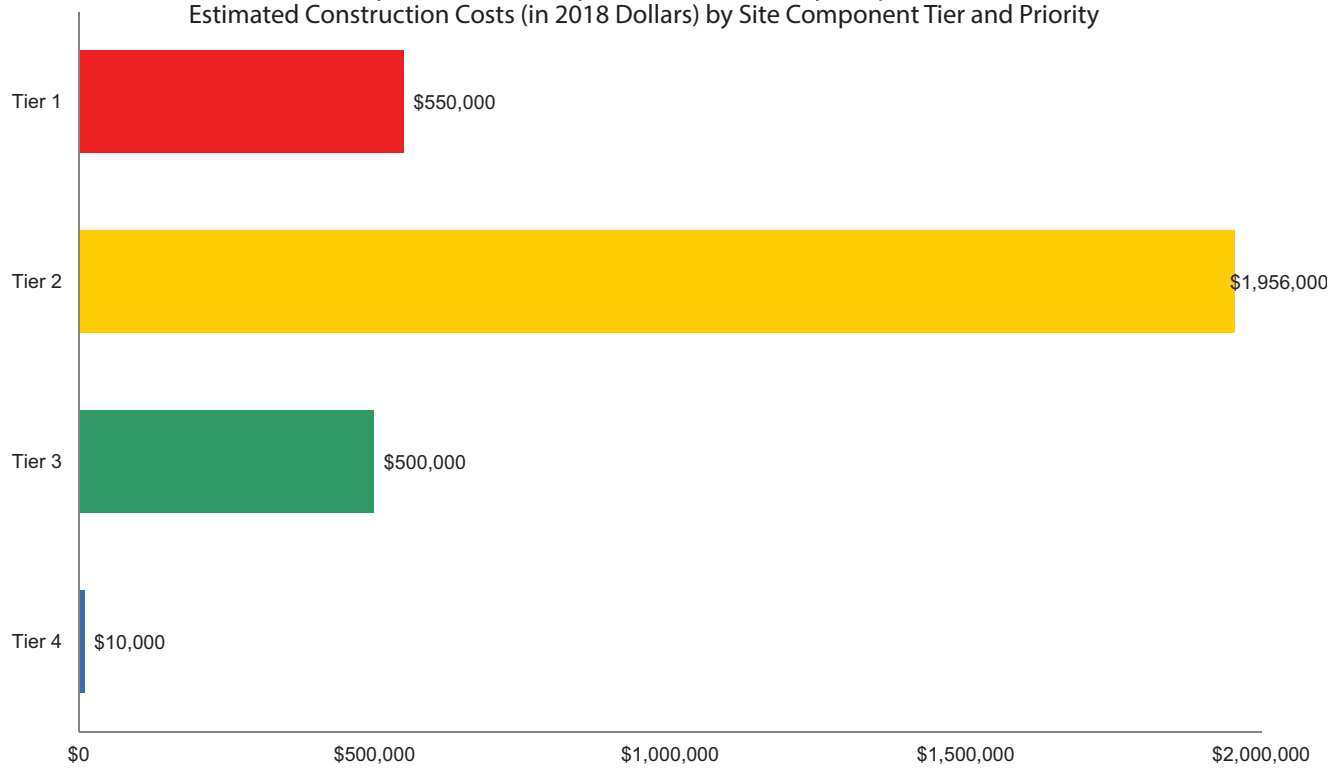
6161 Business Center Drive
Highlands Ranch, CO 80132
Highlands Ranch High School
Feeder Area, K-12

Opened in 2010

Site Acreage: 14
Facility Square Feet: 110,000

Sky View Academy-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



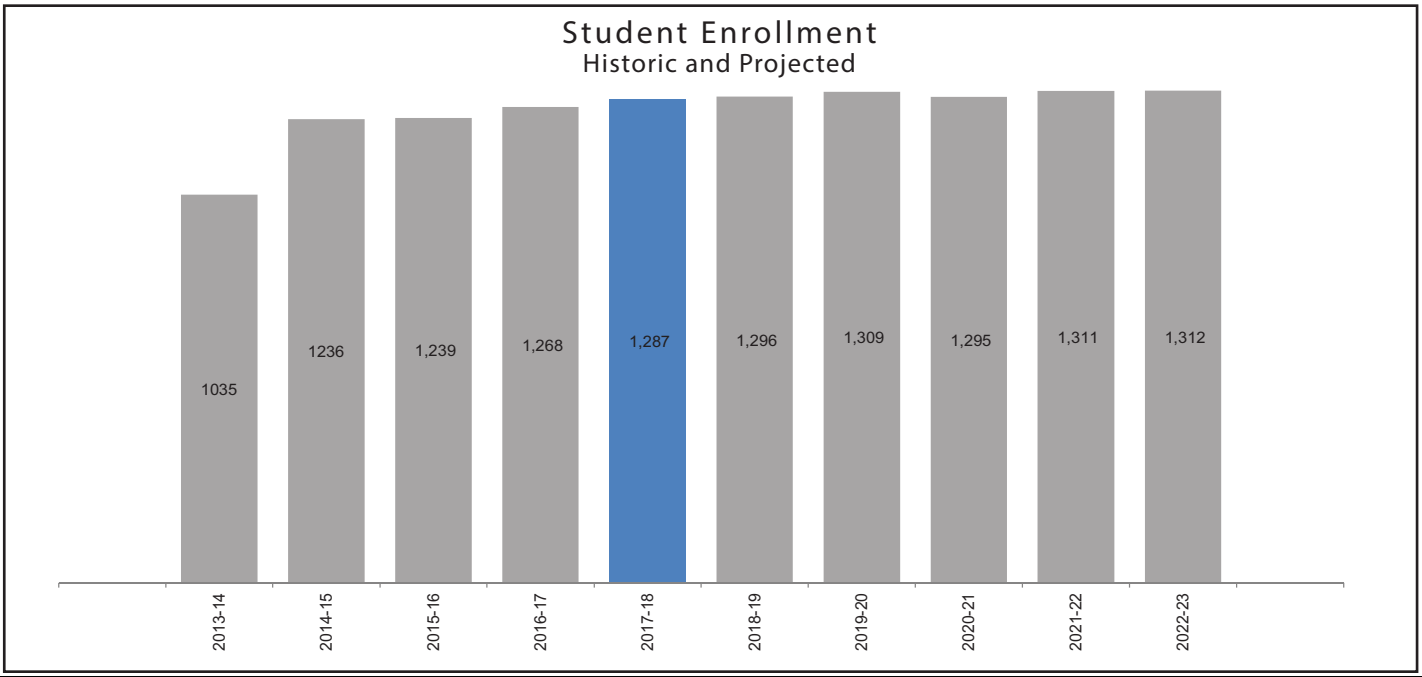
Estimated Total Construction Costs (in 2018 Dollars): $10,886,000

Estimated Total Project Costs: $12,518,900 - $17,907,470

Note Estimated total costs include facility upgrade items, mobiles, and an addition. These items were not assigned a Tier or Priority score and therefore will not be displayed on the graph above.

Student Enrollment

Historic and Projected



Following is the list of identified facility projects at SkyView Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	Replace RTU's	$525,000	$52500-$225750	$26250-$112875
		Replace classroom door hardare locks	$15,000	$1500-$6450	$750-$3225
		Replace anchor swinging light fixture	$5,000	$500-$2150	$250-$1075
		Repair damaged exterior lighting	$5,000	$500-$2150	$250-$1075
2	Capital Renewal	Resurface parking lot	$450,000	$45000-$193500	$22500-$96750
		Curb repair	$50,000	$5000-$21500	$2500-$10750
		Replace carpet in elementary section	$450,000	$45000-$193500	$22500-$96750
		Replace cafetorium floor	$40,000	$4000-$17200	$2000-$8600
		Repair VCT in cafeteria	$30,000	$3000-$12900	$1500-$6450
		Install new lighting control system	$120,000	$12000-$51600	$6000-$25800
		Replace playground surface	$30,000	$3000-$12900	$1500-$6450
		Recaulk, seal and paint exterior	$100,000	$10000-$43000	$5000-$21500
		Replace playground equipment	$150,000	$15000-$64500	$7500-$32250
	IT	Upgrade smartboard technology	$200,000	$20000-$86000	$10000-$43000
		Device replacement	$30,000	$3000-$12900	$1500-$6450
	Security	Install additional Access Control/Door Alarms/Buzzers	$30,000	$3000-$12900	$1500-$6450
		Install additional cameras	$30,000	$3000-$12900	$1500-$6450
		Install window film at front entrance	$6,000	$600-$2580	$300-$1290
		Install new vestibule at front entrance	$200,000	$20000-$86000	$10000-$43000
3	Capital Renewal	Upgrade to LED lighting	$150,000	$15000-$64500	$7500-$32250
		Add additional parking	$350,000	$35000-$150500	$17500-$75250
4	Capital Renewal	Clean up landscape	$10,000	$1000-$4300	$500-$2150
Facility Upgrade	Facility Upgrade	Athletics Facility Upgrade-Install new scoreboard for athletic field	$40,000	$4000-$17200	$2000-$8600
		Athletics Facility Upgrade-Install 2 lane track around athletic field	$175,000	$17500-$75250	$8750-$37625
		Facility Upgrade-Expand library	$20,000	$2000-$8600	$1000-$4300
		Facility Upgrade-Site Improvement for MS/HS exterior lunch area	$25,000	$2500-$10750	$1250-$5375
		Facility Upgrade-Add additional parking	$350,000	$35000-$150500	$17500-$75250
		Athletics Facility Upgrade-Replace artificial turf	$40,000	$4000-$17200	$2000-$8600
		Facility Upgrade-Perform traffic flow study	$10,000	$1000-$4300	$500-$2150
		Facility Upgrade-Add lighting to athletic field	$150,000	$15000-$64500	$7500-$32250
Addition	Addition	Addition-Elementary Addition	$7,000,000	$700000-$3010000	$350000-$1505000
Mobiles	Mobiles	Mobiles-Add modulars	$100,000	$10000-$43000	$5000-$21500

Estimated Total Construction Costs (in 2018 Dollars): $10,886,000
Estimated Project Management Costs Range: $1,088,600 - $4,680,980
Estimated Inflation Range: $544,300 - $2,340,490
Estimated Total Project Costs: $12,518,900 - $17,907,470

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

STEM School Highlands Ranch Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

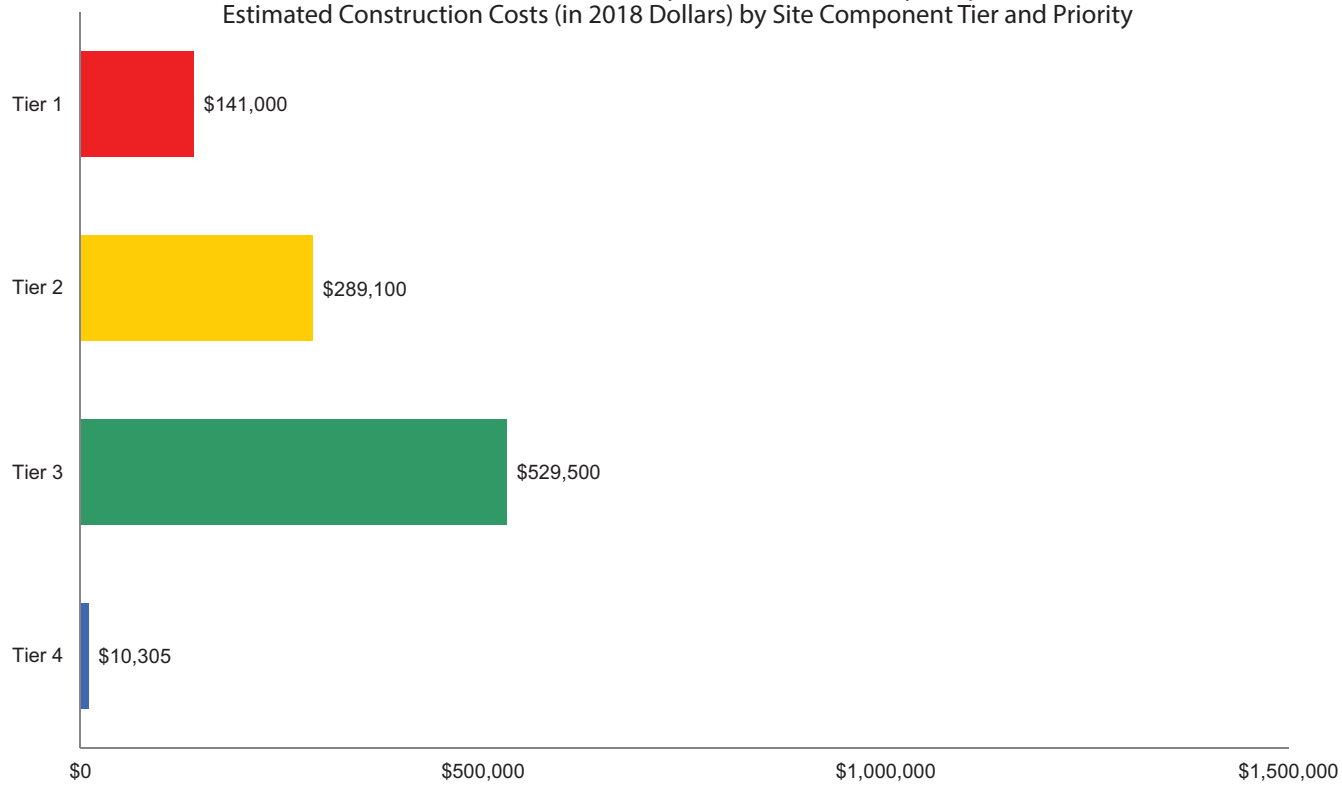
8773 Ridgeline Boulevard
Highlands Ranch, CO 80129
Mountain Vista High School Feeder Area, K-12

Opened in 2011

Site Acreage: 10
Facility Square Feet: 134,000

STEM School and Academy-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



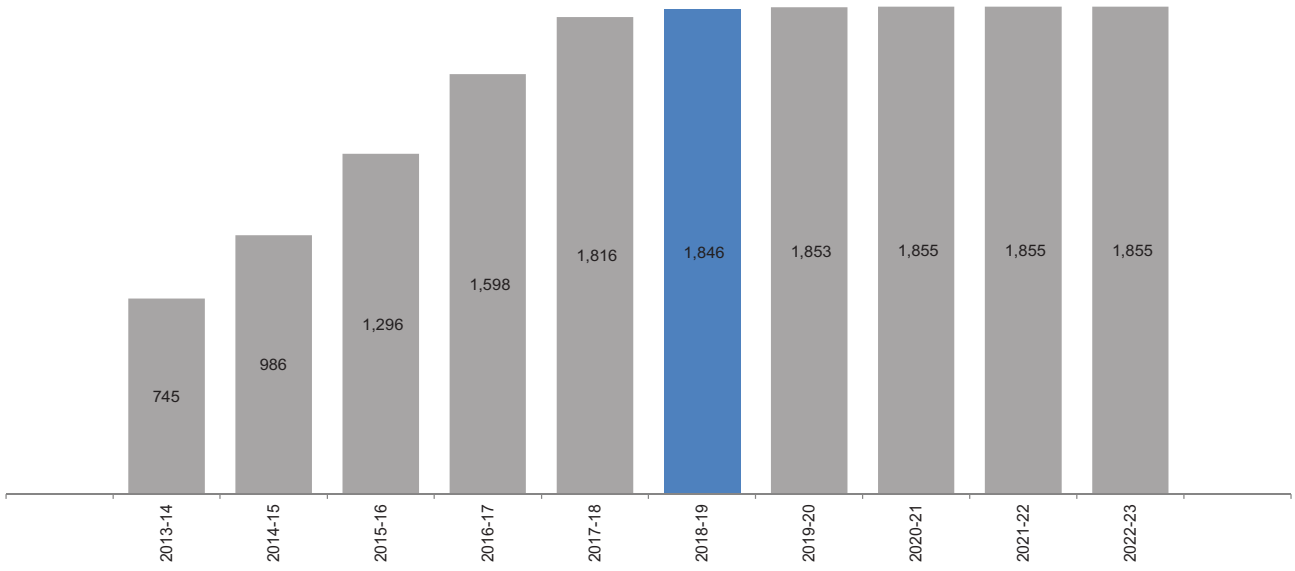
Estimated Total Construction Costs (in 2018 Dollars): $2,674,600

Estimated Total Project Costs: $3,075,790 - $4,399,717

Note Estimated total costs include facility upgrade and facility modification items. These items were not assigned a Tier or Priority score and therefore will not be displayed on the graph above.

Student Enrollment

Historic and Projected



Following is the list of identified facility projects at STEM School and Academy Charter School

Tier	Project Type	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	Install new fire alarm panel	$50,000	$5000-$21500	$2500-$10750
		Install new Elec. switchgear	$30,000	$3000-$12900	$1500-$6450
		STEM DDC Controls	$30,000	$3000-$12900	$1500-$6450
	IT	IT-Procure and replace IT network switches	$21,000	$2100-$9030	$1050-$4515
		IT-Replace 2 network servers	$10,000	$1000-$4300	$500-$2150
2	Capital Renewal	Exterior joint weatherization	$10,000	$1000-$4300	$500-$2150
		Replace MS kitchen door and frame	$3,500	$350-$1505	$175-$752
		Replace water heater and piping retrofit	$15,000	$1500-$6450	$750-$3225
		Replacement flooring	$25,000	$2500-$10750	$1250-$5375
		Replacement carpet	$50,000	$5000-$21500	$2500-$10750
		Exterior building repainting	$66,000	$6600-$28380	$3300-$14190
		Replace existing school store front doors	$15,000	$1500-$6450	$750-$3225
		Lot asphalt mill and overlay	$104,600	$10460-$44978	$5230-$22489
3	Capital Renewal	Ridgeline roof replacement	$493,000	$49300-$211990	$24650-$105995
		MS café window safety tinting / shades	$10,000	$1000-$4300	$500-$2150
		Roof clean up, walkway pavers, etc	$6,500	$650-$2795	$325-$1397
		Gym sound attentuation	$10,000	$1000-$4300	$500-$2150
	Security	Security-Access security upgrades	$10,000	$1000-$4300	$500-$2150
4	Capital Renewal	Site xeroscape	$10,400	$1040-$4472	$520-$2236
Facility Upgrade	Facility Upgrade	Facility Upgrade-STEM HS patio	$40,500	$4050-$17415	$2025-$8707
		Facility Upgrade-MS Patio / Flagpole	$40,500	$4050-$17415	$2025-$8707
		Facility Upgrade-Site Pratice / play field /lawn	$800,000	$80000-$344000	$40000-$172000
		Facility Upgrade-2-8 Site playground	$267,000	$26700-$114810	$13350-$57405
		Facility Upgrade-Replace ES lights to LED	$45,700	$4570-$19651	$2285-$9825
		Facility Upgrade-Replace commons lights MS/HS to LED	$71,600	$7160-$30788	$3580-$15394
		Facility Upgrade-Cafeteria sound attenuation	$8,000	$800-$3440	$400-$1720
		Facility Upgrade-Ridgeline entrance re-alignment	$400,000	$40000-$172000	$20000-$86000
		Facility Upgrade-Gym sound attentuation	$10,000	$1000-$4300	$500-$2150
		Facility Upgrade-Site xeroscape	$10,400	$1040-$4472	$520-$2236
Facility Modification	Facility Modification	Facility Modification-MS Café electrical adds	$2,500	$250-$1075	$125-$537
		Facility Modification-Monument Sign refacing	$8,400	$840-$3612	$420-$1806

Estimated Total Construction Costs (in 2018 Dollars): $2,674,600
Estimated Project Management Costs Range: $267,460 - $1,150,078
Estimated Inflation Range: $133,730 - $575,039

Estimated Total Project Costs: $3,075,790 - $4,399,717

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World Compass Academy Charter School

Want to learn more about this school? Click on the school name to view information on programming, performance, and parent involvement.

2490 South Perry Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

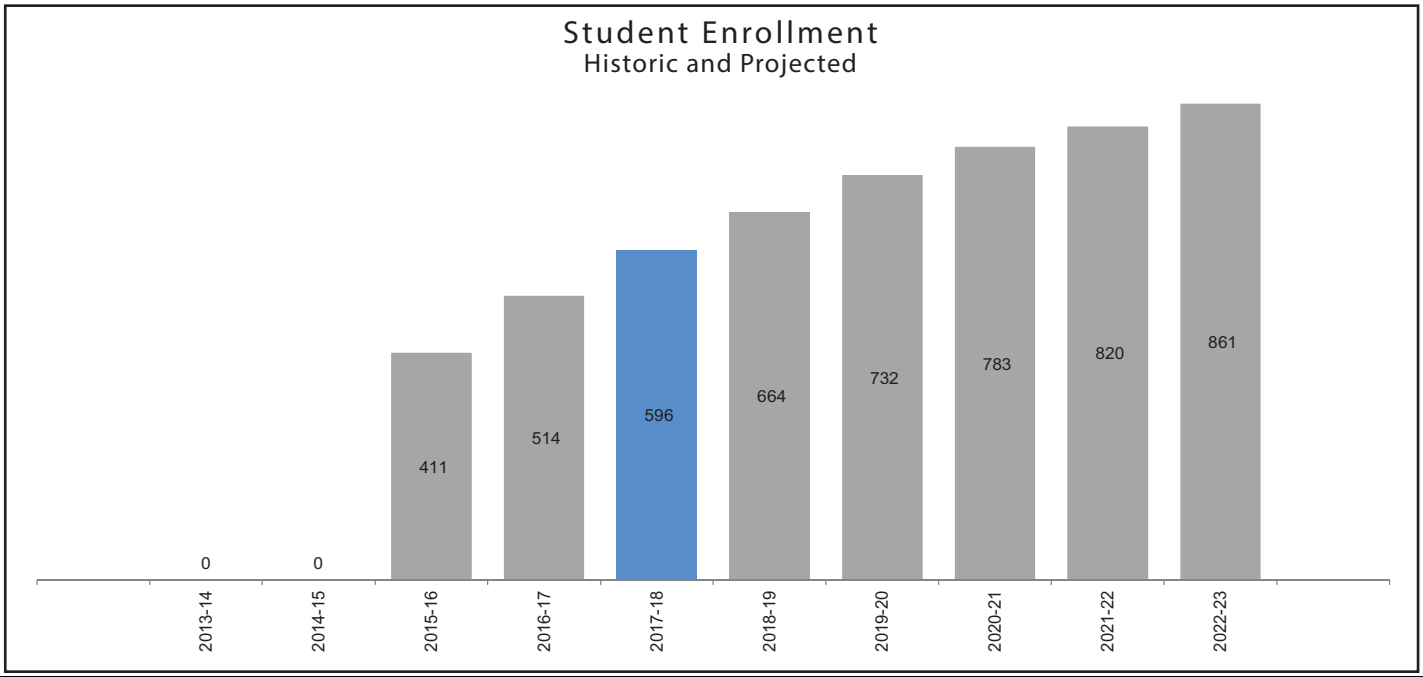
Opened in 2015

Site Acreage: 7
Facility Square Feet: 39,663

World Compass Academy-Identified Facility Projects

Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority





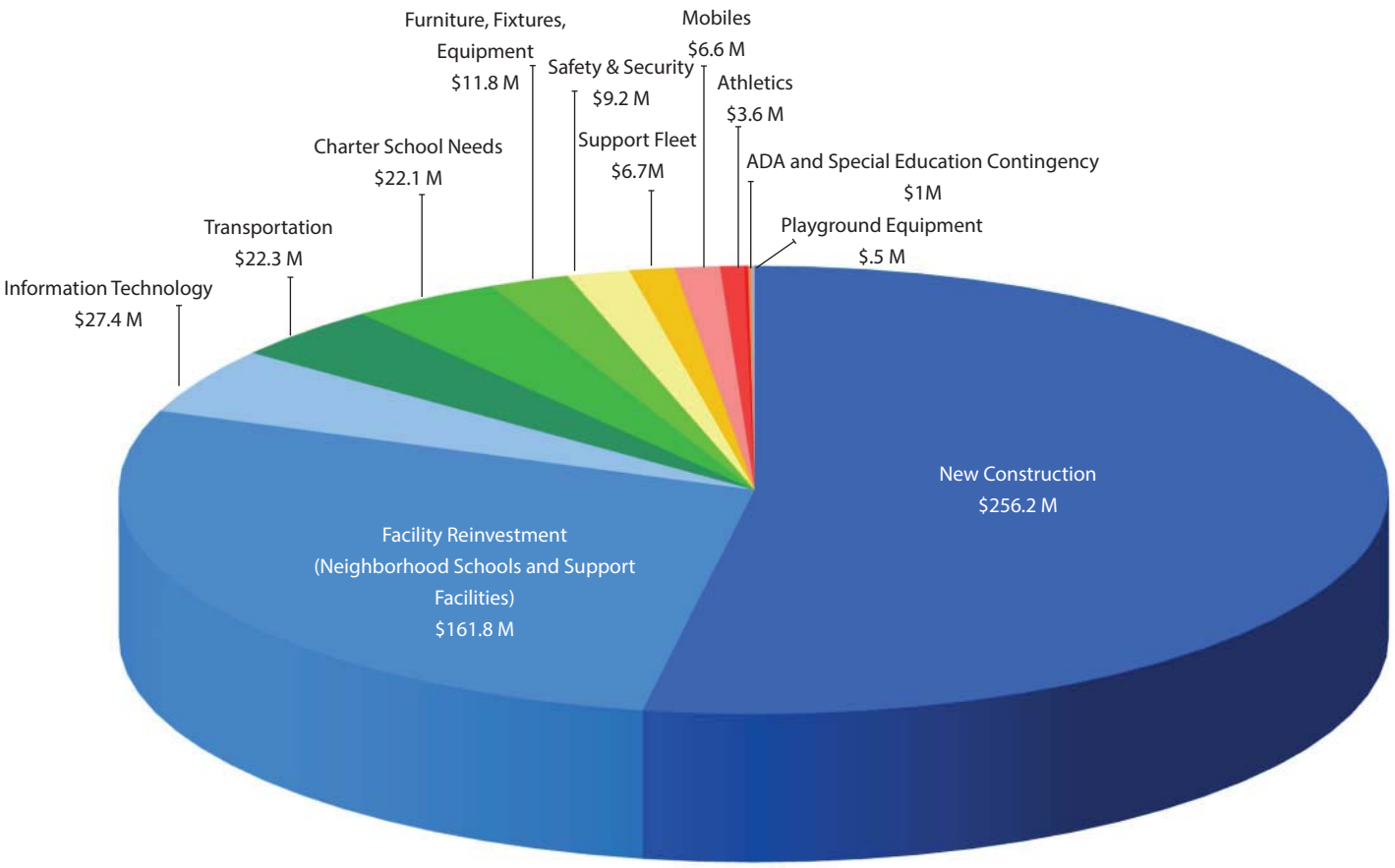
Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time.

Note DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While efforts continue to update assessments, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.

2018-2023 Capital Needs

Estimated Cost (in 2018 Dollars)



Capital Item	Estimated Capital Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
New Construction (1-5 Years, DCSD Standards)	$256,200,304	$0	$0-$0	$305,900,304
Facility Reinvestment-Neighborhood Schools, Support Facilities	$161,785,800	$16,250,400-$69,649,800	$8,089,290-$34,783,947	$186,125,490-$266,219,547
Charter Schools	$22,143,300	$2,214,330-$9,521,619	$1,107,165-$5,790,102	$25,464,795-$37,455,021
Information Technology	$27,400,000	$0	$0-$0	$27,400
Transportation	$22,279,935	$0	$0-$0	$22,559,935
FF&E	$11,815,000	$1,181,500-$3,899,000	$590,750-$2,540,225	$13,587,250-$18,254,225
Safety & Security	$9,222,532	$330,182-$330,182	$0-$0	$9,552,714
Mobiles	$6,600,000	$0	$330,000-$1,419,000	$6,930,000-$8,019,000
Support Fleet	$6,715,820	$0	$0-$0	$6,715,820
Athletics	$3,568,300	$356,800-$1,070,500	$178,415-$767,184	$4,103,515-$5,405,984
ADA Contingency	$500,000	$0	$25,000-$107,500	$525,000-$607,500
SPED Contingency	$500,000	$0	$25,000-$107,500	$525,000-$607,500
Playground Equipment	$500,000	$0	$25,000-$107,500	$525,000-$607,500

Estimated Cost (in 2018 Dollars): $529,230,991

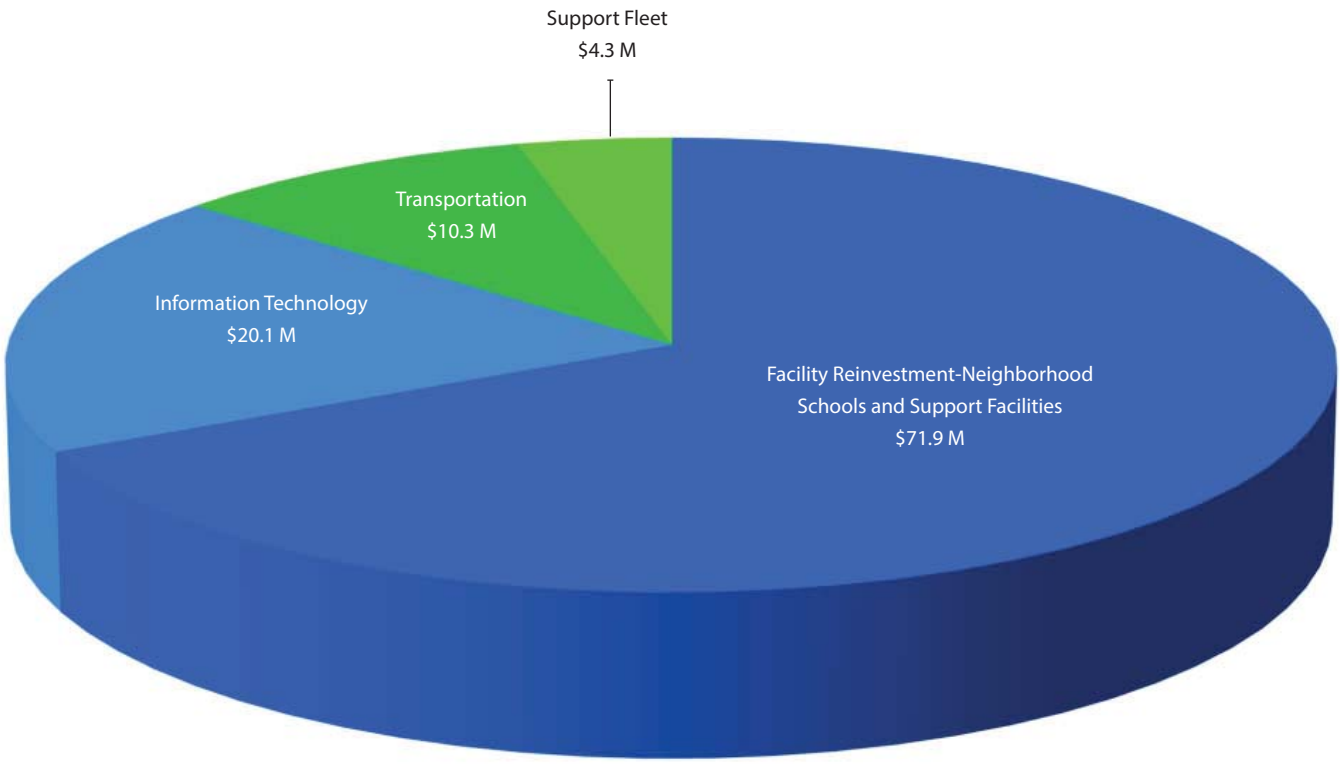
Estimated Project Management Costs Range: $20,333,212- $84,471,101

Estimated Inflation Range: $10,370,620 - $45,622,961

Estimated Total Cost: $559,934,823 - $659,325,053

2018-2023 Tier 1-High Priority Items

Estimated Cost (in 2018 Dollars)



Note ADA compliance contingency costs, Special Education needs contingency costs, charter school needs, new construction, and playground equipment have not been classified using the tier and priority system and are therefore not considered when identifying tier 1, high priority items priority needs.

Capital Item	Estimated Capital Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
Facility Reinvestment-Neighborhood Schools, Support Facilities	$71,945,500	$7,203,600-$30,948,400	$3,597,275-$15,468,283	$82,746,375-$118,362,183
Information Technology	$20,100,000	$0-$0	$0-$0	$20,100,000
Transportation	$10,282,000	$0-$0	$0-$0	$10,282,000
Support Fleet	$4,335,820	$0-$0	$0-$0	$4,335,820

Estimated Cost (in 2018 Dollars): $106,663,320

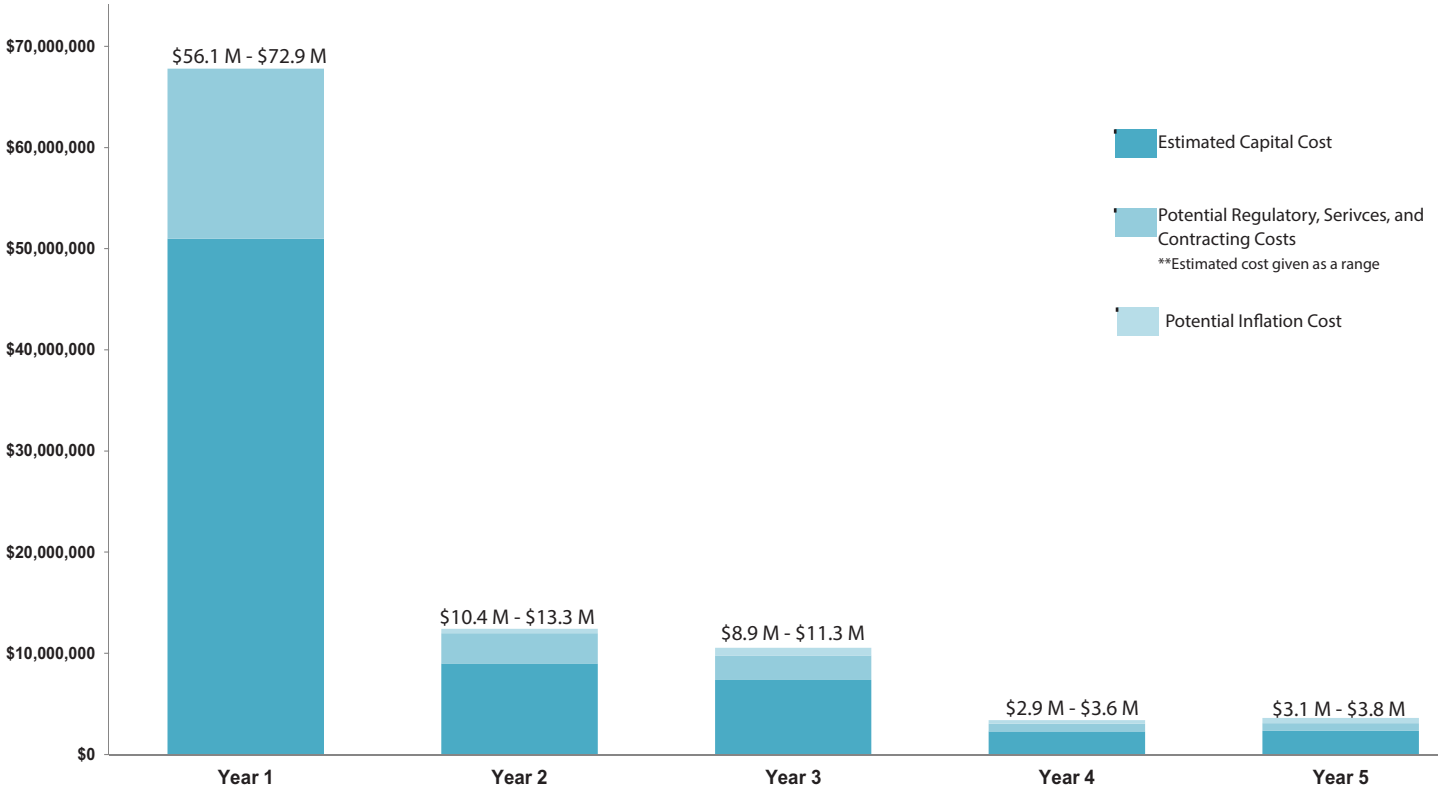
Estimated Project Management Costs Range: $7,203,600 - $30,948,400

Estimated Inflation Range: $3,597,275 - $15,468,283

Estimated Total Cost: $117,464,195 - $153,080,003

2018-2023 Tier 1-High Priority Facility Reinvestment by Year

Estimated Construction Costs (in 2018 Dollars)



Year	Estimated Capital Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
Year 1	$50,970,400	$5,104,100-$21,926,400	$0	$56,074,500-$72,896,800
Year 2	$9,009,200	$902,700-$3,876,200	$450,460	$10,362,360-$13,335,860
Year 3	$7,364,200	$736,500-$3,166,700	$754,831	$8,855,530-$11,285,730
Year 4	$2,271,700	$227,300-$977,100	$358,929	$2,857,928-$3,607,728
Year 5	$2,330,000	$233,000-$1,002,000	$500,950	$3,063,950-$3,832,950

Estimated Construction Costs (in 2018 Dollars): $71,945,500

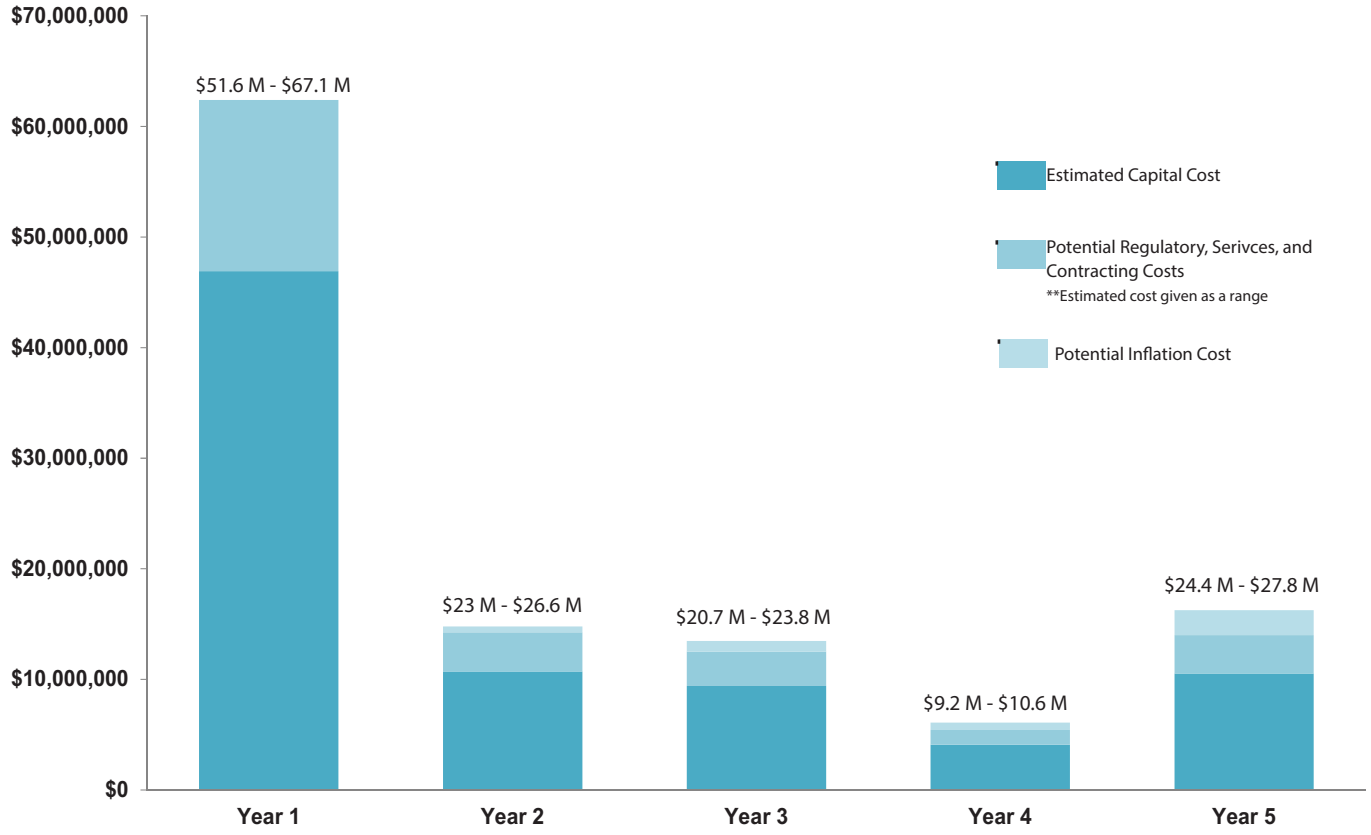
Estimated Project Management Costs Range: $7,203,600 - $30,948,400

Estimated Inflation Costs: $2,065,169

Estimated Total Project Costs: $81,214,269 - $104,959,069

2018-2023 Items That May Interrupt the Education Program by Year

Estimated Construction Costs (in 2018 Dollars)



Year	Estimated Capital Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
Year 1	$46,916,100	$4,696,800-$20,180,100	$0	$51,612,900-$67,096,200
Year 2	$10,716,800	$1,074,700-$4,611,700	$535,840	$23,044,140-$26,581,140
Year 3	$9,401,000	$940,300-$4,042,700	$963,603	$20,705,902-$23,808,302
Year 4	$4,088,600	$409,100-$1,758,400	$645,999	$9,232,298-$10,581,598
Year 5	$10,527,200	$1,052,900-$4,527,300	$2,263,348	$24,370,648-$27,845,048

Estimated Total Construction Costs (in 2018 Dollars): $81,649,700

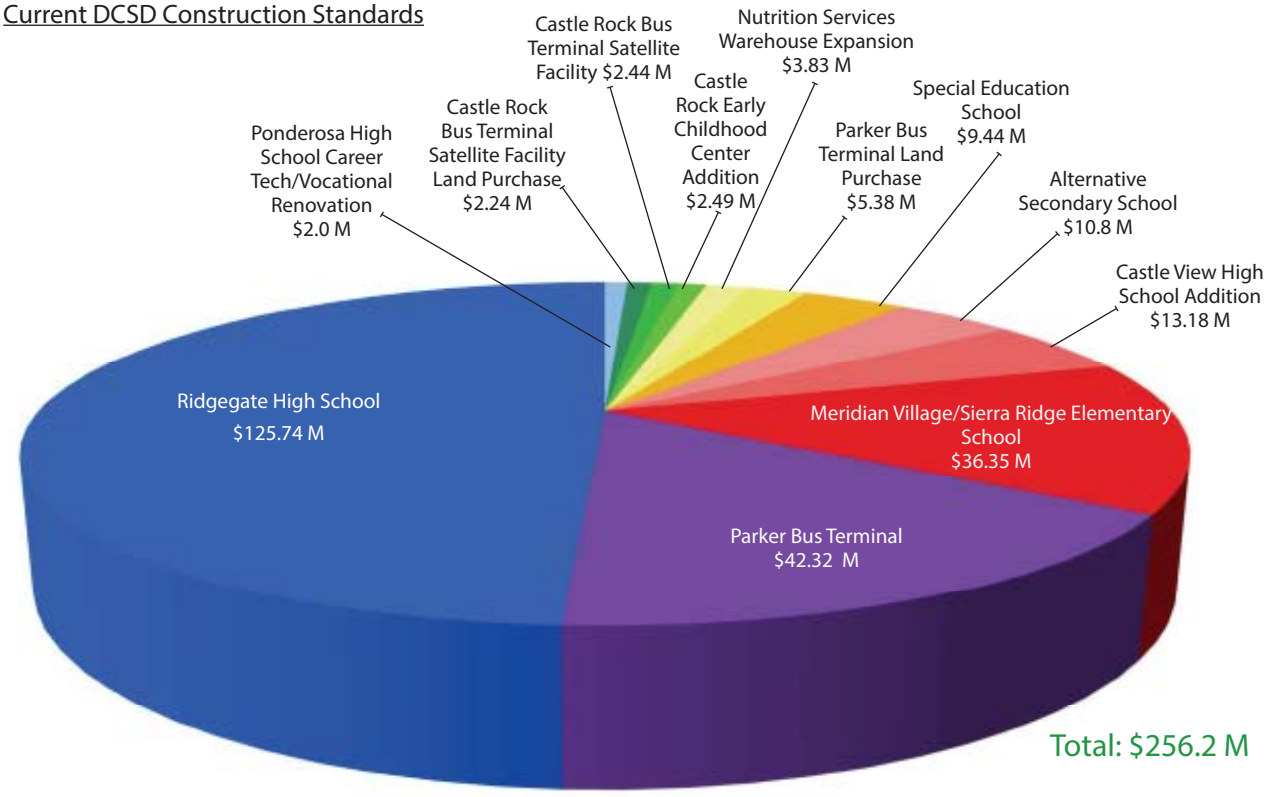
Estimated Project Management Costs Range: $8,173,800 - $35,120,200

Estimated Inflation Costs: $4,408,789

Estimated Total Project Cost: $128,965,889 - $155,912,289

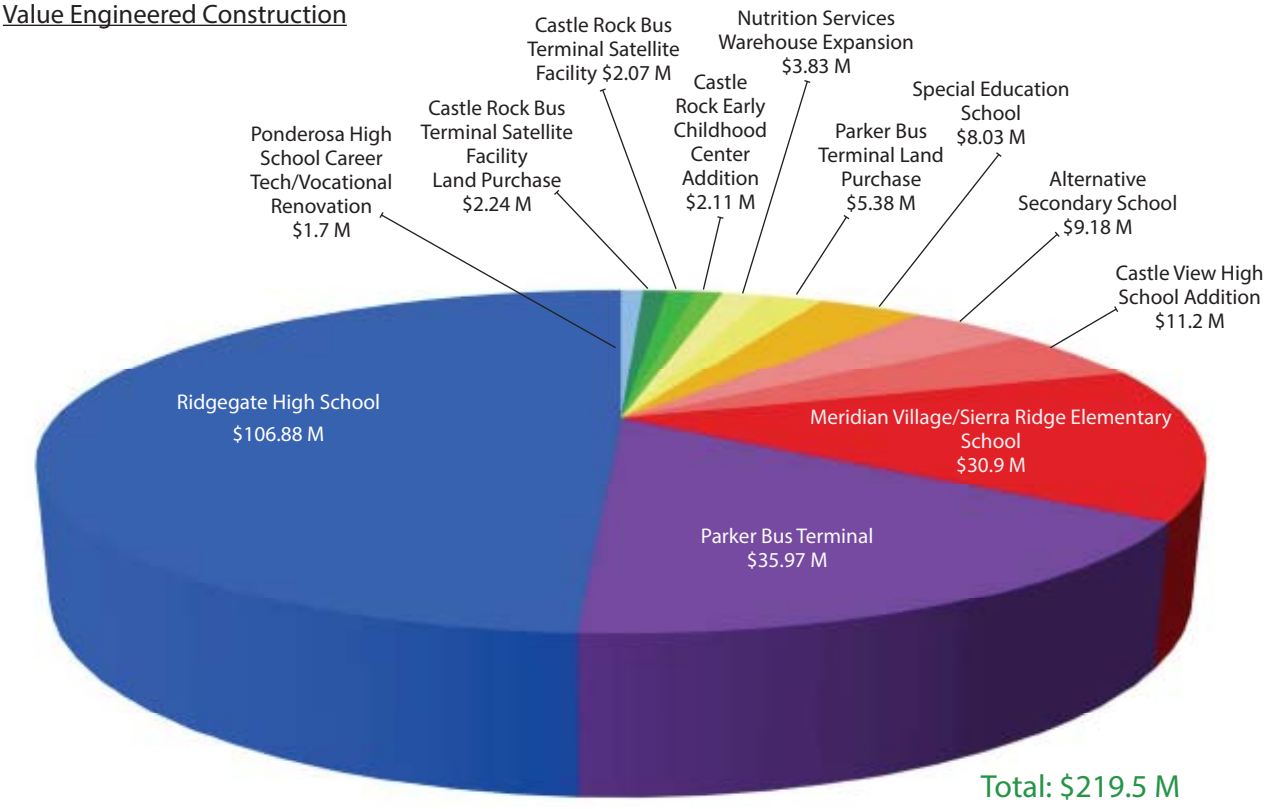
2018-2023 New Construction

Current DCSD Construction Standards



Note Total estimated costs for new construction include estimates for inflation and project management costs. Inflation is assumed at 5% per year. To open a building in year 4 of the 2018-2023 outlook, the majority of costs will be paid in year 2 or 3. Therefore, cost including the inflation factor is total building programmatic costs multiplied by 1.16.

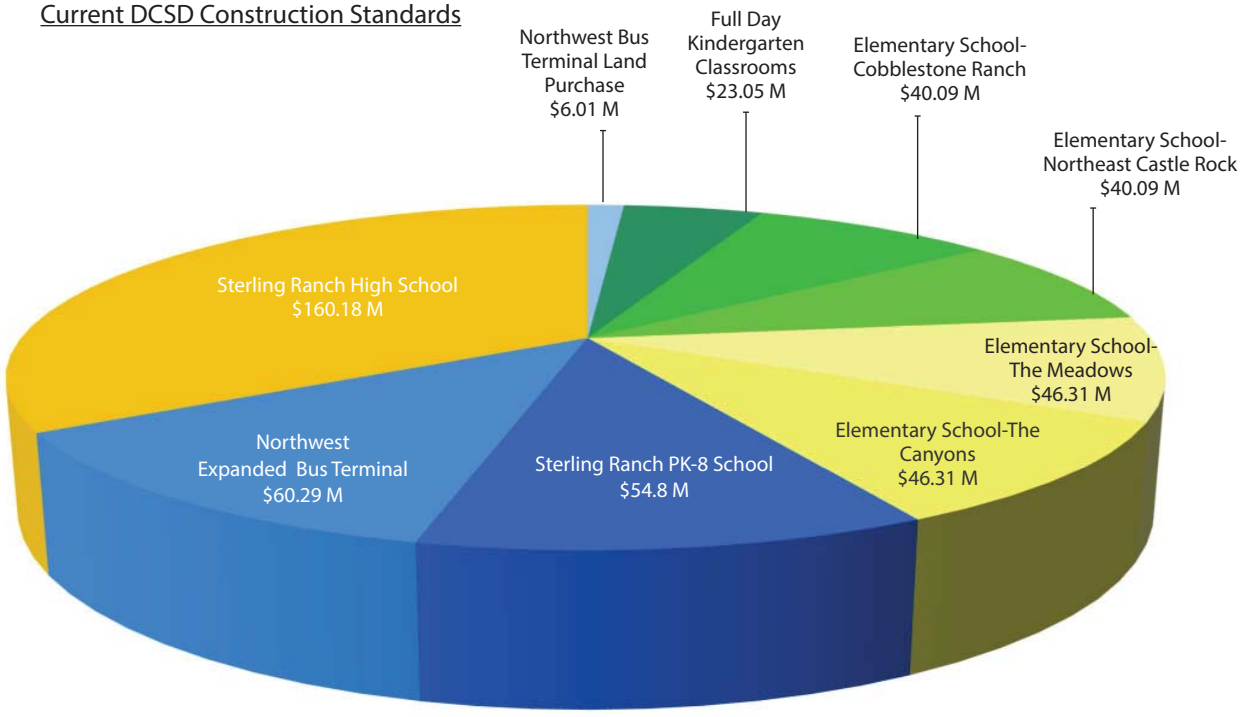
Value Engineered Construction



Note Total estimated costs for new construction include estimates for inflation and project management costs. Inflation is assumed at 5% per year. To open a building in year 4 of the 2018-2023 outlook, the majority of costs will be paid in year 2 or 3. Therefore, cost including the inflation factor is total building programmatic costs multiplied by 1.16.

2023-2028 New Construction

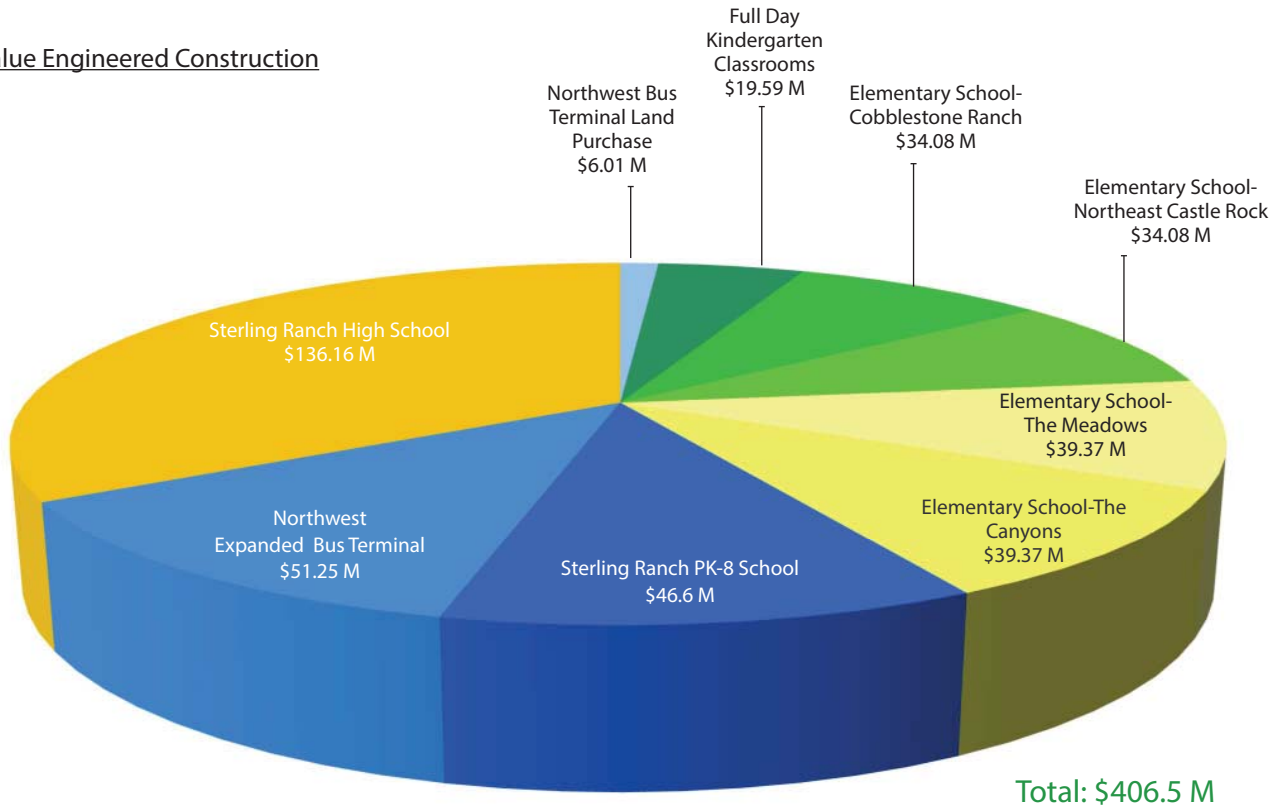
Current DCSD Construction Standards



Total: $477.1 M

Note Total estimated costs for new construction include estimates for inflation and project management costs. Inflation is assumed at 5% per year. To open a building in year 9 of the 2023-2028 outlook, the majority of costs will be paid in year 7 or 8. Some facilities are anticipated to be needed earlier than year 9. Inflation was calculated appropriately in these instances.

Value Engineered Construction



Total: $406.5 M

Note Total estimated costs for new construction include estimates for inflation and project management costs. Inflation is assumed at 5% per year. To open a building in year 9 of the 2023-2028 outlook, the majority of costs will be paid in year 7 or 8. Some facilities are anticipated to be needed earlier than year 9. Inflation was calculated appropriately in these instances.

Appendix 1: History of Capital Improvements

Neighborhood, Magnet and Alternative Schools

Acres Green Elementary

1990 3,100 SF Addition	2004 Technology Improvements	2012 Flooring Replacement
1995 Drainage	2005 Roof Replacement	2013 Daylighting Enhancement
1997 Drainage/Fire Hydrant	2005 Student Bathrooms	2014 Resurface Gymnasium Floor
1998 Air Conditioning	2005 Security Access Control	2016 Smoke Detectors & Horn Strobe Replacement
2000 2,600 SF Addition	2008 Elevator	2016 Replace Electrical Switchgear, Transformers, & Panels
2000 Playground Improvements	2011 White Boards	2017 Exterior Maintenance Painting
2004 Security Cameras/Radios		

Arrowwood Elementary

2004 Mechanical Repair	2004 Security Access Control	2013 Resurface Paved Areas
2004 Movement Repair	2010 Carpet Replacement	2014 Clock System
2004 Technology Improvements	2011 Carpet Replacement	2014 Mechanical System Automated Controls
2004 Security Cameras/Radios	2012 Tile Replacement	2014 Carpet

Bear Canyon Elementary

1996 Parking Lot Improvements	2004 Technology Improvements	2017 Replace Generator
1997 Air Conditioning	2004 Security Cameras/Radios	2017 Window Replacement-Multiple Areas
2003 Playground Improvements	2004 Security Access Control	2017 Replace Entry Walk-Off Carpet
2003 Bathroom Improvements	2009 3,100 SF Addition	
2003 Make-up Air	2012 Carpet Replacement - Mobiles	
2003 Carpet Replacement	2013 Replace Restroom Floors	

Buffalo Ridge Elementary

2006 Carpet Replacement	2012 Repair Bus Loop Paving	2014 Clock System
2006 Parking Lot Improvements	2012 Carpet Replacement - Mobiles	2017 Rebuild Generator
2006 Playground Improvements	2013 Flooring Repair	
2006 Security Access Control	2013 Fire Alarm Panel Replacement	

Cantril

1994 Roof repair	2001 Gym and Pre-school Roof	
1996 Asbestos Removal	2006 Parking Lot	
1997 Roof Replacement	2010 Exterior Paint	
2000 Carpet	2006 Upgrade Local Area Network	
2001 Boiler	2006 Fire Alarms	
2015 Replace Cooling in Gym	2015 ADA Restroom Addition	
2015 Restore Lunchroom		

Castle Rock Elementary

1996 Playground Improvements	2004 Technology Improvements	2012 Playground Paving
1999 Air Conditioning	2004 Security Cameras/Radios	2012 Carpet Replacement - Mobiles
2001 Playground Improvements	2004 Security Access Control	2014 Clock System
2003 Re-ballast	2011 White Boards	
2004 2,965 SF Addition	2012 Parking Lot Paving	

Castle Rock Middle School

2004 Technology Improvements	2012 Roof Replacement	2014 Domestic Hot Water System Upgrade
2004 Security Cameras	2013 Fire Alarm Replacement	2017 Chiller Replacement
2004 Security Access Control	2013 Refinish Gymnasium Floor	2017 Addition of Secured Folding Partition Wall at Pods
2006 HVAC Upgrades	2014 Clock System	2017 Replace Entry Walk-Off Carpet
2012 Kitchen Floor Repair	2014 Restroom Flooring	

Castle View High School

2006 New Construction	2007 Technology Improvements	2017 Replace Synthetic Turf Field
2007 Parking Lot Expansion	2007 Security Kiosk	

Chaparral High School

2002 34,368 SF Addition	2007 Security Kiosk	2014 Resurface Track
2004 Flush Valves/Chiller	2008 Special Education Wing Remodel	2014 Intercom and Paging System Replacement
2004 Bleachers	2010 Softball Field Fencing	2015 Fire Alarm System Replacement
2004 Security Cameras/Radios	2010 Chiller	2015 Partial Roof Replacement
2004 Security Access Control	2010 Security Detection System	2015 Tennis Court Resurfacing
2004 Artificial Turf Playfield	2010 Concrete Slab Repair	2015 Carpet Replacement - Drama Room
2004 Dugouts	2011 Chillers	2017 Building Automation System Upgrade

2004 Technology Improvements
2006 Clearstory Windows
2006 Parking Lot Improvements
2006 Gymnasium Floor
2007 Tennis Courts
2012 Tile Replacement
2012 Carpet Replacement - Mobiles
2013 Synthetic Turf Replacement
2013 Interior Door Hardware Replacement
2014 Clock System
2017 Replace Generator
2017 Replace Carpet in Main Hallways, Pod Hallways, and Vestibules

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

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

Cimarron Middle School

2010 New Construction
2011 Turn Lane and Stop Light
2012 Art & Computer Room Remodel

Clear Sky Elementary

2008 New Construction
2012 Carpet Replacement - Mobiles

Copper Mesa Elementary

2008 New Construction
2017 Replace Entry Walk-Off Carpet

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

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

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

Daniel C. Oakes High School

2000 Add Mobile/AC
2001 Parking Lot
2002 Major Renovation
2007 Science Rooms
2007 Roof Replacement

Douglas County High School - North Building

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
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
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 Replacement
2017 Elevator Modernization

Douglas County High School - South Building

1985 18,016 SF Addition
1993 Remodel - Phase I
1997 Remodel - Phase II
2001 Water System
2006 Sidewalk Improvements
2008 Roof Replacement
2010 Communication Equipment
2017 Window Replacement-Multiple Areas
2017 Replace Entry Walk-Off Carpet

Douglas County Opportunity Center

2017 Original Tenant Finish/Buildout

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

Early Childhood Center

2013 Gutter and Drain Repairs

Echo Park Stadium

2012 Track Timing Stations
2013 Drainage Repairs
2013 Tenant Finish to Building

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 Calm Room
2017 Replace Entry Walk-Off Carpet

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

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

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

Frontier Valley Elementary

2002 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Technology Improvements
2013 Cafeteria Floor Replacement
2014 Clock System
2014 Update Water Well System

Gold Rush Elementary

2010 New Construction
2017 Addition of Fence

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

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 Calm Room

Highlands Ranch Transportation Service Center

2017 Addition of Mechanics Bay

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 (Converted from Asphalt to Concrete)
- 2014 Fire Alarm System Replacement
- 2017 Concrete Stabilization of Pods (2)

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

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

Legend High School

- 2008 New Construction
- 2008 22,097 SF Addition
- 2013 Resand Gymnasium Floor
- 2013 Repair Security Gate
- 2014 Hilltop Road Traffic Signal

Lone Tree Elementary

- 2007 New Construction

Mammoth Heights Elementary

- 2007 New Construction
- 2012 Carpet Replacement - Mobile

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

Mesa Middle School

- 2008 New Construction

Mountain Ridge Middle School

- 2003 New Construction
- 2004 Technology Improvements
- 2004 Security Cameras/Radios
- 2004 Security Access Control
- 2014 Clock System
- 2017 Addition of Secured Folding Partition Wall

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 Electrical Switchgear, Transformers, & Panel Replacement

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 Intercom and Paging System Replacement
- 2014 Fire Alarm System Replacement
- 2017 Convert Tennis Courts to Post Tension

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 Daylighting Enhancement
- 2013 Playfield Replacement
- 2014 Clock System
- 2015 Fire Alarm System Replacement
- 2015 Boiler, Chiller, and Controls Upgrade
- 2017 Window Replacement-Multiple Areas

Northridge Elementary

1996 Playground Improvements	2004 Technology Improvements	2011 Sidewalk/Bridge
1997 Air Conditioning	2004 Security Cameras/Radios	2013 Stage Partition
2000 Carpet Replacement	2005 Security Access Control	2014 Cafeteria Flooring
2004 3,590 SF Addition	2005 Playground Improvements	2014 Resurface Gymnasium Floor

Parker Joint Use Facility

1993 Addition/Remodel	2003 Addition/Remodel	2014 Partial Roof Replacement

Pine Grove Elementary

2004 Technology Improvements	2005 Security Access Controls	2010 3,996 SF Addition
2004 Security Cameras/Radios	2006 Carpet Replacement	

Pine Lane Intermediate

1992 1,980 SF Addition	2004 Security Cameras/Radios	2013 Daylighting Enhancement
1998 1,874 SF Addition	2005 Security Access Control	2014 Carpet
2003 HVAC Improvements	2005 Playground Imrovements	2016 Electrical Switchgear, Transformers, & Panel Replacement
2004 Intercom	2005 Elevator	2016 Roof Replacement (1 Section)
2004 Technology Improvements	2010 Roof Replacement	

Pine Lane Primary

1994 Roof Replacement	2001 Bus Loop Improvements	2010 Roof Replacement
1996 Connect to Public Water	2003 6,951 SF Addition	2012 Carpet Replacement
1996 Playground Improvements	2004 Technology Improvements	2012 Carpet Replacement - Mobile
1996 Carpet Replacement	2004 Security Improvements	2013 Restroom Remodel
1998 Playground Improvements	2006 Parking Lot Improvements	2016 Electrical Switchgear, Transformers, & Panel Replacement

Pioneer Primary

2005 Security Access Control	2011 Restroom Flooring Replacement	2014 Restroom Flooring
2006 Parking Lot Improvements	2014 Clock System	2014 Fire Alarm System Replacement
2008 Carpet Replacement	2014 Roof Repair	

Ponderosa High School

1995 Parking Lot Improvements	2004 Security Cameras/Radios	2014 Intercom
1996 HVAC Improvements	2004 Technology Improvements	2014 Hallway/Classroom Flooring
1998 Roof Repair	2006 Special Education Restrooms	2014 Roof Replacement
1998 Water Main	2007 Security Kiosk	2015 Electrical Switchgear and Panel Board Replacement
1999 Gym Floor Replacement	2010 Security Detection System	2015 Track Replacement
2000 Boilers	2011 Carpet Replacement	2016 Boiler and Condensing Units Replacement
2001 Running Track	2012 Door Replacement/Repair	2017 ADA Modifications in Auditorium
2002 Addition/Remodel	2012 Tile Replacement - Halls-Classrooms	2017 Replace Theater Lighting System Processor
2003 Artificial Turf Playfield	2013 ADA Compliance	2017 Addition of Dust Collector
2004 Air Handling Units	2014 Resurface Turf Field	
2004 Security Access Control	2014 Autoshop Expansion	

Plum Creek Academy

1997 Boiler	2001 Water Tap	2008 Roof Repairs
1998 Air Conditioning	2003 Addition	2009 Carpet
1999 Roof		

Prairie Crossing Elementary

2001 New Construction	2004 Security Improvements	
2004 Technology Improvements	2012 Carpet Replacement - Mobile	

Ranch View Middle School

1997 New Construction	2007 Security Kiosk	2017 Addition of Secured Folding Partition Wall at Pods
2004 Technology Improvements	2013 Resand Gymnasium Floor	2017 Convert Classroom to Special Education Calm Room
2004 Security Access Control	2014 Domestic Hot Water System Upgrade	
2004 Security Cameras/Radios	2017 Replace Fire Alarm System	

Redstone Elementary

2005 New Construction	2013 Carpet Replacement - Mobile	2017 Replace Entry Walk-Off Carpet

Renaissance Elementary

2006 New Construction	2012 Restroom Countertops	

Rock Canyon High School

2003 New Construction	2007 Security Kiosk	2014 Resurface Turf Field
2004 Security Access Control	2010 28,249 SF Addition	2014 Intercom and Paging System Replacement
2004 Security Cameras/Radios	2010 Clearstory Windows	
2004 Technology Improvements	2013 Track Replacement	

Rock Ridge Elementary

1995 Parking Lot Improvements	2003 Carpet Replacement	2012 Parking Lot/Playground Paving
1996 Parking Lot Improvements	2004 Security Cameras/Radios	2013 Carpet Replacement - Mobile
1997 Air Conditioning	2004 Technology Improvements	2014 Fence
2000 Playground Improvements	2005 Security Access Control	2014 Cafeteria Flooring
2001 Playground Improvements	2005 3,000 SF Addition	2017 Replace Entry Walk-Off Carpet

Rocky Heights Middle School

2003 New Construction	2004 Security Access Control	2012 Drainage
2004 Security Cameras/Radios	2007 Security Kiosk	2014 Clock System
2004 Technology Improvements	2010 Drainage	2017 Addition of Secured Folding Partition Wall

Roxborough Intermediate

2008 New Construction

Roxborough Primary

2000 Playground Improvements	2004 Intercom	2010 1,000 SF Addition
2001 Parking Lot Improvements	2004 Security Cameras/Radios	2013 Kitchen Floor Repair
2002 Generator	2004 Technology Improvements	2017 Replace Entry Walk-Off Carpet
2004 Carpet Replacement	2005 Security Access Control	

Saddle Ranch Elementary

1999 New Construction	2005 Security Access Control	2016 Boiler Replacement (2)
2004 Technology Improvements	2013 Flooring Replacement	
2004 Security Cameras/Radios	2014 Clock System	

Sage Canyon Elementary

2010 New Construction	2014 Repair to Handicap Ramp	

Sagewood Middle School

2004 Security Access Control	2006 HVAC Upgrade	2016 Domestic Hot Water System Upgrade
2004 Security Cameras/Radios	2010 Track Resurface	2017 Addition of Secured Folding Partition Wall
2004 Technology Improvement	2015 Fire Alarm System Replacement	2017 Window Glazing in Commons Area

Sand Creek Elementary

1990 8,237 SF Addition	2004 Security Cameras/Radios	2017 Replace Flooring in Restrooms
1999 Air Conditioning	2005 Security Access Control	2017 Window Replacement in Multiple Areas
2000 Playground Improvements	2005 3,000 SF Addition	2017 Replace Entry Walk-Off Carpet
2002 Carpet Replacement	2013 Carpet Replacement - Mobile	
2003 Reballast	2014 Cafeteria Flooring	
2004 Technology Improvements	2016 Restroom Countertop Replacement	

Sedalia Elementary

1966 Gutters/Downspouts	2004 Technology Improvements	2011 Playfield Replacement
1992 Addition	2004 Security Cameras/Radios	2012 Sanitary Improvements
1999 Addition	2005 Security Access Control	2013 Daylighting Enhancement
2001 Countertops/Fountains	2005 Carpet Replacement	2014 Fire Alarm System Replacement
2003 HVAC Controls	2006 HVAC Upgrades	2014 Resurface Gymnasium Floor
2004 Roof Replacement	2006 Playground Improvements	2016 Rooftop Unit Replacement (2)
2004 Clock Replacement	2006 Roof Replacement	2017 Window Replacement-Multiple Areas

Sierra Middle School

1995 Partial Roof Replacement	2006 Gym Floor	2014 Resurface Gym Floor
1996 Heat Piping	2006 Road Connection	2014 Domestic Hot Water System Upgrade
1997 Partial Roof Replacement	2006 Bus Loop Improvements	2016 Electrical Panel Replacement
2003 Bathroom Improvements	2006 Lockers	2016 Emergency Generator Replacement
2003 Site Improvements	2007 Bleachers	2017 Replace Fire Alarm System
2004 Electrical Improvements	2011 Tile Replacement - Hallways	2017 Window Replacement-Multiple Areas
2004 9,000 SF Addition	2012 Clock System Upgrade	2017 Additional Lighting in Cafeteria
2004 Clock Replacement	2012 Kitchen Floor Repair	
2004 Technology Improvements	2012 Partial Roof Replacement	
2004 Security Cameras/Radios	2013 Cooling - Gymnasiums	

2005 Security Access Control
2005 Partial Roof Replacement
2006 Bleachers
2014 Fence
2014 Update Water Well System
2014 Remodel Special Needs Suite

Soaring Hawk Elementary

2004 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2012 Carpet Replacement - Mobile
2014 Clock System

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 Interior 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

Stone Mountain Elementary

2007 New Construction

Student Support Center

2007 New Mobile

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

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 Replacement
2015 Tennis Court Resurfacing
2016 Turf Field Replacement
2016 Interior Door Hardware
2017 Replace Carpet in Main and Pod Hallways and Vestibules

Timber Trail Elementary

2003 New Construction
2004 Technology Improvements
2012 Chiller Replacement
2014 Clock System

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

Warehouse-Service Center

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

West Support Center

2012 Install Generator
2012 Insulat Outer Walls and Windos
2012 Student Records/ITS Office Reconfiguration

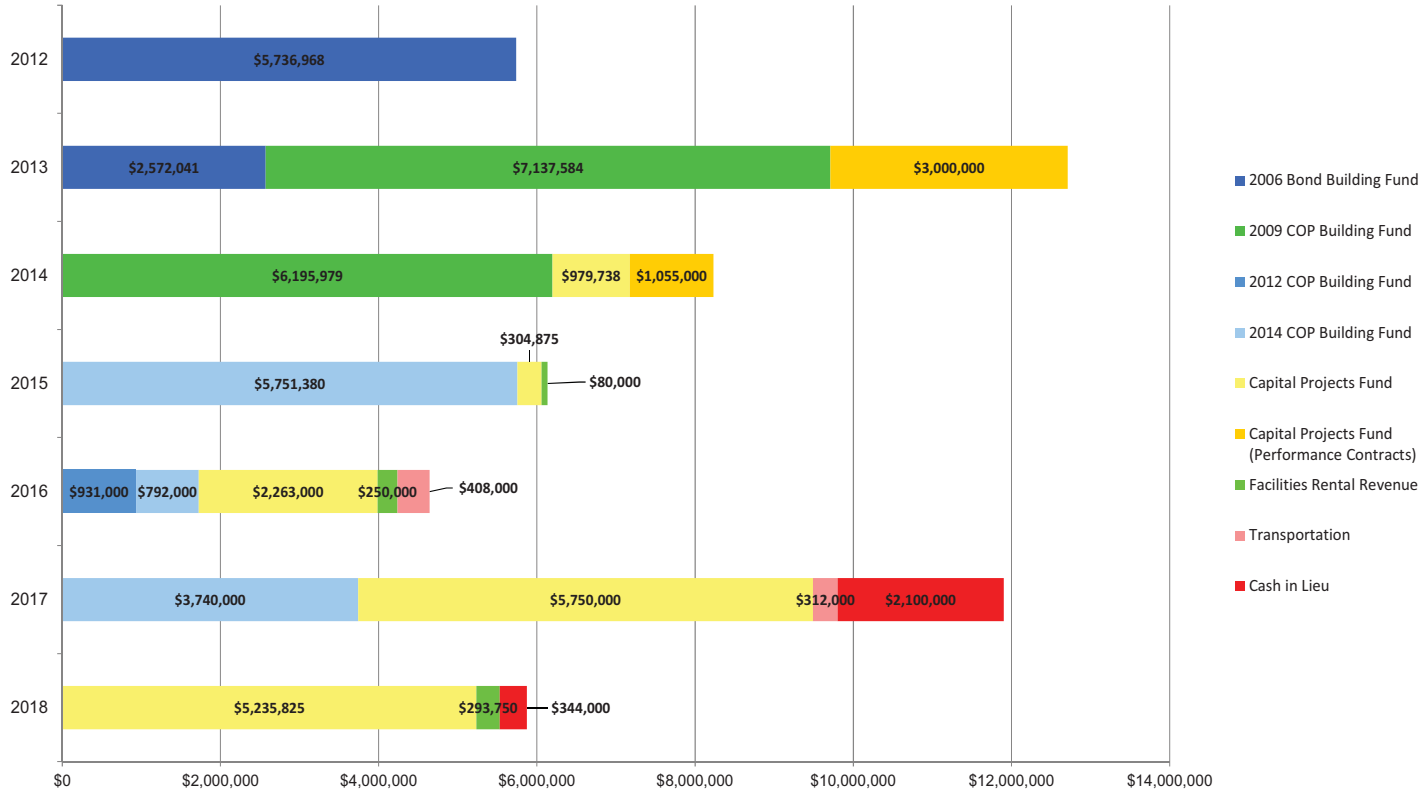
Wilcox

1989 Renovation
1994 Mechanical
1996 Renovation
2000 Renovation
2000 Renovation
2001 Renovation
2002 Data Center
2013 North Roof Replacement
2016 Additional Card Access and 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

Capital Funding by Source, 2012-2018



Funding Source	2012	2013	2014	2015	2016	2017	2018	Total (By Funding Source)
2006 Bond Building Fund	$5,736,968	$2,572,041	$0	$0	$0	$0	$0	$8,309,009
2009 COP Building Fund	$0	$7,137,584	$6,195,979	$0	$0	$0	$0	$13,333,563
2012 COP Building Fund	$0	$0	$0	$0	$931,000	$0	$0	$931,000
2014 COP Building Fund	$0	$0	$0	$5,751,380	$792,000	$3,740,000	$0	$10,283,380
Capital Projects Fund	$0	$0	$979,738	$304,875	$2,263,000	$5,750,000	$5,235,825	$14,533,438
Capital Projects Fund (Performance Contracts)	$0	$3,000,000	$1,055,000	$0	$0	$0	$0	$4,055,000
Facilities Rental Revenue	$0	$0	$0	$80,000	$250,000	$0	$293,750	$623,750
Transportation	$0	$0	$0	$0	$408,000	$312,000	$0	$720,000
Cash in Lieu	$0	$0	$0	$0	$0	$2,100,000	$344,000	$2,444,000
Grand Total	**$5,736,968**	**$12,709,625**	**$8,230,717**	**$6,136,255**	**$4,644,000**	**$11,902,000**	**$5,873,575**	**$55,233,140**

Capital Funding 2012-2018: $55,233,140

Cantril

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace shingled roof	$144,000	$14400-$62000	$7200-$30960
	Branch Wiring Devices. Needs-Upgrade branch wiring and devices to current code	$22,200	$2300-$9600	$1110-$4773
	Branch Wiring Devices. Needs-Upgrade electrical wiring to current code PS	$4,400	$500-$1900	$220-$946
	Sanitary Sewer Systems. Needs-Repair/replace sanitary sewer system piping	$22,200	$2300-$9600	$1110-$4773
	Controls. Needs-Better control of existing steam distribution system	$22,200	$2300-$9600	$1110-$4773
	Panels and Transformers. Needs-Replace panel on second level, small office	$2,800	$300-$1300	$140-$602
	Panels and Transformers. Needs-Replace panel in furnace closet PS	$2,400	$300-$1100	$120-$516
1-Medium	Roof Eaves and Soffits. Needs-Restoration of eaves and soffits	$22,200	$2300-$9600	$1110-$4773
	Gutters and Downspouts. Needs-Replace all gutters and downspouts. Reconfigure down spouts and drains at SE entry	$7,200	$800-$3100	$360-$1548
	Steam Distribution Systems. Needs-Steam piping is old and needs to be checked thoroughly for replacement. Many fittings and valves rusting and in need of replacement. Many of the radiators need renovated or replaced	$50,000	$5000-$21500	$2500-$10750
	Hot Water Distribution. Needs-Add hot water distribution to fan coil units in each room. Add heat exchanger for boiler	$63,400	$6400-$27300	$3170-$13631
	Chilled Water Distribution. Needs-Add chilled water distribution and fan coil units in each room	$316,200	$31700-$136000	$15810-$67983
	Package Units. Needs-Install new window AC units	$4,400	$500-$1900	$220-$946
	Controls. Needs-Add new DDC controls if new HVAC system installed	$242,200	$24300-$104200	$12110-$52073
	Clock and Program Systems. Needs-Install new clock system	$4,400	$500-$1900	$220-$946
	Roof Finishes. Needs-Replace EPDM gym roof	$24,000	$2400-$10400	$1200-$5160
	Roof Finishes. Needs- Replace EPDM roof on pre-school addition	$36,000	$3600-$15500	$1800-$7740
	Lighting Equipment. Needs-Replace incandescent lighting fixtures throughout as necessary	$2,800	$300-$1300	$140-$602
	Lighting Equipment. Needs-Replace old incandescent fixtures in hallways PS	$2,400	$300-$1100	$120-$516
	Emergency Light and Power Systems. Needs-Add LED emergency/exit lighting	$4,400	$500-$1900	$220-$946
	Emergency Light and Power Systems. Needs-Add LED emergency/exit lighting PS	$2,800	$300-$1300	$140-$602
2-High	Fabricated Toilet Partitions. Needs-Restore or replace (historic) partitions on lower level	$6,600	$700-$2900	$330-$1419
	Flooring Restroom. Needs-Replace restoom flooring. Currently all 3 restrooms have VCT	$6,900	$700-$3000	$345-$1483
	Sinks. Needs-Replace older sinks in restrooms	$2,600	$300-$1200	$130-$559
	Waste Piping. Needs-Check waste piping at restroom areas. The piping is old and many are exposed.	$500	$100-$300	$25-$107
	Glazed Doors and Entrances. Needs-Restoration of two front entrances	$2,800	$300-$1300	$140-$602
	Flooring Gym. Needs-Replace carpet in gym	$13,000	$1300-$5600	$650-$2795
2-Medium	Exterior Wall Construction. Needs-Re-point all stone masonry. Repair chimneys.	$22,200	$2300-$9600	$1110-$4773
	Paint Exterior. Needs-Paint all exterior wood after restoration	$8,900	$900-$3900	$445-$1913
	Exterior Windows. Needs-Renovate all exterior windows, includes abatement	$199,000	$19900-$85600	$9950-$42785
	Interior Windows and Storefronts. Needs-Refinish window frames PS	$1,000	$100-$500	$50-$215
	Interior Doors. Needs-Replace approx 50% of doors. Sand and refinish rest of doors (historic)	$8,900	$900-$3900	$445-$1913
	Interior Doors. Needs-Refinish doors PS	$4,400	$500-$1900	$220-$946
	Interior Door Frames. Needs-Refinish door frames PS	$4,400	$500-$1900	$220-$946
	Fabricated Toilet Partitions. Needs-Refurbish or replace toilet partitions in boys preschool restroom PS	$2,000	$200-$900	$100-$430

Cantril cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Sink Countertops. Needs-Replace all sink countertops, 3 total PS	$2,600	$300-$1200	$130-$559
	Lathe and Plaster. Needs-Repair multiple cracks in plaster walls	$4,400	$500-$1900	$220-$946
	Flooring Restroom. Needs-Replace VCT in all restrooms, includes abatement PS	$1,800	$200-$800	$90-$387
	Flooring Hallways/Classrooms. Needs-Replace VCT in preschool classroms and offices, includes abatement PS	$8,900	$900-$3900	$445-$1913
	Flooring Carpet. Needs-Replace carpet in main hallway PS	$1,800	$200-$800	$90-$387
	Tile Ceilings. Needs-Replace/remove glue down tiles in hallway, abatement may be needed PS	$2,400	$300-$1100	$120-$516
	Lavatories. Needs-Upgrade lavatories PS	$2,400	$300-$1100	$120-$516
	Sinks. Needs-Replace sinks at preschool hall and boys restroom (2) PS	$1,500	$200-$700	$75-$322
	Theater and Stage Equipment. Needs-Replace folding stage curtain	$7,200	$800-$3100	$360-$1548
	Exterior Wall Construction. Needs-Repair, painting of stucco at restroom addition	$3,600	$400-$1600	$180-$774
	Other Doors and Entrances. Needs-Replace north entry storefront. Repair work done to stop rust. PS	$4,400	$500-$1900	$220-$946
	Storage Shelving and Lockers. Needs-Refurbish storage cabinets in main hallway PS	$1,000	$100-$500	$50-$215
	Flooring Carpet. Needs-Replace carpet on stairs and room 102. Replace carpet squares upper level, landing and two offices, or remove and refinish wood floor. Carpet newer in 204, 205. Newest in 107	$13,300	$1400-$5800	$665-$2859
	Ceiling Finishes. Needs-Repair cracked plaster ceiling in foyer area, stage, and stage hallways, repaint. Clean and restain wood ceiling in gym	$13,300	$1400-$5800	$665-$2859
	Ceiling Finishes. Needs-Repair cracked plaster ceiling in foyer area, stage, and stage hallways, repaint. Clean and restain wood ceiling in gym	$8,900	$900-$3900	$445-$1913
	Fixed Casework. Needs-Refinish existing storage cupboards and cabinets	$1,800	$200-$800	$90-$387
	Paving and Surfacing. Sidewalks. Needs-Replace sidewalk at SE entry, fix drainage issues	$8,900	$900-$3900	$445-$1913
	Paving and Surfacing. Sidewalks. Needs-Replace section of sidewalk at south preschool room. Fix trip hazard at north entry landing PS	$2,800	$300-$1300	$140-$602
	Site Lighting Controls. Needs-Add site lighting controls	$11,200	$1200-$4900	$560-$2408
	Flooring Hallways/Classrooms. Needs-Sand and refinish all wood flooring	$22,200	$2300-$9600	$1110-$4773
3-High	Standard Slab on Grade. Needs-Recoat garage flooring	$4,400	$500-$1900	$220-$946
3-Medium	Wall Foundations. Needs-Recaulk areas of potential water infiltration	$3,700	$400-$1600	$185-$795
	Interior Door Frames. Needs-Sand down and refinish door frames. Some might need to be replaced.(historic)	$8,900	$900-$3900	$445-$1913
	Regular Stairs. Needs-Restoration of 2 sets of outside metal stairs	$2,800	$300-$1300	$140-$602
	Fixed Casework. Needs-Replace casework in classrooms, sink in preschool PS	$2,400	$300-$1100	$120-$516
	Blinds and Other Window Treatment. Needs-Replace blinds as necessary	$4,400	$500-$1900	$220-$946
	Standard Slab on Grade. Needs-Repair buckling at men's restroom floor	$9,800	$1000-$4300	$490-$2107
	Fences and Gates. Needs-Repair chain link fencing around front perimeter. Remove vegetation damaging fence	$1,800	$200-$800	$90-$387
	Paint Interior	$16,300	$1700-$7100	$815-$3504
	Fire Sprinkler Water Supply. Needs-Install sprinkler system	$88,600	$8900-$38100	$4430-$19049
	Fire Sprinkler Standpipe. Needs-Install sprinkler service and standpipe	$35,400	$3600-$15300	$1770-$7611
	Paint Interior. Needs-Paint Interior PS	$6,700	$700-$2900	$335-$1440
	Wainscoating. Needs-Sand and refinish wood wainscoating (historic). Repaint if only option	$22,200	$2300-$9600	$1110-$4773
3-Low	Chilled Water Systems. Needs-Add air cooled chiller	$63,400	$6400-$27300	$3170-$13631

Cantril cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Low	Interior Windows & Storefronts. Needs-Re-install glass windows on hallway walls for daylighting on second level.	$5,400	$600-$2400	$270-$1161
4-Medium	Other Landscape Features. Needs-Re-landscape area in front of building	$44,200	$4500-$19100	$2210-$9503

Chaparral High School

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$80,000	$8000-$34400	$4000-$17200
	Roof Finishes. Needs-Install new roof on F-pod. Not done with 2013 re-roof.	$297,700	$29800-$128100	$14885-$64005
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$1,040,000	$104000-$447200	$52000-$223600
	Air Distribution Systems. Air handlers, ductwork, VAV's. Needs-Update air handlers with HW coils, new motors, and VFDs.	$192,900	$19300-$83000	$9645-$41473
	Change-over Distribution System. Needs-Replace all fan powered boxes to VAV reheat	$192,900	$19300-$83000	$9645-$41473
	Glycol Distribution Systems. Poor condition. Needs- Upgrade and add HW loop to system	$15,400	$1600-$6700	$770-$3311
	Water Treatment Systems. Poor condition. Needs-Upgrade and add HW loop to system	$18,700	$1900-$8100	$935-$4020
	Fixed Multiple Seating, Bleachers. Needs-Replace main gym bleacher both sides	$185,200	$18600-$79700	$9260-$39818
1-Medium	Passenger Elevators. Needs-Renovate elevator #1	$150,000	$15000-$64500	$7500-$32250
	Energy Supply. Needs-Replace main gas line at meter	$11,600	$1200-$5000	$580-$2494
	Commissioning and Re-Commissioning. Needs-Rebalance HVAC system	$54,100	$5500-$23300	$2705-$11631
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Re-seal CMU	$53,100	$5400-$22900	$2655-$11416
	Exterior Windows. Needs-Fix curtain wall window leakage at commons and hallways.	$139,300	$14000-$59900	$6965-$29949
	Exterior Windows. Needs-Recaulk windows	$66,400	$6700-$28600	$3320-$14276
	Fabricated Toilet Partitions. Needs-Replace men's & women's PE restrooms. Replace all bathroom partitions in all wings and main area	$60,000	$6000-$25800	$3000-$12900
	Sink Countertops. Needs-Replace sink counter tops in all restrooms	$38,300	$3900-$16500	$1915-$8234
	Flooring Carpet. Needs-Replace carpet. X-Carpet in main and pod hallways replaced 2017	$312,000	$31200-$134200	$15600-$67080
	Theater & Stage Equipment, Auditorium Sound Equipment. Strand MD 80 Sound Equipment. Needs-Replace approximately 100 seats in auditorium due to backs cracking.	$34,900	$3500-$15100	$1745-$7503
	Overhead Doors. Needs-Replace (4) four rollup doors at kitchen	$14,000	$1400-$6100	$700-$3010
	Other Doors & Entrances. Needs-Continuous hinges on storefront doors need replaced	$8,800	$900-$3800	$440-$1892
	Interior Doors. Needs- Kitchen entry doors from cafeteria need replaced due to carts hitting them all the time. Replace with metal?	$4,800	$500-$2100	$240-$1032
	Flooring Kitchen. Needs-Replace original hubblelite floor with MMA	$70,000	$7000-$30100	$3500-$15050
	Showers. Poor condition, showers need replaced	$16,300	$1700-$7100	$815-$3504
	Paving & Surfacing, Sidewalks. Needs-Repair asphalt sidewalks to athletic fields	$5,500	$600-$2400	$275-$1182
	Irrigation Systems. Needs-Replace 4 irrigation controllers	$13,000	$1300-$5600	$650-$2795
2-Medium	Flooring Cafeteria. Needs-Commons floor has settling cracks and was repaired in 2007. Repairs are still in good shape. Needs- VCT repairs are needed around stairway and into hall.	$6,700	$700-$2900	$335-$1440
	Paving and Surfacing. Parking Lot. Needs-Resurface parking areas, many patches and cracks	$688,000	$68800-$295900	$34400-$147920
	Flooring Cafeteria. Needs-Replace VCT in commons and hallways	$86,100	$8700-$37100	$4305-$18511
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$31,000	$3100-$13400	$1550-$6665
	Structural Slab on Grade. Needs-The closet between rooms 322 and 207 the floor has dropped and cracked, it needs mud jacking done or repair and the tiles need replaced.	$3,300	$400-$1500	$165-$709
3-Medium	Playing Fields. Softball Field. Needs-Fence needs replaced	$32,600	$3300-$14100	$1630-$7009
	Suspended Ceilings. Needs- Replace kitchen tile with food grade	$5,800	$600-$2500	$290-$1247

Chaparral High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Fire Sprinkler Water Supply. Needs-Would need to sprinkle all areas if renovation. Building partially sprinkled. Pods not sprinkled.	$292,500	$29300-$125800	$14625-$62887
	Vinyl Coverings. Needs-Most wings needs vinyl repair or replacement	$96,600	$9700-$41600	$4830-$20769

Cougar Run

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Direct Expansion Systems. Roof Top Units. Needs-Replacement, code issues with outside air intake	$321,000	$32100-$138100	$16050-$69015
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Panels & Transformers. Needs-Overall good condition. Need to move Xfmr out of room behind office.	$39,200	$4000-$16900	$1960-$8428
	Switchgear-Main , Square D 1200A. Upgrade for surge suppression	$78,300	$7900-$33700	$3915-$16834
	Interior Door Hardware. Needs-Replace door hardware. Current non-restricted key system	$156,000	$15600-$67100	$7800-$33540
	Hot Water Service. Domestic Water Heater. Needs-One in kitchen, replaced in 2006. Pumps in fair condition. Move main water heater to boiler room, prefer on demand pumps 15-20 yr life cycle	$15,600	$1600-$6800	$780-$3354
	Air Distribution Systems. Needs- Replace VAV boxes, Pneumatic VAV's, cone type, replace with DDC reheat pinch down boxes, duct work and diffusers OK	$267,600	$26800-$115100	$13380-$57534
	Exhaust Ventilation Systems. Exhaust fans. Needs-Replace exhaust fans, reaching life cycle	$8,900	$900-$3900	$445-$1913
	Irrigation Systems. Needs-Upgrade to new controller, existing piping and heads good	$18,900	$1900-$8200	$945-$4063
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Exterior Wall Construction. Needs-Recoat of CMU weather proofing. Many cracks in exterior wall due to lack of control joints	$16,800	$1700-$7300	$840-$3612
	Exterior Windows. Needs-Replace exterior windows	$44,200	$4500-$19100	$2210-$9503
	Storefront windows. Hollow metal. Needs-Cafeteria - bottom frame rusting. East and west entries have rust developing. Some minor leaking at south entry, affecting drywall inside above doors.	$29,500	$3000-$12700	$1475-$6342
	Exterior Paint. Needs-Exterior window, doors & frames need painted.	$3,700	$400-$1600	$185-$795
	Exterior Windows. Needs-Recaulk windows	$12,500	$1300-$5400	$625-$2687
	Retractable Partition. Needs-Repair/replace Gym/Cafeteria folding wall.	$11,600	$1200-$5000	$580-$2494
	Fabricated Toilet partitions. Needs-Replace toilet partitions	$22,000	$2200-$9500	$1100-$4730
	Sink Countertops. Needs-Replace sink countertops with single surface	$20,200	$2100-$8700	$1010-$4343
	Flooring Hallways/Classrooms. Needs-Replace VCT in classrooms	$9,900	$1000-$4300	$495-$2128
	Theater & Stage Equipment. Gym Sound System. Needs-Upgrade gym sound system	$5,500	$600-$2400	$275-$1182
	Cafeteria Floor. Needs-Repair VCT in cafeteria. Replaced in 2007. VCT. Structural movement causing tile to separate at seams and bubble.	$900	$100-$400	$45-$193
	Flooring Kitchen. Needs-Replace red hubblelite floor with poured acrylic	$68,900	$6900-$29700	$3445-$14813
	Flooring Gym. Needs-Replace carpet in gym	$17,300	$1800-$7500	$865-$3719
	Floor drains. Needs- Replace floor drain in kitchen, poor condition, others fair.	$900	$100-$400	$45-$193
2-Medium	Flooring Hallways/Classrooms. Needs-Replace sheet vinyl flooring in art room	$11,600	$1200-$5000	$580-$2494
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$3,200	$400-$1400	$160-$688
	Column Foundations. Needs-Repair structural damage from movement issues	$12,900	$1300-$5600	$645-$2773
3-Medium	Fire Sprinkler. Needs-Original Installation in cafeteria only, would need to be brought up to code if remodel.	$394,400	$39500-$169600	$19720-$84796
	Vinyl. Coverings. Wall Finishes. Needs-Repair wall vinyl. Some vinyl replaced 2005. Seams in corridor areas need repair	$4,000	$400-$1800	$200-$860
	Interceptors. Grease interceptor OK would like to bypass	$8,100	$900-$3500	$405-$1741

Douglas County High School

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$80,000	$8000-$34400	$4000-$17200
	Natural Gas Service / Aging piping; circuitous routing. Replace with new meter in Phase 2-Abandon in later phase	$150,500	$15100-$64800	$7525-$32357
	Interior Door Hardware. Needs-Upgrade door hardware for ADA compliance	$240,700	$24100-$103600	$12035-$51750
	Interior Door Hardware. Needs-South- Add panic devices to science cr corridor doors (4 locations) existing exterior doors OK	$4,100	$500-$1800	$205-$881
	Passenger Elevators. Needs-(Cab too small, not ADA compliant - hoistway too small to allow ADA cab size) Replace	$156,000	$15600-$67100	$7800-$33540
	Hot water Distribution Neeeds-System serving kitchen at north building is less than adequate.	$10,400	$1100-$4500	$520-$2236
	Building heating hot water hydronic piping is failing. Water treatment has been altered from district standard so that system can remain operational without producing additional leaks in system. Replace entire system	$3,055,400	$305600-$1313900	$152770-$656911
	Interior Door Hardware. Needs-Upgrade door hardware for ADA compliance	$78,000	$7800-$33600	$3900-$16770
	North Building: Replace Auto shop and welding shop Make up air units.	$56,100	$5700-$24200	$2805-$12061
	Rusted roof deck areas above admin under BUR - remove and replace 1 small bad area. Add steel sump pans at 2 roof drains. Patch BUR.	$11,700	$1200-$5100	$585-$2515
	North- Refinish all Gyp Board soffits	$2,400	$300-$1100	$120-$516
	Gutters and Downspouts. Needs-Exterior downspouts at Industrial Arts and north Side of North Bldg need reflashing of connection to conductor heads; replace downspouts w/ more durable construction	$10,200	$1100-$4400	$510-$2193
	Glazed Roof Openings. Needs-Replace/repair skylights. Leaking in many areas.	$68,900	$6900-$29700	$3445-$14813
	Cold Water Service. Needs-Replace gate valves with ball valves throughout building	$58,400	$5900-$25200	$2920-$12556
	Revise domestic water service and distribution throughout north building to provide adequate residual pressures to fixtures and equipment. (Includes insulation)	$331,500	$33200-$142600	$16575-$71272
	Revise domestic water piping feeding to the north classroom wing of the north building to be overhead	$46,700	$4700-$20100	$2335-$10040
	Provide backflow prevention at all water connections in north building science labs (fume hoods and work benches)	$3,700	$400-$1600	$185-$795
	Air Distribution Systems. Air handlers. Ductwork. VAV's. Needs-Replace ductwork and air devices	$1,150,300	$115100-$494700	$57515-$247314
	Exhaust Ventilation Systems. North Building: Replace Kitchen Make-up air unit.	$57,500	$5800-$24800	$2875-$12362
	Terminal Self-Contained Units. North Building: Replace cabinet unit heaters.	$42,100	$4300-$18200	$2105-$9051
	South- Refinish all Gyp Board soffits	$2,400	$300-$1100	$120-$516
	Replace exterior downspouts on South Bldg with more durable construction	$22,200	$2300-$9600	$1110-$4773
	Glazed Roof Openings- Needs-Remove and replace broken 2x2 and 2x4 acrylic double dome skylights (12 each). Check remainder	$12,700	$1300-$5500	$635-$2730
	Exhaust Ventilation Systems. Kitchen hood and vent systems do not meet current code	$37,500	$3800-$16200	$1875-$8062
	Terminal Self-Contained Units. Needs-Replace cabinet unit heaters.	$28,100	$2900-$12100	$1405-$6041
	Interior Door Hardware. Needs-North- Art CR 42 - no panics at any exits- 2 reqd.	$3,800	$400-$1700	$190-$817
	Provide tempered water at all drench showers located in the north building.	$2,400	$300-$1100	$120-$516
	Poor drainage at downspouts at North kitchen service drive. Provide interior roof drains in new Kitchen construction	$10,900	$1100-$4700	$545-$2343
	Exhaust Ventilation Systems. North Building: Revise art room ventilation systems. The current systems are not operating properly.	$28,100	$2900-$12100	$1405-$6041

Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Exhaust Ventilation Systems. North Building: Replace exhaust fans.	$98,100	$9900-$42200	$4905-$21091
	Exhaust Ventilation Systems. North Building: Replace Auto shop and welding shop exhaust systems with increased ventilation capacity.	$94,600	$9500-$40700	$4730-$20339
	Irrigation piping within pump building, increase to 4" diameter for increased flow	$14,100	$1500-$6100	$705-$3031
	Irrigation Mainlines past service life. Replace.	$82,200	$8300-$35400	$4110-$17673
	South Building: Revise art room ventilation systems. The current systems are not operating properly.	$18,800	$1900-$8100	$940-$4042
	Exhaust Ventilation Systems. South- lower level student restrooms have inadequate ventilation	$8,500	$900-$3700	$425-$1827
	Exhaust Ventilation Systems. Smoke vents are required over the Stage. Install four (4).	$23,300	$2400-$10100	$1165-$5009
1-Medium	Sanitary Sewer Systems. Needs-Poor drainage at 7 downspouts at east end of south side South Bldg. Replace storm inlets and reconnect to storm drain.	$46,300	$4700-$20000	$2315-$9954
	Provide lighting in the south parking lot.	$65,500	$6600-$28200	$3275-$14082
	Interior Door Hardware. Needs-DOOR HARDWARE / No sound seals on music area doors - 4 locations	$4,600	$500-$2000	$230-$989
	Passenger Elevators. Needs-Renovate elevator	$150,000	$15000-$64500	$7500-$32250
	Provide one MDF and five IDF's rooms. The building does not have dedicated IDF and MDF rooms equipped with proper power and air conditioning.	$224,200	$22500-$96500	$11210-$48203
	Potable Water Distribution & Storage. Domestic Water Service. Needs-Meter old and in bad location. Replace under Phase 2. Abandon in Phase 3	$5,800	$600-$2500	$290-$1247
2-High	Exterior Wall Construction. Needs-Recaulk control joints at North Bldg	$6,400	$700-$2800	$320-$1376
	WINDOWS NORTH / Caulk perimeters at Life Mgmt Wing	$2,400	$300-$1100	$120-$516
	Interior Doors. Needs-Install new astragal and coordinator to fire doors. (6) locations	$400	$100-$200	$20-$86
	Existing grease interceptor is single compartment - replace w/ double compartment to meet code.	$29,800	$3000-$12900	$1490-$6407
	Exterior Wall Construction. CMU and Brick. Needs-Repair CMU exterior wall of greenhouse, cracked and paint blistering	$1,300	$200-$600	$65-$279
	WINDOWS SOUTH / Caulk perimeters at all windows	$23,300	$2400-$10100	$1165-$5009
	South- water damage to gyp board sills at Newspaper S65 - seal window frames and repair sills	$1,400	$200-$700	$70-$301
	Interior Construction. Needs-Upgrade auditorium with wheel chair spaces for ADA	$700	$100-$400	$35-$150
	North - some area separation wall penetrations need to be fire sealed	$10,400	$1100-$4500	$520-$2236
	Interior Construction. Needs-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	$119,500	$12000-$51400	$5975-$25692
	Interior Construction. Needs-Install complying HC stall, accessories or grab bars in restrooms 100N, 100O, 103E, 103I, 43D, 43F	$24,800	$2500-$10700	$1240-$5332
	Fixed Walls. Needs-Fire seal some area separation wall penetrations and top of walls	$6,300	$700-$2800	$315-$1354
	Regular Stairs. Needs-Re-configure, add handrails, rebuild stairs at stage 100	$23,300	$2400-$10100	$1165-$5009
	Aluminum. windows in 66 & 67 single glazed. Adjacent HM frames rusting.	$400	$100-$200	$20-$86
	Suspended Ceilings. Needs-Replace suspended grid ceiling in admin offices, not fire rated	$19,300	$2000-$8300	$965-$4149
	Provide plaster sink with large capacity plaster trap at north building art 41	$9,600	$1000-$4200	$480-$2064
	Waste Piping. Needs-Revise drainage piping at sink in auto shop room 51 to comply with code	$8,500	$900-$3700	$425-$1827
	South Commons & Lobby exterior single glazed HM window frames. Provide new aluminum storefront framing with insulated glass	$155,900	$15600-$67100	$7795-$33518

Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Ramps. Needs-North- Auditorium- No ramp access to lower thrust stage or main stage from seating area. Provide lift or ramp	$43,000	$4300-$18500	$2150-$9245
	Ramps . Needs-Ramp into Metal & Auto Shops too steep. Doorway access into Auto non ADA conforming	$4,800	$500-$2100	$240-$1032
	Regular Stairs. Needs-Handrails on stairs in E-Wing are too large, don't extend past bottom riser - not ADA compliant - replace	$12,500	$1300-$5400	$625-$2687
	Regular Stairs. Needs-Replace corridor stair handrails, rectangular and not ADA compliant	$13,700	$1400-$5900	$685-$2945
	Special Foundations. Needs-Repair foundation on bleacher walls where handrail post inserts have caused severe damage to block and concrete from moisture penetration thaw and freeze.	$42,100	$4300-$18200	$2105-$9051
	DOORS NORTH / Exterior HM frames rusting. Refinish at Y, I	$2,400	$300-$1100	$120-$516
	Interior Doors. Needs-Replace flex locker room door	$1,100	$200-$500	$55-$236
	Sinks. Needs-Replace stainless steel sink in darkroom 45	$2,400	$300-$1100	$120-$516
	Sinks. Needs-Replace stainless steel science sinks where classroom program dictates with epoxy sinks	$35,100	$3600-$15100	$1755-$7546
	Drinking Fountains and Coolers. Needs-Replace water coolers and drinking fountains throughout the north building. Refrigerant failing	$49,000	$4900-$21100	$2450-$10535
	Replace deck mounted gas turrets at north building	$16,000	$1600-$6900	$800-$3440
	Theater & Stage Equipment. Needs-South 100A Stage/Dance, stage curtain drags on floor. Curtain and track damaged. Replace curtain and track system.	$15,000	$1500-$6500	$750-$3225
	Theater & Stage Equipment. Needs-Auditorium theatrical equipment old and not comparable with other high schools	$261,400	$26200-$112500	$13070-$56201
	DOORS SOUTH / Exterior HM windows, doors/frames rusting; refinish all locations	$7,100	$800-$3100	$355-$1526
	Interior Construction. Needs-Upgrade restrooms throughout building as needed	$44,200	$4500-$19100	$2210-$9503
	South/ Locker Room doors damaged. Provide new HM door and hardware.	$3,800	$400-$1700	$190-$817
	TOILET PARTITIONS South / Locker Room damaged; Replace	$2,500	$300-$1100	$125-$537
	TOILET PARTITIONS North / Many beyond life; Replace (Replaced in I.A. toilets)	$47,900	$4800-$20600	$2395-$10298
	Flooring Hallways/Classrooms. Needs-Replace VCT in all corridors	$54,900	$5500-$23700	$2745-$11803
	Flooring Hallways/Classrooms. Needs-Repair VCT throughout building	$5,000	$500-$2200	$250-$1075
	Flooring Carpet. Needs-Replace carpet throughout school	$129,500	$13000-$55700	$6475-$27842
	Fixed Casework. Needs-Repair/replace casework	$2,900	$300-$1300	$145-$623
	Interior Construction. Needs-Auditorium control room: no ADA access. Room too small and counter too high	$15,000	$1500-$6500	$750-$3225
	Repair masonry where water infiltrates mortar joint, 6+ locations (North Bldg)	$21,100	$2200-$9100	$1055-$4536
	Repair loose brick mortar on south exterior parapet wall of Room 82 (Weight Room)	$5,800	$600-$2500	$290-$1247
	Repair 2 holes in exterior masonry at north wall of library	$1,000	$100-$500	$50-$215
	North Bldg brick veneer joints at Life Mgmt Wing and vertical joints at west face Auditorium deteriorating. Repoint	$6,000	$600-$2600	$300-$1290
	Painted CMU exterior walls at Industrial Arts need touch up paint at downspouts after leaks repaired. Also repaint cu east side East Hall Kalwall monitor	$9,400	$1000-$4100	$470-$2021
	Exposed steel beams / columns at Life Mgmt Wing rusting. Repaint. Paint Wood transoms above Metal Shop door and at Boiler Room and wood soffit at door F.	$14,100	$1500-$6100	$705-$3031
	Overhead Doors. Needs-North Bldg -rolling counter doors too high for ADA at student store and attendance office	$9,000	$900-$3900	$450-$1935
	North- Gymnasium exit doors in fire walls have damaged trim at exit devices. No label on doors and frames- Provide new doors, frames, hardware	$28,500	$2900-$12300	$1425-$6127
	North- Science CR 62, VCT floor has loosened and been repaired. Other tiles are beginning to loosen. Replace all tile	$6,900	$700-$3000	$345-$1483

Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	North- E Wing entries do not have recessed mats	$1,300	$200-$600	$65-$279
	Revise piping at sinks in classroom 53 of north building to allow for proper fixture operation	$4,800	$500-$2100	$240-$1032
	Replace leaking north building teacher's lounge sink and faucet	$2,400	$300-$1100	$120-$516
	Replace faucets at art sinks located in north building room 42	$2,400	$300-$1100	$120-$516
	Replace the wash fountain & DF located in the north building wood shop	$9,200	$1000-$4000	$460-$1978
	Replace floor sinks and drains and all connected waste piping below the floor within the kitchen of the north building	$159,900	$16000-$68800	$7995-$34378
	Replace floor drains and revise drainage connections within kitchen at south building	$12,200	$1300-$5300	$610-$2623
	Interceptors. Sand and oil interceptor at north building auto shop not operating properly - replace	$37,600	$3800-$16200	$1880-$8084
	Fixed Casework. Needs-Science casework too high to comply w/ ADA, no accessible sinks	$9,000	$900-$3900	$450-$1935
	Fixed Casework. Needs-Replace plan center top edge peel & wood veneer peel in Sci 36, 37, 60, 61.	$4,800	$500-$2100	$240-$1032
	Fixed Casework. Needs-Display cases north bldg not DCSD standard. All doors and sliding hardware bad- replace	$8,500	$900-$3700	$425-$1827
	Fixed Casework. Needs-At teacher lounge - base cab countertops too high - not ADA accessible, no ADA sinks	$3,900	$400-$1700	$195-$838
	Fixed Casework. Needs-At photography cr's - base cab countertops too high - not ADA accessible, no ADA sinks	$6,900	$700-$3000	$345-$1483
	Fixed Casework. Needs-At main entry concession - transaction surface countertops too high - not ADA accessible	$8,300	$900-$3600	$415-$1784
	Fixed Casework. Needs-At career center - transaction surface countertops too high - not ADA accessible	$1,600	$200-$700	$80-$344
	Fixed Casework. Needs-At Art 42 - base cab countertops too high - not ADA accessible, no ADA sinks	$5,800	$600-$2500	$290-$1247
	Fixed Casework. Needs-At all science cr's - base cab countertops too high - not ADA accessible, no ADA sinks	$15,900	$1600-$6900	$795-$3418
	Fixed Casework. Needs-At admin - numerous base cabinet countertops too high and sink not ADA accessible	$21,100	$2200-$9100	$1055-$4536
	Fixed Casework. Needs-Add more casework in SPED Kitchen	$11,700	$1200-$5100	$585-$2515
	Paving and Surfacing. Parking Lot. Needs-Resurface parking lot	$500,000	$50000-$215000	$25000-$107500
	Broken concrete curbing in numerous areas. Remove and replace.	$4,800	$500-$2100	$240-$1032
	Paving and Surfacing. Sidewalks. Needs-Replace sidewalks displaced more than 1/2".	$11,400	$1200-$5000	$570-$2451
	Paving and Surfacing. Sidewalks. Needs-Pedestrian access from East park lot to North & South Bldgs exceeds ADA slope Regrade / replace concrete walk from NE corner South Bldg. to new track location	$15,000	$1500-$6500	$750-$3225
	Paving and Surfacing. Sidewalks. Needs-Designated Entrance: Ramp at North Bldg Main Entry is to steep (1:12) Construct Ramp. Revise accessible route from Parking lot.	$10,900	$1100-$4700	$545-$2343
	Paving and Surfacing. Needs-Access from northwest parking lot to North Bldg Main Entry is narrow, ill-defined. Clarify pedestrian route thru parking lot, remove dead end aisle, enlarge adjacent concrete island/add crosswalk; widen sidewalk to Main E	$21,700	$2200-$9400	$1085-$4665
	Paving & Surfacing. Needs-South Building, no complying accessible route to grade outside Commons 100 and gym 103 west exits	$22,700	$2300-$9800	$1135-$4880
	Paving and Surfacing. Sidewalks. Needs-No accessible route from Front Street along North Driveway to North Bldg Main Entrance. Add concrete walks along north side west parking lot, regrade drive in front of Main Entrance and reconstruct w/in ADA; add	$474,000	$47400-$203900	$23700-$101910
	Paving and Surfacing. Sidewalks. Needs-Large concrete expansion/contraction joints at many concrete walks and curbs need repair and sealing.	$9,400	$1000-$4100	$470-$2021
	South- Storage 102B, infill south wall masonry openings	$2,400	$300-$1100	$120-$516
	South- Provide ej cover at exterior brick wall west of main north entry where previous addition meets existing building	$2,500	$300-$1100	$125-$537

Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	South- Compression seal at ext wall located east of main north entry missing above 4' and loose below 4' - replace with ej cover	$2,500	$300-$1100	$125-$537
	South- Caulk all control joints at South Bldg	$1,300	$200-$600	$65-$279
	South Building- southeast entrance exterior wall projecting rowlock brick trim courses have been broken off. Remove and replace all broken rowlock trim and replace with new flush rowlock brick	$27,600	$2800-$11900	$1380-$5934
	Repair cracks in Stucco fascia east & south elevations South Bldg. Caulk and repaint	$8,100	$900-$3500	$405-$1741
	Repair cracks in exterior stone façade at 7+ locations (South Bldg)	$13,200	$1400-$5700	$660-$2838
	Interior Construction. Needs-Upgrade stage, stage office, dressing rooms and costume storage room for ADA	$22,400	$2300-$9700	$1120-$4816
	Fixed Walls. Needs-Repair broken cement block and wall crack in gym. Fire Department pull station is installed on broken block. Crack follows joints to ceiling.	$2,000	$200-$900	$100-$430
	South 104B Office, 50, 50B, 53B, 66A remove and replace VCT beyond life	$7,500	$800-$3300	$375-$1612
	South 101 Dance, ramp wood flooring boards cupped. Replace and threshold	$2,400	$300-$1100	$120-$516
	Flooring Hallways/Classrooms. Needs-Replace carpet with VCT south costume storage, drama office, STAR lab. Abatement cost not included	$10,700	$1100-$4700	$535-$2300
	Flooring Hallways/Classrooms. Needs-Replace carpet with VCT 105 lobby	$3,400	$400-$1500	$170-$731
	South 50A, 50C Office, remove VCT beyond life; provide carpet	$2,600	$300-$1200	$130-$559
	South 102A Office, remove exist'g carpet Provide new carpet and rubber base.	$1,300	$200-$600	$65-$279
	Replace sink faucet at math office in south building	$1,300	$200-$600	$65-$279
	Fixed Casework. Needs-White cabinets of 1971 vintage need new doors and latches. Many damaged in Art area. Countertop edges peeling. (casework and countertop in Ceramic CR ok condition)	$15,000	$1500-$6500	$750-$3225
	Fixed Casework. Needs-Main Office wood transaction desk wood split. P-lam edges loose and peeling.	$2,400	$300-$1100	$120-$516
	Fixed Casework. Needs-At admin - Reception countertop too high-Not ADA accessible	$4,200	$500-$1900	$210-$903
	Paving and Surfacing. Parking Lot. Needs-Resurface parking lot	$250,000	$25000-$107500	$12500-$53750
	Paving and Surfacing. Sidewalks. Needs-Steep walk at southeast corner of East parking lot of South Bldg. Remove existing walk and replace with new concrete walk adjacent to driveway curb	$23,200	$2400-$10000	$1160-$4988
2-Medium	Special HVAC Systems and Equipment. Needs-Provide key switch and push button style to meet code for gas control stations at all science classrooms	$46,700	$4700-$20100	$2335-$10040
	Paving & Surfacing. Needs-Poor access for trash trucks north side North Bldg. Reposition dumpster area for direct truck access.	$1,900	$200-$900	$95-$408
	Paving and Surfacing. Parking Lot. Needs-Regrade and repave flat parking area north of North Bldg, poor drainage. Add area drains	$150,600	$15100-$64800	$7530-$32379
	Paving and Surfacing. Parking Lot. Needs-Regrade and repave concrete paving area at North Bldg Industrial Arts area, ponds water, icing.	$30,900	$3100-$13300	$1545-$6643
	Interior Construction. Needs-Upgrade restrooms in two storey addition, restroom in north hall, and old locker rooms.	$42,200	$4300-$18200	$2110-$9073
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in 2 sets of restrooms at 2 story addition	$8,000	$800-$3500	$400-$1720
	Carpeting. Needs-Replace carpeting in 2 story addition. media center. and teachers lounge	$84,300	$8500-$36300	$4215-$18124
	Lavatories. Needs-Replace lavs and sinks in 2 sets of restrooms at 2 story addition, restroom in north hall, and old locker rooms	$22,200	$2300-$9600	$1110-$4773

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Flooring Restroom. Needs-Replace ceramic tile flooring with seamless acrylic in two sets of restrooms at 2 story addition	$12,700	$1300-$5500	$635-$2730
	Stair, Tread & Landing Finishes. Needs-Replace stairtread west entry north stairs and small stairs from offices to lower level	$7,700	$800-$3400	$385-$1655
	North- additional vent in Jewelry classroom requested to allow 6 work stations + two mini kilns	$16,100	$1700-$7000	$805-$3461
	Edge of wood Stage floor broken, tacky.	$2,900	$300-$1300	$145-$623
	Remove abandoned water and waste piping rendered inactive by the removal of evaporative cooling equipment	$2,400	$300-$1100	$120-$516
	Eliminate neutralization at specific locations in the south building	$4,800	$500-$2100	$240-$1032
	Vehicle circulation problems at South Driveway for bus entry/exit. Driveway widened in Phase 1--restripe. Add right turn lane under Stadium Expansion. Requires relocating traffic light pole and electrical box.	$1,900	$200-$900	$95-$408
	Special HVAC Systems and Equipment. Needs-Revise natural gas piping feeding to the north classroom wing to be overhead	$20,000	$2000-$8600	$1000-$4300
3-High	Suspended Ceilings. Needs-Replace 33% of ceiling tiles, stained or damaged. Replace grid in classrooms	$36,600	$3700-$15800	$1830-$7869
	Column Foundations. Needs-South west corner court yd inner wall is separating from pillar.	$32,600	$3300-$14100	$1630-$7009
	Suspended Ceilings. Needs-Replace ceiling tiles entire building as needed.	$22,900	$2300-$9900	$1145-$4923
	Auto Shop sectional doors operational, need minor repairs to replace seals and missing rollers.	$800	$100-$400	$40-$172
	Repair masonry mortar at drinking fountains southwest corner of gym	$2,400	$300-$1100	$120-$516
	Repair cracked masonry over window at interior corridor.(NW corner of courtyard)	$3,700	$400-$1600	$185-$795
	Repair cracked masonry at SW interior corner of Commons	$11,700	$1200-$5100	$585-$2515
	Fixed Walls. Needs-KALWALL NORTH / Some leaks in middle hall	$800	$100-$400	$40-$172
	North- exit doors at south vestibule from main gym racked, not closing properly - replace	$11,100	$1200-$4800	$555-$2386
	North Bldg groundface CMU stained, grimy. Paint w/ oil-based enamel	$18,800	$1900-$8100	$940-$4042
	Insulation. Needs-Replace pipe insulation on all domestic hot water and hot water circulation piping throughout if piping not replaced	$110,900	$11100-$47700	$5545-$23843
	Temp CR area at South Bldg bare from foot traffic. Dress up grade and reseed	$4,200	$500-$1900	$210-$903
	Repair floor slab cracks or joints approx. 7 locations (damaged flooring)	$14,100	$1500-$6100	$705-$3031
	Classroom #54 concrete slab is raised 1"-2" for entire center portion of room. +/- 4' wide apron slopes down at entire room perimeter.	$23,300	$2400-$10100	$1165-$5009
	Superstructure. Need-Repair cracks in one concrete column south of Science #11 and one south of Commons	$17,000	$1700-$7400	$850-$3655
	Upper Floor. Needs-South Restroom 7P, install new floor expansion joint cover along east wall	$1,800	$200-$800	$90-$387
	South-Gym 103 gyp board at east wall above lockers is damaged by balls- replace with more durable material	$5,900	$600-$2600	$295-$1268
	South- Corridor 100G, replace broken face shell and infill gap around north wall fire alarm horn.	$1,300	$200-$600	$65-$279
	South Communication Room 60G, replace missing east wall above ceiling CMU face shell	$1,300	$200-$600	$65-$279
	Replace loose brick cap at truss location (south wall Science #11	$1,300	$200-$600	$65-$279
	Repair masonry near base of drain alcove at Wood Shop	$2,400	$300-$1100	$120-$516
	Repair cracked masonry at north wall of north stair corridor	$4,800	$500-$2100	$240-$1032
	Repair cracked masonry at north wall of Dance Studio	$4,800	$500-$2100	$240-$1032
	Repair cracked masonry at each truss location above windows; add control joints (south wall)	$14,100	$1500-$6100	$705-$3031
	Patch cracks in GB bulkheads at north wall of entry Lobby	$7,100	$800-$3100	$355-$1526
	Suspended Ceilings. Needs-9x9 ACT in Vocal Office loose and missing tiles. Install 2x4 SAG	$800	$100-$400	$40-$172

Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-High	Suspended Ceilings. Needs-Corridor 51D ceiling tiles missing and damaged - replace	$300	$100-$200	$15-$64
	Suspended Ceilings. Needs-101A, remove and replace water damaged portion of gyp. board. ceiling (at NW). Repair 140 sf, Fire tape new and existing GB joints.	$1,800	$200-$800	$90-$387
	Blinds and Other Window Treatment. Needs-Add window coverings at faculty lounge	$8,500	$900-$3700	$425-$1827
3-Medium	Fences and Gates. Needs-Sections of 6' ht. chain link fence at the south perimeter of the school are barbed, not knuckled.	$29,000	$2900-$12500	$1450-$6235
	Fences and Gates. Needs-Repair/replace fence at walks at parking lot west of North bldg.	$9,400	$1000-$4100	$470-$2021
	Fences and Gates. Needs-Fences and Gates. Needs-Multiple social paths exist through native seed areas. Add site fencing to limit cut through by students.	$15,000	$1500-$6500	$750-$3225
	Fences and Gates. Needs-Chain Link fence at Metal Shop non-conforming to DCSD Standard	$2,400	$300-$1100	$120-$516
	Rusty, exposed steel edger northwest of South Bldg. Replace w/ bend-a-board.	$2,400	$300-$1100	$120-$516
	Poor drainage in Courtyard of North bldg. Rework grading, flatwork, storm system.	$150,500	$15100-$64800	$7525-$32357
	Poor drainage east side of North Bldg at lower floor exits. Pipe existing downspouts to existing storm system.	$4,000	$400-$1800	$200-$860
	Poor drainage at north side of South Bldg and at greenhouse. Regrade and modify storm pipes at existing downspouts.	$32,800	$3300-$14200	$1640-$7052
	Ponding water at riprap clogged inlet south of south Stadium building. Regrade area and clean out riprap	$21,100	$2200-$9100	$1055-$4536
	Pedestrians are walking up a steep dirt path from south parking lot to South Bldg North Entry. Re-landscape to stop traffic	$11,400	$1200-$5000	$570-$2451
	Old wooden site furnishings present splinter hazard. Replace w/ non-wooden	$9,000	$900-$3900	$450-$1935
	Northeast side of North Bldg has only sparse native seed. Add cobble, shrub beds, irrigation, and sod w/ mow band.	$56,100	$5700-$24200	$2805-$12061
	Erosion of hill east of South Bldg. Regrade, add fence, native seed and irrigation	$28,600	$2900-$12300	$1430-$6149
	Erosion and poor drainage at southwest corner of South Bldg parking lot. Regrade, repair asphalt, curb & gutter / enlarge inlet.	$28,100	$2900-$12100	$1405-$6041
	Either side of the path north of East Parking Lot has bare spots. Reseed, sod, irrigate and add fence to control traffic.	$19,700	$2000-$8500	$985-$4235
	Channel at south side of Southwest Playfield (from parking lot to Front Street) is eroding. Install underground storm drain between upper and lower inlets.	$60,300	$6100-$26000	$3015-$12964
	Backfill needed at low areas at edge of sidewalks and curbs north side of drive to east parking lot.	$2,400	$300-$1100	$120-$516
	Backfill needed at low areas at edge of sidewalks and curbs east side of bus loop	$4,800	$500-$2100	$240-$1032
	Install headwalls at each end of CMP northeast corner South Bldg.	$9,400	$1000-$4100	$470-$2021
	Paint Interior. Needs-Paint cmu & gyp board in main, center and east halls	$46,700	$4700-$20100	$2335-$10040
	Vinyl Coverings. Need-Replace vinyl covered sheetrock below skylights in south hallway. Appears to have water damage.	$4,300	$500-$1900	$215-$924
	Repair walls & door frames, repaint South in lower level, faculty lounge, special ed, admin, support spaces	$98,100	$9900-$42200	$4905-$21091
	Fences and Gates. Needs-Balls from Southwest Playfield roll onto South Drive. Add estate fence with mesh along south side of Drive.	$16,800	$1700-$7300	$840-$3612
	No acoustical wall panels in Vocal Room; low ceilings substandard acoustics	$35,100	$3600-$15100	$1755-$7546
	Paint Interior. South 100I Kitchen, 100J Dishwash. Needs-CMU wall surface not smooth per Health Dept. standards. Apply filler or veneer plaster and epoxy paint.	$44,500	$4500-$19200	$2225-$9567
4-Medium	Replace mulch at northwest, west and southwest perimeter of North Bldg.	$28,100	$2900-$12100	$1405-$6041
	Repair & replace landscape and mulch in parking lots at north building.	$30,900	$3100-$13300	$1545-$6643

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
4-Medium	Remove existing dirt road to Central Playfield from NE corner South Bldg.	$14,100	$1500-$6100	$705-$3031
	Other Lansdscape Features. Needs-Erosion on small section of hill at east stadium entrance. Spilling on to side wall. Improve landscape to fix	$2,100	$300-$1000	$105-$451
	Other Landscape Features. Needs-Improve native growth on south side of building	$8,500	$900-$3700	$425-$1827
	Add shade trees west of South Bldg west parking area plus 12 trees in 4 islands in Northwest Parking Lot	$27,100	$2800-$11700	$1355-$5826
	Provide dishwasher at teacher's lounge in south building	$2,400	$300-$1100	$120-$516
	Provide disposer at teacher's lounge sink in south building	$1,300	$200-$600	$65-$279
	Playing Fields. Needs-Shot Put Area; old style backstop - replace w/ DCSD standard	$4,400	$500-$1900	$220-$946
	Playing Fields. Needs-Discus Area; old style backstop - replace w/ DSCD standard	$5,800	$600-$2500	$290-$1247
	Front Street frontage has no landscaping and little irrigation. Improve school presence with irrigated landscaping	$164,300	$16500-$70700	$8215-$35324

North Transportation Terminal

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Replace fire alarm system	$25,000	$2500-$10800	$1250-$5375
	Roof Finishes. Needs-Replace area D	$48,000	$4800-$20700	$2400-$10320
	Boilers. Needs-Remove boiler and hot water heating system (HVAC option 2)	$4,400	$500-$1900	$220-$946
	Boilers. Needs-Install new boiler if current heating system is used (HVAC option 1)	$26,600	$2700-$11500	$1330-$5719
	Direct Expansion Systems. Needs-Replace RTU's with gas fired for heating. Add gas lines for all units, Add split system for MDF closet (HVAC option 2)	$309,600	$31000-$133200	$15480-$66564
	Direct Expansion Systems. Needs-Replace RTU's 5 total. Add split system for MDF closet (HVAC option 1)	$243,200	$24400-$104600	$12160-$52288
	Hot Water Distribution. Needs-Replace radiators. Replace fin tube heaters in lounge and in restroom off gym (option 1).	$4,400	$500-$1900	$220-$946
	Controls. Needs-Upgrade DDC system	$150,000	$15000-$64500	$7500-$32250
	Panels and Transformers. Needs-Replace two panels in main electrical room and one in SW addition	$10,700	$1100-$4700	$535-$2300
	Fuel Distribution. Needs- Replace natural gas service	$17,700	$1800-$7700	$885-$3805
1-Medium	Roof Eaves and Soffits. Needs-Replace facia board where necessary	$4,400	$500-$1900	$220-$946
	Hot Water Service. Water Heater. Needs-In lieu of boiler replacement and HVAC RTU replacement upgrade, install water heaters for domestic service (HVAC option 2)	$13,300	$1400-$5800	$665-$2859
	Roof Drains. Needs-Check roof drains for proper functionality	$1,000	$100-$500	$50-$215
	Boiler Room Piping and Specialties. Needs-Replace piping at boiler room (HVAC option 1)	$13,300	$1400-$5800	$665-$2859
	Exhaust Ventilation Systems. Needs-Replace exhaust fans as necessary	$4,400	$500-$1900	$220-$946
	Lighting Equipment. Needs-Replace plastic lense diffusers on 2x4 fixtures. Replace wrap around difussers on a few fixtures	$4,400	$500-$1900	$220-$946
	Site Electrical Distribution. Needs-Install electrical power for bus heaters. Repair current service at east parking lot	$17,700	$1800-$7700	$885-$3805
1-Low	Retention Ponds. Needs-Rework water entry to south pond, clean pond	$4,400	$500-$1900	$220-$946
2-High	Flooring Carpet. Needs-Replace carpet	$114,000	$11400-$49000	$5700-$24510
2-Medium	Exterior Wall Construction. Needs-Repair/repoint CMU and brick as necessary	$8,900	$900-$3900	$445-$1913
	Paint Exterior. Needs-Paint exterior of garage	$8,900	$900-$3900	$445-$1913
	Paint Exterior. Needs-Paint exterior	$8,900	$900-$3900	$445-$1913
	Exterior Windows. Needs-Replace exterior windows	$44,200	$4500-$19100	$2210-$9503
	Solid Exterior Doors. Needs-Replace exterior doors and jambs	$18,700	$1900-$8100	$935-$4020
	Interior Doors. Needs-Replace interior doors	$19,600	$2000-$8500	$980-$4214
	Pipe and Fittings. Needs-Piping and fittings need to be checked for replacement	$1,000	$100-$500	$50-$215
	Fixed Casework. Needs-Replace/refinish casework as necessary	$26,600	$2700-$11500	$1330-$5719
	Flooring Gym. Needs-Replace VCT in gym (abatement)(option1)	$44,200	$4500-$19100	$2210-$9503
	Flooring Gym. Needs-Install carpet over gym tile, no abatement (option 2)	$13,300	$1400-$5800	$665-$2859
	Paving and Surfacing. Parking Lot. Needs-Resurface parking lot, front of building and south bus parking area	$265,400	$26600-$114200	$13270-$57061
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk in front of building	$17,700	$1800-$7700	$885-$3805
	Paving and Surfacing. Sidewalks. Needs-Install paved sidewalk to bus area and south employee parking from building	$35,400	$3600-$15300	$1770-$7611
	Paving and Surfacing. Parking Lot. Needs-Install asphalt for bus parking east area and employee parking south of building	$309,600	$31000-$133200	$15480-$66564
3-Medium	Interior Windows and Storefronts. Needs-Sand and refinish/paint interior windows	$4,400	$500-$1900	$220-$946
	Interior Door Frames. Needs-Replace door jambs as necessary	$7,200	$800-$3100	$360-$1548
	Tile Ceilings. Needs-Remove old tile from ceilings (abatement). Refinish exposed areas	$39,900	$4000-$17200	$1995-$8578
	Blinds and Other Window Treatment. Needs-Replace window blinds	$8,900	$900-$3900	$445-$1913

North Transportation Terminal cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Suspended Ceilings. Needs-Replace ceiling tile. Replace some grid sections	$10,300	$1100-$4500	$515-$2214
	Curbs, Rails and Barriers. Needs-Add curb and gutter for proper drainage	$44,200	$4500-$19100	$2210-$9503
	Retaining Walls. Needs-Repair/replace retaining walls at NW area of building at parking lot, entrance to site on east side	$4,400	$500-$1900	$220-$946
	Site Lighting Poles. Needs-Add site lighting to all bus and employee parking	$35,400	$3600-$15300	$1770-$7611
	Paint Interior. Needs-Paint interior	$13,300	$1400-$5800	$665-$2859
3-Low	Miscellaneous Structures. Markee sign. Needs-Install markee sign at front entry.	$4,400	$500-$1900	$220-$946
4-Medium	Other Landscape Features. Needs-Remove dirt pile at north end of east parking lot for future expansion	$6,300	$700-$2800	$315-$1354
	Other Landscape Features. Needs-Trim cottonwood trees on canal to keep from damaging fencing	$4,400	$500-$1900	$220-$946
4-Low	Planting. Needs-Install ornamental landscaping at front entry, replace dead trees around site	$8,900	$900-$3900	$445-$1913
	Flagpoles. Needs-Relocate flagpole to front entry	$1,000	$100-$500	$50-$215

Pine Lane Elementary School

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$495,000	$49500-$212900	$24750-$106425
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$90,000	$9000-$38700	$4500-$19350
	Roof Finishes. Needs-Silver coat parapet walls, seal brick on parapet	$9,000	$900-$3900	$450-$1935
	Gutters and Downspouts. Needs-Rework gutters and downspouts when new soffit installed	$14,100	$1500-$6100	$705-$3031
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$156,000	$15600-$67100	$7800-$33540
	Controls. Needs-Upgrade control system	$300,000	$30000-$129000	$15000-$64500
	Interior Door Hardware. Needs-Replace door hardware	$156,000	$15600-$67100	$7800-$33540
	Roof Construction. Needs- Replace rotted beam on the porch / partition on East side bus loop. possible hazard	$2,900	$300-$1300	$145-$623
	Irrigation Systems. Needs-Upgrade entire system to district standard.	$116,100	$11700-$50000	$5805-$24961
	Irrigation Systems. Needs-Upgrade entire system to district standard.	$116,100	$11700-$50000	$5805-$24961
1-Medium	Roof Construction. Needs-Install new roofing system	$600,000	$60000-$258000	$30000-$129000
	Roof Finishes. Needs-Replace metal roof, new support system required	$1,000,000	$100000-$430000	$50000-$215000
	Roof Finishes. Needs-Paint metal roof	$4,500	$500-$2000	$225-$967
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$69,700	$7000-$30000	$3485-$14985
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$69,700	$7000-$30000	$3485-$14985
2-High	Exterior Wall Construction. Needs-Recaulk control joints, repair grout	$6,600	$700-$2900	$330-$1419
	Glazed Doors and Entrances. Needs-Repair/replace entry storefronts	$27,900	$2800-$12000	$1395-$5998
	Window Storefronts. Needs-Repair/replace classroom storefronts	$57,500	$5800-$24800	$2875-$12362
	Exterior Windows. Needs-Recaulk windows	$7,100	$800-$3100	$355-$1526
	Retractable Partitions. Needs-Replace gym/cafeteria partition. Refurbish or replace all classroom partitions	$69,700	$7000-$30000	$3485-$14985
	Fabricated Toilet Partitions. Needs-Replace when flooring replaced	$17,900	$1800-$7700	$895-$3848
	Fixed Casework. Needs-Replace casework in original building	$139,300	$14000-$59900	$6965-$29949
	Exterior Windows. Needs-Recaulk windows	$14,900	$1500-$6500	$745-$3203
	Solid Exterior Doors. Needs-Repair or refinish exterior doors	$4,800	$500-$2100	$240-$1032
	Retractable Partitions. Needs-Refurbish or replace all classroom partitions	$46,500	$4700-$20000	$2325-$9997
	Fabricated Toilet Partitions. Needs-Replace when flooring replaced	$17,900	$1800-$7700	$895-$3848
	Flooring Restroom. Needs-Replace ceramic tile in restrooms with MMA	$32,600	$3300-$14100	$1630-$7009
	Wash Fountains. Needs-Replace trough washing stations with sinks (6)	$16,000	$1600-$6900	$800-$3440
	Fixed Casework. Needs-Replace casework room 109	$9,400	$1000-$4100	$470-$2021
	Flooring Kitchen. Needs-Replace VCT with MMA. Abatement	$83,700	$8400-$36000	$4185-$17995
	Flooring Cafeteria. Needs-Replace VCT	$30,000	$3000-$12900	$1500-$6450
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$74,400	$7500-$32000	$3720-$15996
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
	Paving and Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk, front entry	$23,200	$2400-$10000	$1160-$4988
	Playing Fields. Playground. Needs-Replace asphalt playground	$27,900	$2800-$12000	$1395-$5998
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$37,300	$3800-$16100	$1865-$8019

Pine Lane Elementary School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$74,400	$7500-$32000	$3720-$15996
	Paving & Surfacing. Sidewalks. Needs-Repair/replace sections of sidewalk as necessary	$9,400	$1000-$4100	$470-$2021
	Playing Fields. Playground. Needs-Replace asphalt playground	$18,700	$1900-$8100	$935-$4020
2-Medium	Solid Exterior Doors. Needs-Replace exterior doors	$75,000	$7500-$32300	$3750-$16125
	Exterior Wall Construction. Needs-Recaulk remaining control joints	$3,000	$300-$1300	$150-$645
	Site Improvements. Needs-Improve parking areas and access	$56,800	$5700-$24500	$2840-$12212
	Flooring Kitchen. Needs-Replace VCT in kitchen	$60,000	$6000-$25800	$3000-$12900
	Exterior Wall Construction. Needs-Repair stucco from woodpecker damage	$2,000	$200-$900	$100-$430
	Flooring Restroom. Needs-Replace ceramic tile with poured acylic	$60,000	$6000-$25800	$3000-$12900
	Paint Exterior. Needs-Exterior entrances need painted again if not replaced	$3,500	$400-$1600	$175-$752
	Flooring Kitchen. Needs-Replace VCT in kitchen	$60,000	$6000-$25800	$3000-$12900
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$5,200	$600-$2300	$260-$1118
	Interior Doors. Needs-Refinish doors	$41,900	$4200-$18100	$2095-$9008
	Interior Door Frames. Needs-Sand/repaint interior door frames	$21,000	$2100-$9100	$1050-$4515
	Suspended Ceilings. Needs-Replace grid ceiling and tile in original building	$156,000	$15600-$67100	$7800-$33540
	Wall Foundations. Needs-Recaulk foundation where concrete meets, quite a bit has been done	$7,500	$800-$3300	$375-$1612
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$74,400	$7500-$32000	$3720-$15996
	Playing Fields. Multi-use Field. Needs-Renovate multi-use field	$74,400	$7500-$32000	$3720-$15996
3-Medium	Fire Sprinkler Water Supply. Needs-Install sprinkler system	$389,900	$39000-$167700	$19495-$83828
	Fire Sprinkler Water Supply. Needs-Fire sprinkle building	$371,300	$37200-$159700	$18565-$79829
	Site Improvements. Needs-Repair drainage issues at front of site	$9,400	$1000-$4100	$470-$2021
	Vinyl Coverings. Needs-Repair or replace vinyl coverings	$5,600	$600-$2500	$280-$1204
	Vinyl Coverings. Needs-Minor repair of vinyl coverings	$4,800	$500-$2100	$240-$1032
	Suspended Ceilings. Needs-Replace ceiling grid and tile	$125,000	$12500-$53800	$6250-$26875
	Column Foundations. Needs-Repair steel beams and concrete foundation on south gym wall	$5,000	$500-$2200	$250-$1075
	Interior Doors. Needs-Refinish interior doors	$5,000	$500-$2200	$250-$1075
	Flooring Tile. Replace entry way tile	$10,900	$1100-$4700	$545-$2343
4-High	Seeding and Sodding. Needs-Renovate grass area around school.	$9,400	$1000-$4100	$470-$2021
	Seeding and Sodding. Needs-Renovate grass area around school.	$9,400	$1000-$4100	$470-$2021

Ponderosa High School

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Needs-Upgrade fire alarm system	$350,000	$35000-$150500	$17500-$75250
	Roof Finishes. Needs-Replace .045 ballasted EPDM areas A,K with .060 fully adhered	$300,000	$30000-$129000	$15000-$64500
	Boilers. Needs-Replace 2 boilers not replaced in 2016	$100,000	$10000-$43000	$5000-$21500
	Hot Water Distribution. Needs-Complete upgrade, Poor condition	$54,100	$5500-$23300	$2705-$11631
	Controls. Needs-Upgrade to full DDC. Currently some pnuematic with DDC	$1,200,000	$120000-$516000	$60000-$258000
	Direct Expansion Systems. Needs-Replace MAU #1 that serves band area with a roof top unit.	$75,000	$7500-$32300	$3750-$16125
	Auxiliary Equipment. Poor to fair condition. Needs-Upgrade	$15,400	$1600-$6700	$770-$3311
	Exhaust Ventilation Systems. Exhaust Fans. Needs-Science, shops, industrial arts all need upgraded.	$38,600	$3900-$16600	$1930-$8299
	Glycol Distribution Systems. Poor condition. Needs-Upgrade system	$23,200	$2400-$10000	$1160-$4988
	Water Treatment Systems. Poor condition. Needs-All needs to be upgraded.	$15,400	$1600-$6700	$770-$3311
	Terminal Self-Contained Units. Some old units need replaced. Need evaluation or complete system redesign.	$77,200	$7800-$33200	$3860-$16598
	Fixed Multiple Seating, Bleachers. Needs-Auxiliary gym - Replace. Main gym - Replace portable wood bleachers in upper section. Main floor bleachers are plastic and are in good condition.	$54,100	$5500-$23300	$2705-$11631
	Package Units. Some old units need replaced. Need evaluation or complete system redesign.	$57,900	$5800-$24900	$2895-$12448
	Irrigation Systems. Needs- Replace irrigation controllers	$13,000	$1300-$5600	$650-$2795
1-Medium	Roof Finishes. Needs-Replace .060 EPDM ballasted with .060 fully adhered	$1,300,000	$130000-$559000	$65000-$279500
	Air Distribution Systems. Air handlers, ductwork, VAV's. Needs-System needs to be re-evaluated for proper distribution.	$77,200	$7800-$33200	$3860-$16598
	Change-over Distribution System. Poor condition. Needs-All needs to be upgraded.	$30,900	$3100-$13300	$1545-$6643
	Chilled Water Systems. Chiller, cooling tower. Needs-Replace cooling tower	$60,000	$6000-$25800	$3000-$12900
	Boiler Room Piping and Specialties. Poor to fair condition. Needs-Upgrade for controls if new boilers installed.	$38,600	$3900-$16600	$1930-$8299
	Passenger Elevators. Needs-Renovate elevator #1 & #2	$300,000	$30000-$129000	$15000-$64500
	Commissioning and Re-Commissioning. System needs retest and rebalance on both air and water systems	$30,900	$3100-$13300	$1545-$6643
	Boiler Room Piping. Pumps need upgrading with VFD'S	$229,400	$23000-$98700	$11470-$49321
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$8,900	$900-$3900	$445-$1913
	Exterior Windows. Needs-Replace all Pella wood windows. Replace/repair all other windows as necessary	$353,800	$35400-$152200	$17690-$76067
	Exterior Windows. Needs-Recaulk windows	$44,200	$4500-$19100	$2210-$9503
	Solid Exterior Doors. Needs-Replace exterior doors	$115,800	$11600-$49800	$5790-$24897
	Roof Hatches. Needs-Replace main roof hatch	$2,400	$300-$1100	$120-$516
	Fabricated Toilet Partitions. Replace with solid plastic partitions in the following bathrooms, 142/144 and c164/c166 and the same for upstairs, 8 bathrooms total.	$53,400	$5400-$23000	$2670-$11481
	Flooring Hallway/Classrooms. Needs-Replace VCT that has not been replaced. Possible abatement	$210,600	$21100-$90600	$10530-$45279
	Flooring Carpet. Needs-Replace carpet 80% of building. Possible abatement needed for glue	$1,842,800	$184300-$792500	$92140-$396202
	Water Closets. Some in good condition, some poor (50%). Upgrade to autoflush valves	$23,200	$2400-$10000	$1160-$4988
	Lavatories. Some in good condition, some poor (50%). Upgrade to autosensor	$30,900	$3100-$13300	$1545-$6643
	Acid Waste Systems. Poor condition, needs upgraded.	$15,400	$1600-$6700	$770-$3311
	Fixed Casework. Needs-Refurbish lockers.	$23,000	$2300-$9900	$1150-$4945
	Wash Fountains. Poor condition, need replaced	$21,000	$2100-$9100	$1050-$4515
	Showers. Poor condition, need upgraded	$23,200	$2400-$10000	$1160-$4988
	Energy Supply. Needs-Install new gas supply lines for new gas kitchen equipment	$55,800	$5600-$24000	$2790-$11997

Ponderosa High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Air Purifiers. Poor condition, needs upgraded	$38,600	$3900-$16600	$1930-$8299
	Paint Spray Booth Ventilation. Poor condition, needs upgraded	$69,600	$7000-$30000	$3480-$14964
	Moveable Furnishings. Needs-Remove chalkboards or repurpose with different writing medium	$11,600	$1200-$5000	$580-$2494
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$417,800	$41800-$179700	$20890-$89827
2-Medium	Flooring Restroom. Needs-Replace all Terrazzo tile. Locker room concrete floors need re-sealed. Tile in showers need deep cleaned and re-sealed	$3,300	$400-$1500	$165-$709
	Flooring Kitchen. Needs-Replace Terrazzo tile with MMA	$4,800	$500-$2100	$240-$1032
	Flooring Gym. Needs-Sand and resurface small gym floor	$18,700	$1900-$8100	$935-$4020
	Ceiling Finishes. Needs-Remove all existing exposed sound proofing. Replace with other sound absorption product.	$57,500	$5800-$24800	$2875-$12362
	Interceptors, Grease. Poor condition, needs upgraded.	$23,200	$2400-$10000	$1160-$4988
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$8,900	$900-$3900	$445-$1913
	Insulation. Poor condition. Needs-Replace insulation	$11,700	$1200-$5100	$585-$2515
	Blinds & Other Window Treatment. Needs-If the Pella windows get replaced new blinds will need to be installed	$26,600	$2700-$11500	$1330-$5719
	Interior Construction. Needs-Renovate kitchen area	$27,900	$2800-$12000	$1395-$5998
3-Medium	Fences & Gates. Needs- Repair/replace cable fence and split rail fence west side and split rail at bus loop	$16,300	$1700-$7100	$815-$3504
	Other Landscape Features. Needs-Improve drainage on east and west sides	$28,800	$2900-$12400	$1440-$6192
	Fire Sprinkler Water Supply. Building sprinkled at stage only. Needs-Install new sprinkler system for code compliance. Replace existing heads.	$424,300	$42500-$182500	$21215-$91224
	Paving and Surfacing. Parking Lot. Needs-install asphalt parking lots at west side athletic fields, east side between tennis courts and softball field.	$573,400	$57400-$246600	$28670-$123281

Ranch View Middle School

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$70,000	$7000-$30100	$3500-$15050
	Controls. Needs-Upgrade control system	$600,000	$60000-$258000	$30000-$129000
	Roof Finishes. Needs-Replace roof with .060 fully adhered EPDM. Current .060 fully ballasted	$1,100,000	$110000-$473000	$55000-$236500
	Hot Water Service. Water Heater. Needs-Replace domestic hot water system, heaters, pumps, and storage	$78,000	$7800-$33600	$3900-$16770
	Interior Door Hardware. Needs-Replace door hardware, install restricted key system	$286,000	$28600-$123000	$14300-$61490
	Clock and Program Systems. Needs-Replace current Simplex clock system	$21,600	$2200-$9300	$1080-$4644
	Fixed Multiple Seating. Bleachers. Needs-Repair/replacement of bleachers. Structural problems	$41,600	$4200-$17900	$2080-$8944
	Irrigation Systems. Needs-Replace station controllers and update entire irrigation system	$153,700	$15400-$66100	$7685-$33045
1-Medium	Local Area Networks. ITS/Head End Equipment. Needs-Expanded or new MDF closet (minimum 10'X10')	$46,500	$4700-$20000	$2325-$9997
2-High	Exterior Wall Construction. Brick. Needs-Recaulk control joints and areas where there are cracks	$5,000	$500-$2200	$250-$1075
	Exterior Windows. Needs-Recaulk windows	$22,200	$2300-$9600	$1110-$4773
	Flooring Hallways/Classrooms. Needs-VCT repair in room 234	$1,100	$200-$500	$55-$236
	Flooring Cafeteria. Needs-Replace VCT	$5,200	$600-$2300	$260-$1118
	Flooring Kitchen. Needs-Replace epoxy floor with MMA	$70,000	$7000-$30100	$3500-$15050
	Energy Supply. Needs-Paint gas piping, starting to corrode	$600	$100-$300	$30-$129
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$51,200	$5200-$22100	$2560-$11008
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$82,000	$8200-$35300	$4100-$17630
	Curbs, Rails and Gutters. Needs-Repair curb and gutter	$25,600	$2600-$11100	$1280-$5504
	Paving and Surfacing. Sidewalks. Needs-Repair stairs on NE side of building	$2,100	$300-$1000	$105-$451
	Fences and Gates. Needs-Repair/replace fencing at dumpster area	$2,600	$300-$1200	$130-$559
2-Medium	Playing Fields. Playground. Needs-Repair concrete at basketball court	$7,700	$800-$3400	$385-$1655
	Fabricated Toilet Partitions. Needs-Replace toilet partitions in all restrooms	$38,300	$3900-$16500	$1915-$8234
	Sink Countertops. Needs-Replace sink counter tops in all restrooms	$38,300	$3900-$16500	$1915-$8234
	Flooring Restroom. Needs-Replace original sheet vinyl flooring with poured acrylic in all restrooms	$39,900	$4000-$17200	$1995-$8578
	Flooring Carpet. Needs-Replace carpet	$327,600	$32800-$140900	$16380-$70434
	Exhaust Ventilation Systems. Exhaust Fans. Needs-Replace exhaust fans	$57,200	$5800-$24600	$2860-$12298
	Solid Exterior Doors. Needs-Repair and paint exterior doors	$7,800	$800-$3400	$390-$1677
	Regular Stairs. Needs-Refinish stairs at stage	$2,100	$300-$1000	$105-$451
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$4,200	$500-$1900	$210-$903
	Superstructure. Needs-Repair cracks in commons floor and areas of block due to settling	$13,800	$1400-$6000	$690-$2967
	Upper Floor. There is a crack under the carpet in the commons area. Mortar has fallen away and light can be seen through. Needs-Repair prestress flooring at commons	$10,900	$1100-$4700	$545-$2343
	Playing Fields. Multi-use field. Needs-Reseed and top dress both fields	$13,400	$1400-$5800	$670-$2881
	Miscellaneous Structures. Needs-Repair plant structure in front of school, metal rusting	$7,200	$800-$3100	$360-$1548
3-Medium	Fences and Gates. Needs-Replace and add fencing at front entrance.	$6,300	$700-$2800	$315-$1354
	Retaining Walls. Needs-Repair/replace and add retaining walls on N and NE side of building	$46,200	$4700-$19900	$2310-$9933
	Vinyl Coverings. Needs-Repair/replace vinyl wall covering as necessary	$5,200	$600-$2300	$260-$1118

Ranch View Middle School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
4-High	Seeding and Sodding. Needs-Replace areas of turf around school	$8,300	$900-$3600	$415-$1784
4-Medium	Planting. Needs-Replace/add trees and bushes	$6,300	$700-$2800	$315-$1354

Sedalia Elementary School

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Roof Finishes. Needs-Replace existing built up roof, sections A,C,E	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace ballasted roof, section B (1992) with fully adhered	$100,000	$10000-$43000	$5000-$21500
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs as necessary	$150,000	$15000-$64500	$7500-$32250
	Controls. Needs-Upgrade required if current system changes	$200,000	$20000-$86000	$10000-$43000
	Roof Finishes. Needs-Replace fully adhered roof over gym, music, and front office, sections F,G,H,J (1999)	$150,000	$15000-$64500	$7500-$32250
	Roof Eaves & Soffits. Needs-Soffits need repaired along the older classrooms wing	$11,700	$1200-$5100	$585-$2515
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$104,000	$10400-$44800	$5200-$22360
	Panels and Transformers. Needs-Replace old branch wiring panels in building	$5,200	$600-$2300	$260-$1118
1-Medium	Air Distribution Systems. Air handlers, ductwork, VAV's. Current VVT system in good shape. Needs-Should upgrade to VAV reheat system.	$347,200	$34800-$149300	$17360-$74648
	Playing Fields. Playground. Needs. Replace pea gravel play area.. Install new basketball hoops.	$27,900	$2800-$12000	$1395-$5998
	Commissioning and Re-Commissioning. Needs-Commission if upgrades to current system made.	$54,100	$5500-$23300	$2705-$11631
	Terminal Self-Contained Units. Needs-Replace unit heaters at entries	$15,600	$1600-$6800	$780-$3354
	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Install new generator and associated emergency systems	$69,700	$7000-$30000	$3485-$14985
2-High	Exterior Wall Construction. Needs-Recaulk control joints.	$3,200	$400-$1400	$160-$688
	Exterior Wall Construction. Brick and stucco. Good condition. Needs-Areas where the new meets the old need sealed. Repair cracks and deterioration in stucco on newer classrooms addition.	$15,400	$1600-$6700	$770-$3311
	Exterior Windows. Needs-Recaulk windows	$13,300	$1400-$5800	$665-$2859
	Sink Countertops. Needs-Replace counter tops only in rooms 107, 208, 207,209, 210	$11,200	$1200-$4900	$560-$2408
	Flooring Restroom. Needs-Replace all ceramic tile bathroom floors and walls	$27,900	$2800-$12000	$1395-$5998
	Exterior Windows. Needs-Replace plexiglass in double doors to playground SW with insulated safety glass. Entire east facing windows are in bad shape from condensation. They are single pane, replace with Low E insulated units. Will require frame modif	$38,600	$3900-$16600	$1930-$8299
	Flooring Kitchen. Needs-Replace kitchen floor	$53,100	$5400-$22900	$2655-$11416
	Flooring Carpet. Needs-Replace walk off carpet at all entrances	$5,200	$600-$2300	$260-$1118
	Paving & Surfacing, Parking Lot. Needs-$60,000 in asphalt work, $10,000 on site drainage east side of school	$64,700	$6500-$27900	$3235-$13910
	Paving & Surfacing, Sidewalks. Need-Repair areas of sidewalk, stairs at west entry	$5,500	$600-$2400	$275-$1182
2-Medium	Flooring Hallways/Classrooms. Needs-Replace red ceramic tile in hallway, showing wear and cracks	$10,400	$1100-$4500	$520-$2236
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$2,200	$300-$1000	$110-$473
3-Medium	Site Lighting Poles. Needs-Replace two light poles	$2,400	$300-$1100	$120-$516
	Vinyl Coverings. Needs-Rooms/hallways that have vinyl have been painted. Would recommend removal or replacement.	$17,300	$1800-$7500	$865-$3719
	Ceiling Finishes. Needs-Replace ceiling grid and tile	$156,000	$15600-$67100	$7800-$33540
4-High	Other Landscape Features. Needs-Site drainage on east side of school needs addressed	$10,900	$1100-$4700	$545-$2343

South Ridge Elementary School

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$60,000	$6000-$25800	$3000-$12900
	Roof Finishes. Needs-Replace metal standing seam areas C,D,E,F	$360,000	$36000-$154800	$18000-$77400
	Roof Finishes. Needs-Replace areas A.B,M	$100,000	$10000-$43000	$5000-$21500
	Roof Finishes. Needs-Replace .045 ballasted EPDM area N with .060 fully adhered	$50,000	$5000-$21500	$2500-$10750
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$321,000	$32100-$138100	$16050-$69015
	Controls. Needs-Upgrade control system	$275,000	$27500-$118300	$13750-$59125
	Panels and Transformers. Needs-Replace original SW gear now subfed. Replace original panels and transformers	$93,000	$9300-$40000	$4650-$19995
	Fire Alarm Systems. Needs-Upgrade fire alarm system	$100,000	$10000-$43000	$5000-$21500
	Gutters and Downspouts. Needs-Rework gutters and downspouts when new soffit installed. Improve drainage	$14,100	$1500-$6100	$705-$3031
	Interior Door hardware. Needs-Replace current non-restricted key system with restricted. Hardware change	$156,000	$15600-$67100	$7800-$33540
	Irrigation Systems. Needs-Replace entire irrigation system. Install seperate meter	$93,000	$9300-$40000	$4650-$19995
2-High	Exterior Wall Construction. Needs-Recaulk control joints	$5,100	$600-$2200	$255-$1096
	Window Storefronts. Needs-Repair/replace entry storefronts sand/paint.	$7,100	$800-$3100	$355-$1526
	Exterior Windows. Needs-Recaulk windows	$7,100	$800-$3100	$355-$1526
	Solid Exterior Doors. Needs-Sand and paint	$4,800	$500-$2100	$240-$1032
	Retractable Partitions. Needs-Refurbish or replace all classroom partitions in east wing	$27,900	$2800-$12000	$1395-$5998
	Interior Doors. Needs-Replace interior doors	$93,000	$9300-$40000	$4650-$19995
	Fabricated Toilet Partitions. Needs-Replace when flooring replaced	$17,900	$1800-$7700	$895-$3848
	Flooring Restroom. Needs-Replace ceramic tile with MMA	$32,600	$3300-$14100	$1630-$7009
	Fixed Casework. Needs-Replace casework in original building	$93,000	$9300-$40000	$4650-$19995
	Special Facilities. Needs-Replace sound panels in music room	$10,000	$1000-$4300	$500-$2150
	Paving & Surfacing. Bus Loop. Needs-Resurface asphalt bus loop	$74,400	$7500-$32000	$3720-$15996
	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot	$93,000	$9300-$40000	$4650-$19995
	Paving and Surfacing. Sidewalks. Needs-Repair/replace areas of sidewalk, front entry	$18,700	$1900-$8100	$935-$4020
	Playing Fields. Playground. Needs-Replace asphalt playground	$27,900	$2800-$12000	$1395-$5998
2-Medium	Roof Eaves and Soffits. Needs-Replace soffit around building with new metal soffit	$20,000	$2000-$8600	$1000-$4300
	Pipe and Fittings. Needs-Replace gas piping on roof for RTUs	$2,500	$300-$1100	$125-$537
2-Low	Paving and Surfacing. Sidewalks. Needs-Repair/replace areas of sidewalk, replace back stairway to mobiles	$7,500	$800-$3300	$375-$1612
3-High	Column Foundations. Needs-Repair rusting columns at gym south side	$9,400	$1000-$4100	$470-$2021
	Fixed Walls. Needs-Refinish all fixed walls	$18,700	$1900-$8100	$935-$4020
	Interior Door Frames. Needs-Sand/paint door frames	$21,000	$2100-$9100	$1050-$4515
	Suspended Ceilings. Needs-Replace grid ceiling and tile	$125,000	$12500-$53800	$6250-$26875
	Interior Finishes. Needs-Replace sound panels in music room and gym	$25,300	$2600-$10900	$1265-$5439
	Movable Furnishing. FFE. Needs-Replace hallway tack boards	$18,700	$1900-$8100	$935-$4020
	Fences and Gates. Needs-Repair/replace all fencing around school perimeter, parking areas	$4,800	$500-$2100	$240-$1032
	Playing Fields. Multi-use Field. Needs-Renovate play field and other site improvements	$243,700	$24400-$104800	$12185-$52395
	Playing Fields. Multi-use Field. Needs-Install new synthetic turf for multi-use field	$278,600	$27900-$119800	$13930-$59899

South Ridge Elementary School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Fire Sprinkler Water Supply. Needs-Fire sprinkle building	$371,300	$37200-$159700	$18565-$79829
	Vinyl Coverings. Needs-Repair or replace vinyl coverings	$5,600	$600-$2500	$280-$1204
	Fences and Gates. Needs-Repair fencing between parking lot and playground	$2,500	$300-$1100	$125-$537
	Flooring Tile. Needs-Replace entry way tile	$16,300	$1700-$7100	$815-$3504
3-Low	Gutters and Downspouts. Needs-Rework downspouts back of school by stairs	$2,500	$300-$1100	$125-$537
4-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$5,200	$600-$2300	$260-$1118
	Other Landscape Features. Needs-Improve site landscape features	$139,300	$14000-$59900	$6965-$29949

ThunderRidge High School

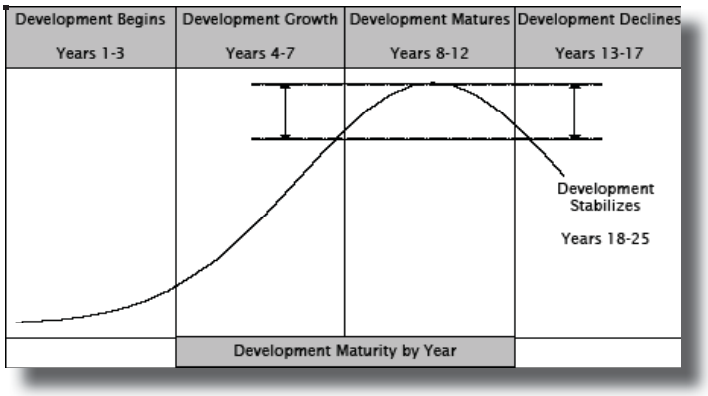
Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Emergency Light and Power Systems. Generator and Transfer Switch. Needs-Replace generator and associated equipment	$80,000	$8000-$34400	$4000-$17200
	Roof Finishes. Needs-Replace sections with solar. Includes solar removal. Other sections replaced in 2014	$826,900	$82700-$355600	$41345-$177783
	Direct Expansion Systems. Roof top units. Needs-Replace RTUs	$1,040,000	$104000-$447200	$52000-$223600
	Air Distribution Systems. Air handlers, ductwork, VAV's. Needs-Update air handlers with HW coils, new motors, and VFDs.	$192,900	$19300-$83000	$9645-$41473
	Change-over Distribution System. Needs-Upgrade all fan powered boxes to VAV reheat	$192,900	$19300-$83000	$9645-$41473
	Glycol Distribution Systems. Poor condition. Needs-Upgrade and add HW loop to system	$15,400	$1600-$6700	$770-$3311
	Water Treatment Systems. Poor condition. Needs-Upgrade and add HW loop to system	$18,700	$1900-$8100	$935-$4020
	Fixed Multiple Seating, Bleachers. Needs-Replace main gym bleacher both sides	$185,200	$18600-$79700	$9260-$39818
	Irrigation Systems. Needs-Upgrade irrigation controllers	$15,400	$1600-$6700	$770-$3311
1-Medium	Passenger Elevators. Needs-Renovate elevator #1	$150,000	$15000-$64500	$7500-$32250
	Emergency Light & Power Systems, Generator and Transfer Switch. Kohler 80RZ272/365373. Needs-Generator Cabinet needs minor repair	$4,000	$400-$1800	$200-$860
2-High	Exterior Wall Construction. Needs-Recaulk control joints. Re-seal CMU	$53,100	$5400-$22900	$2655-$11416
	Window Storefronts. Needs-Commons has never ending leaks.	$27,100	$2800-$11700	$1355-$5826
	Exterior Windows. Needs-Recaulk windows	$66,400	$6700-$28600	$3320-$14276
	Exterior Windows. Needs-Fix curtain wall window leakage at commons and hallways. Some repair on east side in 2011, need west repair	$69,700	$7000-$30000	$3485-$14985
	Fabricated Toilet Partitions. Needs-Replace men's & women's PE restrooms. Replace all bathroom partitions in all wings and main area	$60,000	$6000-$25800	$3000-$12900
	Sink Countertops. Needs-Replace sink counter tops in all restrooms	$34,000	$3400-$14700	$1700-$7310
	Sink Countertops. Needs-Replace formica counter tops in kitchen with stainless. They are in bad shape and they are preparing food on them. They have sinks and cupboards. . Replace counter tops in science rooms due to damage.	$55,600	$5600-$24000	$2780-$11954
	Flooring Restroom. Needs-Replace original sheet vinyl flooring with poured acrylic in all restrooms	$39,900	$4000-$17200	$1995-$8578
	Flooring Carpet. Needs-Replace carpet. X-Carpet in main and pod hallways replaced 2017	$312,000	$31200-$134200	$15600-$67080
	Showers. Poor condition. Needs-Showers need repaired	$10,900	$1100-$4700	$545-$2343
	Theater & Stage Equipment, Auditorium Sound Equipment. Needs-Small stage curtains are torn and need replaced on one side. Replace approximately 100 seats in auditorium due to backs cracking.	$46,300	$4700-$20000	$2315-$9954
	Overhead Doors. Needs-Kitchen - Replace (4) four rollup doors	$17,000	$1700-$7400	$850-$3655
	Interior Doors. Needs-Kitchen entry doors from cafeteria need replaced due to carts hitting them all the time. Replace with metal?	$3,200	$400-$1400	$160-$688
	Flooring Kitchen. Needs-Currently Hubbelite and cracks in concrete, Replace with MMA.	$59,000	$5900-$25400	$2950-$12685
	Flooring Hallways/Classrooms. Needs-Replace VCT in commons and hallways	$432,000	$43200-$185800	$21600-$92880
	Carpeting. Needs-Replace carpet entry areas	$2,900	$300-$1300	$145-$623
	Paving and Surfacing. Needs-Repair/replace asphalt walks to athletic fields	$9,800	$1000-$4300	$490-$2107
	Paving & Surfacing, Sidewalks. Needs-Repair/Replace areas of sidewalk as necessary	$8,800	$900-$3800	$440-$1892
2-Medium	Paving and Surfacing. Parking Lot. Needs-Resurface asphalt parking lot, upper level	$500,000	$50000-$215000	$25000-$107500
	Flooring Cafeteria. Needs-Replace VCT	$8,500	$900-$3700	$425-$1827

ThunderRidge High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2018	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Site Improvements. Needs-Improve traffic flow at both schools	$610,500	$61100-$262600	$30525-$131257
3-High	Wall Foundations. Needs-Recaulk foundation where concrete meets	$8,900	$900-$3900	$445-$1913
3-Medium	Suspended Ceilings. Needs-Replace kitchen tile with food grade	$8,100	$900-$3500	$405-$1741
	Fire Sprinkler Water Supply. Needs-Building partially sprinkled. Pods not spinkled. Would need to sprinkle all areas if renovation by code	$252,700	$25300-$108700	$12635-$54330
4-High	Site Lighting Poles. Needs- Paint parking lot poles	$6,300	$700-$2800	$315-$1354
4-Medium	Other Landscape Features. Needs-Repair hillside in front of snack shack	$38,600	$3900-$16600	$1930-$8299

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.

Development Summary-North Planning Area

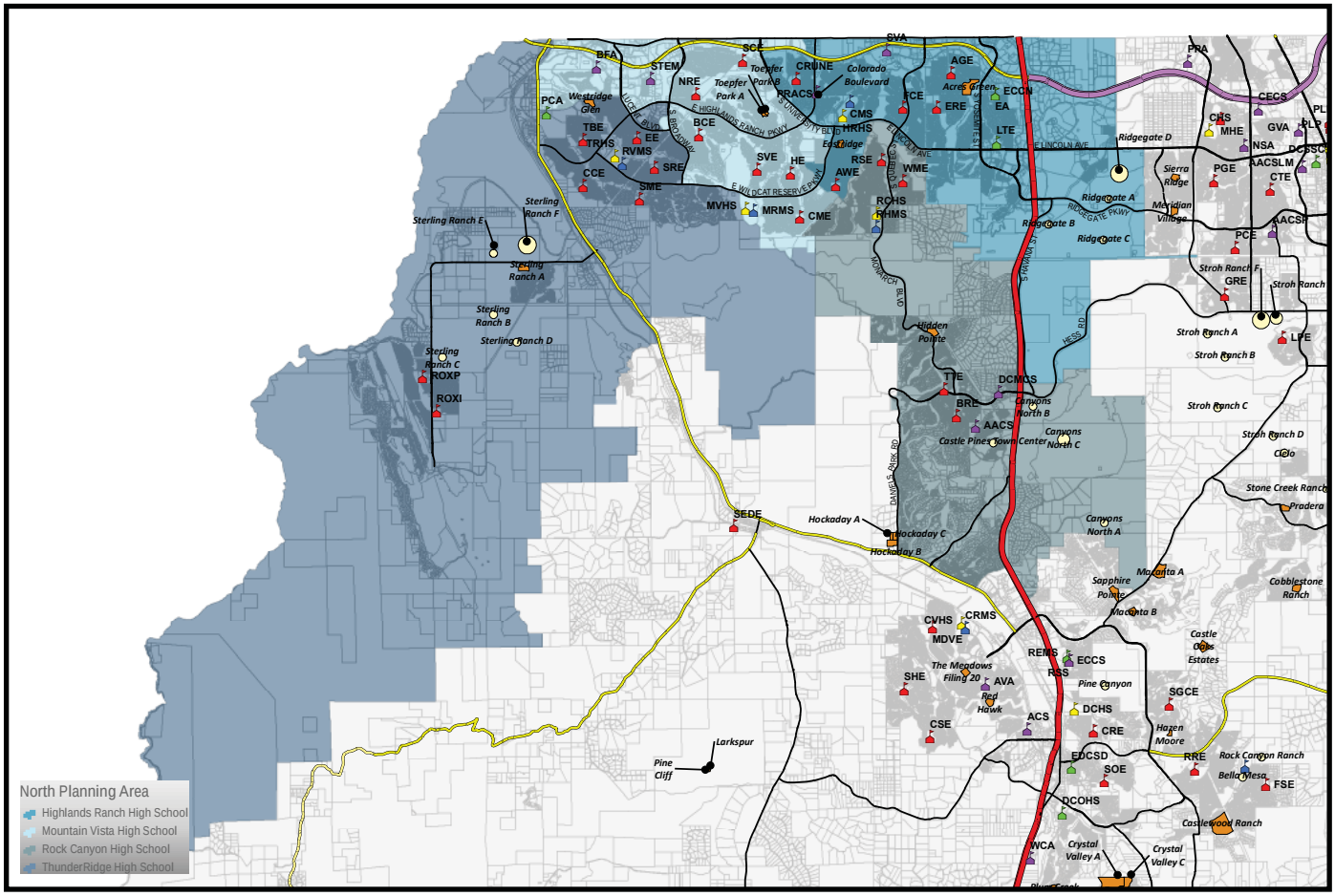
*Highlands Ranch, Lone Tree, Castle Pines, Roxborough, and portions of Littleton

Development	Jurisdiction	Zoned	Built to Date	Built from 01/01/2017 to 01/01/2018
Castle Pines Town Center	Castle Pines	675	0	0
Lagae Ranch	Castle Pines	631	20	20
The Canyons (North Canyons)	Castle Pines	2500	0	0
470 Frontage CO	Douglas County	240	112	0
Acres Green	Douglas County	1053	1053	0
Castle Pines Village	Douglas County	2792	1635	0
Chatfield East	Douglas County	103	98	0
Chatfield Farms	Douglas County	428	357	10
Erickson	Douglas County	1971	881	96
Happy Canyon (Includes Ranch and South Subdivisions)	Douglas County	207	197	1
Heritage Hills 002	Douglas County	1100	800	267
Highlands Ranch	Douglas County	36020	34717	244
Hunting Hill	Douglas County	528	108	0
Intravest 320	Douglas County	980	831	0
Inverness	Douglas County	457	361	0
Inverness Views	Douglas County	283	0	0
OmniPark	Douglas County	230	230	0
Plum Creek Planned Development	Douglas County	1100	0	0
Province Center	Douglas County	536	535	0
River Canyon	Douglas County	250	70	28
Roxborough Park	Douglas County	2868	949	2
Roxborough Village	Douglas County	2748	1995	2
Sterling Ranch	Douglas County	12050	47	47
Surrey Ridge (Includes Estates and Peak Subdivisions)	Douglas County	196	170	1
The Estates at Park Meadows	Douglas County	518	518	0
Erickson	Littleton	180	180	0
Littleton Commons West	Littleton	385	385	0
Wolhurst	Littleton	57	57	0
Bluffmont Estate Condos (aka Bluffmont Park Mansion Homes)	Lone Tree	93	93	0
Carriage Club	Lone Tree	249	279	0
Centennial Ridge	Lone Tree	357	123	0
Club Terrace Condos	Lone Tree	65	65	0
Fairways at Lone Tree	Lone Tree	108	108	0
Heritage Hills (Amendment 6)	Lone Tree	3073	1211	12
Lone Tree	Lone Tree	938	938	0
Masters Park Condominiums	Lone Tree	96	96	0
Ridgegate (Includes Ridgegate, Ridgegate Section 15, and Ridgegate East)	Lone Tree	12000	1424	39
Taos of Lone Tree	Lone Tree	76	76	0
The Fairways	Lone Tree	301	301	0

- The table above summarizes the number of units zoned and built (to date) in 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 zoned and built was collected from Douglas County Department of Community Development, City of Littleton, City of Castle Pines, and the City of Lone Tree.

Land Inventory-North Planning Area

- The table and map below show the dedicated school sites in the North Planning Area.



Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
Highlands Ranch High School	Acres Green	Elementary	31.83	Platted
Highlands Ranch High School	Eastridge	Elementary	10.041	Platted
Highlands Ranch High School	Colorado Boulevard	Alternative Site	0.756	Platted
Highlands Ranch High School	Ridgegate A	Elementary	8	Unplatted
Highlands Ranch High School	Ridgegate B	Elementary	8	Unplatted
Highlands Ranch High School	Ridgegate C	Elementary	8	Unplatted
Highlands Ranch High School	Ridgegate D	Middle & High	90	Unplatted
Mountain View High School	Toepfer Park A	Elementary	6.984	Platted
Mountain View High School	Toepfer Park B	Elementary	3.016	Platted
Rock Canyon High School	Hidden Pointe	Elementary	10.44	Platted
Rock Canyon High School	Canyons North B	Elementary	12	Unplatted
Rock Canyon High School	Canyons North A	Elementary	12	Unplatted
Rock Canyon High School	Canyons North C	Middle	25	Unplatted
Rock Canyon High School	Castle Pines Village	Elementary	10.1	Unplatted
ThunderRidge High School	Westridge Glen	Elementary	10.677	Platted
ThunderRidge High School	Sterling Ranch A	Elementary or K-8	12	Platted
ThunderRidge High School	Sterling Ranch B	Elementary or K-8	11	Unplatted
ThunderRidge High School	Sterling Ranch C	Elementary or K-8	12	Unplatted
ThunderRidge High School	Sterling Ranch D	Elementary or K-8	12	Unplatted
ThunderRidge High School	Sterling Ranch E	Middle	30	Unplatted
ThunderRidge High School	Sterling Ranch F	High	60	Unplatted
ThunderRidge High School	Solstice	Elementary or K-8	16	Unplatted

Development Summary-West Planning Area

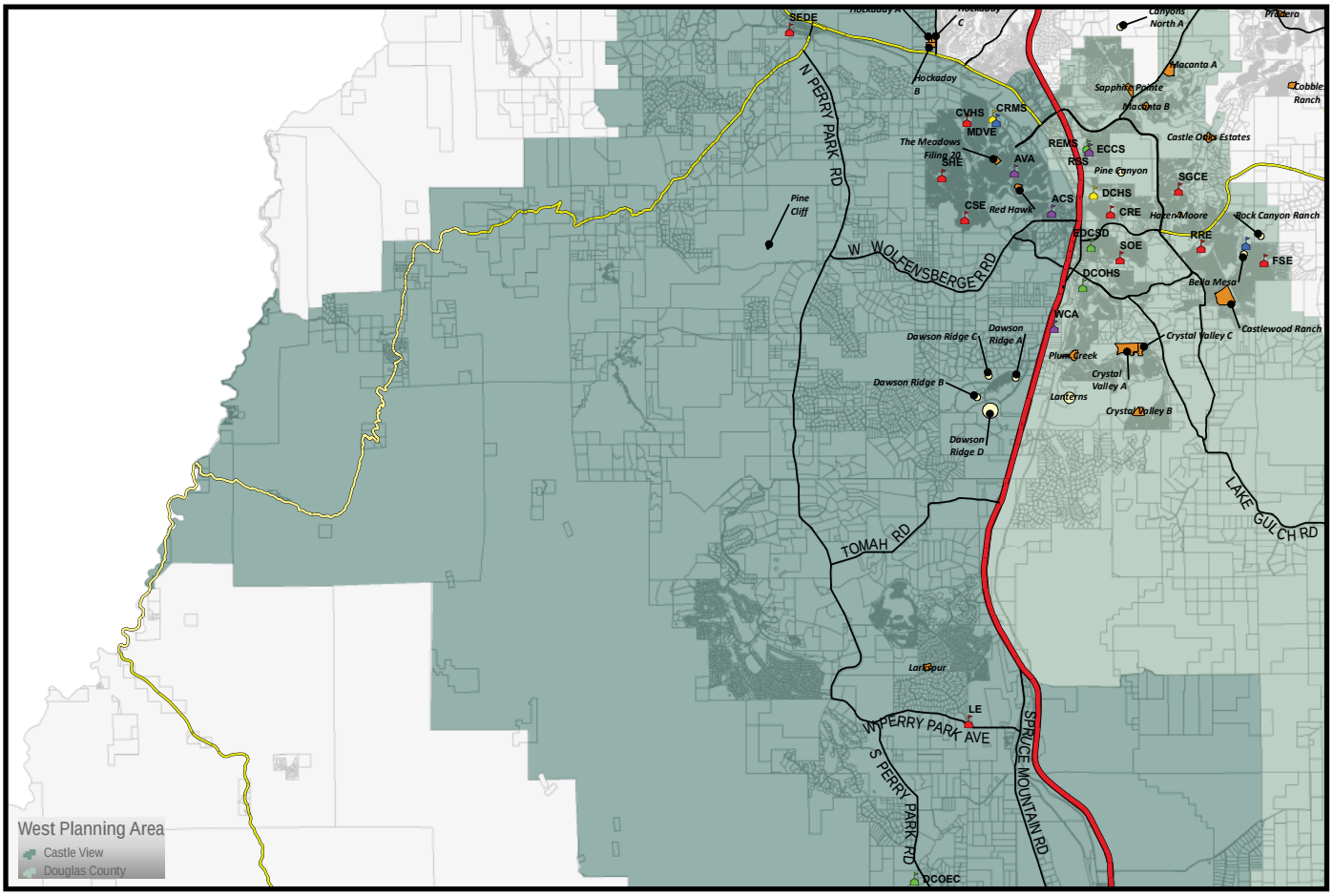
*Castle Rock, Sedalia, and Larkspur

Development	Jurisdiction	Zoned	Built to Date	Built from 01/01/2017 to 01/01/2018
Arbors	Castle Rock	118	0	0
Auburn Ridge	Castle Rock	289	90	0
Brookwood	Castle Rock	72	50	7
Cambridge Heights	Castle Rock	100	0	0
Castle Highlands	Castle Rock	490	324	0
Castle Meadows	Castle Rock	288	0	0
Castle Oaks (aka Terrain)	Castle Rock	2767	1117	133
Castle Pines Commercial (Includes Promenade)	Castle Rock	1550	805	55
Castle Ridge East	Castle Rock	30	28	0
Castle Rock Estates (Diamond Ridge)	Castle Rock	126	126	0
Castleview Estates (Includes The Oaks of Castle Rock)	Castle Rock	574	118	12
Castlewood Ranch	Castle Rock	1300	1264	22
Central Castle Rock (Downtown)	Castle Rock	2649	2317	7
Covenant at Castle Rock	Castle Rock	58	28	22
Crystal Valley Ranch	Castle Rock	3475	893	164
Dawson Ridge	Castle Rock	7900	0	0
Founders Village (Includes Founders and Bella Mesa)	Castle Rock	5421	2278	15
Hazen Moore	Castle Rock	243	136	37
Heckendorf Ranch	Castle Rock	630	293	2
Hillside	Castle Rock	120	0	0
Lanterns	Castle Rock	1200	0	0
Maher Ranch (Sapphire Pointe)	Castle Rock	2409	857	4
Meadows	Castle Rock	10644	6084	207
Memmen Young Infill	Castle Rock	1035	0	0
Metzler Ranch	Castle Rock	1716	1313	2
Plum Creek	Castle Rock	3025	1545	35
Plum Creek Ridge	Castle Rock	162	53	38
Plum Creek South	Castle Rock	505	137	0
Red Hawk	Castle Rock	926	793	0
Scott II	Castle Rock	305	298	0
Stanbro PD	Castle Rock	124	0	0
Wolfensberger Apartments (formerly Graham PD)	Castle Rock	56	0	0
Woodlands (Includes Scott Ranch)	Castle Rock	1160	534	1
Young American	Castle Rock	1206	561	0
Bell Mountain Ranch	Douglas County	309	305	0
Canyons South (Macanta)	Douglas County	968	0	0
Christy Ridge	Douglas County	120	115	0
Indian Creek Ranch	Douglas County	184	173	1
Keene Ranch	Douglas County	247	221	4
Louviers (Town of)	Douglas County	114	106	0
Meribel Village	Douglas County	544	4	0
Perry Park	Douglas County	1327	694	5
Perry Park East	Douglas County	163	151	3
Perry Pines	Douglas County	135	130	2
Sage Port	Douglas County	595	490	16
Sandstone Ranch	Douglas County	106	2	0
Silver Heights	Douglas County	110	104	0
Woodmoor Mountain	Douglas County	143	61	0

- The table above summarizes the number of units zoned and built (to date) in 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 zoned and built was collected from Douglas County Department of Community Development, and the Town of Castle Rock.

Land Inventory-West Planning Area

- The table and map below show the dedicated school sites in the West Planning Area.



Feeder	Site Type	Site Size (Acres)	Site Name	Site Status
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	Middle	27.02	Macanta A	Platted
Douglas County High School	Elementary	10.09	Macanta B	Platted
Douglas County High School	Elementary	17.8	Plum Creek	Platted
Douglas County High School	Elementary	9	Sapphire Pointe	Platted
Douglas County High School	Alternative Site	3.8	Hazen Moore	Unplatted
Douglas County High School	PK-8	25.49	Lanterns	Unplatted
Douglas County High School	Elementary	10	Rock Canyon Ranch	Unplatted
Douglas County High School	Elementary	12.3	Bella Mesa	Unplatted
Douglas County High School	Elementary	10	Pine Canyon	Unplatted
Douglas County High School	PK-8	17.78	Pioneer Ranch	Unplatted
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	10.014	The Meadows Filing 20	Platted
Castle View High School	Elementary	10	Dawson Ridge A	Unplatted
Castle View High School	Elementary	10	Dawson Ridge B	Unplatted
Castle View High School	Elementary	50	Dawson Ridge D	Unplatted
Castle View High School	Elementary	10	Dawson Ridge C	Unplatted

Note Plum Creek site and Crystal Valley A & C sites are joint sites with Castle Rock Parks & Recreation.

Development Summary-East Planning Area

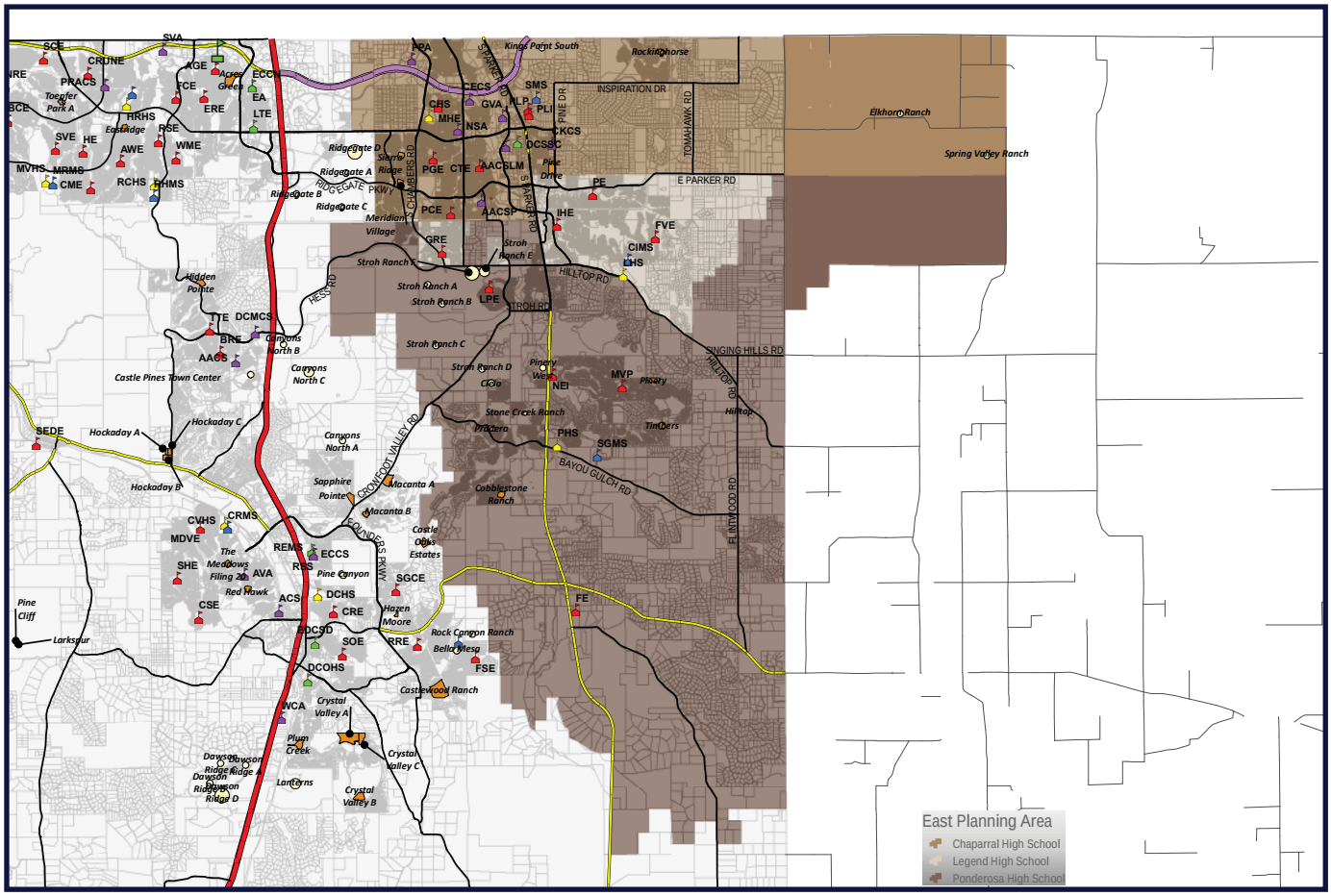
*Parker, Franktown, Cherry Valley, and portions of Aurora and Elbert County

Development	Jurisdiction	Zoned	Built to Date	Built from 01/01/2017 to 01/01/2018
Kings Point South	Aurora	650	0	0
Rocking Horse	Aurora	2000	467	144
Liberty Village (aka Cobblestone Ranch)	Castle Rock	1245	730	55
Bannockburn	Douglas County	187	180	0
Cielo	Douglas County	343	0	0
Compark	Douglas County	917	452	0
Cottonwood (Unincorporated)	Douglas County	502	502	0
Cottonwood South	Douglas County	855	610	0
Deerfield	Douglas County	197	186	1
Flintwood Hills	Douglas County	186	168	1
Foxhill	Douglas County	100	2	0
Gondolier Farms	Douglas County	145	1	0
Grandview Estates	Douglas County	264	242	0
Homestead Hills	Douglas County	136	127	0
Lincoln Creek Village	Douglas County	724	52	8
Livengood Hills	Douglas County	106	100	0
Meridian International Business Center	Douglas County	5,125	4,266	201
Parker East	Douglas County	105	100	0
Parker North	Douglas County	298	296	0
Parker Ridge	Douglas County	114	100	2
Ponderosa East	Douglas County	129	113	0
Ponderosa Hills	Douglas County	374	359	2
Reata South	Douglas County	175	60	10
Russilville	Douglas County	158	142	1
Sierra Ridge	Douglas County	1600	862	518
Stone Creek (aka Stone Creek Ranch)	Douglas County	329	0	0
Stonegate	Douglas County	3739	3,437	4
Tallman Gulch	Douglas County	121	33	18
The Pinery (includes Pradera and Timbers)	Douglas County	4855	4,186	28
Westcreek Lakes	Douglas County	218	68	0
Antelope Heights	Parker	241	203	9
Anthology (Anthology North)	Parker	3082	0	0
Bradbury (Bradbury Ranch)	Parker	1607	1,450	0
Challenger Park	Parker	571	512	0
Clarke Farms	Parker	2515	2,282	0
Compark	Parker	391	71	0
Cottonwood	Parker	1065	1,054	0
Cottonwood Highlands	Parker	773	55	41
Cottrell Farms (Horizon Estates)	Parker	75	74	0
Country Meadows	Parker	205	204	0
Crown Point	Parker	663	663	0
Douglas 234 (aka Horse Creek)	Parker	548	403	0
Enclave at Cherry Creek	Parker	285	57	0
Fairmark	Parker	736	744	0
Hein Center	Parker	260	0	0
Overlook at Cherry Creek	Parker	193	40	40
Parker Hilltop	Parker	486	456	0
Parker Sr Village	Parker	118	0	0
Parker Vista	Parker	220	201	0
Parkglenn	Parker	12	12	0
Pine Bluffs	Parker	483	250	29
Pine Drive Property	Parker	64	0	0
Pine Lane	Parker	270	0	0
Pineview Condos	Parker	12	12	0
Pre-Corporation Lots	Parker	21	21	0
PWSD Mahoney Property	Parker	463	0	0
Quail Creek	Parker	100	100	0
Rampart Station (Preston Hills)	Parker	193	139	0
Reata North (Idyllwilde)	Parker	925	553	30
Regency	Parker	192	185	0
Robinson Ranch	Parker	124	57	0
Rowley Downs	Parker	323	321	0
Saddlebrook	Parker	203	199	0
Salisbury Heights	Parker	134	49	22
Stroh Crossing	Parker	135	0	0
Ranch)	Parker	2817	1,934	26
Sun Marke	Parker	223	0	0
Tallman Place	Parker	4	0	0
Town & Country	Parker	501	501	0
Victorian House	Parker	23	23	0
Victorian Village	Parker	32	32	0
Village on the Green	Parker	80	65	0
Villages of Parker (Canterberry)	Parker	2726	2,574	195
Willow Park (Willow Pointe)	Parker	350	265	0
Willow Ridge (Willow Pointe)	Parker	392	260	0

- The table to the right summarizes the number of units zoned and built (to date) in 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, Town of Castle Rock,Town of Parker, and City of Aurora.

Land Inventory-East Planning Area

- The table and map above show all the dedicated school sites in the East Planning Area.



Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
Chaparral High School	Elementary	10.1	Meridian Village	Platted
Chaparral High School	Elementary	17.995	Pine Drive	Platted
Chaparral High School	Elementary	10.033	Sierra Ridge	Platted
Chaparral High School	Elementary	10	Elkhorn Ranch	Unplatted
Chaparral High School	Elementary	12.817	Rocking Horse	Platted
Chaparral High School	Elementary or PK-8	20	Spring Valley Ranch	Unplatted
Chaparral High School	Alternative Site	5.832	Newlin Crossing	Unplatted
Chaparral High School	Elementary	11.7	Kings Point South	Unplatted
Legend High School	PK-8	18	Pine Drive	Platted
Ponderosa High School	Elementary	12.352	Pinery	Platted
Ponderosa High School	Elementary	10.321	Timbers	Platted
Ponderosa High School	Alternative Site	6.678	Meadowlark	Unplatted
Ponderosa High School	Elementary	10.011	Pradera	Platted
Ponderosa High School	Other	2	Hilltop	Platted
Ponderosa High School	Elementary	11.21	Cobblestone Ranch	Platted
Ponderosa High School	Elementary	12	Anthology B	Unplatted
Ponderosa High School	Alternative Site	2	Pinery West	Unplatted
Ponderosa High School	High	50	Anthology F	Unplatted
Ponderosa High School	Middle	25	Anthology E	Unplatted
Ponderosa High School	Elementary	12	Anthology A	Unplatted
Ponderosa High School	Elementary	12	Anthology C	Unplatted
Ponderosa High School	Elementary	12	Anthology D	Unplatted
Ponderosa High School	K-8	22.8	Cielo	Unplatted

	Estimated Construction Cost	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
Acres Green Elementary				
2018-19	$1,597,600	$160700-$688000	$0	$1758300-$2285600
2020-21	$100,000	$10000-$43000	$10,250	$120250-$153250
Arrowwood Elementary				
2018-19	$1,467,000	$147300-$631600	$0	$1614300-$2098600
2019-20	$205,000	$20500-$88200	$10,250	$235750-$303450
2021-22	$104,400	$10500-$45100	$16,495	$131395-$165995
2022-23	$60,000	$6000-$25800	$12,900	$78900-$98700
Bear Canyon Elementary				
2018-19	$270,000	$27400-$116500	$0	$297400-$386500
2019-20	$632,700	$63600-$272400	$31,635	$727935-$936735
2022-23	$150,000	$15000-$64500	$32,250	$197250-$246750
Buffalo Ridge Elementary				
2018-19	$1,724,300	$173400-$742400	$0	$1897700-$2466700
2020-21	$22,000	$2200-$9500	$2,255	$26455-$33755
Cantril Building				
2018-19	$201,100	$20400-$87000	$0	$221500-$288100
2019-20	$1,469,500	$149700-$634900	$73,475	$1692675-$2177875
2022-23	$60,000	$6000-$25900	$12,900	$78900-$98800
Castle Rock Elementary				
2018-19	$1,330,800	$133400-$572400	$0	$1464200-$1903200
2019-20	$1,178,000	$118500-$507400	$58,900	$1355400-$1744300
Castle Rock Middle School				
2018-19	$1,213,500	$122400-$522900	$0	$1335900-$1736400
2019-20	$11,600	$1200-$5000	$580	$13380-$17180
2021-22	$150,000	$15000-$64500	$23,700	$188700-$238200
Castle View High School				
2019-20	$52,000	$5200-$22400	$2,600	$59800-$77000
2020-21	$1,900,000	$190000-$817000	$194,750	$2284750-$2911750
2021-22	$1,432,100	$143400-$615900	$226,272	$1801771-$2274271
Chaparral High School				
2018-19	$3,381,800	$339200-$1455500	$0	$3721000-$4837300
2019-20	$688,000	$68800-$295900	$34,400	$791200-$1018300
2020-21	$97,700	$9900-$42100	$10,014	$117614-$149814
2021-22	$150,000	$15000-$64500	$23,700	$188700-$238200
Cherokee Trail Elementary				
2018-19	$652,100	$65600-$280800	$0	$717700-$932900
2019-20	$310,000	$31300-$133600	$15,500	$356800-$459100
2020-21	$380,200	$38200-$163600	$38,970	$457370-$582770
2022-23	$350,000	$35000-$150500	$75,250	$460250-$575750
Cherry Valley Elementary				
2018-19	$581,200	$58900-$250600	$0	$640100-$831800
2019-20	$4,300	$500-$1900	$215	$5015-$6415
2022-23	$38,500	$3900-$16700	$8,277	$50677-$63477
Clear Sky Elementary				
2018-19	$52,000	$5200-$22400	$0	$57200-$74400
2022-23	$835,500	$83600-$359500	$179,632	$1098732-$1374632
Copper Mesa Elementary				
2018-19	$148,600	$15000-$64100	$0	$163600-$212700
2020-21	$1,209,900	$121400-$520600	$124,015	$1455314-$1854514
Cougar Run Elementary				
2018-19	$1,955,200	$196600-$841900	$0	$2151800-$2797100
2020-21	$11,600	$1200-$5000	$1,189	$13989-$17789

Coyote Creek Elementary				
2018-19	$356,600	$36300-$153700	$0	$392900-$510300
2019-20	$52,000	$5200-$22400	$2,600	$59800-$77000
2021-22	$209,900	$21200-$90600	$33,164	$264264-$333664
Cresthill Middle School				
2018-19	$131,600	$13400-$56700	$0	$145000-$188300
2019-20	$168,500	$16900-$72500	$8,425	$193825-$249425
2020-21	$190,700	$19100-$82200	$19,547	$229346-$292446
2022-23	$60,000	$6000-$25800	$12,900	$78900-$98700
DC Oakes High School / District Media Center				
2018-19	$190,500	$19100-$82100	$0	$209600-$272600
2019-20	$50,000	$5000-$21500	$2,500	$57500-$74000
2022-23	$40,000	$4000-$17200	$8,600	$52600-$65800
DCHS Stadium				
2018-19	$1,148,100	$115200-$494100	$0	$1263300-$1642200
2019-20	$80,000	$8000-$34400	$4,000	$92000-$118400
Douglas County High School				
2018-19	$9,344,800	$940700-$4024800	$0	$10285500-$13369600
2019-20	$169,400	$17200-$73100	$8,470	$195070-$250970
2020-21	$80,000	$8000-$34400	$8,200	$96200-$122600
Douglas County HS South Bldg				
2018-19	$1,860,100	$189600-$803600	$0	$2049700-$2663700
2020-21	$7,700	$800-$3400	$789	$9289-$11889
2021-22	$150,000	$15000-$64500	$23,700	$188700-$238200
Eagle Ridge Elementary				
2018-19	$682,700	$68600-$293800	$0	$751300-$976500
2019-20	$907,700	$91100-$390600	$45,385	$1044185-$1343685
2020-21	$434,500	$43600-$187000	$44,536	$522636-$666036
Early Childhood Center-CR				
2021-22	$80,000	$8000-$34400	$12,640	$100640-$127040
Echo Park Stadium	$20,000	$2000-$8600	$0	$22000-$28600
2018-19	$20,000	$2000-$8600	$0	$22000-$28600
Eldorado Elementary				
2018-19	$1,573,800	$157900-$677200	$0	$1731700-$2251000
2020-21	$60,000	$6000-$25800	$6,150	$72150-$91950
2022-23	$529,700	$53200-$228200	$113,885	$696785-$871785
Flagstone Elementary				
2018-19	$770,500	$77100-$331400	$0	$847600-$1101900
2019-20	$832,300	$83900-$358500	$41,615	$957815-$1232415
2022-23	$454,900	$45500-$195600	$97,803	$598203-$748303
Fox Creek Elementary				
2018-19	$264,700	$27200-$114500	$0	$291900-$379200
2021-22	$48,100	$4900-$20900	$7,600	$60599-$76599
Franktown Elementary				
2018-19	$1,866,400	$187400-$803400	$0	$2053800-$2669800
2019-20	$158,000	$15800-$68000	$7,900	$181700-$233900
2021-22	$350,000	$35000-$150500	$55,300	$440300-$555800
2022-23	$25,000	$2500-$10800	$5,375	$32875-$41175
Frontier Valley Elementary				
2018-19	$300,000	$30000-$129000	$0	$330000-$429000
2019-20	$1,206,100	$121300-$519200	$60,305	$1387705-$1785605
2021-22	$404,200	$40400-$173800	$63,864	$508463-$641863
2022-23	$376,000	$37600-$161800	$80,840	$494440-$618640
Gold Rush Elementary				
2022-23	$665,500	$66700-$286600	$143,082	$875282-$1095182
Heritage Elementary				
2018-19	$1,327,700	$133300-$571400	$0	$1461000-$1899100
2020-21	$60,000	$6000-$25800	$6,150	$72150-$91950
2022-23	$137,500	$13800-$59200	$29,562	$180862-$226262

Highlands Ranch High School				
2018-19	$5,748,600	$576000-$2473100	$0	$6324600-$8221700
2019-20	$1,080,000	$108000-$464400	$54,000	$1242000-$1598400
2020-21	$100,000	$10000-$43000	$10,250	$120250-$153250
2022-23	$225,000	$22500-$96800	$48,375	$295875-$370175
Iron Horse Elementary				
2018-19	$1,198,900	$121000-$516600	$0	$1319900-$1715500
2019-20	$59,000	$5900-$25400	$2,950	$67850-$87350
2021-22	$415,400	$41700-$178900	$65,633	$522733-$659933
Joint Service Center				
2018-19	$58,300	$5900-$25200	$0	$64200-$83500
2019-20	$284,400	$29200-$123100	$14,220	$327820-$421720
Larkspur Elementary				
2018-19	$1,272,300	$128200-$548100	$0	$1400500-$1820400
2019-20	$31,500	$3200-$13600	$1,575	$36275-$46675
2022-23	$160,000	$16100-$69000	$34,400	$210500-$263400
Legacy Point Elementary				
2018-19	$9,400	$1000-$4100	$0	$10400-$13500
2019-20	$766,100	$77600-$330300	$38,305	$882005-$1134705
2022-23	$1,186,000	$118600-$510000	$254,990	$1559590-$1950990
Legend High School				
2022-23	$2,693,500	$269400-$1158500	$579,102	$3542002-$4431102
Lone Tree Elementary A Magnet School				
2022-23	$1,323,700	$132500-$569500	$284,595	$1740795-$2177795
Mammoth Heights Elementary				
2022-23	$726,500	$72700-$312900	$156,197	$955397-$1195597
Meadow View Elementary				
2018-19	$2,211,100	$222000-$951600	$0	$2433100-$3162700
2019-20	$108,600	$10900-$46700	$5,430	$124930-$160730
2021-22	$22,100	$2300-$9600	$3,492	$27891-$35191
2022-23	$60,000	$6000-$25800	$12,900	$78900-$98700
Mesa Middle School				
2022-23	$476,800	$47800-$205400	$102,512	$627112-$784712
Mountain Ridge Middle School				
2018-19	$88,500	$9000-$38100	$0	$97500-$126600
2019-20	$821,400	$83000-$354200	$41,070	$945470-$1216670
2022-23	$1,780,000	$178000-$765400	$382,700	$2340700-$2928100
Mountain View Elementary				
2018-19	$2,067,500	$207600-$889700	$0	$2275100-$2957200
2022-23	$2,500	$300-$1100	$537	$3337-$4137
Mountain Vista High School				
2018-19	$4,305,600	$431100-$1852300	$0	$4736700-$6157900
2020-21	$80,000	$8000-$34400	$8,200	$96200-$122600
2022-23	$1,546,000	$154700-$665100	$332,390	$2033090-$2543490
Northeast Elementary				
2018-19	$1,716,400	$172800-$739200	$0	$1889200-$2455600
2020-21	$441,000	$44100-$189700	$45,202	$530302-$675902
2022-23	$17,500	$1800-$7600	$3,762	$23062-$28862
Northridge Elementary				
2018-19	$459,800	$46600-$198100	$0	$506400-$657900
2019-20	$762,600	$76700-$328500	$38,130	$877430-$1129230
2021-22	$80,000	$8000-$34400	$12,640	$100640-$127040
O&M East				
2019-20	$386,800	$39500-$167800	$19,340	$445640-$573940
O&M West- Bldg A				
2019-20	$16,000	$1800-$7100	$800	$18600-$23900
2020-21	$18,200	$1800-$7800	$1,865	$21865-$27865
2022-23	$20,000	$2000-$8600	$4,300	$26300-$32900

Pine Grove Elementary				
2018-19	$538,400	$54600-$232200	$0	$593000-$770600
2019-20	$52,000	$5200-$22400	$2,600	$59800-$77000
2021-22	$7,800	$800-$3400	$1,232	$9832-$12432
Pine Lane Intermediate (N)				
2018-19	$2,432,700	$244200-$1046900	$0	$2676900-$3479600
2022-23	$1,832,000	$183200-$787900	$393,880	$2409080-$3013780
Pine Lane Primary (S)				
2018-19	$1,541,300	$155100-$663900	$0	$1696400-$2205200
2019-20	$100,000	$10000-$43000	$5,000	$115000-$148000
2021-22	$60,000	$6000-$25800	$9,480	$75480-$95280
2022-23	$201,000	$20200-$86700	$43,215	$264415-$330915
Pioneer Elementary				
2018-19	$1,547,400	$155700-$666600	$0	$1703100-$2214000
2021-22	$7,500	$800-$3300	$1,185	$9485-$11985
Ponderosa High School				
2018-19	$7,310,800	$733000-$3145500	$0	$8043800-$10456300
2020-21	$57,500	$5800-$24800	$5,894	$69193-$88193
2021-22	$1,660,000	$166000-$713800	$262,280	$2088280-$2636080
Prairie Crossing Elementary				
2018-19	$1,677,600	$168400-$721900	$0	$1846000-$2399500
2020-21	$60,000	$6000-$25800	$6,150	$72150-$91950
2022-23	$222,500	$22300-$95800	$47,837	$292637-$366137
Ranch View Middle School				
2018-19	$1,689,300	$170200-$727700	$0	$1859500-$2417000
2019-20	$1,544,100	$154600-$664100	$77,205	$1775905-$2285405
2021-22	$72,300	$7500-$31300	$11,423	$91223-$115023
Redstone Elementary				
2018-19	$7,700	$800-$3400	$0	$8500-$11100
2020-21	$1,213,700	$121900-$522500	$124,404	$1460004-$1860604
Renaissance Magnet School				
2018-19	$600	$100-$300	$0	$700-$900
2019-20	$20,800	$2100-$9000	$1,040	$23940-$30840
2021-22	$118,000	$12200-$51100	$18,644	$148844-$187744
Rock Canyon High School				
2018-19	$38,000	$3900-$16500	$0	$41900-$54500
2020-21	$4,225,200	$422800-$1817100	$433,083	$5081083-$6475383
Rock Ridge Elementary				
2018-19	$338,900	$34000-$145800	$0	$372900-$484700
2019-20	$367,600	$37000-$158400	$18,380	$422980-$544380
2020-21	$1,095,200	$109600-$471000	$112,258	$1317058-$1678458
2022-23	$315,800	$31600-$135800	$67,897	$415297-$519497
Rocky Heights Middle School				
2018-19	$13,800	$1400-$6000	$0	$15200-$19800
2019-20	$1,872,200	$188100-$806200	$93,610	$2153910-$2772010
2022-23	$2,275,000	$227500-$978300	$489,125	$2991625-$3742425
Roxborough Intermediate				
2018-19	$391,400	$39200-$168400	$0	$430600-$559800
2022-23	$534,000	$53400-$229900	$114,810	$702210-$878710
Roxborough Primary				
2018-19	$441,700	$44800-$190500	$0	$486500-$632200
2019-20	$68,900	$6900-$29700	$3,445	$79245-$102045
2020-21	$37,300	$3800-$16100	$3,823	$44923-$57223
2022-23	$60,000	$6000-$25800	$12,900	$78900-$98700
Saddle Ranch Elementary				
2018-19	$1,493,700	$150300-$643400	$0	$1644000-$2137100
2021-22	$299,900	$30100-$129100	$47,384	$377384-$476384
2022-23	$80,000	$8000-$34400	$17,200	$105200-$131600

Sagewood Middle School				
2018-19	$2,320,500	$233200-$998900	$0	$2553700-$3319400
2019-20	$1,427,600	$142800-$613900	$71,380	$1641780-$2112880
2021-22	$81,100	$8200-$34900	$12,814	$102113-$128813
Sand Creek Elementary				
2018-19	$1,410,900	$141500-$607100	$0	$1552400-$2018000
2019-20	$797,600	$80300-$343700	$39,880	$917780-$1181180
2021-22	$300,000	$30000-$129000	$47,400	$377400-$476400
Sedalia Elementary				
2018-19	$1,435,500	$144600-$618200	$0	$1580100-$2053700
2019-20	$150,000	$15000-$64500	$7,500	$172500-$222000
2021-22	$187,200	$18900-$80700	$29,578	$235677-$297477
Shea Stadium				
2018-19	$987,600	$99400-$425600	$0	$1087000-$1413200
2019-20	$72,000	$7200-$31000	$3,600	$82800-$106600
2022-23	$7,800	$800-$3400	$1,677	$10277-$12877
Sierra Middle School				
2018-19	$4,131,800	$414400-$1778000	$0	$4546200-$5909800
2019-20	$70,000	$7000-$30100	$3,500	$80500-$103600
2021-22	$484,500	$48500-$208400	$76,551	$609551-$769451
Soaring Hawk Elementary				
2018-19	$756,900	$75800-$325600	$0	$832700-$1082500
2020-21	$439,100	$44000-$188900	$45,008	$528107-$673007
2021-22	$80,000	$8000-$34400	$12,640	$100640-$127040
South Ridge Elementary				
2018-19	$3,364,600	$337700-$1448000	$0	$3702300-$4812600
2019-20	$60,000	$6000-$25800	$3,000	$69000-$88800
2021-22	$135,000	$13700-$58200	$21,330	$170030-$214530
Stone Mountain Elementary				
2019-20	$168,500	$16900-$72500	$8,425	$193825-$249425
2022-23	$524,200	$52500-$225700	$112,703	$689403-$862603
Student Assistance Office				
2019-20	$63,600	$6900-$27900	$3,180	$73680-$94680
Summit View Elementary				
2018-19	$293,200	$30000-$126700	$0	$323200-$419900
2019-20	$244,200	$24700-$105300	$12,210	$281110-$361710
2022-23	$160,000	$16000-$68800	$34,400	$210400-$263200
ThunderRidge High School				
2018-19	$5,060,000	$507100-$2177500	$0	$5567100-$7237500
2019-20	$252,700	$25300-$108700	$12,635	$290635-$374035
2021-22	$150,000	$15000-$64500	$23,700	$188700-$238200
Timber Trail Elementary				
2018-19	$750,000	$75000-$322500	$0	$825000-$1072500
2019-20	$751,200	$75900-$323700	$37,560	$864660-$1112460
2022-23	$375,100	$37500-$161300	$80,646	$493246-$617046
Trailblazer Elementary				
2018-19	$1,583,800	$159300-$682100	$0	$1743100-$2265900
Transportation - Castle Rock Bldg B				
2018-19	$397,900	$39900-$171200	$0	$437800-$569100
2019-20	$336,400	$34100-$145500	$16,820	$387320-$498720
2020-21	$1,800	$200-$800	$184	$2184-$2784
2022-23	$25,000	$2500-$10800	$5,375	$32875-$41175
Transportation--North				
2018-19	$139,000	$13900-$59800	$0	$152900-$198800
2019-20	$1,892,900	$191300-$816500	$94,645	$2178845-$2804045
Warehouse-Bldg E				
2018-19	$96,000	$9600-$41300	$0	$105600-$137300
2019-20	$246,400	$25000-$106500	$12,320	$283720-$365220
2022-23	$10,000	$1000-$4300	$2,150	$13150-$16450

West Support Center				
2018-19	$248,200	$24900-$106800	$0	$273100-$355000
2019-20	$154,700	$15600-$66700	$7,735	$178035-$229135
Wilcox Building				
2018-19	$303,900	$30500-$130800	$0	$334400-$434700
2019-20	$1,042,800	$105000-$449700	$52,140	$1199940-$1544640
Wildcat Mountain Elementary				
2018-19	$511,400	$51800-$220500	$0	$563200-$731900
2021-22	$274,200	$27500-$118100	$43,324	$345023-$435623
2022-23	$275,000	$27500-$118300	$59,125	$361625-$452425
Athletics				
2018-19	$500,000	$50000-$215000	$500,000	$550000-$715000
2019-20	$1,568,300	$156830-$674369	$1,646,715	$1803545-$2321084
2020-21	$1,000,000	$100000-$430000	$1,025,000	$1125000-$1455000
2021-22	$500,000	$50000-$215000	$579,000	$629000-$794000
Furniture, Fixtures, and Equipment				
2018-19	$990,000	$99000-$425700	$990,000	$1089000-$1415700
2019-20	$6,630,000	$663000-$2850900	$6,961,500	$7624500-$9812400
2020-21	$2,300,000	$230000-$989000	$2,357,500	$2587500-$3346500
2021-22	$1,270,000	$127000-$546100	$1,470,660	$1597660-$2016760
2022-23	$625,000	$62500-$268750	$759,375	$821875-$1028125
Mobiles				
2018-19	$4,400,000	$440000-$1892000	$4,400,000	$4840000-$6292000
2019-20	$400,000	$40000-$172000	$420,000	$460000-$592000
2020-21	$600,000	$60000-$258000	$615,000	$675000-$873000
2021-22	$800,000	$80000-$344000	$926,400	$1006400-$1270400
2022-23	$400,000	$40000-$172000	$486,000	$526000-$658000

Note 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, mobiles, athletic fields, and FF&E (furniture, features and equipment) needs. Identified capital needs for charter schools, information technology, transportation, safety and security, white fleet, and new construction are not currently projected by year and therefor not included in this list.

Deltas by Capital Need Item

Capital Need	2018-19 Total Project Cost	2017-18 Total Project Cost	Total Delta
ADA Contingency	$525,000-$607,500	$525,000-$607,500	$0
Athletics	$4,103,515-$5,405,984	$1,043,990-$1,375,377	$3,059,525-$4,030,607
Charter Schools	$25,464,795-$37,455,021	$8,027,965-$11,483,480	$17,436,830-$25,971,541
Facility Reinvestment-Neighborhood Schools, Support Facilities	$186,125,490-$266,219,550	$129,681,475-$185,473,797	$56,444,015-$80,745,753
FF&E	$13,587,250-$18,254,225	$12,868,500-$16,952,850	$718,750-$1,301,375
Information Technology	$27,400,000	$27,550,000	($150,000)
Mobiles	$6,930,000-$8,019,000	$6,510,000-$7,533,000	$420,000-$486,000
New Construction (1-5 Years, DCSD Standards)	$256,200,304	$106,766,097	$149,434,207-$149,434,207
Playground Equipment	$525,000-$607,500	$0	$525,000-$607,500
Safety & Security	$9,552,714	$12,625,079	($3,072,365)
SPED Contingency	$525,000-$607,500	$525,000-$607,500	$0
Transportation	$22,279,935	$6,221,000	$16,058,935
Support Fleet	$6,715,820	$0	$6,715,820
Grand Total	**$559,934,823-$659,325,053**	**$312,344,106-$377,195,680**	**$247,590,717-$282,129,373**

Deltas by Tier and Priority

Capital Needs by Tier and Priority	2018-19 Total Project Cost	2017-18 Total Project Cost	Total Delta
1-High	$117,464,195-$153,080,003	$59,135,745-$82,535,774	$58,328,450-$70,544,229
1-Medium	$30,476,595-$41,858,273	$32,173,675-$37,844,173	($1,697,080-$4,014,100)
1-Low	$1,129,200-$1,169,730	$90,835-$129,721	$1,038,365-$1,040,009
2-High	$36,387,916-$48,765,958	$32,080,459-$43,589,353	$4,307,457-$5,176,605
2-Medium	$33,156,322-$45,061,592	$21,567,565-$27,799,100	$11,588,757-$17,262,492
2-Low	$675,770-$902,091	$1,046,485-$1,174,836	($370,715-$272,745)
3-High	$16,854,695-$20,475,729	$10,220,920-$13,436,076	$6,633,775-$7,039,653
3-Medium	$36,829,965-$47,613,369	$34,395,855-$43,830,467	$2,434,110-$3,782,902
3-Low	$1,048,770-$1,437,651	$3,059,660-$3,882,998	($2,010,890-$2,445,347)
4-High	$1,859,105-$2,332,362	$1,814,895-$2,269,249	$44,210-$63,113
4-Medium	$775,450-$1,108,695	$883,425-$1,198,748	($107,975-$90,053)
4-Low	$36,741-$41,775	$30,525-$40,608	$6,216-$1,167
N/A (Includes New Construction, ADA and SPED Contingency, and Charter School Reinvestment)	$283,240,099-$295,477,825	$115,844,062-$119,464,577	$167,396,037-$176,013,248
Grand Total	**$559,934,823-$659,325,053**	**$312,344,106-$377,195,680**	**$247,590,717-$282,129,373**



Douglas County School District
Learn Today, Lead Tomorrow

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