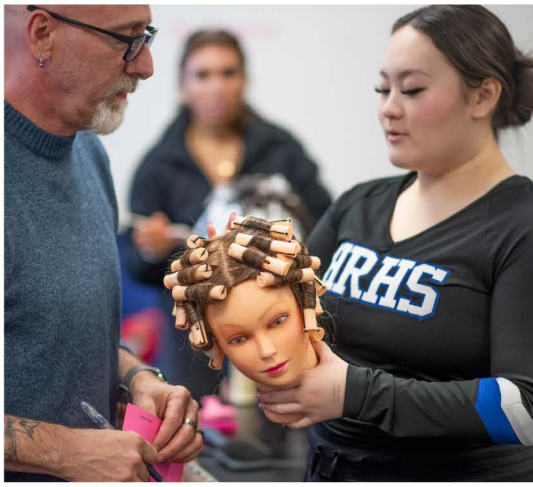
Master Capital Plan | 2024-2025





















PROUD TO BE DCSD

Douglas County School District

A message from the Long-Range Planning Committee (LRPC)

The DCSD Long Range Planning Committee (LRPC) is pleased to present the 2024-2025 Master Capital Plan (MCP). This updates information from the 2023-2024 MCP, identifies new construction needs and costs, and documents the major maintenance needs of the district's school buildings and other facilities.

Celebrations

While they are now completely spent, the remaining funds from the 2018 bond allowed the DCSD to address security upgrades at all neighborhood and charter schools, the most urgent capital improvements projects, needed purchases for Information and Technology, and buses. The new Legacy Campus has been remodeled to provide for new career education classrooms as well as continuing space for Arapahoe Community College's nursing and EMT programs and community events while VALE (another former Arapahoe Community College facility) is providing space for alternative education.

The newly approved 2023 MLO will provide an ongoing source of funding for security upgrades throughout the district at both neighborhood and charter schools.

Challenges

While DCSD continues to recover from the pandemic, the district saw a decrease in enrollment of 908 students from the 2022-23 school year to the 2023-24 school year. The total funded pupil count of the district decreased from 62,872 to 61,964. This represents a 1.4% decline in enrollment over the past year. Over the last 10 (ten) years DCSD's total funded pupil count has declined by 4,266 students, or by approximately 6.4%. Meanwhile, jurisdictions in Douglas County issued building permits in 2022 for almost 4,800 new residential units (21 percent lower than in 2021 due to rising mortgage interest rates) while 5,618 new housing units were completed (representing an increase of 4%). These areas of new growth have made projecting student enrollment by building, both growth and decline, more challenging than ever.

The MCP identifies between $861 million and $1.033 billion in capital needs over the next five years. The largest single component of those needs is new construction at a cost of approximately $294 million with facility reinvestment (for neighborhood, magnet, alternative schools and support facilities) following close behind at $276 million. While a possible bond issue can address some of these needs, the district will be challenged to find the resources to fully address the total needs identified in the MCP, both in the fast-growing areas of the county which need additional schools and for the schools which have reached an age where major maintenance issues are looming.

School Capacity and Boundary Analysis

DCSD staff, in cooperation with the LRPC, continue to monitor enrollment projections across DCSD. While some areas of the district are forecasted to experience increased enrollment, other areas of the district are anticipated to have stable enrollment or are forecasted to have declining enrollment. DCSD staff, in coordination with the LRPC and Western Demographics Inc., the district's chosen demographic analysis and school planning consultant, continuously monitor and study this growth and decline and make annual recommendations to address the County's fluctuating student population and

their facility needs. What is clear is that there are multiple issues that occur when a school becomes either overcrowded or substantially under-enrolled. A school that is overcrowded can have difficulties presenting adequate instructional space which puts pressure on the school environment. Schools with under-enrollment often face challenges in maintaining teachers and staff and presenting a full range of educational programming due to insufficient funds or too few students.

The changes in recent years that have been implemented are meeting expectations. Since 2020, the SCBA work group has initiated capacity relief measures in response to residential growth in multiple growing residential developments in the Chatfield Valley area, along the Crowfoot Valley Road corridor, the northeast I-25 corridor (area immediately east of I-25 between E-470 and Hess Road), and southeast Castle Rock. These boundary adjustments, grade reconfigurations, and addition of portable classrooms to school sites have successfully provided needed seats and balanced enrollment amongst existing facilities in high growth areas of the district due to the standards and processes put in place by staff and the Long-Range Planning Committee. DCSD staff and the committee's annual School Capacity and Boundary Analysis initiative has and will continue to focus on outreach to the community, principals, and staff in the affected areas and intense listening and careful consideration of concerns and suggestions by all stakeholders.

Staff and the LRPC implemented 3 overflow boundary changes in May 2024 that will be in effect for the 2024-25 school year. These boundary reassignments were in response to enrollment growth from the continually growing Sterling Ranch, Macanta, and Looking Glass developments and were put into effect to provide needed capacity relief at Coyote Creek Elementary School and Legacy Point Elementary School.

The SCBA team's annually recommended capacity relief measures are intended to address only the most urgent needs of the school district. New construction, as described in the MCP, is still needed to meet the capacity needs within the district. Likewise, parts of the district that are projected to be under-enrolled present another challenge. The SCBA team will continue to research these issues and recommend changes to address other neighborhood schools which have issues with under-enrollment and overcrowding. Any potential recommendations to the Board of Education will continue to be made in coordination with DCSD staff, outside consultants as necessary, and of course, district stakeholders. This research is part of the ongoing mission of the LRPC and is expected to continue for the foreseeable future

Conclusion

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

The LRPC is proud to be able to provide the requested information (not only data but expert analysis) to the Board of Education in order for informed decisions to be made regarding the future of the district.

Table of Contents

DCSD Leaders and Partners.....2

Executive Summary.....3

Existing Conditions.....9

Enrollment History and Forecast.....11

Methodology.....15

New Construction.....21

School Capacity.....39

Neighborhood, Magnet, and Alternative Schools.....45

Support Facilities.....191

District Wide Needs.....215

Charter Schools.....240

Summary.....277

Appendix 1: History of Capital Improvements.....281

Appendix 2: Capital Improvements by Funding Source.....291

Appendix 3: Development Summary.....293

Appendix 4: Capital Needs by Year.....301

Appendix 5: Capital Needs Deltas Since 2023-24 MCP.....309

Appendix 6: Capital Needs by Class and Tier.....310

Master Capital Plan Overview

The Douglas County School District Master Capital Plan encompasses a five-year period (2024-2029) and represents an important tool in the district's planning decisions. It is used to identify and prioritize school sites for future schools in order to satisfy student enrollment needs. It is also used to prioritize funding for capital reinvestment and new construction. Recognizing that school facilities must adapt to fluid educational requirements and the district exists in a dynamic community, it is imperative that planning for future educational and facility needs of the district is ongoing. This document is updated on an annual basis in coordination with the Long Range Planning Committee.

DCSD Leadership and Partners

Administration

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

Board of Education

Brad Geiger, Director District C
Susan Meek, Director District A
Becky Myers, Director District D
Tim Moore, Director District B
Valerie Thompson, Director District F
Christy Williams, Director District E
Kaylee Winegar, Director District G

Long RangePlanning Committee

East Planning Area

Patti Anderson
Jaimie Wolf
Chris Spyke

West Planning Area

Larry Mugler
Steven Franger
Gilbert Chavez

North Planning Area

John Freeman
Brice Kahler
Michael Kemp
Melissa Park
Robin Williams

Charters

Rudy Lukez
Katie Van Kooten
Courtney Tucker

At Large

Michelle Major
Cathy Lees

Non-Voting Members and Board Liaisons

Vacant, Elementary School Representative
Rex Corr, Secondary School Representative
Aarav Varma, DCSD Student Body Member
Brad Geiger, Board Director LRPC Liaison
Tim Moore, Board Director LRPC Liason
Richard Cosgrove, Chief Operations Officer
Shavon Caldwell, Planning Manager
Chris Meehan, Planning Specialist

Long Range Planning Committee

The Long Range Planning Committee (LRPC) was created in 1983 to work with Douglas County School District. The committee is comprised of two representatives from each high school feeder area, two at-large members, two charter school representatives, and a representative of the development and home building community. The Long Range Planning Committee is one of five committees of the Board of Education. The charge of the Long Range Planning Committee is to continually analyze community population data, evaluate population impacts on district education and support facilities, and collect community feedback. The committee also recommends appropriate actions to the Board of Education regarding school attendance boundaries, facility usage (including facility construction, renovation, or closure) and anticipated capital outlay requirements. Every year the committee presents the updated Master Capital Plan to the Board of Education with recommendations for specific projects that may be needed in the next five years. The Board of Education adopted the following priorities in 2023 for the Long Range Planning Committee.

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

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

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

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

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

Executive Summary

Over the next 5 years, it is estimated that the total cost of Douglas County School District's capital needs will be approximately $863 million to $1.04 billion dollars. Of that total, approximately $294 million is for new construction, $276-$395 million is for reinvestment in the district's neighborhood, magnet and alternative school facilities and support facilities, $68-$98 million is needed for district charter school needs, $67-$78 million is needed for safety & security needs, approximately $52 million is needed for transportation needs (includes costs for buses and support fleet), $28 million is needed for information technology needs, $9-$13 million is needed for furniture, fixtures and equipment upgrades, $11-$17 million is needed to maintain tracks, fields and other school based athletic facilities, and $29-$34 million is needed to replace some of the district's aging mobiles. Approximately $500K is needed for playground equipment and $1.1 million is needed as contingency for ADA and Special Education projects. This year's Master Capital Plan also includes an assessment of projects and funding needed to make all the facilities at the Stone Canyon Outdoor EdVenture campus fit for their intended occupancy. A total of approximately $24.3 million dollars is needed to address these needs. Needs totaled by type can be seen in the figure on the next page. Please note that the costs shown in the accompanying pie chart reflect base construction cost only. Additional costs related to project management and inflation are anticipated and reflected as a range throughout the rest of this document.

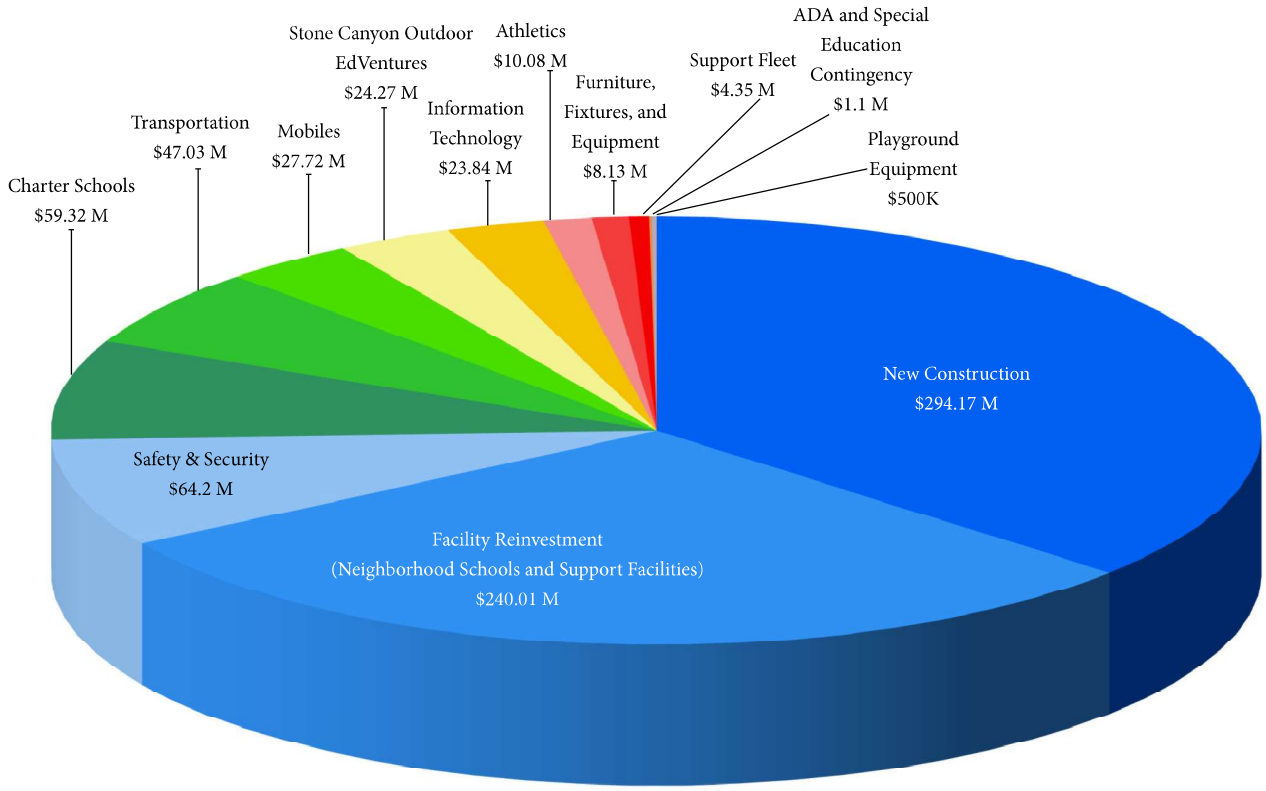
Identified capital needs have been classified into a four-tier system with a Tier 1 classification representing the most critical items and a Tier 4 classification representing the least. Douglas County School District's most important reinvestment items (those needs with a Tier 1 classification) are estimated to cost approximately $211-$278 million over the next five years. In addition to Tier 1 needs, $159-$217 million is anticipated for Tier 2 needs. Tier 3 needs are estimated to cost approximately $134-$166 million, and Tier 4 needs are estimated to cost approximately $3.9-$5.6 million.

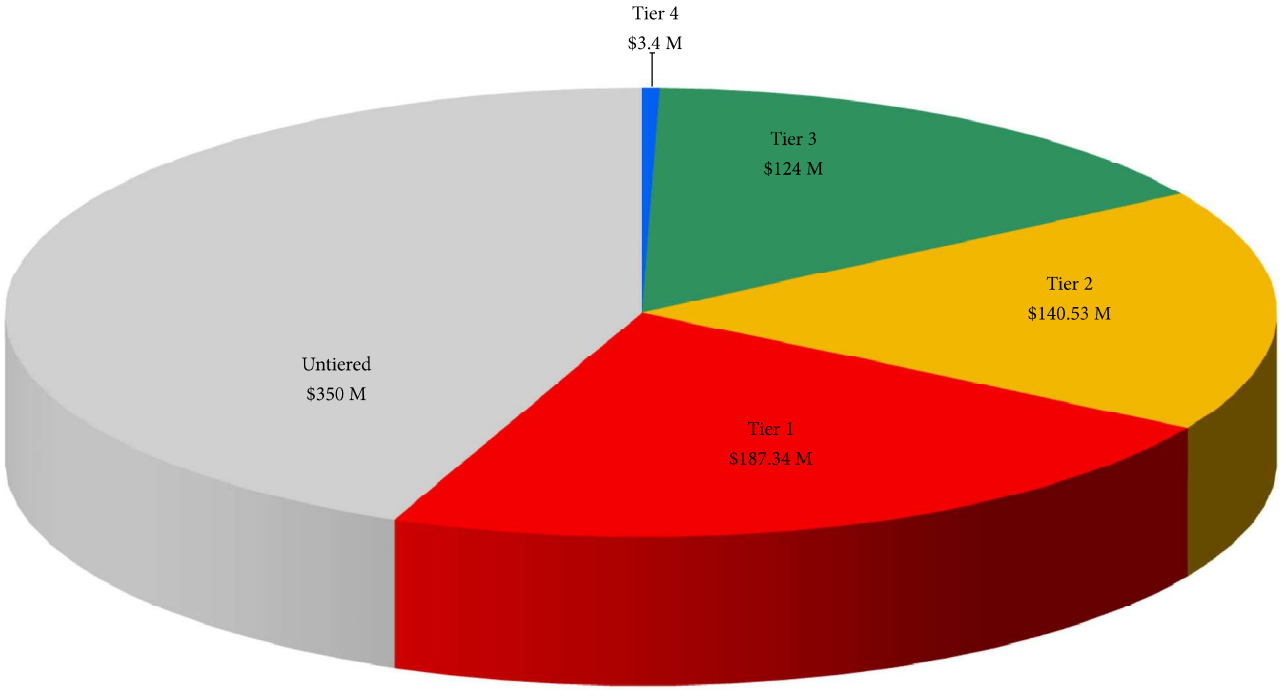
Costs associated with contingency and needed playground equipment have not been tiered and prioritized. New construction needs are also not tiered. In addition, some district charter school needs are not tiered. These items have been summed separately, outside the tier and priority classification. In total, these untiered needs total approximately $354-$369 million over the next five years. Needs totaled by Tier can be seen in the figure on the following page.

Executive Summary

2024-2029 Capital Needs

Estimated Cost (in 2024 Dollars)





Estimated Cost (in 2024 Dollars): $805,173,123

Estimated Project Management Costs Range: $35,196,300 - $139,394,100

Estimated Inflation Range: $20,738,160 - $88,911,590

Estimated Total Cost: $861,107,583 - $1,033,478,813

Executive Summary

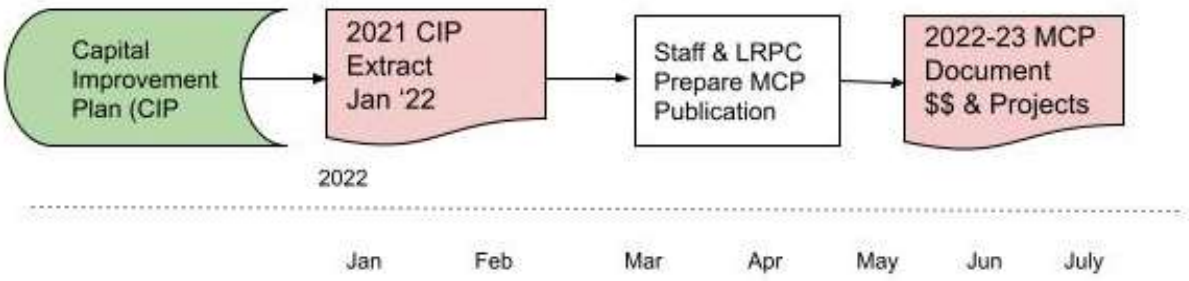
The Bond Planning Process and the Role of the Master Capital Plan

The number of funded capital projects increases substantially during a school Bond. This necessitates ensuring the capital planning and funding process is transparent and well understood with respect to Bond planning and the role of the Master Capital Plan (MCP). The MCP is a 5-year plan. The Bond Plan can vary in years based on the amount of money allocated. For example, in the 2018 Bond, only four years of Tier 1 and half of Tier 2 projects were identified for Bond funding.

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

The Process for Creating the Master Capital Plan

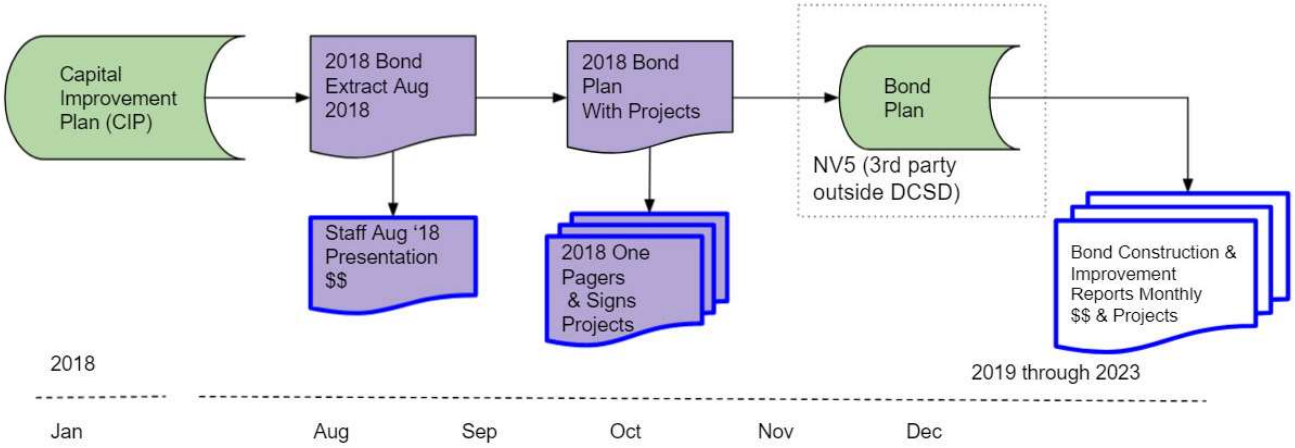
In January of every year an extract of the CIP data is conducted that identifies capital needs for the next 5 years. For example, the 2017 extracted CIP data contained needs from 2018 through 2022 (5 Years). The extract of data contains projects, estimated costs, urgency, tiers and other details about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



The Bond Plan Process

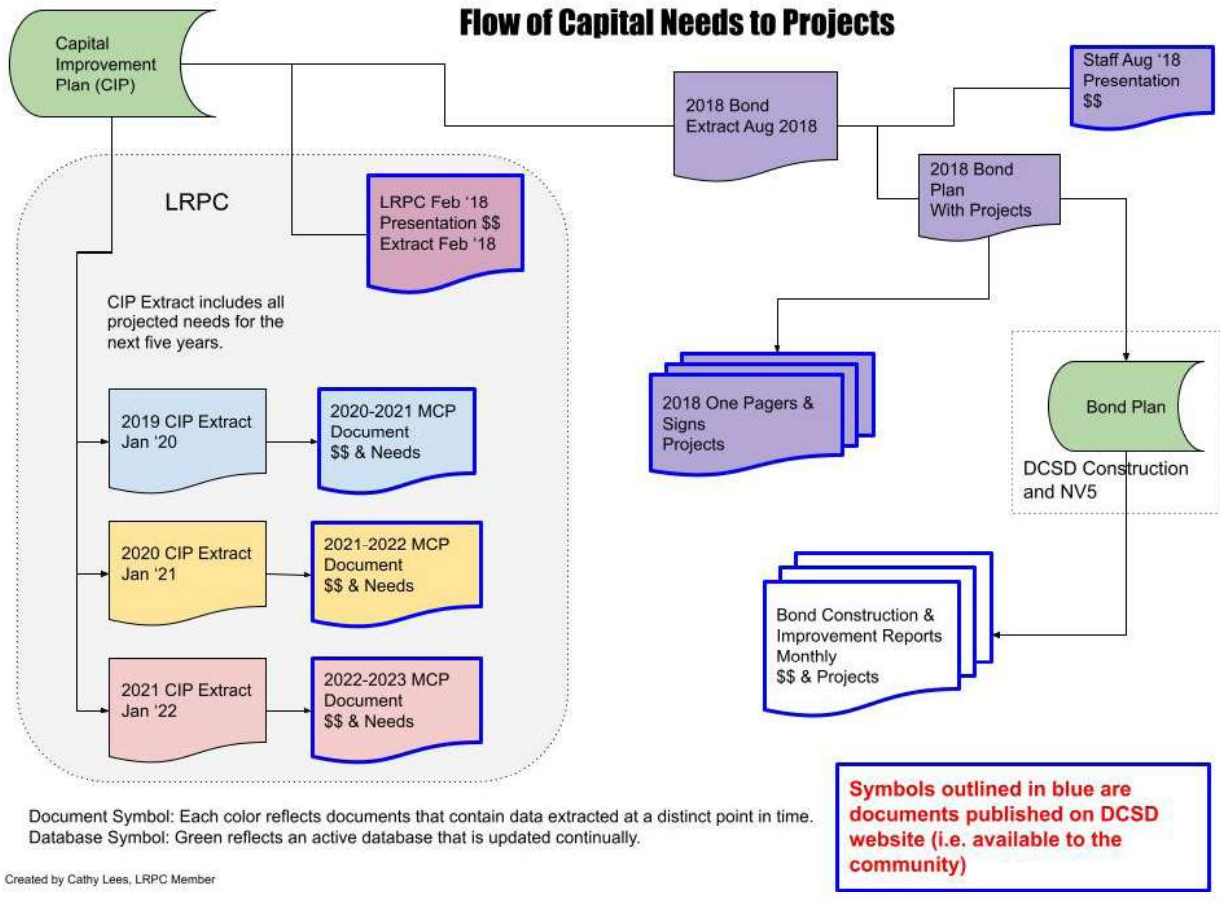
The bond plan is separate from the MCP and the CIP. The CIP is a source of information that is used to develop the Bond plan. The Bond plan is developed from the CIP which is typically extracted prior to MCP publishing. For example, CIP data for the 2018 Bond Plan was extracted in August of 2018. The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

Executive Summary



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

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



Executive Summary

Investing in Our Capital Needs

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

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

The district is obligated and responsible for properly maintaining this vast array of assets in order to ensure they are safe, durable, and provide a welcoming and usable space to serve their intended purposes. With a currently unfunded estimated capital need of approximately $844 million to $1 billion dollars for the district over the next five years, this obligation is vast and far reaching. In general, an estimated $30-$35 million a year is currently needed just for the recommended reinvestment in existing DCSD facilities alone. This doesn't account for the aforementioned additional non-facility assets owned and maintained by the district.

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

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

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

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

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

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



Douglas County Demographic Summary
Updated May 2024

Population[1&2]

The Douglas County population estimate for January 1, 2024 is 387,991 persons, a 1.5% increase from the 2023 estimate of 382,115. The Census Bureau and the State of Colorado also produce population estimates using different methodologies. The most current estimate available from the Census Bureau for July 1, 2023 is 383,906 for Douglas County.

Permit Trends[1]

Permits issued for new housing in Douglas County decreased 21.3% compared to 2021, with 4,767 housing units permitted in 2022.

Residential Development[1]

In 2022, 5,618 new housing units were completed in Douglas County, which was a 4.0% increase in the total housing stock. The County's total housing stock as of January 1, 2023, is 145,974 units. The incorporated cities and towns in Douglas County contain 46% of the total housing stock.

Residential Sales[3]

The median price of all homes sold in Douglas County in the 3rd Quarter of 2023 was $670,000 which is a 1.5% increase compared to the same quarter last year.

Annual Income[2]

The 2022 average annual wage for jobs located in Douglas County was $61,116, which was a 6.1% decrease from the 2020. According to the 2022 American Community Survey, the median household income in Douglas County was $140,003, a 3.3% increase from the 2020 American Community Survey. The 2022 American Community Survey also shows that 3.1% of the population had incomes below the poverty level. This is a 0.1% decrease from the 2020 American Community Survey.

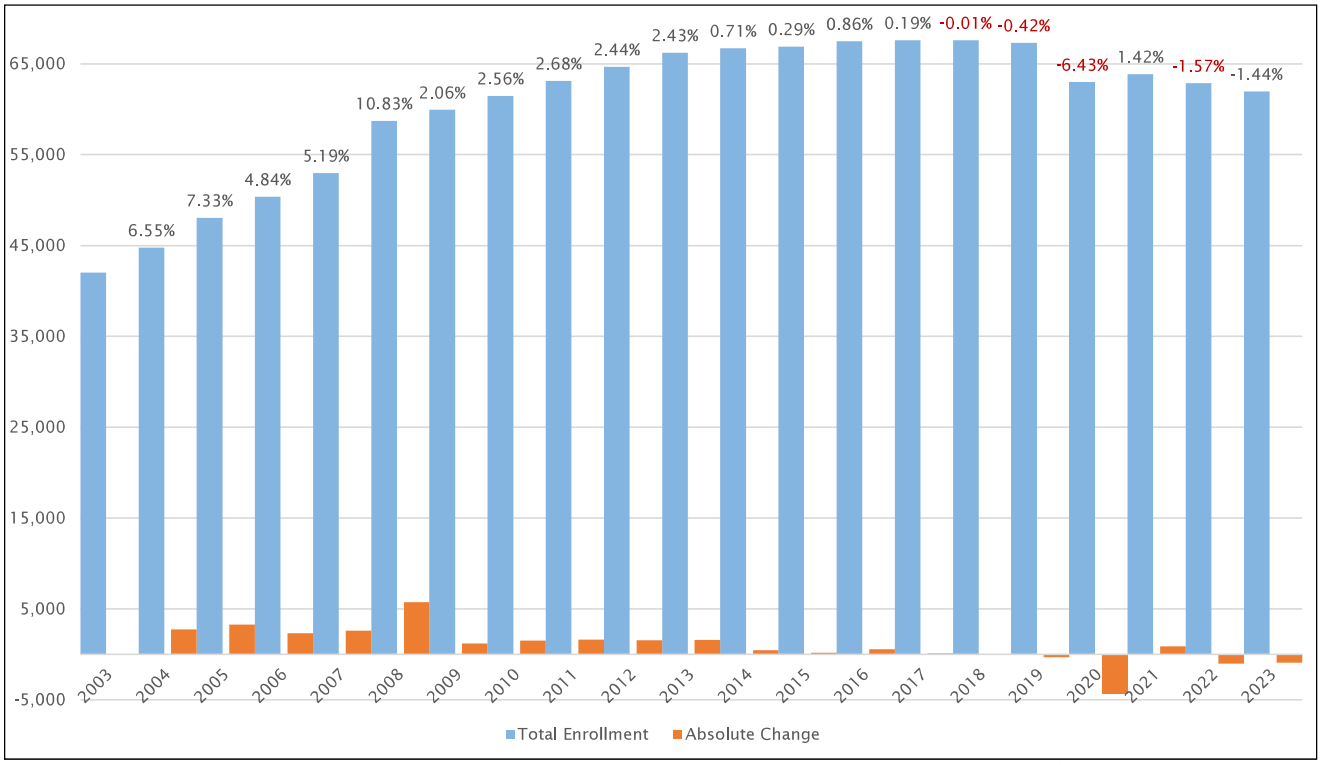
Annual Employment[1]

The number of jobs located in Douglas County increased 3.0% from 2021 to 2022, bringing the average annual total to 185,172 jobs. The largest super sectors in the County in 2022 were professional and business services, professional and technical services, and retail.

[1] Data sourced by the Colorado State Demography Office.
[2] Data sourced by the U.S. Census Bureau.
[3] Data sourced by the Coloradoan, which pulls data from Realtor.com.

Enrollment Trends and Changes in 2023-24

Based on the Colorado Department of Education's official 2023 October count, Douglas County School District saw a decrease in enrollment of 908 students from the 2022-23 school year to the 2023-24 school year. The total funded pupil count of the district decreased from 62,872 to 61,964. This represents a 1.4% decline in enrollment over the past year. Over the last 10 (ten) years DCSD's total funded pupil count has declined by 4,266 students, or by approximately 6.4%.



Year	Total Enrollment	Absolute Change	Growth Rate
2003	42,009		
2004	44,762	2,753	6.55%
2005	48,043	3,281	7.33%
2006	50,370	2,327	4.84%
2007	52,983	2,613	5.19%
2008	58,723	5,740	10.83%
2009	59,932	1,209	2.06%
2010	61,465	1,533	2.56%
2011	63,114	1,649	2.68%
2012	64,657	1,543	2.44%
2013	66,230	1,573	2.43%
2014	66,702	472	0.71%
2015	66,896	194	0.29%
2016	67,470	574	0.86%
2017	67,597	127	0.19%
2018	67,591	-6	-0.01%
2019	67,305	-286	-0.42%
2020	62,979	-4,326	-6.43%
2021	63,876	897	1.42%
2022	62,872	-1,004	-1.57%
2023	61,964	-908	-1.44%

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

Neighborhood school enrollment decreased by 769 students and Charter school enrollment decreased by 387 students over the last school year. Enrollment in DCSD's magnet schools, alternative education schools, online/home schools all remained stable with slight increases experienced from 2022 to 2023.

DCSD Program Type	2021 Pupil Count (PK-12)	2022 Pupil Count (PK-12)	2023 Pupil Count (PK-12)	Absolute Delta 2021 vs 2022	Percent Change 2021 vs 2022	Absolute Delta 2022 vs 2023	Percent Change 2022 vs 2023
Neighborhood Schools	46,391	45,643	44,874	-748	-1.61%	-769	-1.68%
Magnet Schools	766	769	745	3	0.39%	-21	-2.74%
Alt Ed Schools	263	272	329	9	3.42%	66	25%
Online (eDCSD)	34	67	67	33	97.06%	33	97%
Home School (Cloverleaf)	201	215	220	14	6.97%	19	9.5%
Early Childhood Center	110	119	107	9	8.18%	-12	-10%
DCSD Administered Total	**47,765**	**47,085**	**46,342**	**-680**	**-1.42%**	**-743**	**-1.58%**
Charter Schools	14,097	14,032	14,254	-65	-0.46%	222	1.58%
Online Charter Schools (Hope Online)	2,014	1,755	1,368	-259	-12.86%	-387	-22.05%
Charter Total	**16,111**	**15,787**	**15,622**	**-324**	**-2.01%**	**-165**	**-1.05%**
Grand Total	**63,876**	**62,872**	**61,964**	**-1,004**	**-1.57%**	**-908**	**-1.4%**

2022 to 2023 Pupil Count by school type. The above table includes all DCSD enrollment.

The decrease in neighborhood school enrollment from last year was most substantial in middle and high school grade levels representing a 3.10% and 2.05% decrease in those respective grade levels. Enrollment in neighborhood elementary schools declined slightly from 2022 to 2023 with a decrease of 166 pupils.

Level *Neighborhood School Enrollment Only*	2021 Pupil Count (PK-12)	2022 Pupil Count (PK-12)	2023 Pupil Count (PK-12)	Absolute Delta 2021 vs 2022	Percent Change 2021 vs 2022	Absolute Delta 2022 vs 2023	Percent Change 2022 vs 2023
Elementary School	20,258	20,258	20,092	0	0.00%	-166	-0.82%
Middle School	8,185	7,943	7,697	-242	-2.96%	-246	-3.10%
High School	17,948	17,442	17,085	-506	-2.82%	-357	-2.05%
Grand Total	**46,391**	**45,643**	**44,874**	**-748**	**-1.61%**	**-769**	**-1.68%**

2022 to 2023 Pupil Count by school type. The above table includes only DCSD neighborhood school enrollment

The decrease in neighborhood school enrollment from 2022 to 2023 was most significant within the West Planning Area (Castle View and Douglas County feeders). This decline occurred primarily in secondary levels and primarily in the Castle View High School feeder. Enrollment declined by 237 students in the Castle View High School feeder and by 120 student in the Douglas County High School feeder. enrollment declined by 62 students from last year's count. Elementary level enrollment in the Douglas County High School feeder remained stable this year from ongoing residential development in the southeast Castle Rock and southwest Parker area.

Neighborhood schools in the East Planning Area (Chaparral, Legend and Ponderosa feeders) increased by 78 students, or by 0.52% from last year's count. Total elementary level neighborhood school enrollment

in the Chaparral and Legend feeder schools declined by 64 students and 31 student respectively while neighborhood school enrollment in the Ponderosa feeder schools increased by 173 students.

Neighborhood school enrollment in the North Planning Area neighborhood schools (Highlands Ranch, Mountain Vista, Rock Canyon, and ThunderRidge feeders) declined by 379 students, or by 1.79% from last year's count. This decline occurred primarily in the Mountain Vista feeder schools with enrollment at these schools decreasing by 283 students this year. Neighborhood schools in the North Planning Area that experienced the most significant increase from last year's count include Acres Green Elementary (+24), Arrowwood Elementary (+39), Buffalo Ridge (+37), and Coyote Creek (+67).

Feeder *Neighborhood School Enrollment Only*	2021 Pupil Count (PK-12)	2022 Pupil Count (PK-12)	2023 Pupil Count (PK-12)	Absolute Delta 2021 vs 2022	Percent Change 2021 vs 2022	Absolute Delta 2022 vs 2023	Percent Change 2022 vs 2023
Castle View Feeder	4,961	4,814	4,577	-147	-2.96%	-237	-4.92%
Douglas County Feeder	5,183	5,129	5,009	-54	-1.04%	-120	-2.34%
West Planning Area Total	**10,144**	**9,943**	**9,586**	**-201**	**-1.98%**	**-357**	**-3.59%**
Chaparral Feeder	6,076	5,980	5,916	-96	-1.58%	-64	-1.07%
Ponderosa Feeder	3,604	3,634	3,807	30	0.83%	173	4.76%
Legend Feeder	5,394	5,292	5,261	-102	-1.89%	-31	-0.59%
East Planning Area Total	**15,074**	**14,906**	**14,984**	**-168**	**-1.11%**	**78**	**0.52%**
Highlands Ranch Feeder	4,501	4,444	4,185	-57	-1.27%	-259	-5.83%
Mountain Vista Feeder	5,852	5,569	5,392	-283	-4.84%	-177	-3.18%
Rock Canyon Feeder	5,298	5,257	5,202	-41	-0.77%	-55	-1.05%
ThunderRidge Feeder	5,522	5,524	5,525	2	0.04%	1	0.02%
North Planning Area Total	**21,173**	**20,794**	**20,304**	**-379**	**-1.79%**	**-490**	**-2.36%**
Grand Total	**46,391**	**45,643**	**44,874**	**-748**	**-1.61%**	**-769**	**-1.68%**

2022 to 2023 Pupil Count by school type. The above table includes only DCSD neighborhood school enrollment

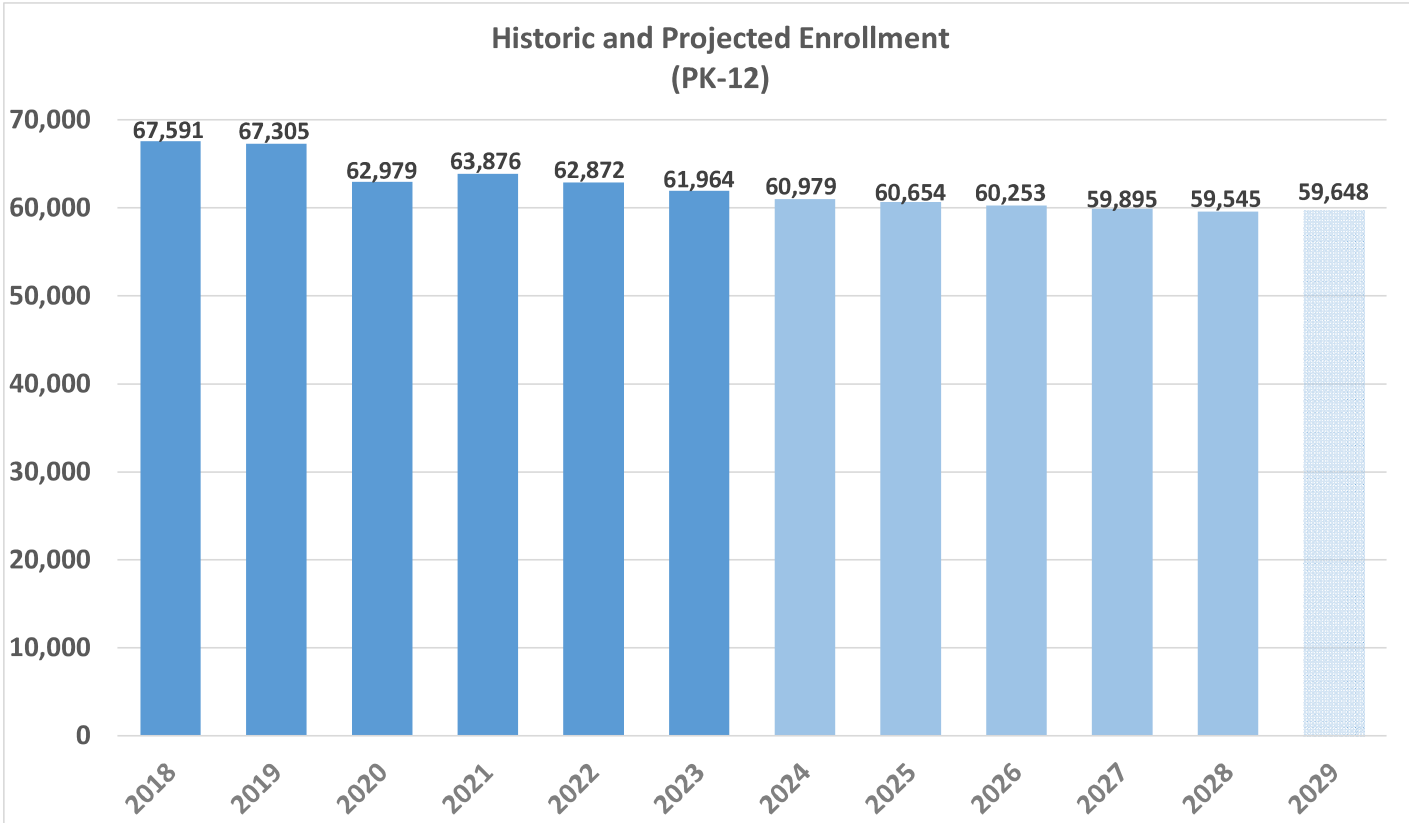
2023-24 Enrollment Projections Summary

The Planning department projects PK-12 enrollment by grade and year via the cohort survival method. Estimated totals are then adjusted based upon a variety of factors and available data inputs including birth rates, historic kindergarten enrollment and capture rates, historic open enrollment and other school choice totals and trends, residential development data, and data collected on any known or anticipated future school openings. DCSD's funded pupil count is projected to decrease by 985 students, or by ~1.59% over the next year. DCSD centrally administered schools (neighborhood, magnet, alternative education, online, and home school programs) are forecasted to decline by 2,204 students, or by 4.76% next year while charter school enrollment is forecasted to increase by 837 students, or by 5.87% next year. This total excludes Hope Online enrollment has been excluded as the majority of Hope Online enrollment does not reside within the DCSD service area.

Following the 2023-24 school year enrollment is forecasted to continuously decline by approximately 0.5%-1.5% each year until the end of the five year outlook when enrollment rebounds and begins to flatten out. This rebound is anticipated in response to current estimates from congressional housing data entities as to when mortgage interest rates will lower from the current record high rates.

Year	Total PK-12 Enrollment	Absolute Change from Previous Year	Percent Change from Previous Year
2018	67,591	-6	
2019	67,305	-286	-0.42%
2020	62,979	-4,326	-6.43%
2021	63,876	897	1.42%
2022	62,872	-1,004	-1.57%
2023	61,964	-908	-1.44%
2024	60,979	-985	-1.59%
2025	60,654	-325	-0.53%
2026	60,253	-401	-0.66%
2027	59,895	-358	-0.59%
2028	59,545	-350	-0.58%
2029	59,648	103	0.17%

2024-2029 Projected DCSD enrollment. The above table includes forecasted totals for funded pupil count



2018-2029 Historic and Projected DCSD enrollment. The above graph includes historic enrollment totals from the CDE pupil count for years 2018-2023 and forecasted totals for years 2024-2029.

Methodology

Identifying and Prioritizing Facility and Site Needs

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

Facility Assessments

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

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

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

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

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

The yearly maintenance repair budget is separate from the CIP although sometimes items may be performed in conjunction with each other. Typically, capital repair/replacement costs over $5,000 are listed in the CIP,

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

Prioritizing Needs

Tier Classification

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

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

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

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

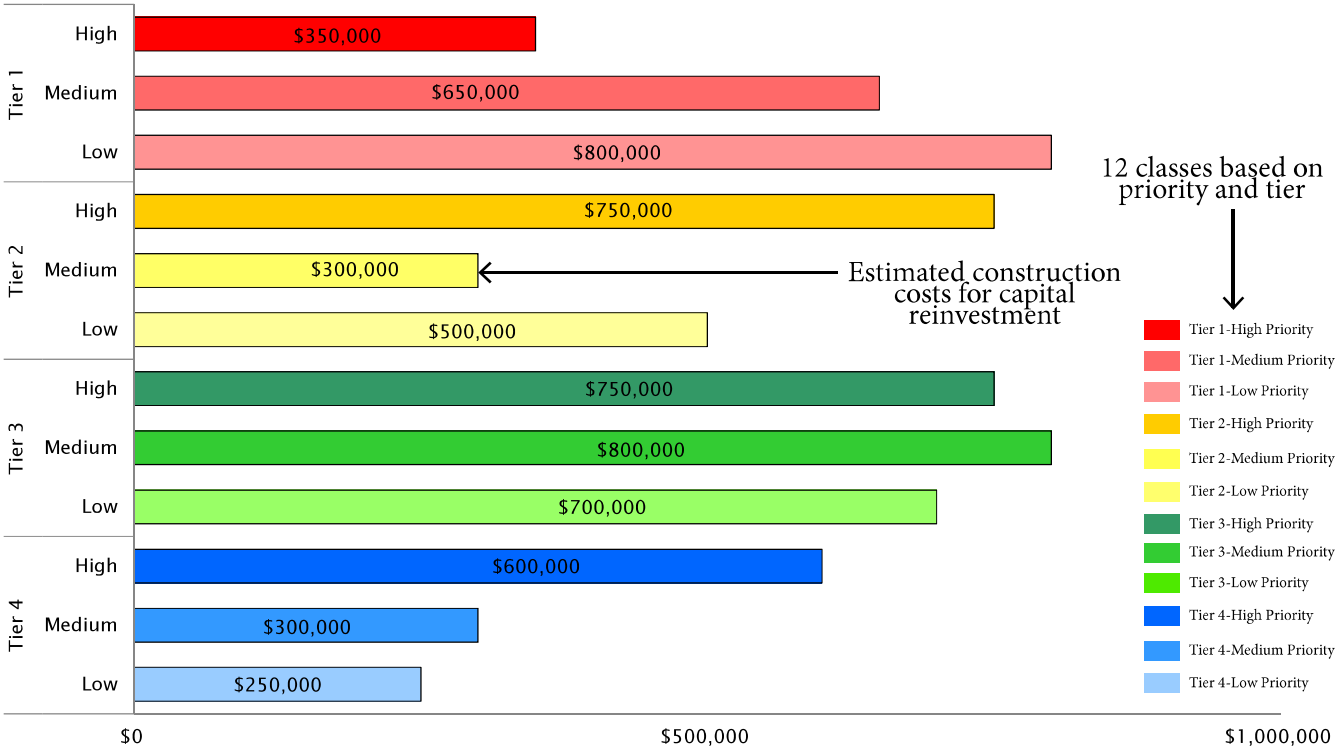
The IT Department identifies and prioritizes solutions and projects based on the effectiveness and impact to student education delivery. District technology initiatives are proposed by the IT Department based on continual review of school staff and student educational requirements, administrative leadership,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

Priority Classification

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

How to Assess Capital Priorities

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



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

Estimating Cost of Capital Needs

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

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

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

Calculating Estimated Costs

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

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

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

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

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

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

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

Calculating Estimated Project Management Costs

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

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

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

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

Calculating Estimated Inflation Costs

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

Cost Estimate Accuracy

Market conditions for capital cost estimates vary based on, including, but not limited to, labor shortages (which drive contractor costs higher) and the time of year when a project is bid and constructed. The Master Capital Plan is a guideline for determining the future projects and asset reinvestment that will be considered when funding sources become available. When a project is selected for execution, the project scope of work and preliminary budget is developed. Depending on the project delivery method (Lump Sum, CMGC, CMaR, Design-Build, etc.) and in adherence to BOE purchasing policies, project bids, or estimates are solicited and a contractor is selected. Once selected, the contractor works alongside the project team to develop and advise on a more accurate project budget.

Assessing Total Project Cost

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

Materials and labor

10%-43% Mark-up

Inflation

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Re-glaze skylights	$35,500	$3,500-$15,200	$1,780-$7,640
	Chilled Water Systems-Replace chiller	$346,500	$34,700-$149,000	$17,330-$74,500

Estimated Total Construction Costs (in 2024 Dollars): $660,100 ← Materials and labor cost for all facility

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

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

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

Estimated total project cost range

New Construction Needs

1-5 Year Needs

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

- New elementary school in the Sterling Ranch/Solstice development (Northwest Douglas County)
- New elementary school in The Ridgegate development (Lone Tree)
- New elementary school along the Canyons South/Crowfoot Valley Corridor development (Northeast Castle Rock/Southwest Parker)
- An addition to Sierra Middle School (Parker)
- New Special Education school (location to be determined)
- New terminal and land for bus and support vehicle fleet maintenance and operations (Parker)

6-10 Year Needs

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

- New elementary school in Crystal Valley Ranch development (Castle Rock)
- New elementary school in Dawson Trails development (Castle Rock)
- New joint middle school-high school in the Ridgegate development or the Canyons of Castle Pines development (East Lone Tree/West Parker or East Castle Pines)
- New joint middle school-high school in the Sterling Ranch development (Northwest Douglas County
- Additional space and facilities for DC Student Support Center, eDCSD programming, and Bridge programming (locations to be determined)
- A renovation to the early childhood center in the West Planning Area (Castle Rock)
- New terminal and land for bus and support vehicle maintenance and operations (Northwest Douglas

Land Needs

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

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

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

New Construction Costs

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

Scenario 1: Current DCSD Standards

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

Scenario 2: Value Engineered Standards

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

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

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

Scenario 3: Least Expensive Facility Standard

This scenario would dramatically decrease the useful life of building components and would result in facilities meant to last approximately 25 years rather than the standard 50-75 years DCSD currently targets.

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

1-5 Year Needs

New Construction Need	DCSD Standards Cost	Value Engineered Standards Cost
Typical Enrollment/Neighborhood Schools		
Sterling Ranch/Solstice Elementary School	$63,835,000	$54,259,600
Ridgegate Elementary School	$58,386,000	$49,627,700
Canyons South/Crowfoot Valley Corridor Elementary School	$58,386,000	$49,627,700
Sierra Middle School Addition	$34,000,000	$28,900,000
Special Programming		
Special Education High School	$5,830,000	$4,955,500
Support Facilities		
Parker Bus Terminal Land Purchase	$8,726,000	$8,726,000
Parker Bus Terminal	$65,007,000	$55,256,000
Total (Includes Estimated Inflation)	**$294,170,000**	**$251,352,500**

6-10 Year Needs

New Construction Need	DCSD Standards Cost	Value Engineered Standards Cost
Typical Enrollment/Neighborhood Schools		
Crystal Valley Ranch Elementary School	$77,592,000	$65,952,900
Dawson Trails Elementary School	$77,592,000	$65,952,900
Ridgegate Joint Middle School-High School	$354,840,000	$301,613,800
Sterling Ranch Joint Middle School-High School	$354,840,000	$301,613,800
Special Programming		
eDCSD Facility	$9,463,000	$8,043,100
DC Support Center	$9,463,000	$8,043,100
Bridge Programming	$17,033,000	$14,477,500
Castle Rock Early Childhood Center Renovation	$2,681,000	$2,279,000
Support Facilities		
Northwest Bus Terminal Land Purchase	$12,437,000	$12,437,000
Northwest Bus Terminal	$84,033,000	$71,428,000
Total (Includes Estimated Inflation)	**$999,974,000**	**$851,841,100**

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

Alternatives to New Construction

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

Neighborhood Schools

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

Alternative to New Construction	Alternative Risk	Timeframe Needed
Sterling Ranch/Solstice School		
1) Identify additional overflow schools and make accompanying boundary adjustments to bus students to nearby schools with capacity	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth. May require reassigning households to more than one overflow school facility/location. May result in incoherent, disjointed, and/or inefficient attendance areas. May require overflow bussing students to school facilities located in different feeders. ***Note 1**The DCSD operated elementary facilities with capacity that are the closest to the Sterling Ranch and Solstice planned developments are Sedalia (11-13 min), Eldorado (12-13 min), Saddle Ranch (13-14 min), and Stone Mountain (13-14 min) Elementary Schools. Reassignment to an elementary school not in the same feeder as the current elementary school assignment may include reassignment to a different middle and high school as well.*	*5 Years*
2) Utilize all mobile pads available at elementary school sites	2) Mobile units may lack the architectural quality, special features, and amenities of permanent classrooms. Does not relieve stress and overcrowding of core facility spaces. Does not provide capacity in the closest proximity to areas of new growth. Does not resolve the current overflow/capacity relief system in place which assigns households to elementary facilities in the west Highlands Ranch area and that are located east of Highway 85. Use of all available mobile pads and units at Coyote Creek Elementary School cannot accommodate enrollment growth forecasted in the 5-year outlook. Would need to be done in conjunction with another capacity relief alternative to provide needed capacity at Coyote Creek Elementary School.	
3) Reboundary elementary attendance areas in the region to utilize existing capacity and balance enrollment	3) Requires reassignment of existing DCSD households. Successful adoption of reassignment may necessitate amending current legacy student/household SOPs and open enrollment policy. May go against community desires and preference for current neighborhood school. Potential for increased commute time, exacerbation of existing connectivity and congestion issues, and safety/accessibility issues (if updated attendance areas need to cross major roads and intersections). May require reassigning households to a different Middle/High School as well.	
4) Reconfigure 6th grade to nearby Middle School with capacity	4) Impact on existing school staff and programming. May be inconvenient for staff, parents, and students and likely to result in increased transportation cost/time. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth and if it doesn't under or over enroll other schools. A full deployment of all 6th graders within a feeder is preferable as a partial reconfiguration is difficult to implement and communicate. Existing facilities may not have the amenities and features needed for 6th grade programming necessitating additional capital investment.	

Alternative to New Construction	Alternative Risk	Timeframe Needed
Sterling Ranch/Solstice School		
4) Reconfigure 6th grade to nearby Middle School with capacity	May need to be done in conjunction with another capacity relief alternative to provide needed capacity and balance enrollment. ***Note 1**The DCSD operated middle school facilities closest to the Sterling Ranch and Solstice planned developments and that could provide additional capacity relief are Ranch View (11-12 min), Mountain Ridge (16-17 min), and Castle Rock (19-20 min) Middle Schools. Reconfigurations to Middle Schools other than the current address assigned Middle School may require reassignment/reconfiguration of elementary attendance area (including existing/already enrolled DCSD households) to a different feeder.*	*5 Years*
5) Expand schools in closest proximity to accommodate additional enrollment	5) More expensive than other options. Core areas of facility will still be strained and overcrowded. Potential site constraints have not been fully evaluated and may prohibit this option. Expansion at more than 1 existing elementary facility is likely needed to accommodate full build out of residential developments. Existing elementary facilities may not be in close enough proximity to areas of new residential growth to make this option preferable for district families. Does not resolve issues of current overflow system and attendance area assignments such as increased transportation cost, increased commute times, exacerbation of existing connectivity and congestion issues, and safety/accessibility issues experienced in crossing major highways and arterial roads.	
Ridgegate Elementary School		
1) Identify overflow schools and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth. May require reassigning households to more than one overflow school facility/location. May result in incoherent, disjointed, and/or inefficient attendance areas. May require overflow bussing students to school facilities located in different feeders. ***Note 1**The DCSD operated elementary facilities with capacity that are the closest to The Canyons of Castle Pines development are Gold Rush (12 min), Meadow View (14 min), Wildcat Mountain (17 min), and Redstone (17 min) Elementary Schools. The DCSD Ridgegate East Villages development are Prairie Crossing (8 min), Gold Rush (9 min), Pine Grove (10 min), Mammoth Heights (10 min), Acres Green (11 min), Wildcat Mountain (12 min), and Redstone (12 min) Elementary Schools. Prairie Crossing and Pine Grove Elementary Schools do not currently have adequate capacity but are projected to have increasingly available capacity within the next 5 years. Reassignment to an elementary school not in the same feeder as the current elementary school assignment may include reassignment to a different middle and high school as well.*	*5 Years*

Neighborhood Schools cont.

Alternative to New Construction	*Alternative Risk*	*Timeframe Needed*
Ridgegate Elementary School		
1) Identify overflow schools and make accompanying boundary adjustment to bus students to nearby schools with capacity.	***Note 2** Gold Rush Elementary School may no longer have available capacity in years out. Available capacity pending decision on 2024 proposed boundary changes for areas currently address assigned to Legacy Point Elementary School.*	*5 Years*
2) Utilize all mobile pads available at elementary school sites	2)Mobile units may lack the architectural quality, special features, and amenities of permanent classrooms. Does not relieve stress and overcrowding of core facility spaces. Does not resolve the current overflow/capacity relief system in place which boundaries households East of I-25 into Timber Trail elementary. Use of all available mobile pads and units at Buffalo Ridge, Timber Trail, and Eagle Ridge Elementary Schools cannot accommodate enrollment growth forecasted beyond the 5-year outlook nor the enrollment growth forecasted at full build out of The Canyons of Castle Pines and Ridgegate East developments. Would need to be done in conjunction with another capacity relief alternative to provide needed capacity beyond the 5-year outlook.	
3) Reboundary elementary attendance areas in the region to utilize existing capacity and balance enrollment.	3) Requires reassignment of existing DCSD households. Successful adoption of reassignment may necessitate amending current legacy student/household SOPs and open enrollment policy. May go against community desires and preference for current neighborhood school. Potential for increased commute time, exacerbation of existing connectivity and congestion issues, and safety/accessibility issues (if updated attendance areas need to cross major roads and intersections). May result in incoherent, disjointed, and/or inefficient attendance areas. May require reassigning households to a different Middle/High School as well.	
4) Reconfigure 6th grade to nearby Middle School with capacity.	4) Impact on existing school staff and programming. May be inconvenient for staff, parents, and students and likely to result in increased transportation cost/time. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth and if it doesn't under or over enroll other schools. A full deployment of all 6th graders within a feeder is preferable as a partial reconfiguration is difficult to implement and communicate. Existing facilities may not have the amenities and features needed for 6th grade programming necessitating additional capital investment. May need to be done in conjunction with reboundary option to provide needed capacity and balance enrollment. **Note 1**The DCSD operated middle school facilities closest to The Canyons of Castle Pines development and that could provide additional capacity relief are Castle Rock (14 min), Cresthill (18 min), and Cimmaron (19 min) Middle Schools.	

Alternative to New Construction	*Alternative Risk*	*Timeframe Needed*
Ridgegate Elementary School		
4) Reconfigure 6th grade to nearby Middle School with capacity.	**Note 1 cont.** Reconfigurations to Middle Schools other than the current address assigned Middle School may require reassignment/reconfiguration of elementary attendance area (including existing/already enrolled DCSD households) to a different feeder.	
5) Expansion of schools in closest proximity to areas experiencing enrollment growth	5) More expensive than other options. Core areas of facility will still be strained and overcrowded. Potential site constraints have not been fully evaluated and may prohibit this option. Expansion at more than 1 existing elementary facility is likely needed to accommodate full build out of residential development. Existing elementary facilities may not be in close enough proximity to areas of new residential growth to make this option preferable for district families. Does not resolve issues of current overflow system and attendance area assignments such as increased transportation cost, increased commute times, exacerbation of existing connectivity and congestion issues, and safety/accessibility issues experienced in crossing major highways and arterial roads.	*5 Years*
Crowfoot Valley Corridor/South Canyons Elementary School		
1) Identify overflow schools and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth. May require reassigning households to more than one overflow school facility/location. May result in incoherent, disjointed, and/or inefficient attendance areas. May require overflow bussing students to school facilities located in different feeders. ***Note 1**The DCSD operated elementary facilities with capacity that are the closest to the Anthology North and Hess developments are Gold Rush (12 min), Meadow View (14 min), Wildcat Mountain (17 min), and Redstone (17 min) Elementary Schools. The DCSD operated elementary facilities with capacity that are closest to the Ridgegate East Villages development are Prairie Crossing (8 min), Gold Rush (9 min), Pine Grove (10 min), Mammoth Heights (10 min), Acres Green (11 min), Wildcat Mountain (12 min), and Redstone (12 min) Elementary Schools. Prairie Crossing and Pine Grove Elementary Schools do not currently have adequate capacity but are projected to have increasingly available capacity within the next 5 years. Reassignment to an elementary school not in the same feeder as the current elementary school assignment may include reassignment to a different middle and high school as well. **Note 2** Gold Rush Elementary School may no longer have available capacity in years out. Available capacity pending decision on 2024 proposed boundary changes for areas currently address assigned to Legacy Point Elementary School.*	*5 Years*

Neighborhood Schools cont.

Alternative to New Construction	Alternative Risk	Timeframe Needed
Crowfoot Valley Corridor/South Canyons Elementary School		
2)Reboundary elementary attendance areas in Ponderosa feeder to utilize existing capacity and accommodate student generation from this development	2) Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries will need to cross major roads and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity may result in incoherent, disjointed, and/or inefficient attendance areas. Available capacity in the Ponderosa high school feeder system elementary schools cannot accommodate forecasted enrollment growth at full build out of Anthology and Hess planned developments.	*5 Years*
3) Expand facility and reconfigure grades at Sagewood Middle School	3) Impact on school staff and program. Middle school location is not in close proximity to areas of new residential development. Only beneficial if reconfiguration does not under or over enroll nearby schools and/or interrupt feeder pattern. Only achievable if site constraints are minimal or nonexistent. Core areas of facility may still be strained and overcrowded. More expensive than reboundary option. May need to be done in conjunction with elementary attendance area reboundary option to provide needed capacity and balance enrollment.	
Sierra Middle School Addition		
1) Utilize all mobile pads available at Chaparral feeder elementary schools. Utilize all mobile pads available at Sierra Middle School to deploy additional 6th graders from Chaparral feeder elementary schools forecasted to be overcrowded.	1) Mobile units may lack the architectural quality, special features, and amenities of permanent classrooms. Does not relieve stress and overcrowding of core facility spaces. Does not provide capacity in the closest proximity to areas of new growth. Likely to require additional boundary adjustments to balance enrollment amongst all facilities. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity may result in incoherent, disjointed, and/or inefficient attendance areas. Not the long-term, permanent solution needed to accommodate full build out of residential development anticipated in East Lone Tree/Northwest Parker.	*5 Years*
2) Construction of new PK-6 elementary facility on Sierra Ridge dedicated elementary school site.	2) More expensive than expansion of Sierra Middle School. May under enroll other Chaparral and Legend feeder elementary schools. Doesn't address forecasted under enrollment at Sierra Ridge Middle School.	
Crystal Valley Ranch Elementary School		
1) Identify additional overflow school(s) and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.	*10 Years*

Alternative to New Construction	*Alternative Risk*	*Timeframe Needed*
Crystal Valley Ranch Elementary School		
1) Identify additional overflow school(s) and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May require reassigning households to more than one overflow school facility/location. May result in incoherent, disjointed, and/or inefficient attendance areas. May require overflow bussing students to school facilities located in different feeders. ***Note**All currently existing neighborhood elementary schools in the Douglas County High School feeder are likely to be at or over capacity within the 10-year outlook. In this instance, overflow would need to be directed to closest schools with capacity located in adjacent middle and high school feeder systems.*	*10 Years*
2)Utilize all mobile pads available at all school sites	2) Mobile units may lack the architectural quality, special features, and amenities of permanent classrooms. Does not relieve stress and overcrowding of core facility spaces. May not accommodate enrollment at full build out of currently entitled and/or subdivided residential developments in southeast/east Castle Rock. May need to be done in conjunction with another capacity relief alternative to provide needed capacity.	
3) Reboundary elementary attendance areas in the region to utilize existing capacity and balance enrollment.	3) Requires reassignment of existing DCSD households. Successful adoption of reassignment may necessitate amending current legacy student/household SOPs and open enrollment policy. May go against community desires and preference for current neighborhood school. Potential for increased commute time, exacerbation of existing connectivity and congestion issues, and safety/accessibility issues (if updated attendance areas need to cross major roads and intersections). May require reassigning households to a different Middle/High School as well.	
4) Reconfigure 6th grade to Mesa Middle School or other nearby Middle School with capacity	4) Impact on existing school staff and programming. May be inconvenient for staff, parents, and students and likely to result in increased transportation cost/time. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth and if it doesn't under or over enroll other schools. A full deployment of all 6th graders within a feeder is preferable as a partial reconfiguration is difficult to implement and communicate. Existing facilities may not have the amenities and features needed for 6th grade programming necessitating additional capital investment. May need to be done in conjunction with reboundary option to provide needed capacity and balance enrollment.	
Dawson Trails Elementary School		
1) Identify overflow schools in Castle View feeder and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth. May require reassigning households to more than one overflow school facility/location. May result in incoherent, disjointed, and/or inefficient attendance areas.	*10 Years*

Alternative to New Construction	Alternative Risk	Timeframe Needed
Dawson Trails Elementary School		
1) Identify overflow schools in Castle View feeder and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May require overflow bussing students to school facilities located in different feeders.	*10 Years*
2) Utilize all mobile pads available at all school sites	2) Mobile units may lack the architectural quality, special features, and amenities of permanent classrooms. Does not relieve stress and overcrowding of core facility spaces. Will need to be done in conjunction with another capacity relief alternative to provide needed capacity.	*10 Years*
3) Reboundary elementary attendance areas in West Castle Rock to utilize existing capacity and accommodate student generation from this development	3) Requires reassignment of existing DCSD households. Successful adoption of reassignment may necessitate amending current legacy student/household SOPs and open enrollment policy. May go against community desires and preference for current neighborhood school. Potential for increased commute time, exacerbation of existing connectivity and congestion issues, and safety/accessibility issues (if updated attendance areas need to cross major roads and intersections). May require reassigning households to a different Middle/High School as well. Available capacity in Castle View feeder system elementary schools may not be able to accommodate enrollment at full build out of Dawson Trails.	*10 Years*
4) Expand facility and reconfigure grades at Castle Rock Middle School	4) Impact on existing school staff and programming. May be inconvenient for staff, parents, and students and likely to result in increased transportation cost/time. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth and if it doesn't under or over enroll other schools. A full deployment of all 6th graders within a feeder is preferable as a partial reconfiguration is difficult to implement and communicate. Existing facilities may not have the amenities and features needed for 6th grade programming necessitating additional capital investment. May need to be done in conjunction with reboundary option to provide needed capacity and balance enrollment.	*10 Years*
Ridgegate Joint Middle/High School		
1) Identify overflow schools near East Ridgegate development and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.	*10 Years*

Alternative to New Construction	*Alternative Risk*	*Timeframe Needed*
Ridgegate Joint Middle/High School		
1) Identify overflow schools near East Ridgegate development and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.	*10 Years*
2) Reboundary middle and high school feeders to utilize existing capacity and balance enrollment	2) Reboundary of middle and high school feeders would affect all schools and levels. It may not be logistically possible to balance enrollment while achieving/maintaining ideal school programming and providing transportation connectivity and efficiency.	
3) Fully utilize existing capacity at existing middle and high schools through addition and/or relocation of community desired programming	3) Potential for increased commute time for students and/or no access to district bussing. If not monitored carefully, could under or over enroll schools.	
Sterling Ranch Joint Middle/High School		
1) Identify overflow schools near Sterling Ranch and Solstice developments and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.	10 Years
2) Reboundary middle and high school feeders to utilize existing capacity and balance enrollment	2) Reboundary of middle and high school feeders would affect all schools and levels. It may not be logistically possible to balance enrollment while achieving/maintaining ideal school programming and providing transportation connectivity and efficiency.	
3) Fully utilize existing capacity at existing middle and high schools through addition and/or relocation of community desired programming	3) Potential for increased commute time for students and/or no access to district bussing. If not monitored carefully, could under or over enroll schools.	

Special Programming and Support Facilities

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

Alternative to New Construction	*Alternative Risk*	*Timeframe Needed*
Early Childhood Center Addition		
1)Place PK students in under-utilized elementary school facilities	1)Elementary facilities may not be able to accommodate PK students as K-6 student growth occurs within that attendance area. Elementary school facilities may not currently have the special features and amenities needed for early childhood education. Center based program may be preferrable to dispersed locations.	5 Years
2) Repurpose existing underutilized facility as Early Childhood Center	2) Facility may not have special features and amenities needed for special needs programming. Would require reboundary and reallocation of enrollment if a neighborhood school is repurposed.	
3)Purchase and tenant finish facility	3) Facility may not have special features and amenities needed for early childhood education. More expensive than repurposing and/or using underutilized facilities. Subject to market availability.	
4) Addition to elementary schools	4) Center based program may be preferrable. More expensive than other options. Site may not be able to accommodate addition.	
5) Purchase and install new mobiles at elementary school sites	5)May go against community desires. Mobiles may not have needed special features and amenities for early childhood education. Site may not be able to accommodate additional mobiles.	
Special Education School		
1)Fully utilize existing capacity at other schools.	1)Potential of increased commute times for students and parents and increased transportation cost for the district. Current facilities may not have the special features and amenities needed for special needs programming.	*5 Years*
2) Repurpose existing underutilized facility	2) Facility may not have special features and amenities needed for special needs programming. Would require reboundary and reallocation of enrollment if a neighborhood school is repurposed.	
3)Purchase and tenant finish facility	3) Facility may not have special features and amenities needed for special education. More expensive than repurposing and/or using underutilized facilities. Subject to market availability.	
DC Support, eDCSD, Bridge Programming		
1)Fully utilize existing capacity at other schools.	1)Potential increased commute times for students and increased transportation costs for the district. Current neighborhood schools may not have special features and amenities needed for alternative programming.	10 Years

Alternative to New Construction	*Alternative Risk*	*Timeframe Needed*
DC Support, eDCSD, Bridge Programming		
2) Repurpose existing underutilized facility	2) Facility may not have special features and amenities needed for alternative education. Would require reboundary and reallocation of enrollment if a neighborhood school is repurposed.	*10 Years*
3) Purchase and tenant finish facility	3 & 4) Subject to market availability and may be difficult to find space that meets unique educational programming needs. Leased space subject to lease renewals.	
4) Leased space		
Parker and Northwest Douglas County Bus Terminals and Land Purchase		
1) Utilize available parking at existing schools	1 & 2) 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 site is not fenced, lit and/or patrolled properly. Dedicated school sites may need rezoning to allow for this use.	5 Years for Parker Terminal 10 Years for Northwest Douglas County Terminal
2) Plan for satellite transportation parking on dedicated school sites (DCSD owned sites with no schools)		

Master Planned Approach for Facilities Supporting District-Wide Needs

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

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

Functions which are important for students and staff district-wide and continually evaluated for efficient facility use are located at the following locations:

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

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

Cantril Facility

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

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



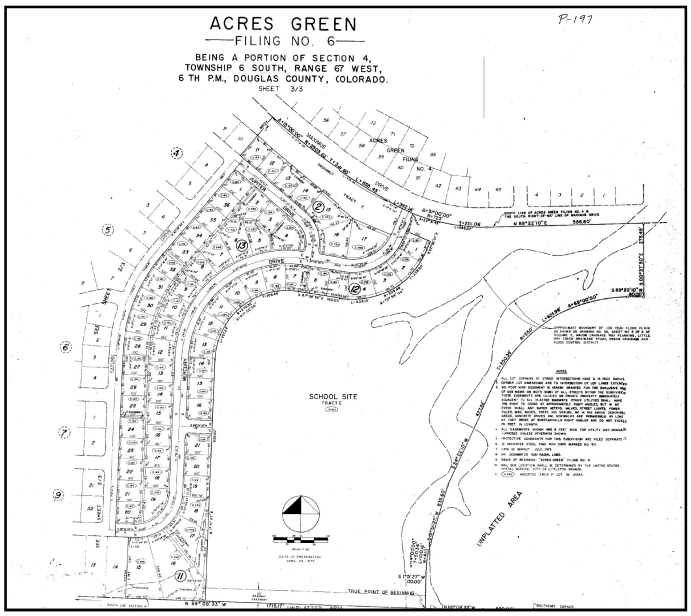
Sweetwater and Toepfer Park Sites

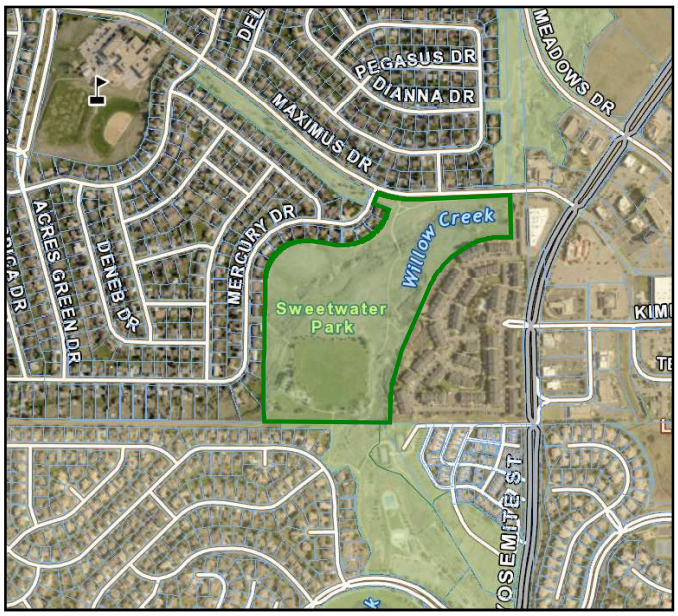
The Sweetwater Park property is generally located southwest of the intersection of Yosemite Street and Maximus Drive. The 31.813 acre property was dedicated as a future school site in 1975 via the Acres Green Filing 6 Final Plat. At the time of sale the property had existing park improvements on it including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

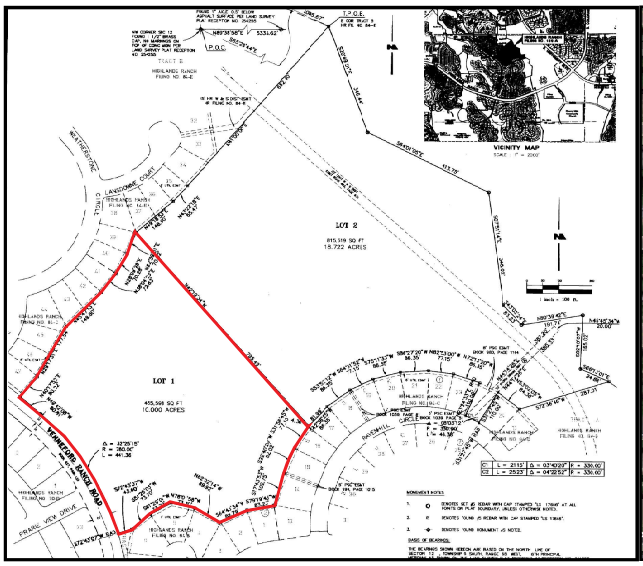
The Toepfer Park site is generally located southeast of the intersection of Venneford Ranch Road and Weatherstone Lane . The 10 acre site was dedicated in 1995 for parks, schools and open space purposes via the Highlands Ranch Filing 130A MinorDevelopment Plat. At the time of sale the property had existing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

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

Sweetwater Park and Toepfer Park Sites cont.







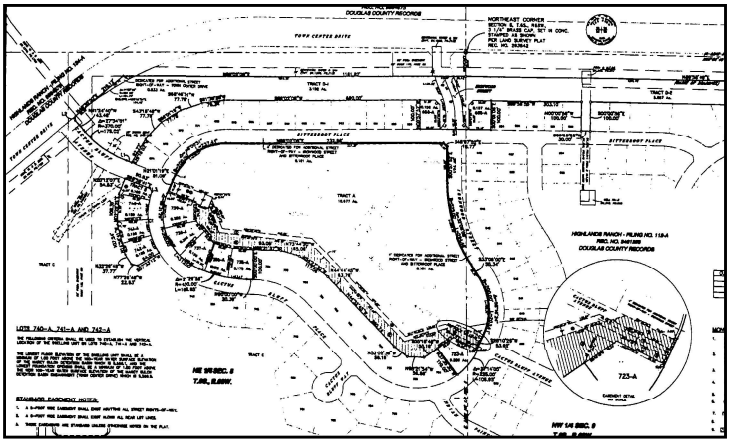


Westridge Glen Site

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

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

Westridge Glen Site cont.

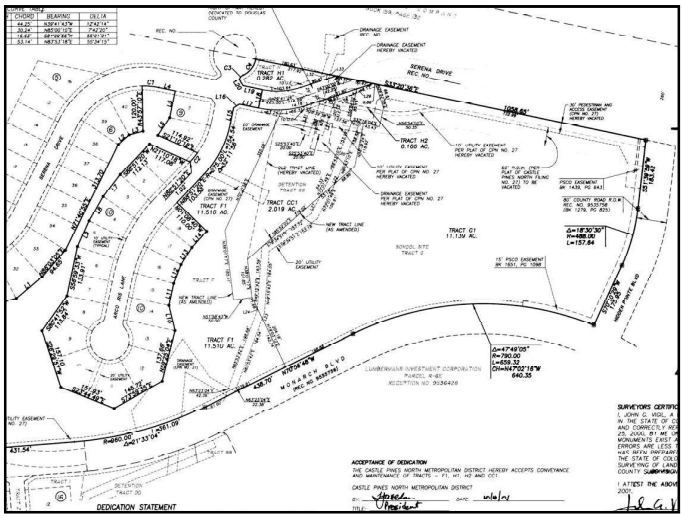


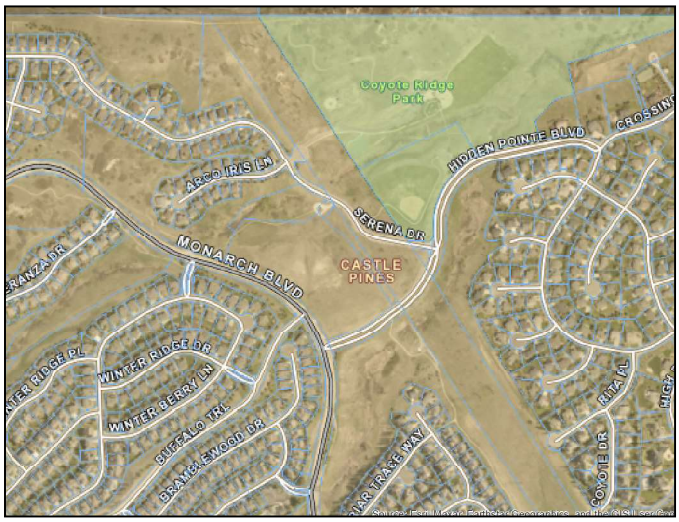


Hidden Point Site

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

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

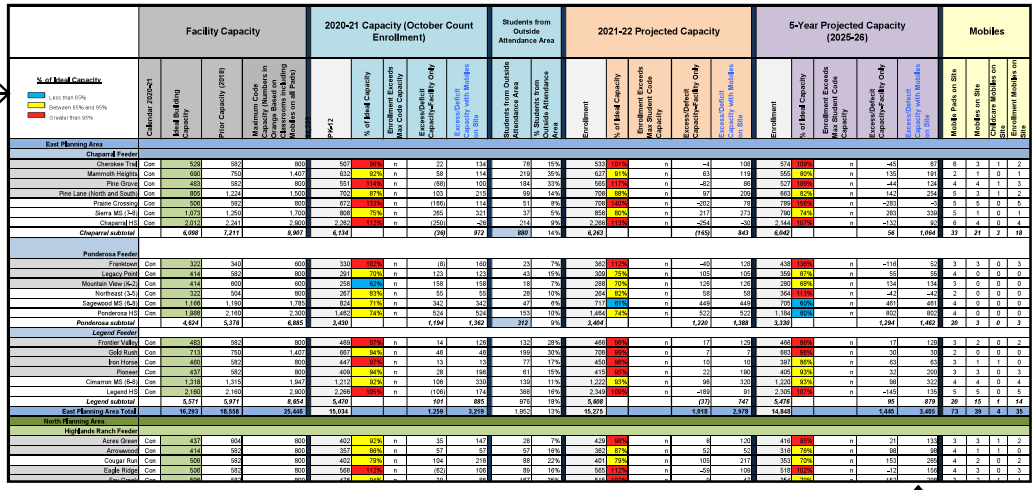




Monitoring and Estimating Capacity Needs

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

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



	Facility Capacity				2020-21 Capacity (October Count Enrollment)					Students from Outside Attendance Area		2021-22 Projected Capacity					5-Year Projected Capacity (2025-26)					Mobiles			
% of Ideal Capacity: Less than 65%; Between 65% and 95%; Greater than 95%	Calendar 2020-21	Ideal Building Capacity	Prior Capacity (2019)	Maximum Code Capacity (Numbers in Capacity with Mobiles = Classrooms including Mobiles on all Pads)	PK+12	% of Ideal Capacity	Enrollment Exceeds Max Code Capacity	Excess/Deficit Capacity/Facility Only	Excess/Deficit Capacity with Mobiles on Site	Students from Outside Attendance Area	% Students from Outside Attendance Area	Enrollment	% of Ideal Capacity	Enrollment Exceeds Max Student Code Capacity	Excess/Deficit Capacity/Facility Only	Excess/Deficit Capacity with Mobiles on Site	Enrollment	% of Ideal Capacity	Enrollment Exceeds Max Student Code Capacity	Excess/Deficit Capacity/Facility Only	Excess/Deficit Capacity with Mobiles on Site	Mobile Pads on Site	Mobiles on Site	Childcare Mobiles on Site	Enrollment Mobiles on Site
East Planning Area																									
Chaparral Feeder																									
Cherokee Trail	Con	539	582	800	507	94%	n	22	134	78	15%	533	101%	n	-4	108	574	109%	n	-45	61	6	3	1	2
Mammoth Heights	Con	690	750	1,407	632	92%	n	58	114	219	35%	627	91%	n	63	119	565	82%	n	136	191	2	1	0	1
Pine Grove	Con	483	582	800	551	114%	n	(68)	100	184	33%	565	117%	n	-82	86	527	109%	n	-44	124	4	4	1	3
Pine Lane (North and South)	Con	805	1,224	1,500	702	87%	n	103	215	99	14%	708	88%	n	97	209	663	82%	n	142	254	5	3	1	2
Prairie Crossing	Con	506	582	800	672	133%	n	(166)	114	51	8%	706	140%	n	-200	78	789	156%	n	-283	-5	5	5	0	5
Sierra MS (3-8)	Con	1,073	1,254	1,700	808	75%	n	265	321	37	5%	856	80%	n	217	273	790	74%	n	283	338	5	1	0	1
Chaparral HS	Con	2,013	2,241	2,900	2,262	112%	n	(250)	-26	214	9%	2,268	113%	n	-254	-30	2,144	107%	n	-132	87	6	4	0	4
Chaparral subtotal		***6,098***	***7,211***	***9,907***	***6,134***			***(36)***	***972***	***880***	***14%***	***6,263***			***(165)***	***843***	***6,042***			***56***	***1,064***	***33***	***21***	***3***	***18***
Ponderosa Feeder																									
Franktown	Con	322	340	600	330	103%	n	(8)	160	23	7%	362	112%	n	-40	128	438	136%	n	-116	52	3	3	0	3
Legacy Point	Con	414	582	800	291	70%	n	123	123	43	15%	329	79%	n	105	105	360	87%	n	56	52	4	0	0	0
Mountain View (K-2)	Con	414	600	800	256	62%	n	158	158	18	7%	288	70%	n	126	126	280	68%	n	134	134	3	0	0	0
Northeast (3-5)	Con	322	504	800	267	83%	n	55	55	28	10%	264	82%	n	58	58	364	113%	n	-42	-42	2	0	0	0
Sagewood MS (6-8)	Con	1,166	1,166	1,793	824	71%	n	342	342	47	6%	717	61%	n	449	449	705	60%	n	461	461	4	0	0	0
Ponderosa HS	Con	1,398	2,148	2,300	1,462	74%	n	524	524	153	10%	1,464	74%	n	522	522	1,184	60%	n	802	802	4	0	0	0
Ponderosa subtotal		***4,624***	***5,378***	***6,885***	***3,430***			***1,194***	***1,362***	***312***	***9%***	***3,484***			***1,220***	***1,388***	***3,330***			***1,294***	***1,462***	***20***	***3***	***0***	***3***
Legend Feeder																									
Frontier Valley	Con	483	582	800	469	97%	n	14	126	132	28%	466	96%	n	17	129	466	96%	n	17	129	3	2	0	2
Gold Rush	Con	713	750	1,407	667	94%	n	46	46	199	30%	706	99%	n	7	7	680	95%	n	33	33	2	0	0	0
Iron Horse	Con	480	582	800	447	93%	n	13	13	77	17%	450	94%	n	10	10	397	83%	n	63	63	3	1	1	0
Pioneer	Con	437	582	800	409	94%	n	28	156	61	15%	415	95%	n	22	180	405	93%	n	32	200	3	3	0	3
Cimarron MS (6-8)	Con	1,318	1,315	1,941	1,212	92%	n	106	330	139	11%	1,222	93%	n	96	320	1,220	93%	n	98	322	4	4	0	4
Legend HS	Con	2,160	2,160	2,900	2,268	105%	n	(108)	174	368	16%	2,349	109%	n	-189	91	2,305	107%	n	-145	135	5	5	0	5
Legend subtotal		***5,571***	***5,971***	***8,654***	***5,470***			***101***	***895***	***976***	***18%***	***5,908***			***(37)***	***747***	***5,476***			***95***	***873***	***20***	***15***	***1***	***14***
East Planning Area Total		**16,293**	**18,560**	**25,446**	**15,034**			**1,259**	**3,219**	**1,952**	**12%**	**15,275**			**1,018**	**2,978**	**14,848**			**1,445**	**3,405**	**73**	**39**	**4**	**35**
North Planning Area																									
Highlands Ranch Feeder																									
Acres Green	Con	437	604	800	402	92%	n	35	147	28	7%	429	98%	n	8	120	416	95%	n	21	133	3	3	1	2
Arrowwood	Con	414	582	800	357	86%	n	57	57	57	16%	362	87%	n	52	52	316	76%	n	98	98	4	1	1	0
Cougar Run	Con	506	582	800	402	79%	n	104	216	88	22%	401	79%	n	105	217	353	70%	n	153	265	4	2	0	2
Eagle Ridge	Con	506	582	800	523	103%	n	(62)	108	89	17%	565	112%	n	-59	109	519	103%	n	-12	152	4	3	0	3
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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

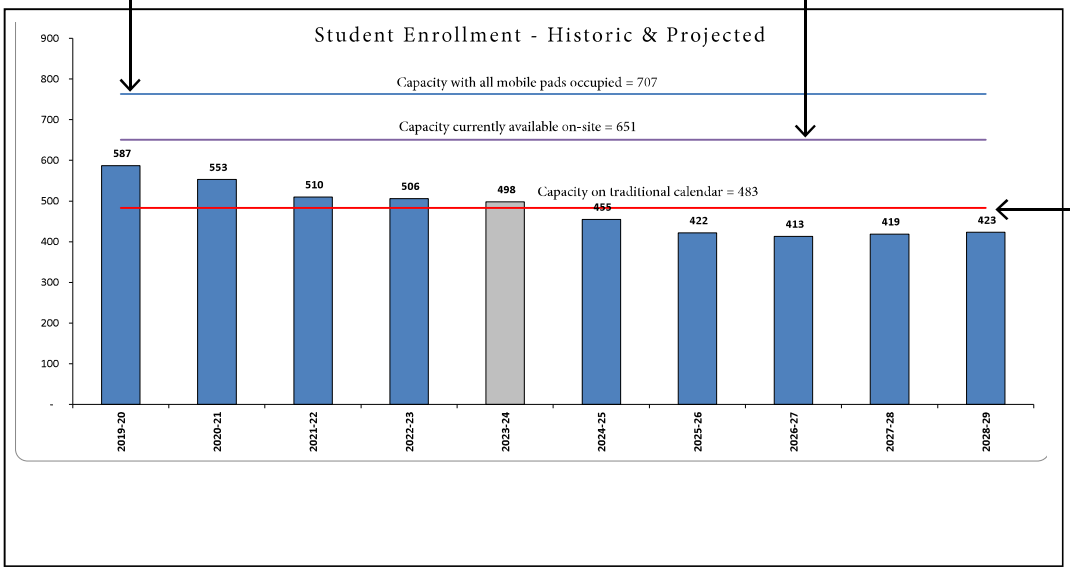
A chart showing facility and mobile capacity available at each neighborhood school in comparison to current and projected enrollment is on each individual school page in this document. Below is a description of each capacity total shown in the chart and a brief explanation of how each figure is derived.

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

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

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

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



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

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

Overcrowded and Under Enrolled Neighborhood Schools

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

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

East Planning Area				
Feeder	**Schools Projected to be Overcrowded in 2024**	**Schools Projected to be Undersized in 2024**	**Schools Projected to be Overcrowded in 2028**	**Schools Projected to be Undersized in 2028**
Chaparral	Cherokee Trail Elementary		Cherokee Trail Elementary	
	Prairie Crossing Elementary		Chaparral High School	
	Chaparral High School			
Ponderosa	Franktown Elementary		Franktown Elementary	
	Legacy Point Elementary		Legacy Point Elementary	
Legend	Pioneer Elementary		Pioneer Elementary	Cimarron Middle School
	Legend High School			

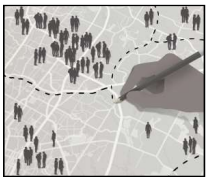
West Planning Area				
Feeder	Schools Projected to be Overcrowded in 2024	Schools Projected to be Undersized in 2024	Schools Projected to be Overcrowded in 2028	Schools Projected to be Undersized in 2028
Castle View		Larkspur Elementary		Larkspur Elementary
		Sedalia Elementary		Sedalia Elementary
		Castle Rock Middle School		Castle Rock Middle School
				Castle View High School
Douglas County	Castle Rock Elementary	Cherry Valley Elementary	Castle Rock Elementary	Cherry Valley Elementary
	Flagstone Elementary		Flagstone Elementary	Mesa Middle School
			Rock Ridge Elementary	Douglas County High School

North Planning Area				
Feeder	Schools Projected to be Overcrowded in 2024	Schools Projected to be Undersized in 2024	Schools Projected to be Overcrowded in 2028	Schools Projected to be Undersized in 2028
Highlands Ranch	Eagle Ridge Elementary	Cresthill Middle School	Eagle Ridge Elementary	Acres Green Elementary
		Highlands Ranch High School		Cresthill Middle School
				Highlands Ranch High School
Mountain Vista	Northridge Elementary	Bear Canyon Elementary	Northridge Elementary	Bear Canyon Elementary
	Moutain Vista High School	Copper Mesa Elementary		Copper Mesa Elementary
		Sand Creek Elementary		Sand Creek Elementary
		Summit View Elementary		Summit View Elementary
		Mountain Ridge Middle School		Mountain Ridge Middle School
Rock Canyon	Buffalo Ridge Elementary		Buffalo Ridge Elementary	Redstone Elementary
	Rock Canyon High School		Timber Trail Elementary	Wildcat Mountain Elementary
ThunderRidge	Coyote Creek Elementary	Saddle Ranch Elementary	Coyote Creek Elementary	Saddle Ranch Elementary
		Stone Mountain Elementary	Roxborough Intermediate	Stone Mountain Elementary
			Roxborough Primary	

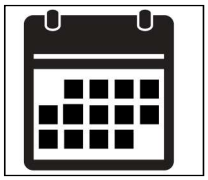
Capacity Relief Alternatives and Implementation

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

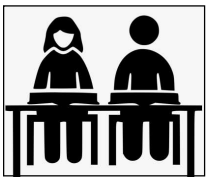
Alternatives Using Existing Capacity



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



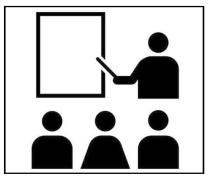
Calendar Change: Altering school calendar and class scheduling to reduce the number of students simultaneously utilizing school facilities. This approach makes greater use of existing facilities, keeps current attendance areas and neighborhoods intact, keeps current programming intact, and is relatively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



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

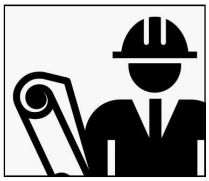


Overflow Busing: Busing students to nearby schools with capacity. This approach makes greater use of existing facilities and is relatively quick to implement. However, this approach may be inconvenient for staff, parents, and students, would likely result in increased transportation costs and runs counter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

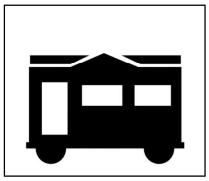


Program Change: Moving or replicating stand-alone programs to underutilized space. In addition to making use of existing facilities, keeping current attendance areas intact, and being relatively quick to implement, this approach can also benefit students living in other attendance areas. However, this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

Alternatives Which Provide Additional Capacity



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



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



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

School Capacity and Boundary Analysis

DCSD staff, in cooperation with the LRPC, continue to monitor enrollment projections across DCSD. While some areas of the district are forecasted to experience increased enrollment, other areas of the district are anticipated to have stable enrollment or are forecasted to have declining enrollment. DCSD staff, in coordination with the LRPC and Western Demographics Inc., the district's chosen demographic analysis and school planning consultant, continuously monitor and study this growth and decline and make annual recommendations to address the County's fluctuating student population and their facility needs. What is clear is that there are multiple issues that occur when a school becomes either overcrowded or substantially under-enrolled. A school that is overcrowded can have difficulties presenting adequate instructional space which puts pressure on the school environment. Schools with under-enrollment often face challenges in maintaining teachers and staff and presenting a full range of educational programming due to insufficient funds or too few students.

The changes in recent years that have been implemented are meeting expectations. Since 2020, the SCBA work group has initiated capacity relief measures in response to residential growth in multiple growing residential developments in the Chatfield Valley area, along the Crowfoot Valley Road corridor, the northeast I-25 corridor (area immediately east of I-25 between E-470 and Hess Road), and southeast Castle Rock. These boundary adjustments, grade reconfigurations, and addition of portable classrooms to school sites have successfully provided needed seats and balanced enrollment amongst existing facilities in high growth areas of the district due to the standards and processes put in place by staff and the Long-Range Planning Committee. DCSD staff and the committee's annual School Capacity and Boundary Analysis initiative has and will continue to focus on outreach to the community, principals, and staff in the affected areas and intense listening and careful consideration of concerns and suggestions by all stakeholders.

Staff and the LRPC implemented 3 overflow boundary changes in May 2024 that will be in effect for the 2024-25 school year. These boundary reassignments were in response to enrollment growth from the continually growing Sterling Ranch, Macanta, and Looking Glass developments and were put into effect to provide needed capacity relief at Coyote Creek Elementary School and Legacy Point Elementary School.

The SCBA team's annually recommended capacity relief measures are intended to address only the most urgent needs of the school district. New construction, as described in the MCP, is still needed to meet the capacity needs within the District. Likewise, parts of the district that are projected to be under-enrolled present another challenge. The SCBA team will continue to research these issues and recommend changes to address other neighborhood schools which have issues with under-enrollment and overcrowding. Any potential recommendations to the Board of Education will continue to be made in coordination with DCSD staff, outside consultants as necessary, and of course, district stakeholders. This research is part of the ongoing mission of the LRPC and is expected to continue for the foreseeable future

This page left intentionally blank

Acres Green Elementary

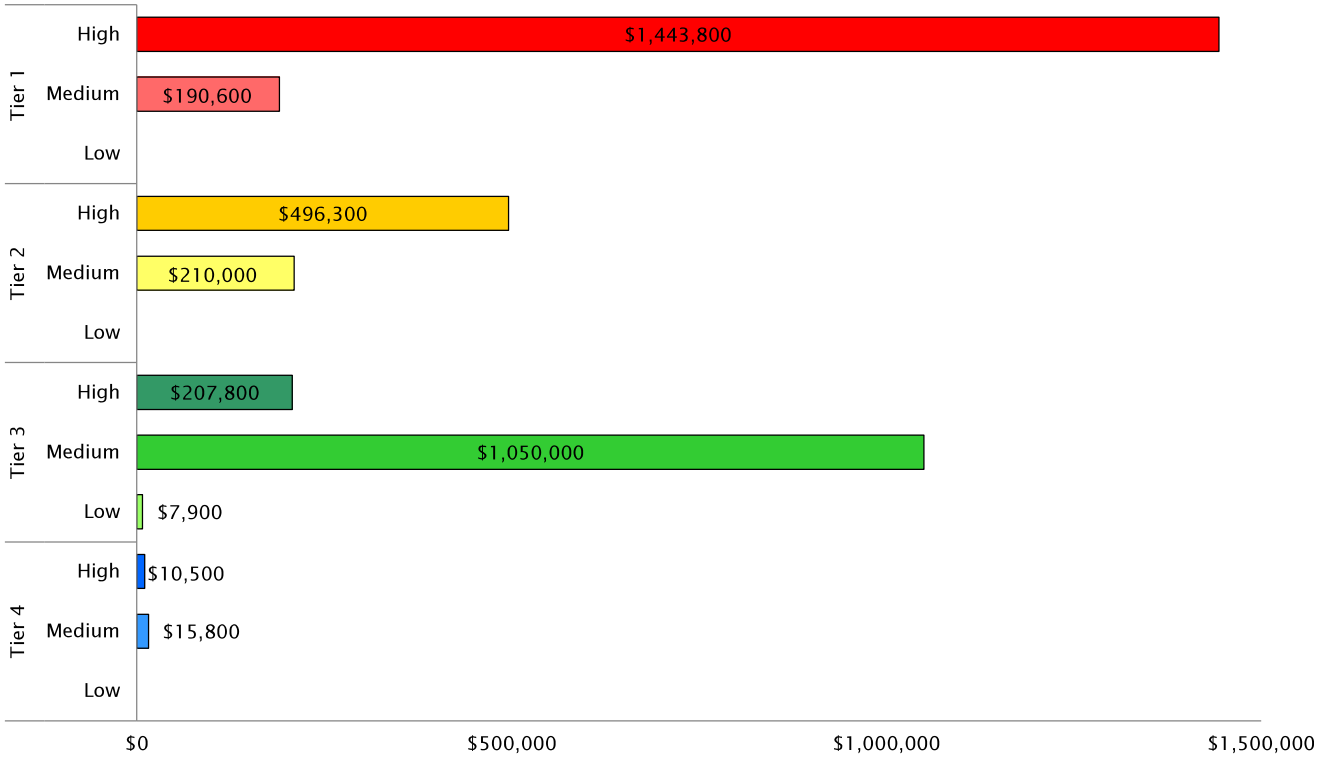
13524 Acres Green Drive
Littleton, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by 1974 Bond
Opened in 1975

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

Acres Green Elementary-Identified Facility Projects

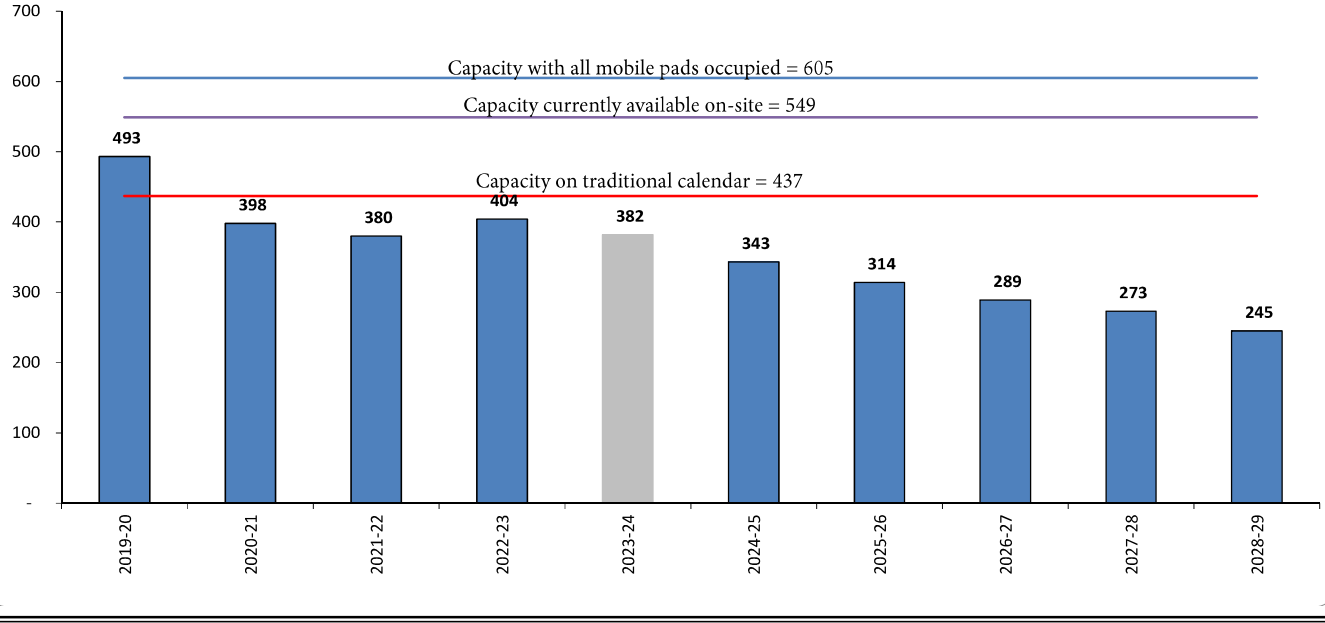
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,632,700

Estimated Total Project Costs: $4,177,980-$5,976,310

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Replace roof top units originally installed in 2000	$1,155,000	$115,500-$496,700	$57,750-$248,330
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$19,000	$1,900-$8,100	$950-$4,090
	Replace casework in original building	$69,300	$7,000-$29,800	$3,470-$14,900
	Mill and overlay bus loop	$63,000	$6,300-$27,100	$3,150-$13,550
	Repair/replace asphalt walkways	$57,800	$5,800-$24,800	$2,890-$12,430
	Resurface asphalt parking lot	$126,000	$12,600-$54,200	$6,300-$27,090
	Repair/replace areas of sidewalk	$26,300	$2,600-$11,300	$1,320-$5,660
	Replace asphalt playground	$84,000	$8,400-$36,200	$4,200-$18,060
	Refurbish or replace 3 classroom partitions	$50,900	$5,100-$21,800	$2,550-$10,950
2-Medium	Replace all original fixed casework in classrooms and offices	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace hallway/classroom VCT flooring (classroom wash stations)	$21,000	$2,100-$9,100	$1,050-$4,520
	Address exterior drainage issues (Classrooms 37,38, and 49)	$52,500	$5,300-$22,600	$2,630-$11,290
	Replace operable partition between cafeteria and gymnasium	$21,000	$2,100-$9,100	$1,050-$4,520
	Replace classroom storefronts	$10,500	$1,100-$4,600	$530-$2,260
	Replace wash-stations in hallways at student restrooms	$21,000	$2,100-$9,100	$1,050-$4,520
3-High	Renovate upper baseball fields	$18,000	$1,800-$7,700	$900-$3,870
	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace grid ceiling and ceiling tile in original building	$96,700	$9,700-$41,600	$4,840-$20,800
	Recaulk wall foundation where concrete meets	$9,100	$900-$3,800	$460-$1,960
3-Medium	Fire sprinkle building	$1,050,000	$105,000-$451,500	$52,500-$225,750
3-Low	Repair retaining walls at rear of school (2 locations)	$7,900	$800-$3,400	$400-$1,700
4-High	Renovate grass area around school	$10,500	$1,100-$4,600	$530-$2,260
4-Medium	Add landscaping at NW corner of school site	$15,800	$1,600-$6,800	$790-$3,400

Estimated Total Construction Costs (in 2024 Dollars): $3,632,700
Estimated Project Management Costs Range: $363,600 -$1,562,500
Estimated Inflation Range: $181,680 - $781,110

Estimated Total Project Costs: $4,177,980 - $5,976,310

Arrowwood Elementary

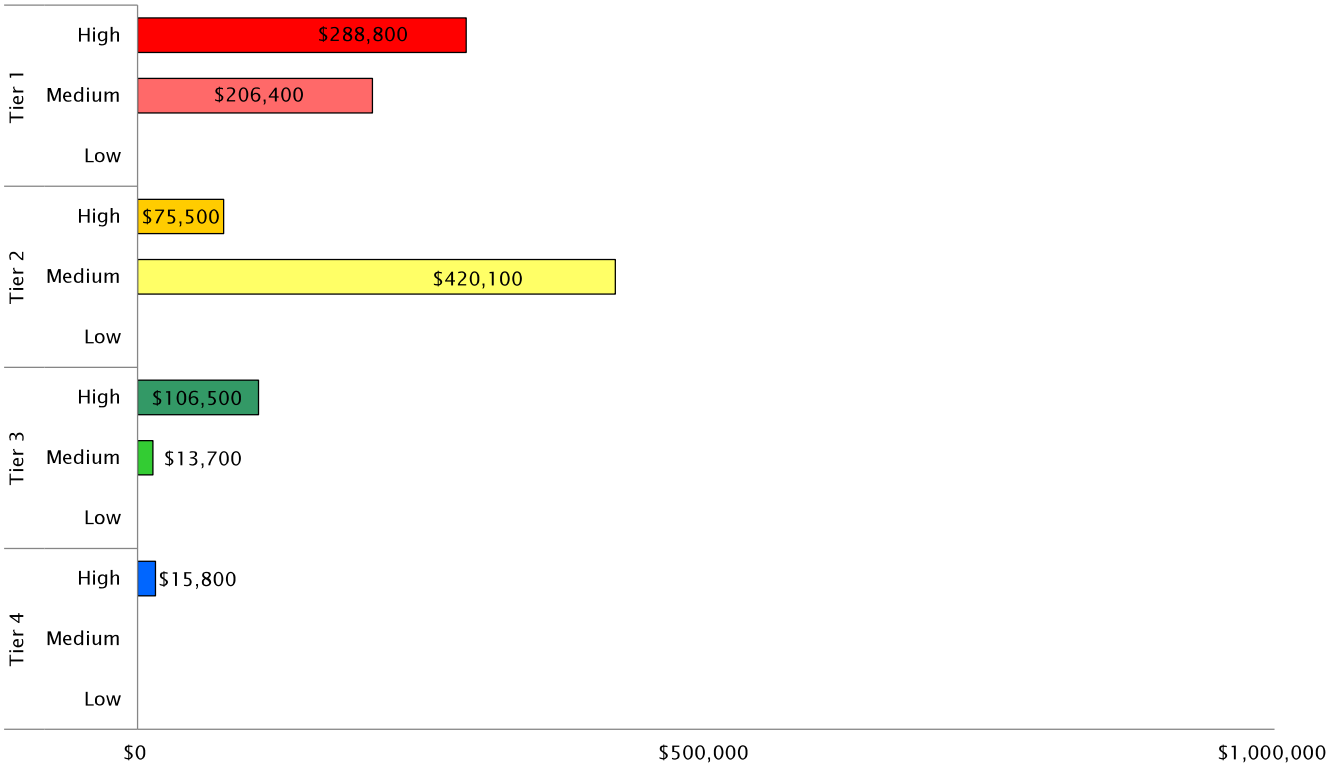
10345 Arrowwood Drive
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2000

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

Arrowwood Elementary-Identified Facility Projects

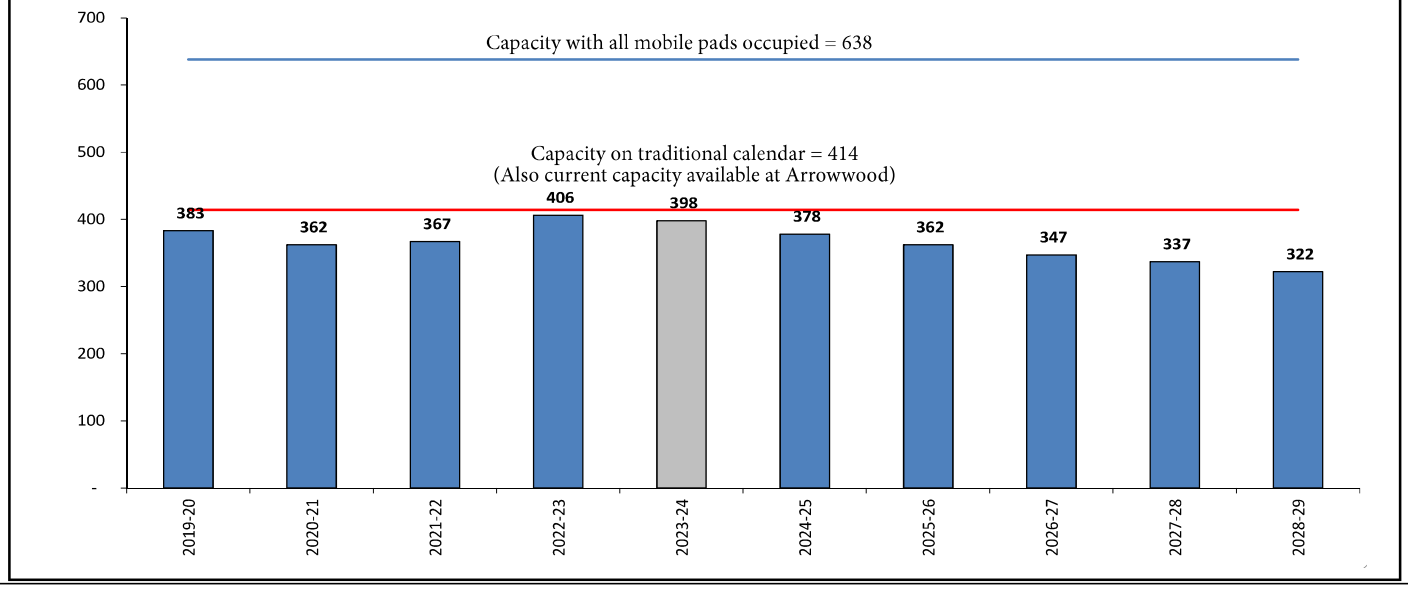
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,126,800

Estimated Total Project Costs: $1,296,080-$1,854,120

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace 2 RTUs	$15,800	$1,600-$6,800	$790-$3,400
2-High	Repair CMU at cooling tower. Enclosure wall separating from building due to movement.	$2,600	$200-$1,100	$130-$560
	Repair CMU in Pod 1 on wall near restroom	$3,200	$300-$1,400	$160-$690
	Repair foundation footings at playground entrance	$24,200	$2,400-$10,400	$1,210-$5,210
	Repair operable partitions as necessary (gym and classrooms)	$14,000	$1,400-$6,000	$700-$3,010
	Repair/replace sections of sidewalk	$31,500	$3,200-$13,600	$1,580-$6,780
2-Medium	Repaint supplemental steel above classroom windows (rust is forming)	$5,300	$500-$2,300	$270-$1,140
	Replace toilet partitions	$47,300	$4,700-$20,300	$2,370-$10,170
	Resurface parking lot (asphalt)	$157,500	$15,800-$67,800	$7,880-$33,870
	Resurface parking lot	$157,500	$15,800-$67,800	$7,880-$33,870
	Address water infiltration into crawlspace. Water collection around chiller pump.	$52,500	$5,300-$22,600	$2,630-$11,290
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Repair cafeteria floor, movement issues	$22,500	$2,300-$9,700	$1,130-$4,840
3-Medium	Replace dumpster enclosure with new block enclosure, repair site fencing	$10,500	$1,100-$4,600	$530-$2,260
	Repair vinyl covering in hallways	$3,200	$300-$1,400	$160-$690
4-High	Renovate/replace areas of landscaping around site	$15,800	$1,600-$6,800	$790-$3,400

Estimated Total Construction Costs (in 2024 Dollars): $1,126,800
Estimated Project Management Costs Range: $112,900 - $485,000
Estimated Inflation Range: $56,380 - $242,320

Estimated Total Project Costs: $1,296,080 - $1,854,120

Bear Canyon Elementary

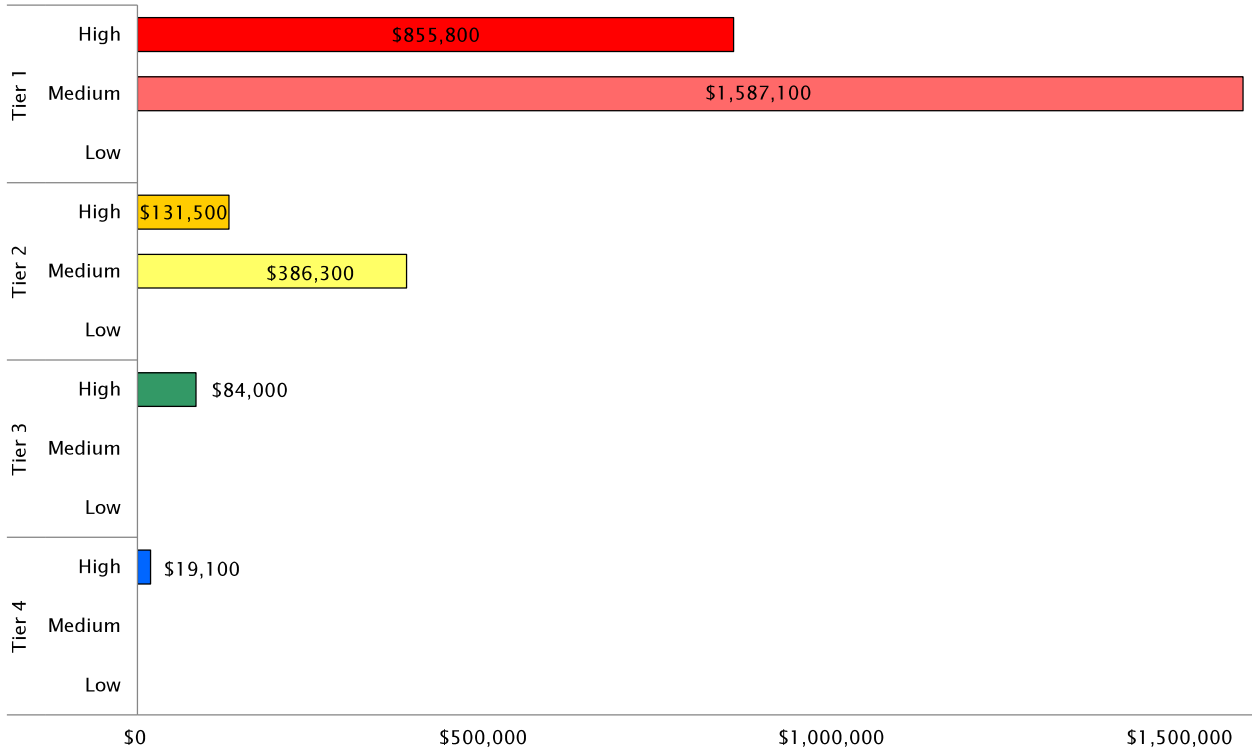
9660 Salford Lane
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1989 Bond
Opened in 1990

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

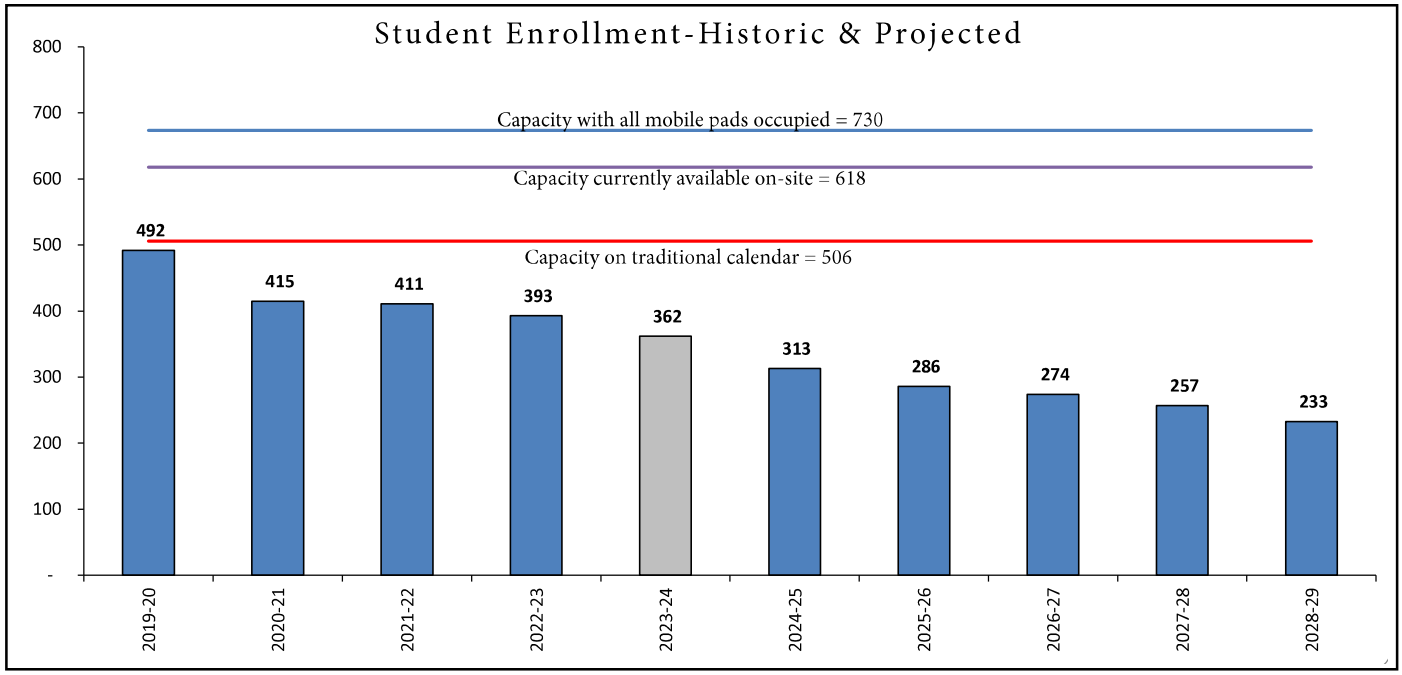
Bear Canyon Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,063,800

Estimated Total Project Costs: $3,523,750-$5,040,390



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$346,500	$34,700-$149,000	$17,330-$74,500
	Upgrade fire alarm system	$224,700	$22,500-$96,700	$11,240-$48,320
	Replace original panels and transformers	$127,100	$12,700-$54,600	$6,360-$27,330
	Replace main switchgear	$157,500	$15,800-$67,800	$7,880-$33,870
1-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace roof	$1,050,000	$105,000-$451,500	$52,500-$225,750
2-High	Replace all original fixed casework in classrooms and offices	$69,300	$7,000-$29,800	$3,470-$14,900
	Replace VCT flooring in staff restrooms	$4,700	$400-$2,000	$240-$1,020
	Repair/replace areas of sidewalk	$31,500	$3,200-$13,600	$1,580-$6,780
	Repair operable partitions between classrooms and between gym/cafeteria	$20,600	$2,100-$8,900	$1,030-$4,430
	Replace fixtures in staff restrooms	$2,200	$200-$900	$110-$480
	Replace fixtures in staff restrooms	$3,200	$300-$1,400	$160-$690
2-Medium	Resurface asphalt parking lot	$157,500	$15,800-$67,800	$7,880-$33,870
	Replace ceiling grid and tile	$165,200	$16,500-$71,000	$8,260-$35,520
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
4-High	Resod/reseed grass areas	$10,500	$1,100-$4,600	$530-$2,260
	Recaulk wall foundation where concrete meets	$8,600	$800-$3,600	$430-$1,850

Estimated Total Construction Costs (in 2024 Dollars): $3,063,800
Estimated Project Management Costs Range: $306,700 - $1,317,800
Estimated Inflation Range: $153,250 - $658,790

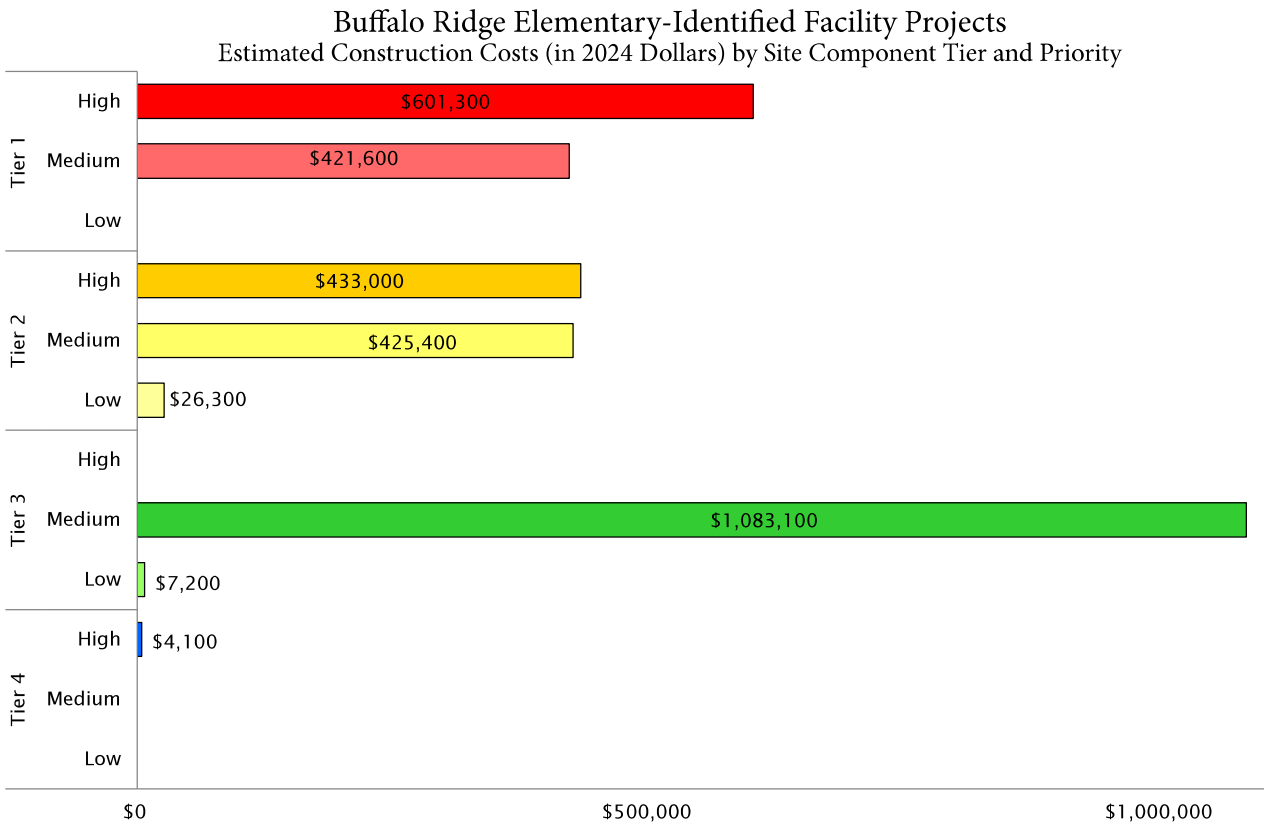
Estimated Total Project Costs: $3,523,750 - $5,040,390

Buffalo Ridge Elementary

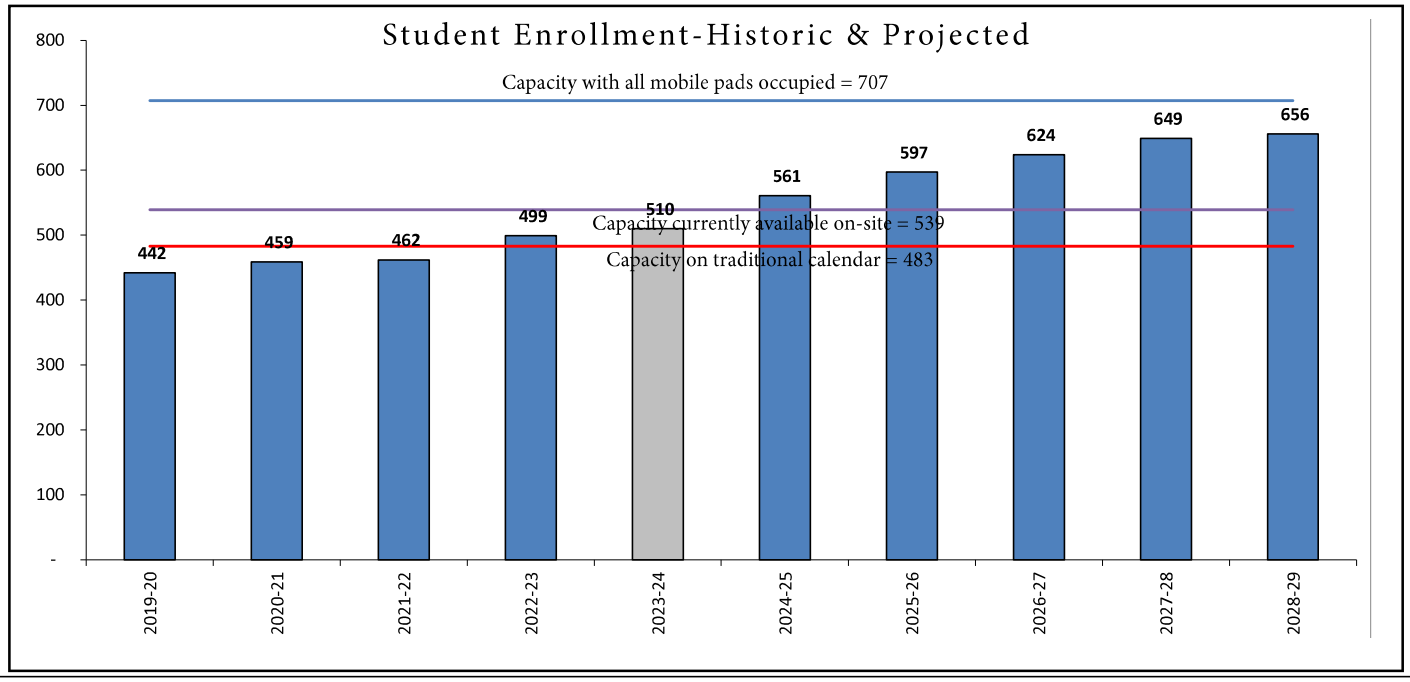
7075 N. Shoreham Drive
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Funded by 1993 Bond
Opened in 1997

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



Estimated Total Construction Costs (in 2024 Dollars): $3,002,000
Estimated Total Project Costs: $3,452,860-$4,938,550



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$225,800	$22,600-$97,100	$11,290-$48,550
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
2-High	Paint exterior	$9,800	$1,000-$4,200	$490-$2,110
	Recaulk exterior windows	$15,900	$1,600-$6,900	$800-$3,420
	Replce toilet partitions	$47,300	$4,700-$20,300	$2,370-$10,170
	Replace cafeteria VCT flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace sidewalk (heaving in multiple areas)	$15,800	$1,600-$6,800	$790-$3,400
	Resurface asphalt parking lot	$157,500	$15,800-$67,800	$7,880-$33,870
	Resurface playpad	$84,000	$8,400-$36,200	$4,200-$18,060
	Repair/replace gym/cafeteria partition. Curtains need replaced due to fire retardant life. Classrooms are not used and are in good shape.	$19,600	$2,000-$8,400	$980-$4,220
	Repair storefront window leak (playground entrance)	$36,900	$3,700-$15,800	$1,850-$7,940
2-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Replace sink counter tops with single surface	$44,100	$4,500-$19,000	$2,210-$9,490
	Replace original urinals	$11,600	$1,200-$5,000	$580-$2,500
	Replace original toilet fixtures	$23,200	$2,300-$9,900	$1,160-$4,990
2-Low	Replace wooden fencing & hardware cloth around the school's perimeter	$26,300	$2,600-$11,300	$1,320-$5,660
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Grease interceptor bypass	$9,800	$1,000-$4,200	$490-$2,110
	Hillside off playground needs tie wall of some kind	$2,300	$300-$1,000	$120-$500
	Address settling on concrete slab in kitchen area, foam jack as necessary	$21,000	$2,100-$9,100	$1,050-$4,520
3-Low	Repair or replace vinyl coverings	$7,200	$700-$3,000	$360-$1,550
4-High	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890

Estimated Total Construction Costs (in 2024 Dollars): $3,002,000
Estimated Project Management Costs Range: $300,700-$1,291,000
Estimated Inflation Range: $150,160-$645,550

Estimated Total Project Costs: $3,452,860-$4,938,550

Castle Rock Elementary

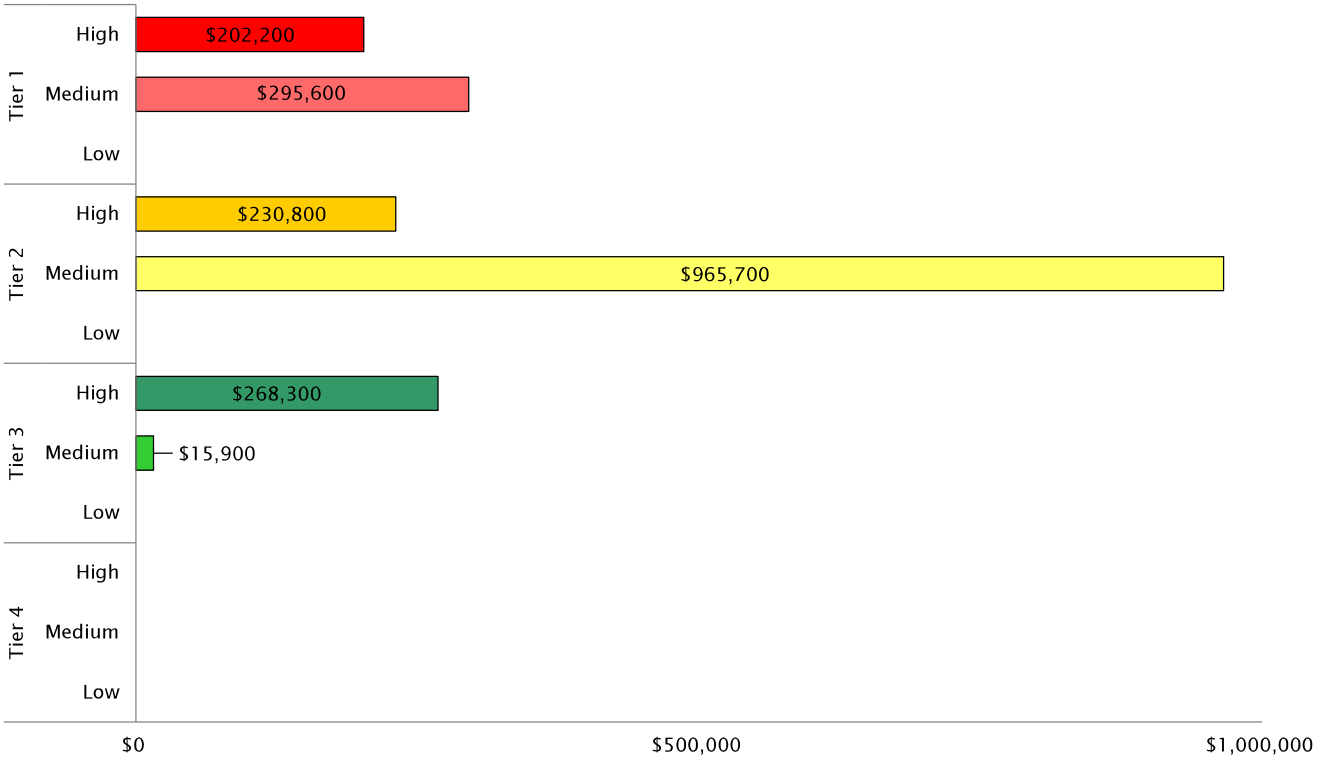
1103 Canyon Drive
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1984

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

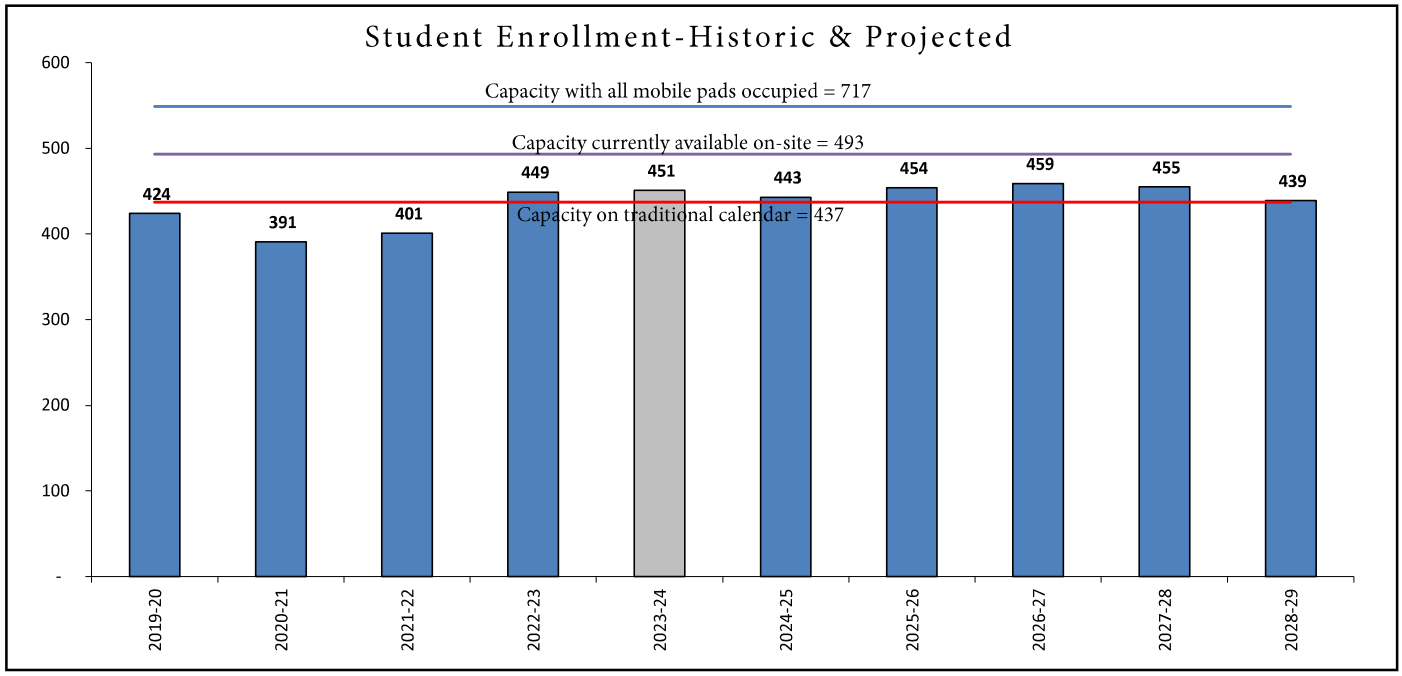
Castle Rock Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,978,500

Estimated Total Project Costs: $2,275,500-$3,254,990



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Add VFDs to motors/pumps (boiler room)	$105,000	$10,500-$45,200	$5,250-$22,580
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Replace metal drinking fountains	$5,000	$500-$2,100	$250-$1,080
	Replace VCT cafeteria flooring	$28,900	$2,900-$12,400	$1,450-$6,220
	Replace kitchen ceramic tile floor with MMA	$86,700	$8,600-$37,200	$4,340-$18,650
	Replace original ceramic tile with poured acrylic	$46,200	$4,700-$19,900	$2,310-$9,940
	Paint exterior trim, windows and doors	$10,800	$1,100-$4,700	$540-$2,330
	Fill parking lot asphalt cracks	$15,800	$1,600-$6,800	$790-$3,400
	Repair areas of sidewalk and loading dock	$10,500	$1,100-$4,600	$530-$2,260
	Repair operable partitions between classrooms	$21,600	$2,200-$9,300	$1,080-$4,650
	Replace stair tread	$5,300	$500-$2,200	$270-$1,140
2-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Replace exterior windows	$143,900	$14,400-$61,900	$7,200-$30,940
	Replace toilet partitions	$47,300	$4,700-$20,300	$2,370-$10,170
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace hallway/classroom VCT flooring (washing stations)	$10,500	$1,100-$4,600	$530-$2,260
	Replace original ceramic tile in adult restrooms with poured arc	$21,000	$2,100-$9,100	$1,050-$4,520
	Replace sink counter tops (original formica and cafeteria sink)	$3,700	$400-$1,600	$190-$800
3-High	Replace wooden basketball backboards in gym, 6 total	$10,500	$1,100-$4,600	$530-$2,260
	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace ceiling grid and tile	$165,200	$16,500-$71,000	$8,260-$35,520
	Recaulk wall foundation where concrete meets	$8,600	$800-$3,600	$430-$1,850
3-Medium	Sandblast and paint iron handrails	$5,300	$500-$2,300	$270-$1,140
	Repair/replace retaining wall at playground	$5,300	$500-$2,300	$270-$1,140
	Replace split-rail fence at preschool playground	$5,300	$500-$2,300	$270-$1,140

Estimated Total Construction Costs (in 2024 Dollars):$1,978,500
Estimated Project Management Costs Range: $198,000-$851,000
Estimated Inflation Range: $99,000-$425,490

Estimated Total Project Costs: $2,275,500-$3,254,990

Castle Rock Middle

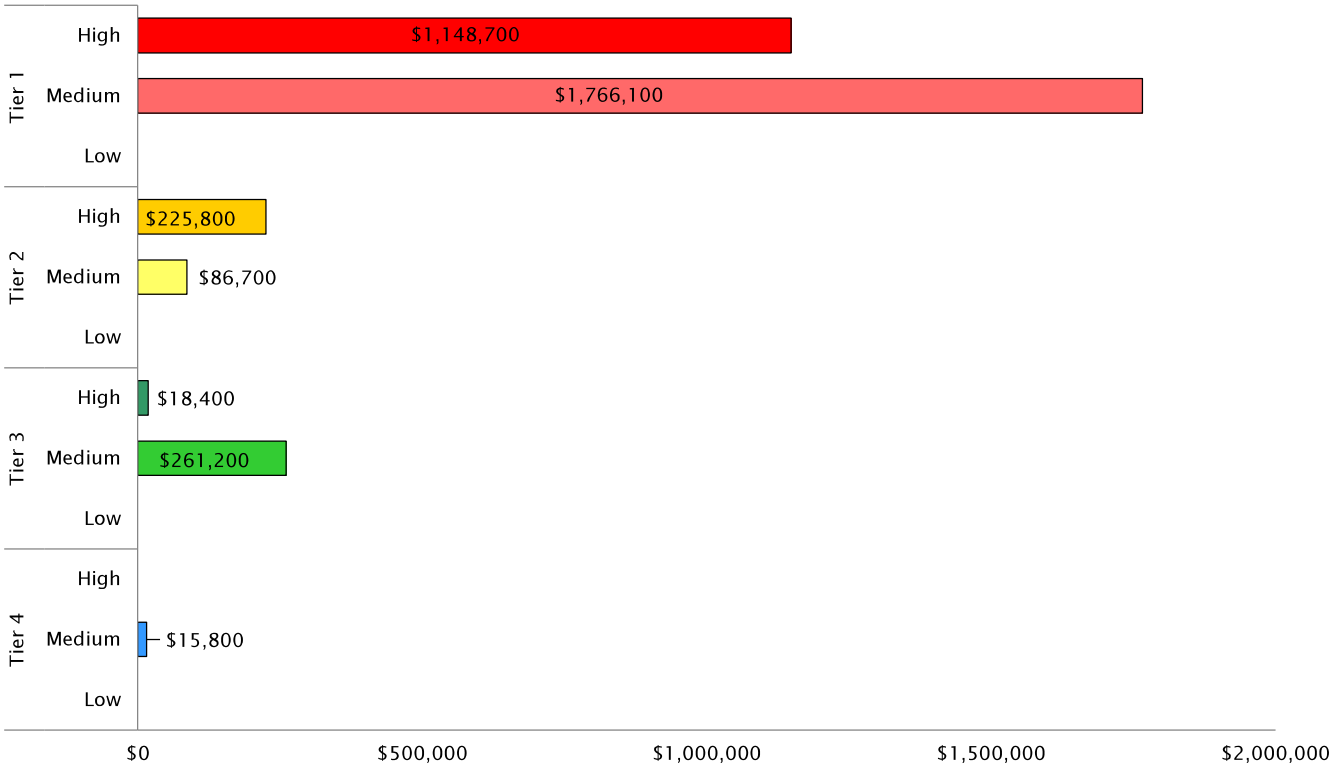
2575 Meadows Boulevard
Castle Rock, CO 80126
Castle View High School Feeder Area, 7-8

Funded by 1993 Bond
Opened in 1996

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

Castle Rock Middle School-Identified Facility Projects

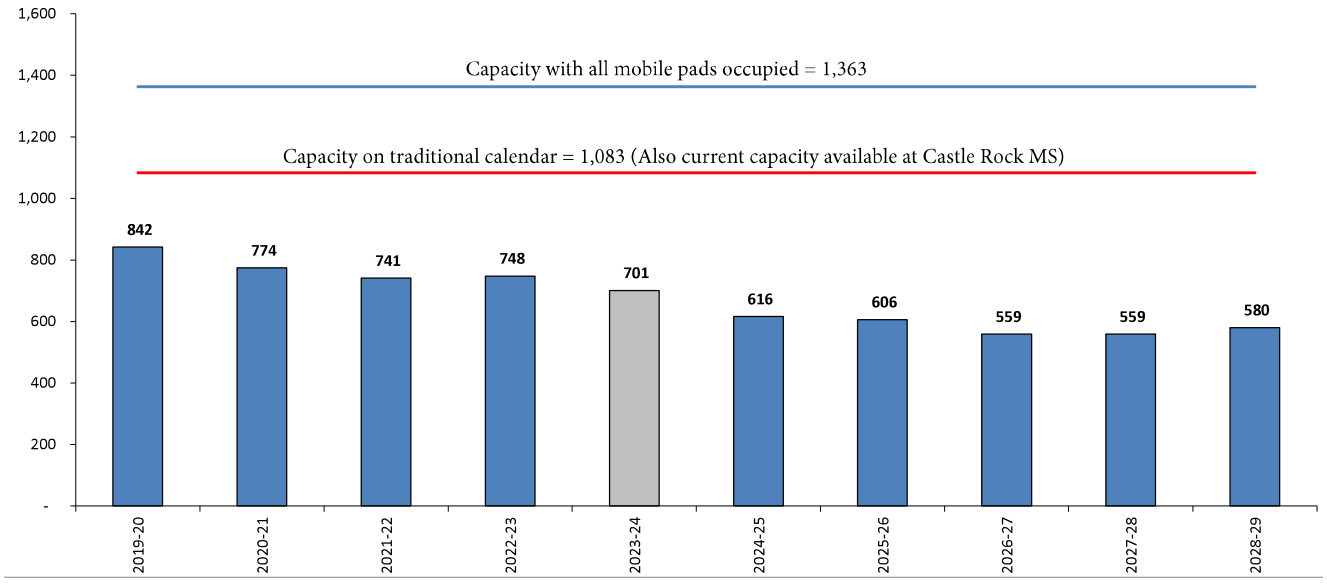
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,696,000

Estimated Total Project Costs: $4,250,970 - $6,080,390

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$525,000	$52,500-$225,800	$26,250-$112,880
	Upgrade fire alarm system	$392,700	$39,300-$168,900	$19,640-$84,440
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Upgrade control system	$693,000	$69,300-$298,000	$34,650-$149,000
	Upgrade domestic water system	$808,500	$80,900-$347,700	$40,430-$173,830
	Repair/replace skylights	$10,500	$1,100-$4,600	$530-$2,260
	Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640
2-High	Recaulk exterior wall control joints.	$5,600	$600-$2,400	$280-$1,210
	Recaulk exterior windows	$28,300	$2,800-$12,100	$1,420-$6,090
	Replace with solid plastic in all wings upper and lower	$52,000	$5,200-$22,400	$2,600-$11,180
	Computer counter tops need to be raised in the library	$17,400	$1,700-$7,400	$870-$3,750
	Replace kitchen flooring. Currently red hubblelite.	$86,700	$8,600-$37,200	$4,340-$18,650
	Repair sidewalks as needed (multiple areas)	$10,500	$1,100-$4,600	$530-$2,260
	Repair/refurbish operable partitions at pod areas	$14,800	$1,500-$6,300	$740-$3,190
	Upgrade Strand controller (theater/stage)	$10,500	$1,100-$4,600	$530-$2,260
2-Medium	Replace original urinals	$34,700	$3,500-$14,900	$1,740-$7,470
	Replace original toilet fixtures	$52,000	$5,200-$22,400	$2,600-$11,180
	Replace/refinish casework as necessary	$173,300	$17,300-$74,500	$8,670-$37,260
3-High	Reseal concrete stairs	$7,000	$700-$3,000	$350-$1,510
	Recaulk wall foundation where concrete meets	$11,400	$1,100-$4,800	$570-$2,460
3-Medium	Fix drainage problem on east side of school	$15,800	$1,600-$6,800	$790-$3,400
	Replace goal posts on athletic field	$21,000	$2,100-$9,100	$1,050-$4,520
	Repair retaining walls at crawlspace entrance	$6,100	$700-$2,700	$310-$1,320
	Upgrade Tech area with better sink, better exhaust ventilation system, better storage cabinets	$214,100	$21,400-$92,100	$10,710-$46,040
	Replace suspended ceiling (kitchen tiles with food grade)	$4,200	$500-$1,800	$210-$910
4-Medium	Replace some trees	$15,800	$1,600-$6,800	$790-$3,400

Estimated Total Construction Costs (in 2024 Dollars): $3,696,000
Estimated Project Management Costs Range: $370,100- $1,589,600
Estimated Inflation Range: $184,870 - $794,790

Estimated Total Project Costs: $4,250,970 - $6,080,390

Castle View High

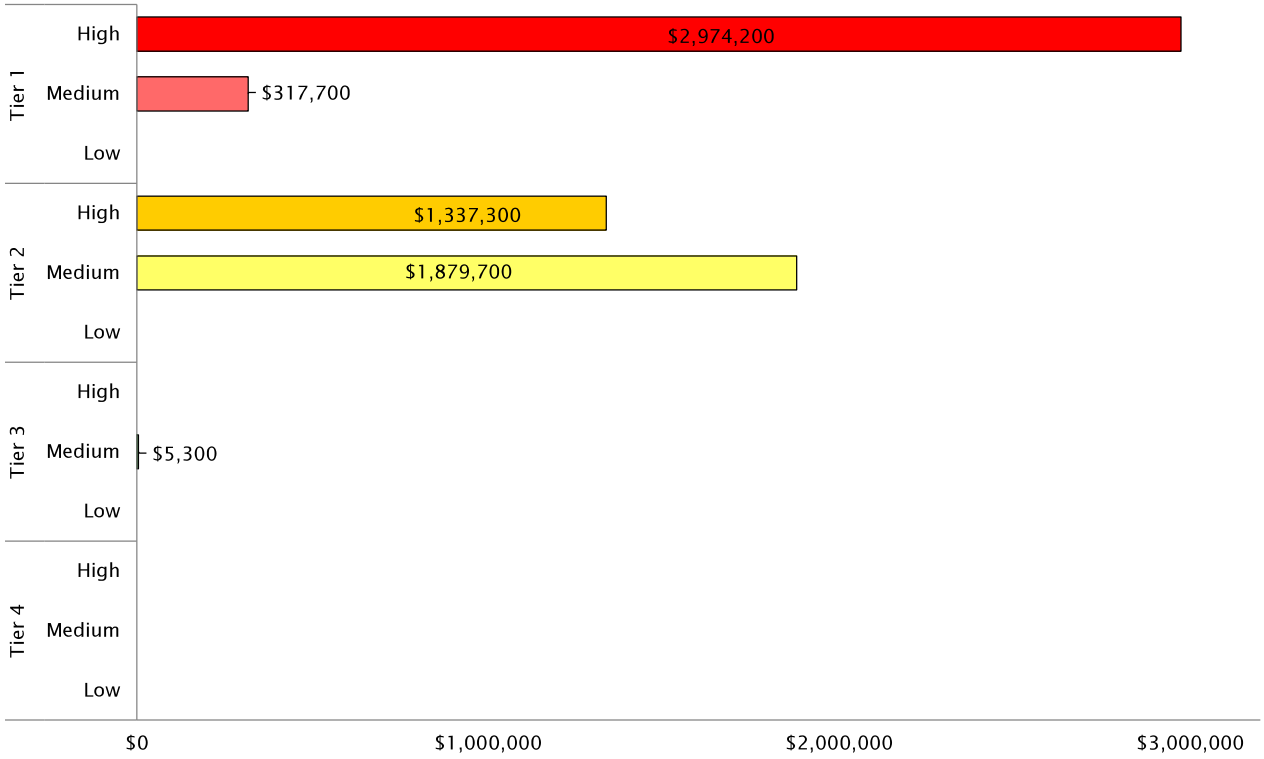
5254 North Meadows Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, 9-12

Funded by 2003 Bond
Opened in 2006

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

Castle View High School-Identified Facility Projects

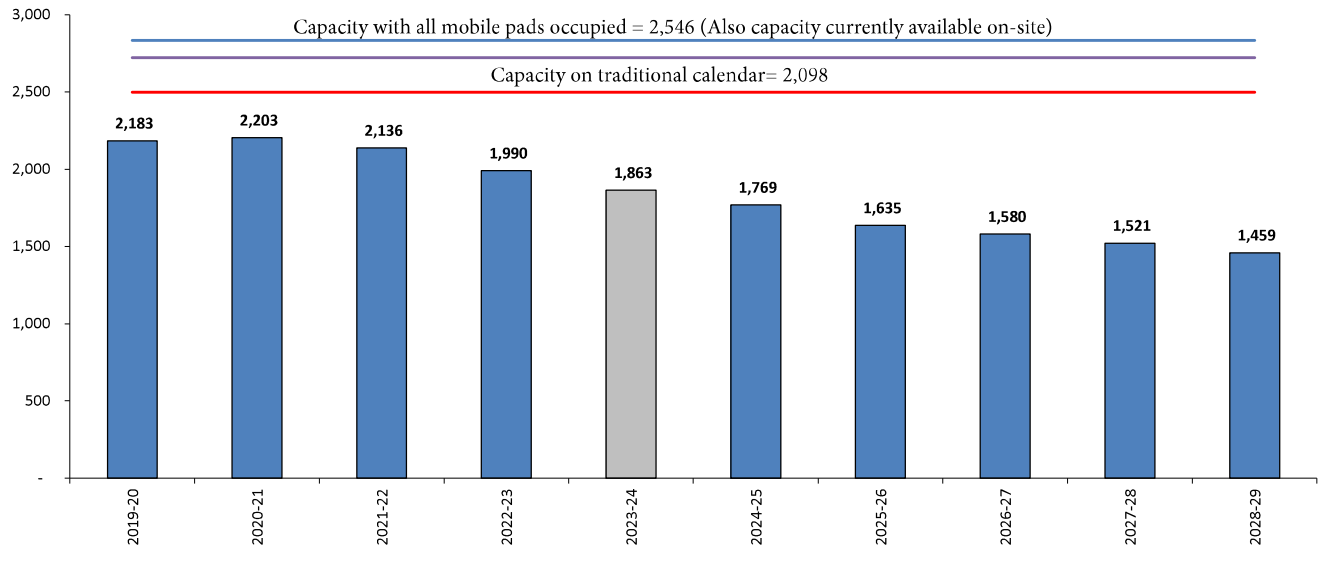
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $6,514,200

Estimated Total Project Costs: $7,491,260-$10,715,920

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof top units	$2,887,500	$288,800-$1,241,700	$144,380-$620,820
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
1-Medium	Install new IP intercom system for building	$317,700	$31,700-$136,600	$15,890-$68,310
2-High	Seal exterior wall CMU, recaulk exterior wall control joints	$72,700	$7,300-$31,300	$3,640-$15,640
	Recaulk exterior windows	$88,600	$8,900-$38,100	$4,430-$19,050
	Resurface/repair parking lot	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Repair as necessary, decent at time of assessment	$10,500	$1,100-$4,600	$530-$2,260
	Upgrade theater and stage lighting and sound systems	$115,500	$11,600-$49,700	$5,780-$24,840
2-Medium	Replace carpet	$866,300	$86,600-$372,500	$43,320-$186,260
	Replace hallway/classroom VCT flooring	$840,000	$84,000-$361,200	$42,000-$180,600
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
	Replace poured acrylic flooring in all restrooms	$86,700	$8,600-$37,200	$4,340-$18,650
3-Medium	Paint railings and mesh fencing (loading dock steps)	$5,300	$500-$2,300	$270-$1,140

Estimated Total Construction Costs (in 2024 Dollars): $6,514,200
Estimated Project Management Costs Range: $651,300-$2,801,100
Estimated Inflation Range: $325,760-$1,400,620

Estimated Total Project Costs: $7,491,260-$10,715,920

Chaparral High

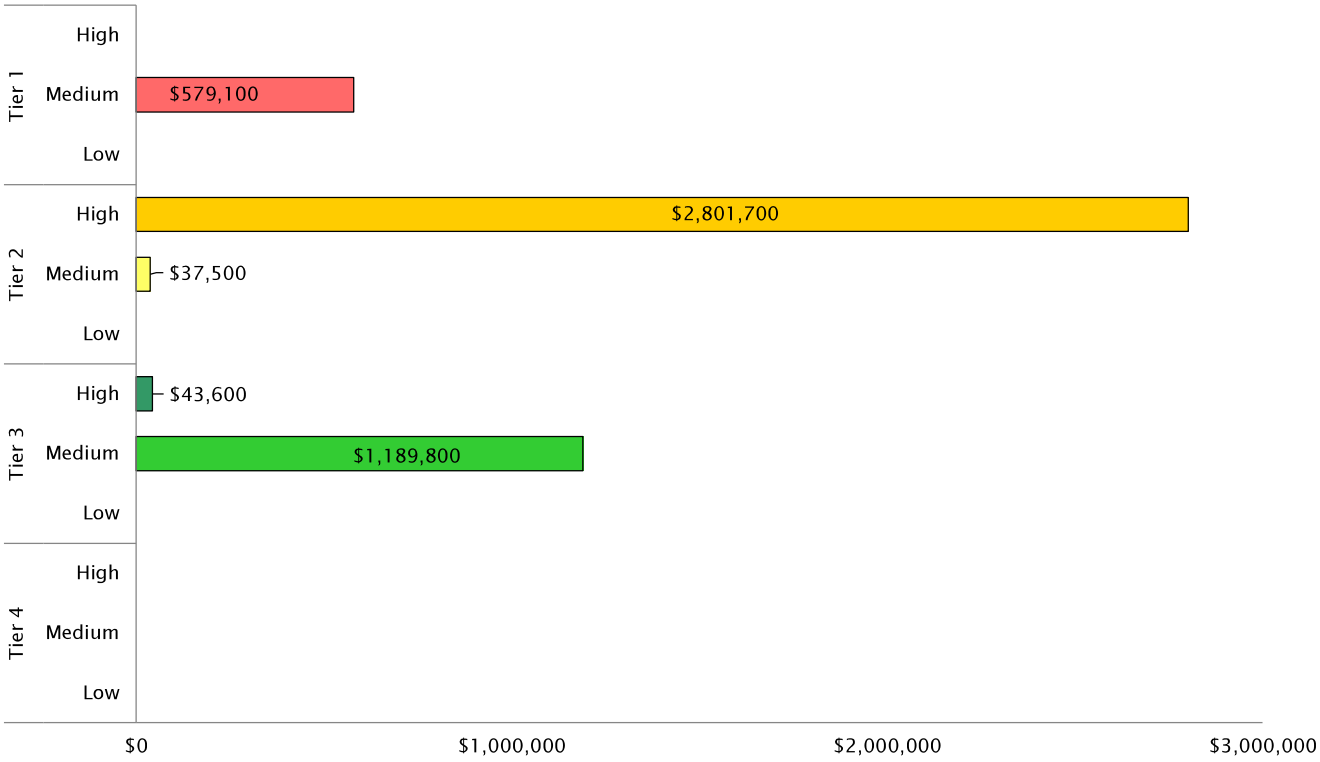
15665 Brookstone Drive
Parker, CO 80134
Chaparral High School Feeder Area, 9-12

Funded by 1993 Bond
Opened in 1997

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

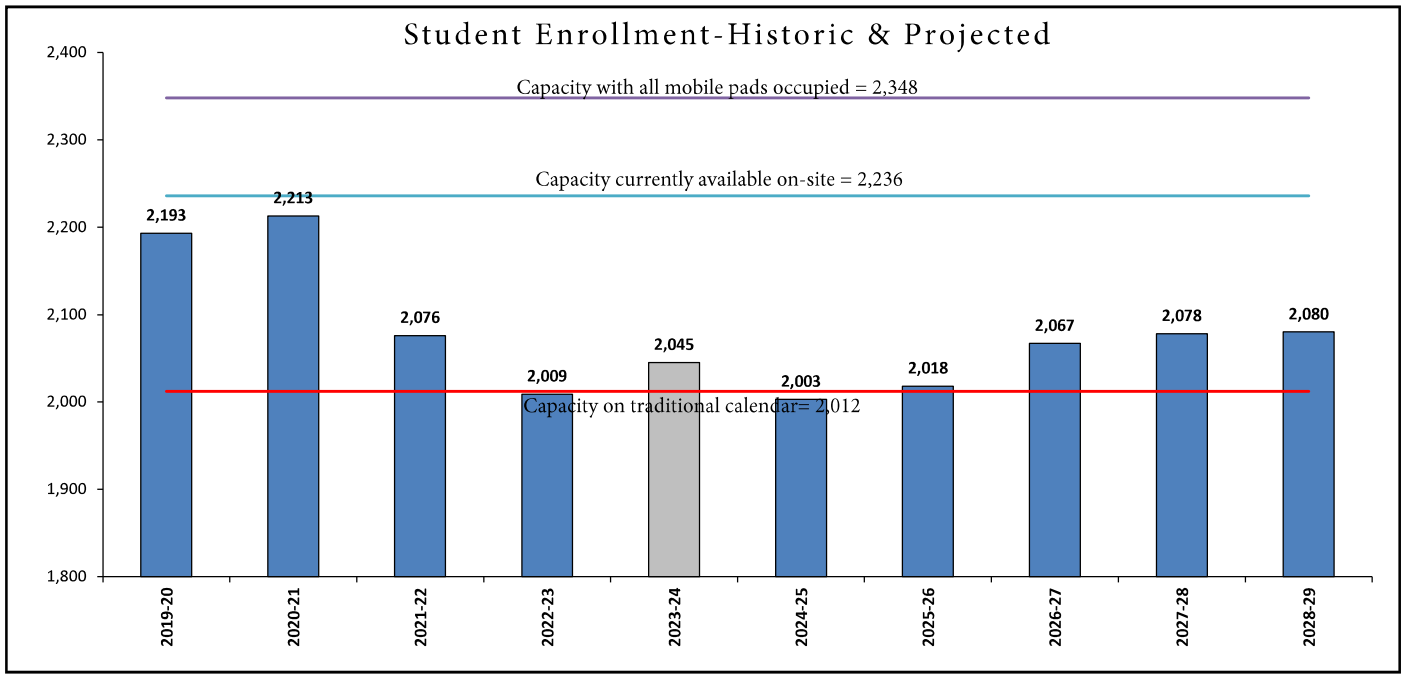
Chaparral High School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $4,651,700

Estimated Total Project Costs: $5,350,040 - $7,652,460



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Overhaul elevator #2	$157,500	$15,800-$67,800	$7,880-$33,870
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
2-High	Recaulk exterior wall control joints, reseal CMU	$67,500	$6,800-$29,000	$3,380-$14,520
	Fix curtain wall window leakage at commons and hallways	$177,000	$17,700-$76,100	$8,850-$38,060
	Recaulk exterior windows	$84,400	$8,400-$36,300	$4,220-$18,150
	Replace toilet partitions in men's & women's PE restrooms, in all wings and main area	$76,300	$7,600-$32,800	$3,820-$16,410
	Replace original kitchen hubblelite floor with MMA	$86,700	$8,600-$37,200	$4,340-$18,650
	Replace kitchen entry doors from cafeteria	$6,100	$700-$2,700	$310-$1,320
	Replace continuous hinges on storefront doors	$11,200	$1,100-$4,800	$560-$2,410
	Replace (4) four rollup doors (kitchen)	$17,800	$1,800-$7,700	$890-$3,830
	Repair asphalt sidewalks to athletic fields	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Resurface parking area	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Replace sink counter tops in all restrooms	$48,700	$4,900-$20,900	$2,440-$10,480
	Replace approximately 100 seats in auditorium due to backs cracking.	$10,500	$1,100-$4,600	$530-$2,260
	Upgrade theater and stage lighting and sound systems	$115,500	$11,600-$49,700	$5,780-$24,840
2-Medium	Refurbish exterior doors	$2,700	$300-$1,200	$140-$590
	Replace original urinals	$11,600	$1,200-$5,000	$580-$2,500
	Replace original toilet fixtures	$23,200	$2,300-$9,900	$1,160-$4,990
3-High	Repair dropped and cracked floor and tiles between rooms 322 and 207	$4,200	$500-$1,800	$210-$910
	Recaulk wall foundation where concrete meets	$39,400	$4,000-$17,000	$1,970-$8,480
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Replace softball field fence	$9,600	$900-$4,100	$480-$2,070
	Replace kitchen tile ceiling with food grade	$7,400	$800-$3,200	$370-$1,600
	Repair areas of vinyl wall covering (in majority of wings)	$122,800	$12,300-$52,800	$6,140-$26,410

Estimated Total Construction Costs (in 2024 Dollars): $4,651,700
Estimated Project Management Costs Range: $465,700 - $2,000,500
Estimated Inflation Range: $232,640- $1,000,260

Estimated Total Project Costs: $5,350,040 - $7,652,460

Cherokee Trail Elementary

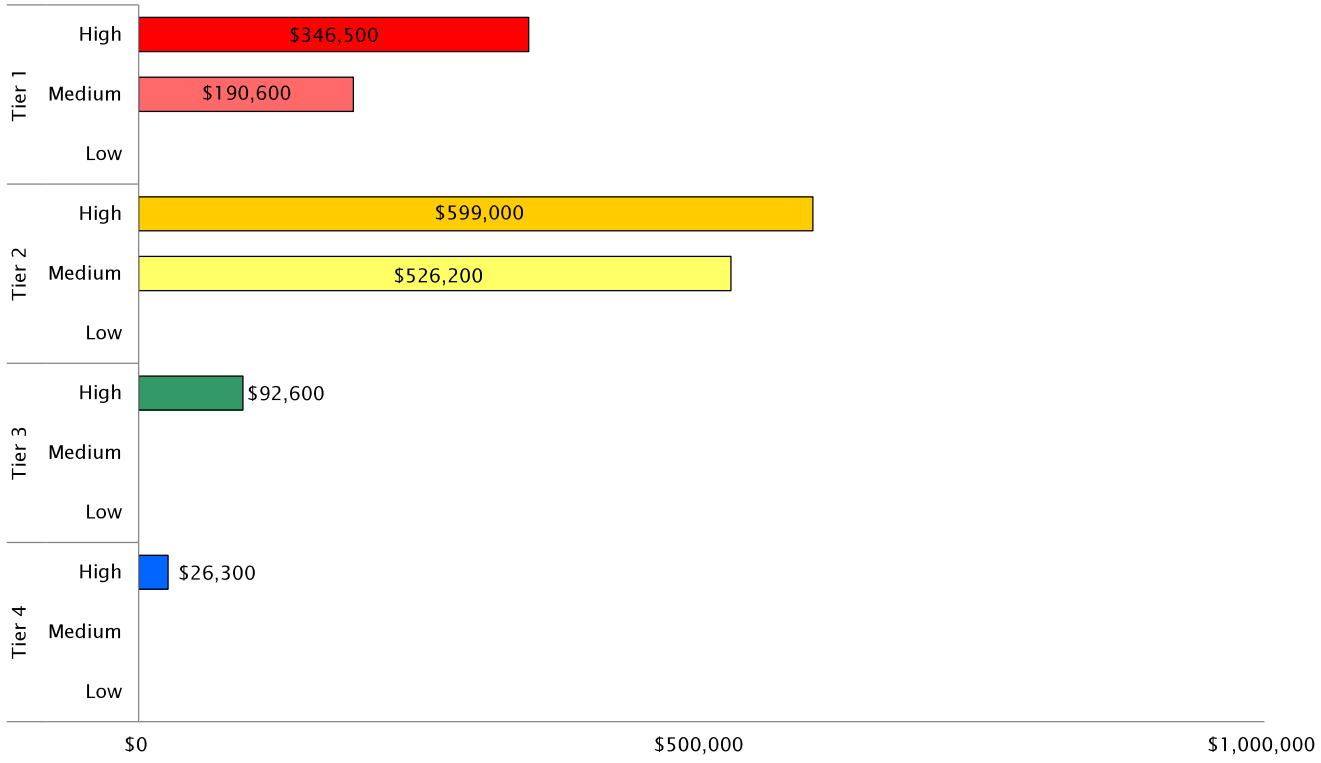
17302 Clarke Farms Dr.
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1989

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

Cherokee Trail Elementary-Identified Facility Projects

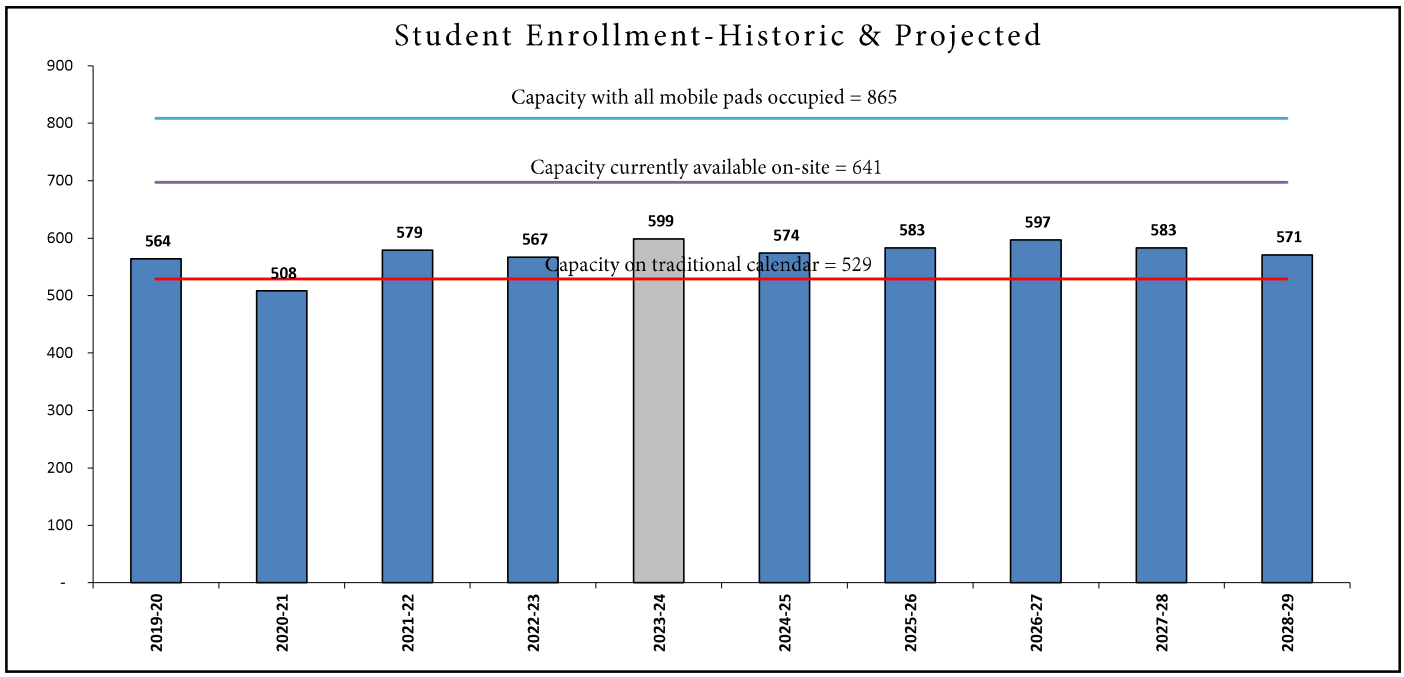
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,781,200

Estimated Total Project Costs: $2,048,510-$2,929,940

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$346,500	$34,700-$149,000	$17,330-$74,500
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Replace gas piping on roof	$4,200	$500-$1,900	$210-$910
	Replace all original fixed casework in classrooms and offices	$89,000	$8,900-$38,200	$4,450-$19,140
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace kitchen flooring	$86,700	$8,600-$37,200	$4,340-$18,650
	Repair and replace vinyl on the portable wall partitions	$14,800	$1,500-$6,300	$740-$3,190
2-Medium	Replace roof hatch gasket	$2,700	$200-$1,100	$140-$590
	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Replace toilet partitions	$47,300	$4,700-$20,300	$2,370-$10,170
	Replace flooring in main hall restrooms	$17,400	$1,700-$7,400	$870-$3,750
	Replace sink counter tops (all restrooms)	$48,700	$4,900-$20,900	$2,440-$10,480
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Recaulk wall foundation where concrete meets	$8,600	$800-$3,600	$430-$1,850
4-High	Replace metal edging with concrete mow strip	$15,800	$1,600-$6,800	$790-$3,400
	Resod/reseed grass areas	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $1,781,200
Estimated Project Management Costs Range: $178,200-$765,700
Estimated Inflation Range: $89,110-$383,040
Estimated Total Project Costs: $2,048,510-$2,929,940

Cherry Valley Elementary

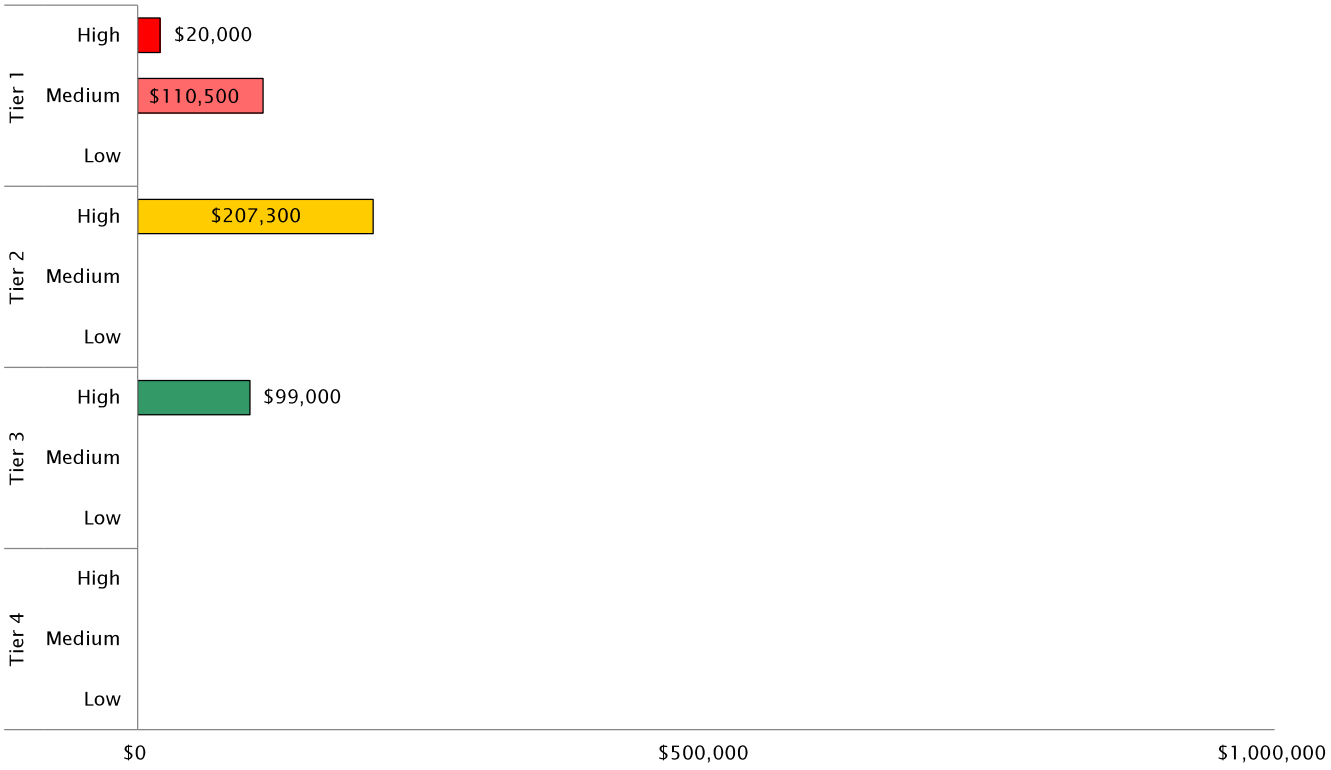
9244 South State Highway 83
Franktown, CO 80116
Douglas County High School Feeder Area, K-6

Funded prior to 1952
Opened in 1952

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

Cherry Valley Elementary-Identified Facility Projects

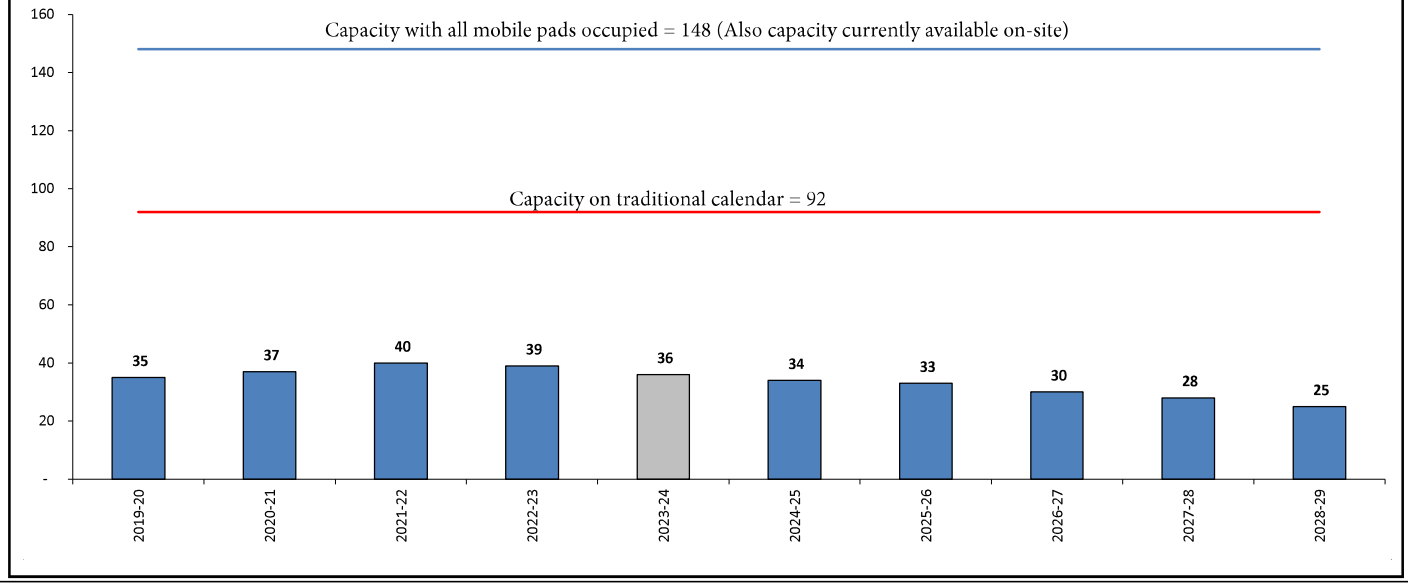
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $779,200

Estimated Total Project Costs: $896,310-$1,282,090

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace piping at propane tanks	$21,000	$2,100-$9,100	$1,050-$4,520
1-Medium	Upgrade control system	$52,500	$5,300-$22,600	$2,630-$11,290
	Install new IP intercom system for building	$63,600	$6,300-$27,300	$3,180-$13,680
2-High	Replace carpet in all buildings, includes modular classrooms	$105,800	$10,500-$45,400	$5,290-$22,750
	Replace kitchen flooring	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace floor urinals with wall mount	$31,800	$3,200-$13,700	$1,590-$6,840
	Install new asphalt parking lot	$52,500	$5,300-$22,600	$2,630-$11,290
	Replace sinks in restrooms and custodial closet	$4,500	$400-$1,900	$230-$970
2-Medium	Replace exterior windows	$144,400	$14,500-$62,100	$7,220-$31,050
	Piping and fittings-Check for replacement	$26,300	$2,600-$11,300	$1,320-$5,660
	Refurbish exterior doors	$2,700	$300-$1,200	$140-$590
2-Low	Replace hallway/classroom VCT flooring	$10,500	$1,100-$4,600	$530-$2,260
	Install poured-acrylic flooring in the kitchen (currently concrete	$52,500	$5,300-$22,600	$2,630-$11,290
3-High	Replace all fencing at around school perimeter, parking areas	$5,500	$600-$2,400	$280-$1,190
	Install new synthetic turf for multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace 1x1 glue on tiles in hallways and office	$12,000	$1,200-$5,100	$600-$2,580
	Replace ceiling tiles in old school house.	$2,500	$200-$1,000	$130-$540

Estimated Total Construction Costs (in 2024 Dollars): $779,200
Estimated Project Management Costs Range: $78,100-$335,300
Estimated Inflation Range: $39,010-$167,590

Estimated Total Project Costs: $896,310-$1,282,090

Cimarron Middle

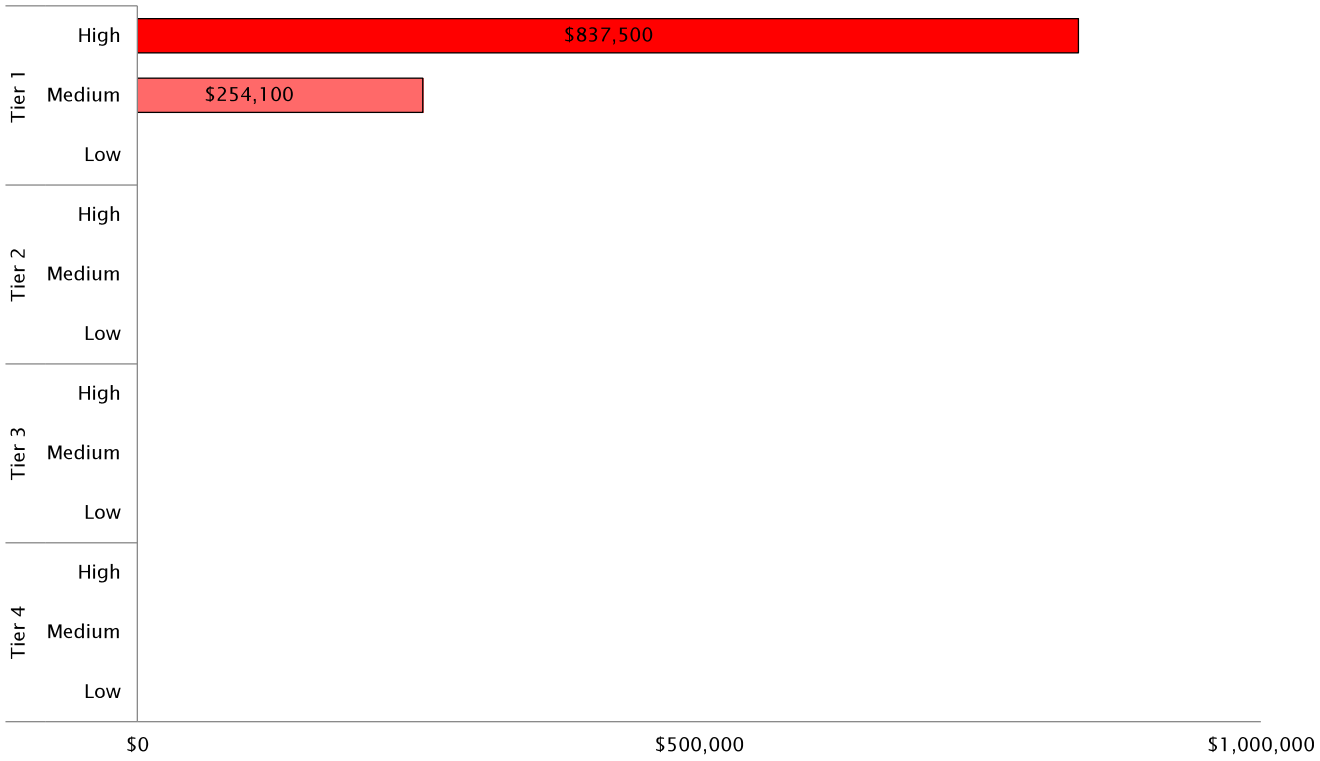
12130 Canterberry Parkway
Parker, CO 80134
Legend High School Feeder Area, 6-8

Funded by 2006 Bond
Opened in 2010

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

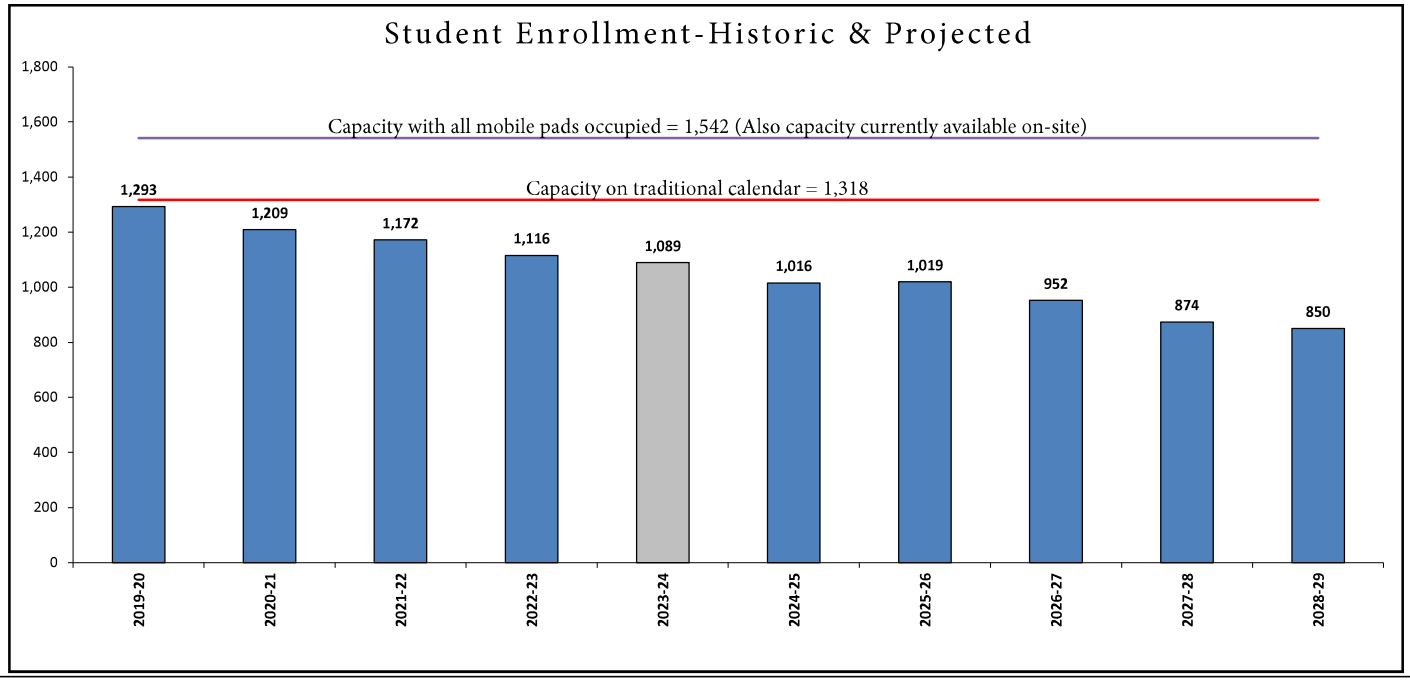
Cimarron Middle School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,091,600

Estimated Total Project Costs: $1,255,390-$1,795,610



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$404,300	$40,400-$173,800	$20,220-$86,930
	Upgrade fire alarm system	$433,200	$43,300-$186,200	$21,660-$93,140
1-Medium	Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640

Estimated Total Construction Costs (in 2024 Dollars): $1,091,600
Estimated Project Management Costs Range: $109,200-$469,300
Estimated Inflation Range: $54,590-$234,710

Estimated Total Project Costs: $1,255,390-$1,795,610

Clear Sky Elementary

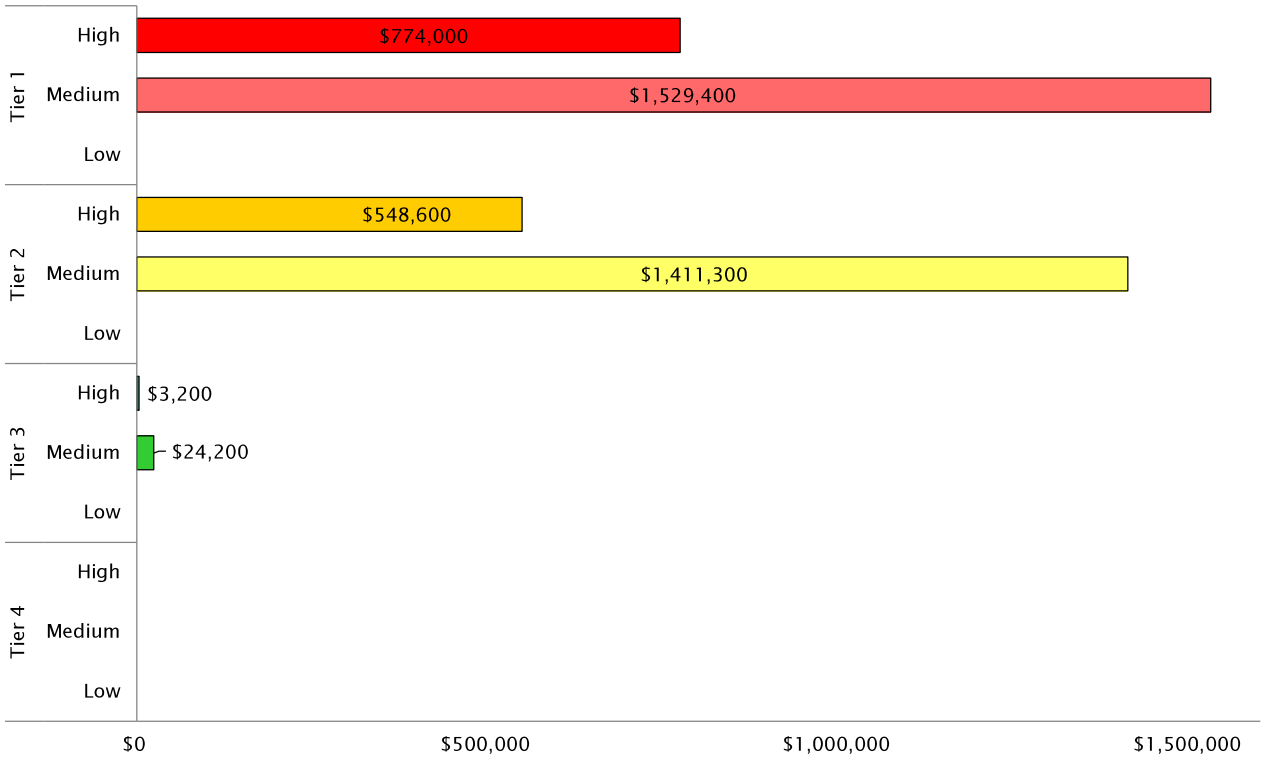
1470 Clear Sky Way
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2008

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

Clear Sky Elementary-Identified Facility Projects

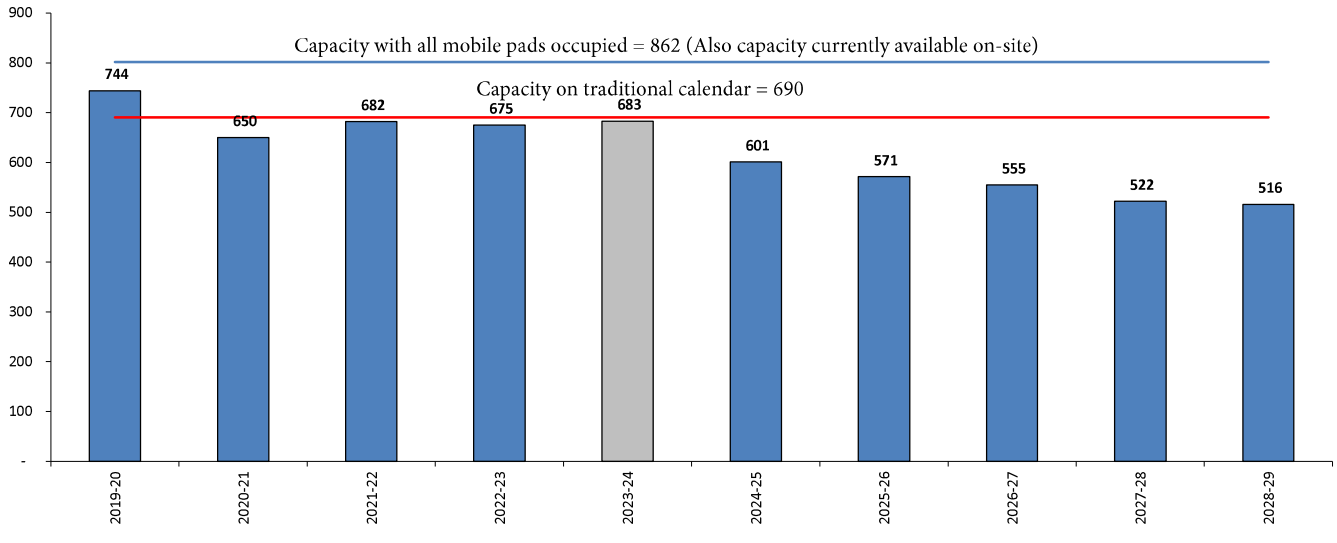
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $4,290,700

Estimated Total Project Costs: $4,934,590-$7,058,590

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$444,700	$44,500-$191,200	$22,240-$95,620
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$242,600	$24,300-$104,300	$12,130-$52,160
1-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace roof	$1,050,000	$105,000-$451,500	$52,500-$225,750
2-High	Recaulk exterior wall expansion joints. Reseal CMU	$19,100	$1,900-$8,200	$960-$4,110
	Recaulk exterior windows	$19,100	$1,900-$8,200	$960-$4,110
	Paint metal at window shades, metal stantions, all blue metal	$6,400	$600-$2,700	$320-$1,380
	Repair/resurface parking lot	$157,500	$15,800-$67,800	$7,880-$33,870
	Replace multi-use field artficial turf	$262,500	$26,300-$112,900	$13,130-$56,440
	Repair/resurface playing field as necessary	$84,000	$8,400-$36,200	$4,200-$18,060
2-Medium	Replace cafeteria VCT flooring	$31,500	$3,200-$13,600	$1,580-$6,780
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace kitchen flooring	$866,300	$86,600-$372,500	$43,320-$186,260
	Replace poured acrylic flooring in all restrooms	$63,000	$6,300-$27,100	$3,150-$13,550
3-High	Repair areas of vinyl wall covering (seams)	$3,200	$300-$1,400	$160-$690
3-Medium	Sandblast & repaint railing between playground and main entrance	$5,300	$500-$2,300	$270-$1,140
	Repair areas of grass around school	$10,500	$1,100-$4,600	$530-$2,260
	Recaulk wall foundation where concrete meets	$8,400	$900-$3,700	$420-$1,810

Estimated Total Construction Costs (in 2024 Dollars): $4,290,700
Estimated Project Management Costs Range: $429,300-$1,845,300
Estimated Inflation Range: $214,590-$922,590

Estimated Total Project Costs: $4,934,590-$7,058,590

Copper Mesa Elementary

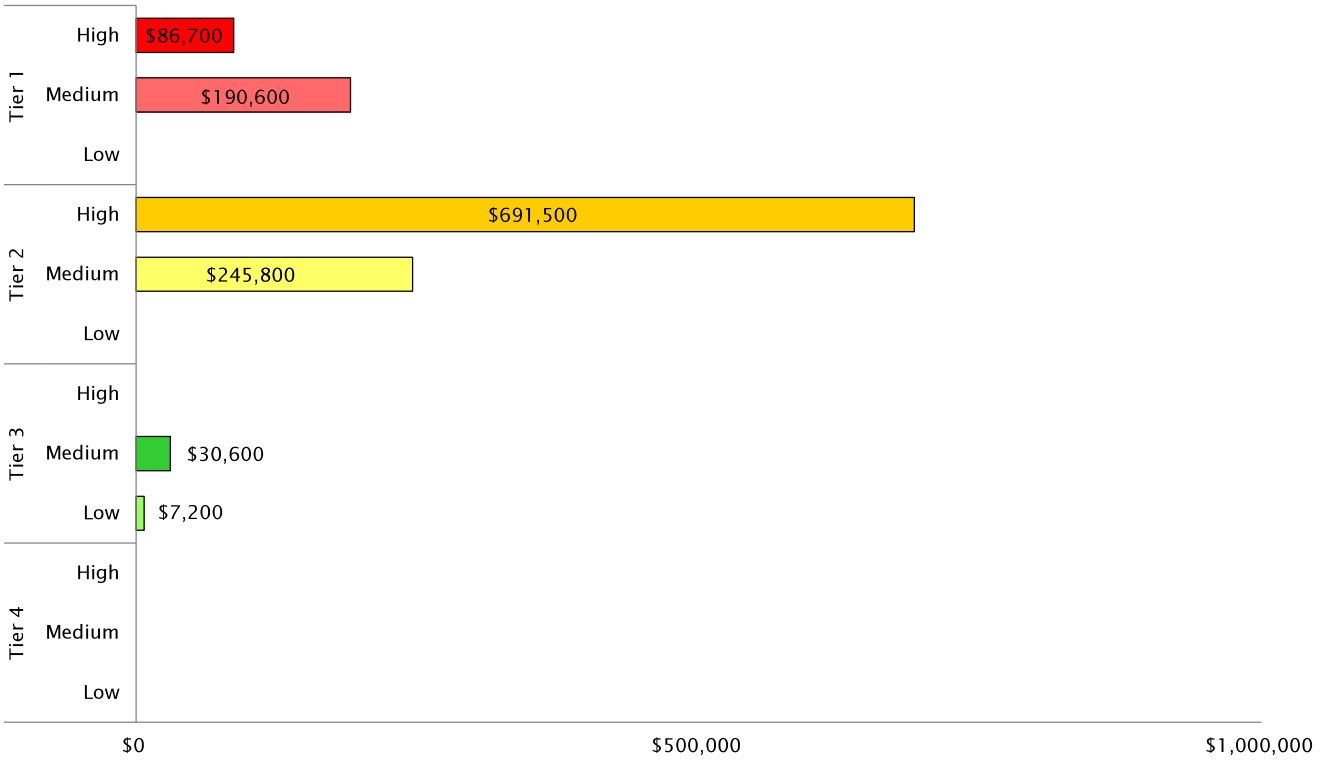
3501 Poston Parkway
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2006

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

Copper Mesa Elementary-Identified Facility Projects

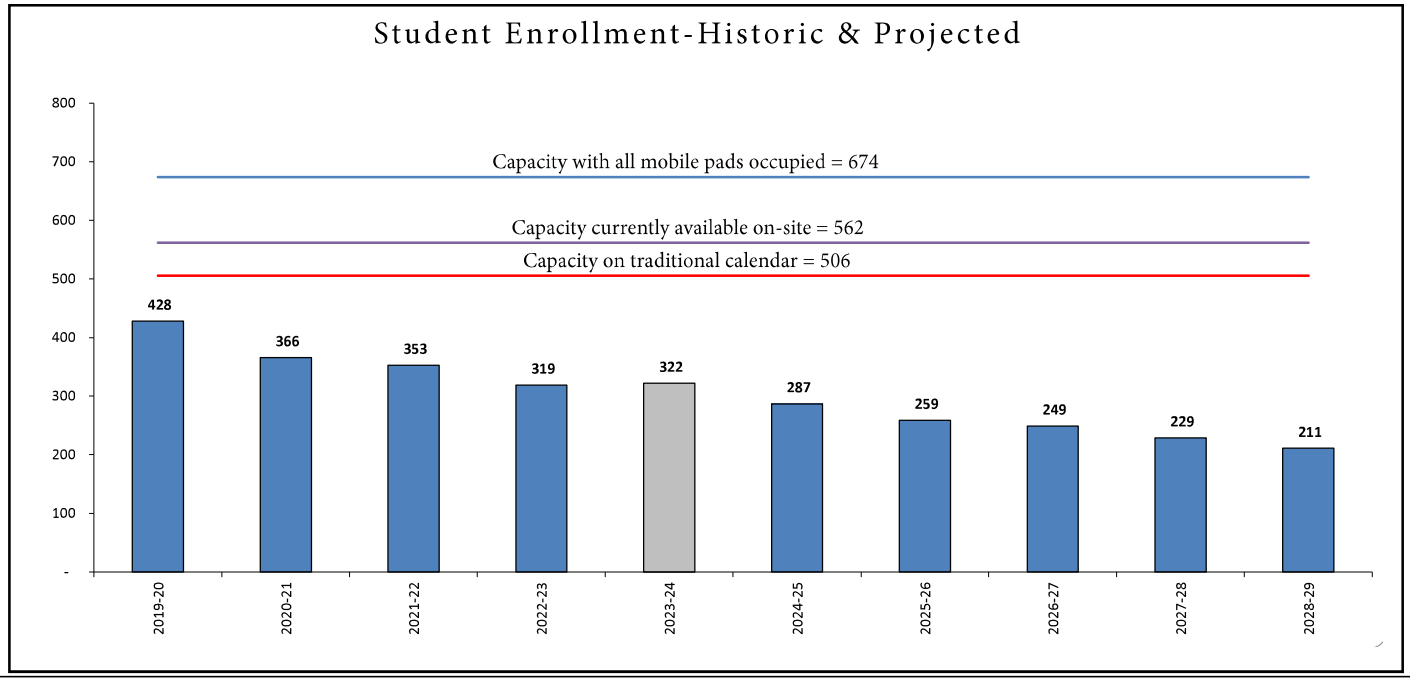
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,252,400

Estimated Total Project Costs: $1,440,460-$2,060,150

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$17,700	$1,800-$7,600	$890-$3,810
	Replace toilet partitions	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace poured acrylic flooring in all restrooms	$46,200	$4,700-$19,900	$2,310-$9,940
	Repair parking lot cracks (minor)	$105,000	$10,500-$45,200	$5,250-$22,580
	Repair cracking in bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Repair areas of sidewalk at west entry raised area for drainage issues	$10,500	$1,100-$4,600	$530-$2,260
	Repair operable partition between stage and gym	$14,800	$1,500-$6,300	$740-$3,190
2-Medium	Replace VCT cafeteria flooring	$28,900	$2,900-$12,400	$1,450-$6,220
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
	Repair cracks in playing field asphalt	$84,000	$8,400-$36,200	$4,200-$18,060
3-Medium	Repair insulation at water heater	$14,800	$1,500-$6,300	$740-$3,190
	Replace plants in N playground area next to wall that are dying	$15,800	$1,600-$6,800	$790-$3,400
3-Low	Repair areas of vinyl wall covering	$7,200	$700-$3,000	$360-$1,550

Estimated Total Construction Costs (in 2024 Dollars): $1,252,400
Estimated Project Management Costs Range: $125,400-$538,400
Estimated Inflation Range: $62,660-$269,350

Estimated Total Project Costs: $1,440,460-$2,060,150

Cougar Run Elementary

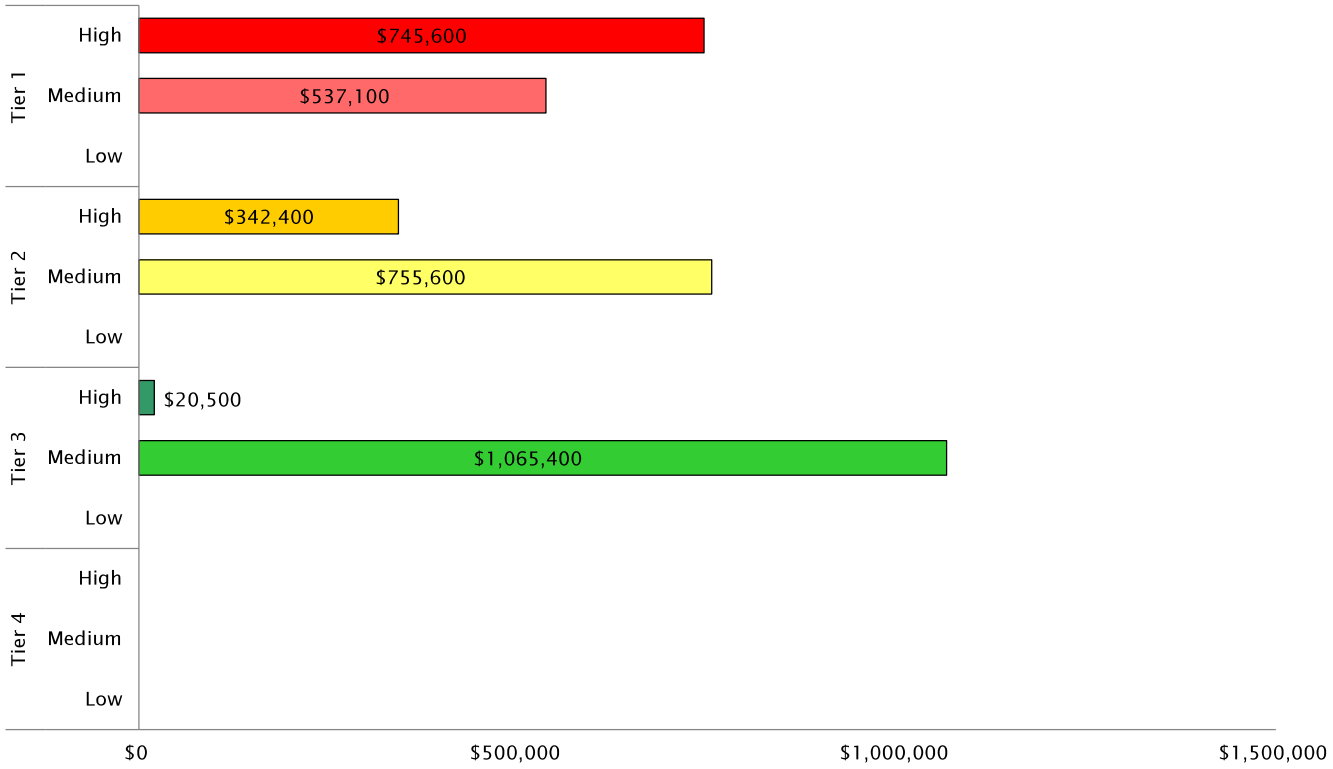
8780 Venneford Ranch Road
Highlands Ranch, CO 80126
Highlands Ranch High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

Cougar Run Elementary-Identified Facility Projects

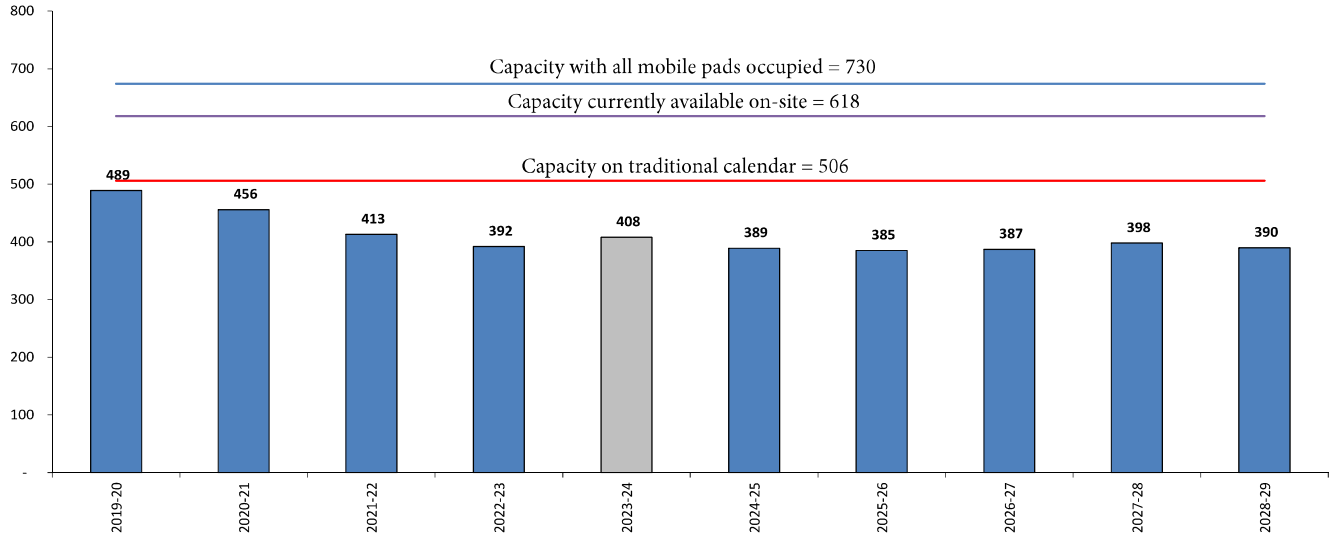
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,466,600

Estimated Total Project Costs: $3,987,520-$5,703,160

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Upgrade fire alarm system	$225,800	$22,600-$97,100	$11,290-$48,550
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Paint exterior window, doors & frames	$4,800	$400-$2,000	$240-$1,040
	Replace toilet partitions	$47,300	$4,700-$20,300	$2,370-$10,170
	Replace floor drain in kitchen	$2,100	$300-$1,000	$110-$460
	Repair VCT flooring in cafeteria	$2,100	$300-$1,000	$110-$460
	Replace VCT cafeteria flooring	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace sheet vinyl flooring in art room	$14,800	$1,500-$6,300	$740-$3,190
	Replace VCT flooring in classrooms	$12,600	$1,300-$5,400	$630-$2,710
	Replace red kitchen hubblelite floor with poured acrylic	$86,700	$8,600-$37,200	$4,340-$18,650
	Repair/replace Gym/Cafeteria folding wall.	$14,800	$1,500-$6,300	$740-$3,190
	Replace sink countertops with single surface	$44,100	$4,500-$19,000	$2,210-$9,490
	Repair storefront windows at cafeteria	$37,500	$3,800-$16,100	$1,880-$8,070
	Upgrade gym sound system	$52,500	$5,300-$22,600	$2,630-$11,290
2-Medium	Replace/refinish casework as necessary	$69,300	$7,000-$29,800	$3,470-$14,900
	Resurface parking lot	$157,500	$15,800-$67,800	$7,880-$33,870
	Resurface play-pad	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace carpet	$381,200	$38,100-$163,900	$19,060-$81,960
3-High	Repair column structural damage from movement issues	$16,400	$1,700-$7,100	$820-$3,530
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Grease interceptor bypass	$10,300	$1,100-$4,500	$520-$2,220
	Repair wall vinyl	$5,100	$500-$2,200	$260-$1,100

Estimated Total Construction Costs (in 2024 Dollars): $3,466,600
Estimated Project Management Costs Range: $347,500-$1,491,100
Estimated Inflation Range: $173,420-$745,460

Estimated Total Project Costs: $3,987,520-$5,703,160

Coyote Creek Elementary

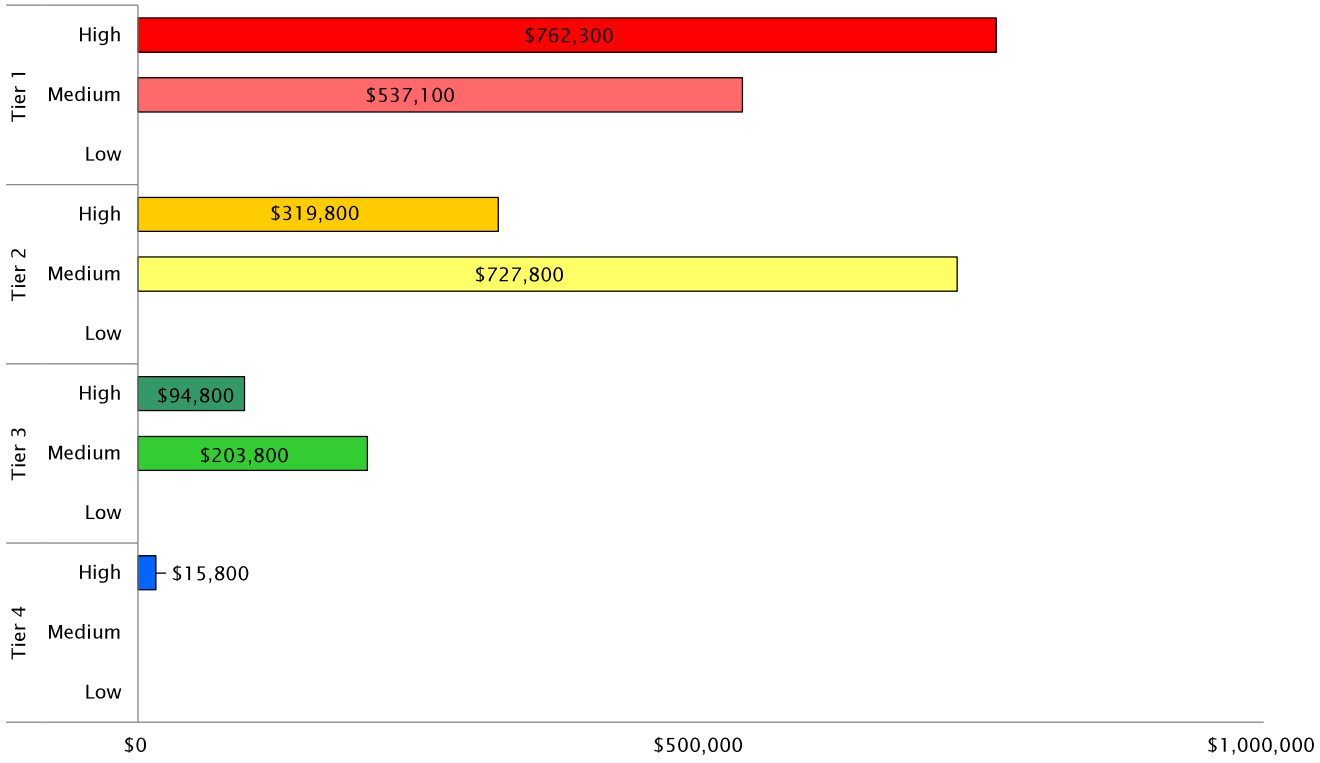
2861 Baneberry Court
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

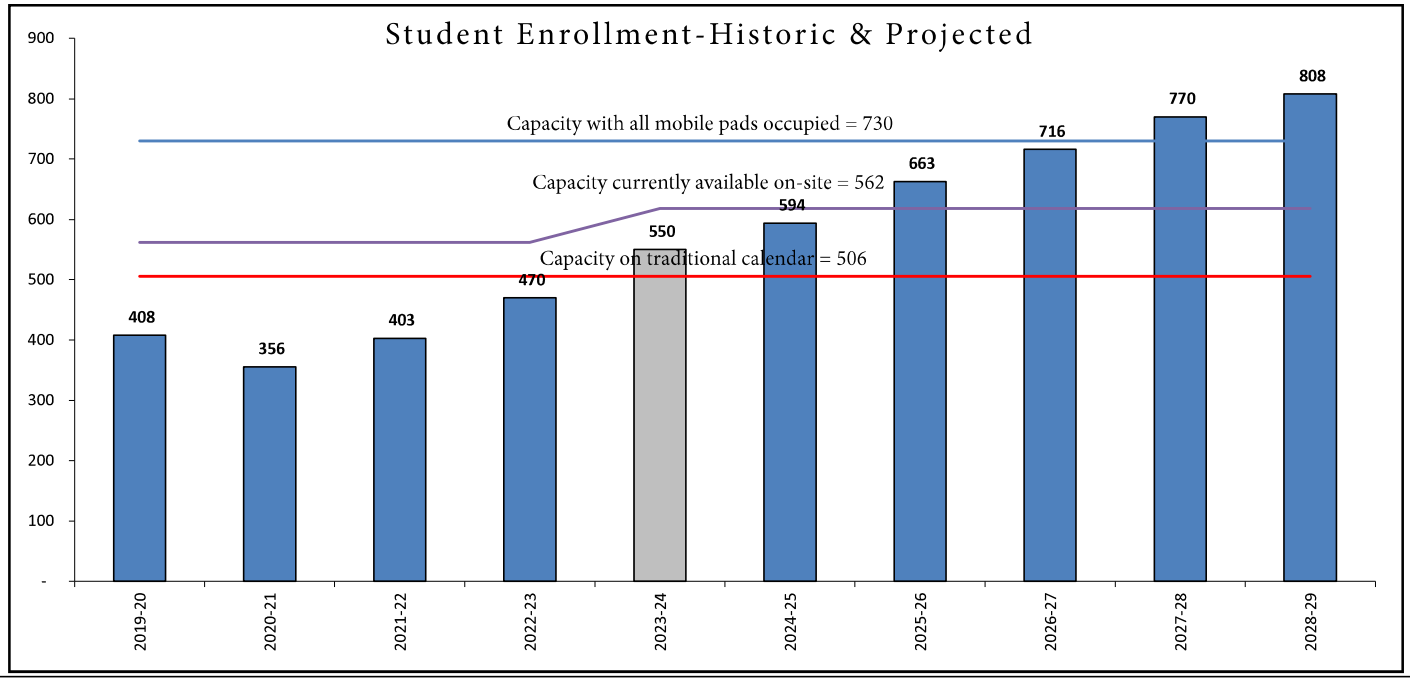
Coyote Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,661,400

Estimated Total Project Costs: $3,061,140 - $4,378,320



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$346,500	$34,700-$149,000	$17,330-$74,500
	Upgrade fire alarm system	$184,800	$18,500-$79,500	$9,240-$39,740
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$15,900	$1,600-$6,900	$800-$3,420
	Art room counter tops need replaced	$11,600	$1,200-$5,000	$580-$2,500
	Replace kitchen flooring	$86,700	$8,600-$37,200	$4,340-$18,650
	Repair leaking at NE entry	$13,300	$1,300-$5,600	$670-$2,860
	Replace lavatory faucets	$20,800	$2,000-$8,900	$1,040-$4,480
	Repair operable partitions (classrooms, cafeteria/gym)	$14,000	$1,400-$6,000	$700-$3,010
	Repair parking lot as necessary	$157,500	$15,800-$67,800	$7,880-$33,870
2-Medium	Replace exterior windows	$144,400	$14,500-$62,100	$7,220-$31,050
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace poured acrylic flooring in all restrooms	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace/refinish casework as necessary	$69,300	$7,000-$29,800	$3,470-$14,900
3-High	Renovate and resod multi-use field (soccer and softball field)	$84,000	$8,400-$36,200	$4,200-$18,060
	Repair areas of vinyl wall covering (minor repairs/seams splittir	$6,700	$600-$2,800	$340-$1,450
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
3-Medium	Replace ceiling grid	$198,200	$19,900-$85,300	$9,910-$42,620
	Replace vinyl wall covering (Art/502)	$5,600	$600-$2,400	$280-$1,210
4-High	Replace metal edger at shrub beds with concrete mow band.	$15,800	$1,600-$6,800	$790-$3,400

Estimated Total Construction Costs (in 2024 Dollars): $2,661,400
Estimated Project Management Costs Range: $266,600 - $1,144,600
Estimated Inflation Range: $133,140 - $572,320

Estimated Total Project Costs: $3,061,140 - $4,378,320

Cresthill Middle

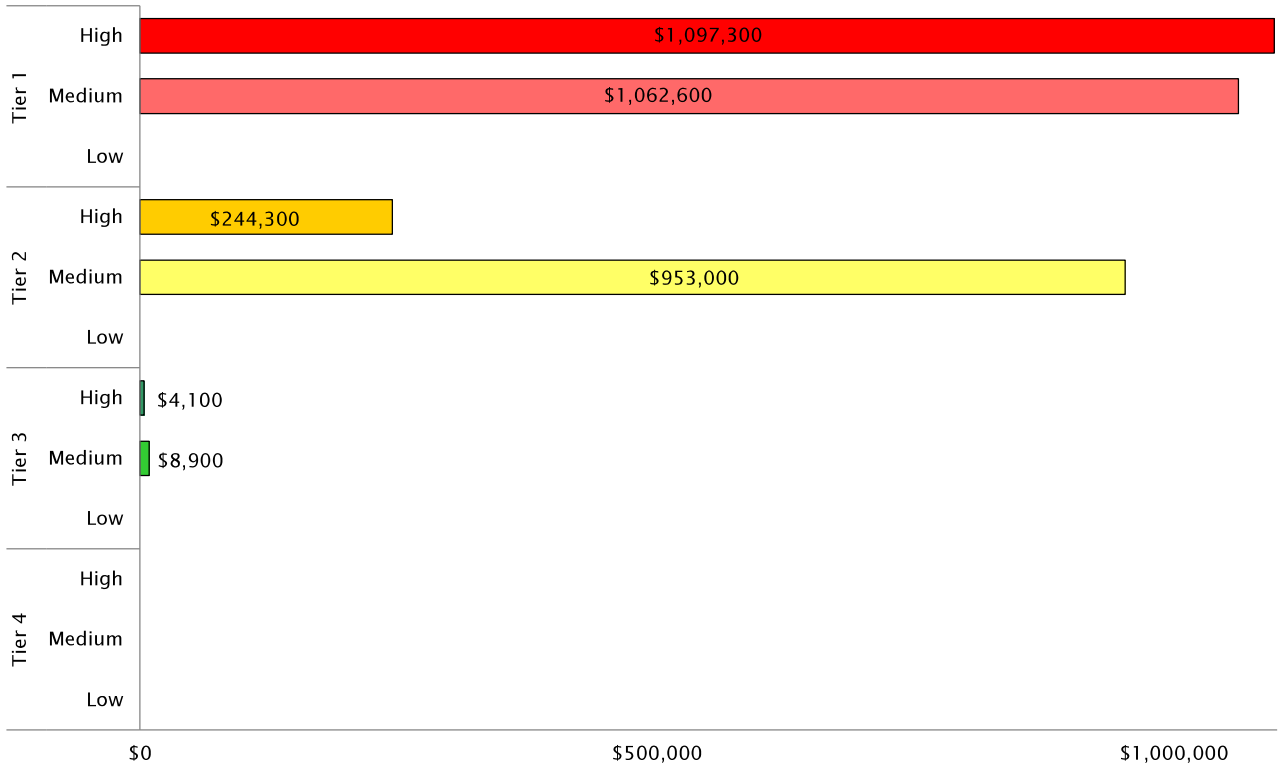
9195 Cresthill Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, 7-8

Funded by 1989 Bond
Opened in 1990

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

Cresthill Middle School-Identified Facility Projects

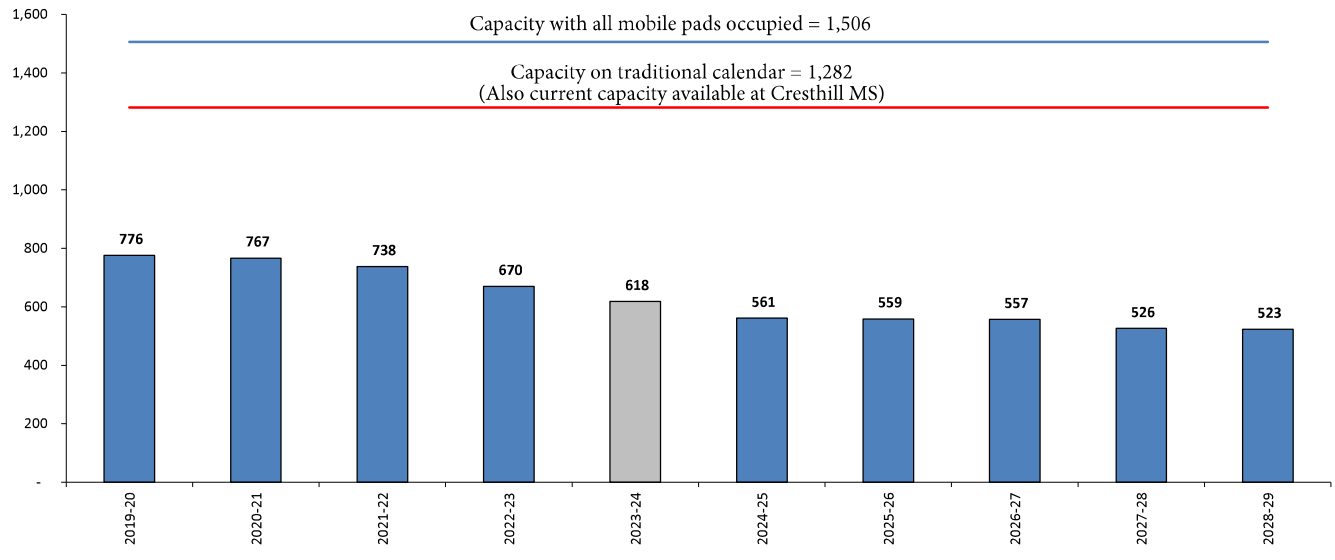
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,601,200

Estimated Total Project Costs: $4,141,500 - $5,924,230

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$693,000	$69,300-$298,000	$34,650-$149,000
	Upgrade fire alarm system	$404,300	$40,400-$173,800	$20,220-$86,930
1-Medium	Upgrade domestic water system	$808,500	$80,900-$347,700	$40,430-$173,830
	Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640
2-High	Recaulk exterior windows (partial)	$45,000	$4,500-$19,400	$2,250-$9,680
	Replace exterior windows (partial)	$112,600	$11,300-$48,400	$5,630-$24,210
	Replace kitchen flooring with poured acrylic	$86,700	$8,600-$37,200	$4,340-$18,650
	Replace/refinish casework as necessary	$231,000	$23,100-$99,400	$11,550-$49,670
2-Medium	Replace carpet	$866,300	$86,600-$372,500	$43,320-$186,260
	Replace original urinals	$34,700	$3,500-$14,900	$1,740-$7,470
	Replace original toilet fixtures	$52,000	$5,200-$22,400	$2,600-$11,180
3-High	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
3-Medium	Repair vinyl on walls as necessary	$8,900	$900-$3,900	$450-$1,920

Estimated Total Construction Costs (in 2024 Dollars): $3,601,200
Estimated Project Management Costs Range: $360,200 - $1,548,700
Estimated Inflation Range: $180,100 - $774,330

Estimated Total Project Costs: $4,141,500 - $5,924,230

DCSD Opportunity Center

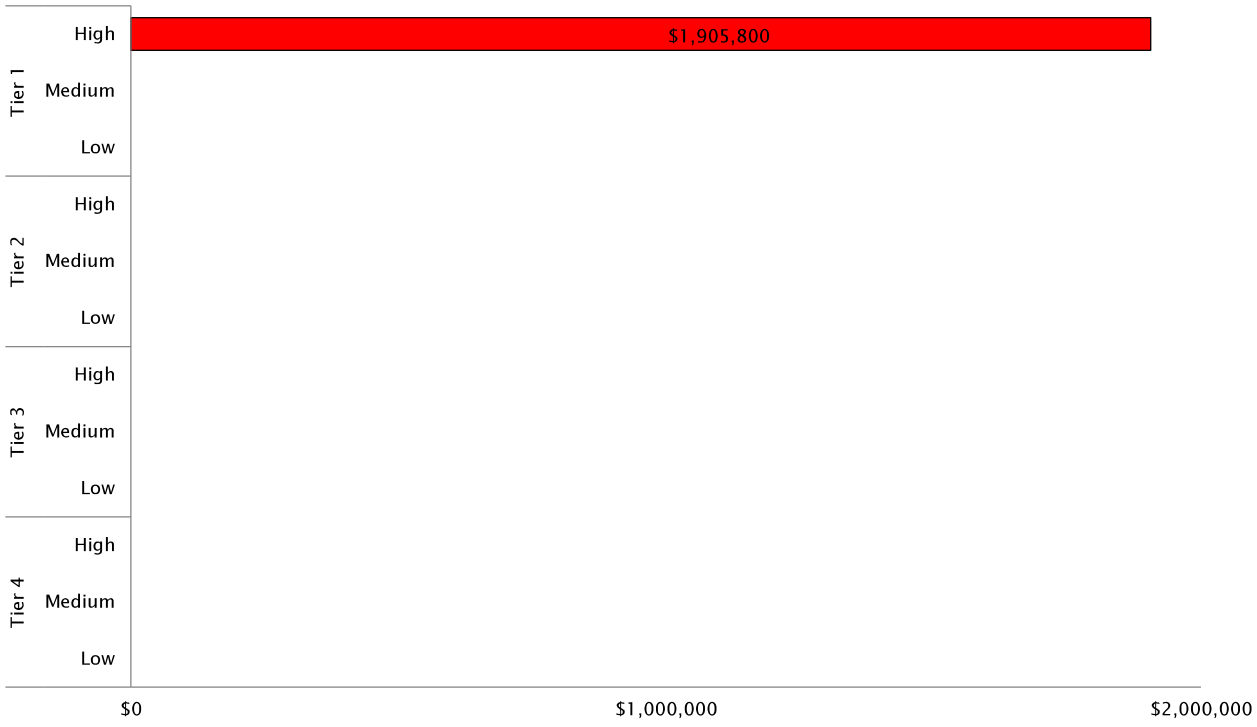
9350 Teddy Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, Alternative Education

Funded by General Fund
Opened in 2017

Site Acreage:1.7
Facility Square Feet: 26,121

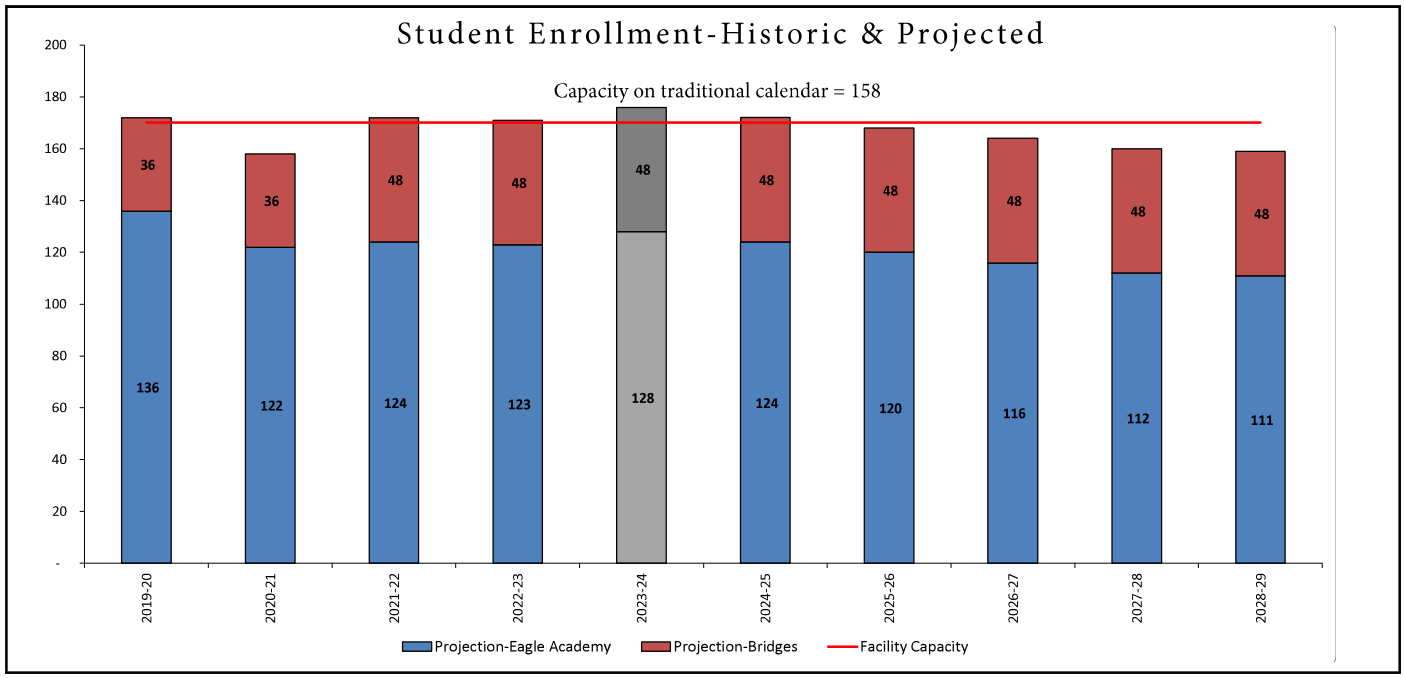
DCSD Opportunity Center-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,905,800

Estimated Total Project Costs: $2,191,690 - $3,135,050



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof top unit	$1,905,800	$190,600-$819,500	$95,290-$409,750

Estimated Total Construction Costs (in 2024 Dollars): $1,905,800
Estimated Project Management Costs Range: $190,600-$819,500
Estimated Inflation Range: $95,290-$409,750

Estimated Total Project Costs: $2,191,690-$3,135,050

DC Oakes/District Library Media Center

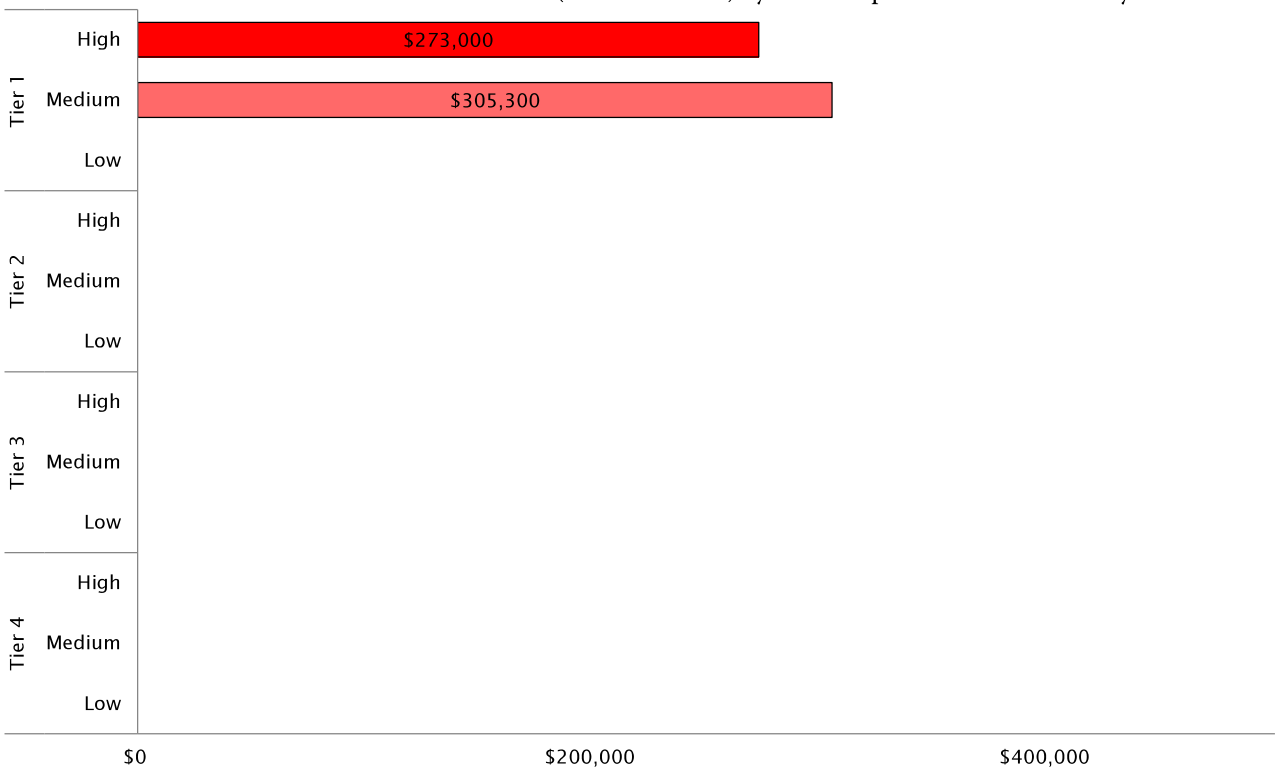
961 South Plum Creek Boulevard
Castle Rock, CO 80104
Douglas County High School Feeder Area, 9-12

Funded by Certificate of Participation
Building Purchased: 2002

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

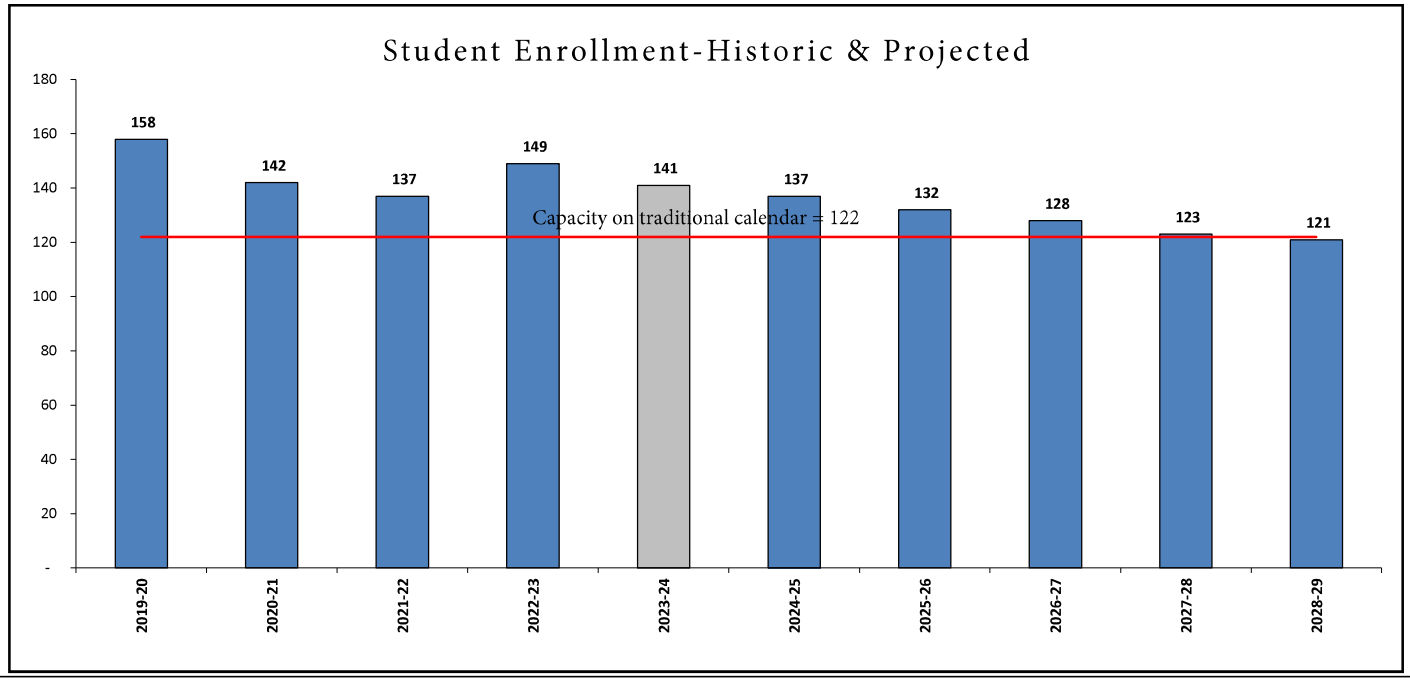
DC Oakes High School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $578,300

Estimated Total Project Costs: $665,230-$951,450



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace condensing units	$157,500	$15,800-$67,800	$7,880-$33,870
1-Medium	Install new IP intercom system for building	$95,300	$9,600-$41,000	$4,770-$20,490
	Re-roof clay tile roof	$210,000	$21,000-$90,300	$10,500-$45,150

Estimated Total Construction Costs (in 2024 Dollars): $578,300
Estimated Project Management Costs Range: $58,000-$248,800
Estimated Inflation Range: $28,930-$124,350

Estimated Total Project Costs: $665,230-$951,450

Douglas County High

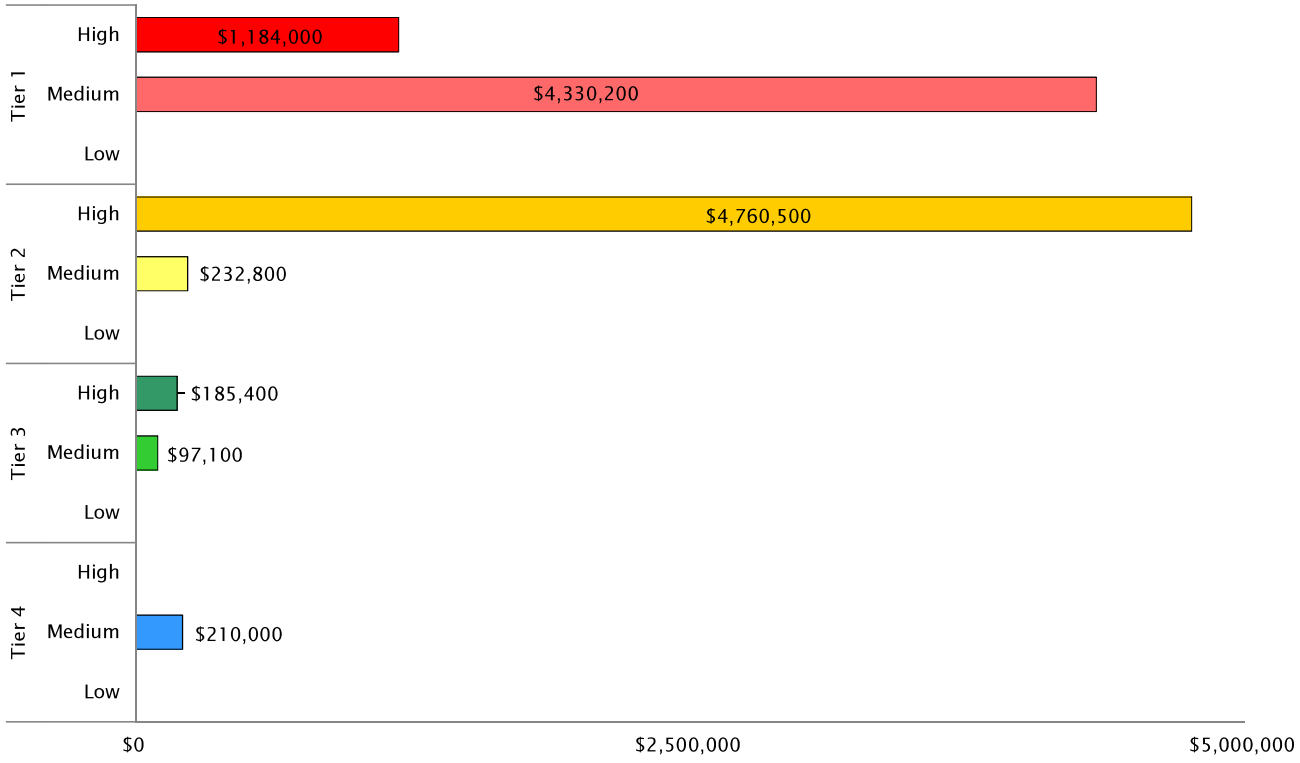
2842 Front Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 9-12

Funded by 1960 Bond
Opened in 1961

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

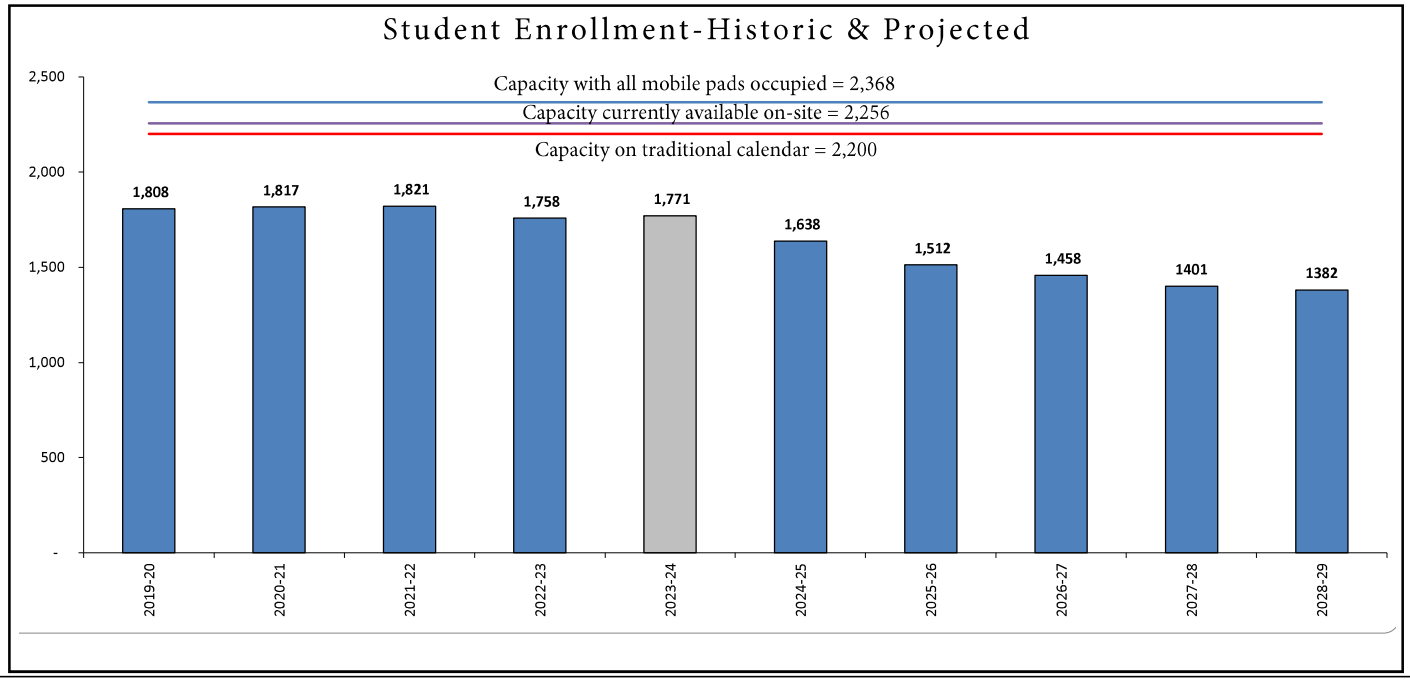
Douglas County High School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $11,000,000

Estimated Total Project Costs: $12,650,480 - $18,095,100



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$404,300	$40,400-$173,800	$20,220-$86,930
	South: Upgrade fire alarm system	$693,000	$69,300-$298,000	$34,650-$149,000
1-Medium	Upgrade control system	$840,000	$84,000-$361,200	$42,000-$180,600
	Upgrade domestic water system	$808,500	$80,900-$347,700	$40,430-$173,830
	Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640
	Upgrade control system	$840,000	$84,000-$361,200	$42,000-$180,600
	South: Upgrade domestic water system	$808,500	$80,900-$347,700	$40,430-$173,830
	South: Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640
	Re-roof sections	$525,000	$52,500-$225,800	$26,250-$112,880
2-High	South: TOILET PARTITIONS North / Many beyond life; Replace (Replaced in I.A. toilets)	$60,900	$6,100-$26,200	$3,050-$13,100
	WINDOWS NORTH / Caulk perimeters at Life Mgmt Wing	$3,100	$300-$1,300	$160-$670
	Replace toilet partitions in 2 sets of restrooms at 2 story addition	$15,800	$1,600-$6,800	$790-$3,400
	Add more casework in SPED Kitchen	$17,400	$1,700-$7,400	$870-$3,750
	Display cases north bldg not DCSD standard. All doors and sliding hardware bad- replace	$34,700	$3,500-$14,900	$1,740-$7,470
	At admin - numerous base cabinet countertops too high and sink not ADA accessible	$19,100	$1,900-$8,200	$960-$4,110
	Replace ceramic tile flooring with seamless acrylic in two sets of restrooms at 2 story addition	$105,000	$10,500-$45,200	$5,250-$22,580
	Auditorium control room: no ADA access. Room too small and counter too high	$19,100	$1,900-$8,200	$960-$4,110
	Upgrade auditorium with wheel chair spaces for ADA	$10,500	$1,100-$4,600	$530-$2,260
	Upgrade restrooms in two storey addition, restroom in north hall, and old locker rooms.	$63,000	$6,300-$27,100	$3,150-$13,550
	Replace lavatories and sinks in 2 sets of restrooms at 2 story addition, restroom in north hall, and old locker rooms	$28,300	$2,800-$12,100	$1,420-$6,090
	North Bldg -rolling counter doors too high for ADA at student store and attendance office	$11,500	$1,100-$4,900	$580-$2,480
	Provide accessible, to grade route outside Commons 100 and gym 103 west exits	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Repair/seal large concrete expansion/contraction joints on sidewalks and curbs	$105,000	$10,500-$45,200	$5,250-$22,580
	Ramps. Needs-North- Auditorium- No ramp access to lower thrust stage or main stage from seating area. Provide lift or	$54,700	$5,400-$23,500	$2,740-$11,770
	Handrails on stairs in E-Wing are too large, don't extend past bottom riser - not ADA compliant - replace	$15,900	$1,600-$6,900	$800-$3,420
	Repair/replace sanitary sewer system piping	$105,000	$10,500-$45,200	$5,250-$22,580
	Provide plaster sink with large capacity plaster trap at north building art 41	$12,200	$1,300-$5,300	$610-$2,630
	Replace stainless steel science sinks where classroom program dictates with epoxy sinks	$44,600	$4,500-$19,200	$2,230-$9,590
	Replace stainless steel sink in darkroom 45	$3,100	$300-$1,300	$160-$670
	Revise piping at sinks in classroom 53 of north building to allow for proper fixture operation	$6,100	$700-$2,700	$310-$1,320
	DOORS NORTH / Exterior HM frames rusting. Refinish at Y, I	$3,100	$300-$1,300	$160-$670
	Replace suspended ceiling (admin offices, not fire rated)	$24,600	$2,400-$10,500	$1,230-$5,290
	Auditorium theatrical equipment old and not comparable with other high schools	$101,700	$10,200-$43,700	$5,090-$21,870
	Upgrade theater and stage lighting and sound systems	$115,500	$11,600-$49,700	$5,780-$24,840

Estimated Total Construction Costs (in 2024 Dollars): $11,000,000
Estimated Project Management Costs Range: $1,100,300 - $4,729,800
Estimated Inflation Range: $550,180 - $2,365,300

Estimated Total Project Costs: $12,650,480 - $18,095,100

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Replace floor sinks and drains and all connected waste piping below the floor within the kitchen of the north building	$525,000	$52,500-$225,800	$26,250-$112,880
	Aluminum. windows in 66 & 67 single glazed. Adjacent HM frames rusting.	$600	$-$200	$30-$130
	South: TOILET PARTITIONS South / Locker Room damaged; Replace	$5,300	$500-$2,300	$270-$1,140
	South: Repair CMU exterior wall of greenhouse (cracked and paint blistering)	$1,700	$200-$700	$90-$370
	South: Repair/replace casework	$231,000	$23,100-$99,400	$11,550-$49,670
	South: At admin - Reception countertop too high- Not ADA accessible	$236,000	$23,600-$101,400	$11,800-$50,740
	South: Repair broken cement block and wall crack in gym. Fire Department pull station is installed on broken block. Crack follows joints to ceiling.	$15,800	$1,600-$6,800	$790-$3,400
	South: Replace poured acrylic flooring in all restrooms	$57,800	$5,800-$24,800	$2,890-$12,430
	South: Install complying HC stall, accessories or grab bars in restrooms 100N, 100O, 103E, 103I, 43D, 43F	$31,600	$3,100-$13,500	$1,580-$6,800
	South: Most all single staff toilet rooms don't meet ADA accessibility, too small, sinks too high, revise to provide at least one men & women per floor	$151,900	$15,200-$65,300	$7,600-$32,660
	South: Upgrade restrooms throughout building as needed	$210,000	$21,000-$90,300	$10,500-$45,150
	South: Resurface parking lot	$1,050,000	$105,000-$451,500	$52,500-$225,750
	South: Replace corridor stair handrails, rectangular and not ADA compliant	$17,500	$1,700-$7,400	$880-$3,770
	Replace floor drains and revise drainage connections within kitchen at south building	$26,300	$2,600-$11,300	$1,320-$5,660
	South: Repair/replace sanitary sewer system piping	$105,000	$10,500-$45,200	$5,250-$22,580
	South: DOORS SOUTH / Exterior HM windows, doors/frames rusting; refinish all locations	$9,100	$900-$3,800	$460-$1,960
	South: South 101 Dance, ramp wood flooring boards cupped. Replace and threshold	$26,300	$2,600-$11,300	$1,320-$5,660
	South: WINDOWS SOUTH / Caulk perimeters at all windows	$29,700	$2,900-$12,700	$1,490-$6,390
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	$59,400	$5,900-$25,500	$2,970-$12,780
	Replace original urinals	$34,700	$3,500-$14,900	$1,740-$7,470
	Replace original toilet fixtures	$52,000	$5,200-$22,400	$2,600-$11,180
	South: Replace original urinals	$34,700	$3,500-$14,900	$1,740-$7,470
	South: Replace original toilet fixtures	$52,000	$5,200-$22,400	$2,600-$11,180
3-High	Repair cracked masonry at SW interior corner of Commons	$15,800	$1,600-$6,800	$790-$3,400
	Temp CR area at South Bldg bare from foot traffic. Dress up grade and reseed	$10,500	$1,100-$4,600	$530-$2,260
	Replace 33% of ceiling tiles, stained or damaged. Replace grid in classrooms	$46,600	$4,600-$19,900	$2,330-$10,020
	South: Repair column foundation (southwest corner court yd inner wall is separating from pillar)	$41,500	$4,100-$17,800	$2,080-$8,930
	South: Repair floor slab cracks or joints approx. 7 locations (damaged flooring)	$18,000	$1,800-$7,700	$900-$3,870
	South: Superstructure. Need-Repair cracks in one concrete column south of Science #11 and one south of Commons	$21,600	$2,200-$9,300	$1,080-$4,650
	South: Replace ceiling tiles entire building as needed	$29,100	$3,000-$12,600	$1,460-$6,260
	South: South Restroom 7P, install new floor expansion joint cover along east wall	$2,300	$300-$1,000	$120-$500
3-Medium	Upgrade chain Link fence at metal shop to DCSD Standard	$21,000	$2,100-$9,100	$1,050-$4,520
	No acoustical wall panels in Vocal Room; low ceilings substandard acoustics	$44,600	$4,500-$19,200	$2,230-$9,590
	Northeast side of North Bldg has only sparse native seed. Add cobble, shrub beds, irrigation, and sod w/ mow band.	$31,500	$3,200-$13,600	$1,580-$6,780
4-Medium	Improve native growth on south side of building	$210,000	$21,000-$90,300	$10,500-$45,150

This page intentionally left blank

Early Childhood Center South

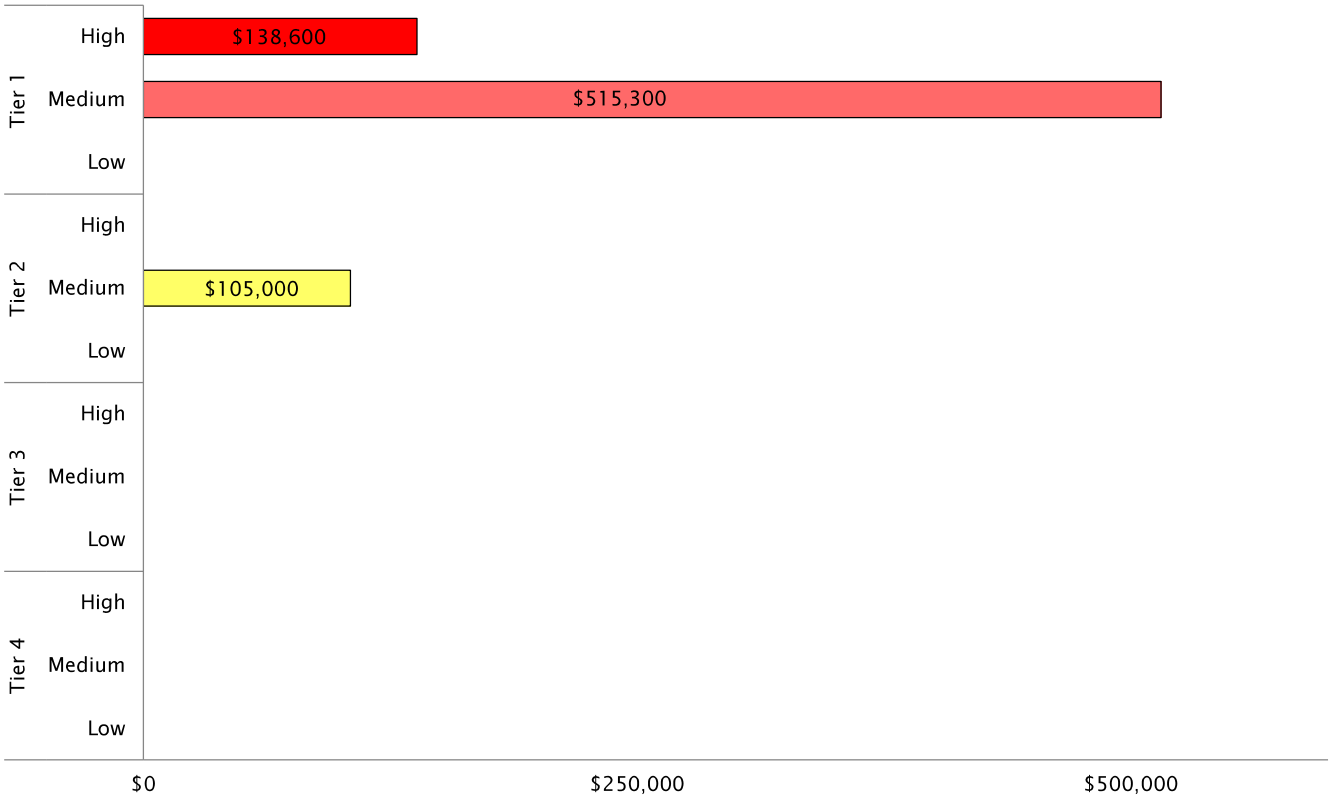
3950 Trail Boss Lane
Castle Rock, CO 80104
Early Childhood Center

Funded by 2006 Bond
Opened in 2009

Facility Square Feet: 15,542

Early Childhood Center-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $758,900

Estimated Total Project Costs: $872,850-$1,248,480

Following is the list of currently unfunded facility projects at the Early Childhood Center-South facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$138,600	$13,900-$59,600	$6,930-$29,800
1-Medium	Install new IP intercom system for building	$95,300	$9,600-$41,000	$4,770-$20,490
	Package Units. Needs-Replace RTUs	$420,000	$42,000-$180,600	$21,000-$90,310
2-Medium	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580

Estimated Total Construction Costs (in 2024 Dollars): $758,900
Estimated Project Management Costs Range: $76,000-$326,400
Estimated Inflation Range: $37,950-$163,180

Estimated Total Project Costs: $872,850-$1,248,480

Eagle Ridge Elementary

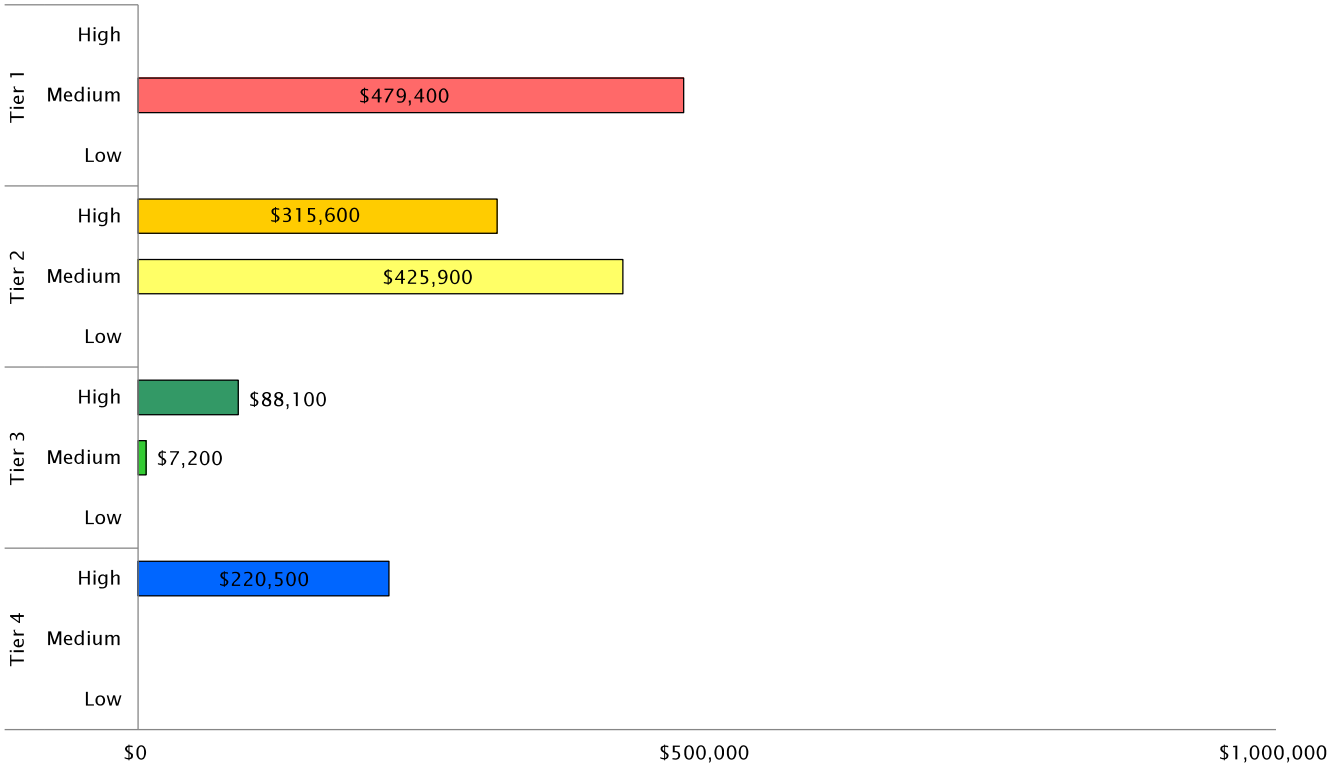
7716 Timberline Road
Lone Tree, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1989

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

Eagle Ridge Elementary-Identified Facility Projects

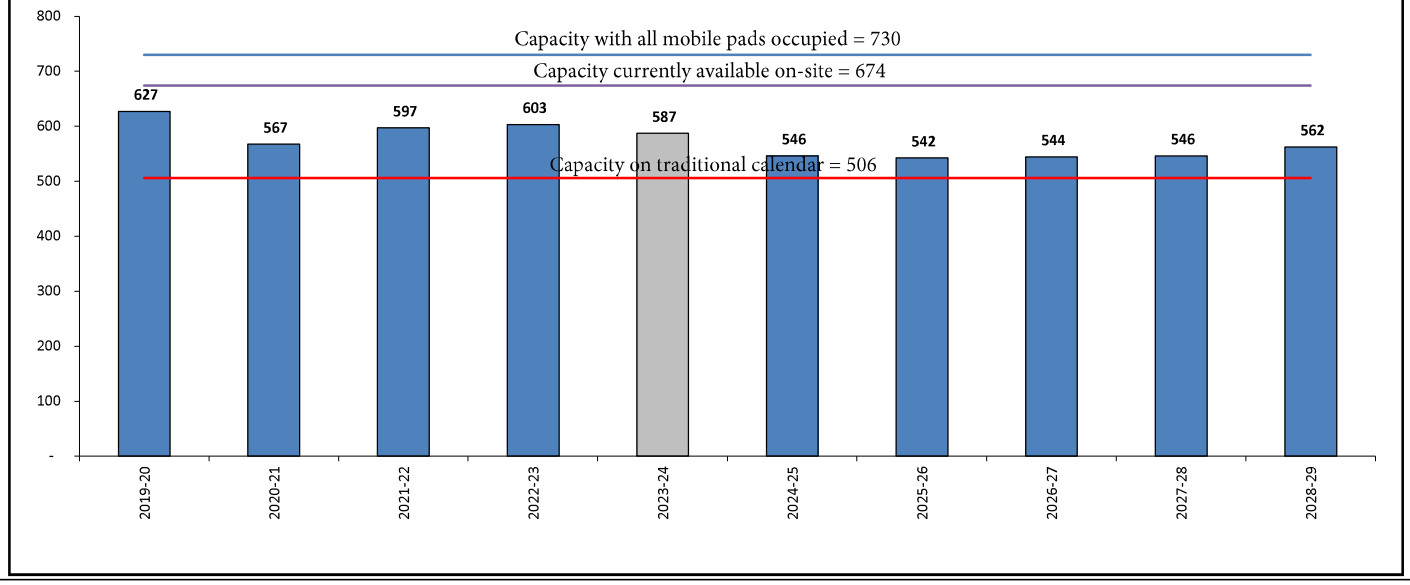
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,536,700

Estimated Total Project Costs: $1,767,370-$2,528,050

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Replace all original fixed casework in classrooms and offices	$214,100	$21,400-$92,100	$10,710-$46,040
	Replace kitchen epoxy floor with MMA	$86,700	$8,600-$37,200	$4,340-$18,650
	Refurbish operable partitions as necessary. Gym/cafeteria in poor shape.	$14,800	$1,500-$6,300	$740-$3,190
2-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Repair service drive concrete cracking	$15,800	$1,600-$6,800	$790-$3,400
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
3-Medium	Repair vinyl on walls as necessary	$7,200	$700-$3,000	$360-$1,550
4-High	Replace metal edging with concrete mow strip	$210,000	$21,000-$90,300	$10,500-$45,150
	Resod/reseed grass areas	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $1,536,700
Estimated Project Management Costs Rage: $153,800-$660,900
Estimated Inflation Range: $76,870-$330,450

Estimated Total Project Costs: $1,767,370-$2,528,050

Eldorado Elementary

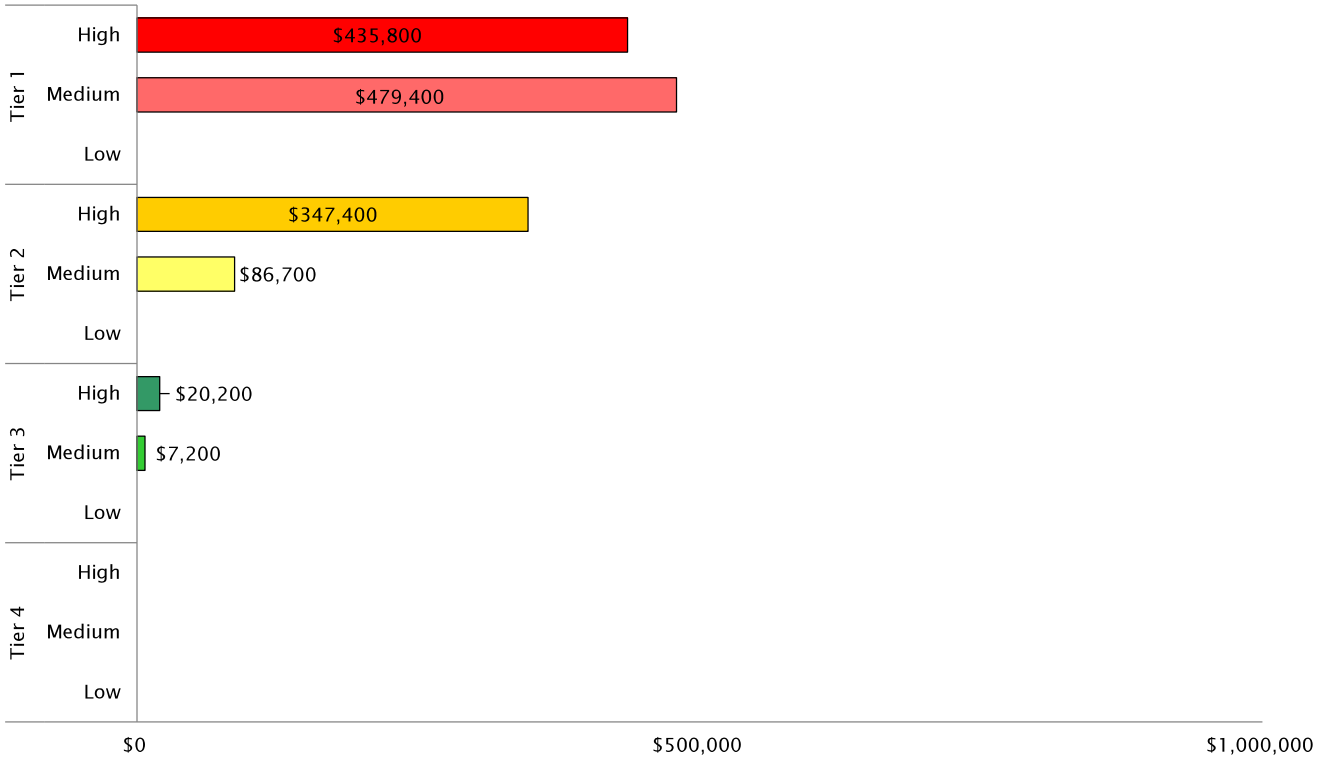
1305 Timbervale Trail
Highlands Ranch, CO 80126
ThunderRidge High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2001

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

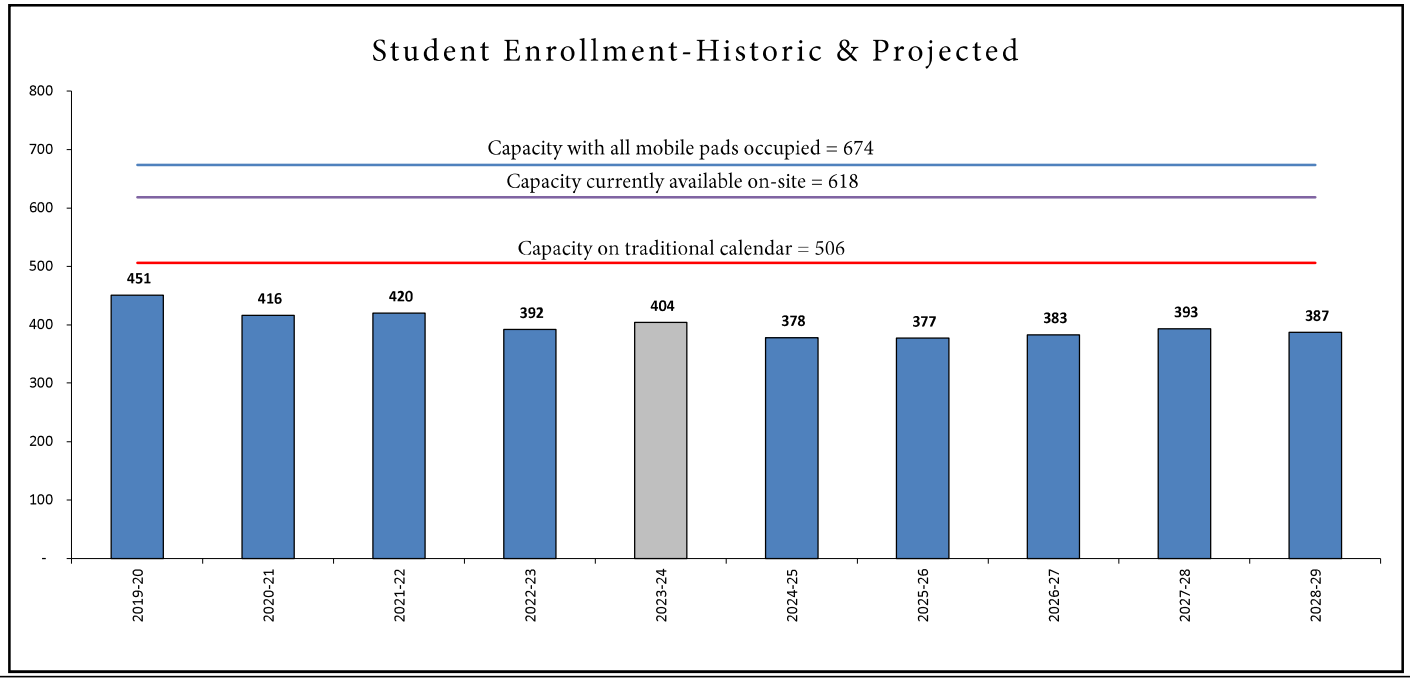
Eldorado Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,376,700

Estimated Total Project Costs: $1,583,270-$2,264,580



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace boiler pumps and piping around them	$52,500	$5,300-$22,600	$2,630-$11,290
	Chilled Water Systems. Replace chiller	$346,500	$34,700-$149,000	$17,330-$74,500
	Re-glaze skylights	$36,800	$3,700-$15,800	$1,840-$7,920
1-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$16,600	$1,600-$7,100	$830-$3,570
	Replace toilet partitions	$47,300	$4,700-$20,300	$2,370-$10,170
	Replace VCT flooring in classrooms	$9,600	$900-$4,100	$480-$2,070
	Replace restroom sheet vinyl flooring with MMA	$46,200	$4,700-$19,900	$2,310-$9,940
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Repair/replace sections of sidewalk	$15,800	$1,600-$6,800	$790-$3,400
	Replace sink countertops with single surface	$44,100	$4,500-$19,000	$2,210-$9,490
	Paint exterior doors	$700	$-$300	$40-$160
	Re-glaze all storefronts as necessary to stop water infiltration	$9,600	$900-$4,100	$480-$2,070
2-Medium	Replace kitchen epoxy floor with MMA	$86,700	$8,600-$37,200	$4,340-$18,650
3-High	Repair operable partition between gym and cafeteria	$15,800	$1,600-$6,800	$790-$3,400
	Recaulk wall foundation where concrete meets	$4,400	$400-$1,800	$220-$950
3-Medium	Repair/replace areas of vinyl wall covering	$7,200	$700-$3,000	$360-$1,550

Estimated Total Construction Costs (in 2024 Dollars): $1,376,700
Estimated Project Management Costs Range: $137,700-$591,800
Estimated Inflation Range: $68,870-$296,080

Estimated Total Project Costs: $1,583,270-$2,264,580

Flagstone Elementary

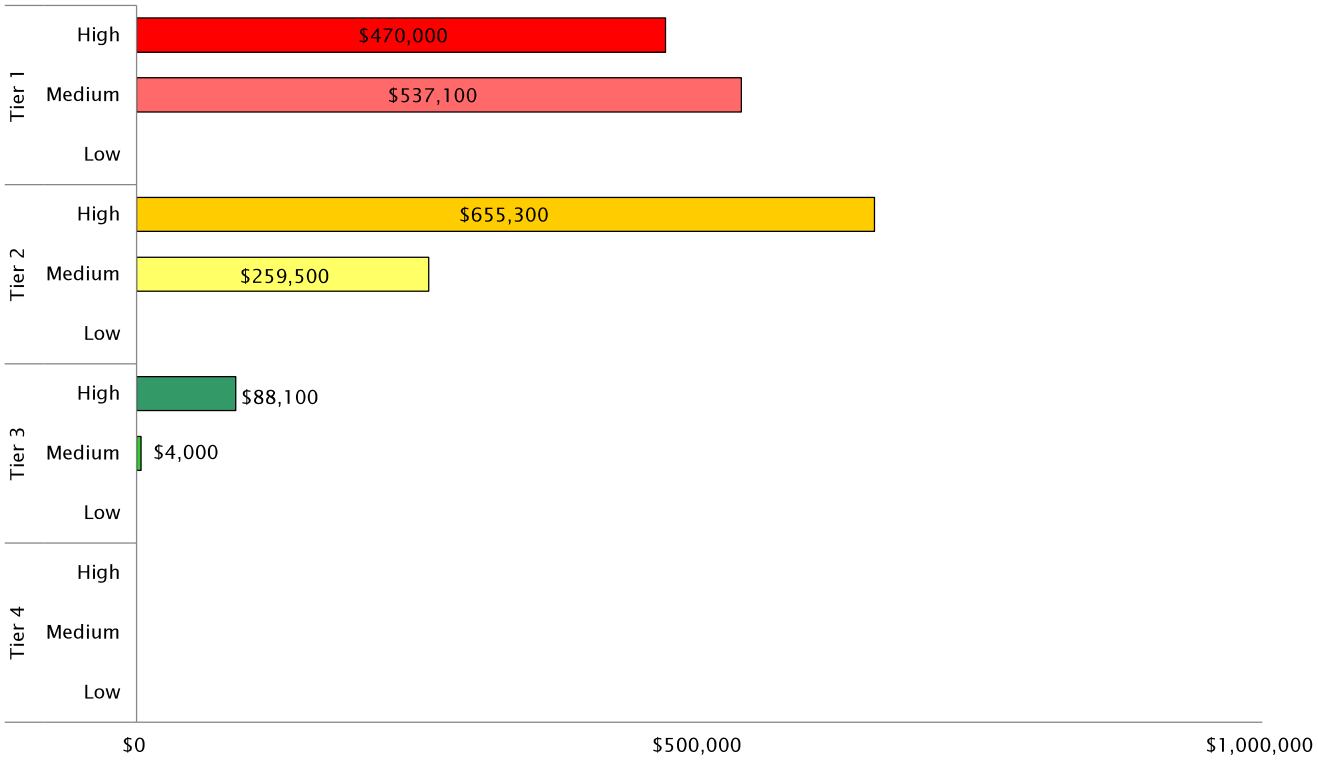
104 Lovington Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2003

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

Flagstone Elementary-Identified Facility Projects

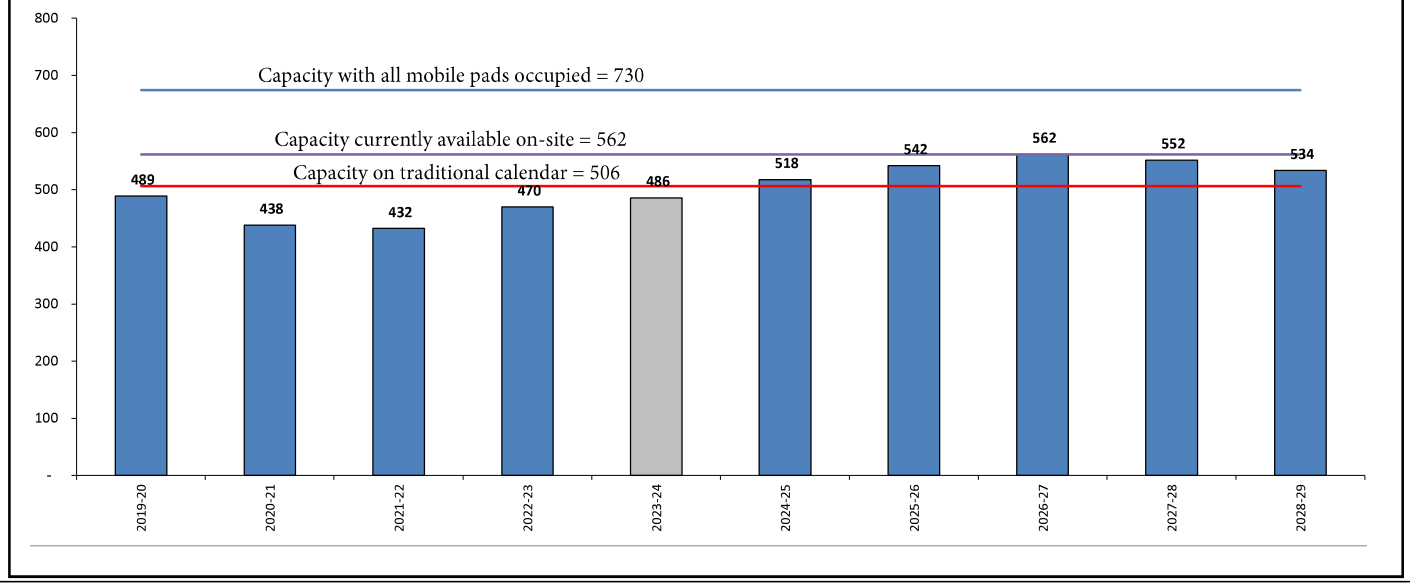
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,014,000

Estimated Total Project Costs: $2,316,260-$3,313,390

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace cooling tower	$157,500	$15,800-$67,800	$7,880-$33,870
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$225,800	$22,600-$97,100	$11,290-$48,550
1-Medium	Chilled Water Systems.Upgrade chiller.	$346,500	$34,700-$149,000	$17,330-$74,500
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$17,800	$1,800-$7,700	$890-$3,830
	Replace toilet partitions	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace VCT cafeteria flooring	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Paint exterior trim, windows and doors	$10,800	$1,100-$4,700	$540-$2,330
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Recaulk exterior door frames	$1,300	$100-$600	$70-$280
2-Medium	Replace exterior windows	$143,900	$14,400-$61,900	$7,200-$30,940
	Replace VCT cafeteria flooring	$28,900	$2,900-$12,400	$1,450-$6,220
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Recaulk areas where concrete meets foundation walls	$4,100	$400-$1,800	$210-$890
3-Medium	Repair areas of vinyl wall covering	$4,000	$400-$1,700	$200-$860

Estimated Total Construction Costs (in 2024 Dollars): $2,014,000
Estimated Project Management Costs Range: $201,500-$866,300
Estimated Inflation Range: $100,760-$433,090

Estimated Total Project Costs: $2,316,260-$3,313,390

Fox Creek Elementary

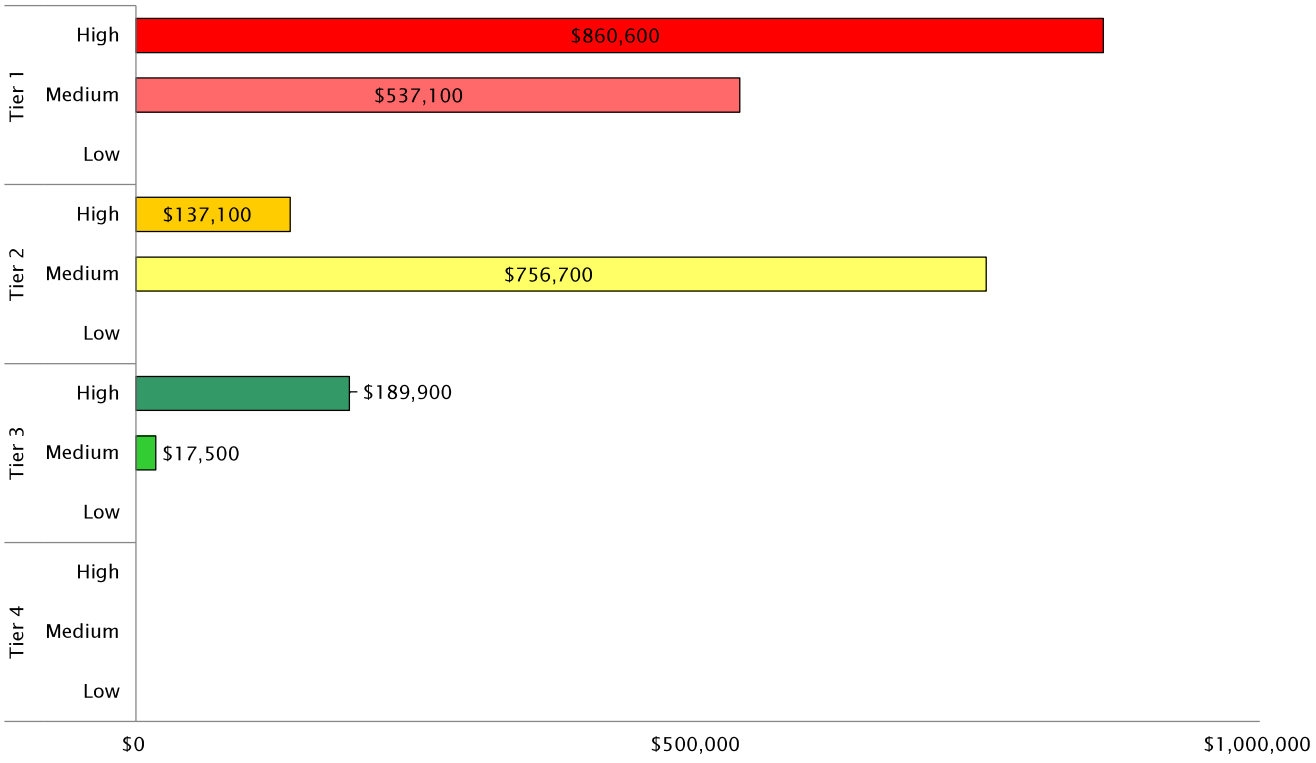
6585 Collegiate Drive
Highlands Ranch, CO 801306
Highlands Ranch High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

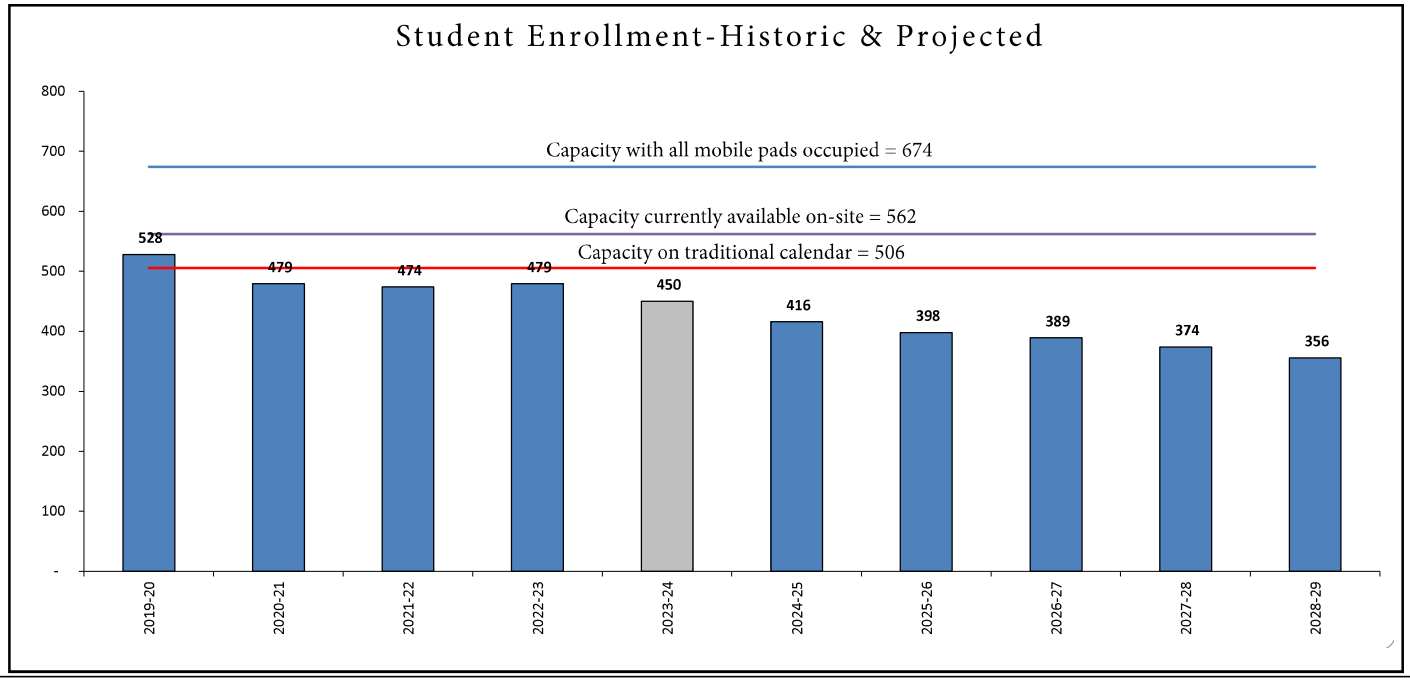
Fox Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,498,900

Estimated Total Project Costs: $2,874,220 - $4,111,070



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$346,500	$34,700-$149,000	$17,330-$74,500
	Replace generator	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$184,800	$18,500-$79,500	$9,240-$39,740
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace seals at main corridor skylights	$11,600	$1,200-$5,000	$580-$2,500
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$15,900	$1,600-$6,900	$800-$3,420
	Replace VCT flooring in classrooms	$34,500	$3,400-$14,800	$1,730-$7,420
	Replace kitchen flooring with poured acrylic	$86,700	$8,600-$37,200	$4,340-$18,650
2-Medium	Replace exterior windows	$144,400	$14,500-$62,100	$7,220-$31,050
	Replace VCT cafeteria flooring	$28,900	$2,900-$12,400	$1,450-$6,220
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace/refinish casework as necessary	$69,300	$7,000-$29,800	$3,470-$14,900
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Fill large gap around the new classroom addition between the foundation and sidewalk	$101,800	$10,200-$43,800	$5,090-$21,890
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
3-Medium	Replace pads at backstops in gym. Replace chalkboards with white boards	$10,500	$1,100-$4,600	$530-$2,260
	Replace vinyl covering main corridors (50%), office 507	$7,000	$700-$3,000	$350-$1,510

Estimated Total Construction Costs (in 2024 Dollars): $2,498,900
Estimated Project Management Costs Range: $250,300 - $1,074,800
Inflation Range: $125,020 - $537,370

Estimated Total Project Costs: $2,874,220 - $4,111,070

Franktown Elementary

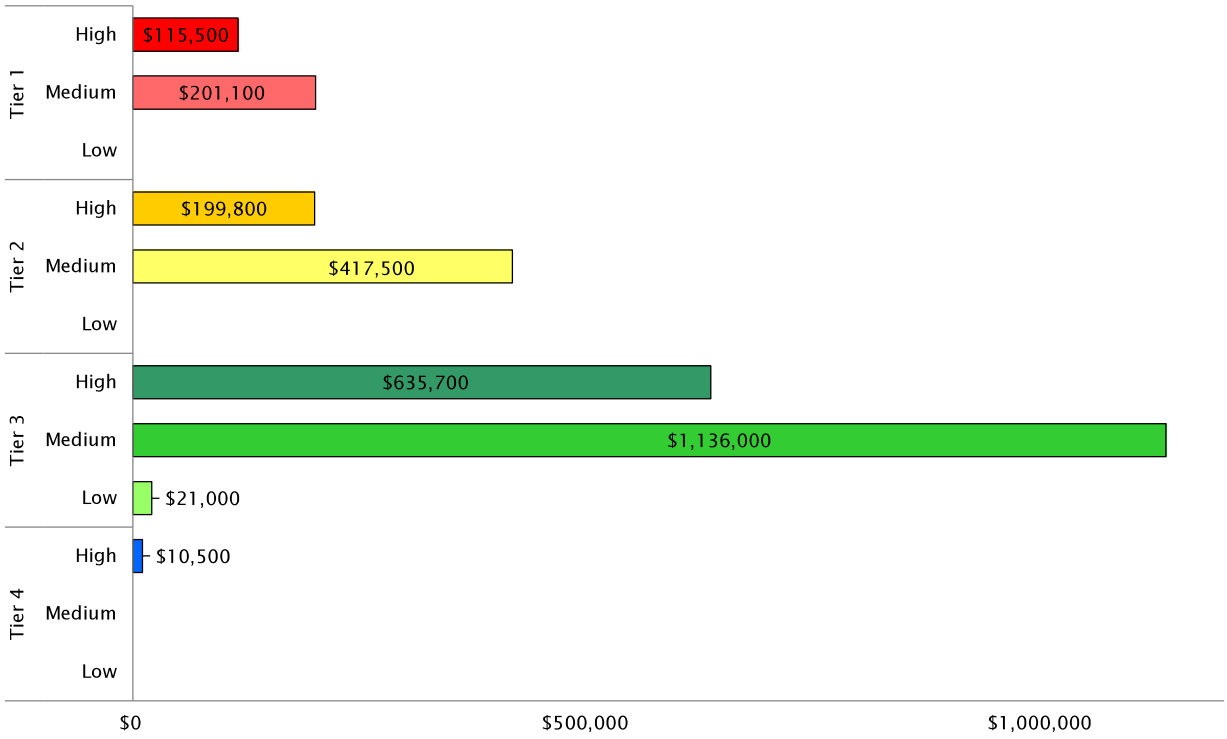
1384 North State Highway 83
Franktown, CO 80116
Ponderosa High School Feeder Area, K-5

Funded by 1978 Bond
Opened in 1980

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

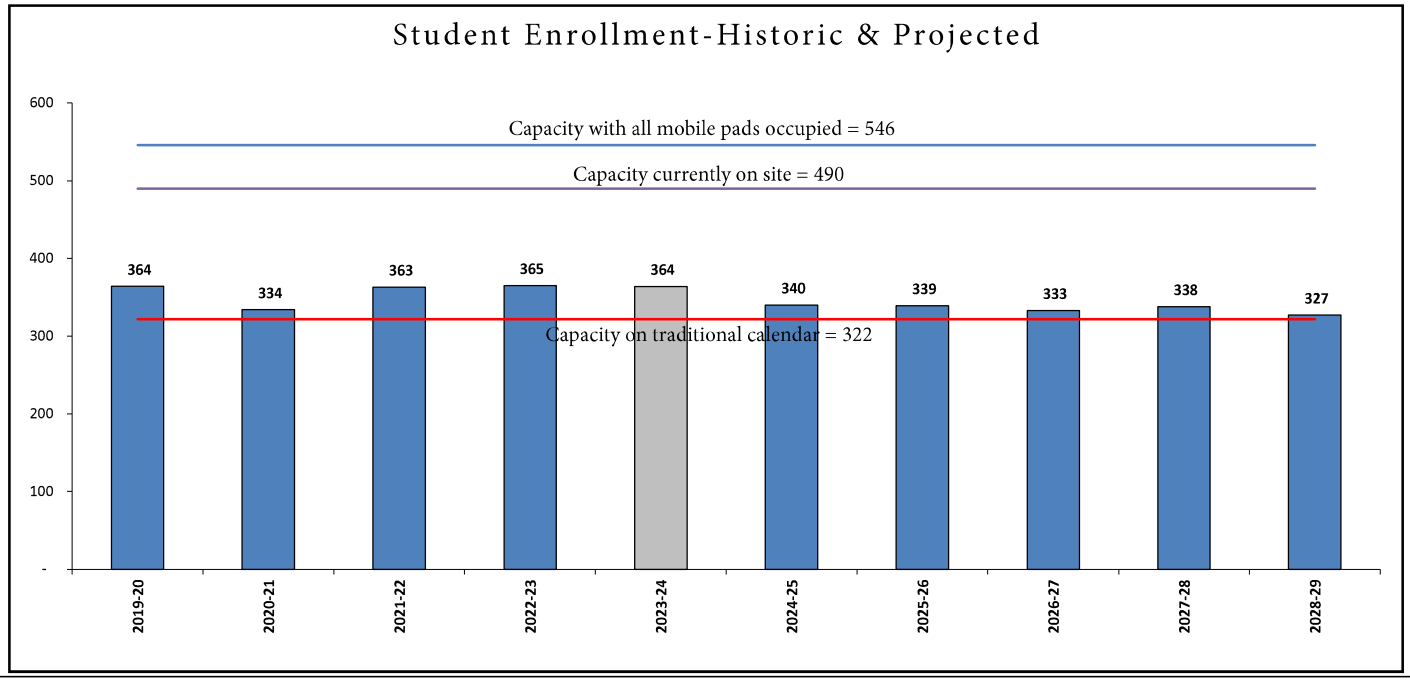
Franktown Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,737,100

Estimated Total Project Costs: $3,148,210-$4,503,060



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Re-glaze skylights	$10,500	$1,100-$4,600	$530-$2,260
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Replace older casework	$69,300	$7,000-$29,800	$3,470-$14,900
	Repair/replace sections of sidewalk	$31,500	$3,200-$13,600	$1,580-$6,780
	Refurbish or replace all classroom partitions, good condition 2012	$59,100	$5,900-$25,400	$2,960-$12,710
	Replace trough washing stations with sinks (6)	$39,900	$4,000-$17,200	$2,000-$8,580
2-Medium	Replace hallway/classroom VCT flooring (stage)	$36,800	$3,700-$15,800	$1,840-$7,920
	Replace sink counter tops (original formica and cafeteria sink)	$3,700	$400-$1,600	$190-$800
	Replace classroom storefronts	$315,000	$31,500-$135,500	$15,750-$67,730
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace hallway/classroom VCT flooring (classroom sink areas)	$15,800	$1,600-$6,800	$790-$3,400
3-High	Install new synthetic turf for multi-use field	$525,000	$52,500-$225,800	$26,250-$112,880
	Renovate play field and other site improvements	$94,600	$9,400-$40,600	$4,730-$20,340
	Repair/replace areas of vinyl wall covering as necessary	$6,400	$600-$2,700	$320-$1,380
	Recaulk wall foundation where concrete meets	$9,700	$1,000-$4,200	$490-$2,090
3-Medium	Fire sprinkle building	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Repair/replace interior doors	$52,500	$5,300-$22,600	$2,630-$11,290
	Many dead plants and bushes. Remove/replace	$15,800	$1,600-$6,800	$790-$3,400
	Renovate front grass area	$10,500	$1,100-$4,600	$530-$2,260
	Repair/replace areas of vinyl wall covering	$7,200	$700-$3,000	$360-$1,550
3-Low	Replace basketball hoops and backboards with new retractable units.	$21,000	$2,100-$9,100	$1,050-$4,520
4-High	Renovate grass area around school	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $2,737,100
Estimated Project Management Costs Range: $274,200-$1,177,400
Estimated Inflation Range: $136,910-$588,560

Estimated Total Project Costs: $3,148,210-$4,503,060

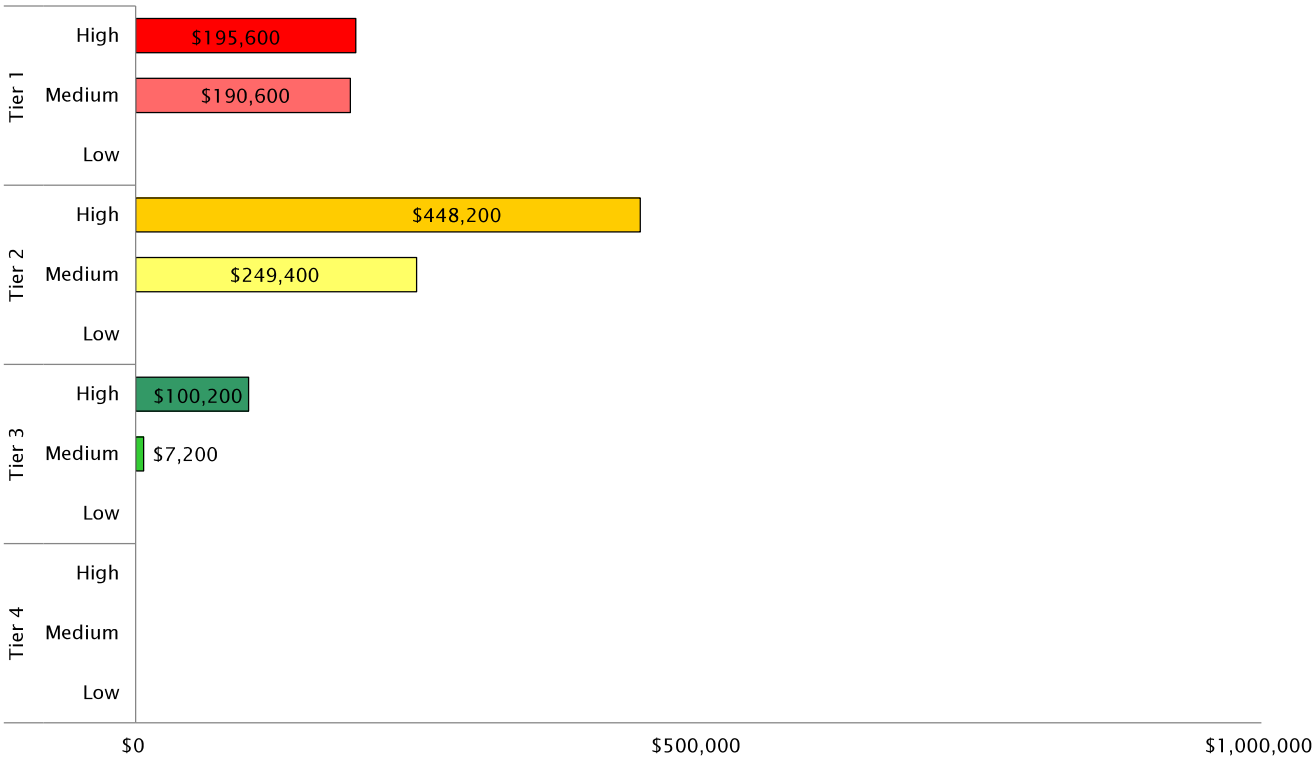
Frontier Valley Elementary

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

Funded by 2000 Bond
Opened in 2003

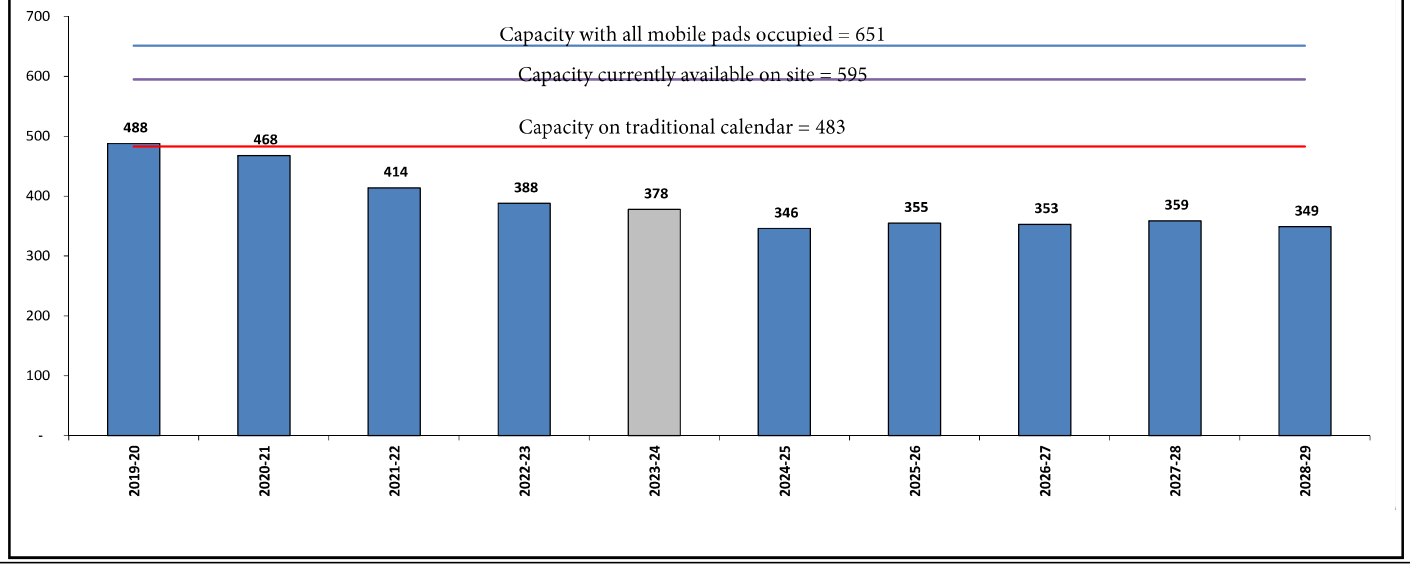
Site Acreage:10
Facility Square Feet: 55,868
Mobiles on-site: 2

Frontier Valley Elementary-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars):$1,191,200
Estimated Total Project Costs: $1,370,300-$1,960,090

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace cooling tower	$157,500	$15,800-$67,800	$7,880-$33,870
	Re-glaze skylights	$36,800	$3,700-$15,800	$1,840-$7,920
	Repair insulation in boiler room	$1,300	$100-$600	$70-$280
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$16,600	$1,600-$7,100	$830-$3,570
	Replace toilet partitions	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace restroom sheet vinyl flooring with MMA	$46,200	$4,700-$19,900	$2,310-$9,940
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Repair/replace sections of sidewalk (areas raised)	$52,500	$5,300-$22,600	$2,630-$11,290
	Replace asphalt playground	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace sink countertops with single surface	$44,100	$4,500-$19,000	$2,210-$9,490
	Paint exterior doors (4)	$700	$-$300	$40-$160
	Recaulk windows, clean framing, repair frames with moisture penetration at window storefronts	$6,100	$700-$2,700	$310-$1,320
2-Medium	Replace exterior windows	$144,400	$14,500-$62,100	$7,220-$31,050
	Replace cafeteria VCT flooring	$21,000	$2,100-$9,100	$1,050-$4,520
	Replace kitchen epoxy floor with MMA	$84,000	$8,400-$36,200	$4,200-$18,060
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Showing cracks through carpet, cafeteria floor moving. 2012	$12,000	$1,200-$5,100	$600-$2,580
	Re-caulk foundation where concrete meets. Building and surrounding areas showing movement.	$4,200	$500-$1,800	$210-$910
3-Medium	Repair/replace areas of vinyl wall covering	$7,200	$700-$3,000	$360-$1,550

Estimated Total Construction Costs (in 2024 Dollars): $1,191,200
Estimated Project Management Costs Range: $119,500-$512,700
Estimated Inflation Range: $59,600-$256,190

Estimated Total Project Costs: $1,370,300-$1,960,090

Gold Rush Elementary

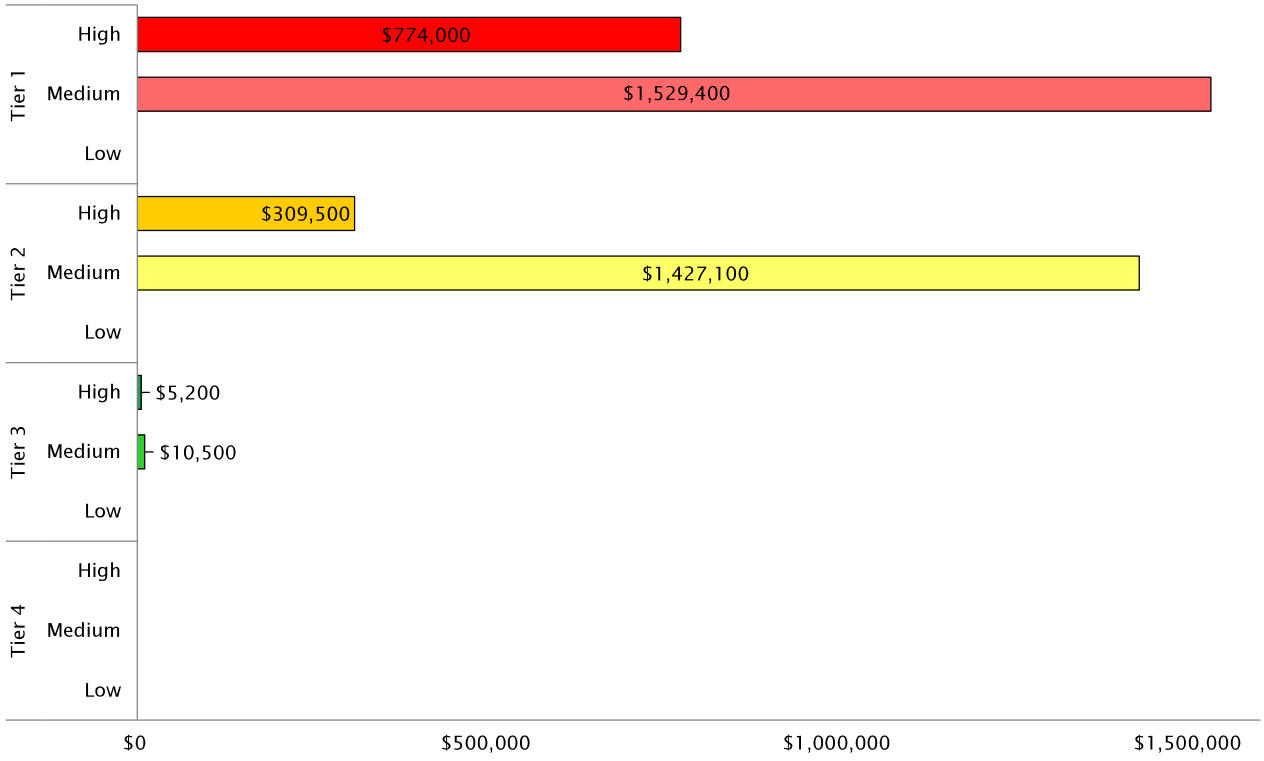
12021 South Swift Fox Way
Parker, CO 80134
Legend High School Feeder Area, K-5

Funded by 2006 Bond
Opened in 2008

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

Gold Rush Elementary-Identified Facility Projects

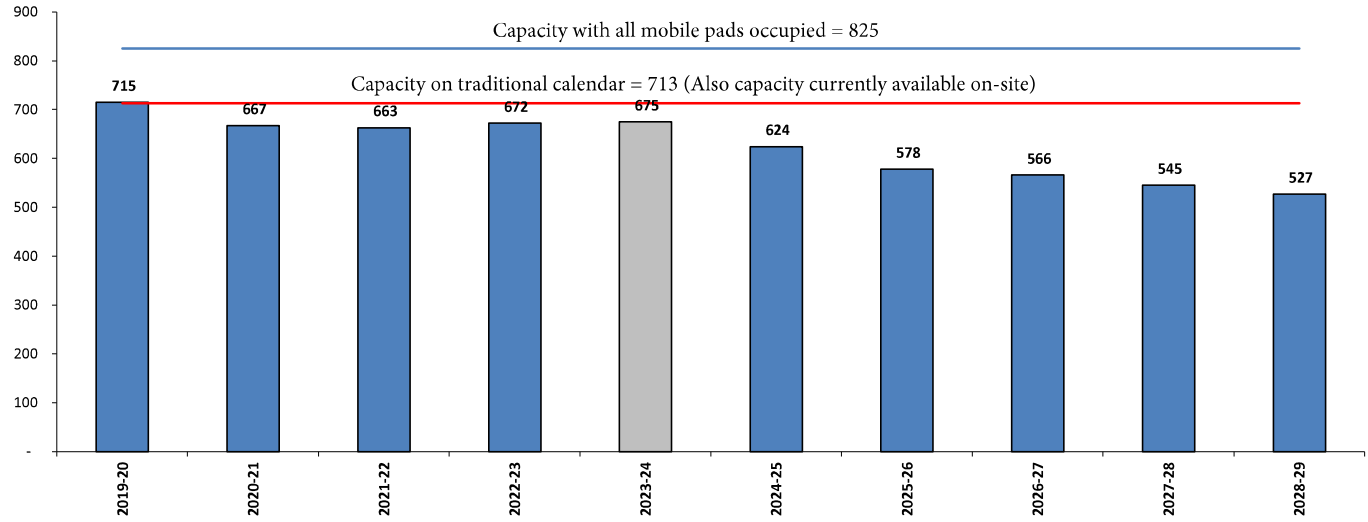
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $4,055,700

Estimated Total Project Costs: $4,664,040-$6,671,770

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$444,700	$44,500-$191,200	$22,240-$95,620
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$242,600	$24,300-$104,300	$12,130-$52,160
1-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace roof	$1,050,000	$105,000-$451,500	$52,500-$225,750
2-High	Recaulk exterior wall expansion joints. Reseal CMU	$19,100	$1,900-$8,200	$960-$4,110
	Repair exterior wall fashing on east side front entry	$2,000	$100-$800	$100-$430
	Recaulk exterior windows	$19,100	$1,900-$8,200	$960-$4,110
	Paint exterior metal, poles, railings, and sunshades	$6,400	$600-$2,700	$320-$1,380
	Resurface parking lot	$157,500	$15,800-$67,800	$7,880-$33,870
	Resurface asphalt playground	$84,000	$8,400-$36,200	$4,200-$18,060
	Repair railing at retaining wall movement	$21,400	$2,100-$9,200	$1,070-$4,610
2-Medium	Lift sidewalk on north side (has sunk a couple inches)	$15,800	$1,600-$6,800	$790-$3,400
	Replace cafeteria VCT flooring	$31,500	$3,200-$13,600	$1,580-$6,780
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace kitchen flooring	$866,300	$86,600-$372,500	$43,320-$186,260
	Replace poured acrylic flooring in all restrooms	$63,000	$6,300-$27,100	$3,150-$13,550
3-High	Repair areas of vinyl wall covering	$1,300	$100-$600	$70-$280
	Recaulk wall foundation where concrete meets	$3,900	$300-$1,600	$200-$840
3-Medium	Repair areas of grass around school	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $4,055,700
Estimated Project Management Costs Range: $405,500-$1,744,000
Estimated Inflation Range: $202,840-$872,070

Estimated Total Project Costs: $4,664,040-$6,671,770

Heritage Elementary

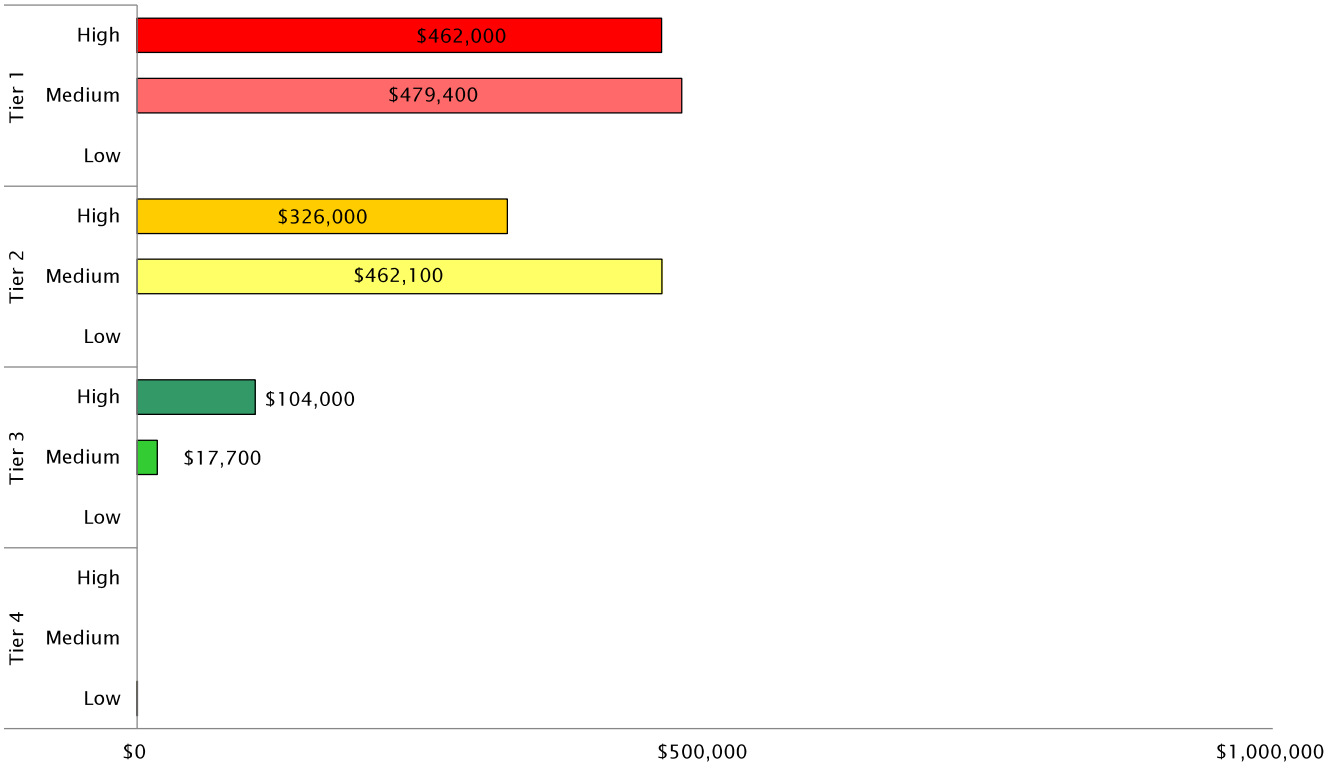
3350 Summit View Parkway
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

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

Heritage Elementary-Identified Facility Projects

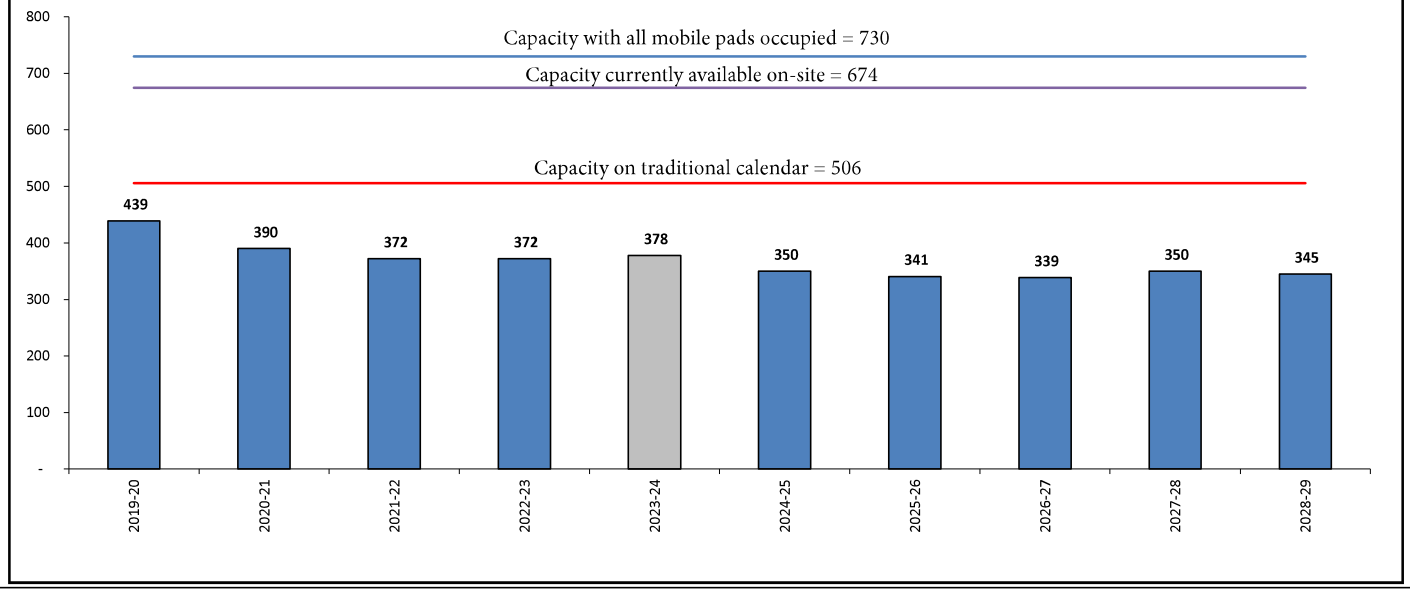
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,851,200

Estimated Total Project Costs: $2,128,900-$3,045,280

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace chiller	$462,000	$46,200-$198,700	$23,100-$99,330
1-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Replace toilet partitions	$40,500	$4,000-$17,400	$2,030-$8,710
	Paint exterior metal	$6,400	$600-$2,700	$320-$1,380
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Repair/replace sections of sidewalk	$26,300	$2,600-$11,300	$1,320-$5,660
	Replace asphalt playground	$94,600	$9,400-$40,600	$4,730-$20,340
	Paint exterior doors (4)	$700	$-$300	$40-$160
2-Medium	Upgrade control system	$346,500	$34,700-$149,000	$17,330-$74,500
	Replace VCT cafeteria flooring	$28,900	$2,900-$12,400	$1,450-$6,220
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
3-High	Repair operable partition between gym and cafeteria	$15,800	$1,600-$6,800	$790-$3,400
	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Recaulk wall foundation where concrete meets	$4,200	$500-$1,800	$210-$910
3-Medium	Renovate areas of grass around school	$10,500	$1,100-$4,600	$530-$2,260
	Repair/replace areas of vinyl wall covering	$7,200	$700-$3,000	$360-$1,550

Estimated Total Construction Costs (in 2024 Dollars): $1,851,200
Estimated Project Management Costs Range: $185,100-$796,000
Estimated Inflation Range: $92,600-$398,080

Estimated Total Project Costs: $2,128,900-$3,045,280

Highlands Ranch High

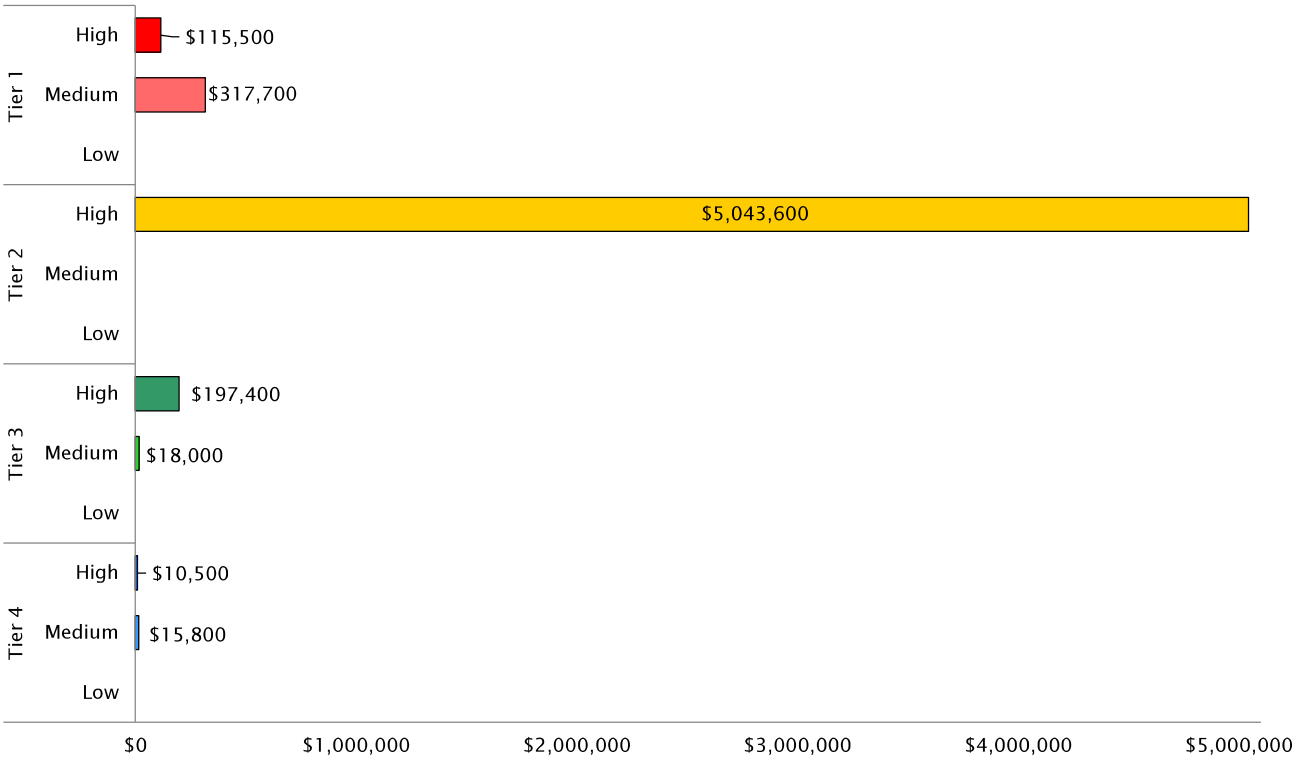
9375 Cresthill Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, 9-12

Funded by 1984 Bond
Opened in 1985

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

Highlands Ranch High School-Identified Facility Projects

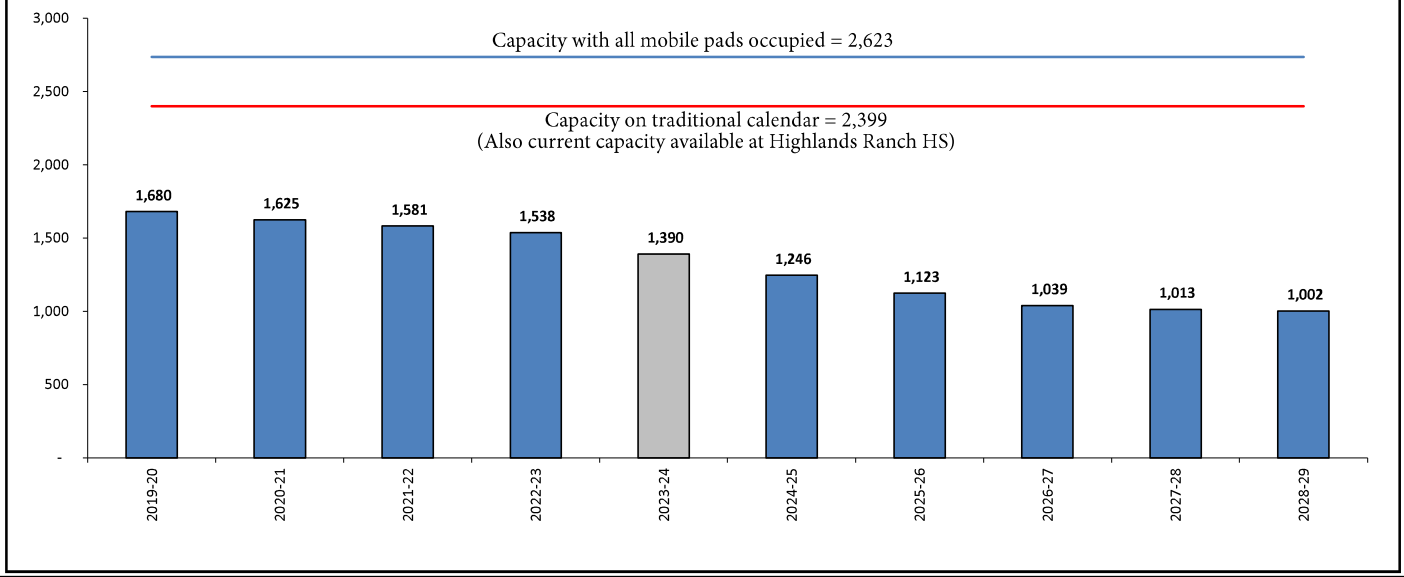
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $5,718,500

Estimated Total Project Costs: $6,576,570-$9,407,170

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Install new IP intercom system for building	$317,700	$31,700-$136,600	$15,890-$68,310
2-High	Recaulk exterior windows	$69,800	$7,000-$30,000	$3,490-$15,010
	Replace original casework, end of lifecycle	$231,000	$23,100-$99,400	$11,550-$49,670
	Replace carpet	$285,900	$28,600-$122,900	$14,300-$61,470
	Replace VCT (hallways and classrooms)	$1,372,200	$137,200-$590,000	$68,610-$295,030
	Replace kitchen flooring	$86,700	$8,600-$37,200	$4,340-$18,650
	Replace sheet vinyl with MMA 4 student restrooms, coat tile restrooms with MMA	$46,200	$4,700-$19,900	$2,310-$9,940
	Resurface parking lot	$2,778,900	$277,900-$1,195,000	$138,950-$597,470
	Repair/replace walkways to athletic fields	$15,800	$1,600-$6,800	$790-$3,400
	Paint exterior doors	$6,100	$700-$2,700	$310-$1,320
	Upgrade theater and stage lighting and sound systems	$115,500	$11,600-$49,700	$5,780-$24,840
	Reglaze storefront windows at auditorium entry. Recaulk wind	$35,500	$3,500-$15,200	$1,780-$7,640
3-High	Replace all fencing around school perimeter, parking areas	$23,800	$2,400-$10,200	$1,190-$5,120
	Renovate multi-use field	$126,000	$12,600-$54,200	$6,300-$27,090
	Replace site lighting poles and fixtures (except entry)	$36,600	$3,700-$15,800	$1,830-$7,870
	Recaulk wall foundation where concrete meets	$11,000	$1,100-$4,700	$550-$2,370
3-Medium	Repair/replace areas of vinyl wall covering	$18,000	$1,800-$7,700	$900-$3,870
4-High	Renovate areas or sod around school	$10,500	$1,100-$4,600	$530-$2,260
4-Medium	Add/replace trees, bushes, other landscape plantings	$15,800	$1,600-$6,800	$790-$3,400

Estimated Total Construction Costs (in 2024 Dollars): $5,718,500
Estimated Project Management Costs Range: $572,100-$2,459,100
Estimated Inflation Range: $285,970-$1,229,570

Estimated Total Project Costs: $6,576,570-$9,407,170

Iron Horse Elementary

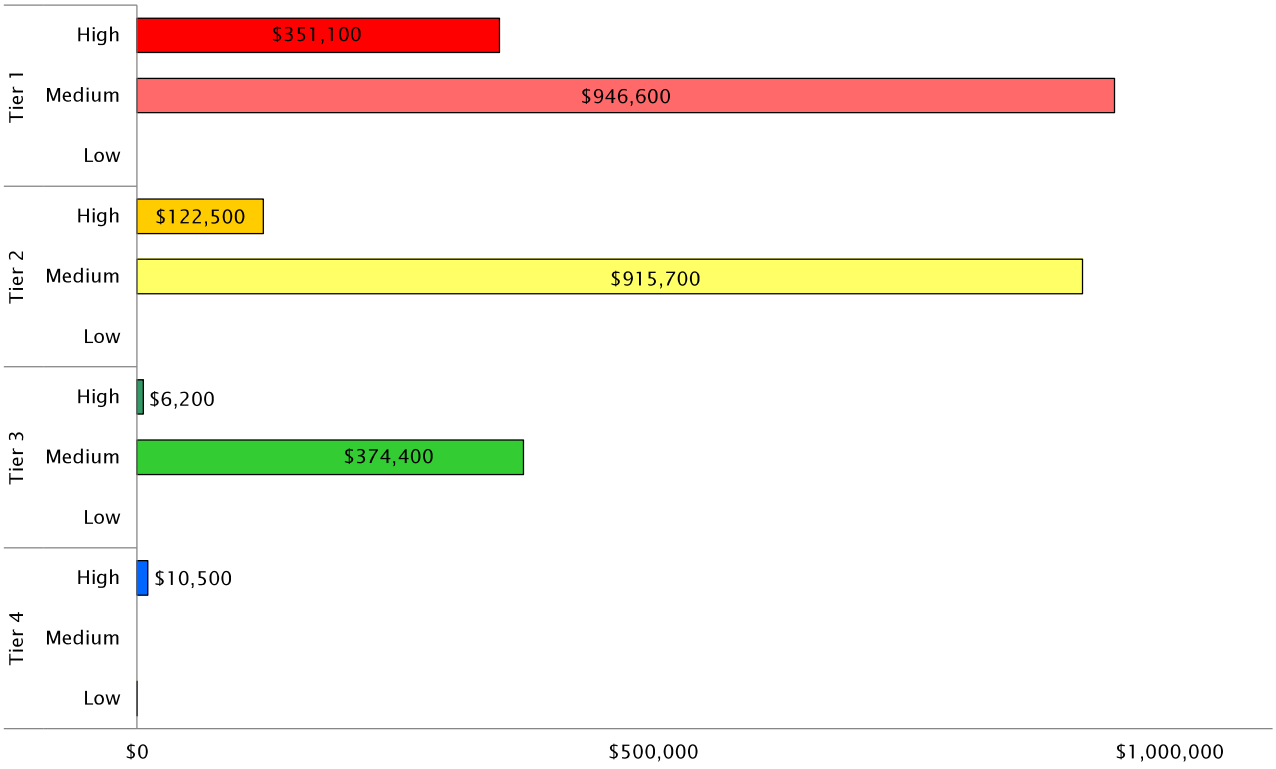
20151 Tallman Drive
Parker, CO 80138
Legend High School Feeder Area, K-5

Funded by 1997 Bond
Opened in 1998

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

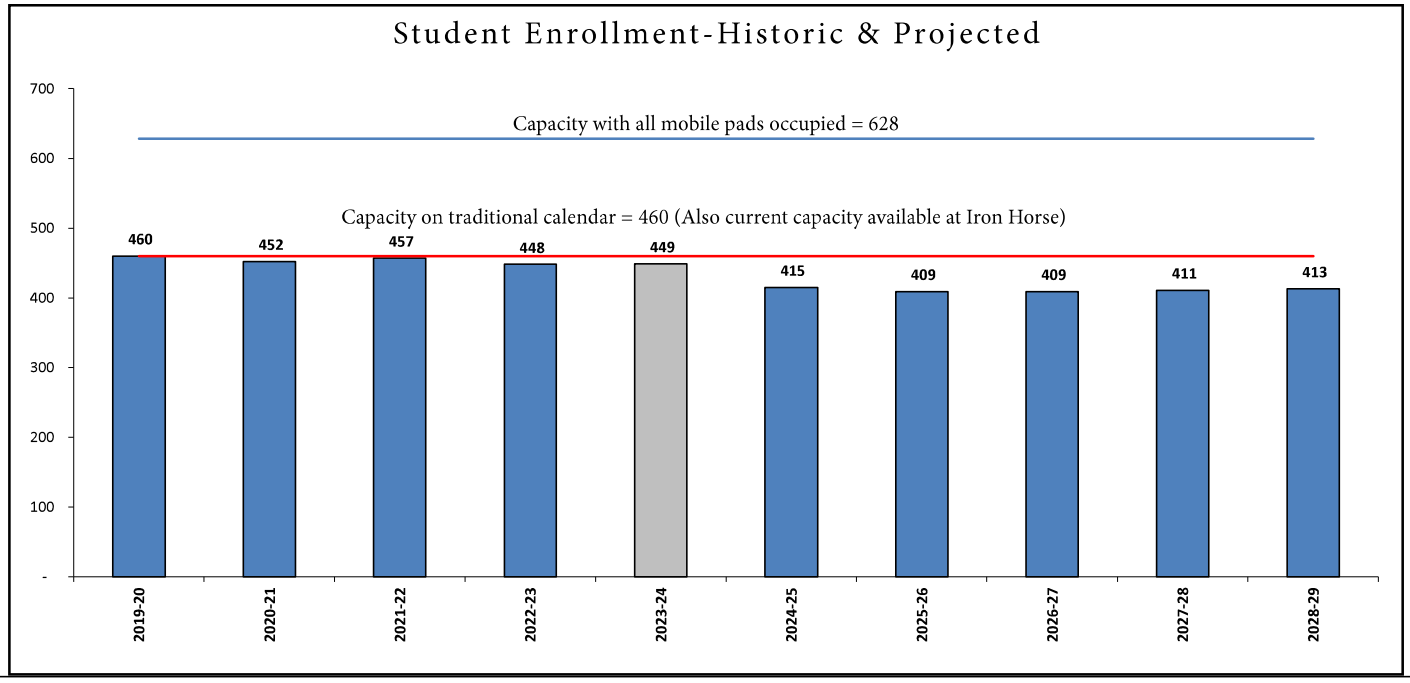
Iron Horse Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,727,000

Estimated Total Project Costs: $3,136,750-$4,486,750



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Replace DHW heater	$52,500	$5,300-$22,600	$2,630-$11,290
	Replace insulation in places	$9,800	$1,000-$4,200	$490-$2,110
1-Medium	Renovate AHU's in basement	$525,000	$52,500-$225,800	$26,250-$112,880
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
2-High	Paint metal roof	$9,800	$1,000-$4,200	$490-$2,110
	Recaulk exterior windows	$15,900	$1,600-$6,900	$800-$3,420
	Repair cracks from settling at pod areas	$6,700	$600-$2,800	$340-$1,450
	Replace main hallway restrooms with poured acrylic. Pod restrooms complete	$10,500	$1,100-$4,600	$530-$2,260
	Paint gas pipe to prevent corrosion	$5,300	$500-$2,300	$270-$1,140
	Repair/replace sections of sidewalk as necessary	$5,300	$500-$2,300	$270-$1,140
	Repair/replace gym/cafeteria partition. Curtains need replaced due to fire retardant life.	$19,600	$2,000-$8,400	$980-$4,220
	Replace sink countertops with single surface	$44,100	$4,500-$19,000	$2,210-$9,490
	Repair or refinish exterior doors	$2,700	$300-$1,200	$140-$590
	Repair leaks on all entrance storefronts	$2,600	$200-$1,100	$130-$560
2-Medium	Replace water heater and any associated piping	$89,300	$8,900-$38,400	$4,470-$19,200
	Repair/replace sanitary sewer system piping	$262,500	$26,300-$112,900	$13,130-$56,440
	Refurbish exterior doors	$10,500	$1,100-$4,600	$530-$2,260
	Replace original urinals	$34,700	$3,500-$14,900	$1,740-$7,470
	Replace original toilet fixtures	$52,500	$5,300-$22,600	$2,630-$11,290
	Replace carpet	$399,000	$39,900-$171,600	$19,950-$85,790
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace hallway/classroom VCT flooring (classroom)	$21,000	$2,100-$9,100	$1,050-$4,520
3-High	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
	Repair crack in foundation below window at entrance	$2,100	$200-$900	$110-$460
3-Medium	Upgrade control system	$346,500	$34,700-$149,000	$17,330-$74,500
	Grease interceptor bypass	$9,800	$1,000-$4,200	$490-$2,110
	Replace all ceiling tiles in the kitchen. (need to be food grade)	$7,500	$800-$3,300	$380-$1,620
	Repair/replace areas of vinyl wall covering as necessary	$10,600	$1,000-$4,500	$530-$2,280
4-High	Repair/replace grass areas as necessary	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $2,727,000
Estimated Project Management Costs Range: $273,300-$1,173,300
Estimated Inflation Range: $136,450-$586,450

Estimated Total Project Costs: $3,136,750-$4,486,750

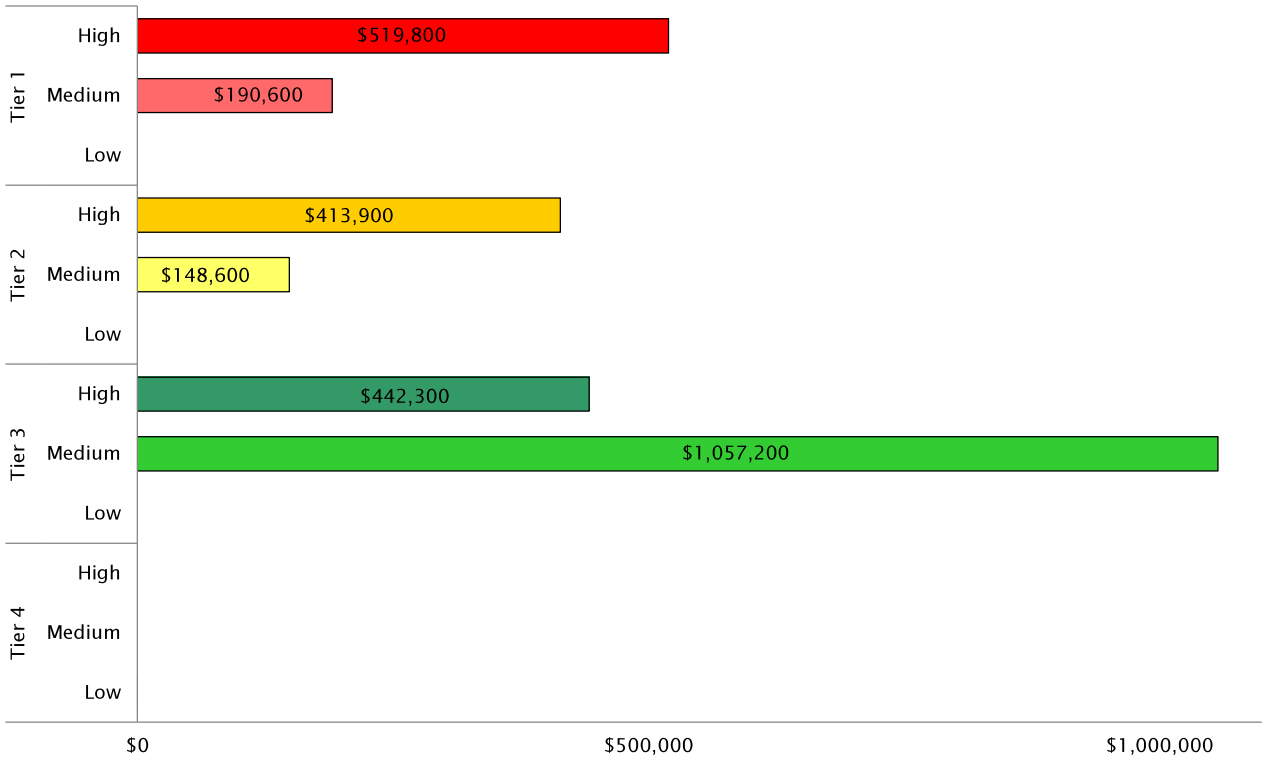
Larkspur Elementary

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

Funded by 1970 Bond
Opened in 1972

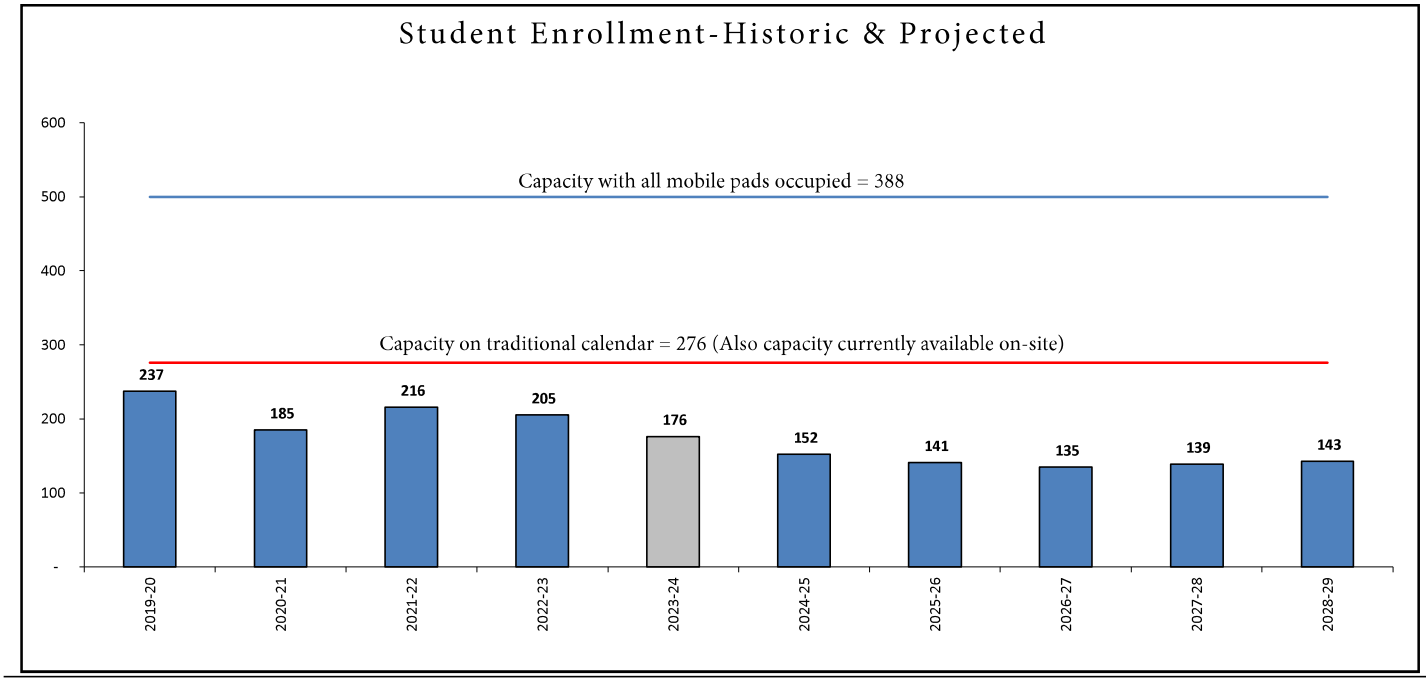
Site Acreage: 10
Facility Square Feet: 30,675
Mobiles on-site: 0

Larkspur Elementary-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,772,400
Estimated Total Project Costs: $3,188,570-$4,560,670

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$9,100	$900-$3,800	$460-$1,960
	Replace toilet partitions when flooring replaced	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace casework in original building	$69,300	$7,000-$29,800	$3,470-$14,900
	Replace restroom ceramic tile with MMA	$46,200	$4,700-$19,900	$2,310-$9,940
	Paint exterior	$9,600	$900-$4,100	$480-$2,070
	Repair areas of parking lot asphalt	$78,800	$7,900-$33,900	$3,940-$16,950
	Repair/replace Sections of sidewalk, front entry asphalt	$78,800	$7,900-$33,900	$3,940-$16,950
	Crack fill asphalt playground as necessary	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace 3 sinks in individual restrooms	$2,000	$100-$800	$100-$430
	Repair, sand and paint exterior doors	$6,100	$700-$2,700	$310-$1,320
	Replace trough washing stations with sinks (2)	$6,900	$700-$3,000	$350-$1,490
2-Medium	Repair curb at entrance/bus loop	$94,600	$9,400-$40,600	$4,730-$20,340
	Repair areas of metal siding	$12,000	$1,200-$5,100	$600-$2,580
	Replace hallway/classroom VCT flooring (stage, mastic abatement)	$42,000	$4,200-$18,100	$2,100-$9,030
3-High	Repair rusting columns at gym west side	$9,100	$900-$3,800	$460-$1,960
	Repair/replace fencing where needed, wood and metal	$9,600	$900-$4,100	$480-$2,070
	Refinish all fixed walls	$23,800	$2,400-$10,200	$1,190-$5,120
	Improve drainage at parking lot, mobile site, and northwest bus loop	$210,000	$21,000-$90,300	$10,500-$45,150
	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace grid ceiling and tile in original building	$99,100	$10,000-$42,700	$4,960-$21,310
	Recaulk wall foundation where concrete meets	$6,700	$600-$2,800	$340-$1,450
3-Medium	Fire sprinkle building	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Repair or replace vinyl wall coverings	$7,200	$700-$3,000	$360-$1,550

Estimated Total Construction Costs (in 2024 Dollars): $2,772,400
Estimated Project Management Costs Range: $277,500-$1,192,100
Estimated Inflation Range: $138,670-$596,170

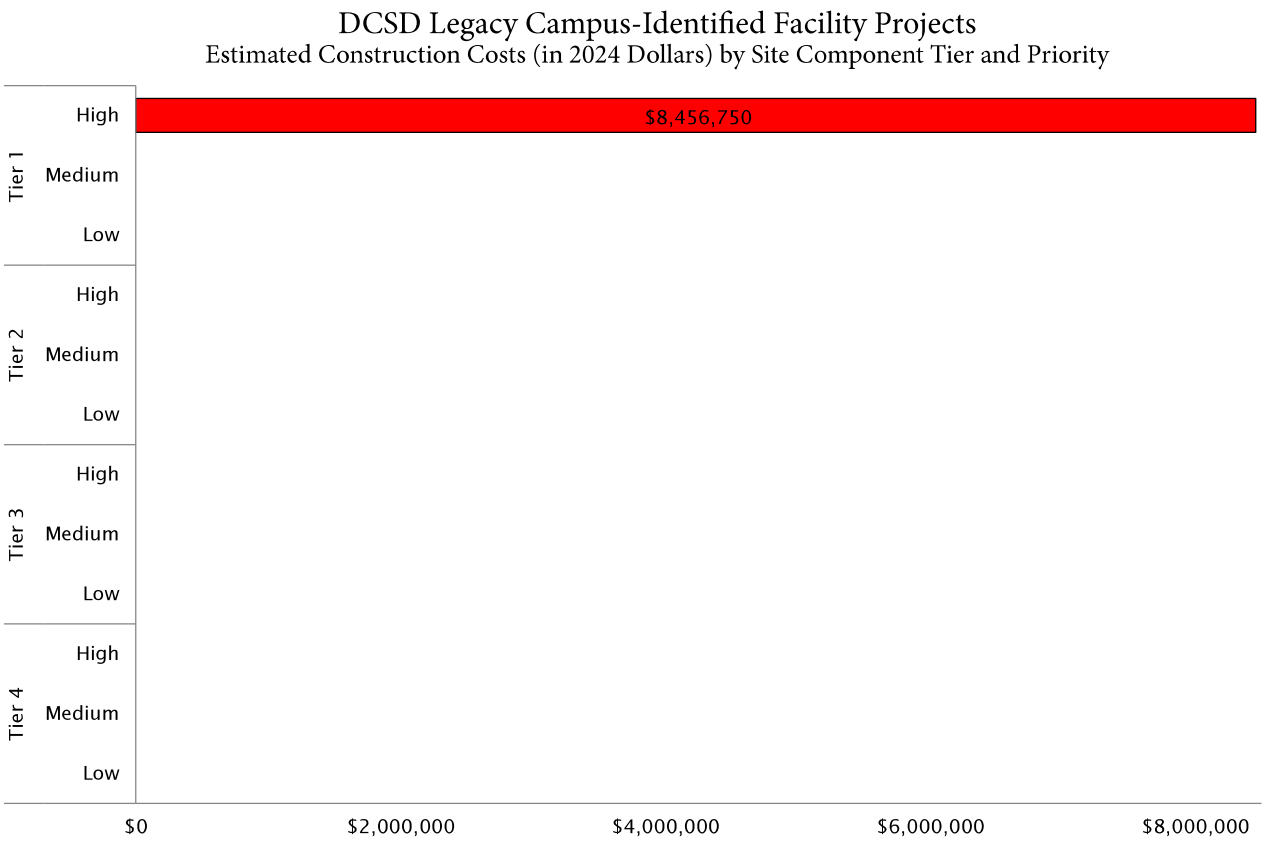
Estimated Total Project Costs: $3,188,570-$4,560,670

Legacy Campus

10035 South Peoria Street
Lone Tree, CO 80134
Chaparral High School Feeder, Secondary CTE/Alternative Education

Funded by 2018 Bond
Opened in 2023

Site Acreage: 14.10
Facility Square Feet: 175,780



Estimated Total Construction Costs (in 2024 Dollars): $8,456,750

Estimated Total Project Costs: $9,721,400-$12,996,700

Following is the list of currently unfunded facility projects at the DCSD Legacy Campus

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof	$991,700	$99,200-$327,300	$49,600-$213,300
	Resurface asphalt parking lot	$1,200,000	$70,500-$336,200	$105,000-$248,400
	Replace the "Side-arm" hot water system with two water heaters: one for the kitchen and another for domestic hot water supply.	$290,200	$29,100-$95,800	$14,600-$62,400
	Replace heating boilers #1 & 2	$569,350	$56,950-$187,850	$28,500-$122,500
	Replace Chillers #1 & 2	$1,018,600	$101,900-$336,100	$51,000-$219,000
	Replace Cooling Towers #1 # & 2	$1,051,000	$105,200-$346,900	$52,600-$226,000
	Install an emergency onsite generator	$3,335,900	$333,600-$1,100,900	$166,900-$717,300

Estimated Total Construction Costs (in 2024 Dollars): $8,456,750
Estimated Project Management Costs Range: $796,450-$2,731,050
Estimated Inflation Range: $468,200-$1,808,900

Estimated Total Project Costs: $9,721,400-$12,996,700

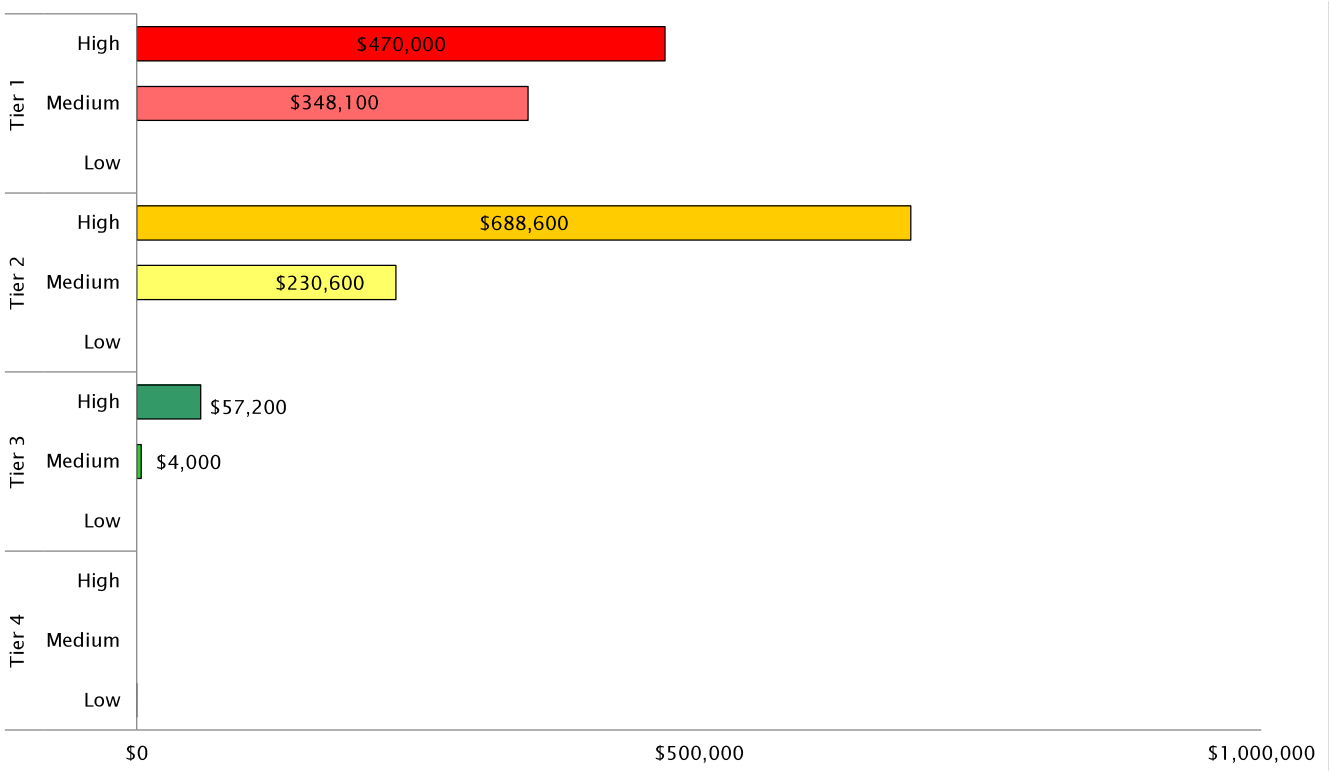
Legacy Point Elementary

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

Funded by 2000 Bond
Opened in 2003

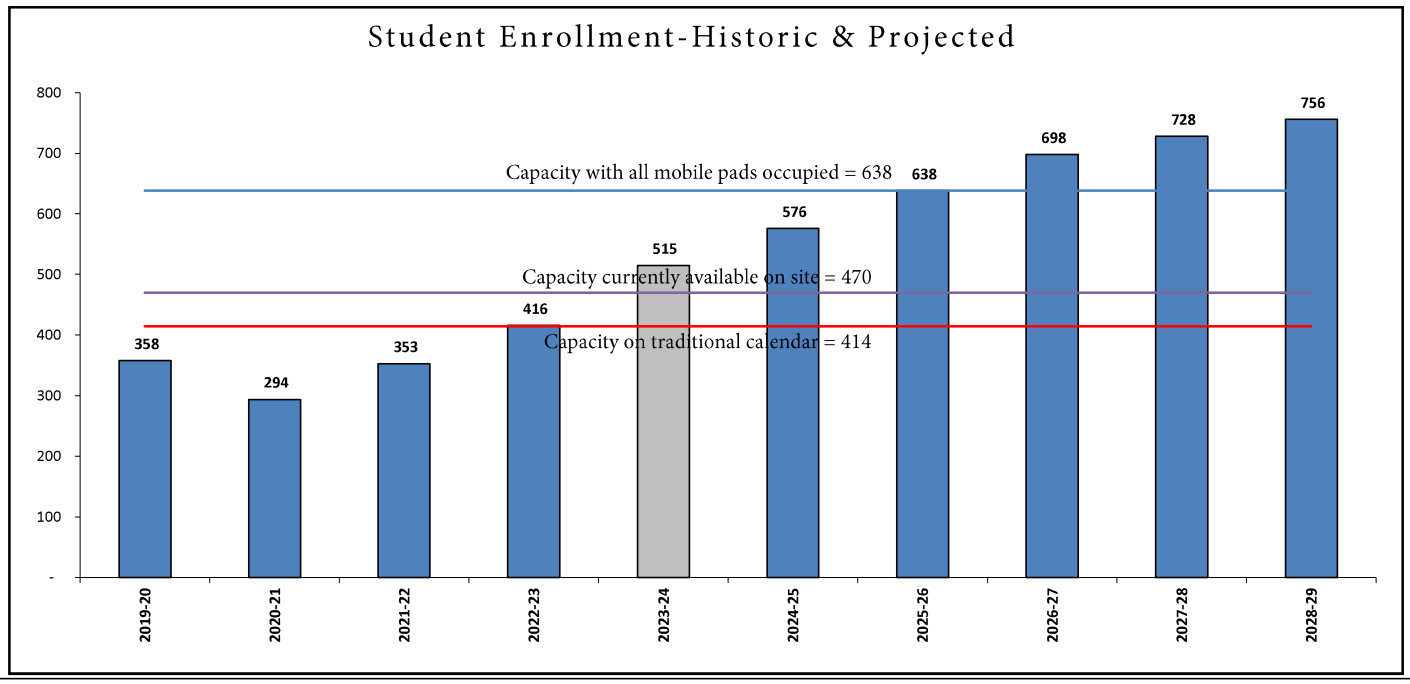
Site Acreage:10
Facility Square Feet: 56,868
Mobiles on-site: 0

Legacy Point Elementary-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,798,500
Estimated Total Project Costs: $2,068,490-$2,958,880

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace chiller and cooling tower	$157,500	$15,800-$67,800	$7,880-$33,870
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$225,800	$22,600-$97,100	$11,290-$48,550
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Overhaul elevator	$157,500	$15,800-$67,800	$7,880-$33,870
2-High	Fix storefront window leakage	$12,000	$1,200-$5,100	$600-$2,580
	Recaulk exterior windows	$17,800	$1,800-$7,700	$890-$3,830
	Replace toilet partitions	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace VCT cafeteria flooring	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Paint exterior trim, windows and doors	$10,800	$1,100-$4,700	$540-$2,330
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Repair/replace damage to sidewalks due to ground movement	$15,800	$1,600-$6,800	$790-$3,400
	Recaulk exterior door frames	$1,300	$100-$600	$70-$280
	Replace stair tread	$5,500	$600-$2,400	$280-$1,190
2-Medium	Replace exterior windows	$143,900	$14,400-$61,900	$7,200-$30,940
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
3-High	Replace blinds in conference room at front entry	$14,900	$1,500-$6,400	$750-$3,210
	Renovate multi-use field	$38,200	$3,800-$16,400	$1,910-$8,220
	Recaulk areas where concrete meets foundation walls	$4,100	$400-$1,800	$210-$890
3-Medium	Repair areas of vinyl wall covering	$4,000	$400-$1,700	$200-$860

Estimated Total Construction Costs (in 2024 Dollars): $1,798,500
Estimated Project Management Costs Range: $180,000-$773,600
Estimated Inflation Range: $89,990-$386,780

Estimated Total Project Costs: $2,068,490-$2,958,880

Legend High

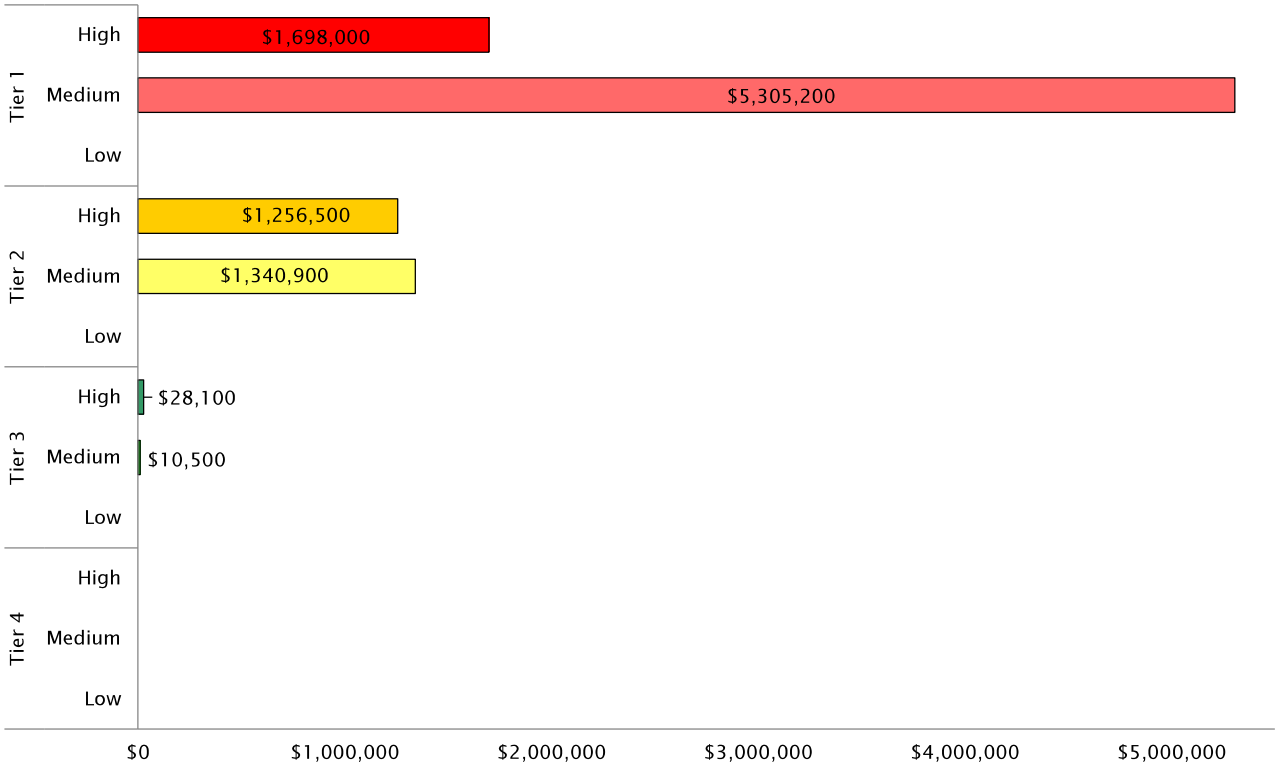
22219 Hilltop Road
Parker, CO 80134
Legend High School Feeder Area, 9-12

Funded by 2003 Bond
Opened in 2008

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

Legend High School-Identified Facility Projects

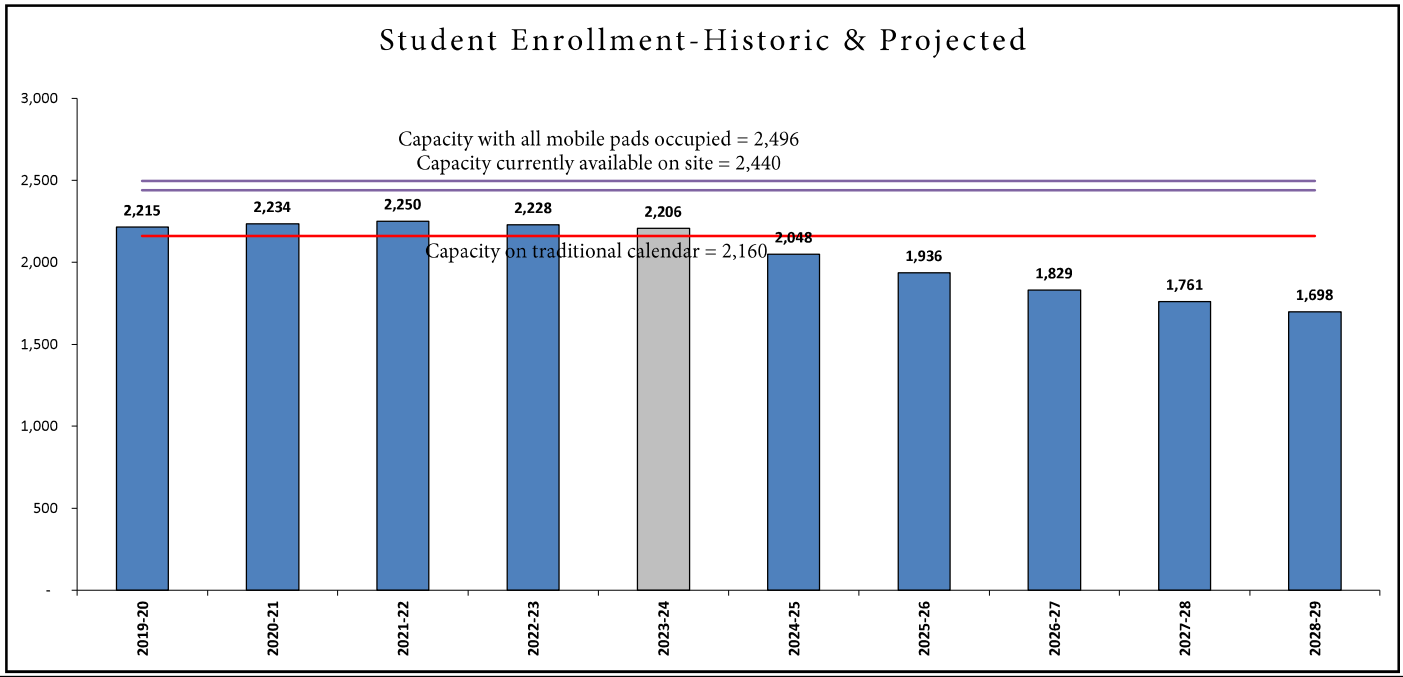
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $9,639,200

Estimated Total Project Costs: $11,085,000-$15,856,710

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$1,207,000	$120,700-$519,000	$60,350-$259,510
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$404,300	$40,400-$173,800	$20,220-$86,930
1-Medium	Replace heating boilers	$787,500	$78,800-$338,700	$39,380-$169,320
	Replace 2 roof top units	$1,575,000	$157,500-$677,300	$78,750-$338,630
	Install new IP intercom system for building	$317,700	$31,700-$136,600	$15,890-$68,310
	Replace roof	$2,625,000	$262,500-$1,128,800	$131,250-$564,380
2-High	Repair exterior wall moisture penetration at F pod entrance	$6,400	$600-$2,700	$320-$1,380
	Recaulk exterior windows	$82,600	$8,300-$35,500	$4,130-$17,760
	Paint exterior metal railings	$2,000	$100-$800	$100-$430
	Resurface asphalt areas as necessary	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Upgrade theater and stage lighting and sound systems	$115,500	$11,600-$49,700	$5,780-$24,840
2-Medium	Replace VCT hallway/cafeteria flooring	$315,000	$31,500-$135,500	$15,750-$67,730
	Repair areas of sidewalk as necessarry	$15,800	$1,600-$6,800	$790-$3,400
	Replace carpet	$840,000	$84,000-$361,200	$42,000-$180,600
	Replace kitchen flooring	$86,100	$8,700-$37,100	$4,310-$18,520
	Replace poured acrylic flooring in all restrooms	$84,000	$8,400-$36,200	$4,200-$18,060
3-High	Repair vinyl on walls as necessary	$2,600	$200-$1,100	$130-$560
	Mitigate movement at F pod (E wing). Recaulk where concrete meets exterior wall.	$25,500	$2,500-$10,900	$1,280-$5,490
3-Medium	Repair areas of grass around school	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $9,639,200
Estimated Project Management Costs Range: $963,800-$4,145,000
Estimated Inflation Range: $482,000-$2,072,510

Estimated Total Project Costs: $11,085,000-$15,856,710

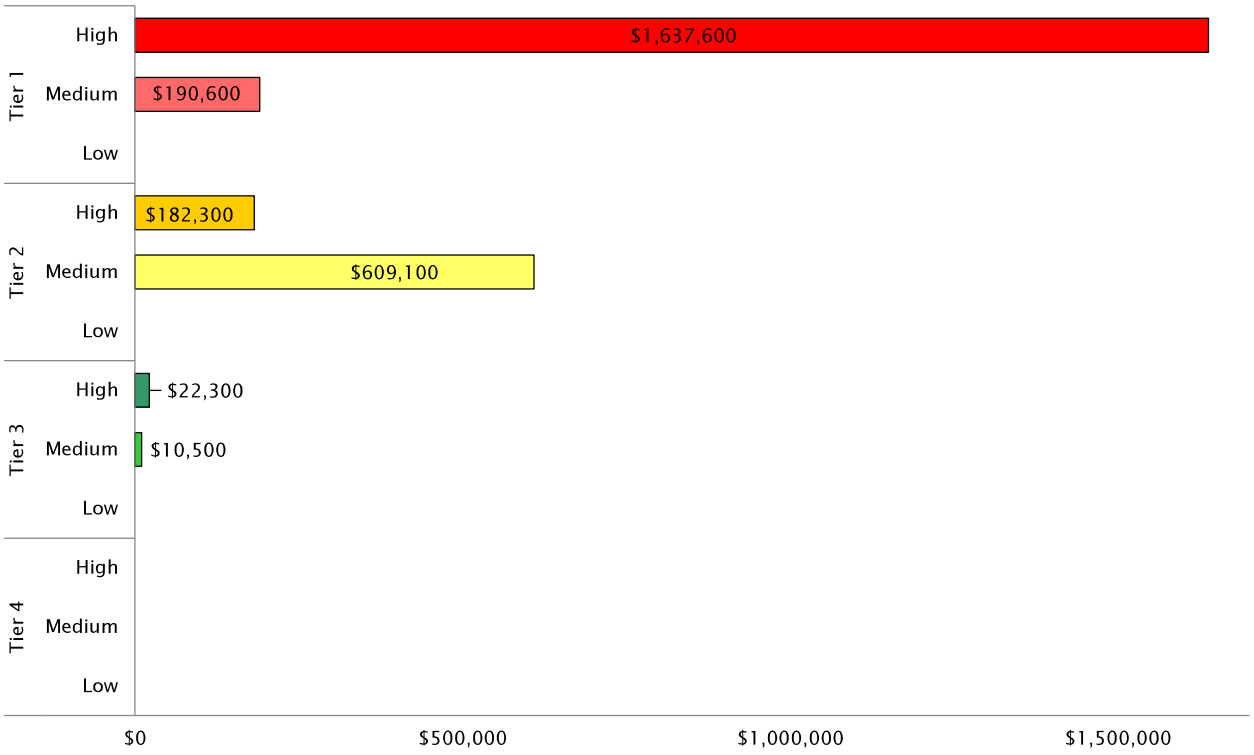
Lone Tree Elementary

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

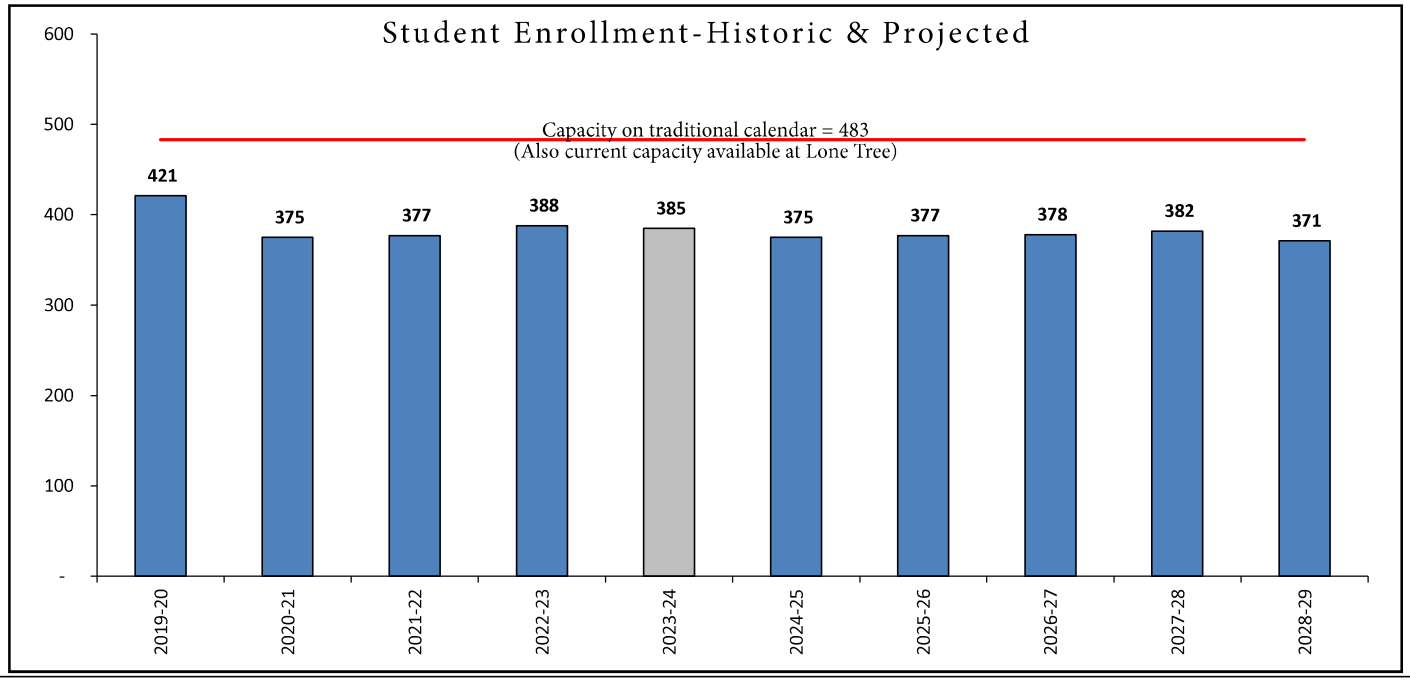
Funded by Certificate of Participation
Opened in 2007

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

Lone Tree Elementary-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,652,400
Estimated Total Project Costs: $3,050,470-$4,363,650



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$381,200	$38,100-$163,900	$19,060-$81,960
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$224,700	$22,500-$96,700	$11,240-$48,320
	Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	$945,000	$94,500-$406,400	$47,250-$203,180
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Curtain Walls Needs-Recaulk windows. Clean framing	$15,300	$1,500-$6,600	$770-$3,290
	Recaulk exterior windows	$15,300	$1,500-$6,600	$770-$3,290
	Repair VCT flooring at cafeteria entrance	$2,600	$200-$1,100	$130-$560
	Resurface/repair parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Replace sink counter tops in all restrooms	$44,100	$4,500-$19,000	$2,210-$9,490
2-Medium	Repair/replace areas of cracked sidewalk	$26,300	$2,600-$11,300	$1,320-$5,660
	Replace cafeteria VCT flooring	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace carpet	$381,200	$38,100-$163,900	$19,060-$81,960
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace kitchen flooring	$86,100	$8,700-$37,100	$4,310-$18,520
	Replace poured acrylic flooring in all restrooms	$46,200	$4,700-$19,900	$2,310-$9,940
3-High	Repair operable partition between gym and cafeteria	$15,800	$1,600-$6,800	$790-$3,400
	Vinyl Covering. Needs-Repair areas of vinyl wall covering	$2,600	$200-$1,100	$130-$560
	Recaulk wall foundation where concrete meets	$3,900	$300-$1,600	$200-$840
3-Medium	Renovate grass area around school	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $2,652,400
Estimated Project Management Costs Range: $265,400-$1,140,900
Estimated Inflation Range: $132,670-$570,350

Estimated Total Project Costs: $3,050,470-$4,363,650

Mammoth Heights Elementary

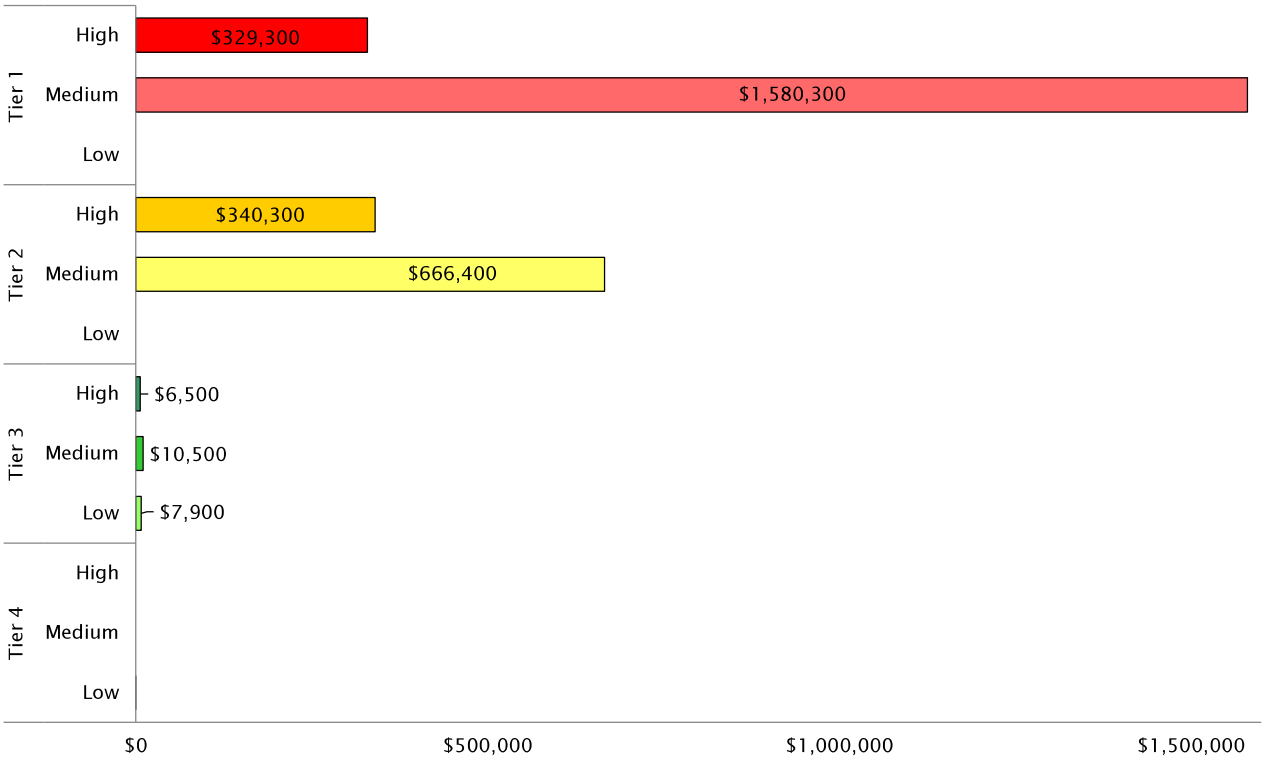
9500 Stonegate Parkway
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2007

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

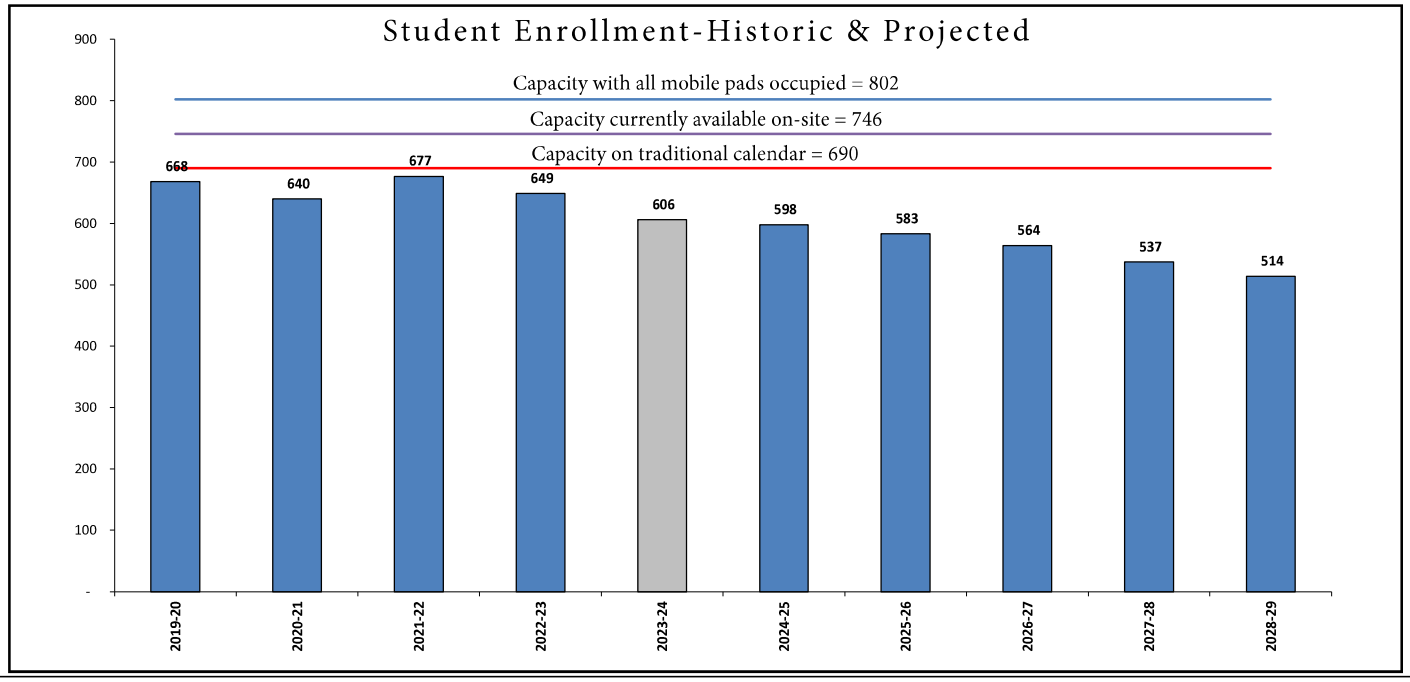
Mammoth Heights Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,941,200

Estimated Total Project Costs: $3,382,740-$4,838,660



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$242,600	$24,300-$104,300	$12,130-$52,160
1-Medium	Upgrade control system	$444,700	$44,500-$191,200	$22,240-$95,620
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace roof (060 EPDM fully adhered)	$945,000	$94,500-$406,400	$47,250-$203,180
2-High	Recaulk exterior wall expansion joints. Reseal CMU	$19,100	$1,900-$8,200	$960-$4,110
	Recaulk exterior windows	$19,100	$1,900-$8,200	$960-$4,110
	Check crack in wall at entrance to south classrooms	$5,300	$500-$2,300	$270-$1,140
	Paint metal of sun shades, starting to peel	$6,400	$600-$2,700	$320-$1,380
	Resurface parking lot	$157,500	$15,800-$67,800	$7,880-$33,870
	Resurface asphalt playground	$84,000	$8,400-$36,200	$4,200-$18,060
	Repair leaning retaining wall on east side of playing field by baseball area	$12,000	$1,200-$5,100	$600-$2,580
	Repair retaining wall movement at north entry	$36,900	$3,700-$15,800	$1,850-$7,940
2-Medium	Replace sunshade panels at front of school	$7,900	$800-$3,400	$400-$1,700
	Replace cafeteria VCT flooring	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace hallway/classroom VCT flooring	$21,000	$2,100-$9,100	$1,050-$4,520
	Repaint exterior doors and frames	$10,500	$1,100-$4,600	$530-$2,260
	Repaint supplemental steel above exterior windows	$5,300	$500-$2,300	$270-$1,140
	Repair/replace areas of sidewalk	$15,800	$1,600-$6,800	$790-$3,400
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace kitchen flooring	$86,100	$8,700-$37,100	$4,310-$18,520
	Replace poured acrylic flooring in all restrooms	$46,200	$4,700-$19,900	$2,310-$9,940
3-High	Repair areas of vinyl wall covering	$2,600	$200-$1,100	$130-$560
	Recaulk wall foundation where concrete meets	$3,900	$300-$1,600	$200-$840
3-Medium	Repair areas of grass around school	$10,500	$1,100-$4,600	$530-$2,260
3-Low	Repair retaining wall along Shenstone Dr.	$7,900	$800-$3,400	$400-$1,700

Estimated Total Construction Costs (in 2024 Dollars): $2,941,200
Estimated Project Management Costs Range: $294,400-$1,265,000
Estimated Inflation Range: $147,140-$632,460

Estimated Total Project Costs: $3,382,740-$4,838,660

Meadow View Elementary

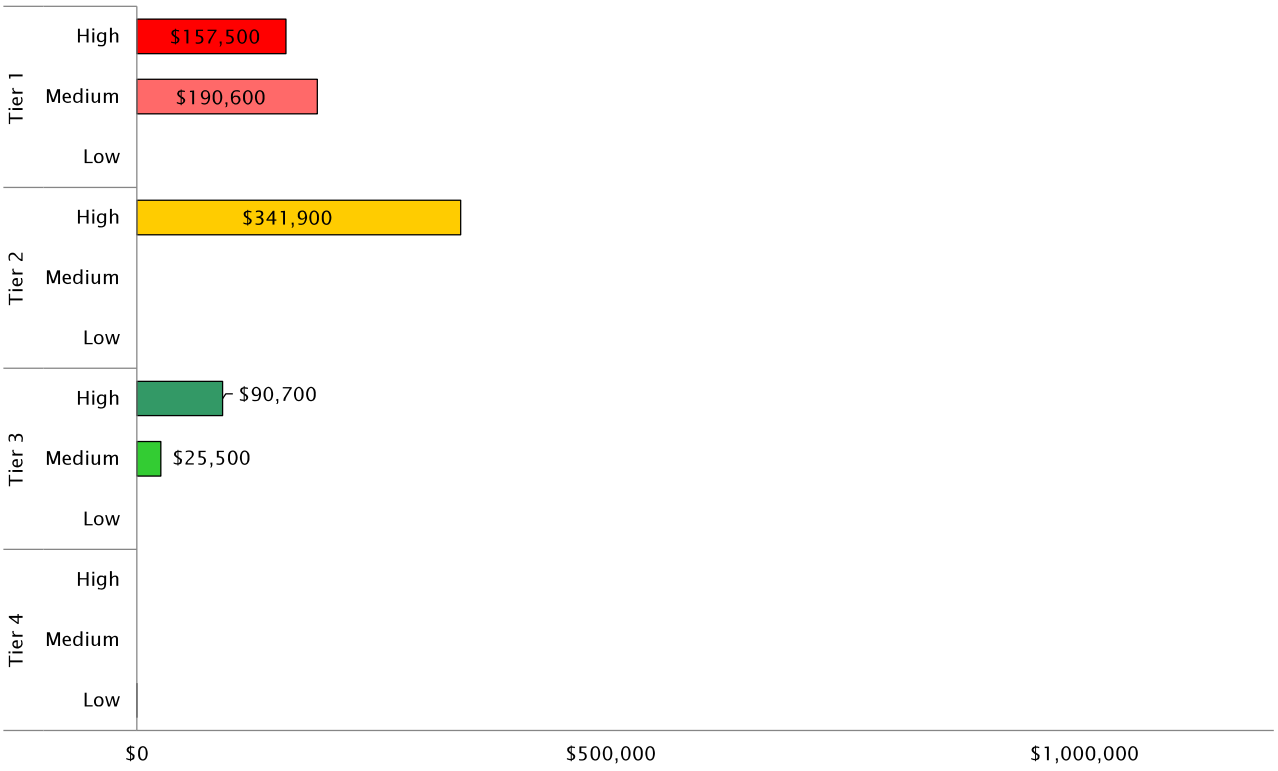
3700 Butterfield Crossing
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2000

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

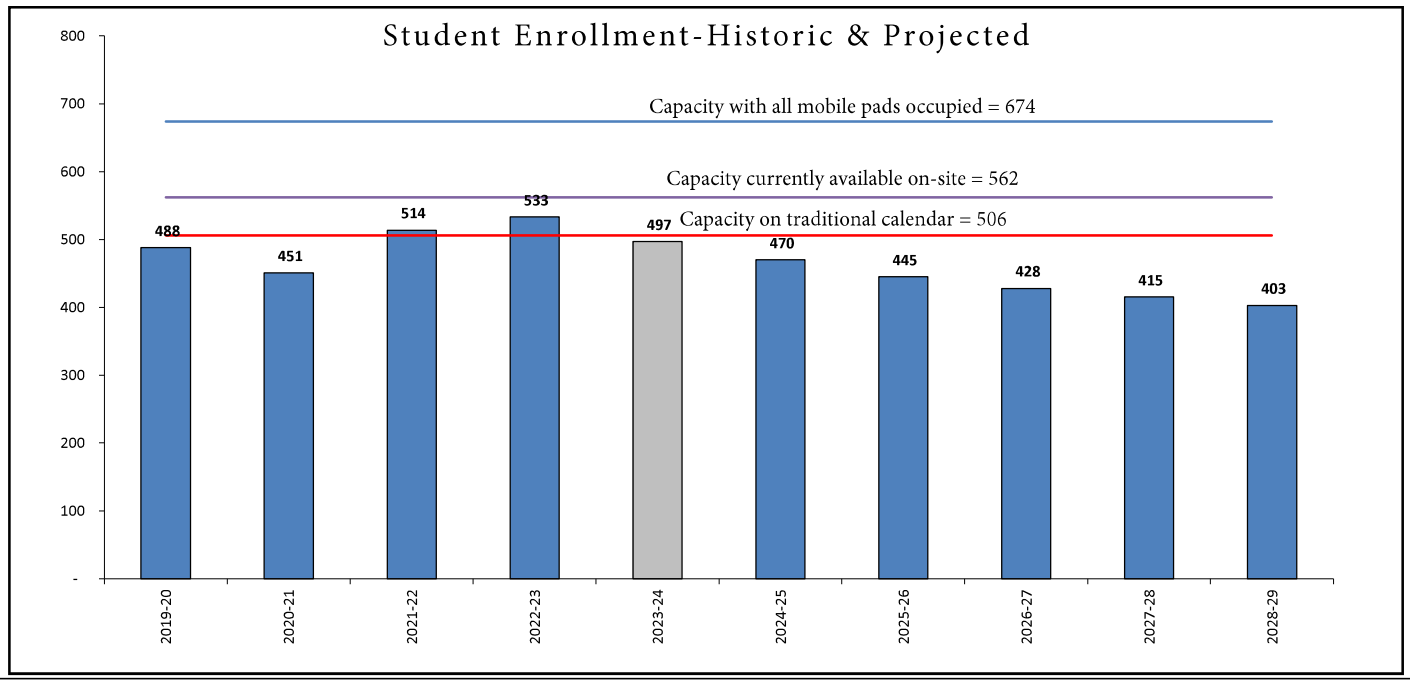
Meadow View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $806,200

Estimated Total Project Costs: $927,240-$1,326,280



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace cooling tower	$157,500	$15,800-$67,800	$7,880-$33,870
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Replace curb with snow curb	$101,700	$10,200-$43,700	$5,090-$21,870
	Replace toilet partitions in 4 boys and 4 girls restrooms	$47,300	$4,700-$20,300	$2,370-$10,170
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Repair/replace sections of sidewalk as necessary	$15,800	$1,600-$6,800	$790-$3,400
	Resurface parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Replace asphalt playground	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace operable partition at gym	$19,600	$2,000-$8,400	$980-$4,220
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Repair areas of vinyl wall covering	$6,700	$600-$2,800	$340-$1,450
3-Medium	Replace dumpster enclosure with new enclosure, repair site fencing and backstop	$6,400	$600-$2,700	$320-$1,380
	Minor repairs on retaining wall	$19,100	$1,900-$8,200	$960-$4,110

Estimated Total Construction Costs (in 2024 Dollars): $806,200
Estimated Project Management Costs Range: $80,700-$346,700
Estimated Inflation Range: $40,340-$173,380

Estimated Total Project Costs: $927,240-$1,326,280

Mesa Middle

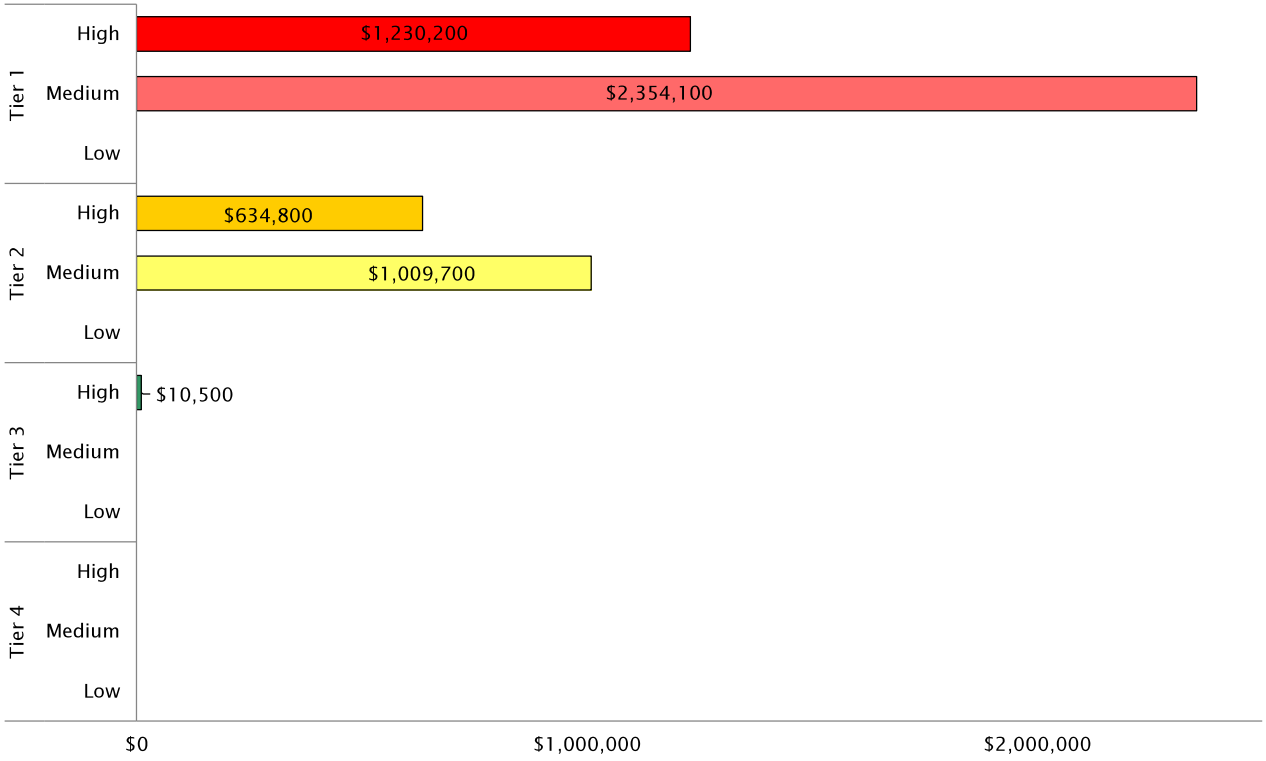
365 Mitchell Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 6-8

Funded by 2003 Bond
Opened in 2008

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

Mesa Middle School-Identified Facility Projects

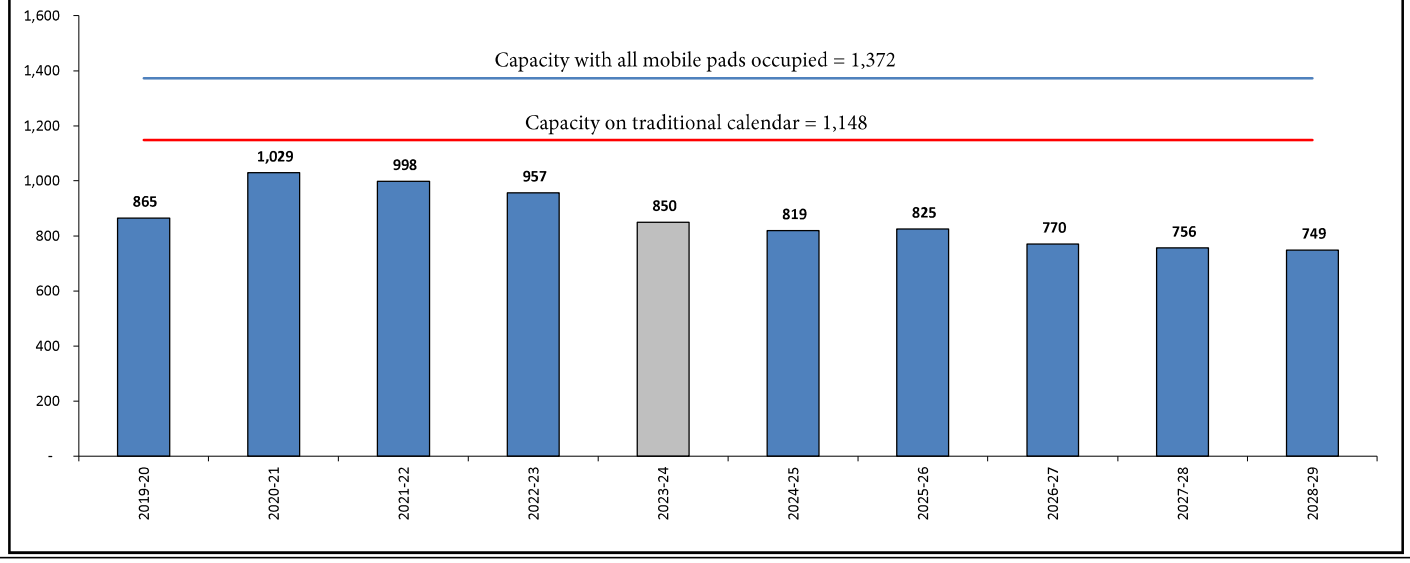
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $5,239,300

Estimated Total Project Costs: $6,025,400-$8,618,830

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$750,800	$75,100-$322,800	$37,540-$161,430
	Replace generator and associated equipment. Resupport gas piping	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$392,700	$39,300-$168,900	$19,640-$84,440
1-Medium	Replace heating boilers	$525,000	$52,500-$225,800	$26,250-$112,880
	Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640
	Replace roof	$1,575,000	$157,500-$677,300	$78,750-$338,630
2-High	Recaulk exterior wall expansion joints. Reseal CMU	$31,800	$3,200-$13,700	$1,590-$6,840
	Recaulk exterior windows	$29,300	$2,900-$12,500	$1,470-$6,300
	Resurface parking area	$525,000	$52,500-$225,800	$26,250-$112,880
	Replace sink counter tops	$48,700	$4,900-$20,900	$2,440-$10,480
2-Medium	Repair/replace areas of sidewalk	$21,000	$2,100-$9,100	$1,050-$4,520
	Replace cafeteria VCT flooring	$57,800	$5,800-$24,800	$2,890-$12,430
	Replace carpet	$825,900	$82,600-$355,100	$41,300-$177,570
	Replace kitchen flooring	$105,000	$10,500-$45,200	$5,250-$22,580
3-High	Repair CMU at planter boxes	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $5,239,300
Estimated Project Management Costs Range: $524,100-$2,253,000
Estimated Inflation Range: $262,000-$1,126,530

Estimated Total Project Costs: $6,025,400-$8,618,830

Mountain Ridge Middle

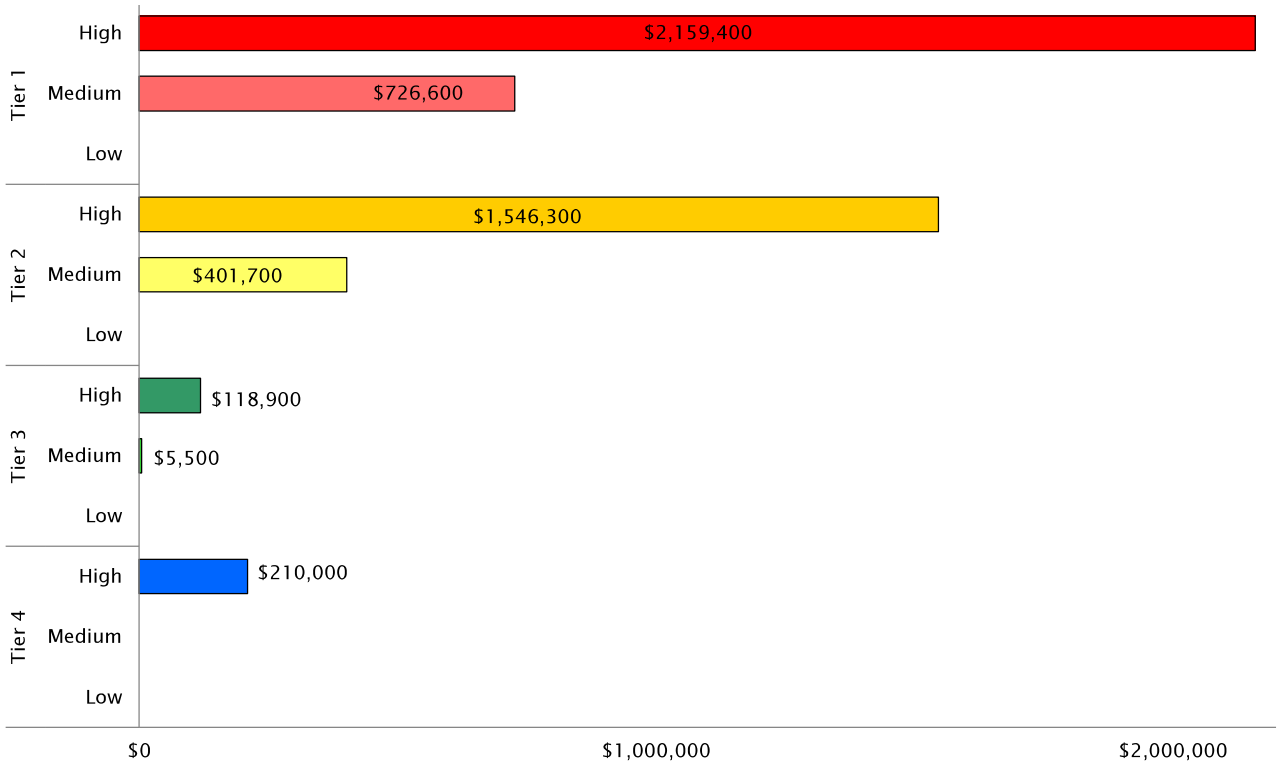
10590 Mountain Vista Ridge
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, 7-8

Funded by 2000 Bond
Opened in 2003

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

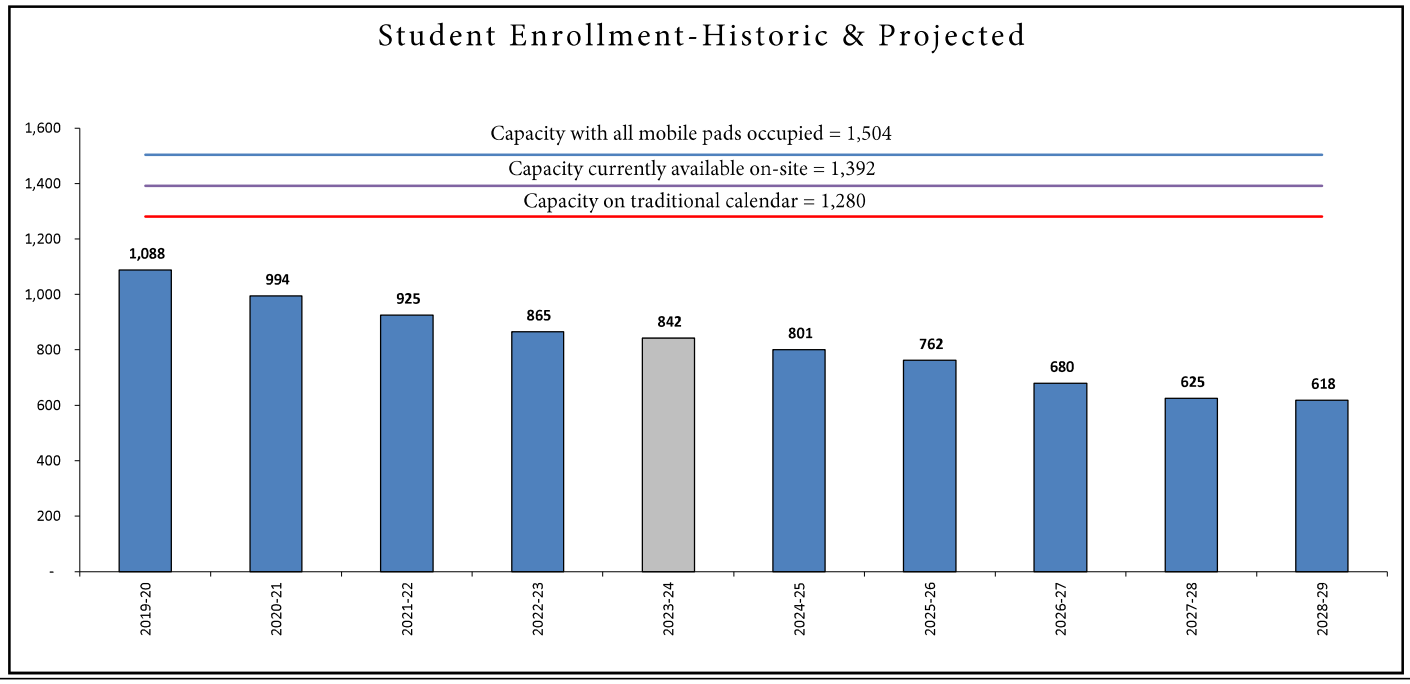
Mountain Ridge Middle School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $5,168,400

Estimated Total Project Costs: $5,943,880-$8,502,420



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$392,700	$39,300-$168,900	$19,640-$84,440
	Replace .060 EPDM ballasted roof with .060 fully adhered	$1,680,000	$168,000-$722,400	$84,000-$361,200
1-Medium	Chilled Water Systems. Replace chiller	$315,000	$31,500-$135,500	$15,750-$67,730
	Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640
	Overhaul elevator	$157,500	$15,800-$67,800	$7,880-$33,870
2-High	Recaulk exterior windows	$30,300	$3,000-$13,000	$1,520-$6,520
	Replace toilet partitions	$57,800	$5,800-$24,800	$2,890-$12,430
	Replace carpet	$825,900	$82,600-$355,100	$41,300-$177,570
	Paint exterior trim and doors	$10,800	$1,100-$4,700	$540-$2,330
	Repair/replace sections of sidewalk as necessary	$15,800	$1,600-$6,800	$790-$3,400
	Resurface asphalt parking lot	$577,500	$57,800-$248,400	$28,880-$124,170
	Repair operable partitions in pods. One between SPED rooms in poor shape	$26,900	$2,600-$11,500	$1,350-$5,790
	Recaulk exterior door frames	$1,300	$100-$600	$70-$280
2-Medium	Replace exterior windows	$315,000	$31,500-$135,500	$15,750-$67,730
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Repair prestress concrete tees at cafeteria/commons, separating causing cracks in floor and VCT damage	$18,000	$1,800-$7,700	$900-$3,870
	Some movement occurring south of commons expansion joint. Carpet splitting, wall joint seperation	$10,800	$1,100-$4,700	$540-$2,330
	Recaulk areas where concrete meets foundation walls	$6,100	$700-$2,700	$310-$1,320
3-Medium	Repair areas of vinyl wall covering	$5,500	$600-$2,400	$280-$1,190
4-High	Renovate areas of landscaping around school. Many patches of bare ground	$210,000	$21,000-$90,300	$10,500-$45,150

Estimated Total Construction Costs (in 2024 Dollars): $5,168,400
Estimated Project Management Costs Range: $517,000-$2,222,700
Estimated Inflation Range: $258,480-$1,111,320

Estimated Total Project Costs: $5,943,880-$8,502,420

Mountain View Elementary

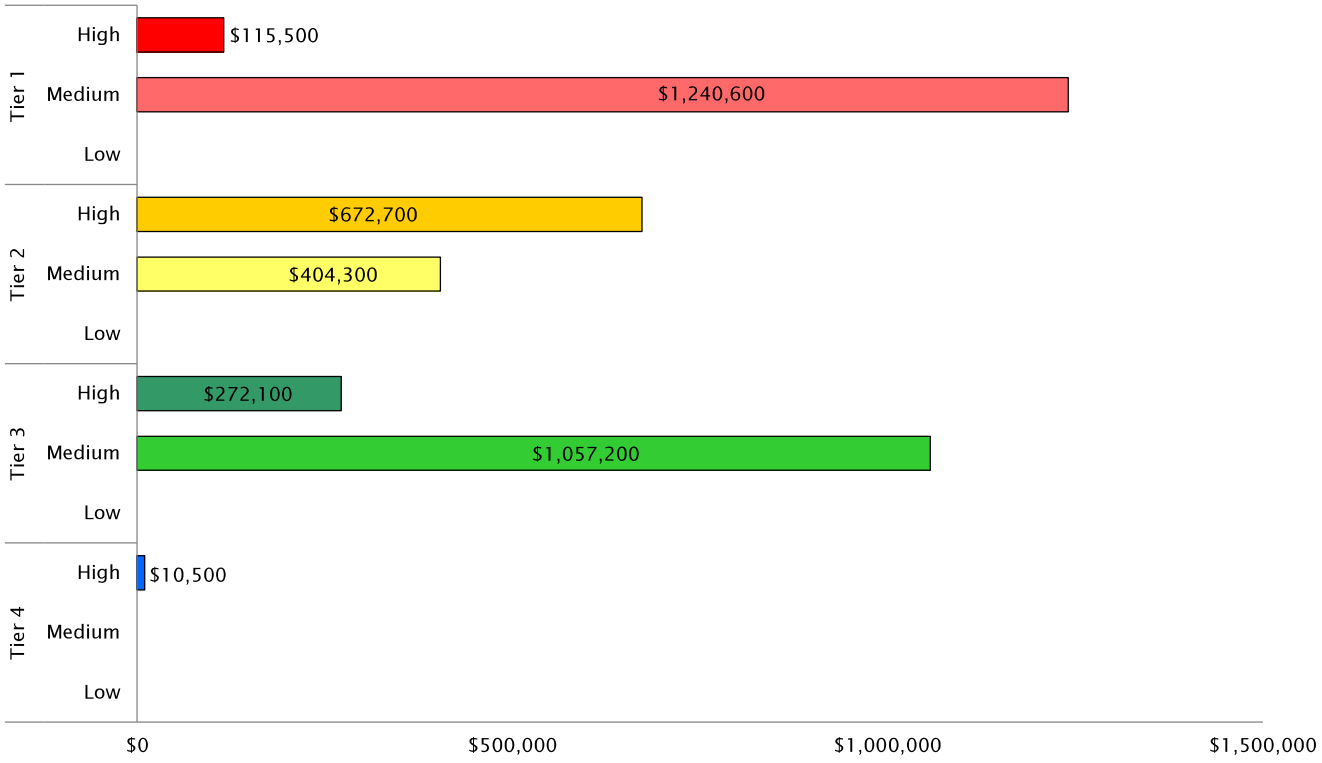
8502 East Pinery Parkway
Parker, CO 80134
Ponderosa High School Feeder Area, K-2

Funded by 1978 Bond
Opened in 1980

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

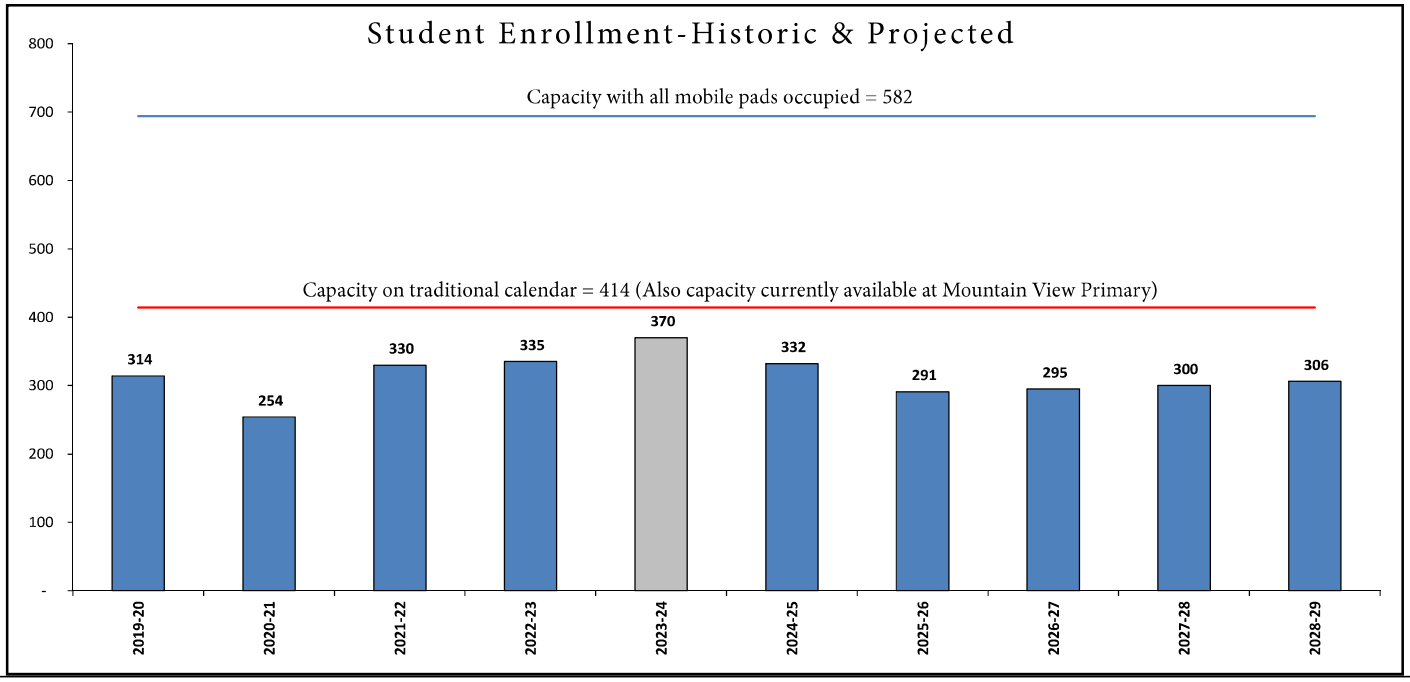
Mountain View Primary School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,772,900

Estimated Total Project Costs: $4,338,990-$6,206,530



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace roof	$1,050,000	$105,000-$451,500	$52,500-$225,750
2-High	Recaulk exterior wall control joints.	$3,200	$300-$1,400	$160-$690
	Replace older casework	$69,300	$7,000-$29,800	$3,470-$14,900
	Refinish stage floor	$6,100	$700-$2,700	$310-$1,320
	Widen side walk at service entry area. Install drainage chase under sidewalk outside gym entry	$26,300	$2,600-$11,300	$1,320-$5,660
	Resurface asphalt playground	$84,000	$8,400-$36,200	$4,200-$18,060
	Refurbish or replace classroom partitions	$59,100	$5,900-$25,400	$2,960-$12,710
	Replace trough washing stations with sinks (6)	$20,400	$2,000-$8,700	$1,020-$4,390
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
2-Medium	Replace hallway/classroom VCT flooring (health room and classroom sink areas)	$404,300	$40,400-$173,800	$20,220-$86,930
3-High	Install new synthetic turf for multi-use field	$262,500	$26,300-$112,900	$13,130-$56,440
	Caulk remaining areas where concrete meets the building	$9,600	$900-$4,100	$480-$2,070
3-Medium	Fire sprinkle building	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Repair/replace areas of vinyl wall covering	$7,200	$700-$3,000	$360-$1,550
4-High	Renovate grass area around school	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $3,772,900
Estimated Project Management Costs Range: $377,400-$1,622,400
Estimated Inflation Range: $188,690-$811,230

Estimated Total Project Costs: $4,338,990-$6,206,530

Mountain Vista High

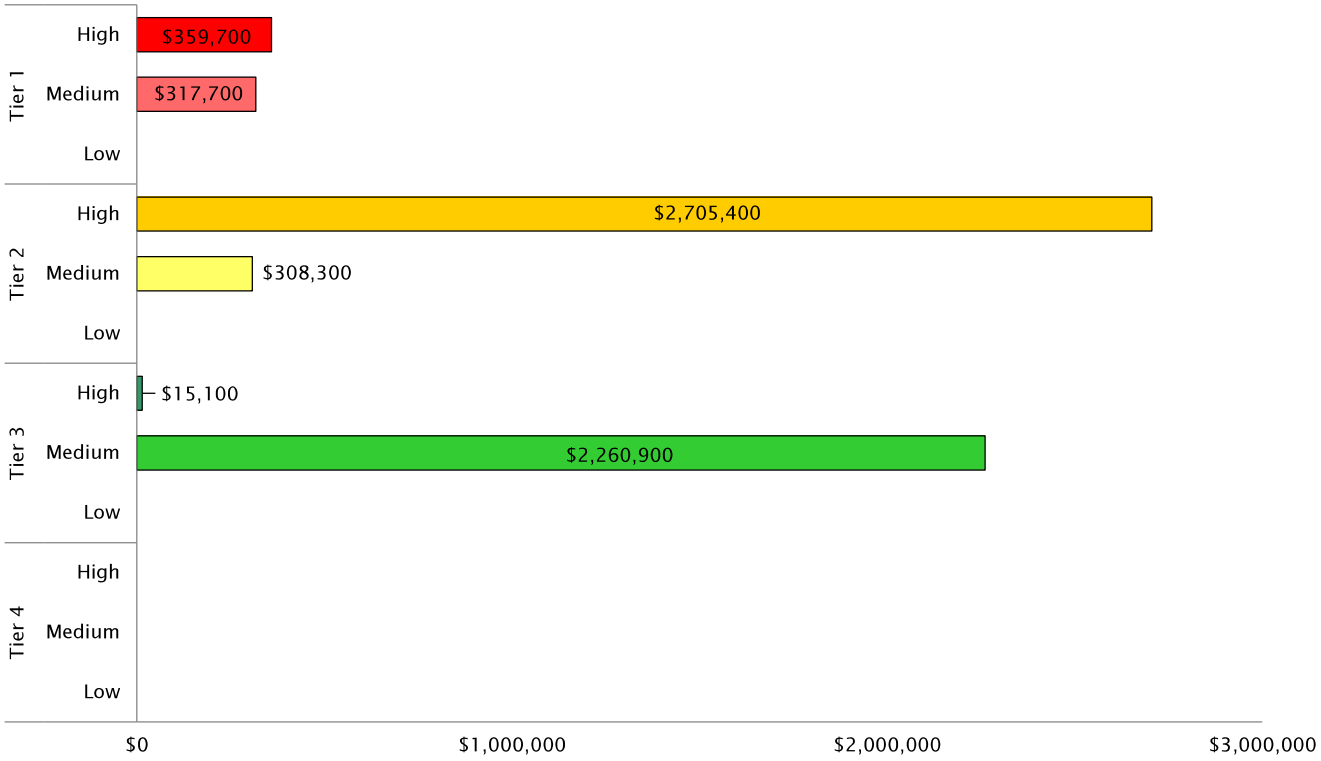
10585 Mountain Vista Ridge
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, 9-12

Funded by 1997 Bond
Opened in 2001

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

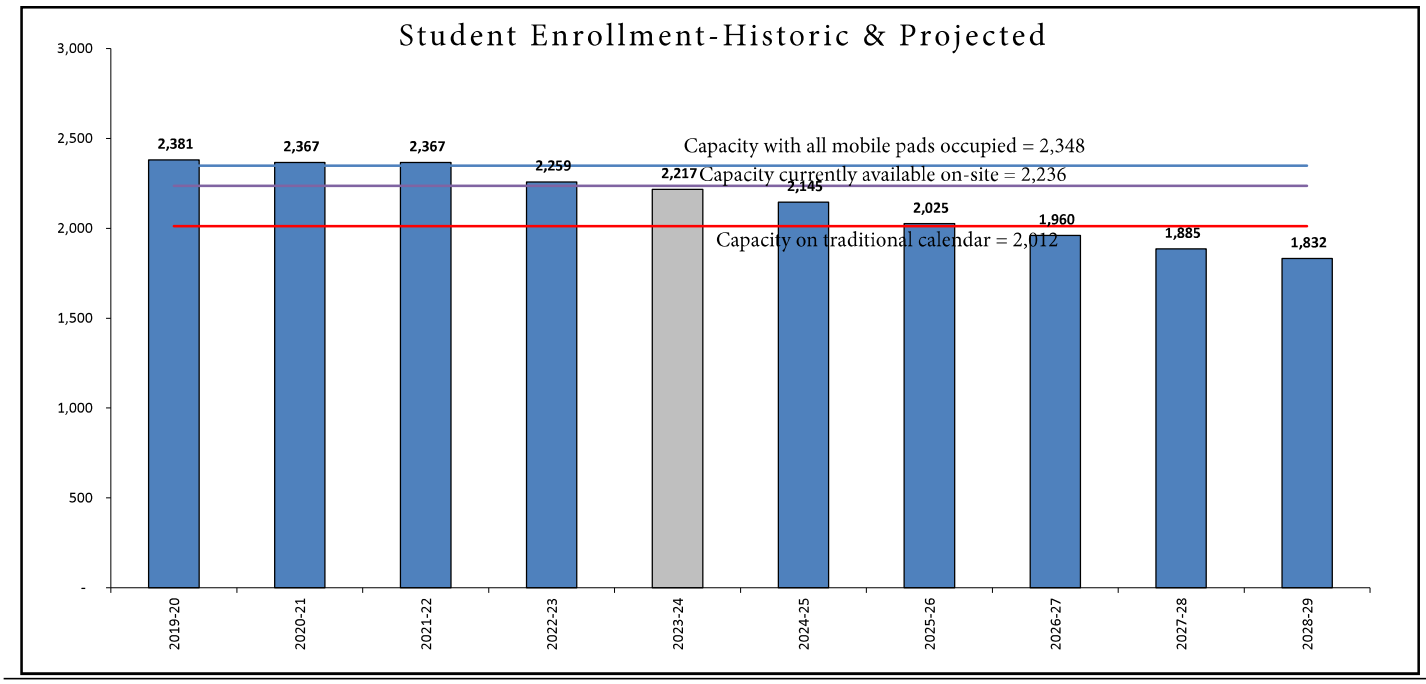
Mountain Vista High School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $5,470,700

Estimated Total Project Costs: $6,291,280-$8,999,200



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace chiller and cooling tower	$525,000	$52,500-$225,800	$26,250-$112,880
	Replace roof top units	$1,575,000	$157,500-$677,300	$78,750-$338,630
	Paint metal roof	$15,800	$1,600-$6,800	$790-$3,400
1-Medium	Replace heating boilers	$525,000	$52,500-$225,800	$26,250-$112,880
	Install new IP intercom system for building	$317,700	$31,700-$136,600	$15,890-$68,310
	Overhaul 2 elevators	$315,000	$31,500-$135,500	$15,750-$67,730
2-High	Recaulk exterior windows	$89,900	$9,000-$38,600	$4,500-$19,330
	Replace VCT cafeteria flooring	$86,700	$8,600-$37,200	$4,340-$18,650
	Replace carpet in classrooms and offices	$231,000	$23,100-$99,400	$11,550-$49,670
	Replace VCT in pod hallways, classrooms as needed	$95,300	$9,600-$41,000	$4,770-$20,490
	Repair/replace sections of sidewalk as necessary	$42,000	$4,200-$18,100	$2,100-$9,030
	Resurface asphalt parking lot	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Repair retaining wall southeast corner of building	$3,100	$300-$1,300	$160-$670
	Paint exterior doors (8)	$1,100	$100-$400	$60-$240
	Upgrade theater and stage lighting and sound systems	$115,500	$11,600-$49,700	$5,780-$24,840
	Recaulk/reglaze curtain wall windows	$47,400	$4,800-$20,400	$2,370-$10,200
2-Medium	Replace sink counter tops	$44,100	$4,500-$19,000	$2,210-$9,490
	Add additional parking and new roadways for traffic flow	$210,000	$21,000-$90,300	$10,500-$45,150
3-High	Refinish interior doors in high use areas.	$6,400	$600-$2,700	$320-$1,380
	Repair operable partition between classrooms	$15,800	$1,600-$6,800	$790-$3,400
	Renovate multi-use field	$85,700	$8,500-$36,800	$4,290-$18,430
	Repair crack in slab where it meets upper floor, from auditorium to F pod	$12,800	$1,200-$5,400	$640-$2,760
	Recaulk wall foundation where concrete meets	$42,400	$4,200-$18,100	$2,120-$9,120
3-Medium	Repair/replace areas of vinyl wall covering	$18,000	$1,800-$7,700	$900-$3,870

Estimated Total Construction Costs (in 2024 Dollars): $5,470,700
Estimated Project Management Costs Range: $547,000-$2,352,200
Estimated Inflation Range: $273,580-$1,176,300

Estimated Total Project Costs: $6,291,280-$8,999,200

Northeast Elementary

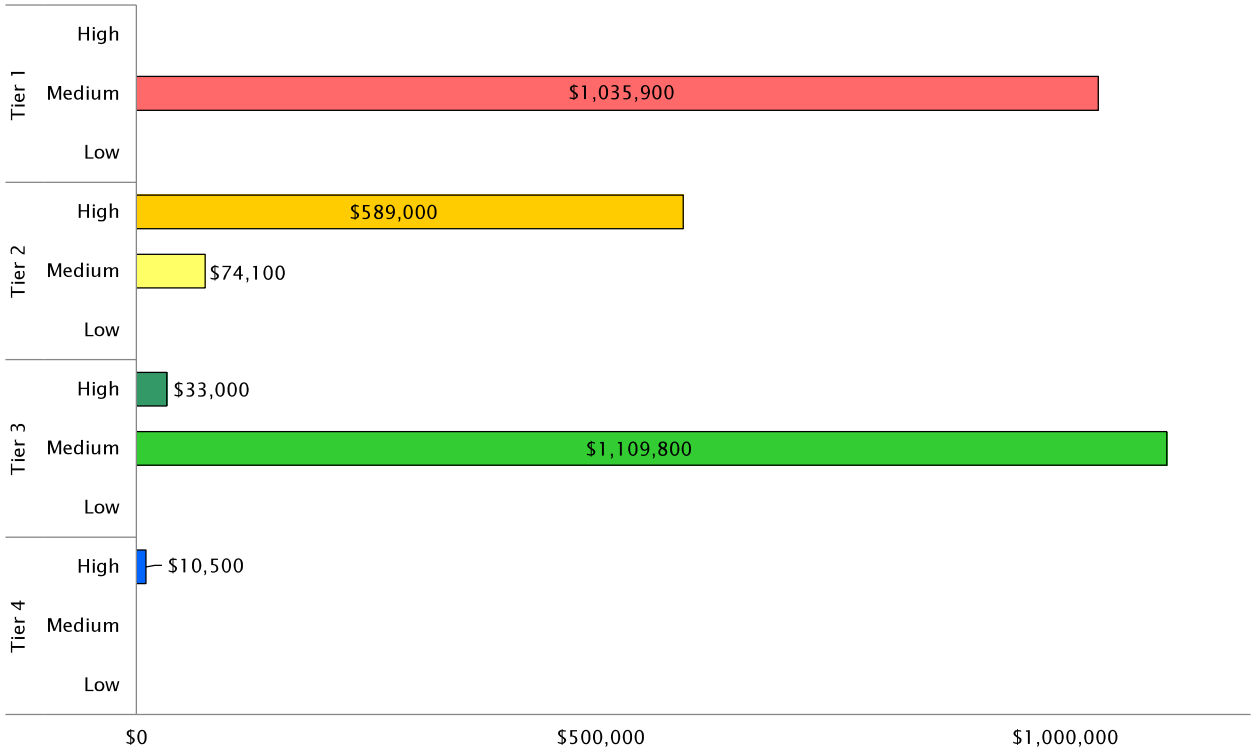
6598 North State Highway 83
Parker, CO 80134
Ponderosa High School Feeder Area, 3-5

Funded by 1960 Bond
Opened in 1966

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

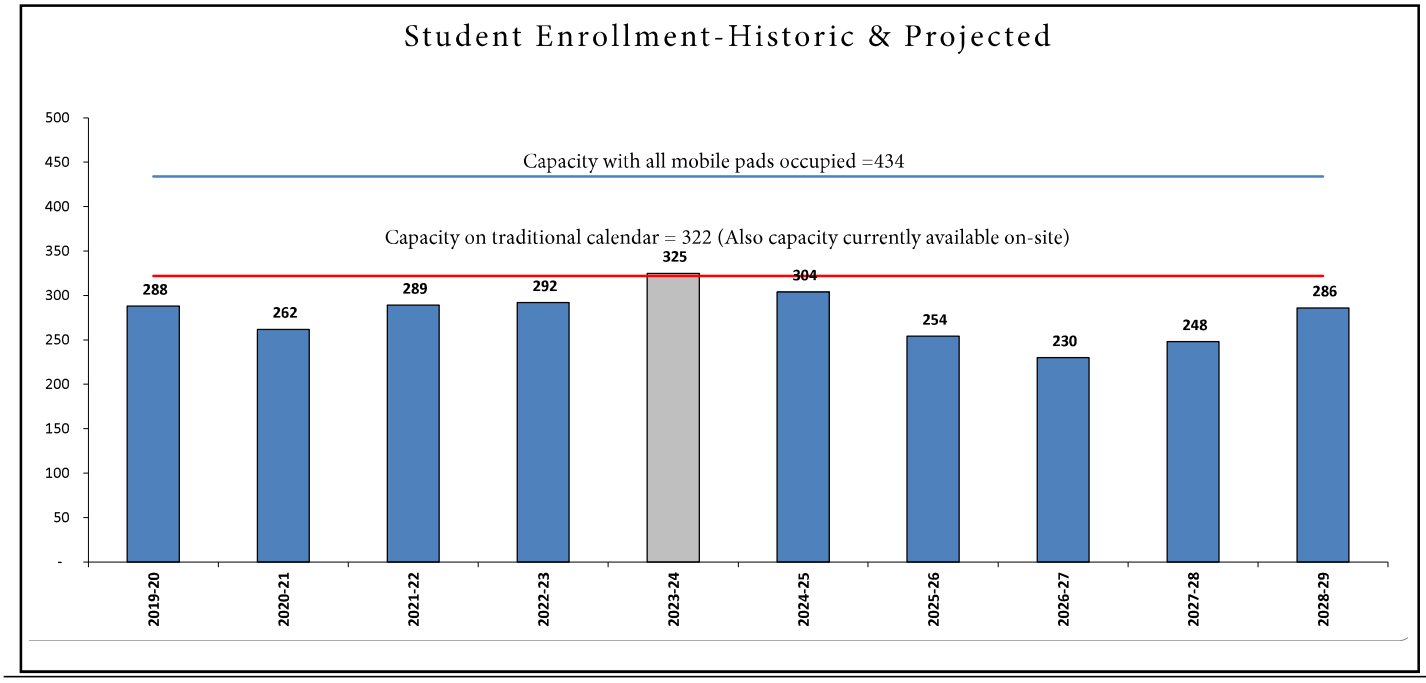
Northeast Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,852,300

Estimated Total Project Costs: $3,280,370-$4,692,130



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Replace 2 roof top units (over kitchen area)	$420,000	$42,000-$180,600	$21,000-$90,310
	Replace AC condensing units over the cafeteria	$78,800	$7,900-$33,900	$3,940-$16,950
	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$16,800	$1,700-$7,200	$840-$3,620
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
	Paint CMU chiller enclosure	$1,300	$100-$600	$70-$280
	Resurface asphalt bus loop	$105,000	$10,500-$45,200	$5,250-$22,580
	Resurface asphalt parking lot	$174,000	$17,400-$74,800	$8,700-$37,410
	Repair/replace sections of sidewalk	$52,500	$5,300-$22,600	$2,630-$11,290
	Resurface playground play pads	$109,800	$11,000-$47,200	$5,490-$23,610
	Repair laminated support beams beams	$19,100	$1,900-$8,200	$960-$4,110
	Repair/replace, sand/paint entry/classroom storefronts	$23,800	$2,400-$10,200	$1,190-$5,120
2-Medium	Fix site drainage issues around building	$10,500	$1,100-$4,600	$530-$2,260
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace hallway/classroom VCT flooring (stage)	$26,300	$2,600-$11,300	$1,320-$5,660
3-High	Recaulk wall foundation where concrete meets	$9,200	$900-$3,900	$460-$1,980
	Repair foundation wall on south side	$23,800	$2,400-$10,200	$1,190-$5,120
3-Medium	Fire sprinkle building	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Replace picnic tables front side of building	$26,300	$2,600-$11,300	$1,320-$5,660
	Repair/replace areas of vinyl wall covering	$7,200	$700-$3,000	$360-$1,550
4-High	Renovate grass area around school	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $2,852,300
Estimated Project Management Costs Range: $285,400-$1,226,500
Estimated Inflation Range: $142,670-$613,330

Estimated Total Project Costs: $3,280,370-$4,692,130

Northridge Elementary

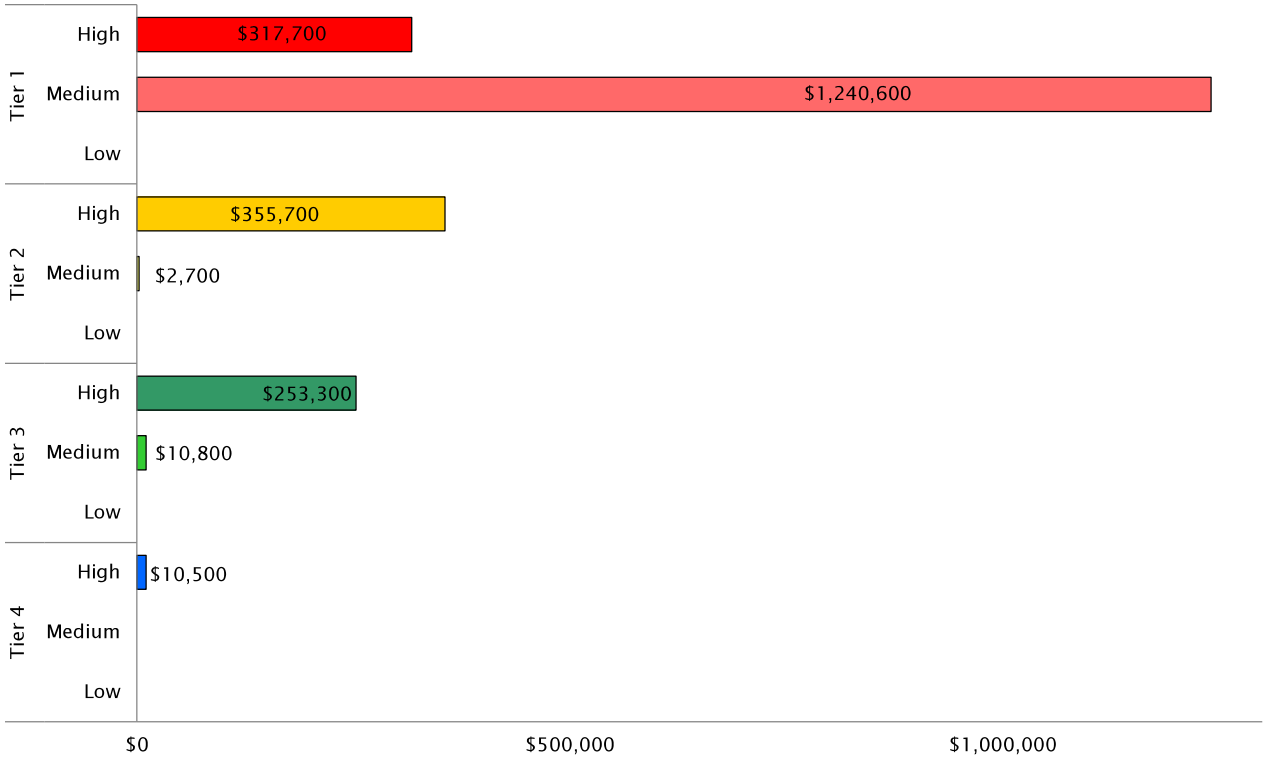
6555 Southpark Road
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by Capital Reserve
Opened in 1982

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

Northridge Elementary-Identified Facility Projects

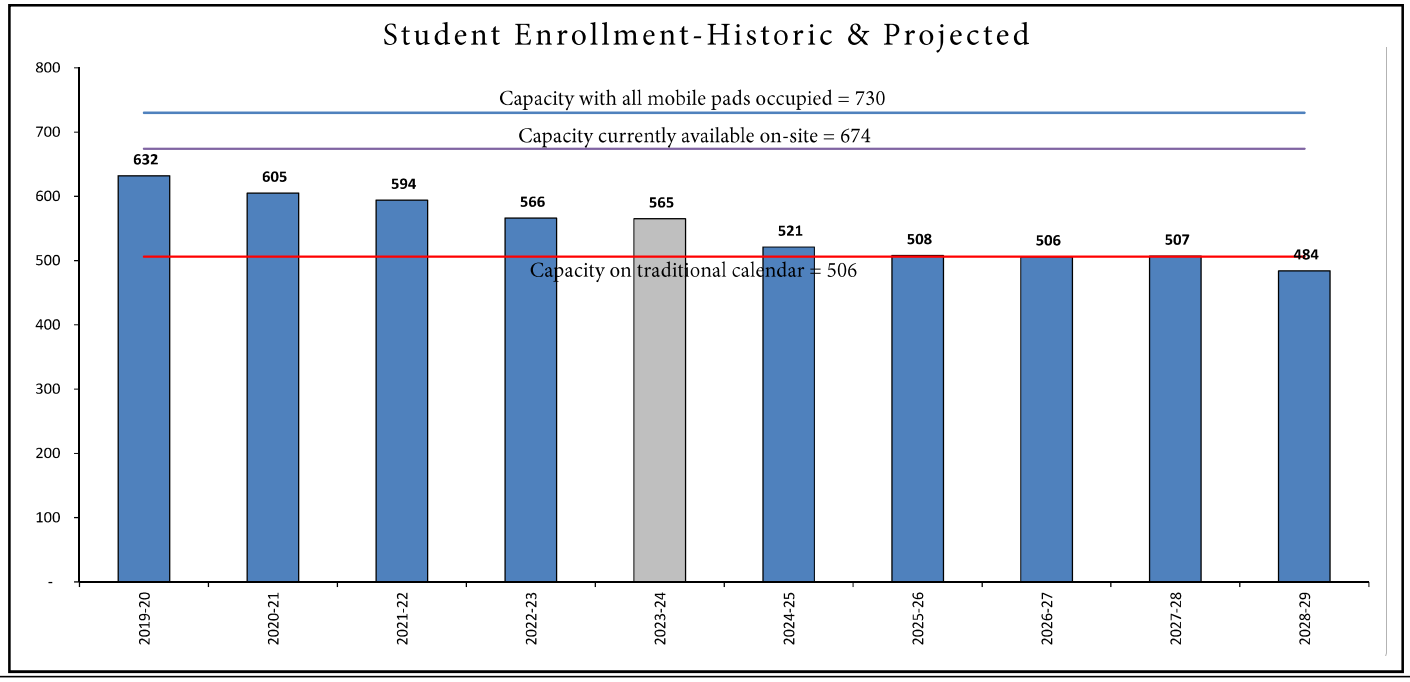
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,191,300

Estimated Total Project Costs: $2,520,400-$3,605,120

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$202,200	$20,200-$86,900	$10,110-$43,480
	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace EDPM .045 Ballasted roof	$1,050,000	$105,000-$451,500	$52,500-$225,750
2-High	Replace metal drinking fountains in hallways, 2 total	$3,400	$300-$1,400	$170-$740
	Replace all original fixed casework in classrooms and offices	$69,300	$7,000-$29,800	$3,470-$14,900
	Replace restroom ceramic tile with MMA	$46,200	$4,700-$19,900	$2,310-$9,940
	Paint exterior trim and doors	$9,700	$1,000-$4,200	$490-$2,090
	Resurface asphalt bus loop	$105,000	$10,500-$45,200	$5,250-$22,580
	Repair/replace sections of sidewalk as necessary	$15,800	$1,600-$6,800	$790-$3,400
	Resurface asphalt parking lot	$52,500	$5,300-$22,600	$2,630-$11,290
	Repair/replace or replace with fixed wall all operable partitions between classrooms	$32,200	$3,200-$13,800	$1,610-$6,930
	Replace sinks in kindergarten restrooms and restrooms by cafeteria (4 total)	$21,600	$2,200-$9,300	$1,080-$4,650
2-Medium	Refurbish exterior doors	$2,700	$300-$1,200	$140-$590
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace ceiling grid and tile	$165,200	$16,500-$71,000	$8,260-$35,520
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
3-Medium	Repair drainage issues at front of site	$10,800	$1,100-$4,700	$540-$2,330
4-High	Renovate grass area around school	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $2,191,300
Estimated Project Management Costs Range: $219,500-$942,600
Estimated Inflation Range: $109,600-$471,220

Estimated Total Project Costs: $2,520,400-$3,605,120

Pine Grove Elementary

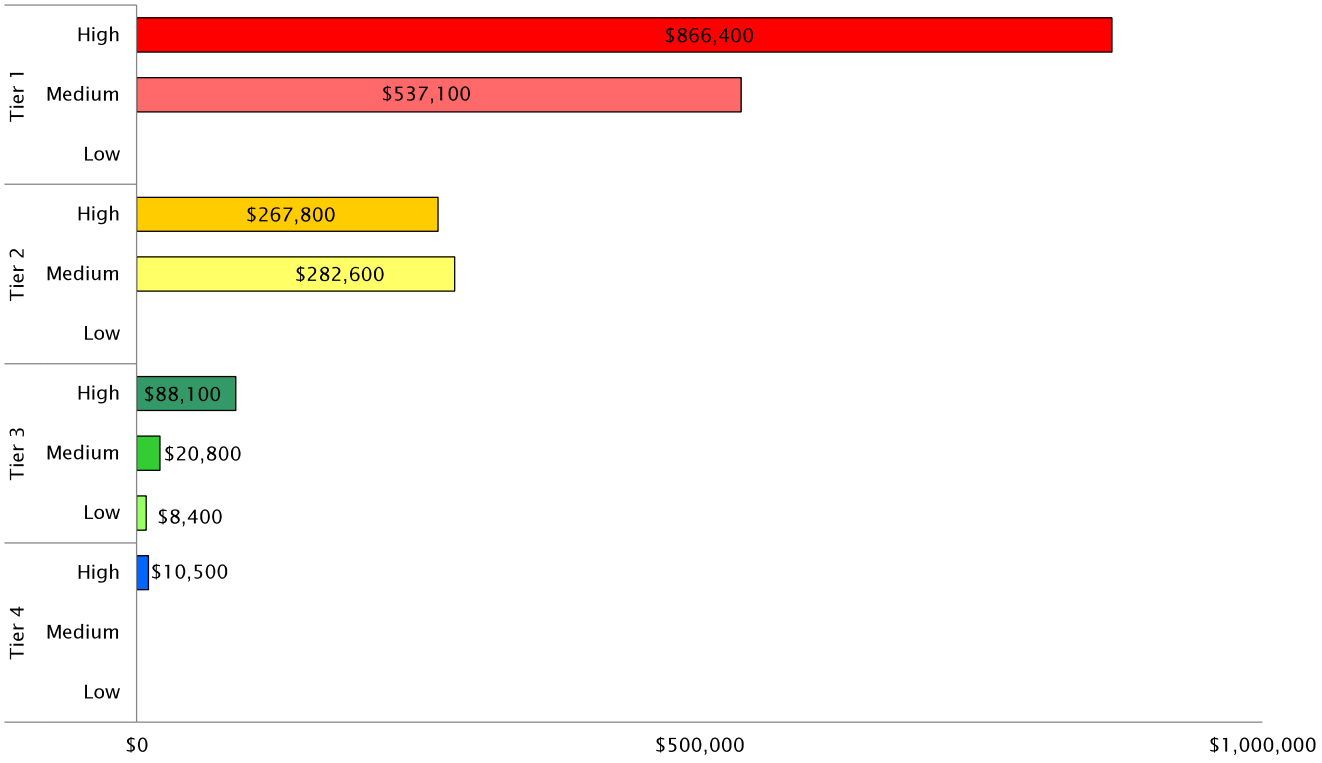
10450 Stonegate Parkway
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

Pine Grove Elementary-Identified Facility Projects

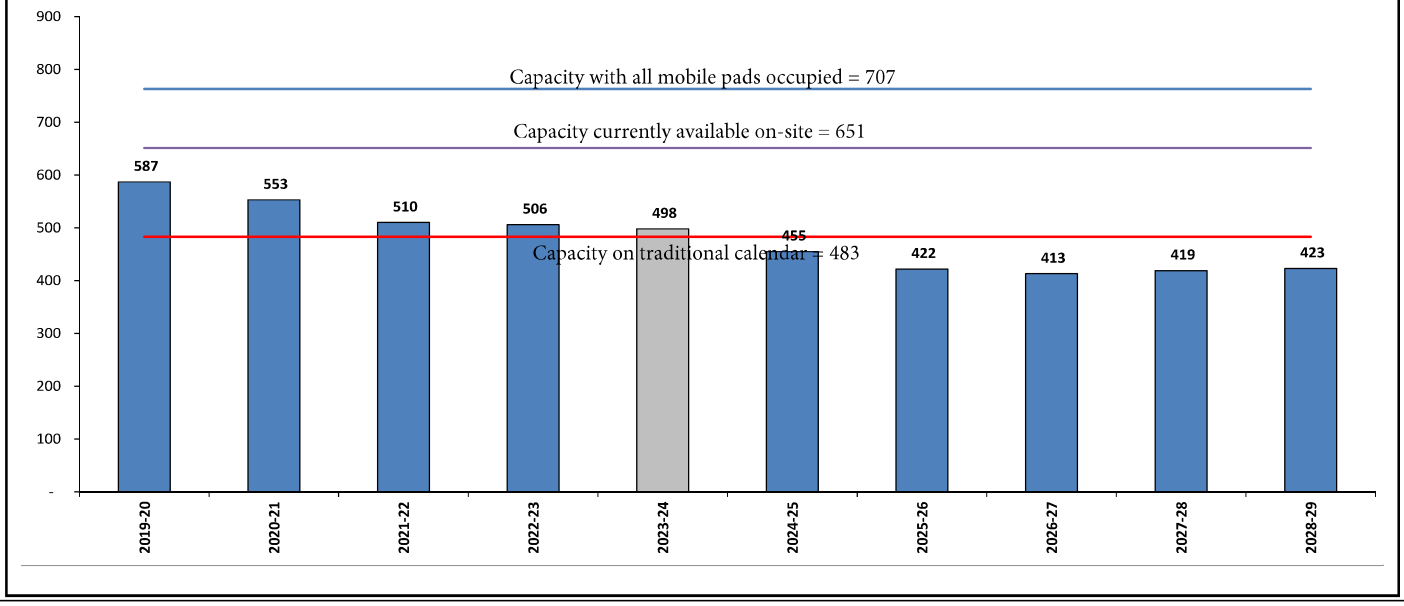
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,081,700

Estimated Total Project Costs: $2,394,560-$3,424,870

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$346,500	$34,700-$149,000	$17,330-$74,500
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$202,200	$20,200-$86,900	$10,110-$43,480
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$15,900	$1,600-$6,900	$800-$3,420
	Refinish interior doors	$10,000	$1,000-$4,200	$500-$2,150
	Paint all exterior hollow metal door and window frames and doors	$9,700	$1,000-$4,200	$490-$2,090
	Resurface asphalt parking lot	$157,500	$15,800-$67,800	$7,880-$33,870
	Repair sinking slab at kitchen entry	$15,800	$1,600-$6,800	$790-$3,400
	Repair operable partitions in gym/cafeteria and classrooms as necessary	$14,800	$1,500-$6,300	$740-$3,190
	Replace sink countertops with single surface	$44,100	$4,500-$19,000	$2,210-$9,490
2-Medium	Replace exterior windows	$144,400	$14,500-$62,100	$7,220-$31,050
	Replace/refinish casework as necessary	$69,300	$7,000-$29,800	$3,470-$14,900
	Recaulk exterior door frames	$5,300	$500-$2,300	$270-$1,140
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
3-High	Renovate sod at multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
3-Medium	Repair/replace 50% VWC in Main Corridors, replace art room	$20,800	$2,000-$8,900	$1,040-$4,480
3-Low	Replace all ceiling tiles in the kitchen with food grade tiles	$8,400	$900-$3,700	$420-$1,810
4-High	Metal edger at shrub beds should be replaced with concrete mo	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $2,081,700
Estimated Project Management Costs Range: $208,700-$895,500
Estimated Inflation Range: $104,160-$447,670
Estimated Total Project Costs: $2,394,560-$3,424,870

Pine Lane Elementary

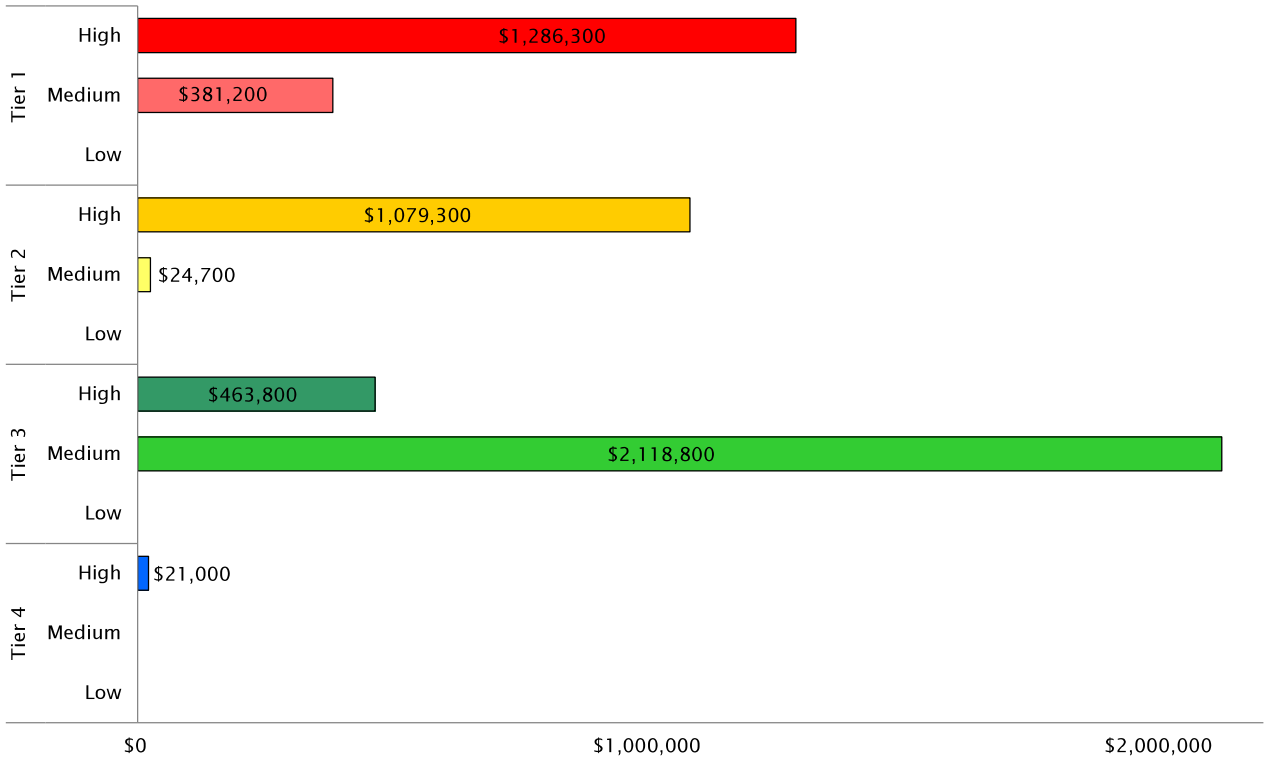
6475 East Ponderosa Drive
Parker, CO 80138
Chaparral High School Feeder Area, K-6

Funded by 1978 Bond
Opened in 1980

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

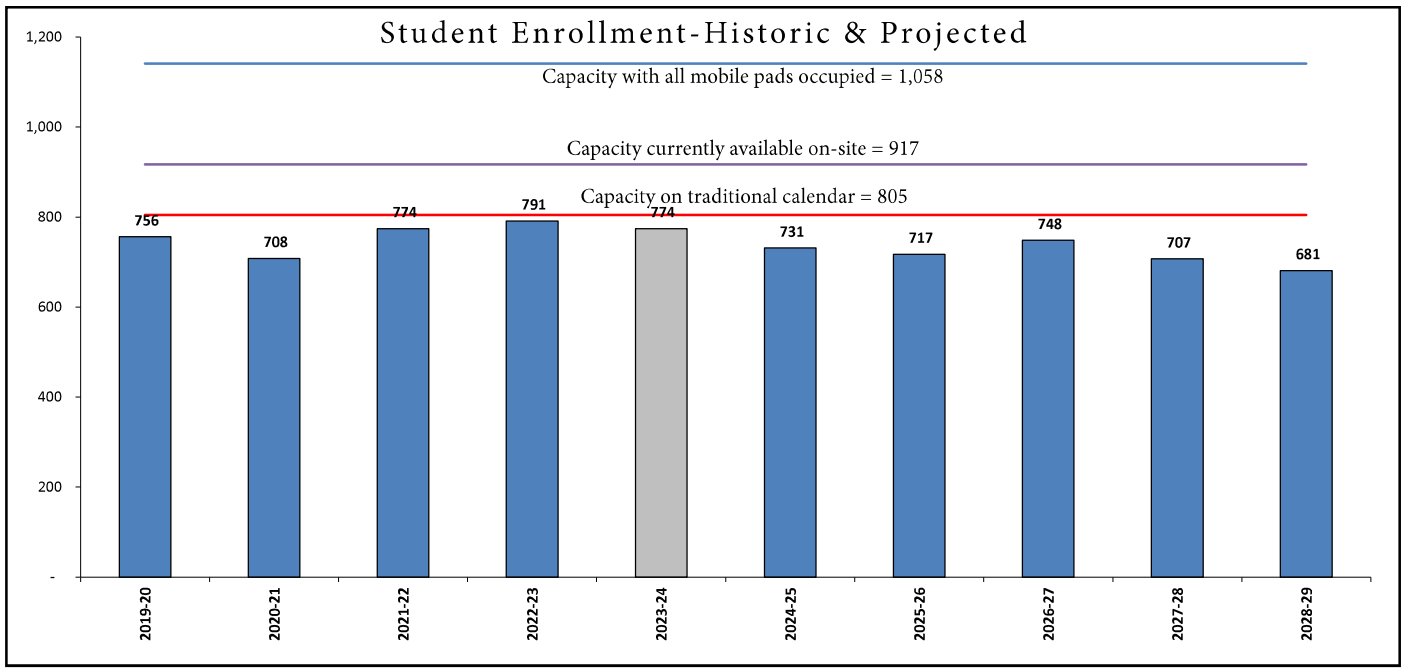
Pine Lane Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $5,375,100

Estimated Total Project Costs: $6,181,640 - $8,842,310



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof top units	$1,155,000	$115,500-$496,700	$57,750-$248,330
	Evaluate condition of branch wiring, Replace as needed for safety and code	$115,500	$11,600-$49,700	$5,780-$24,840
	Paint metal roof	$15,800	$1,600-$6,800	$790-$3,400
1-Medium	Install new IP intercom system for building (N)	$190,600	$19,100-$82,000	$9,530-$40,980
	Install new IP intercom system for building (S)	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$9,100	$900-$3,800	$460-$1,960
	Replace VCT cafeteria flooring	$38,200	$3,800-$16,400	$1,910-$8,220
	Replace kitchen VCT with poured acrylic. Abatement	$106,400	$10,600-$45,700	$5,320-$22,880
	Repair/replace entry storefronts	$35,500	$3,500-$15,200	$1,780-$7,640
	Resurface asphalt bus loop	$105,000	$10,500-$45,200	$5,250-$22,580
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Replace/refurbish gym/cafeteria partition, all classroom partitions	$88,600	$8,900-$38,100	$4,430-$19,050
	Replace exterior doors	$95,300	$9,600-$41,000	$4,770-$20,490
	Recaulk exterior windows	$19,000	$1,900-$8,100	$950-$4,090
	Replace toilet partitions when flooring replaced	$47,300	$4,700-$20,300	$2,370-$10,170
	Replace casework room 109	$69,300	$7,000-$29,800	$3,470-$14,900
	Replace VCT in kitchen with poured acylic	$86,700	$8,600-$37,200	$4,340-$18,650
	Paint exterior entrances	$4,500	$400-$1,900	$230-$970
	Resurface asphalt bus loop	$78,800	$7,900-$33,900	$3,940-$16,950
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Refurbish or replace all classroom partitions	$59,100	$5,900-$25,400	$2,960-$12,710
	Repair or refinish exterior doors	$6,100	$700-$2,700	$310-$1,320
	Replace trough washing stations with sinks (6)	$20,400	$2,000-$8,700	$1,020-$4,390
2-Medium	Improve parking areas and access	$10,800	$1,100-$4,700	$540-$2,330
	Replace entry way tile	$13,900	$1,400-$6,000	$700-$2,990
3-High	Repair steel beams, concrete foundation (south gym wall)	$6,400	$600-$2,700	$320-$1,380
	Replace grid ceiling and tile in original building	$198,200	$19,900-$85,300	$9,910-$42,620
	Recaulk wall foundation where concrete meets	$6,700	$600-$2,800	$340-$1,450
	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace ceiling grid and tile	$158,900	$15,800-$68,300	$7,950-$34,170
	Recaulk wall foundation where concrete meets	$9,600	$900-$4,100	$480-$2,070
3-Medium	Install fire sprinkler system	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Repair or replace vinyl coverings	$7,200	$700-$3,000	$360-$1,550
	Fire sprinkle building	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Repair drainage issues at front of site	$5,500	$600-$2,400	$280-$1,190
	Repair areas of vinyl wall covering (minor repairs)	$6,100	$700-$2,700	$310-$1,320
4-High	Renovate grass area around school (N)	$10,500	$1,100-$4,600	$530-$2,260
	Renovate grass area around school (S)	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $5,375,100
Estimated Project Management Costs Range: $537,700 - $2,311,400
Estimated Inflation Range: $268,840 - $1,155,810

Estimated Total Project Costs: $6,181,640 - $8,842,310

Pioneer Elementary

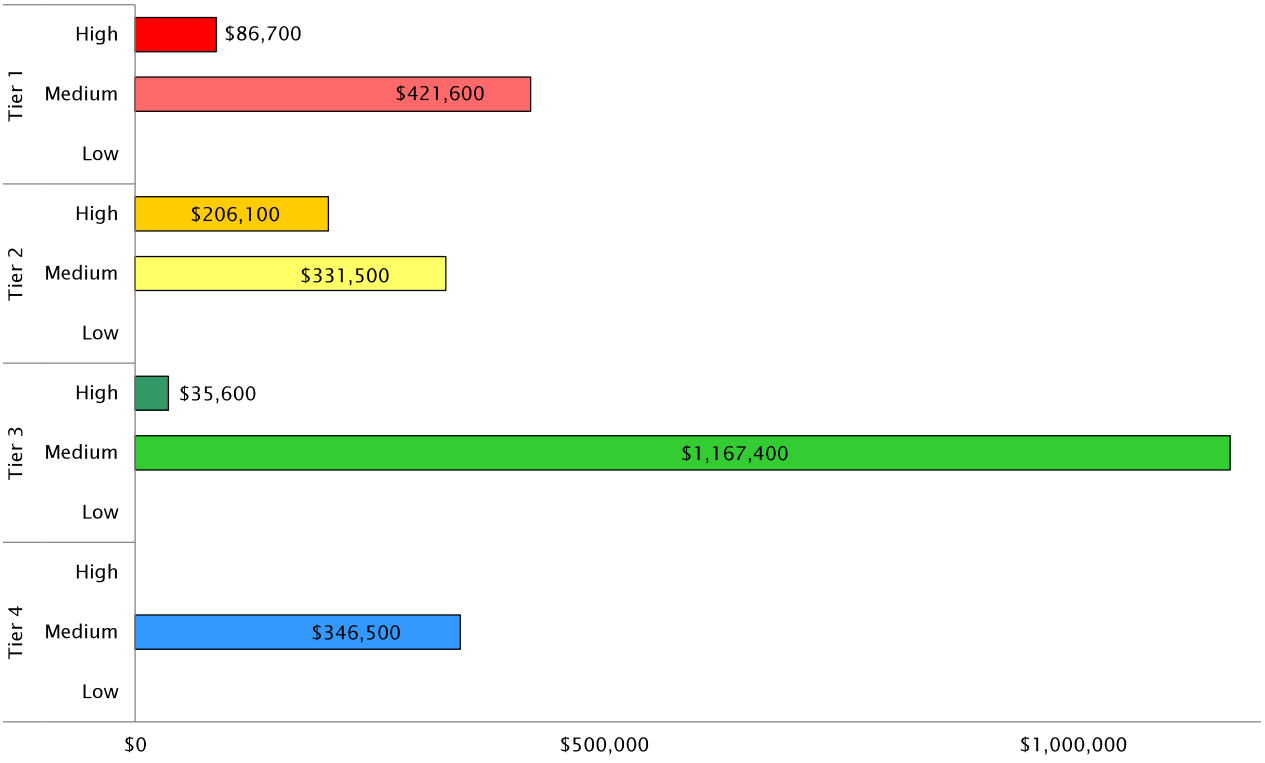
10881 Riva Ridge Street
Parker, CO 80134
Legend High School Feeder Area, K-5

Funded by 1993 Bond
Opened in 1997

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

Pioneer Elementary-Identified Facility Projects

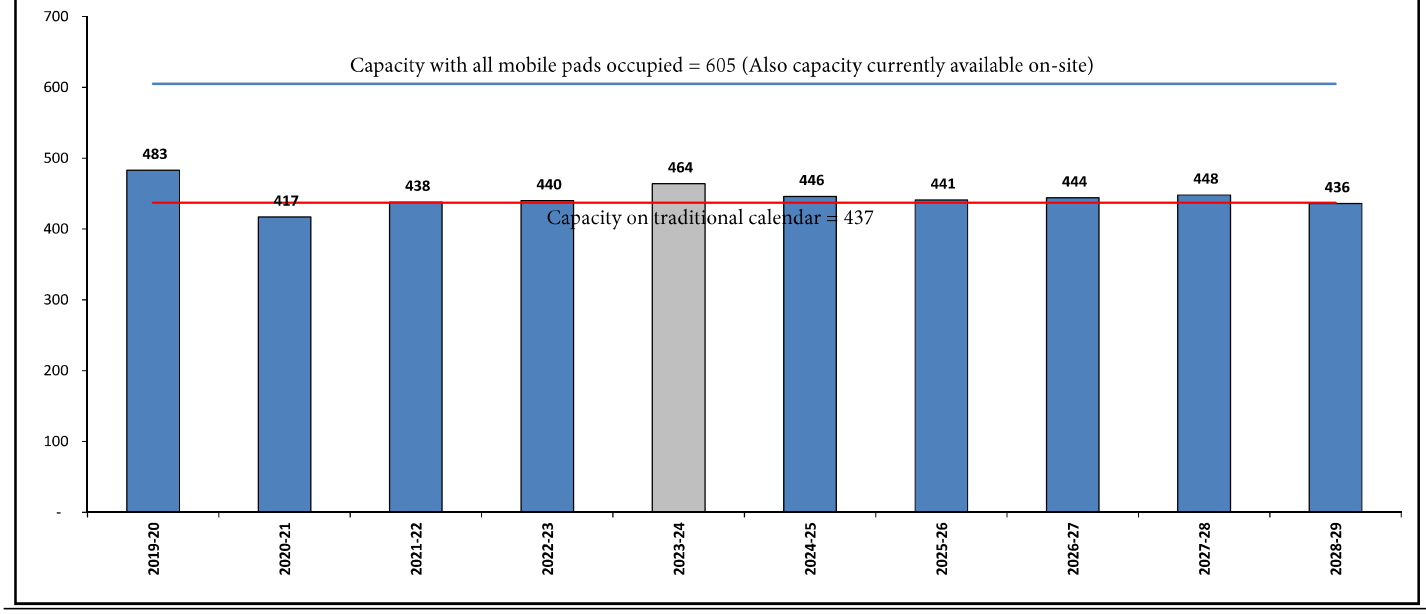
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,595,400

Estimated Total Project Costs: $2,985,240-$4,270,030

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
2-High	Recaulk exterior windows	$15,900	$1,600-$6,900	$800-$3,420
	Replace VCT cafeteria flooring	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace VCT in art room	$9,600	$900-$4,100	$480-$2,070
	Paint Exterior. Needs-Paint exterior	$9,800	$1,000-$4,200	$490-$2,110
	Replace playground play pads	$84,000	$8,400-$36,200	$4,200-$18,060
	Refurbish operable partitions. Gym/cafeteria needs replaced. Classrooms are in good shape.	$19,600	$2,000-$8,400	$980-$4,220
	Replace sink countertops with single surface	$44,100	$4,500-$19,000	$2,210-$9,490
2-Medium	Replace hallway/classroom VCT flooring	$10,500	$1,100-$4,600	$530-$2,260
	Resurface parking lot (asphalt)	$157,500	$15,800-$67,800	$7,880-$33,870
	Replace operable partition between cafeteria and gymnasium	$21,000	$2,100-$9,100	$1,050-$4,520
	Refurbish exterior doors	$2,700	$300-$1,200	$140-$590
	Replace original urinals	$11,600	$1,200-$5,000	$580-$2,500
	Replace original toilet fixtures	$23,200	$2,300-$9,900	$1,160-$4,990
	Reglaze/replace window storefronts at entrances	$105,000	$10,500-$45,200	$5,250-$22,580
3-High	Replace chalk boards with white boards	$31,500	$3,200-$13,600	$1,580-$6,780
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Grease interceptor removal	$9,800	$1,000-$4,200	$490-$2,110
	Replace playing field at hill area	$94,600	$9,400-$40,600	$4,730-$20,340
	Replace all ceiling tiles in the kitchen. (need to be food grade)	$7,900	$800-$3,400	$400-$1,700
	Repair vinyl wall covering (hallways, pods, bathroom halls)	$5,100	$500-$2,200	$260-$1,100
4-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500

Estimated Total Construction Costs (in 2024 Dollars): $2,595,400
Estimated Project Management Costs Range: $260,000-$1,116,500
Estimated Inflation Range: $129,840-$558,130

Estimated Total Project Costs: $2,985,240-$4,270,030

Plum Creek Academy

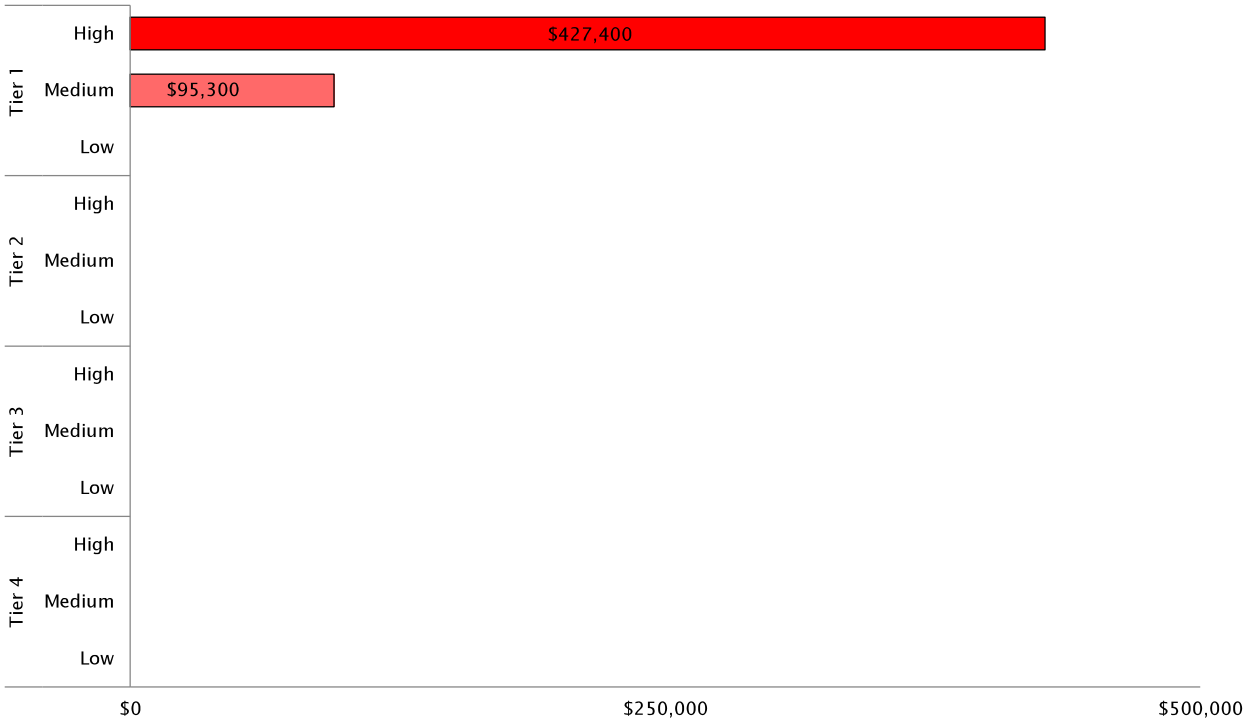
9340 Commerce Center St.
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, Alternative Education

Funded by 2006 Bond
Opened in 2009

Site Acreage: 1.86
Facility Square Feet: 18,765

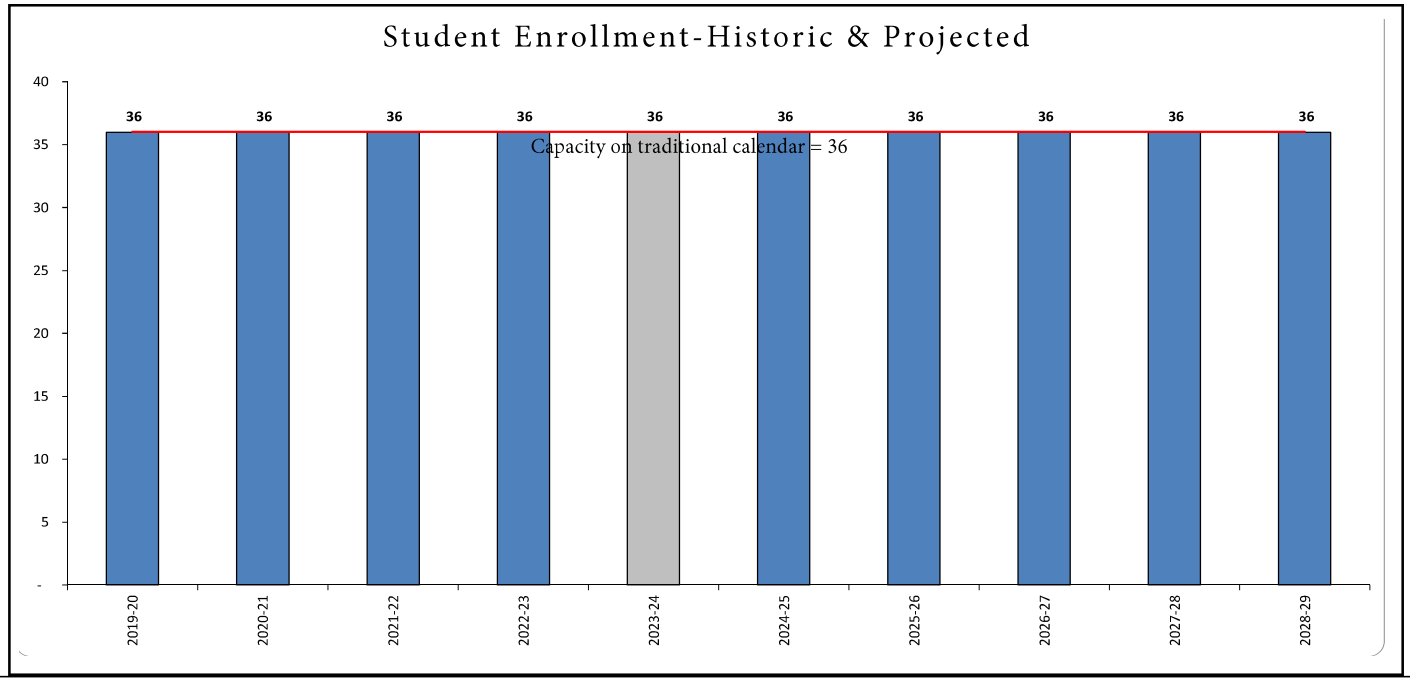
Plum Creek Academy-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $522,700

Estimated Total Project Costs: $601,240-$859,890



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$288,800	$28,900-$124,200	$14,440-$62,100
	Upgrade fire alarm system	$138,600	$13,900-$59,600	$6,930-$29,800
1-Medium	Install new IP intercom system for building	$95,300	$9,600-$41,000	$4,770-$20,490

Estimated Total Construction Costs (in 2024 Dollars): $522,700
Estimated Project Management Costs Range: $52,400-$224,800
Estimated Inflation Range: $26,140-$112,390

Estimated Total Project Costs: $601,240-$859,890

Ponderosa High

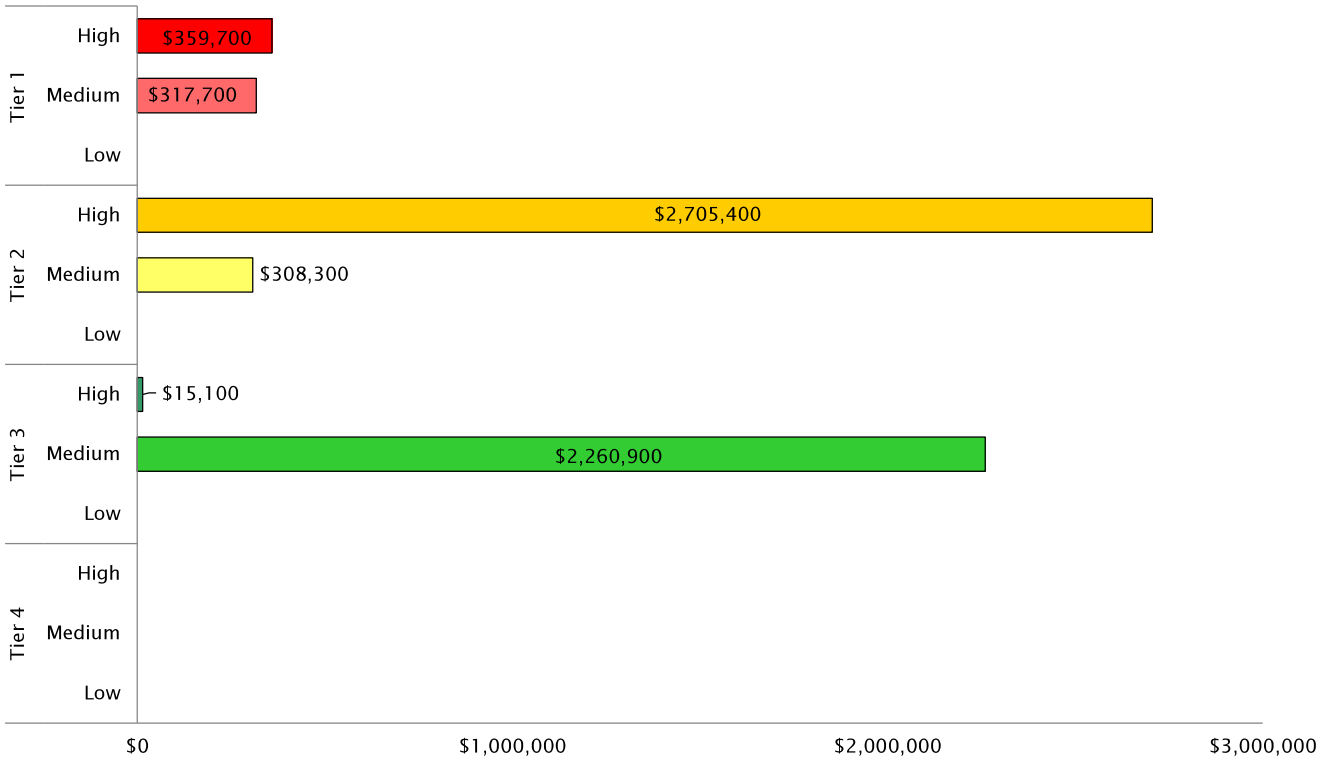
7007 East Bayou Gulch Road
Parker, CO 80134
Ponderosa High School Feeder Area, 9-12

Funded by 1978 Bond
Opened in 1982

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

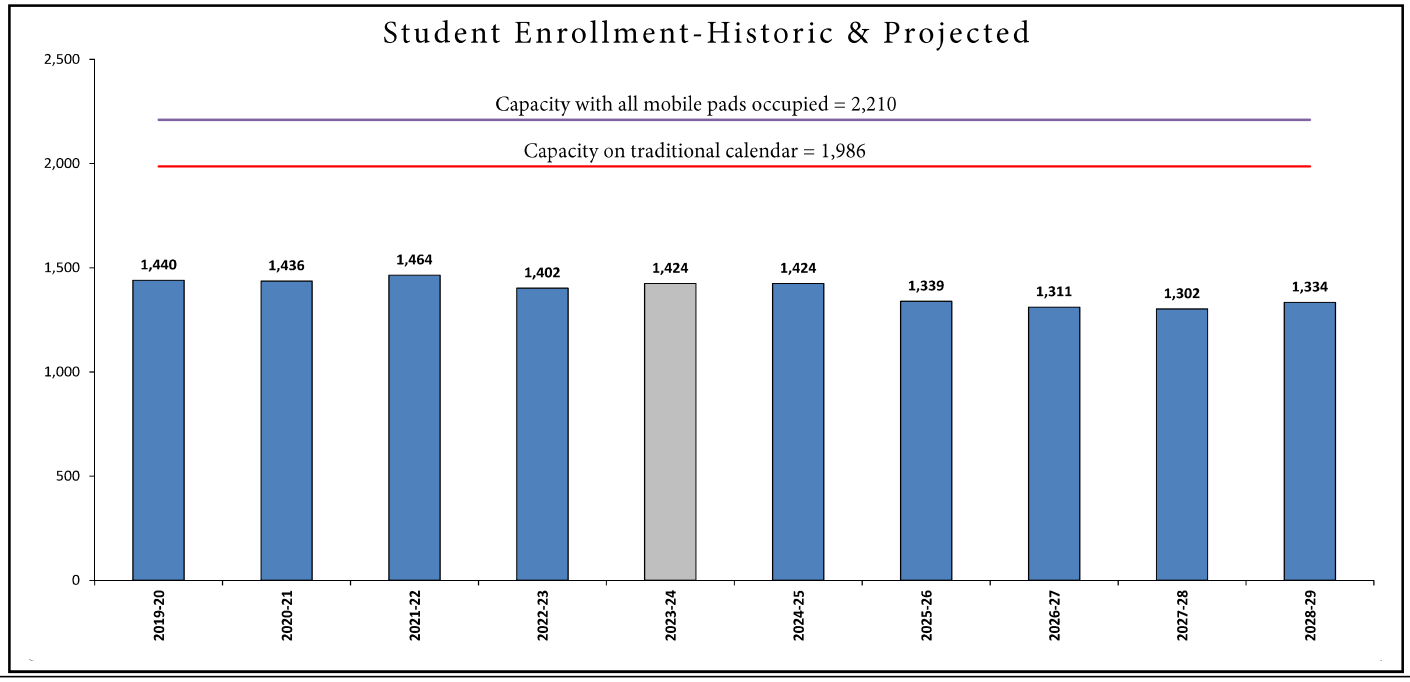
Ponderosa High School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $5,967,100

Estimated Total Project Costs: $6,862,310-$9,815,950



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Replace cooling tower	$157,500	$15,800-$67,800	$7,880-$33,870
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Install new IP intercom system for building	$317,700	$31,700-$136,600	$15,890-$68,310
2-High	Upgrade acid waste system	$19,600	$2,000-$8,400	$980-$4,220
	Air Purifiers. Poor condition, needs upgraded	$49,100	$4,900-$21,100	$2,460-$10,560
	Recaulk exterior wall control joints.	$11,400	$1,100-$4,800	$570-$2,460
	Recaulk exterior windows	$56,200	$5,600-$24,200	$2,810-$12,090
	Replace all Pella wood windows. Replace/repair all other windows as necessary	$449,600	$44,900-$193,200	$22,480-$96,670
	Refurbish lockers.	$10,800	$1,100-$4,700	$540-$2,330
	Resurface asphalt parking lot	$1,732,500	$173,300-$745,000	$86,630-$372,490
	Replace sink countertops	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace exterior doors	$147,200	$14,700-$63,200	$7,360-$31,650
	Upgrade theater and stage lighting and sound systems	$115,500	$11,600-$49,700	$5,780-$24,840
	Water Closets. Some in good condition, some poor (50%). Upgrade to autoflush valves	$29,500	$3,000-$12,700	$1,480-$6,350
2-Medium	Remove all existing exposed ceiling sound proofing. Replace with other sound absorption product.	$73,100	$7,300-$31,400	$3,660-$15,720
	Replace gym wood flooring	$231,000	$23,100-$99,400	$11,550-$49,670
	Replace all Terrazzo tile. Reseal locker room concrete floors. Deep clean and reseal tile in showers	$4,200	$500-$1,800	$210-$910
3-High	Blinds & Other Window Treatment. Needs-If the Pella windows get replaced new blinds will need to be installed	$3,700	$400-$1,600	$190-$800
	Recaulk wall foundation where concrete meets	$11,400	$1,100-$4,800	$570-$2,460
3-Medium	Repair/replace cable fence and split rail fence west side and split rail at bus loop	$13,900	$1,400-$6,000	$700-$2,990
	Install new sprinkler system for code compliance. Replace existing heads.	$2,100,000	$210,000-$903,000	$105,000-$451,500
	Improve drainage on east and west sides	$42,000	$4,200-$18,100	$2,100-$9,030
	Install asphalt parking lots at west side athletic fields	$105,000	$10,500-$45,200	$5,250-$22,580

Estimated Total Construction Costs (in 2024 Dollars): $5,967,100
Estimated Project Management Costs Range: $596,800-$2,565,800
Estimated Inflation Range: $298,410-$1,283,050

Estimated Total Project Costs: $6,862,310-$9,815,950

Prairie Crossing Elementary

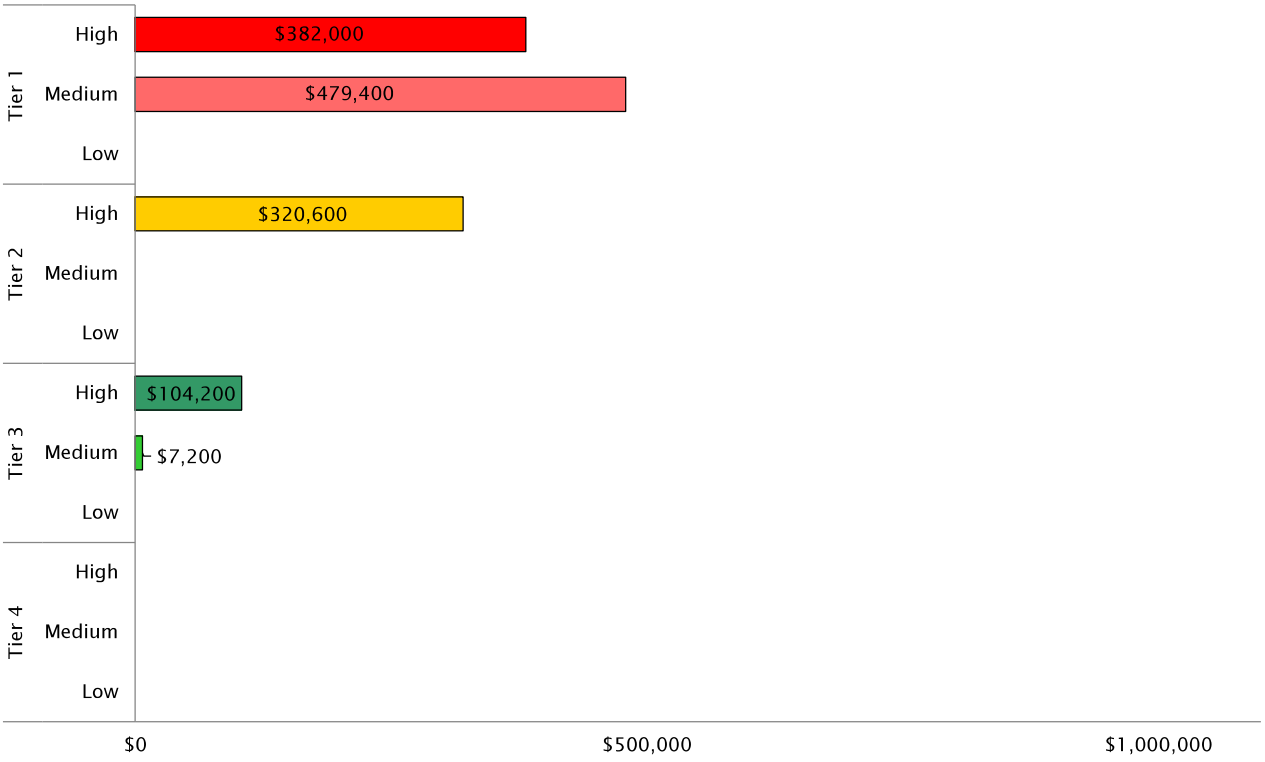
11605 S. Bradbury Ranch Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

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

Prairie Crossing Elementary-Identified Facility Projects

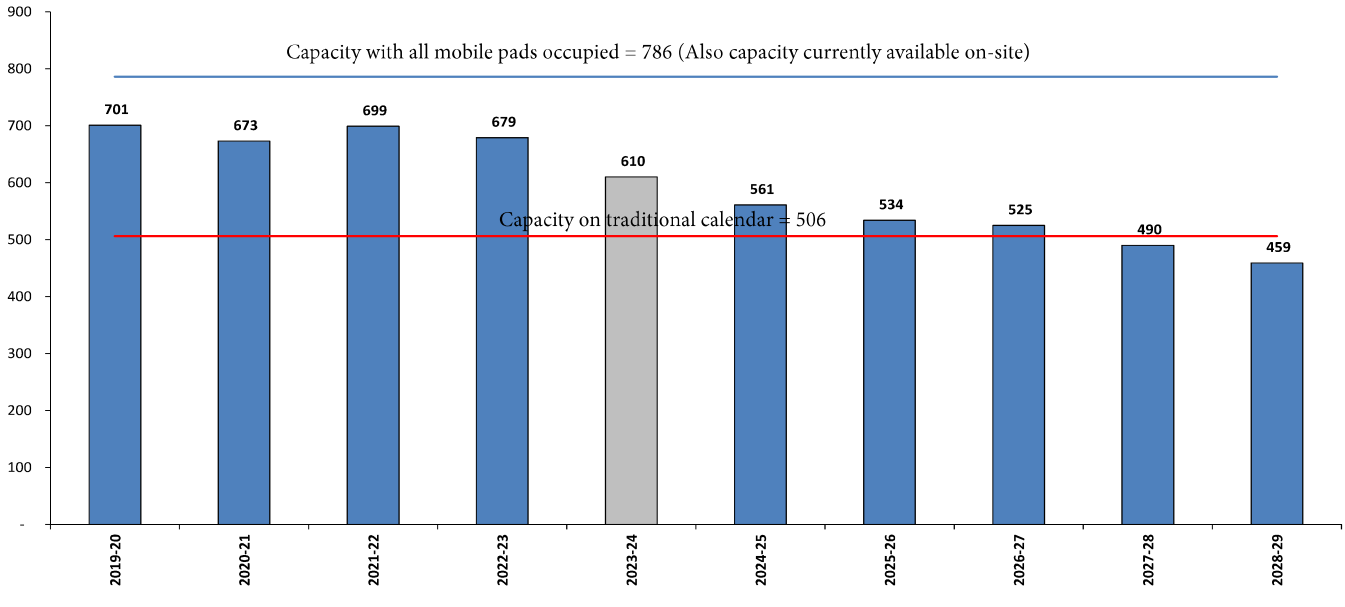
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,293,400

Estimated Total Project Costs: $1,487,400-$2,127,640

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Re-glaze skylights	$35,500	$3,500-$15,200	$1,780-$7,640
	Chilled Water Systems-Replace chiller	$346,500	$34,700-$149,000	$17,330-$74,500
1-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Fix storefront window leakage	$59,100	$5,900-$25,400	$2,960-$12,710
	Recaulk exterior windows	$16,600	$1,600-$7,100	$830-$3,570
	Replace toilet partitions	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace restroom sheet vinyl flooring with MMA	$46,200	$4,700-$19,900	$2,310-$9,940
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Paint exterior doors (4)	$700	$-$300	$40-$160
3-High	Repair operable partition between gym and cafeteria	$15,800	$1,600-$6,800	$790-$3,400
	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Recaulk wall foundation where concrete meets	$4,400	$400-$1,800	$220-$950
3-Medium	Repair/replace areas of vinyl wall covering	$7,200	$700-$3,000	$360-$1,550

Estimated Total Construction Costs (in 2024 Dollars): $1,293,400
Estimated Project Management Costs Range: $129,300-$556,100
Estimated Inflation Range: $64,700-$278,140

Estimated Total Project Cost: $1,487,400-$2,127,640

Ranch View Middle

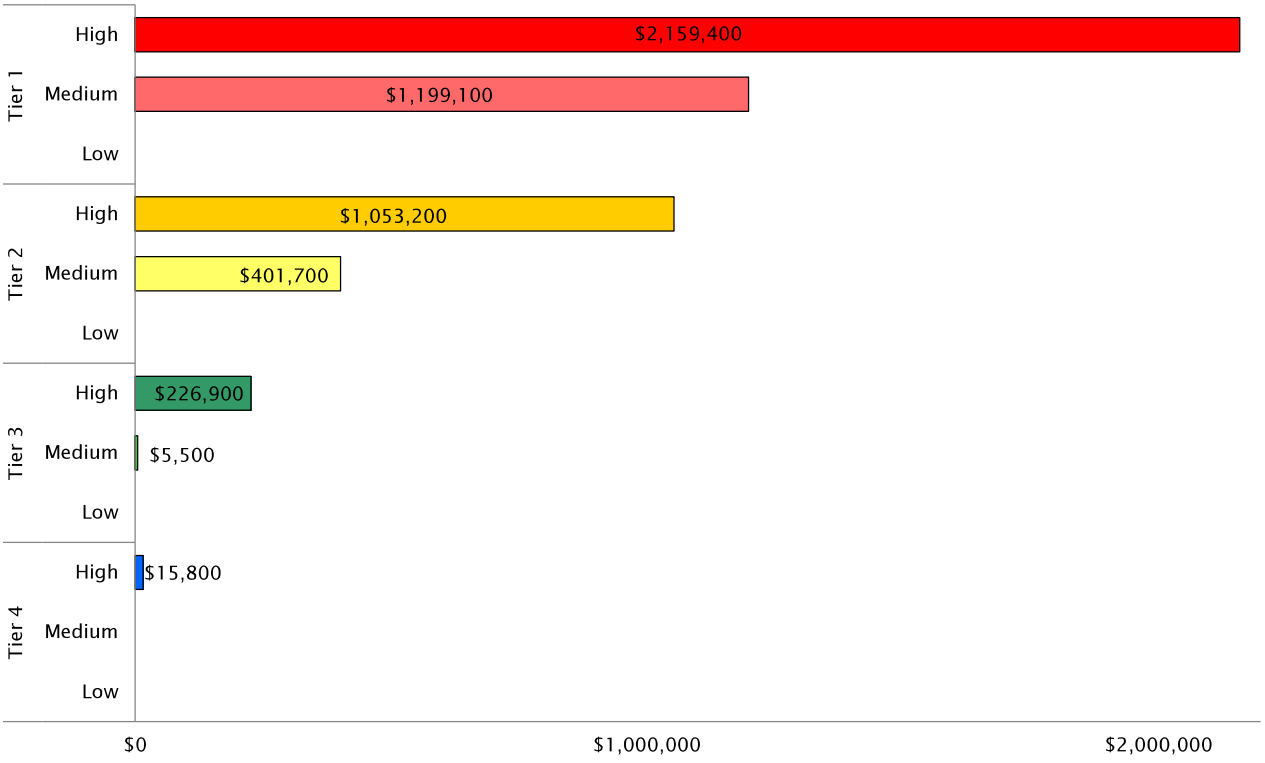
1731 Wildcat Reserve Parkway
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, 7-8

Funded by 1996 Bond
Opened in 1997

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

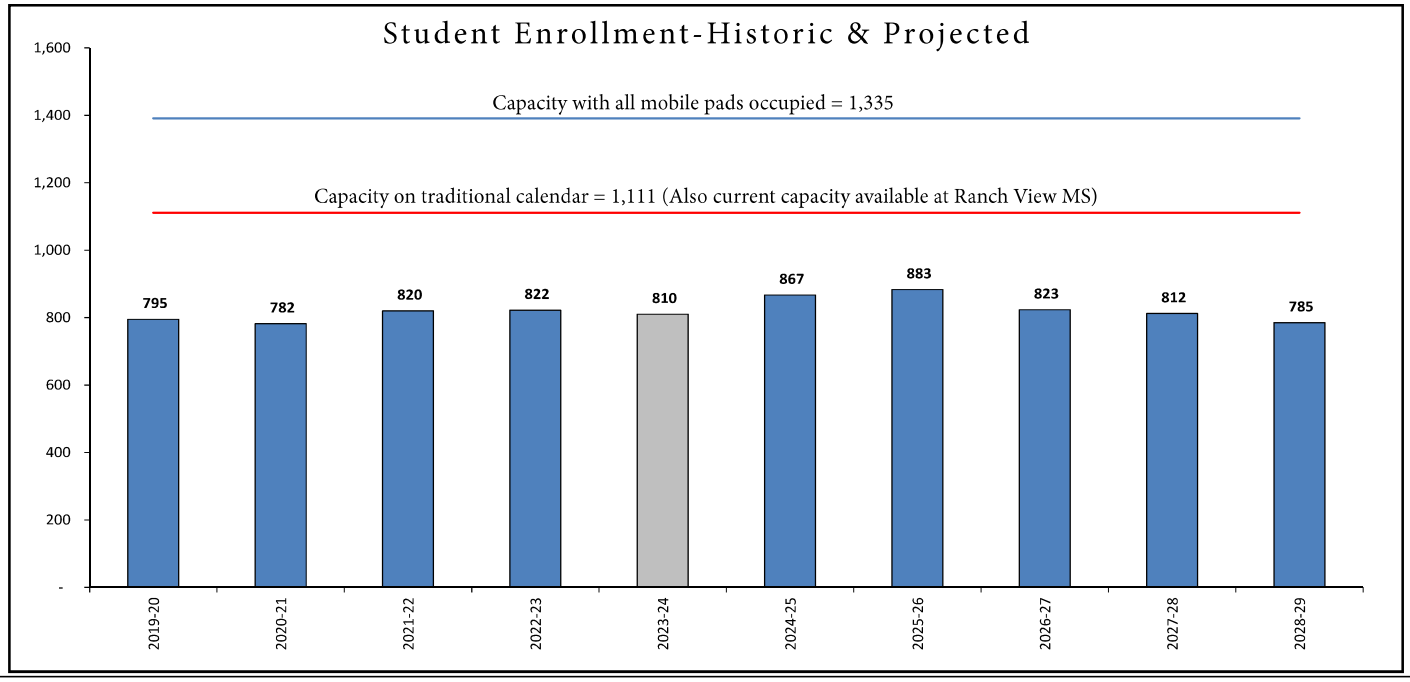
Ranch View Middle School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,978,500

Estimated Total Project Costs: $3,425,810-$4,900,130



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$525,000	$52,500-$225,800	$26,250-$112,880
	Chilled Water Systems. Replace chiller	$346,500	$34,700-$149,000	$17,330-$74,500
	Replace domestic hot water system, heaters, pumps, and storag	$262,500	$26,300-$112,900	$13,130-$56,440
	Overhaul elevator	$157,500	$15,800-$67,800	$7,880-$33,870
1-Medium	Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640
2-High	Paint gas piping, starting to corrode	$800	$100-$300	$40-$180
	Recaulk exterior windows	$28,300	$2,800-$12,100	$1,420-$6,090
	Repair/replace fencing at dumpster area	$11,200	$1,100-$4,800	$560-$2,410
	Replace VCT cafeteria flooring	$57,800	$5,800-$24,800	$2,890-$12,430
	VCT repair in room 234	$1,400	$200-$600	$70-$310
	Replace original sheet vinyl flooring with poured acrylic in all restrooms	$57,800	$5,800-$24,800	$2,890-$12,430
	Resurface asphalt bus loop	$315,000	$31,500-$135,500	$15,750-$67,730
	Resurface asphalt parking lot	$157,500	$15,800-$67,800	$7,880-$33,870
	Repair stairs on NE side of building	$15,800	$1,600-$6,800	$790-$3,400
	Refinish stairs at stage	$2,700	$300-$1,200	$140-$590
	Replace sink counter tops in all restrooms	$63,000	$6,300-$27,100	$3,150-$13,550
2-Medium	Replace toilet partitions	$47,300	$4,700-$20,300	$2,370-$10,170
	Replace carpet in classrooms	$315,000	$31,500-$135,500	$15,750-$67,730
	Replace hallway/classroom VCT flooring	$21,000	$2,100-$9,100	$1,050-$4,520
	Address water infiltration in crawlspace	$52,500	$5,300-$22,600	$2,630-$11,290
	Repair concrete at basketball court	$10,500	$1,100-$4,600	$530-$2,260
	Replace the auditorium sound equipment cabinet unit on the 2nd floor	$10,500	$1,100-$4,600	$530-$2,260
3-High	Repair plant structure in front of school, metal rusting	$15,800	$1,600-$6,800	$790-$3,400
	Reseed and top dress both multi-use fields	$157,500	$15,800-$67,800	$7,880-$33,870
	Superstructure. Needs-Repair cracks in commons floor and areas of block due to settling	$17,600	$1,700-$7,500	$880-$3,790
	Repair prestress flooring at commons	$13,900	$1,400-$6,000	$700-$2,990
	Repair/replace areas of vinyl wall covering as necessary	$6,700	$600-$2,800	$340-$1,450
	Recaulk wall foundation where concrete meets	$5,400	$500-$2,300	$270-$1,170
3-Medium	Replace and add fencing at front entrance.	$12,500	$1,200-$5,400	$630-$2,690
	Repair/replace and add retaining walls on N and NE side of building	$9,100	$900-$3,800	$460-$1,960
4-High	Replace areas of turf around school	$10,500	$1,100-$4,600	$530-$2,260
4-Medium	Replace/add trees and bushes	$15,800	$1,600-$6,800	$790-$3,400

Estimated Total Construction Costs (in 2024 Dollars): $2,978,500
Estimated Project Management Costs Range: $298,300-$1,281,100
Estimated Inflation Range: $149,010-$640,530

Estimated Total Project Costs: $3,425,810-$4,900,130

Redstone Elementary

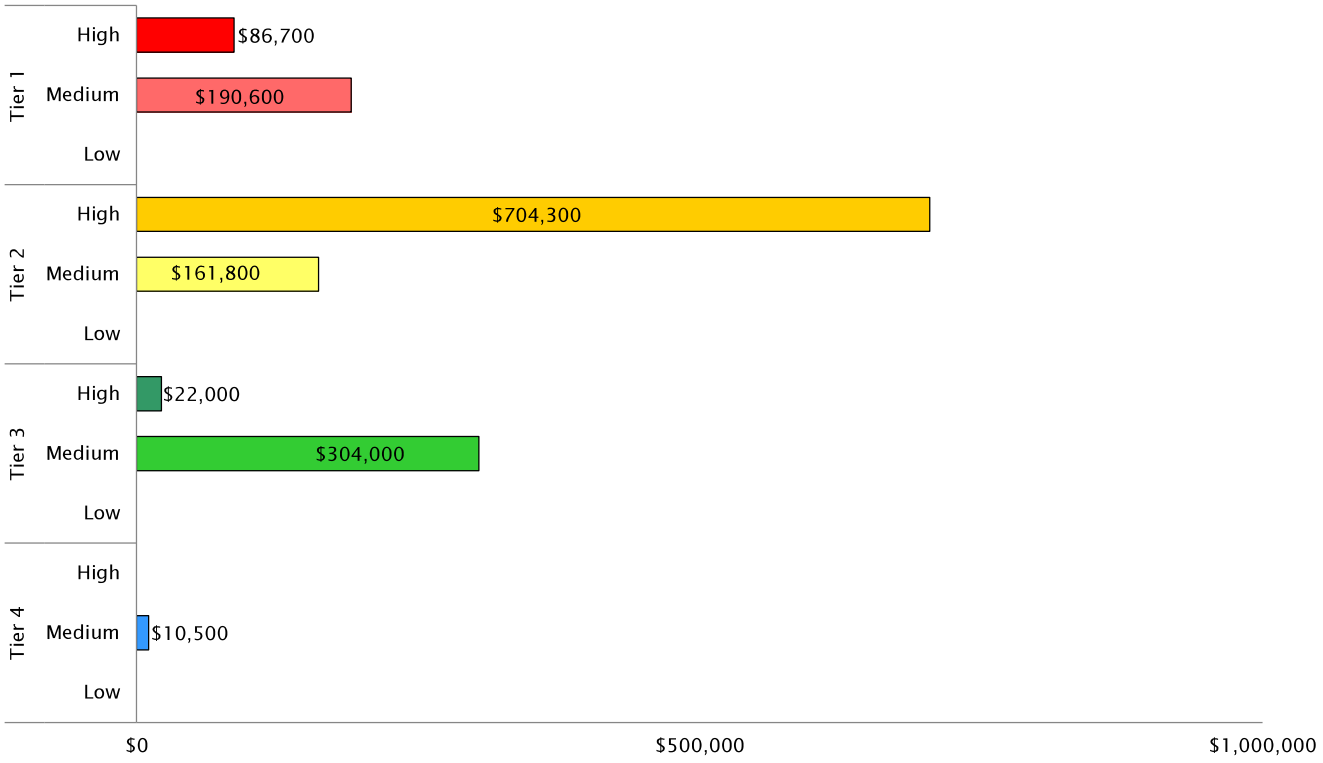
9970 Glenstone Circle
Highlands Ranch, CO 80130
Rock Canyon High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2005

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

Redstone Elementary-Identified Facility Projects

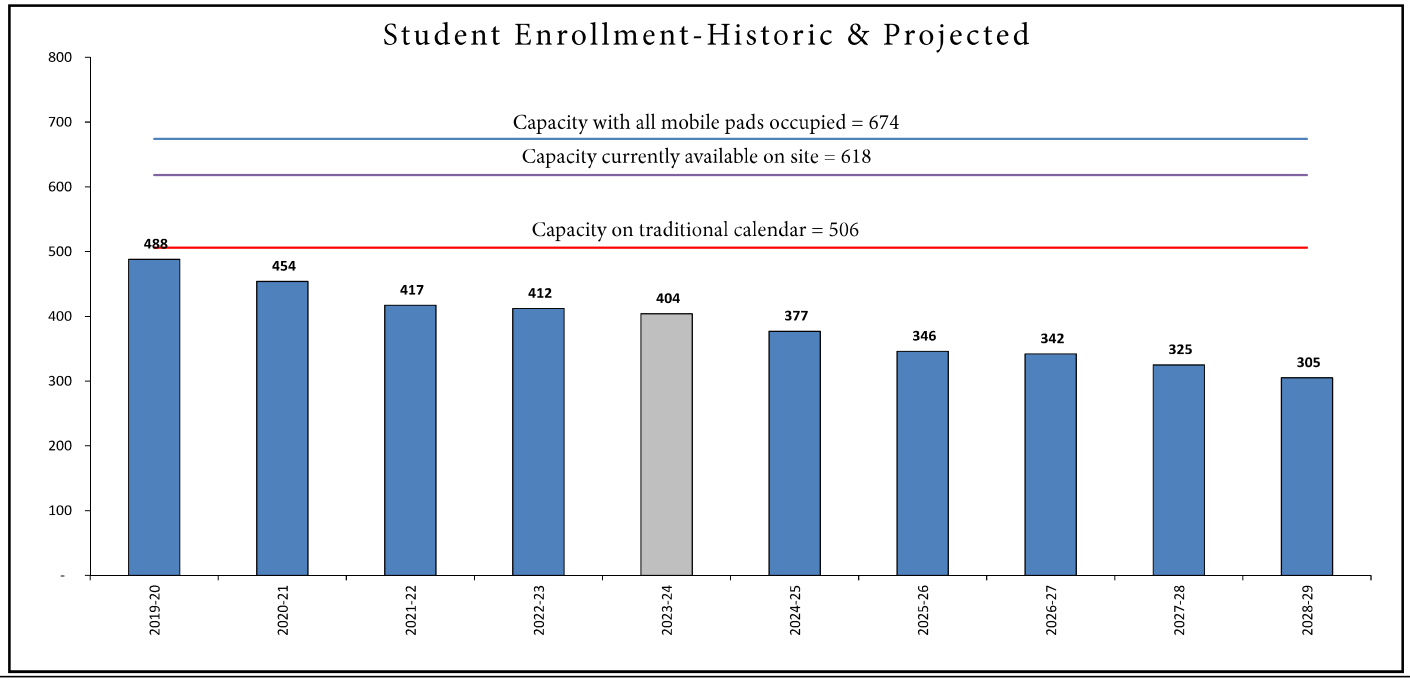
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,479,900

Estimated Total Project Costs: $1,702,260-$2,434,470

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Seal exterior wall CMU, repair cracks at joints (multiple areas)	$17,700	$1,800-$7,600	$890-$3,810
	Recaulk exterior wall control joints	$4,600	$500-$2,000	$230-$990
	Recaulk exterior windows	$17,700	$1,800-$7,600	$890-$3,810
	Replace toilet partitions	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace poured acrylic flooring in all restrooms	$46,200	$4,700-$19,900	$2,310-$9,940
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Repair asphalt as needed	$105,000	$10,500-$45,200	$5,250-$22,580
	Refurbish operable partition at gym	$15,800	$1,600-$6,800	$790-$3,400
2-Medium	Replace VCT cafeteria flooring	$28,900	$2,900-$12,400	$1,450-$6,220
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
3-High	Repair/replace sidewalk at drive through lane south end handicap curb	$15,800	$1,600-$6,800	$790-$3,400
	Structural Slab on Grade. Needs-Repair crack in floor at staff restroom main floor pod	$2,300	$300-$1,000	$120-$500
	Replace suspended ceiling (tile in kitchen)	$3,900	$300-$1,600	$200-$840
3-Medium	Repair damage to column in cafeteria	$1,700	$200-$700	$90-$370
	Replace dead plants on east side at stacked pods	$15,800	$1,600-$6,800	$790-$3,400
	Reonvate areas of worn grass on playing field	$84,000	$8,400-$36,200	$4,200-$18,060
	Repair retaining wall north side	$195,300	$19,600-$84,000	$9,770-$41,990
	Repair vinyl on walls as necessary	$7,200	$700-$3,000	$360-$1,550
4-Medium	Renovate areas of worn grass	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $1,479,900
Estimated Project Management Costs Range: $148,300-$636,300
Estimated Inflation Range: $74,060-$318,270

Estimated Total Project Costs: $1,702,260-$2,434,470

Renaissance Elementary Magnet

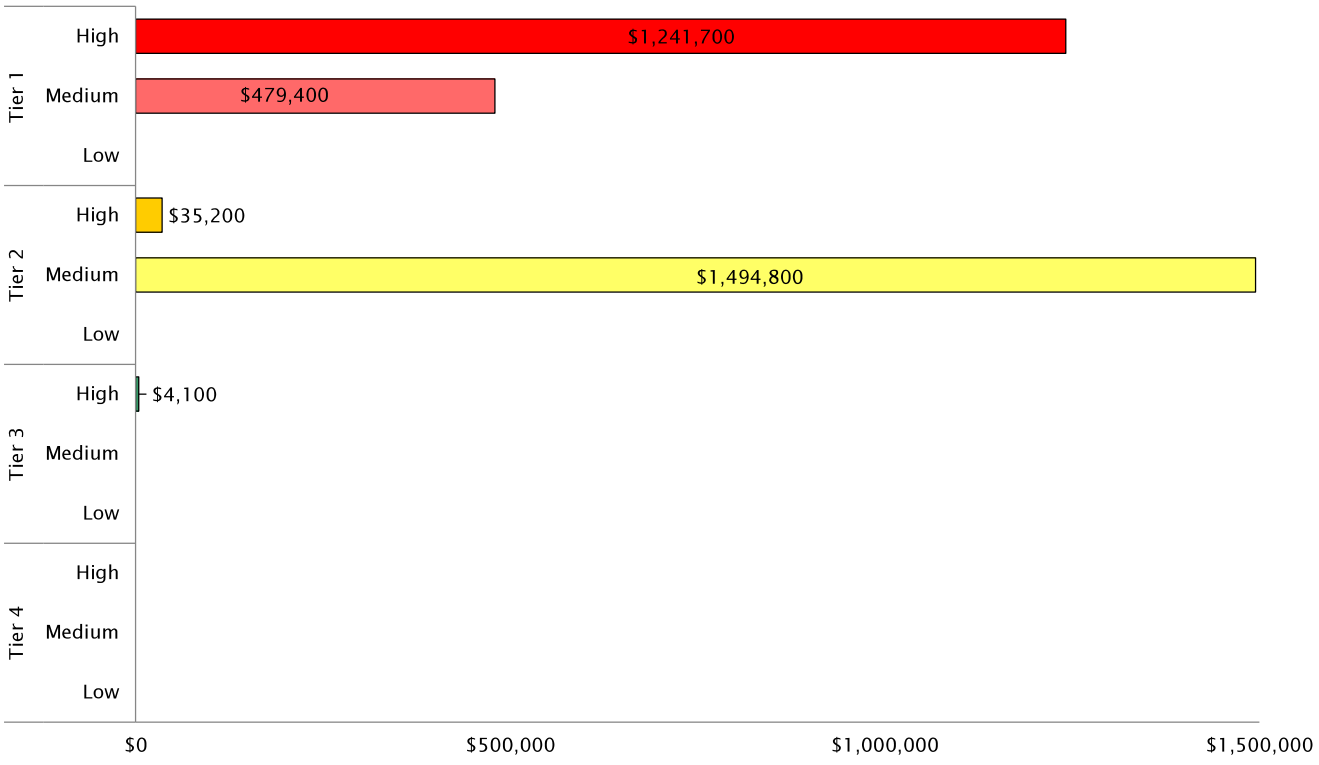
3960 Trail Boss Lane
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2006

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

Renaissance Expeditionary-Identified Facility Projects

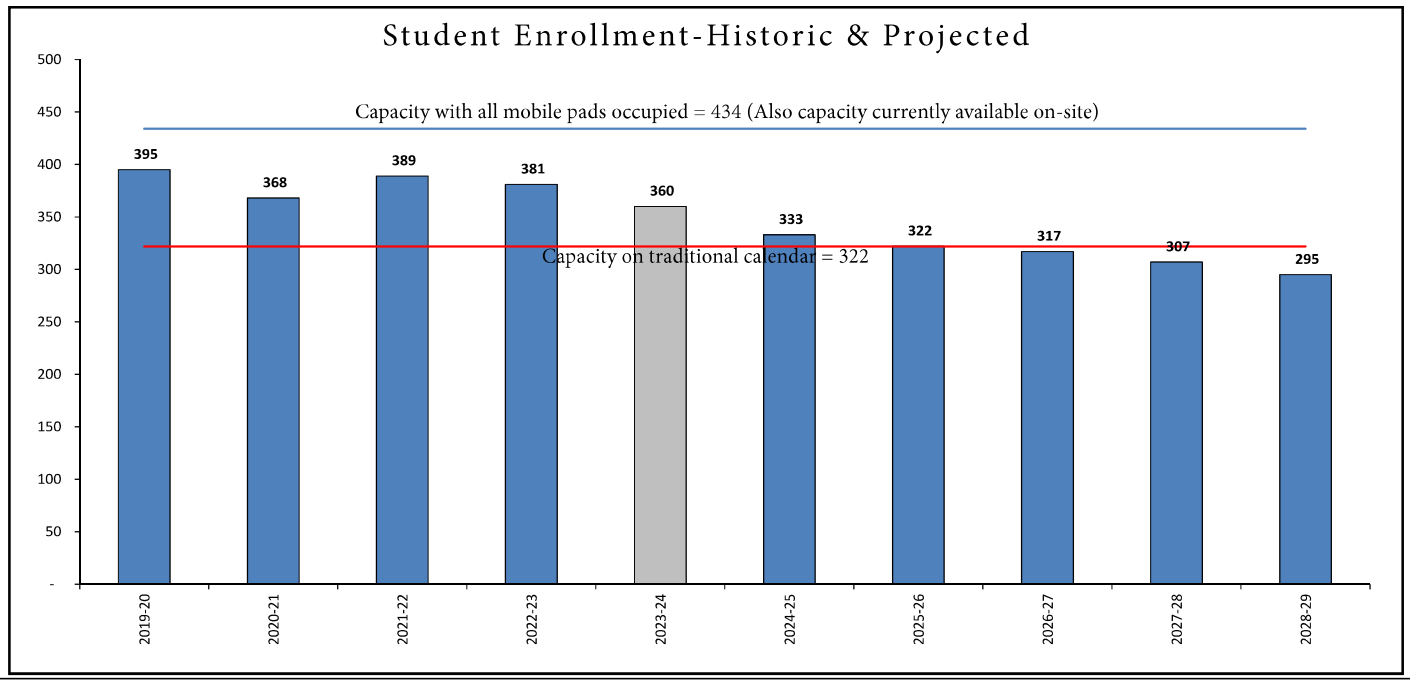
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,255,200

Estimated Total Project Costs: $3,743,590-$5,354,860

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof top units	$1,155,000	$115,500-$496,700	$57,750-$248,330
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
1-Medium	Upgrade control system	$288,800	$28,900-$124,200	$14,440-$62,100
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Paint gas piping on roof, starting to corrode	$800	$100-$300	$40-$180
	Repair cracks in exterior walls	$3,400	$300-$1,400	$170-$740
	Paint exterior	$10,000	$1,000-$4,200	$500-$2,150
	Resurface restoom countertops (2)	$21,000	$2,100-$9,100	$1,050-$4,520
2-Medium	Replace toilet partitions	$28,900	$2,900-$12,400	$1,450-$6,220
	Replace VCT cafeteria flooring	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace carpet	$231,000	$23,100-$99,400	$11,550-$49,670
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
	Replace poured acrylic flooring in all restrooms	$28,900	$2,900-$12,400	$1,450-$6,220
	Replace 060 EDPM ballasted roof	$1,050,000	$105,000-$451,500	$52,500-$225,750
3-High	Recaulk foundation walls	$4,100	$400-$1,800	$210-$890

Estimated Total Construction Costs (in 2024 Dollars): $3,255,200
Estimated Project Management Costs Range: $325,600-$1,399,700
Estimated Inflation Range: $162,790-$699,960
Estimated Total Project Costs: $3,743,590-$5,354,860

Rock Canyon High

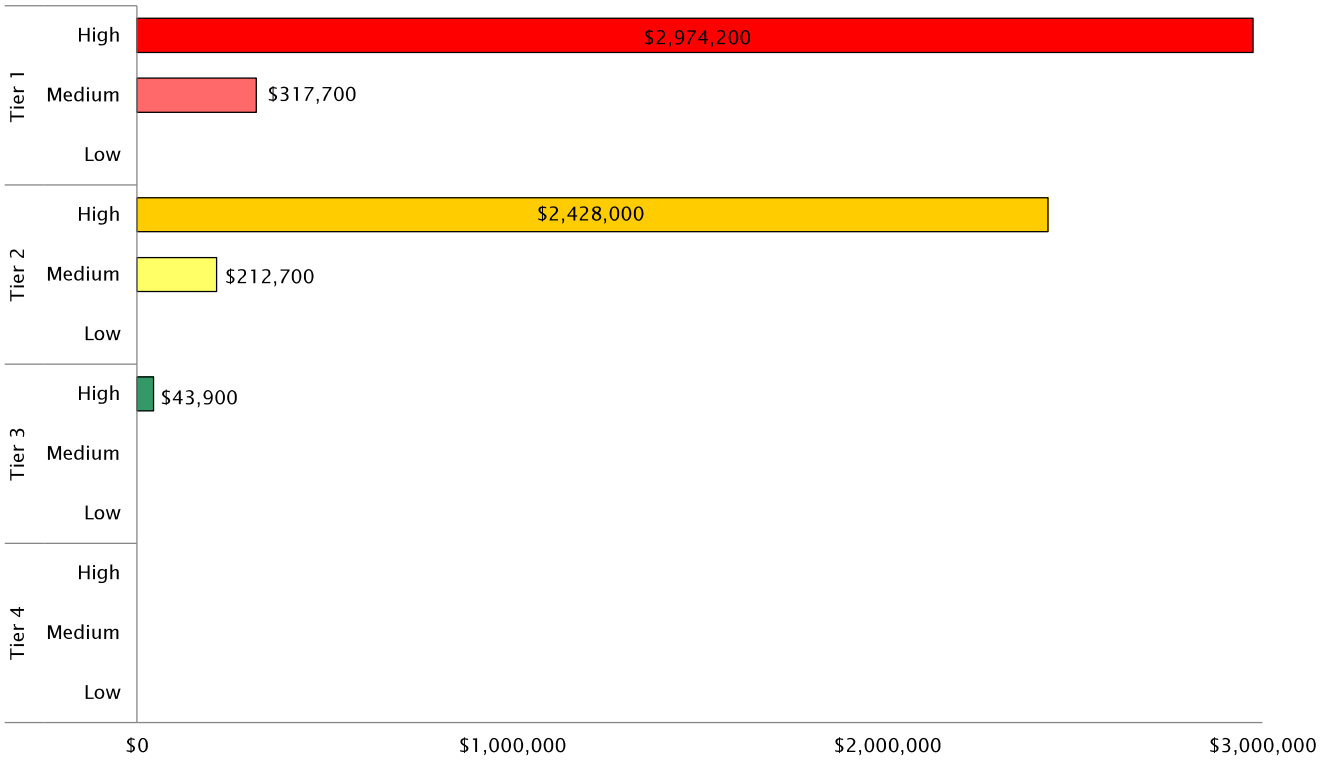
5810 McArthur Ranch Road
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 9-12

Funded by 1997 Bond
Opened in 2003

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

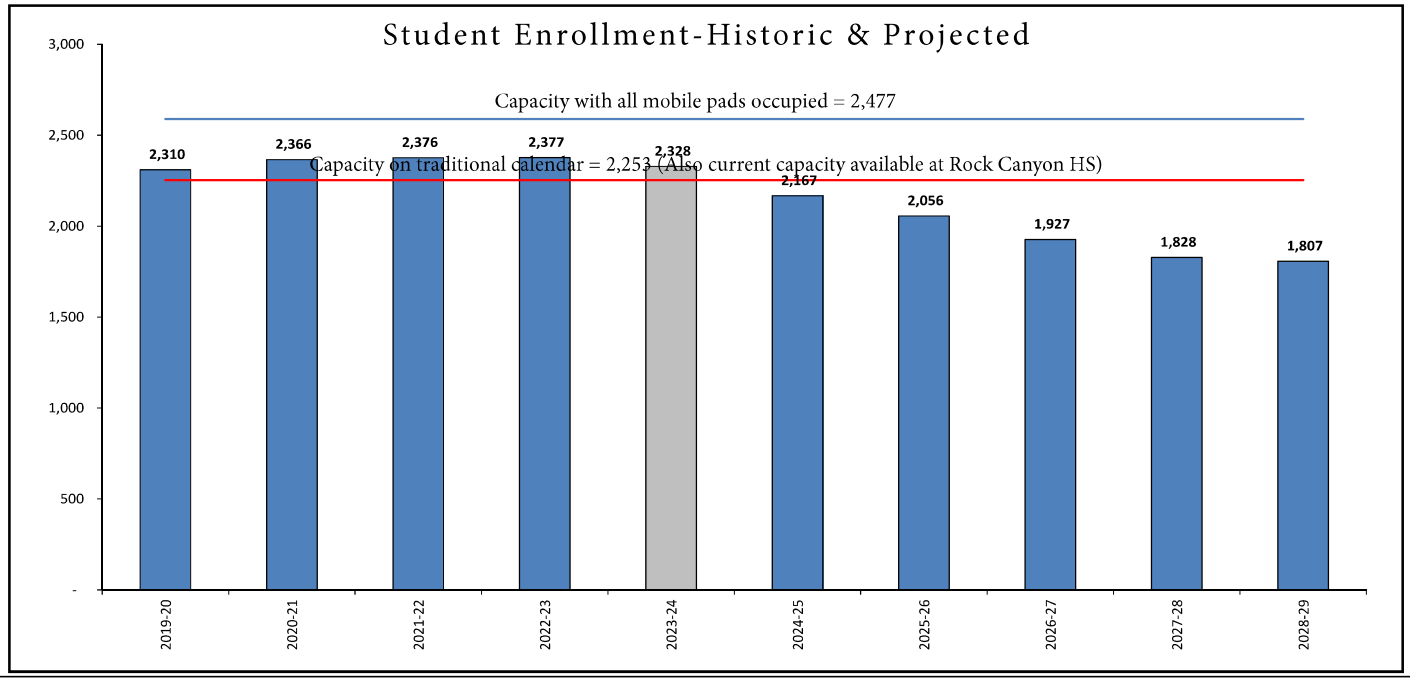
Rock Canyon High School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $5,976,500

Estimated Total Project Costs: $6,872,790-$9,831,230



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof top units	$2,887,500	$288,800-$1,241,700	$144,380-$620,820
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
1-Medium	Install new IP intercom system for building	$317,700	$31,700-$136,600	$15,890-$68,310
2-High	Seal exterior wall CMU	$43,900	$4,400-$18,800	$2,200-$9,440
	Recaulk exterior windows	$85,900	$8,600-$37,000	$4,300-$18,470
	Replace toilet partitions	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace VCT cafeteria flooring	$86,700	$8,600-$37,200	$4,340-$18,650
	Replace carpet	$866,300	$86,600-$372,500	$43,320-$186,260
	Replace poured acrylic flooring in all restrooms	$86,700	$8,600-$37,200	$4,340-$18,650
	Repair/resurface parking lots	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Replace sink counter tops in all restrooms	$52,500	$5,300-$22,600	$2,630-$11,290
	Upgrade theater and stage lighting and sound systems	$115,500	$11,600-$49,700	$5,780-$24,840
2-Medium	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
	Repair minor cracking and movement areas	$21,000	$2,100-$9,100	$1,050-$4,520
	Add additional expanded roadways and exit for traffic flow	$105,000	$10,500-$45,200	$5,250-$22,580
3-High	Recaulk areas where concrete meets foundation. Area outside North F pod has sunk a couple inches	$43,900	$4,400-$18,800	$2,200-$9,440

Estimated Total Construction Costs (in 2024 Dollars): $5,976,500
Estimated Project Management Costs Range: $597,400-$2,569,700
Estimated Inflation Range: $298,890-$1,285,030

Estimated Total Project Costs: $6,872,790-$9,831,230

Rock Ridge Elementary

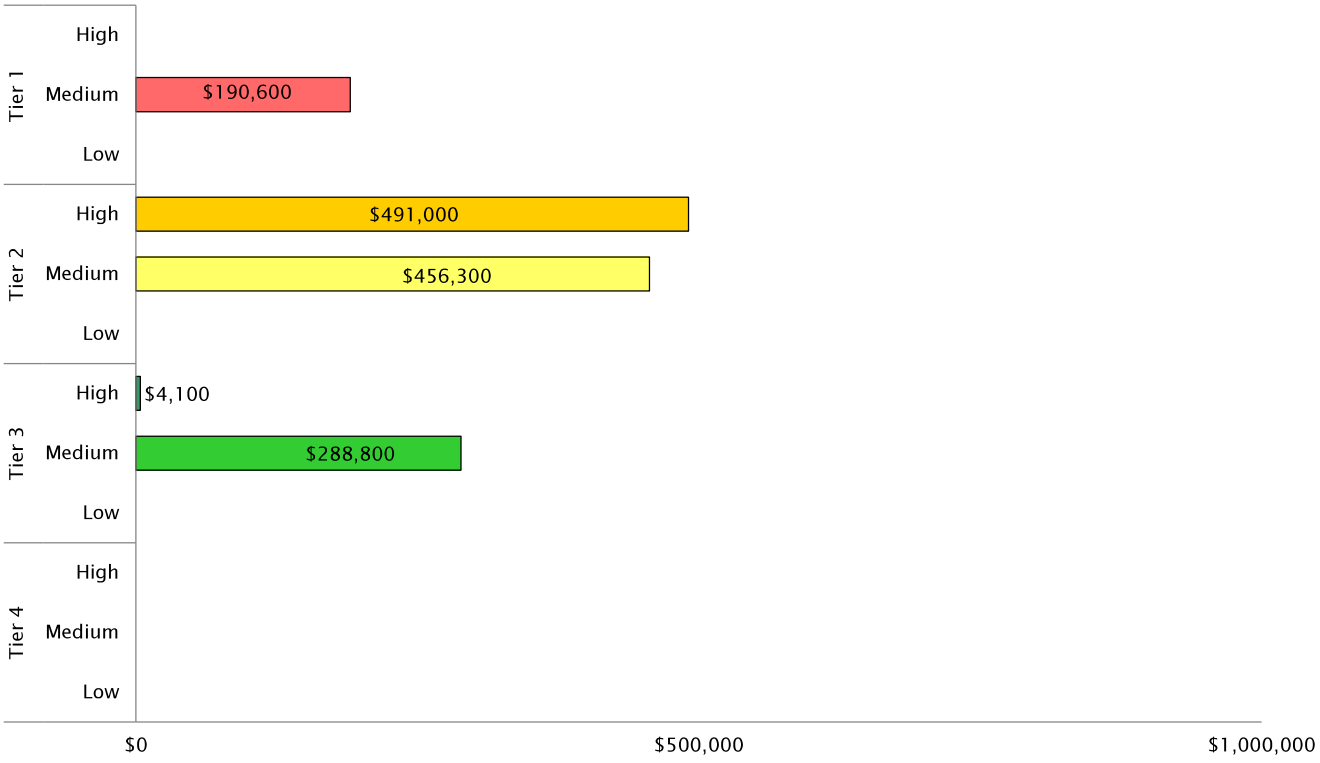
400 North Heritage Road
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1988

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

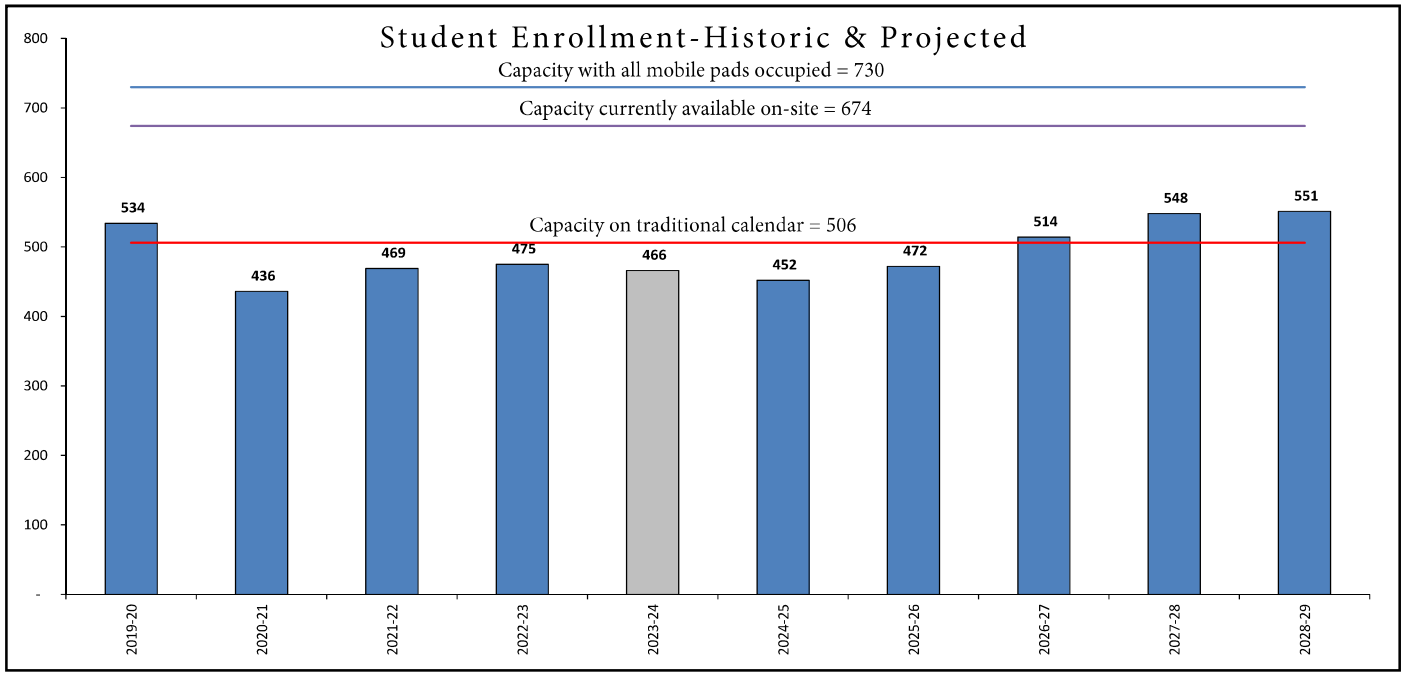
Rock Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,430,800

Estimated Total Project Costs: $1,645,570-$2,353,770



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace kitchen flooring	$86,700	$8,600-$37,200	$4,340-$18,650
2-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
3-High	Repair/replace areas of vinyl wall covering as necessary	$4,100	$400-$1,800	$210-$890
3-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100

Estimated Total Construction Costs (in 2024 Dollars): $1,430,800
Estimated Project Management Costs Range: $143,200-$615,300
Estimated Inflation Range: $71,570-$307,670

Estimated Total Project Costs: $1,645,570-$2,353,770

Rocky Heights Middle

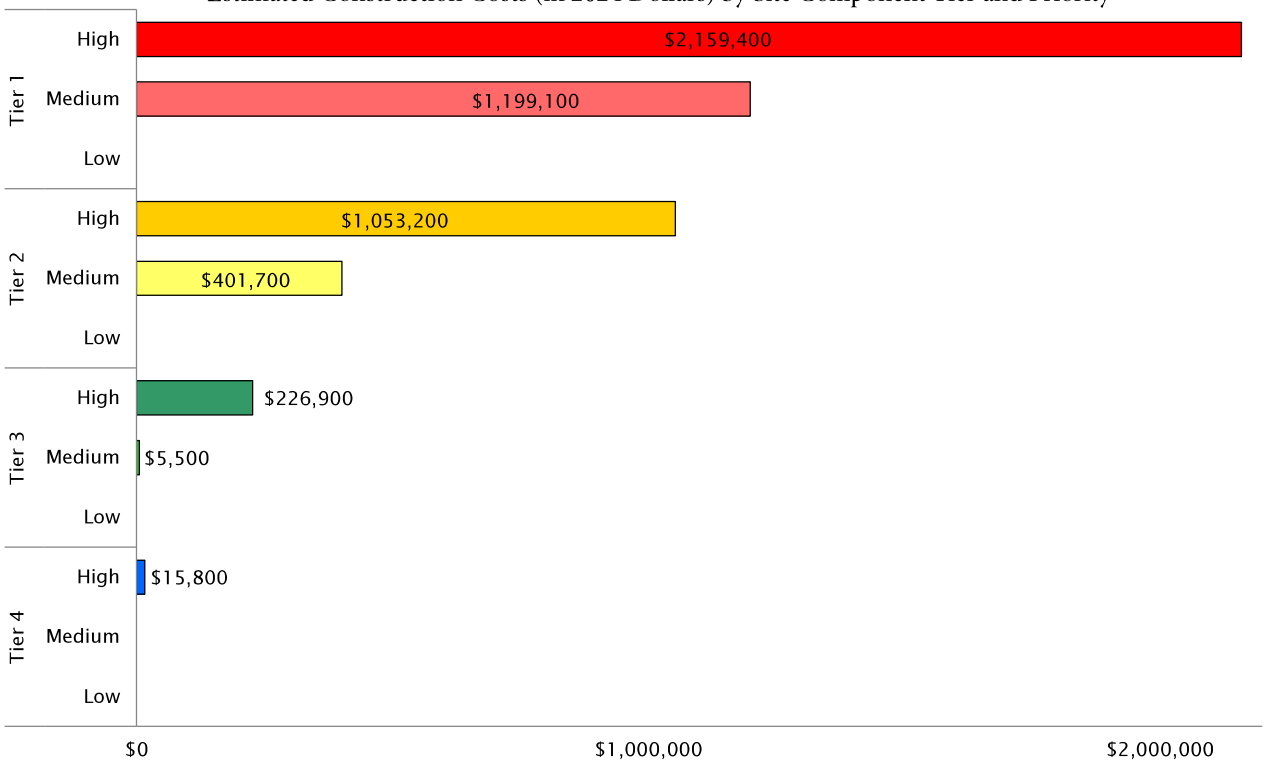
11033 Monarch Boulevard
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 6-8

Funded by 1997 Bond
Opened in 2003

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

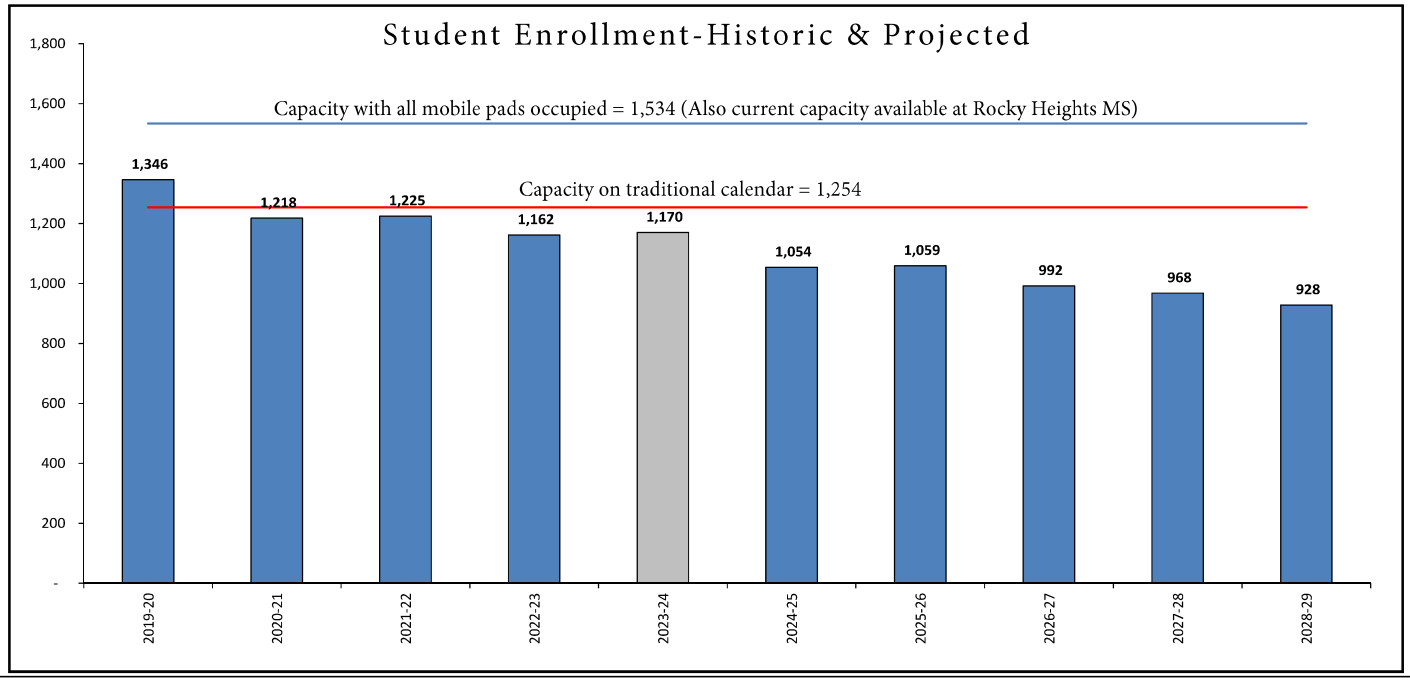
Rocky Heights Middle School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $5,061,600

Estimated Total Project Costs: $5,821,140-$8,326,760



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$392,700	$39,300-$168,900	$19,640-$84,440
	Replace .060 EPDM ballasted roof with .060 fully adhered	$1,680,000	$168,000-$722,400	$84,000-$361,200
1-Medium	Chilled Water Systems. Replace chiller	$787,500	$78,800-$338,700	$39,380-$169,320
	Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640
	Overhaul elevator	$157,500	$15,800-$67,800	$7,880-$33,870
2-High	Recaulk building control joints	$6,300	$600-$2,700	$320-$1,360
	Recaulk exterior windows	$30,300	$3,000-$13,000	$1,520-$6,520
	Replace VCT cafeteria flooring	$57,800	$5,800-$24,800	$2,890-$12,430
	Replace carpet	$825,900	$82,600-$355,100	$41,300-$177,570
	Paint exterior trim and doors	$10,800	$1,100-$4,700	$540-$2,330
	Repair/replace sections of sidewalk as necessary	$15,800	$1,600-$6,800	$790-$3,400
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Recaulk exterior door frames	$1,300	$100-$600	$70-$280
2-Medium	Replace exterior windows	$315,000	$31,500-$135,500	$15,750-$67,730
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
3-High	Renovate multi-use field	$210,000	$21,000-$90,300	$10,500-$45,150
	Some movement occurring south of commons expansion joint. Carpet splitting, wall joint seperation	$10,800	$1,100-$4,700	$540-$2,330
	Recaulk areas where concrete meets foundation walls	$6,100	$700-$2,700	$310-$1,320
3-Medium	Repair areas of vinyl wall covering	$5,500	$600-$2,400	$280-$1,190
4-High	Renovate areas of landscaping around school. Many patches of bare ground	$15,800	$1,600-$6,800	$790-$3,400

Estimated Total Construction Costs (in 2024 Dollars): $5,061,600
Estimated Project Management Costs Range: $506,400-$2,176,800
Estimated Inflation Range: $253,140-$1,088,360

Estimated Total Project Costs: $5,821,140-$8,326,760

Roxborough Intermediate

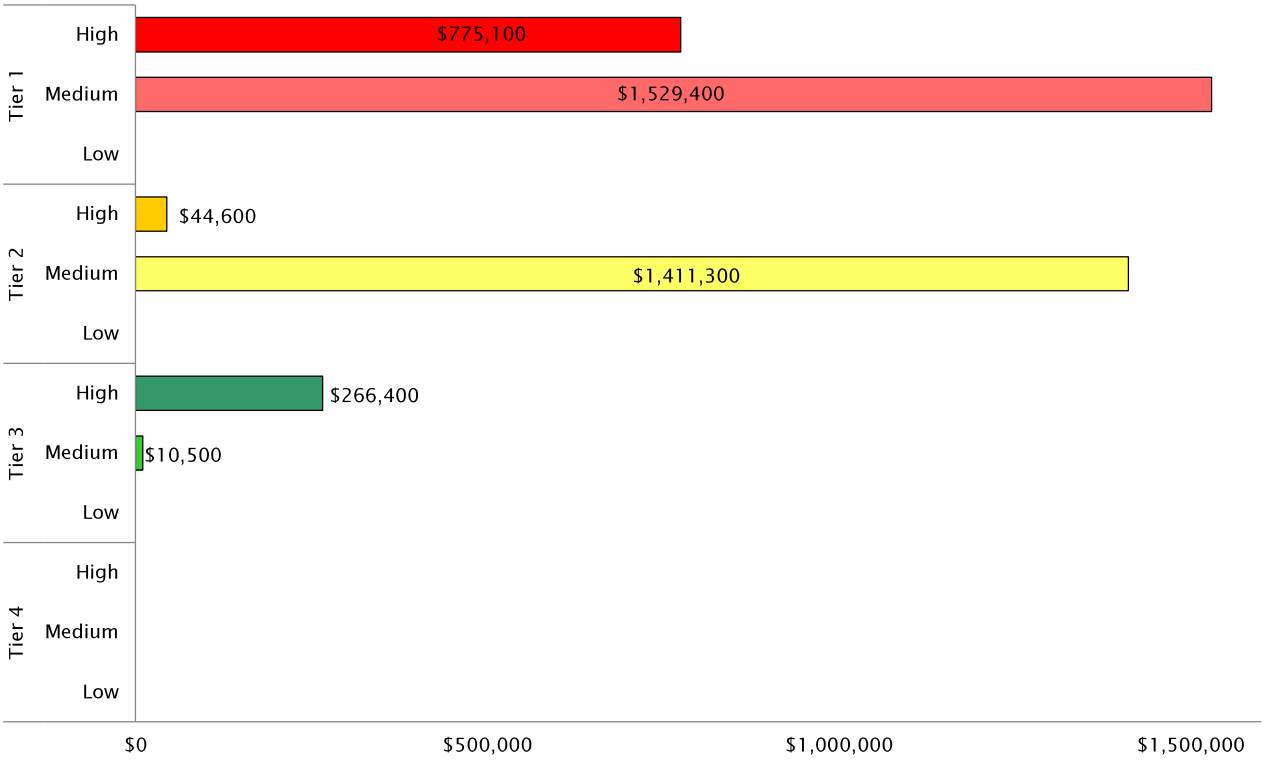
7370 Village Circle East
Littleton, CO 80125
ThunderRidge High School Feeder Area, 3-6

Funded by 2006 Bond
Opened in 2008

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

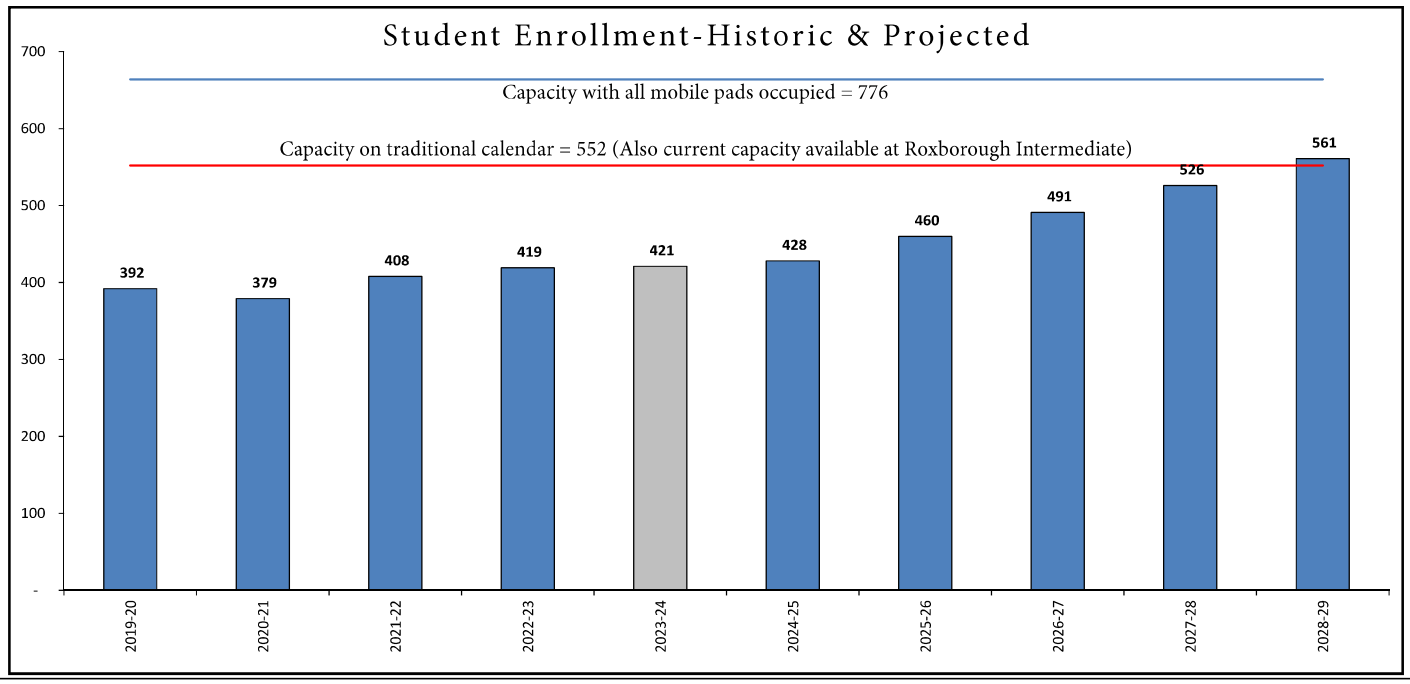
Roxborough Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $4,037,300

Estimated Total Project Costs: $4,643,020-$6,641,400



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$444,700	$44,500-$191,200	$22,240-$95,620
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$242,600	$24,300-$104,300	$12,130-$52,160
	Investigate main breaker cabinet leaning due to ground movement	$1,100	$100-$500	$60-$240
1-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace roof	$1,050,000	$105,000-$451,500	$52,500-$225,750
2-High	Recaulk exterior wall expansion joints. Reseal CMU	$19,100	$1,900-$8,200	$960-$4,110
	Recaulk exterior windows	$19,100	$1,900-$8,200	$960-$4,110
	Paint exterior metal, poles, railings, and sunshades	$6,400	$600-$2,700	$320-$1,380
2-Medium	Replace cafeteria VCT flooring	$31,500	$3,200-$13,600	$1,580-$6,780
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace kitchen flooring	$866,300	$86,600-$372,500	$43,320-$186,260
	Replace poured acrylic flooring in all restrooms	$63,000	$6,300-$27,100	$3,150-$13,550
3-High	Install synthetic turf field in lieu of grass field	$262,500	$26,300-$112,900	$13,130-$56,440
	Recaulk wall foundation where concrete meets	$3,900	$300-$1,600	$200-$840
3-Medium	Repair areas of grass around school	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $4,037,300
Estimated Project Management Costs Range: $403,800-$1,736,000
Estimated Inflation Range: $201,920-$868,100

Estimated Total Project Costs: $4,643,020-$6,641,400

Roxborough Primary

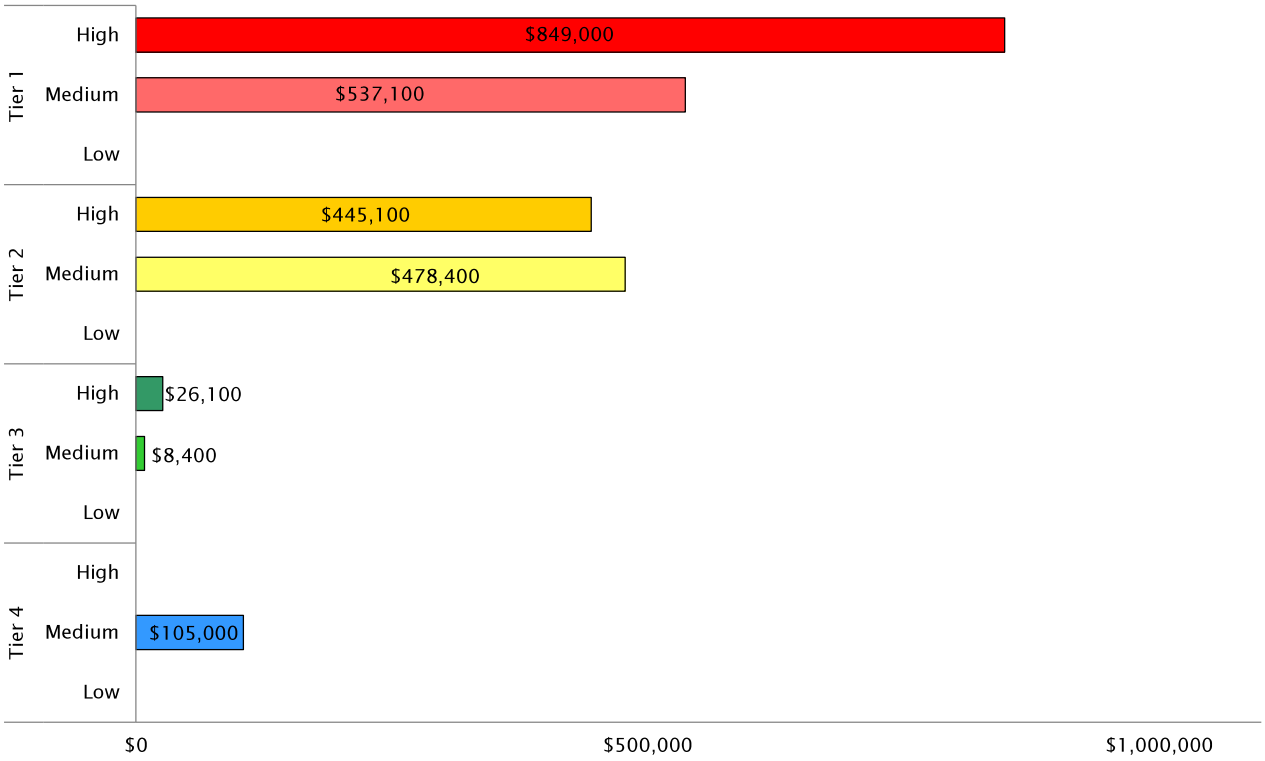
8000 Village Circle West
Littleton, CO 80125
ThunderRidge High School Feeder Area, K-2

Funded by 1989 Bond
Opened in 1991

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

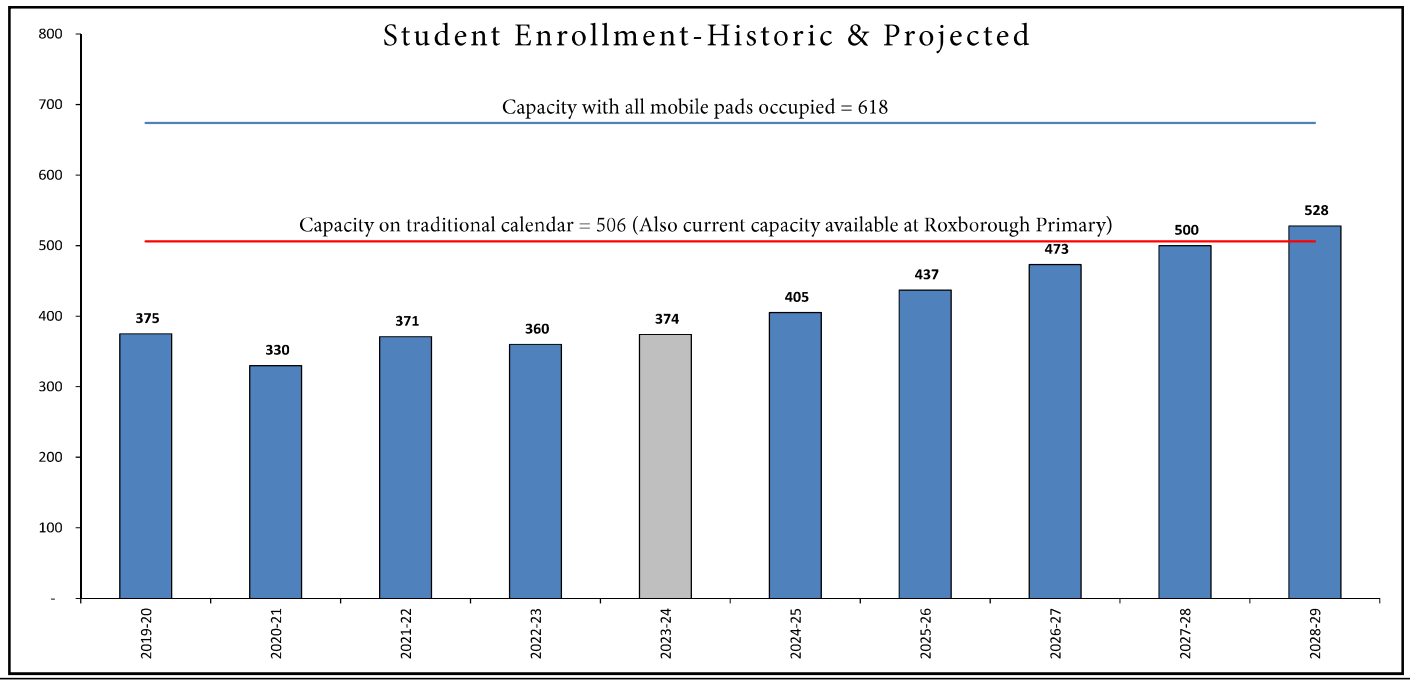
Roxborough Primary School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,449,100

Estimated Total Project Costs: $2,816,930-$4,029,250



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$346,500	$34,700-$149,000	$17,330-$74,500
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$184,800	$18,500-$79,500	$9,240-$39,740
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$22,500	$2,300-$9,700	$1,130-$4,840
	Replace/refinish casework as necessary	$69,300	$7,000-$29,800	$3,470-$14,900
	Replace kitchen flooring with poured acrylic	$86,700	$8,600-$37,200	$4,340-$18,650
	Replace lavatory faucets	$13,900	$1,400-$6,000	$700-$2,990
	Replace hollow metal doors at entry	$11,200	$1,100-$4,800	$560-$2,410
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Repair/reseal playing field asphalt	$84,000	$8,400-$36,200	$4,200-$18,060
2-Medium	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Repair the poured concrete caissons that support the front and rear canopies at entrances	$10,500	$1,100-$4,600	$530-$2,260
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
3-High	Refinish interior wood doors	$22,000	$2,200-$9,500	$1,100-$4,730
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
3-Medium	Repair areas of vinyl wall covering	$8,400	$900-$3,600	$420-$1,810
4-Medium	Repair drainage issues	$105,000	$10,500-$45,200	$5,250-$22,580

Estimated Total Construction Costs (in 2024 Dollars): $2,449,100
Estimated Project Management Costs Range: $245,300-$1,053,500
Estimated Inflation Range: $122,530-$526,650

Estimated Total Project Costs: $2,816,930-$4,029,250

Saddle Ranch Elementary

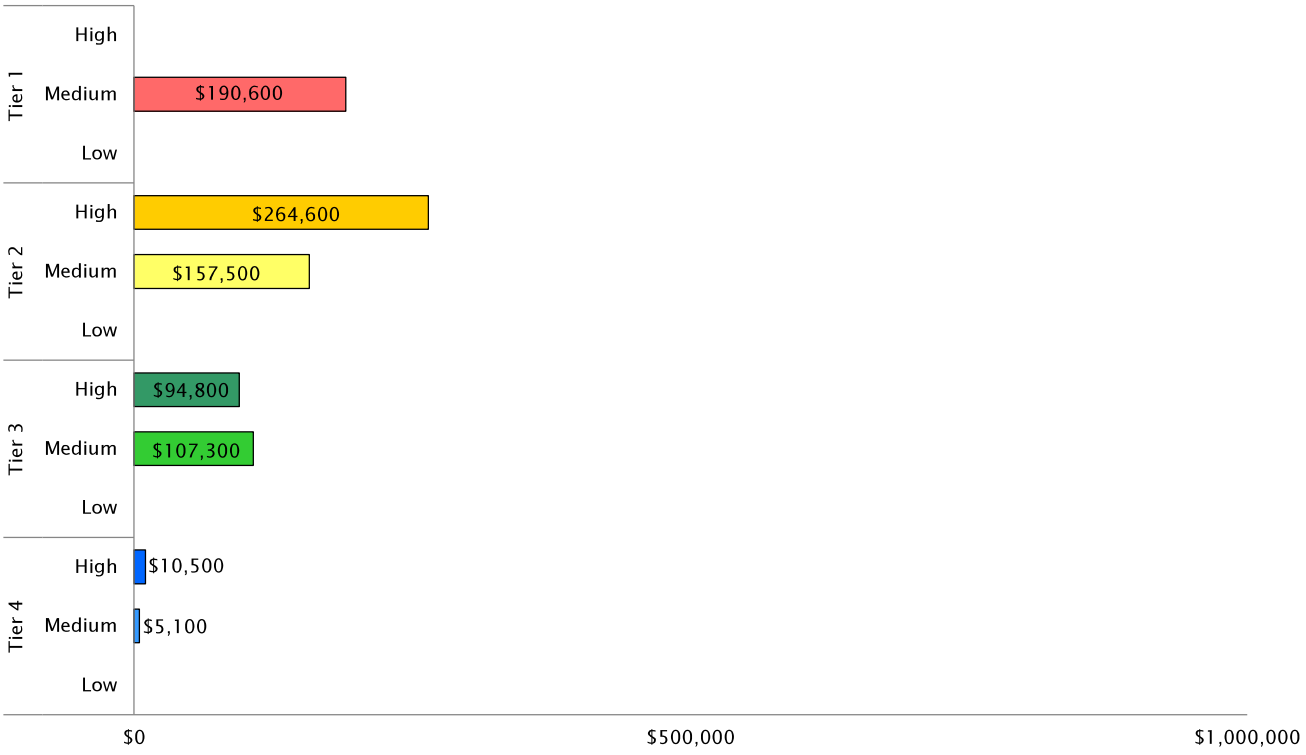
805 West English Sparrow Trail
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

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

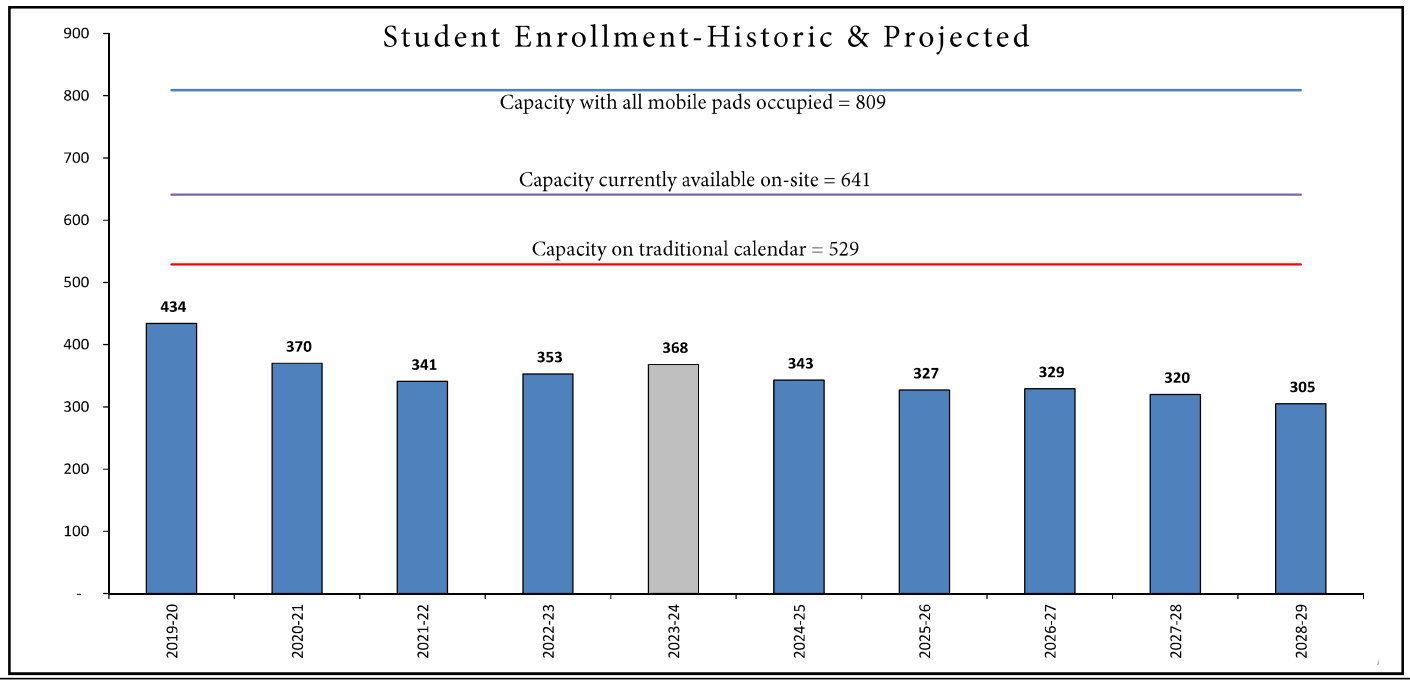
Saddle Ranch Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $830,400

Estimated Total Project Costs: $955,180-$1,366,430



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$15,900	$1,600-$6,900	$800-$3,420
	Replace toilet partitions in boys/girls and main hallway restrooms, 8 total	$47,300	$4,700-$20,300	$2,370-$10,170
	Replace kitchen epoxy floor with MMA	$86,700	$8,600-$37,200	$4,340-$18,650
	Repair operable partitions at cafeteria/gym	$14,000	$1,400-$6,000	$700-$3,010
	Repair/replace sections of sidewalk as necessary	$31,500	$3,200-$13,600	$1,580-$6,780
	Replace current Advance system (gym sound system)	$12,500	$1,200-$5,400	$630-$2,690
	Replace, latch bad, weather striping is deteriorating	$12,600	$1,300-$5,500	$630-$2,710
	Replace sink countertops with single surface	$44,100	$4,500-$19,000	$2,210-$9,490
2-Medium	Resurface parking lots	$157,500	$15,800-$67,800	$7,880-$33,870
3-High	Renovate multi-use field. Reseeding and resodding	$84,000	$8,400-$36,200	$4,200-$18,060
	Repair areas of vinyl wall covering (minor repairs)	$6,700	$600-$2,800	$340-$1,450
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
3-Medium	Install new fence at playground next to basketball court	$29,500	$3,000-$12,700	$1,480-$6,350
	Replace gates and dumpster enclosure	$21,600	$2,200-$9,300	$1,080-$4,650
	Replace top on shade structure	$19,600	$2,000-$8,400	$980-$4,220
	Replace and add plant material around building.	$15,800	$1,600-$6,800	$790-$3,400
	Install retaining walls where needed.	$20,800	$2,000-$8,900	$1,040-$4,480
4-High	Seed, sod, and top dress areas around school	$10,500	$1,100-$4,600	$530-$2,260
4-Medium	Repair area between parking lot and main drive. Rock gets pushed into both areas	$5,100	$500-$2,200	$260-$1,100

Estimated Total Construction Costs (in 2024 Dollars): $830,400
Estimated Project Management Costs Range: $83,200-$357,400
Estimated Inflation Range: $41,580-$178,630

Estimated Total Project Costs: $955,180-$1,366,430

Sage Canyon Elementary

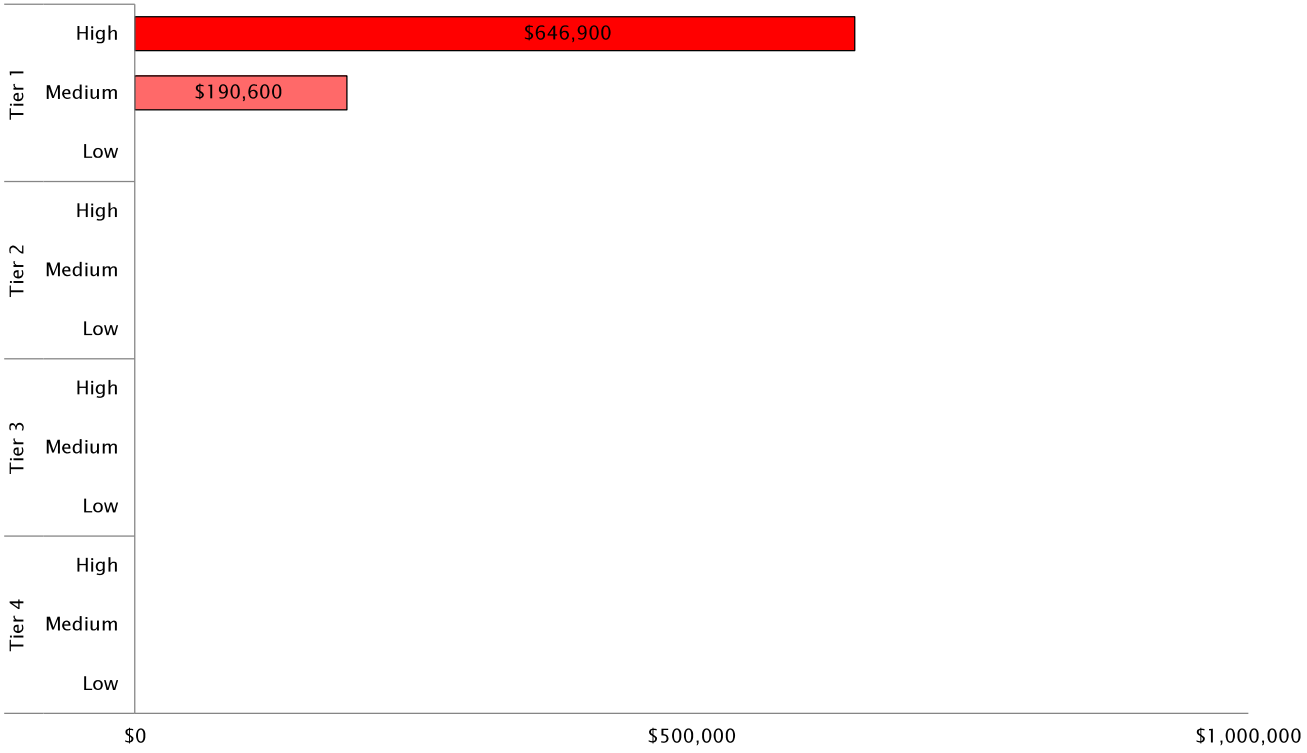
2420 Autumn Sage Street
Castle Rock, CO 80104
Mountain Vista High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2010

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

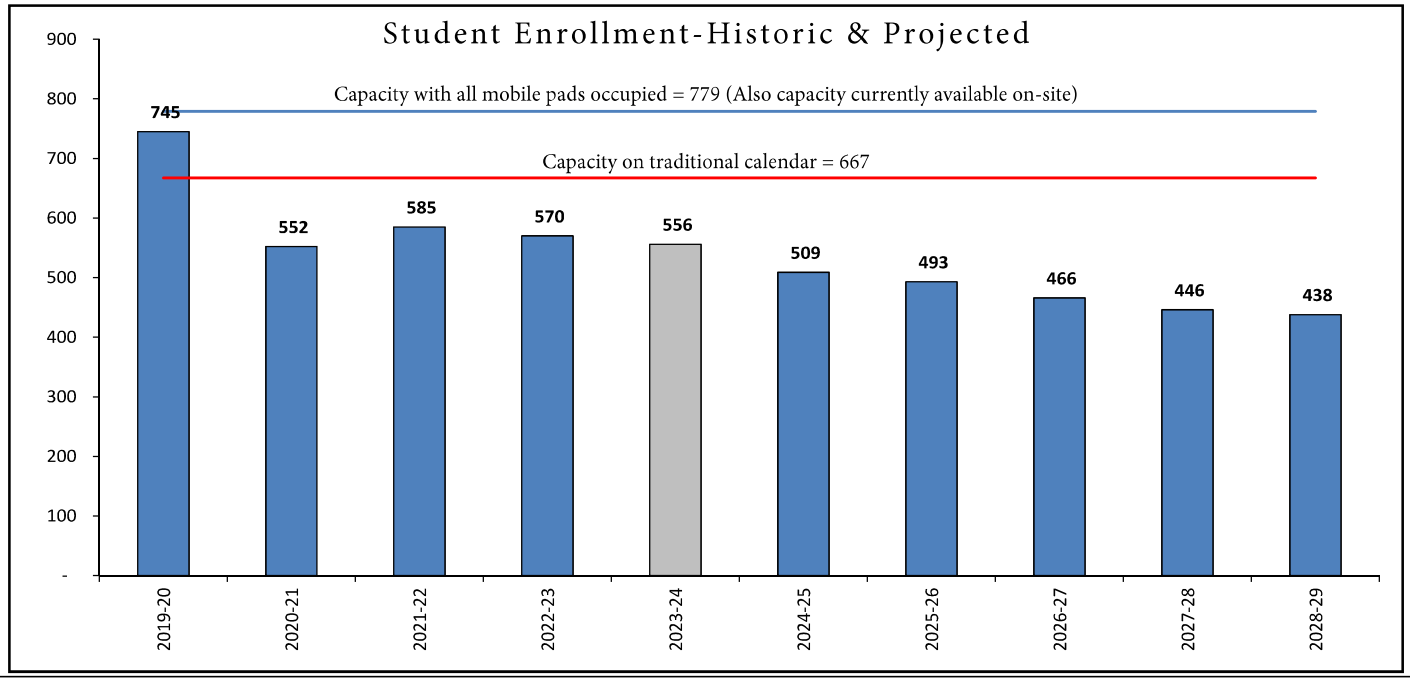
Sage Canyon Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $837,500

Estimated Total Project Costs: $963,180-$1,377,670



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$404,300	$40,400-$173,800	$20,220-$86,930
	Upgrade fire alarm system	$242,600	$24,300-$104,300	$12,130-$52,160
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980

Estimated Total Construction Costs (in 2024 Dollars): $837,500
Estimated Project Management Costs Range: $83,800-$360,100
Estimated Inflation Range: $41,880-$180,070

Estimated Total Project Costs: $963,180-$1,377,670

Sagewood Middle

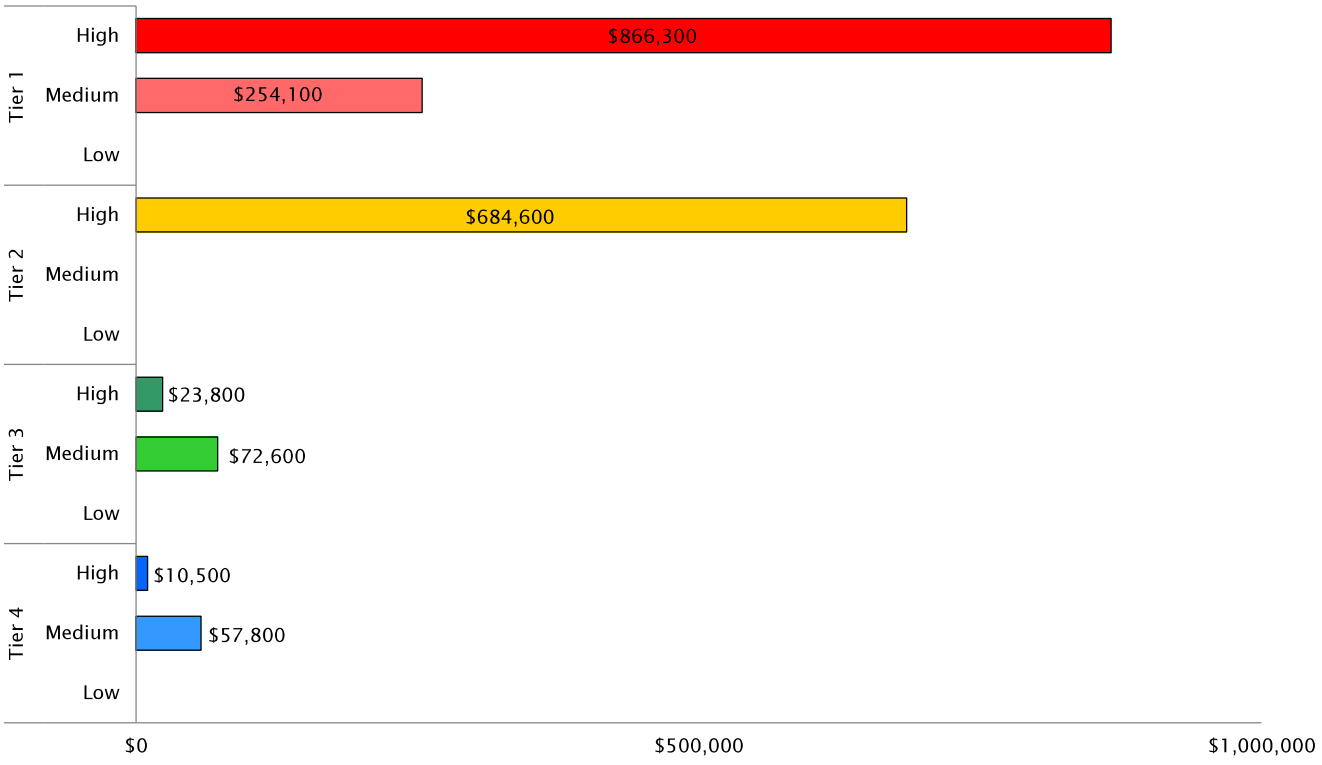
4725 Fox Sparrow Drive
Parker, CO 80134
Ponderosa High School Feeder Area, 6-8

Funded by 1995 Bond
Opened in 1997

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

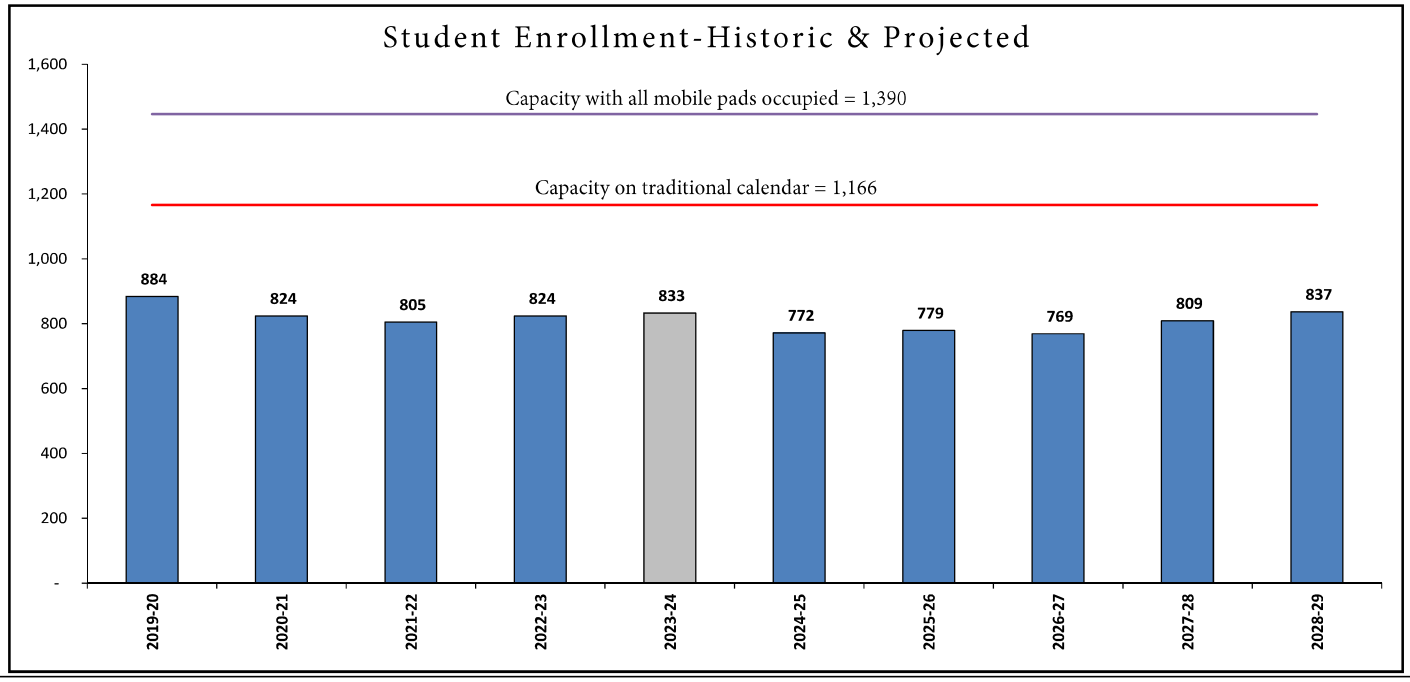
Sagewood Middle School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,969,700

Estimated Total Project Costs: $2,265,630-$3,240,670



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$525,000	$52,500-$225,800	$26,250-$112,880
	Chilled Water Systems. Replace cooling tower	$183,800	$18,400-$79,000	$9,190-$39,520
	Overhaul elevator	$157,500	$15,800-$67,800	$7,880-$33,870
1-Medium	Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640
2-High	Recaulk exterior windows	$28,300	$2,800-$12,100	$1,420-$6,090
	Replace toilet partitions in 6 boys and 6 girls restrooms	$63,000	$6,300-$27,100	$3,150-$13,550
	Repair cracks in CMU wall behind stage	$3,200	$300-$1,400	$160-$690
	Resurface asphalt bus loop	$157,500	$15,800-$67,800	$7,880-$33,870
	Resurface asphalt parking lot	$367,500	$36,800-$158,100	$18,380-$79,020
	Repair sidewalks and concrete playpad	$21,000	$2,100-$9,100	$1,050-$4,520
	Replace sink countertops with single surface	$44,100	$4,500-$19,000	$2,210-$9,490
3-High	Top dress and reseed multipurpose field	$23,800	$2,400-$10,200	$1,190-$5,120
3-Medium	Install fencing around ball fields and dumpster. Repair fencing at softball field	$22,500	$2,300-$9,700	$1,130-$4,840
	Replace playing field football and soccer goal posts	$42,000	$4,200-$18,100	$2,100-$9,030
	Repair/add retaining walls	$8,100	$800-$3,400	$410-$1,750
4-High	Seed, sod, and top dress areas around school	$10,500	$1,100-$4,600	$530-$2,260
4-Medium	Install landscaping around ballfields	$42,000	$4,200-$18,100	$2,100-$9,030
	Plant trees around ballfields	$15,800	$1,600-$6,800	$790-$3,400

Estimated Total Construction Costs (in 2024 Dollars): $1,969,700
Estimated Project Management Costs Range: $197,400-$847,400
Estimated Inflation Range: $98,530-$423,570

Estimated Total Project Costs: $2,265,630-$3,240,670

Sand Creek Elementary

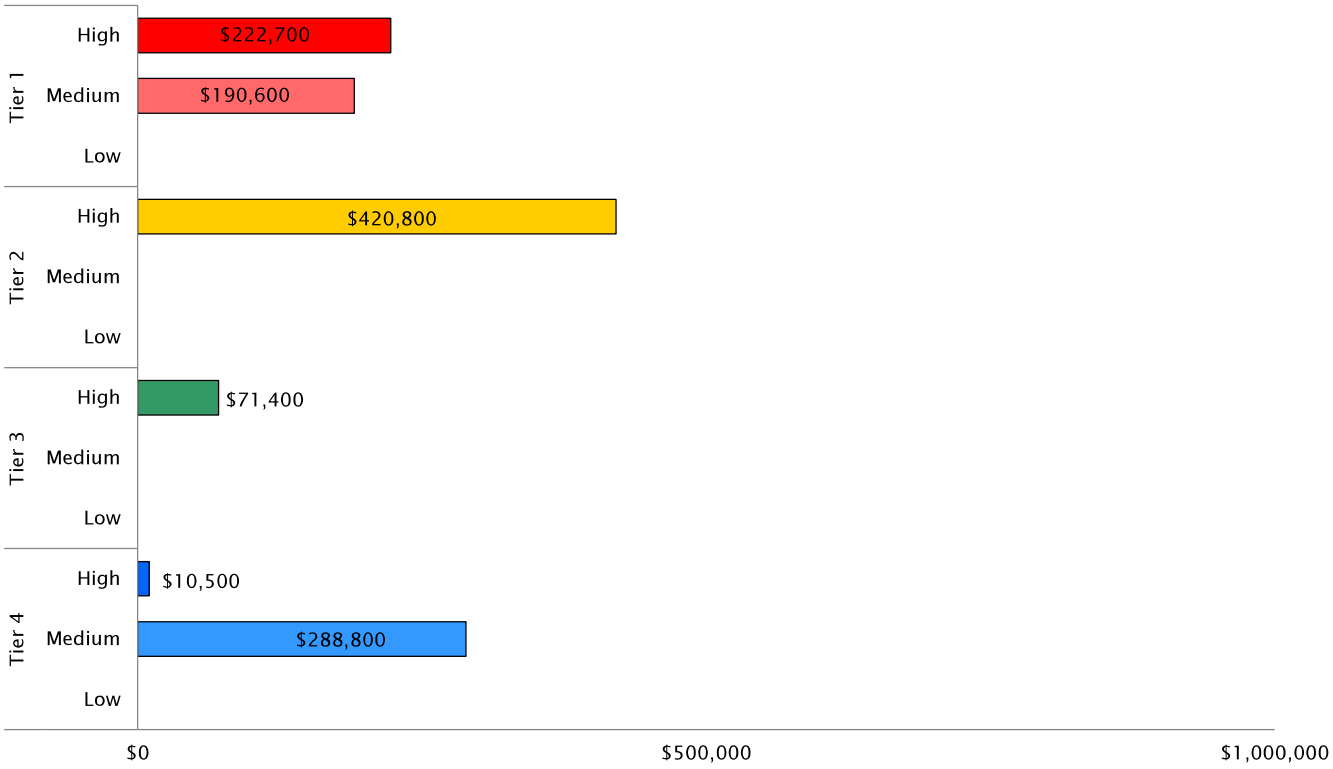
8898 South Maplewood Drive
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1986

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

Sand Creek Elementary-Identified Facility Projects

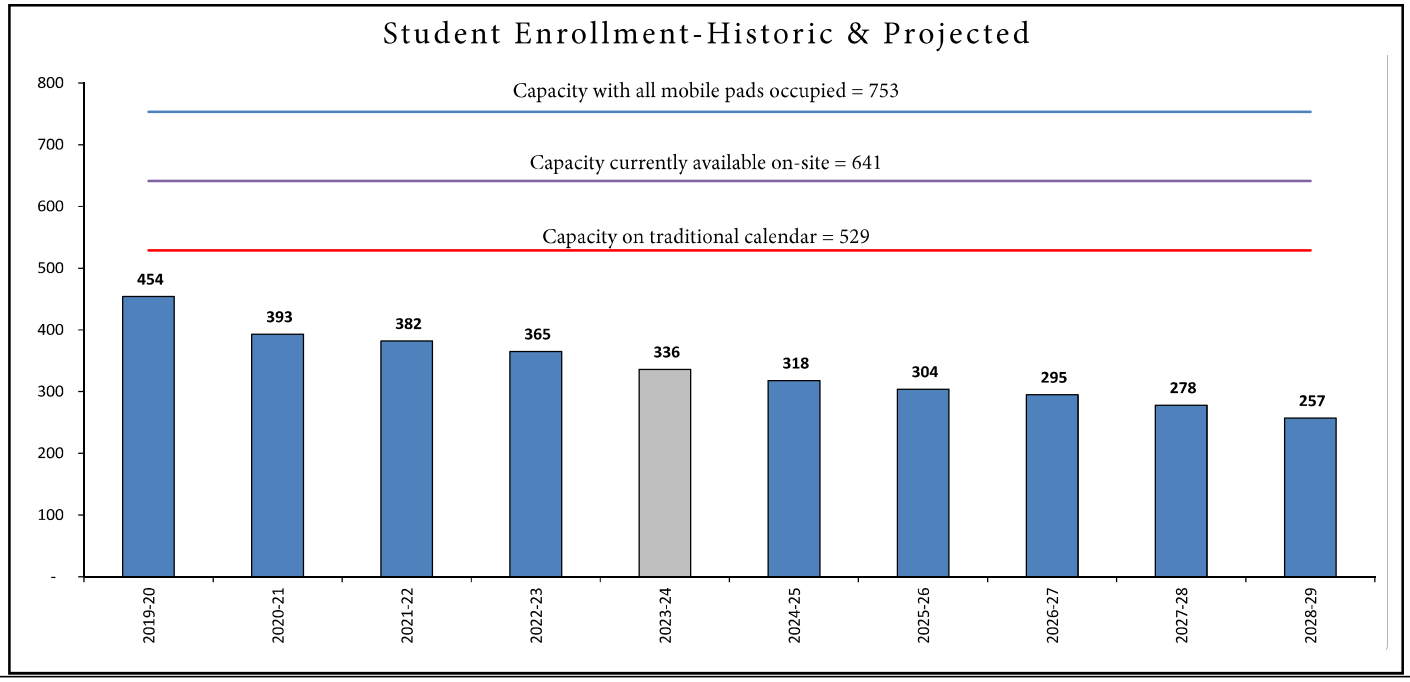
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,204,800

Estimated Total Project Costs: $1,385,990-$1,982,200

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace domestic water heater and associated piping	$107,200	$10,700-$46,000	$5,360-$23,050
	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$22,500	$2,300-$9,700	$1,130-$4,840
	Replace exterior windows	$144,400	$14,500-$62,100	$7,220-$31,050
	Replace all original fixed casework in classrooms and offices	$69,300	$7,000-$29,800	$3,470-$14,900
	Replace VCT flooring in classrooms and healthroom	$5,500	$600-$2,400	$280-$1,190
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Repair operable partitions between classrooms. Partion between gym and cafeteria in worst condition.	$21,600	$2,200-$9,300	$1,080-$4,650
3-High	Replace blinds in school	$3,100	$300-$1,300	$160-$670
	Refinish interior doors	$53,700	$5,300-$23,000	$2,690-$11,550
	Replace wooden basketball backboards in gym, 4 total	$10,500	$1,100-$4,600	$530-$2,260
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
4-High	Renovate grass area around school	$10,500	$1,100-$4,600	$530-$2,260
4-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100

Estimated Total Construction Costs (in 2024 Dollars): $1,204,800
Estimated Project Management Costs Range: $120,900-$518,300
Estimated Inflation Range: $60,290-$259,100

Estimated Total Project Costs: $1,385,990-$1,982,200

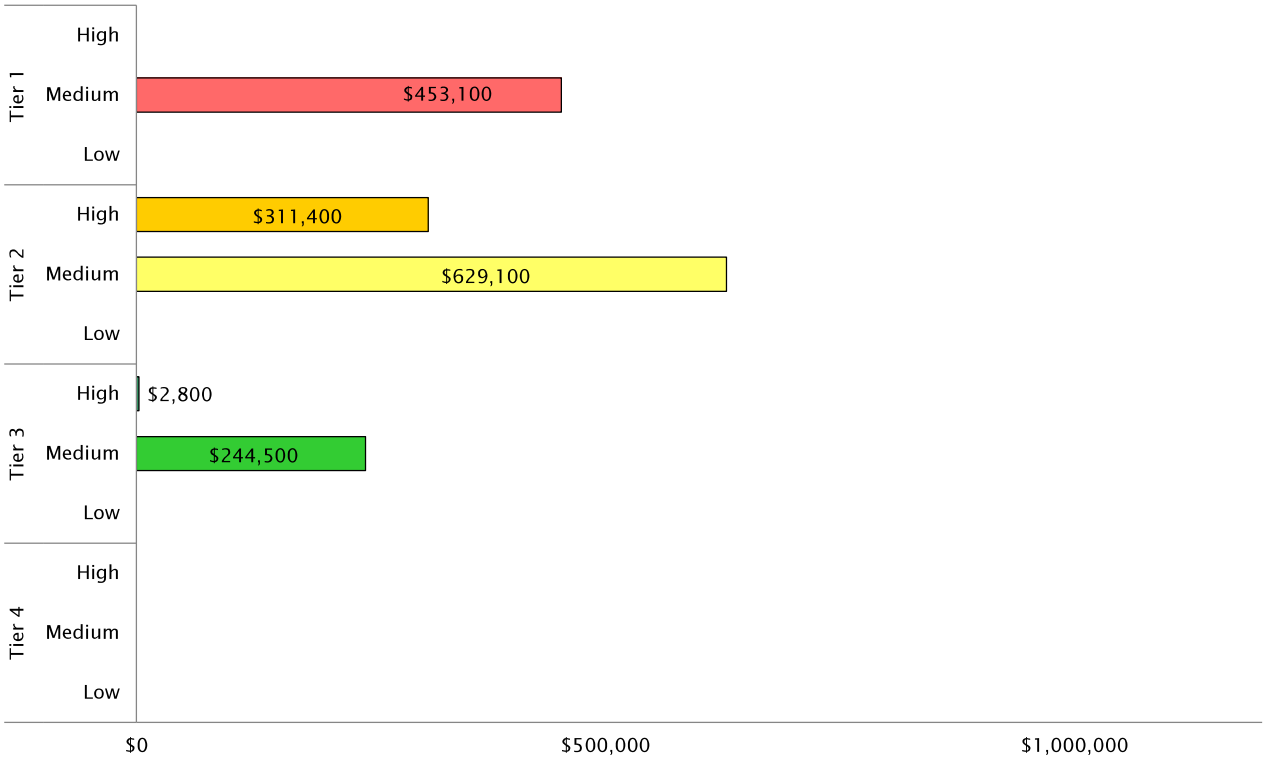
Sedalia Elementary

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

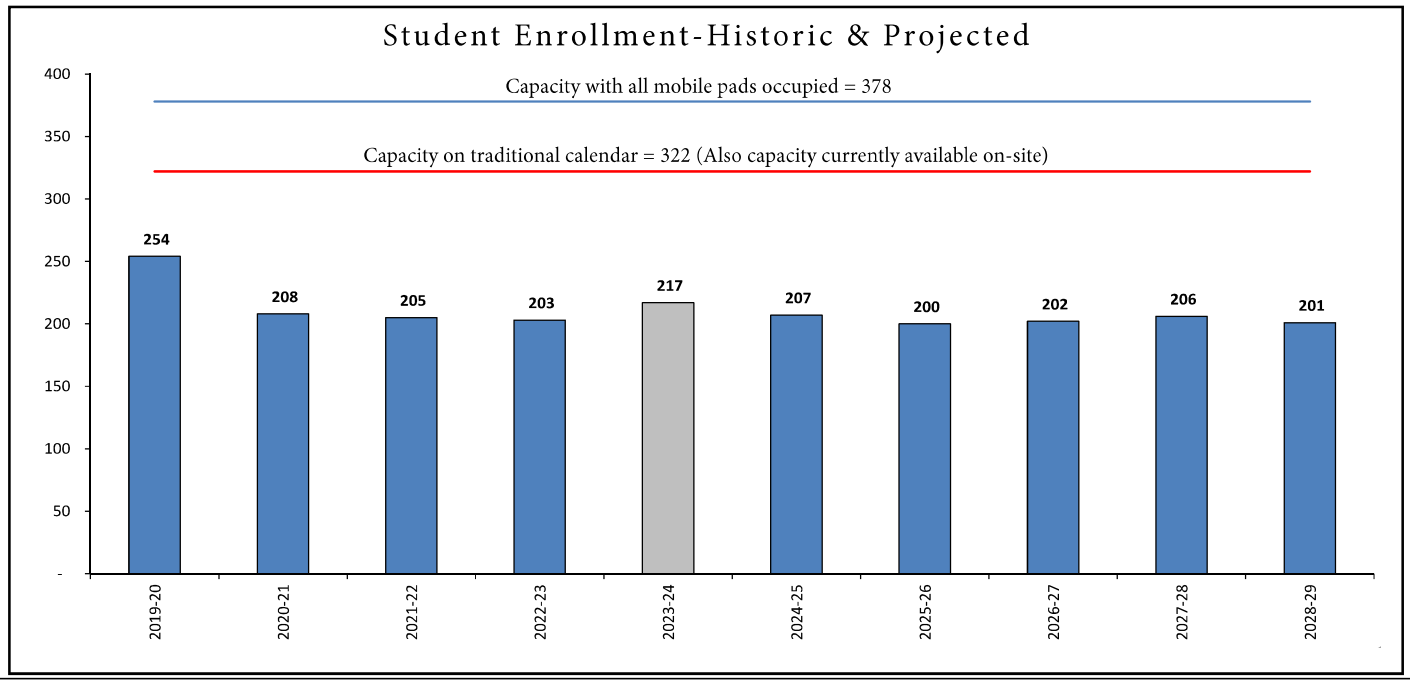
Funded prior to 1952
Opened in 1952

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

Sedalia Elementary-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,640,900
Estimated Total Project Costs: $1,887,480-$2,699,900



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Replace domestic water heater/boiler	$262,500	$26,300-$112,900	$13,130-$56,440
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Repair cracks and deterioration in stucco on newer classrooms addition. Seal brick/stucco seams.	$19,600	$2,000-$8,400	$980-$4,220
	Recaulk exterior windows	$16,900	$1,700-$7,300	$850-$3,640
	Replace plexiglass in double doors to playground SW with insulated safety glass	$49,100	$4,900-$21,100	$2,460-$10,560
	Repair/replace asphalt, repair site drainage on east side of school	$183,800	$18,400-$79,000	$9,190-$39,520
	Repair areas of sidewalk, stairs at west entry	$21,000	$2,100-$9,100	$1,050-$4,520
	Replace counter tops only in rooms 107, 208, 207,209, 210	$21,000	$2,100-$9,100	$1,050-$4,520
2-Medium	Replace exterior windows	$144,400	$14,500-$62,100	$7,220-$31,050
	Replace carpet	$346,500	$34,700-$149,000	$17,330-$74,500
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace hallway/classroom VCT flooring	$21,000	$2,100-$9,100	$1,050-$4,520
	Piping and fittings-Check for replacement	$26,300	$2,600-$11,300	$1,320-$5,660
	Repair crumbling asphalt at basketball court	$21,000	$2,100-$9,100	$1,050-$4,520
	Refurbish exterior doors	$2,700	$300-$1,200	$140-$590
	Paint exterior doors	$21,000	$2,100-$9,100	$1,050-$4,520
3-High	Recaulk wall foundation where concrete meets	$2,800	$300-$1,200	$140-$610
3-Medium	Repair crumbled CMU block wall at downspout on west ext. wal	$2,700	$200-$1,100	$140-$590
	Replace two light poles	$21,600	$2,200-$9,300	$1,080-$4,650
	Replace ceiling grid and tile	$198,200	$19,900-$85,300	$9,910-$42,620
	Remove/replace areas of vinyl wall covering. Has been painted over.	$22,000	$2,200-$9,500	$1,100-$4,730

Estimated Total Construction Costs (in 2024 Dollars): $1,640,900
Estimated Project Management Costs Range: $164,500-$706,100
Estimated Inflation Range: $82,080-$352,900

Estimated Total Project Costs: $1,887,480-$2,699,900

Sierra Middle

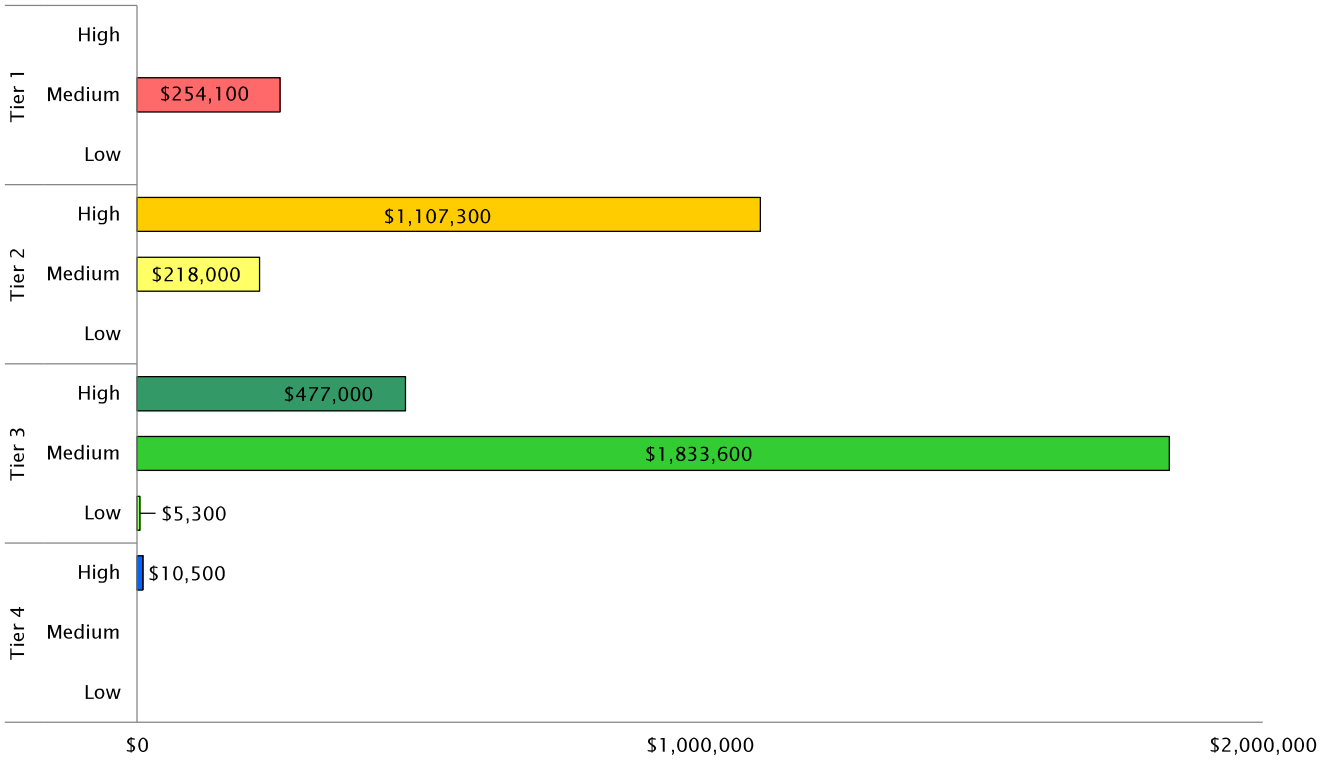
6651 Pine Lane Avenue
Parker, CO 80134
Chaparral High School Feeder Area, 7-8

Funded by 1974 Bond
Opened in 1975

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

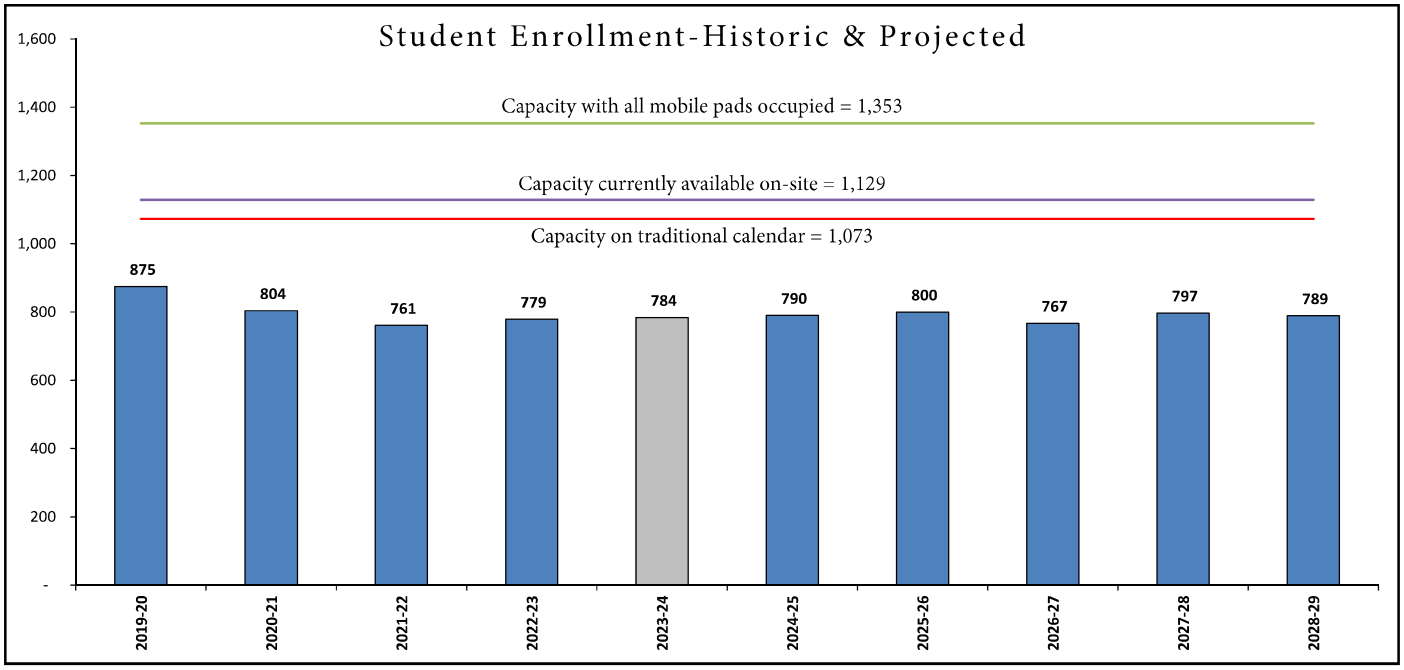
Sierra Middle School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,905,800

Estimated Total Project Costs: $4,492,060-$6,425,350



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Install new IP intercom system for building	$254,100	$25,500-$109,300	$12,710-$54,640
2-High	Recaulk exterior windows	$18,000	$1,800-$7,700	$900-$3,870
	Replace original casework in building	$173,300	$17,300-$74,500	$8,670-$37,260
	Repair drywall at stage area	$1,600	$200-$700	$80-$350
	Replace poured acrylic flooring in all restrooms	$57,800	$5,800-$24,800	$2,890-$12,430
	Paint exterior green metal and trim	$23,800	$2,400-$10,200	$1,190-$5,120
	Resurface asphalt bus loop	$105,000	$10,500-$45,200	$5,250-$22,580
	Repair/replace sections of sidewalk as necessary, add new tread edge to stairs	$10,500	$1,100-$4,600	$530-$2,260
	Resurface asphalt parking lot	$420,000	$42,000-$180,600	$21,000-$90,310
	Replace playground play pads	$210,000	$21,000-$90,300	$10,500-$45,150
	Refurbish classroom retractable partitions	$29,500	$3,000-$12,700	$1,480-$6,350
	Replace sink countertops as necessary	$47,300	$4,700-$20,300	$2,370-$10,170
	Paint light poles	$10,500	$1,100-$4,600	$530-$2,260
2-Medium	Repoint exterior brick inside corners	$5,300	$500-$2,300	$270-$1,140
	Replace exterior windows	$144,400	$14,500-$62,100	$7,220-$31,050
	Replace hallway/classroom VCT flooring	$52,500	$5,300-$22,600	$2,630-$11,290
	Replace office and hallway restrooms with poured acrylic	$15,800	$1,600-$6,800	$790-$3,400
3-High	Replace/repair/refinish interior doors	$88,600	$8,900-$38,100	$4,430-$19,050
	Renovate football field	$94,600	$9,400-$40,600	$4,730-$20,340
	Renovate multi-use field	$94,600	$9,400-$40,600	$4,730-$20,340
	Rebuild greenhouse on south side of building	$171,300	$17,100-$73,700	$8,570-$36,830
	Recaulk wall foundation where concrete meets	$4,100	$400-$1,800	$210-$890
	Repair concrete foundation walls below brick	$23,800	$2,400-$10,200	$1,190-$5,120
3-Medium	Fire sprinkle building	$1,575,000	$157,500-$677,300	$78,750-$338,630
	Replace outside basketball hoops if warranted	$31,500	$3,200-$13,600	$1,580-$6,780
	Paint classrooms	$177,000	$17,700-$76,100	$8,850-$38,060
	Replace playing field goal posts with multi-function goals	$42,000	$4,200-$18,100	$2,100-$9,030
	Repair retaining walls at double entry	$8,100	$800-$3,400	$410-$1,750
3-Low	Repaint wrought iron fencing at the front courtyard	$5,300	$500-$2,300	$270-$1,140
4-High	Renovate areas of landscaping	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $3,905,800
Estimated Project Management Costs Range: $390,900-$1,679,700
Estimated Inflation Range: $195,360-$839,850
Estimated Total Project Costs: $4,492,060-$6,425,350

Soaring Hawk Elementary

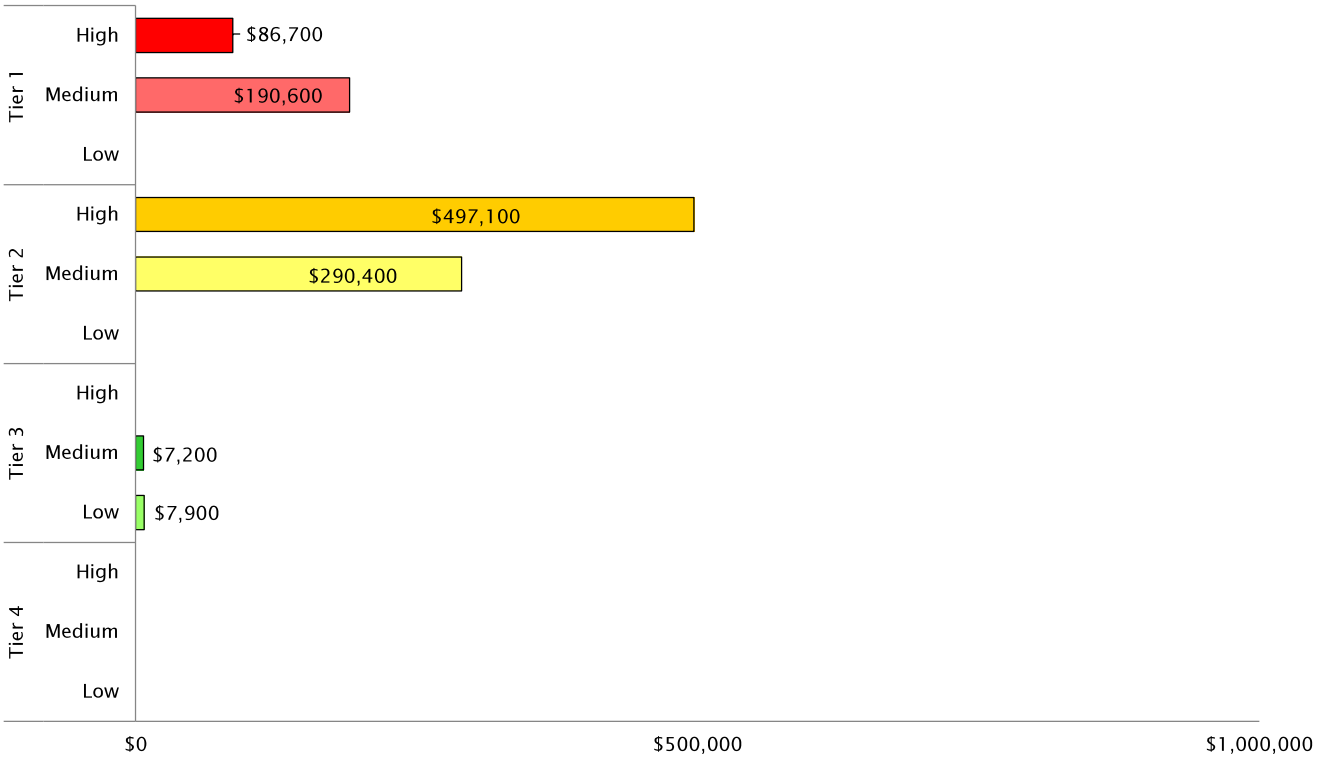
4665 Tanglevine Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2004

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

Soaring Hawk Elementary-Identified Facility Projects

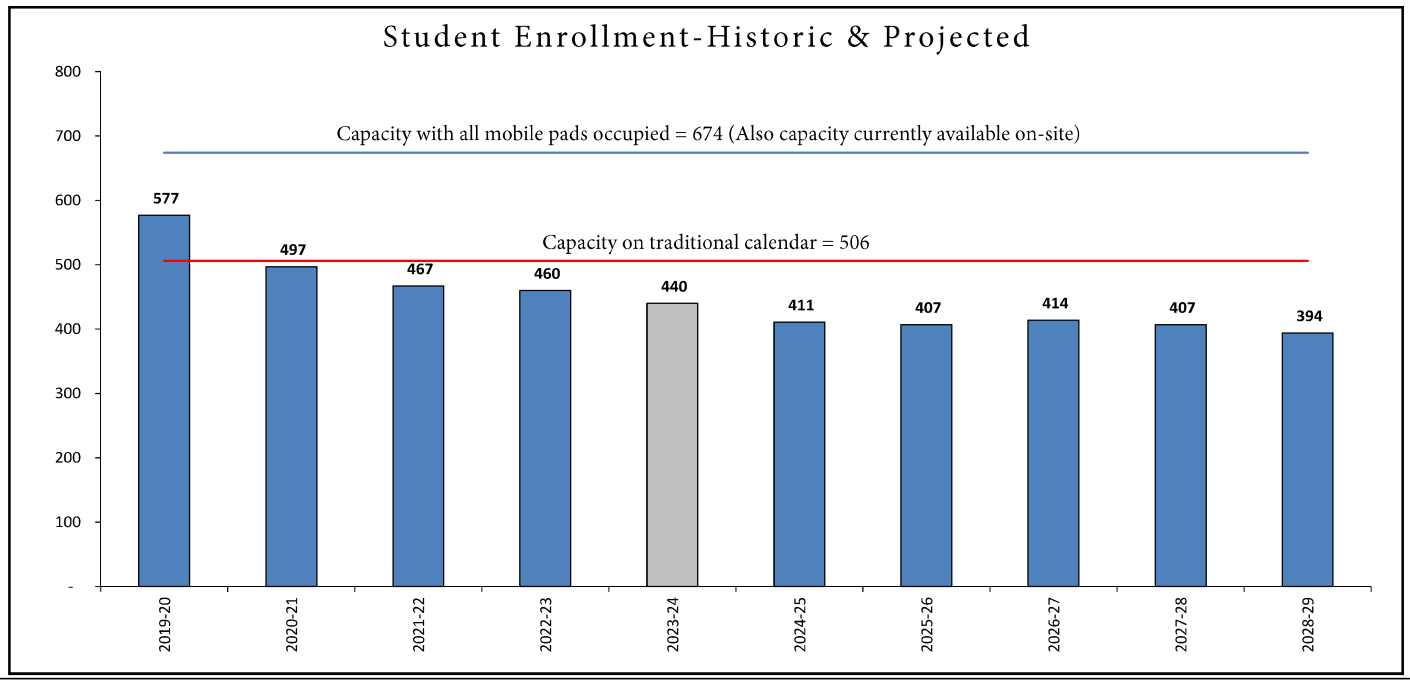
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,079,900

Estimated Total Project Costs: $1,242,030-$1,776,340

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Recaulk exterior windows	$17,700	$1,800-$7,600	$890-$3,810
	Repair VCT flooring	$28,900	$2,900-$12,400	$1,450-$6,220
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace poured acrylic flooring in all restrooms	$46,200	$4,700-$19,900	$2,310-$9,940
2-Medium	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
	Resurface asphalt parking lot	$157,500	$15,800-$67,800	$7,880-$33,870
3-Medium	Repair vinyl wall covering.	$7,200	$700-$3,000	$360-$1,550
3-Low	Paint railings and mesh fencing	$7,900	$800-$3,400	$400-$1,700

Estimated Total Construction Costs (in 2024 Dollars): $1,079,900
Estimated Project Management Costs Range: $108,100-$464,200
Estimated Inflation Range: $54,030-$232,240

Estimated Total Project Costs: $1,242,030-$1,776,340

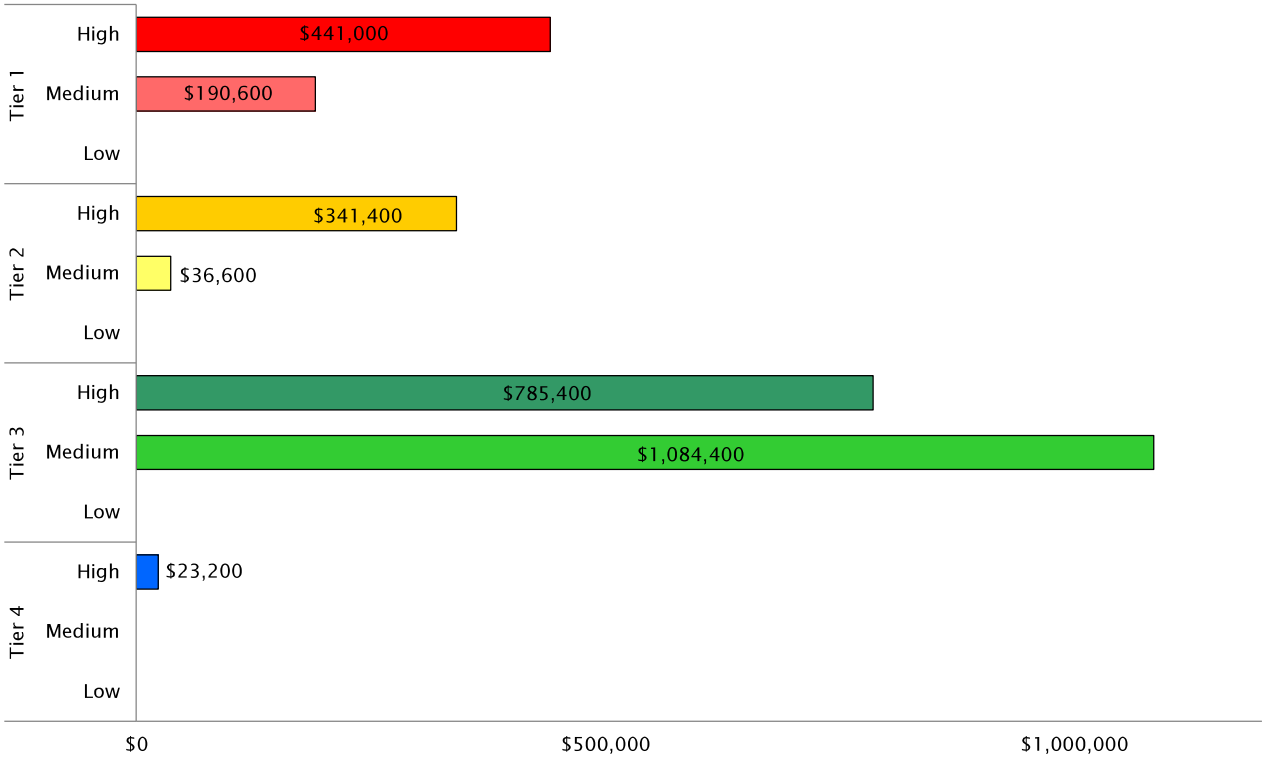
South Ridge Elementary

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

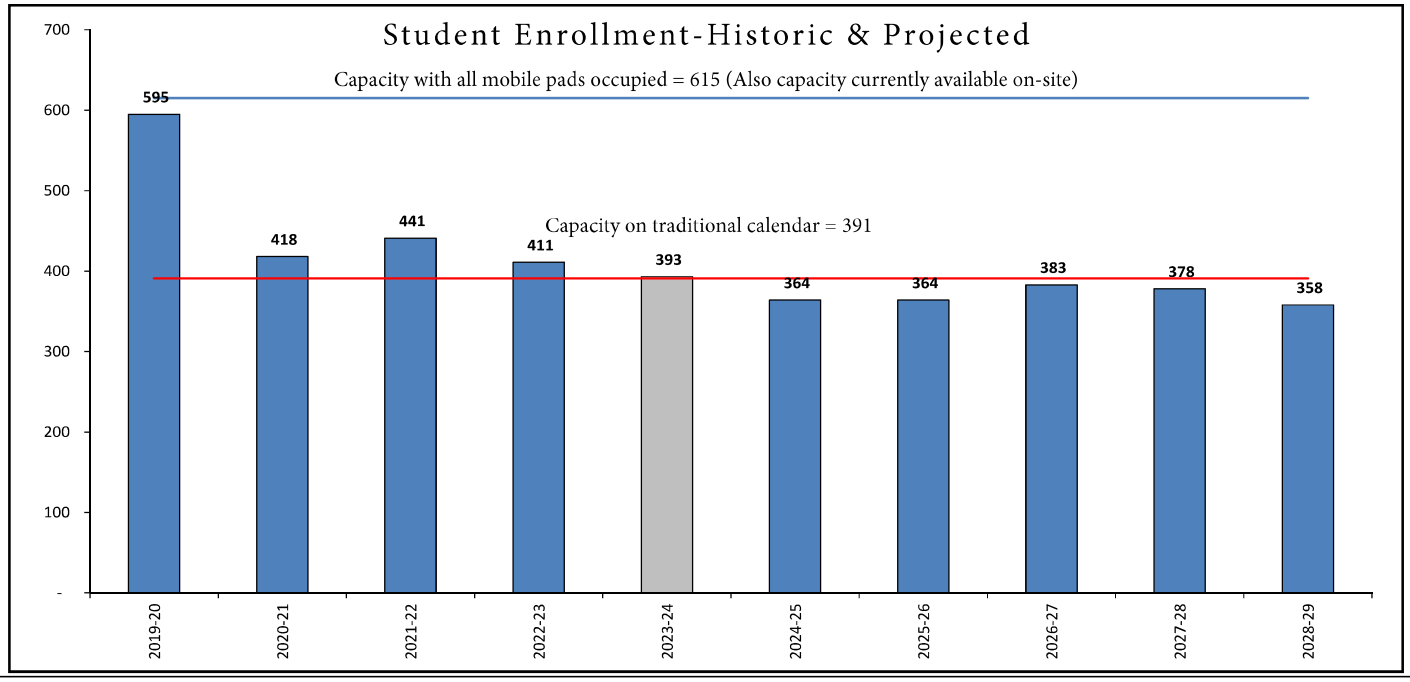
Funded by 1970 Bond
Opened in 1972

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

South Ridge Elementary-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,902,600
Estimated Total Project Costs: $3,338,280-$4,775,070



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$210,000	$21,000-$90,300	$10,500-$45,150
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
2-High	Resurface asphalt bus loop	$157,500	$15,800-$67,800	$7,880-$33,870
	Resurface asphalt parking lot	$78,800	$7,900-$33,900	$3,940-$16,950
	Repair/replace areas of sidewalk	$10,500	$1,100-$4,600	$530-$2,260
	Replace asphalt playground	$94,600	$9,400-$40,600	$4,730-$20,340
2-Medium	Repair/replace areas of sidewalk, replace back stairway to mobiles	$15,800	$1,600-$6,800	$790-$3,400
	Replace entry way tile	$20,800	$2,000-$8,900	$1,040-$4,480
3-High	Repair fencing between parking lot and playground	$52,500	$5,300-$22,600	$2,630-$11,290
	Repair/replace all fencing around school perimeter, parking areas	$29,500	$3,000-$12,700	$1,480-$6,350
	Refinish all fixed walls	$31,500	$3,200-$13,600	$1,580-$6,780
	Replace sound panels in music room and gym	$32,200	$3,200-$13,800	$1,610-$6,930
	Replace hallway tack boards	$29,300	$2,900-$12,500	$1,470-$6,300
	Install new synthetic turf for multi-use field	$367,500	$36,800-$158,100	$18,380-$79,020
	Renovate play field and other site improvements	$84,000	$8,400-$36,200	$4,200-$18,060
	Replace grid ceiling and tile	$158,900	$15,800-$68,300	$7,950-$34,170
3-Medium	Repair/replace field backstop fencing	$5,600	$600-$2,400	$280-$1,210
	Fire sprinkle building	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Repair drainage issues, add retaining walls	$21,600	$2,200-$9,300	$1,080-$4,650
	Repair or replace vinyl coverings	$7,200	$700-$3,000	$360-$1,550
4-High	Improve site landscape features	$15,800	$1,600-$6,800	$790-$3,400
	Recaulk wall foundation where concrete meets	$7,400	$700-$3,200	$370-$1,600

Estimated Total Construction Costs (in 2024 Dollars): $2,902,600
Estimated Project Management Costs Range: $290,500-$1,248,300
Estimated Inflation Range: $145,180-$624,170

Estimated Total Project Costs: $3,338,280-$4,775,070

Stone Mountain Elementary

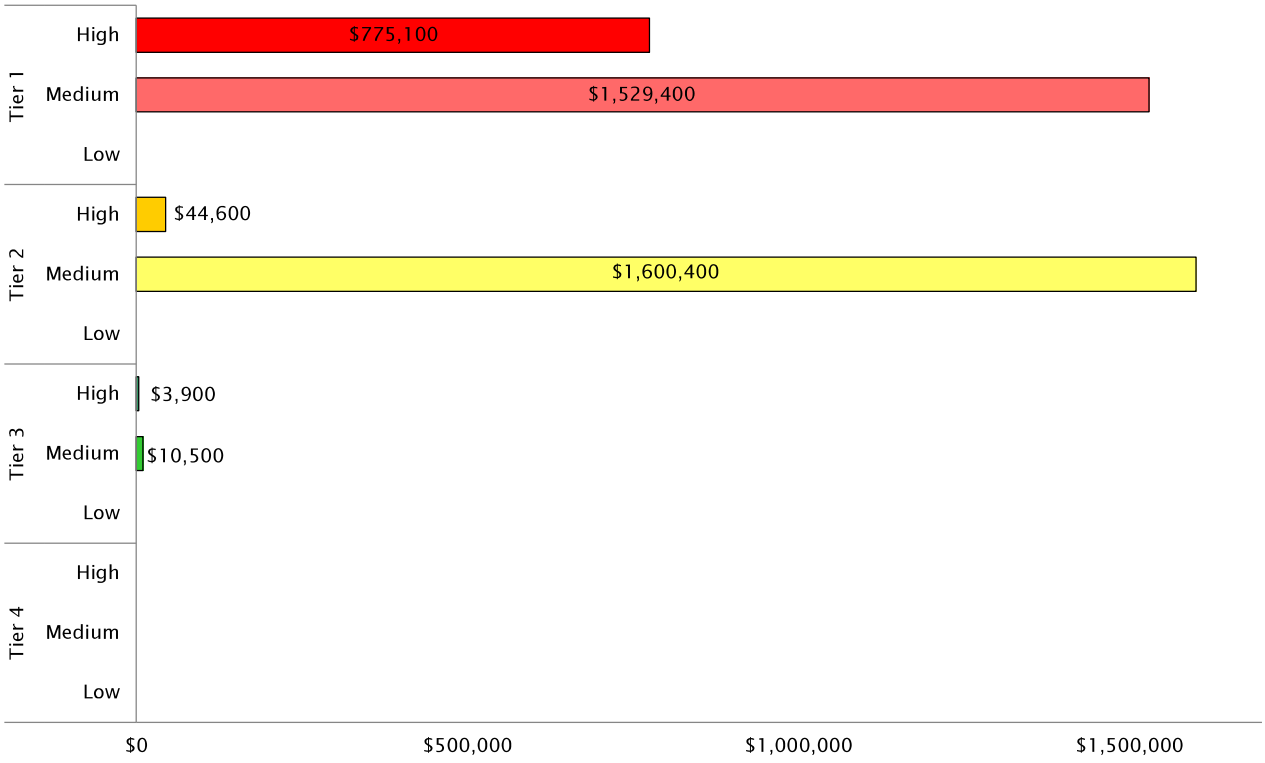
10625 Weathersfield Way
Highlands Ranch, CO 80130
ThunderRidge High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2007

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

Stone Mountain Elementary-Identified Facility Projects

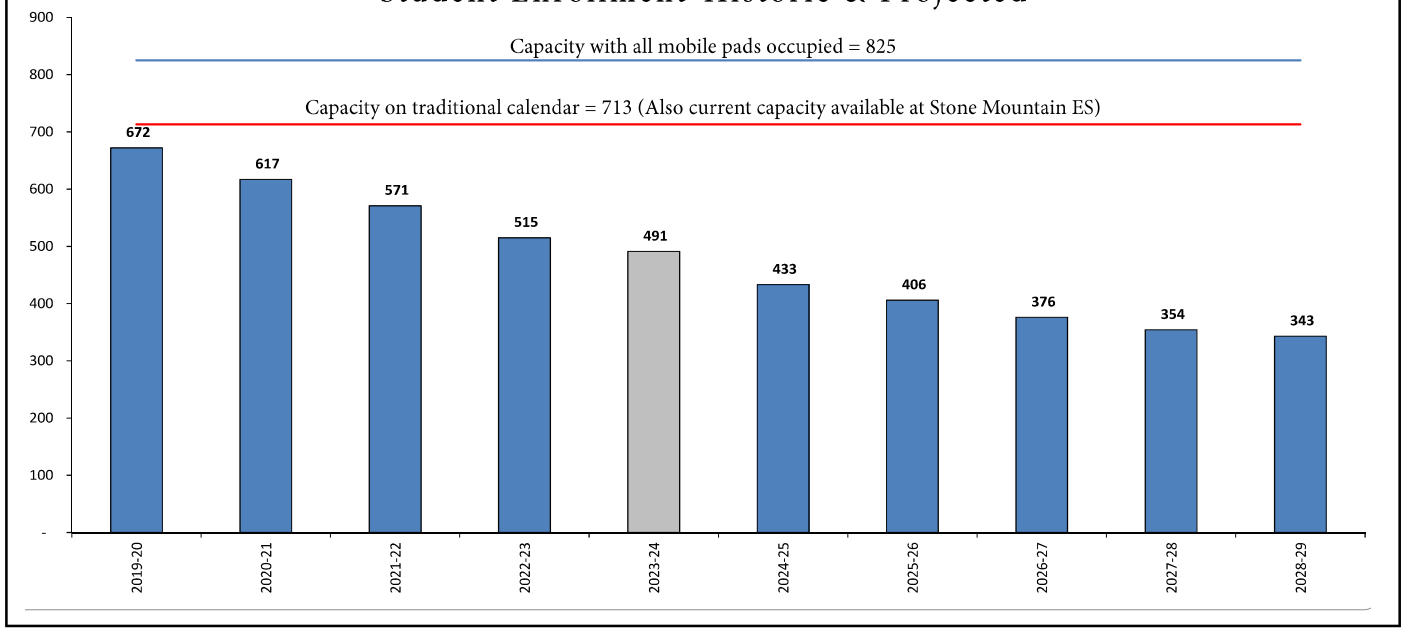
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,963,900

Estimated Total Project Costs: $4,558,560-$6,520,730

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$444,700	$44,500-$191,200	$22,240-$95,620
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$242,600	$24,300-$104,300	$12,130-$52,160
	Repair lighting on stairs to crawlspace, not working	$1,100	$100-$500	$60-$240
1-Medium	Replace heating boilers	$288,800	$28,900-$124,200	$14,440-$62,100
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace roof	$1,050,000	$105,000-$451,500	$52,500-$225,750
2-High	Recaulk exterior wall expansion joints. Reseal CMU	$19,100	$1,900-$8,200	$960-$4,110
	Recaulk exterior windows	$19,100	$1,900-$8,200	$960-$4,110
	Paint exterior metal, poles, railings, and sunshades	$6,400	$600-$2,700	$320-$1,380
2-Medium	Paint second floor sunshades	$5,300	$500-$2,300	$270-$1,140
	Resurface parking lot (asphalt)	$157,500	$15,800-$67,800	$7,880-$33,870
	Repair areas of sidewalk as necessary	$26,300	$2,600-$11,300	$1,320-$5,660
	Replace cafeteria VCT flooring	$31,500	$3,200-$13,600	$1,580-$6,780
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace kitchen flooring	$866,300	$86,600-$372,500	$43,320-$186,260
	Replace poured acrylic flooring in all restrooms	$63,000	$6,300-$27,100	$3,150-$13,550
3-High	Recaulk wall foundation where concrete meets	$3,900	$300-$1,600	$200-$840
3-Medium	Repair areas of grass around school	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $3,963,900
Estimated Project Management Costs Range: $396,400-$1,704,500
Estimated Inflation Range: $198,260-$852,330

Estimated Total Project Costs: $4,558,560-$6,520,730

Summit View Elementary

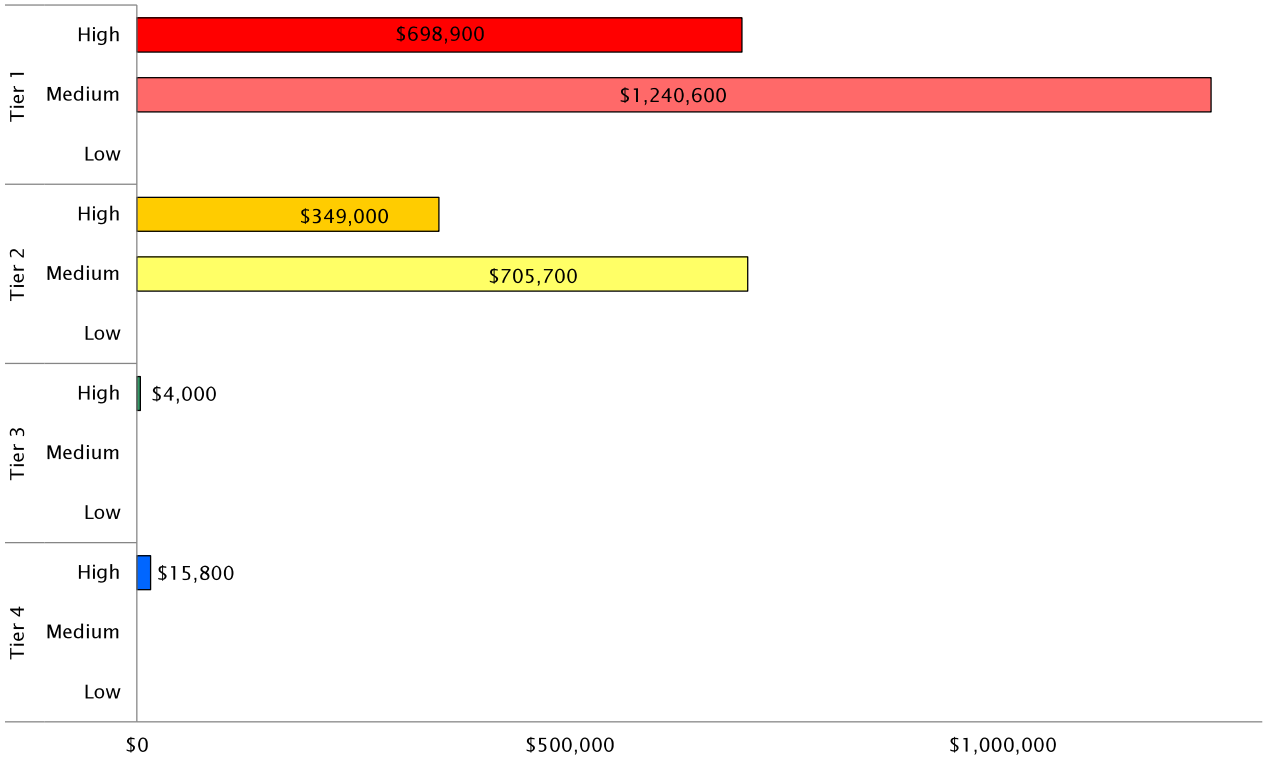
10200 South Piedmont Way
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by Certificate of Participation
Opened in 1992

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

Summit View Elementary-Identified Facility Projects

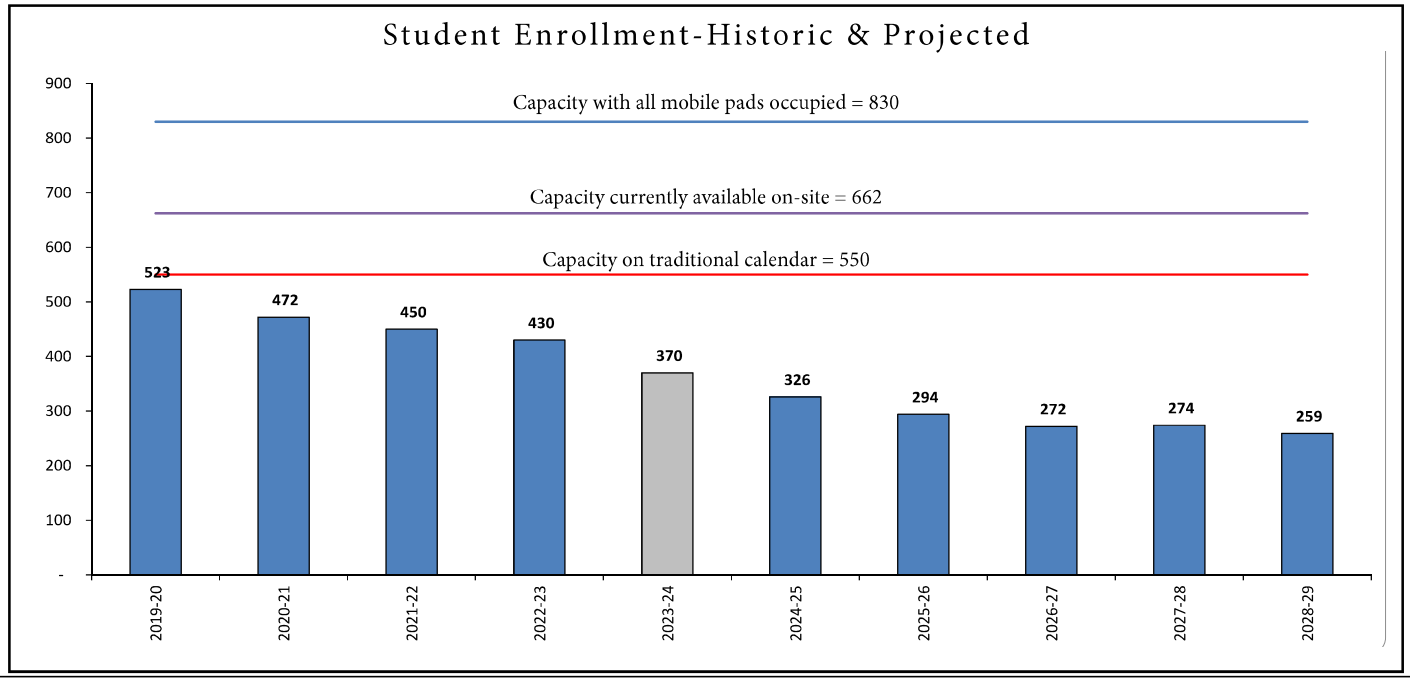
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,014,000

Estimated Total Project Costs: $3,466,560-$4,958,260

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade control system	$346,500	$34,700-$149,000	$17,330-$74,500
	Upgrade fire alarm system	$225,300	$22,500-$96,800	$11,270-$48,440
	Replace original panels and transformers	$127,100	$12,700-$54,600	$6,360-$27,330
1-Medium	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace roof	$1,050,000	$105,000-$451,500	$52,500-$225,750
2-High	Reattach supports for gas line on roof. Replace rusted piping.	$2,300	$300-$1,000	$120-$500
	Recaulk exterior windows	$22,500	$2,300-$9,700	$1,130-$4,840
	Replace exterior windows	$144,400	$14,500-$62,100	$7,220-$31,050
	Replace/refinish casework as necessary	$69,300	$7,000-$29,800	$3,470-$14,900
	Replace VCT flooring in staff restrooms	$2,200	$200-$900	$110-$480
	Repair/Replace areas of sidewalk	$10,500	$1,100-$4,600	$530-$2,260
	Repair asphalt cracks at playground	$94,600	$9,400-$40,600	$4,730-$20,340
	Replace fixtures in staff restrooms	$3,200	$300-$1,400	$160-$690
2-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Repair concrete service drive (minor asphalt crack repair)	$105,000	$10,500-$45,200	$5,250-$22,580
	Replace ceiling grid and tile	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace original urinals	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace original toilet fixtures	$40,500	$4,000-$17,400	$2,030-$8,710
3-High	Recaulk wall foundation where concrete meets	$4,000	$400-$1,700	$200-$860
4-High	Replace metal edging with concrete mow strip	$5,300	$500-$2,300	$270-$1,140
	Resod/reseed grass areas	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $3,014,000
Estimated Project Management Costs Range: $301,800-$1,296,200
Estimated Inflation Range: $150,760-$648,060

Estimated Total Project Costs: $3,466,560-$4,958,260

ThunderRidge High

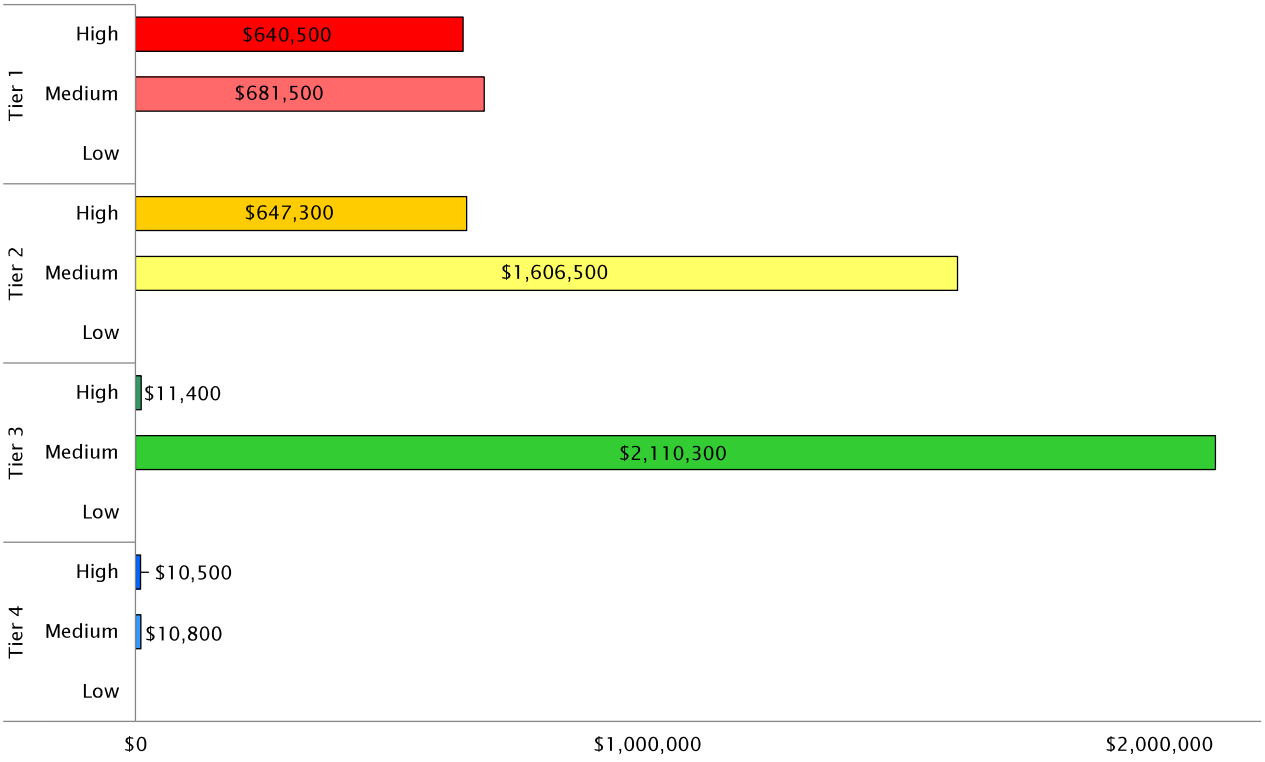
1991 Wildcat Reserve Parkway
Highlands Ranch, CO 801296
ThunderRidge High School Feeder Area, 9-12

Funded by 1993 Bond
Opened in 1996

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

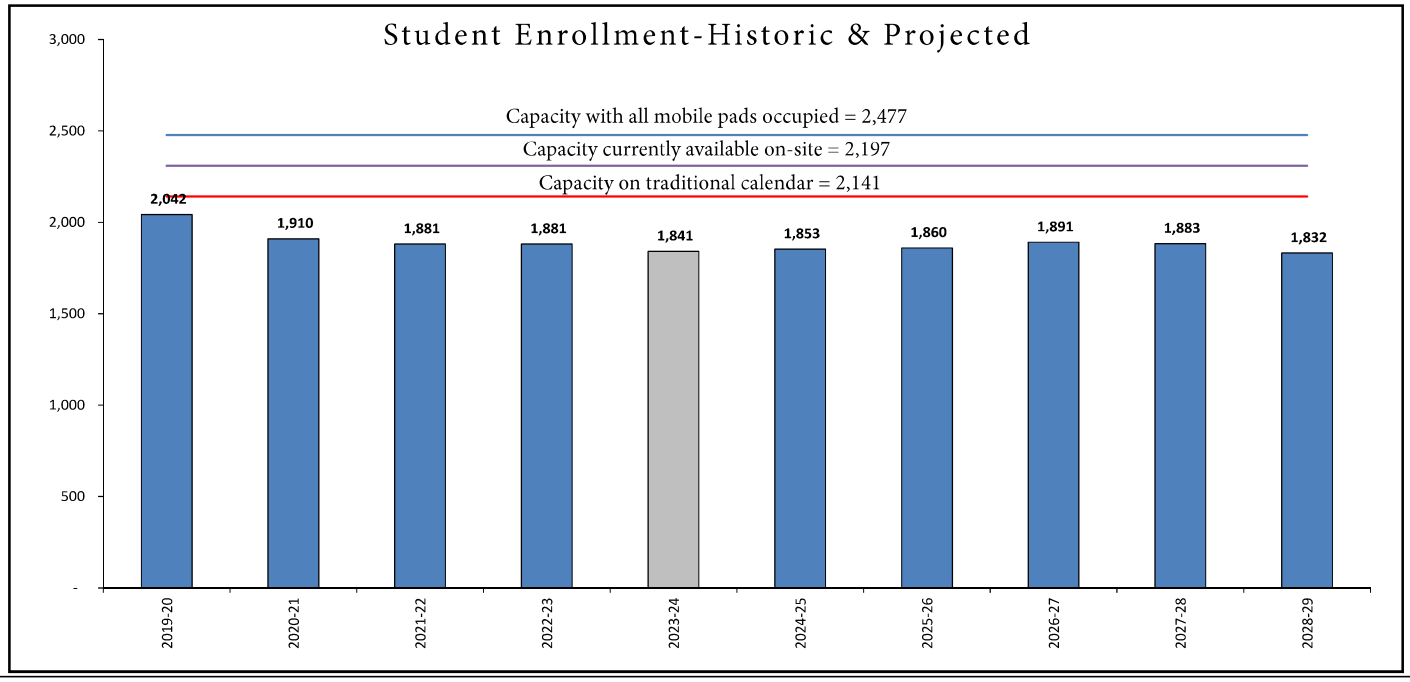
ThunderRidge High School-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $5,718,800

Estimated Total Project Costs: $6,577,290-$9,408,170



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$525,000	$52,500-$225,800	$26,250-$112,880
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
1-Medium	Upgrade control system (partial)	$346,500	$34,700-$149,000	$17,330-$74,500
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Overhaul elevator by main office	$144,400	$14,500-$62,100	$7,220-$31,050
2-High	Recaulk exterior wall control joints, reseal CMU	$67,500	$6,800-$29,000	$3,380-$14,520
	Fix curtain wall window leakage at commons and hallways. Some repair on east side in 2011, need west repair	$88,600	$8,900-$38,100	$4,430-$19,050
	Recaulk exterior windows	$84,400	$8,400-$36,300	$4,220-$18,150
	Replace kitchen entry doors from cafeteria	$4,100	$400-$1,800	$210-$890
	Replace (4) four rollup doors (kitchen)	$21,600	$2,200-$9,300	$1,080-$4,650
	Repair/Replace areas of sidewalk as necessary	$36,800	$3,700-$15,800	$1,840-$7,920
	Repair/replace asphalt walks to athletic fields	$10,500	$1,100-$4,600	$530-$2,260
	Replace formica counter tops in kitchen and science rooms	$78,800	$7,900-$33,900	$3,940-$16,950
	Small stage curtains are torn and need replaced on one side. Replace approximately 100 seats in auditorium due to backs cracking.	$105,000	$10,500-$45,200	$5,250-$22,580
	Upgrade theater and stage lighting and sound systems	$115,500	$11,600-$49,700	$5,780-$24,840
	Repair commons (window storefront) leaks	$34,500	$3,400-$14,800	$1,730-$7,420
2-Medium	Replace/refinish casework as necessary	$231,000	$23,100-$99,400	$11,550-$49,670
	Replace kitchen flooring (poured acrylic, currently hubblelite)	$105,000	$10,500-$45,200	$5,250-$22,580
	Resurface asphalt parking lot (upper level)	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Improve traffic flow at both schools	$105,000	$10,500-$45,200	$5,250-$22,580
	Replace original urinals	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace original toilet fixtures	$69,300	$7,000-$29,800	$3,470-$14,900
3-High	Recaulk wall foundation where concrete meets	$11,400	$1,100-$4,800	$570-$2,460
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$2,100,000	$210,000-$903,000	$105,000-$451,500
	Replace suspended ceiling (kitchen tiles with food grade)	$10,300	$1,100-$4,500	$520-$2,220
4-High	Paint parking lot poles	$10,500	$1,100-$4,600	$530-$2,260
4-Medium	Repair hillside in front of snack shack	$10,800	$1,100-$4,700	$540-$2,330

Estimated Total Construction Costs (in 2024 Dollars): $5,718,800
Estimated Project Management Costs Range: $572,500-$2,459,700
Estimated Inflation Range: $285,990-$1,229,670

Estimated Total Project Costs: $6,577,290-$9,408,170

Timber Trail Elementary

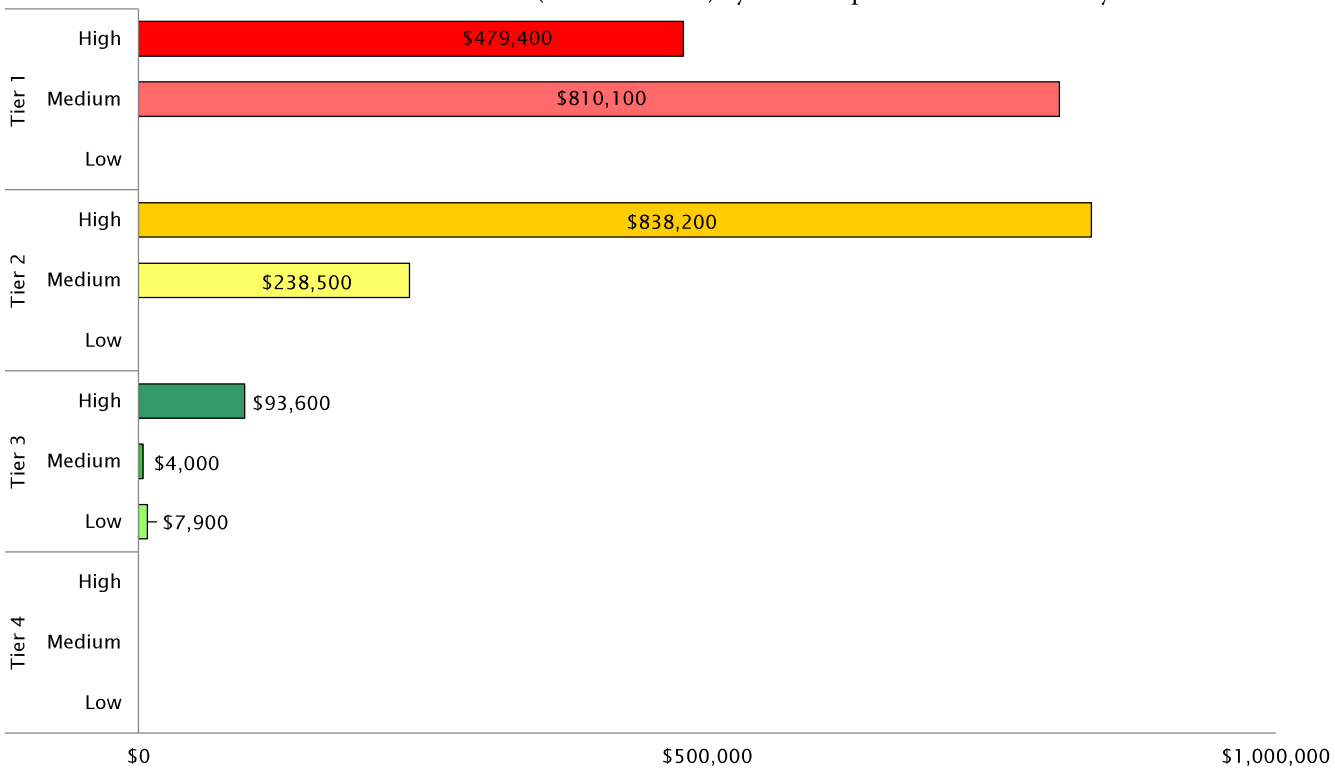
690 West Castle Pines Parkway
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2003

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

Timber Trail Elementary-Identified Facility Projects

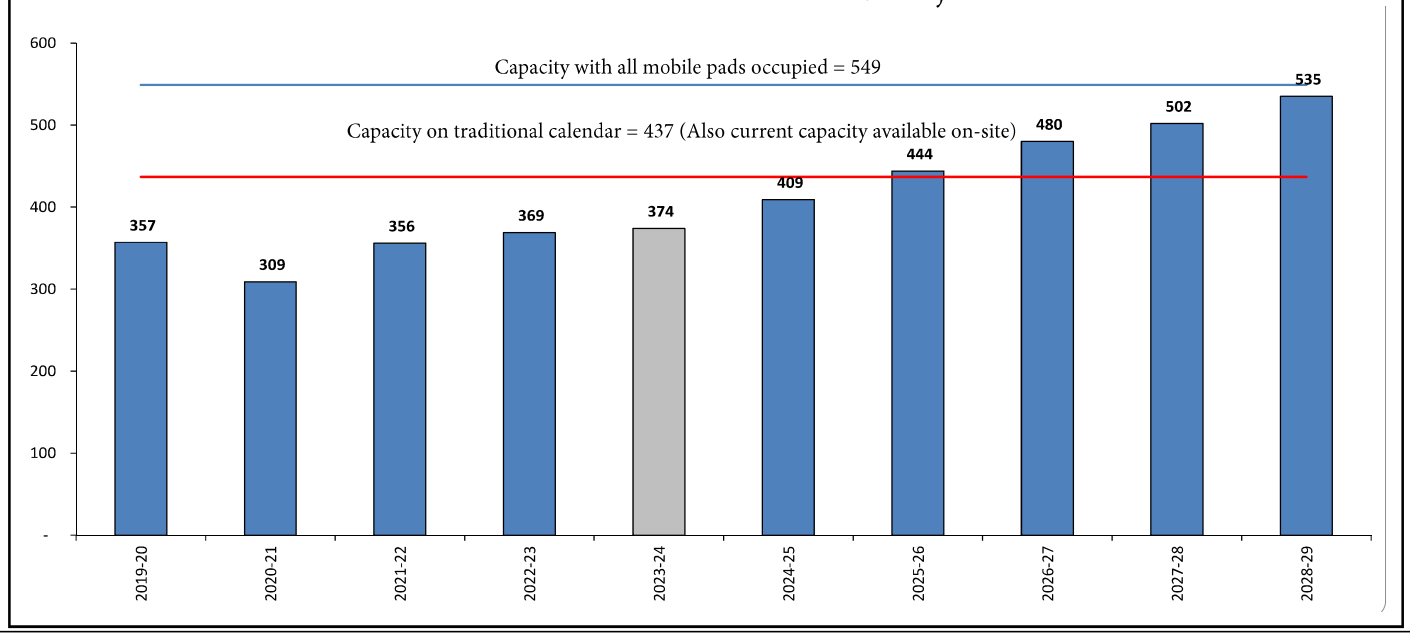
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,471,700

Estimated Total Project Costs: $2,842,860-$4,066,530

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$392,700	$39,300-$168,900	$19,640-$84,440
1-Medium	Chilled Water Systems. Replace cooling tower	$462,000	$46,200-$198,700	$23,100-$99,330
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Overhaul elevator	$157,500	$15,800-$67,800	$7,880-$33,870
2-High	Recaulk exterior windows	$17,800	$1,800-$7,700	$890-$3,830
	Replace toilet partitions	$40,500	$4,000-$17,400	$2,030-$8,710
	Replace VCT cafeteria flooring	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace carpet	$381,200	$38,100-$163,900	$19,060-$81,960
	Replace gym carpet with sport flooring	$46,200	$4,700-$19,900	$2,310-$9,940
	Replace poured acrylic flooring in all restrooms	$46,200	$4,700-$19,900	$2,310-$9,940
	Paint exterior trim, windows and doors	$10,800	$1,100-$4,700	$540-$2,330
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
	Repair/replace damage to sidewalks due to ground movement	$15,800	$1,600-$6,800	$790-$3,400
	Replace sink countertops with single surface	$44,100	$4,500-$19,000	$2,210-$9,490
	Recaulk exterior door frames	$1,300	$100-$600	$70-$280
	Rebuild window wall frames	$53,700	$5,300-$23,000	$2,690-$11,550
2-Medium	Replace exterior windows	$143,900	$14,400-$61,900	$7,200-$30,940
	Replace poured acrylic floor in kitchen	$86,700	$8,600-$37,200	$4,340-$18,650
	Replace roof top condensing units	$7,900	$800-$3,400	$400-$1,700
3-High	Renovate multi-use field	$84,000	$8,400-$36,200	$4,200-$18,060
	Recaulk areas where concrete meets foundation walls	$4,100	$400-$1,800	$210-$890
	Some building movement, not severe but causing cracks on inside flooring and walls	$5,500	$600-$2,400	$280-$1,190
3-Medium	Repair areas of vinyl wall covering	$4,000	$400-$1,700	$200-$860
3-Low	Paint railings and mesh fencing	$7,900	$800-$3,400	$400-$1,700

Estimated Total Construction Costs (in 2024 Dollars): $2,471,700
Estimated Project Management Costs Range: $247,500-$1,063,300
Estimated Inflation Range: $123,660-$531,530

Estimated Total Project Costs: $2,842,860-$4,066,530

Trailblazer Elementary

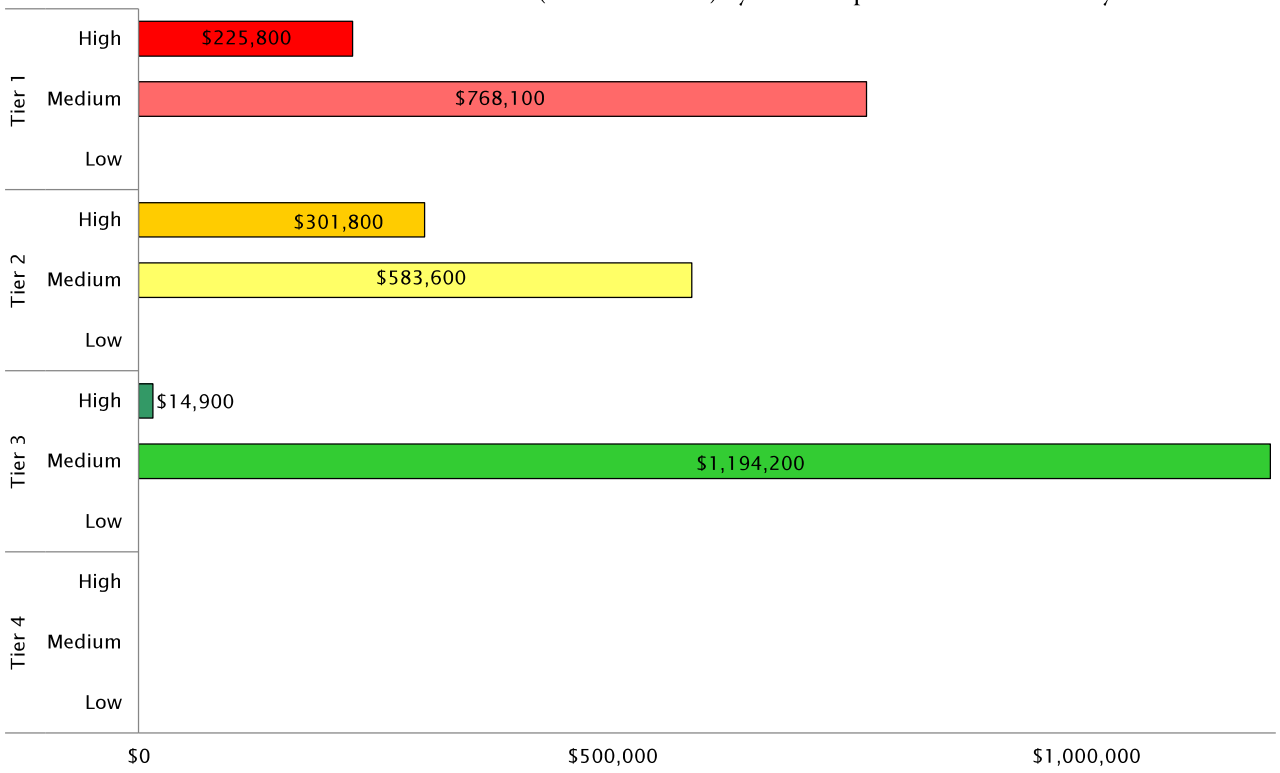
9760 South Hackberry
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by DC Developers Trust Fund
Opened in 1997

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

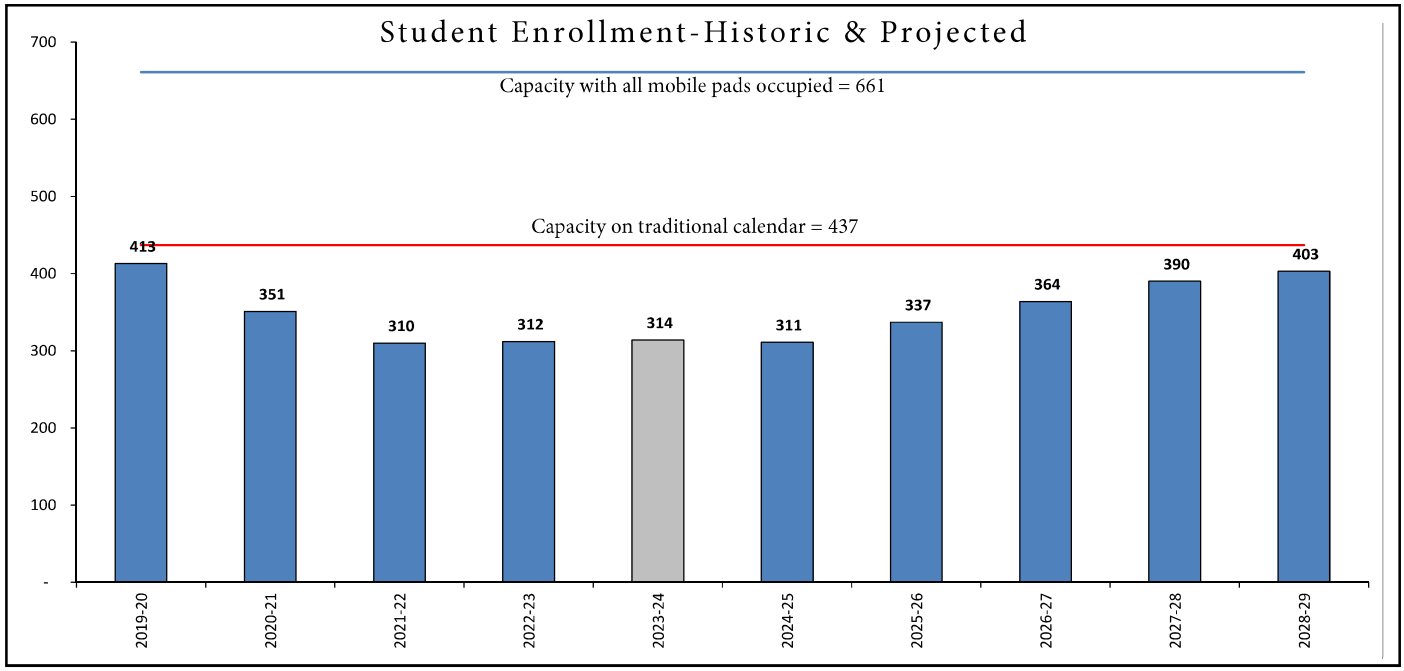
Trailblazer Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,088,400

Estimated Total Project Costs: $3,552,090-$5,080,720



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$225,800	$22,600-$97,100	$11,290-$48,550
1-Medium	Upgrade domestic water system	$346,500	$34,700-$149,000	$17,330-$74,500
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace main switchgear	$115,500	$11,600-$49,700	$5,780-$24,840
2-High	Recaulk exterior windows	$17,700	$1,800-$7,600	$890-$3,810
	Replace kitchen flooring with poured acrylic.	$86,700	$8,600-$37,200	$4,340-$18,650
	Resurface asphalt bus loop	$52,500	$5,300-$22,600	$2,630-$11,290
	Repair/replace sections of sidewalk as necessary	$31,500	$3,200-$13,600	$1,580-$6,780
	Replace playpad (1), overlay playpad (1)	$84,000	$8,400-$36,200	$4,200-$18,060
	Refurbish gym/cafeteria partition	$19,600	$2,000-$8,400	$980-$4,220
	Recaulk all storefront windows	$9,800	$1,000-$4,200	$490-$2,110
2-Medium	Repair cracks at CMU at window corners	$5,300	$500-$2,300	$270-$1,140
	Replace hallway/classroom VCT flooring	$21,000	$2,100-$9,100	$1,050-$4,520
	Replace hallway/classroom VCT flooring	$10,500	$1,100-$4,600	$530-$2,260
	Resurface parking lots, (asphalt)	$105,000	$10,500-$45,200	$5,250-$22,580
	Refurbish exterior doors	$2,700	$300-$1,200	$140-$590
	Replace original urinals	$11,600	$1,200-$5,000	$580-$2,500
	Replace original toilet fixtures	$23,200	$2,300-$9,900	$1,160-$4,990
	Replace carpet	$404,300	$40,400-$173,800	$20,220-$86,930
3-High	Repair wall foundations, cracks SE corner of gym, corner of building appears to be settling.	$14,900	$1,500-$6,400	$750-$3,210
3-Medium	Fire sprinkle all areas when renovated (code compliance)	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Grease interceptor bypass	$9,800	$1,000-$4,200	$490-$2,110
	Repair drainage issue on north end of playground next to privacy fence	$116,700	$11,600-$50,100	$5,840-$25,100
	Replace all ceiling tiles in the kitchen. (need to be food grade)	$7,900	$800-$3,400	$400-$1,700
	Repair vinyl wall covering (hallways, pods, bathroom halls)	$9,800	$1,000-$4,200	$490-$2,110

Estimated Total Construction Costs (in 2024 Dollars): $3,088,400
Estimated Project Management Costs Range: $309,200-$1,328,200
Estimated Inflation Range: $154,490-$664,120

Estimated Total Project Costs: $3,552,090-$5,080,720

VALE-Venture Academy

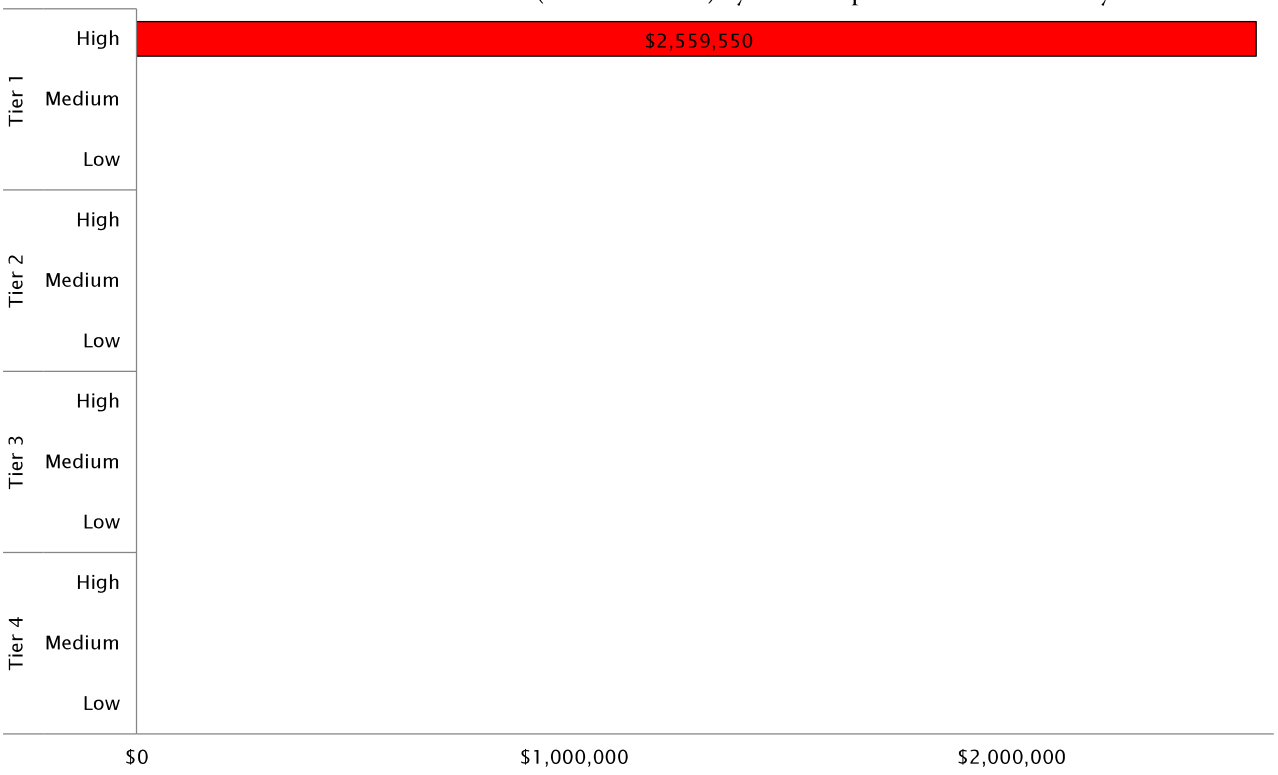
15653 Brookstone Drive
Parker, CO 80134
Chaparral High School Feeder Area, Secondary CTE/Alt Ed

Funded by 2018 Bond
Opened in 2023

Site Acreage: 5.057
Facility Square Feet: 21,993

VALE-Venture Academy-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,559,550

Estimated Total Project Costs: : $2,943,900-$3,954,700

Following is the list of currently unfunded facility projects at VALE-Venture Academy

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers #1 & 2	$525,100	$52,500-$173,300	$26,300-$112,900
	Replace EDPM ballasted roof	$582,250	$58,250-$192,150	$29,200-$125,200
	Integrate the HVAC control system into Setpoint	$785,500	$78,600-$259,300	$39,300-$168,900
	Install an emergency onsite generator with associated electrical infrastructure	$253,000	$25,300-$83,500	$12,700-$54,400
	Mill and resurface parking lot	$413,700	$41,400-$136,500	$20,800-$89,000

Estimated Total Construction Costs (in 2024 Dollars): $2,559,550
Estimated Project Management Costs Range: $256,050-$844,750
Estimated Inflation Range: $128,300-$550,400

Estimated Total Project Costs: $2,943,900-$3,954,700

Wildcat Mountain Elementary

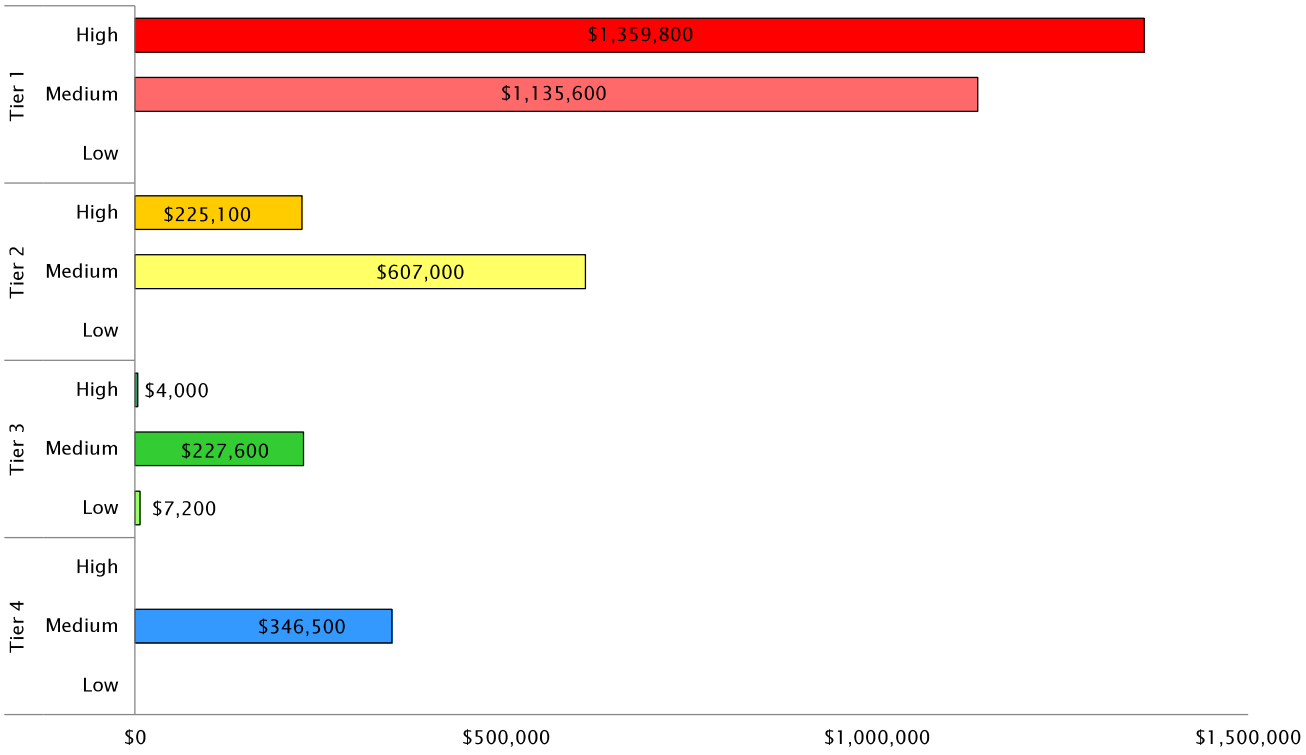
6585 Lionshead Parkway
Littleton, CO 80124
Rock Canyon High School Feeder Area, K-5

Funded by 1997 Bond
Opened in 1998

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

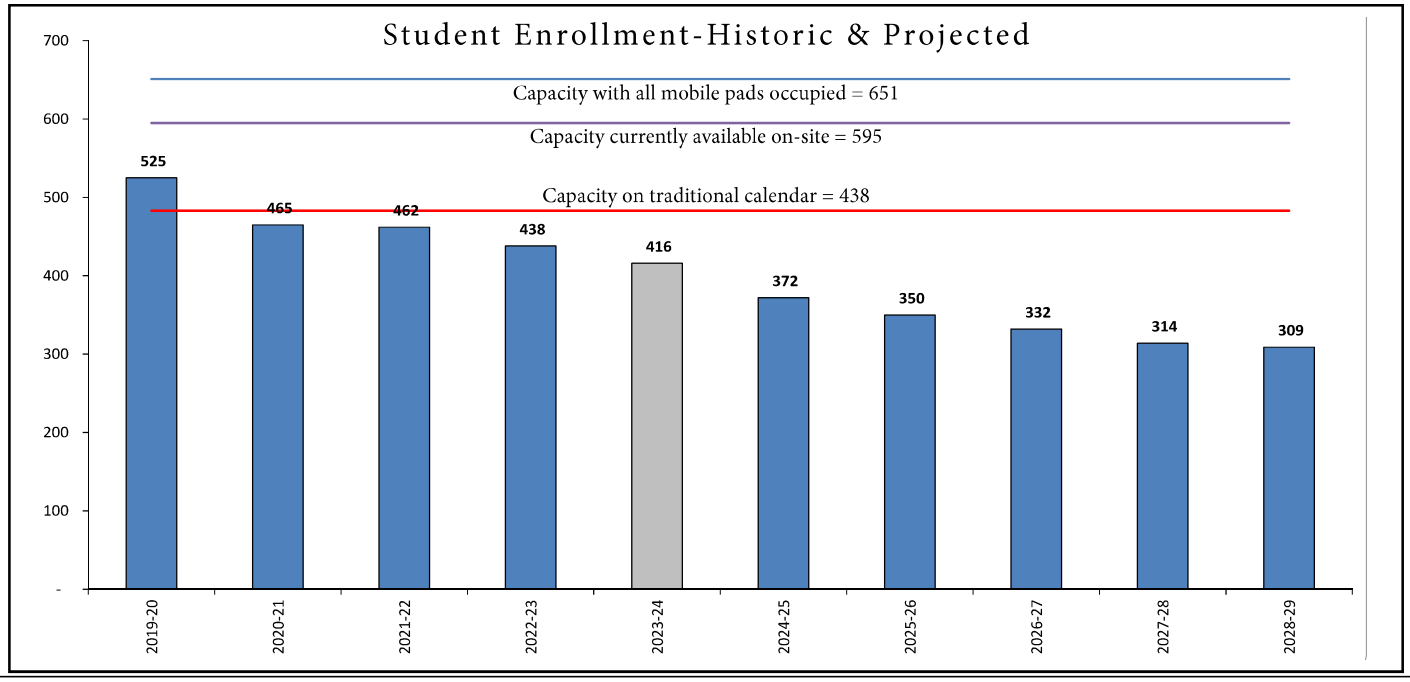
Wildcat Mountain Elementary-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,912,800

Estimated Total Project Costs: $4,500,320-$6,436,850



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace heating boilers	$787,500	$78,800-$338,700	$39,380-$169,320
	Chilled Water Systems. Replace chiller and cooling tower	$346,500	$34,700-$149,000	$17,330-$74,500
	Upgrade fire alarm system	$225,800	$22,600-$97,100	$11,290-$48,550
1-Medium	Renovate AHU's in basement	$787,500	$78,800-$338,700	$39,380-$169,320
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace original panels and transformers	$157,500	$15,800-$67,800	$7,880-$33,870
2-High	Replace toilet partitions	$47,300	$4,700-$20,300	$2,370-$10,170
	Replace VCT cafeteria flooring	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace VCT flooring in classrooms (due to building movement	$11,900	$1,100-$5,000	$600-$2,560
	Replace kitchen flooring	$86,700	$8,600-$37,200	$4,340-$18,650
	Repair leakage at skylights	$36,800	$3,700-$15,800	$1,840-$7,920
	Repair operable partitions	$14,000	$1,400-$6,000	$700-$3,010
	Repair/replace sections of sidewalk as necessary	$5,300	$500-$2,300	$270-$1,140
2-Medium	Replace water heater and any associated piping	$89,300	$8,900-$38,400	$4,470-$19,200
	Resurface and crack fill asphalt as necessary. Overlay parking lot at east end by drain	$157,500	$15,800-$67,800	$7,880-$33,870
	Repair/replace sanitary sewer system piping	$262,500	$26,300-$112,900	$13,130-$56,440
	Refurbish exterior doors	$10,500	$1,100-$4,600	$530-$2,260
	Replace original urinals	$34,700	$3,500-$14,900	$1,740-$7,470
	Replace original toilet fixtures	$52,500	$5,300-$22,600	$2,630-$11,290
3-High	Recaulk wall foundation where concrete meets	$4,000	$400-$1,700	$200-$860
3-Medium	Repair ceiling grid due to building movement	$198,200	$19,900-$85,300	$9,910-$42,620
	Grease interceptor bypass	$9,800	$1,000-$4,200	$490-$2,110
	Repair areas of vinyl wall covering (building movement and water damage at storefronts)	$19,600	$2,000-$8,400	$980-$4,220
3-Low	Repair or replace vinyl coverings	$7,200	$700-$3,000	$360-$1,550
4-Medium	Upgrade control system	$346,500	$34,700-$149,000	$17,330-$74,500

Estimated Total Construction Costs (in 2024 Dollars): $3,912,800
Estimated Project Management Costs Range: $391,800-$1,682,700
Estimated Inflation Range: $195,720-$841,350

Estimated Total Project Costs: $4,500,320-$6,436,850

Child Find Parker

11722 Dransfeldt Road
Parker, CO 80134
DCSD Support Services

Facility Square Feet: 1,600

Child Find Parker-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $166,500

Estimated Total Project Costs: $191,460-$273,830

Following is the list of currently unfunded facility projects at the Child Find Parker facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace water baseboard heaters.	$3,600	$400-$1,500	$180-$780
	Replace roof (asphalt shingle)	$31,500	$3,200-$13,600	$1,580-$6,780
2-High	Replace VCT in 2 bathrooms	$1,300	$100-$600	$70-$280
	Replace wooden decks front and rear. Rear deck non-code compliant	$53,300	$5,300-$22,900	$2,670-$11,460
	Paint exterior	$3,100	$300-$1,300	$160-$670
	Resurface parking area	$52,500	$5,300-$22,600	$2,630-$11,290
	Replace sinks	$1,300	$100-$600	$70-$280
	Windows. Needs-Replace windows (10)	$9,200	$900-$3,900	$460-$1,980
2-Medium	Enlarge restroom on main floor	$5,600	$600-$2,400	$280-$1,210
	Replace toilets (2)	$2,000	$100-$800	$100-$430
3-Medium	Paint interior. Repair drywall as necessary	$3,100	$300-$1,300	$160-$670

Estimated Total Construction Costs (in 2024 Dollars): $166,500
Estimated Project Management Costs Range: $16,600-$71,500
Estimated Inflation Range: $8,360-$35,830

Estimated Total Project Costs: $191,460-$273,830

Douglas County Schools Stadium

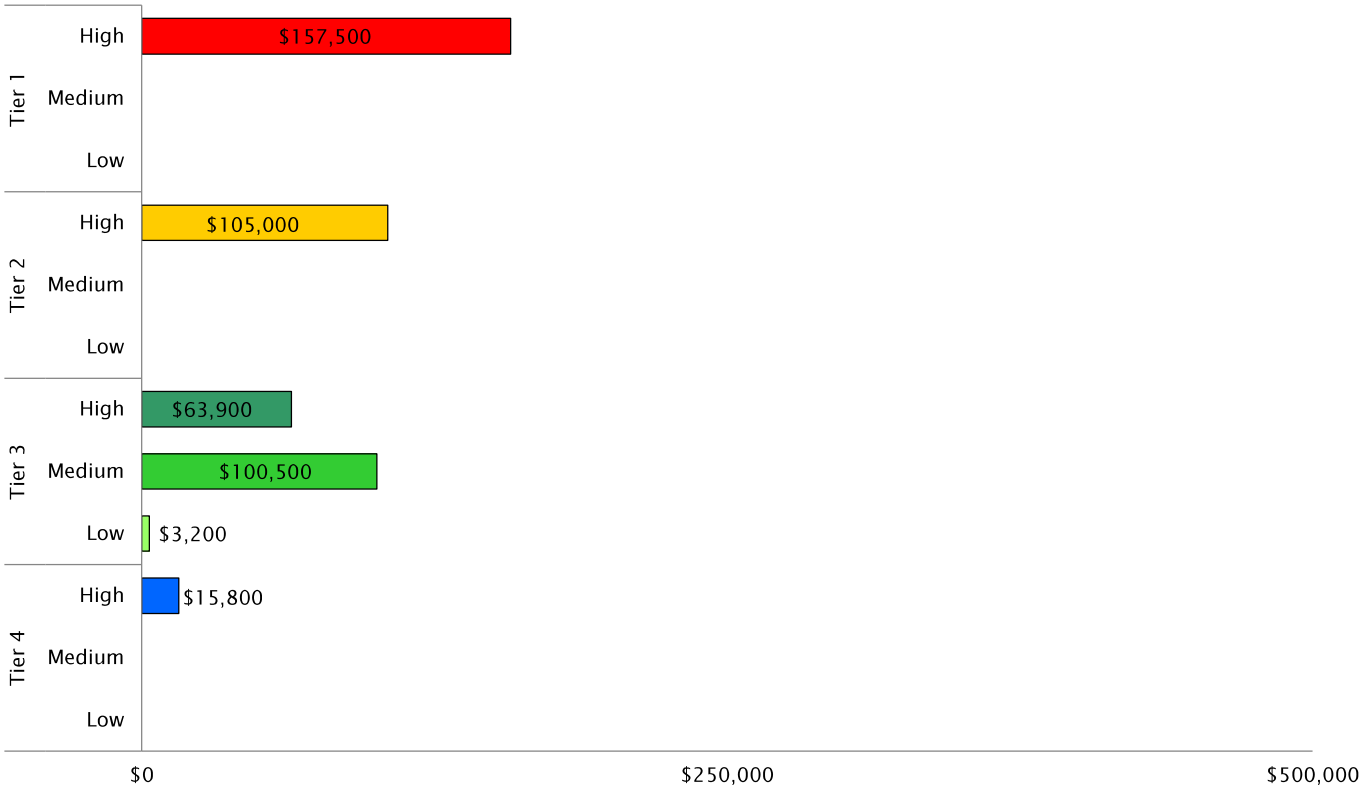
2842 Front Street
Castle Rock, CO 80104
DCSD Stadium

Completed in 1962

Facility Square Feet: 4,000

Douglas County Schools Stadium-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $445,900

Estimated Total Project Costs: $512,810-$733,610

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

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$52,500	$5,300-$22,600	$2,630-$11,290
	Replace roof	$105,000	$10,500-$45,200	$5,250-$22,580
2-High	Replace/repair areas of sidewalk around concession and bleachers	$105,000	$10,500-$45,200	$5,250-$22,580
3-High	Repair/replace sections of fence around site	$48,100	$4,800-$20,600	$2,410-$10,350
	Replace band lockers	$15,800	$1,600-$6,800	$790-$3,400
3-Medium	Caulk areas where ceiling meets CMU in stadium restrooms	$2,700	$300-$1,200	$140-$590
	Install new retaining walls for drainage issues	$97,800	$9,700-$42,000	$4,890-$21,030
3-Low	Install concrete mow strip and crusher fines around new track	$3,200	$300-$1,400	$160-$690
4-High	Renovate areas inside and outside of immediate stadium area with new landscaping	$15,800	$1,600-$6,800	$790-$3,400

Estimated Total Construction Costs (in 2024 Dollars): $445,900
Estimated Project Management Costs Range: $44,600-$191,800
Estimated Inflation Range: $22,310-$95,910

Estimated Total Project Costs: $512,810-$733,610

EchoPark Stadium

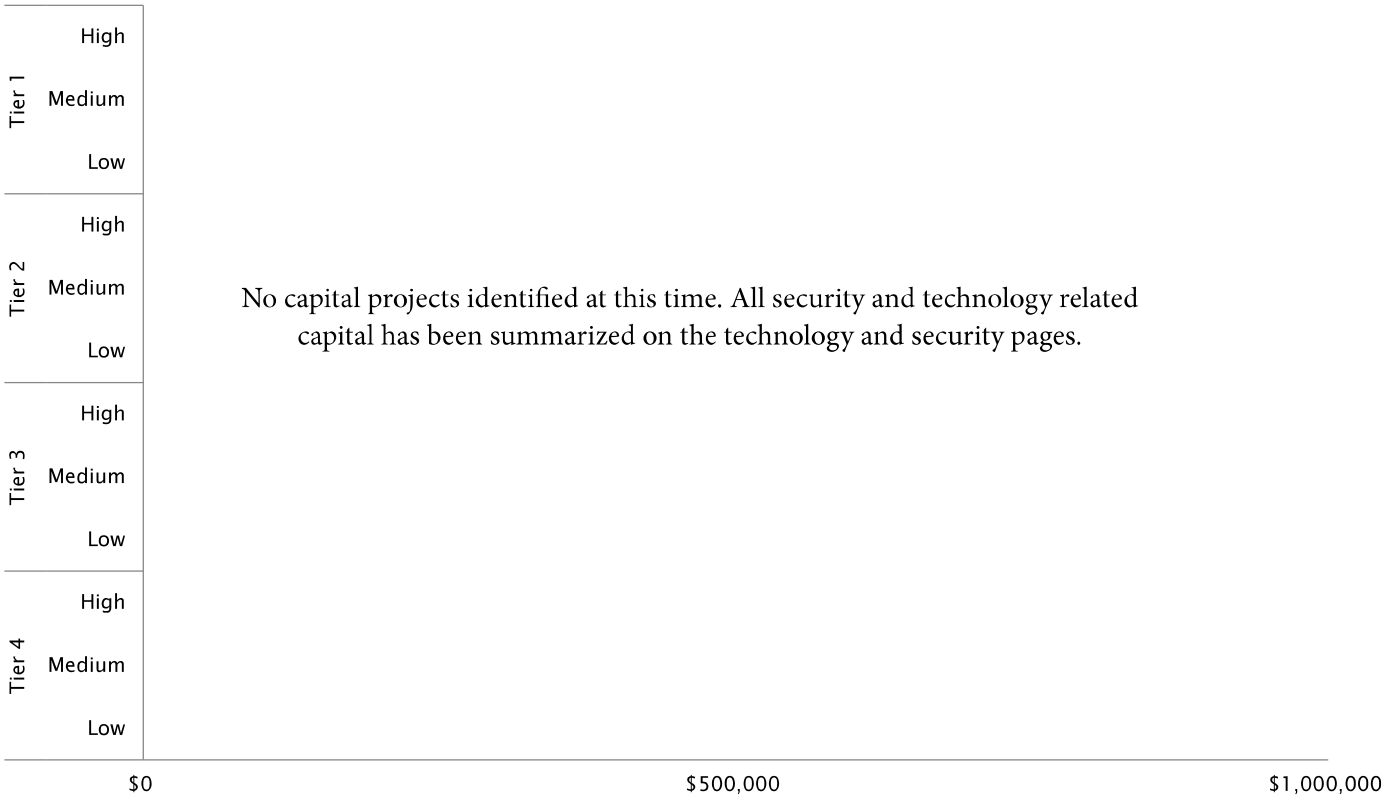
11901 Newlin Gulch Blvd.
Parker, CO 80134

Funded by 2006 Bond
Opened in 2009

Site Acreage: 22
Facility Square Feet: 41,128

EchoPark Stadium-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized on the technology and security pages.

Joint Service Center

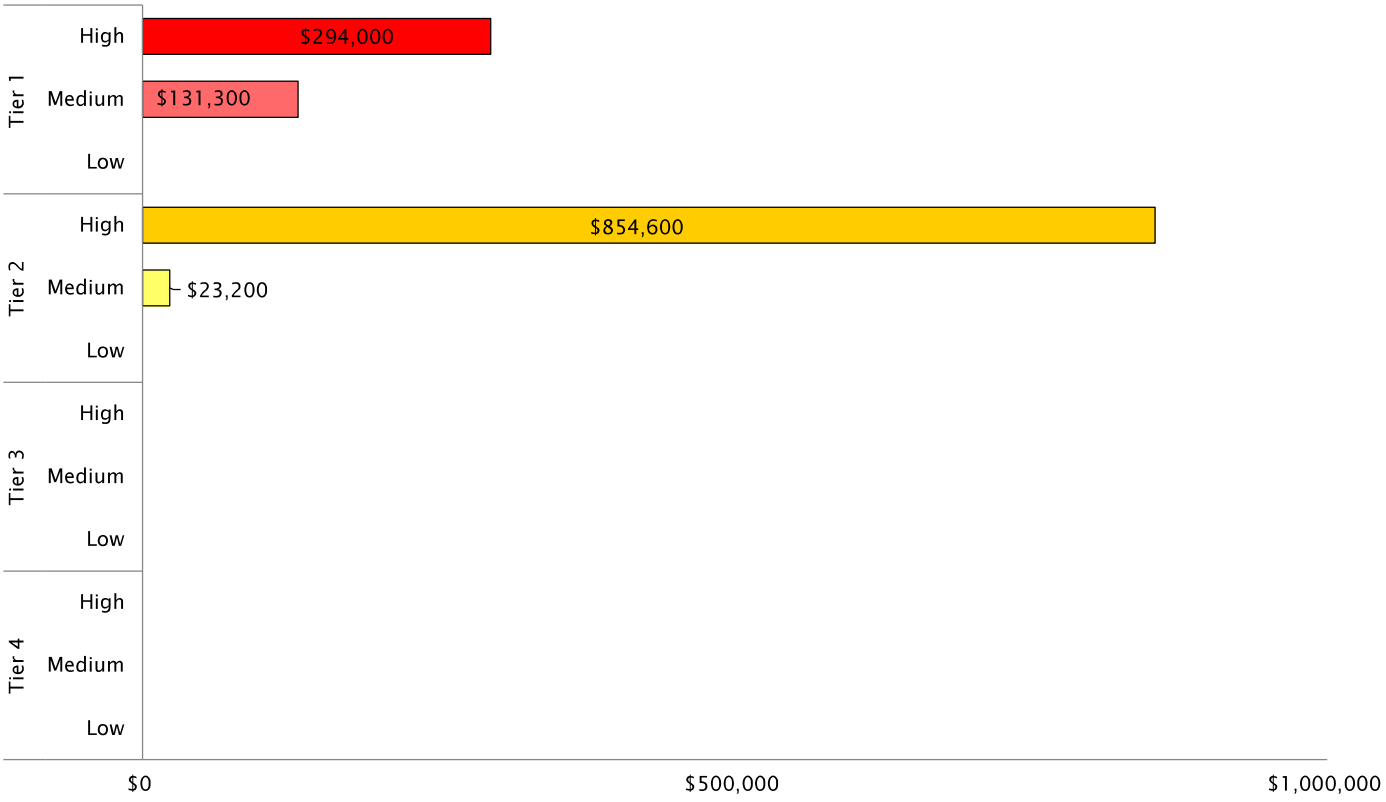
9195 East Mineral Avenue
Centennial, CO 80112
DCSD Fleet and Bus Service Center

Funded by 1989 COP
Opened in 1993

Site Acreage: 17.75
Facility Square Feet: 26,200

Joint Service Center-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,303,100

Estimated Total Project Costs: $1,498,780 - $2,143,460

Following is the list of currently unfunded facility projects at the Joint Service Center

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Insulate exhaust fans in garage	$3,100	$300-$1,300	$160-$670
	Upgrade fire alarm system (1/2 share)	$80,900	$8,100-$34,800	$4,050-$17,400
	Install new roof over admin and garage areas.x-Roof over garage area replaced 2014, admin area parapet walls only	$210,000	$21,000-$90,300	$10,500-$45,150
1-Medium	Upgrade domestic water system	$115,500	$11,600-$49,700	$5,780-$24,840
	Repair concrete bollards protecing bus heater outlets	$15,800	$1,600-$6,800	$790-$3,400
2-High	Repair/replace areas of curb and gutter	$260,100	$26,000-$111,900	$13,010-$55,930
	Re-seal CMU and recaulk control joints	$5,600	$600-$2,400	$280-$1,210
	Replace VCT in lounge	$4,800	$400-$2,000	$240-$1,040
	Replace sheet vinyl in restrooms	$9,200	$900-$3,900	$460-$1,980
	Hazardous Waste Remediation. Needs-Water drains into used oil holding area. Mitigate water flow into pit	$471,800	$47,200-$202,800	$23,590-$101,440
	Repair garage doors, repair controls	$5,600	$600-$2,400	$280-$1,210
	Repair/replace sections of sidewalk as necessary	$21,000	$2,100-$9,100	$1,050-$4,520
	Repair areas of concrete parking area. Recaulk all joints	$52,500	$5,300-$22,600	$2,630-$11,290
	Replace sink countertops in admin restrooms	$3,000	$300-$1,200	$150-$650
	Replace wash fountain at garage area	$3,600	$400-$1,500	$180-$780
	Replace/refinish casework as necessary	$17,400	$1,700-$7,400	$870-$3,750
2-Medium	Replace original urinals	$11,600	$1,200-$5,000	$580-$2,500
	Replace original toilet fixtures	$11,600	$1,200-$5,000	$580-$2,500

Estimated Total Construction Costs (in 2024 Dollars): $1,303,100
Estimated Project Management Costs Range: $130,500 - $560,100
Estimated Inflation Range: $65,180 - $280,260

Estimated Total Project Costs: $1,498,780 - $2,143,460

Operations & Maintenance East Facility

3002 North State Highway 83
Franktown, CO 80116
DCSD Operations & Maintenance Facility

Site Acreage: 9.35
Facility Square Feet: 24,870

Operations & Maintenance East Facility-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $2,233,600

Estimated Total Project Costs: $2,569,230-$3,674,430

Following is the list of currently unfunded facility projects at Operations & Maintenance East facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace romex wiring with conduit system	$115,500	$11,600-$49,700	$5,780-$24,840
	Upgrade fire alarm system	$115,500	$11,600-$49,700	$5,780-$24,840
	Replace interior door hardware where necessary	$52,500	$5,300-$22,600	$2,630-$11,290
	Replace original panels and transformers	$115,500	$11,600-$49,700	$5,780-$24,840
	New roof on north wood structure if kept for storage	$23,100	$2,400-$10,000	$1,160-$4,970
	Replace main switchgear	$157,500	$15,800-$67,800	$7,880-$33,870
1-Medium	Upgrade control system	$115,500	$11,600-$49,700	$5,780-$24,840
2-High	Replace electric drinking fountains (2)	$9,200	$900-$3,900	$460-$1,980
	Re-point areas of brick, repair cracks	$5,600	$600-$2,400	$280-$1,210
	Caulk exterior windows	$3,600	$400-$1,500	$180-$780
	Replace lavatory faucets	$3,600	$400-$1,500	$180-$780
	Repair/replace sections of sidewalk as necessary	$31,500	$3,200-$13,600	$1,580-$6,780
	Replace sections of concrete parking areas	$315,000	$31,500-$135,500	$15,750-$67,730
	Replace sections of concrete roadway around building	$63,000	$6,300-$27,100	$3,150-$13,550
	Replace sinks in restrooms and in shop area	$3,100	$300-$1,300	$160-$670
	Replace wash fountain in shop area	$15,300	$1,500-$6,600	$770-$3,290
2-Medium	Install curbs to improve drainage	$5,600	$600-$2,400	$280-$1,210
3-High	Re-caulk where sidewalks meet foundation walls	$3,600	$400-$1,500	$180-$780
3-Medium	Install fire sprinkler system	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Paint interior office areas	$11,400	$1,100-$4,800	$570-$2,460
	Repair brick retaining walls at both dock areas, timber retaining walls at north dock and along fenceline in back	$18,000	$1,800-$7,700	$900-$3,870

Estimated Total Construction Costs (in 2024 Dollars): $2,233,600
Estimated Project Management Costs Range: $223,900-$960,500
Estimated Inflation Range: $111,730-$480,330

Estimated Total Project Costs: $2,569,230-$3,674,430

Operations & Maintenance West Facility

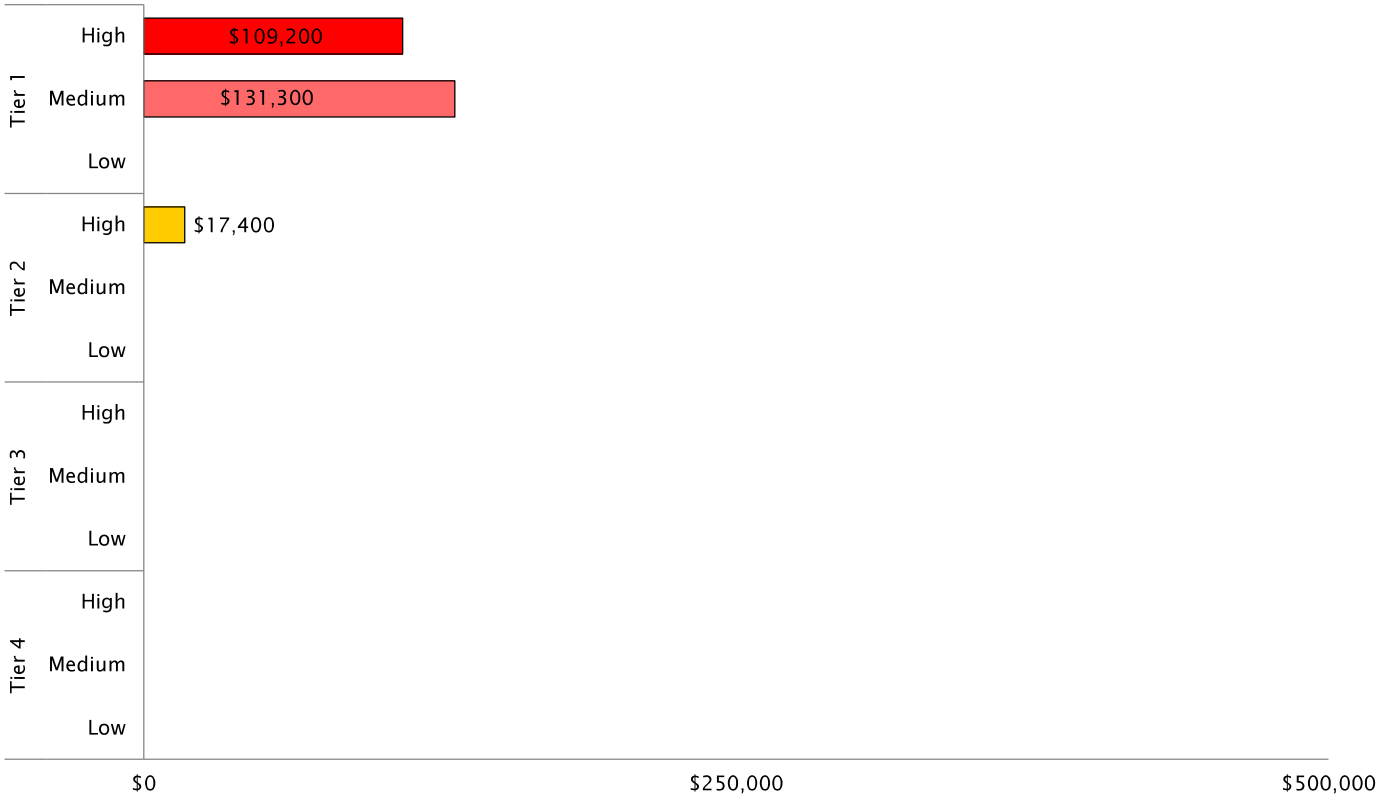
2806 Highway 85, Building A
Castle Rock, CO 80109
DCSD Operations & Maintenance Facility

Completed in 1985

Facility Square Feet: 12,245

Operations & Maintenance West Facility-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $257,900

Estimated Total Project Costs: $296,820-$424,380

Following is the list of currently unfunded facility projects at the Operations & Maintenance West facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$105,000	$10,500-$45,200	$5,250-$22,580
	Fix drainage issues at front and rear entries	$4,200	$500-$1,900	$210-$910
1-Medium	Replace 060 EPDM fully adhered roof	$131,300	$13,100-$56,400	$6,570-$28,230
2-High	Replace basement windows	$2,300	$300-$1,000	$120-$500
	Replace exterior windows	$2,300	$300-$1,000	$120-$500
	Paint exterior	$9,200	$900-$3,900	$460-$1,980
	Replace exterior door at NE office	$1,300	$100-$600	$70-$280
	Replace north and south entry doors	$2,300	$300-$1,000	$120-$500

Estimated Total Construction Costs (in 2024 Dollars): $257,900
Estimated Project Management Costs Range: $26,000-$111,000
Estimated Inflation Range: $12,920-$55,480

Estimated Total Project Costs: $296,820-$424,380

Halftime Help Stadium

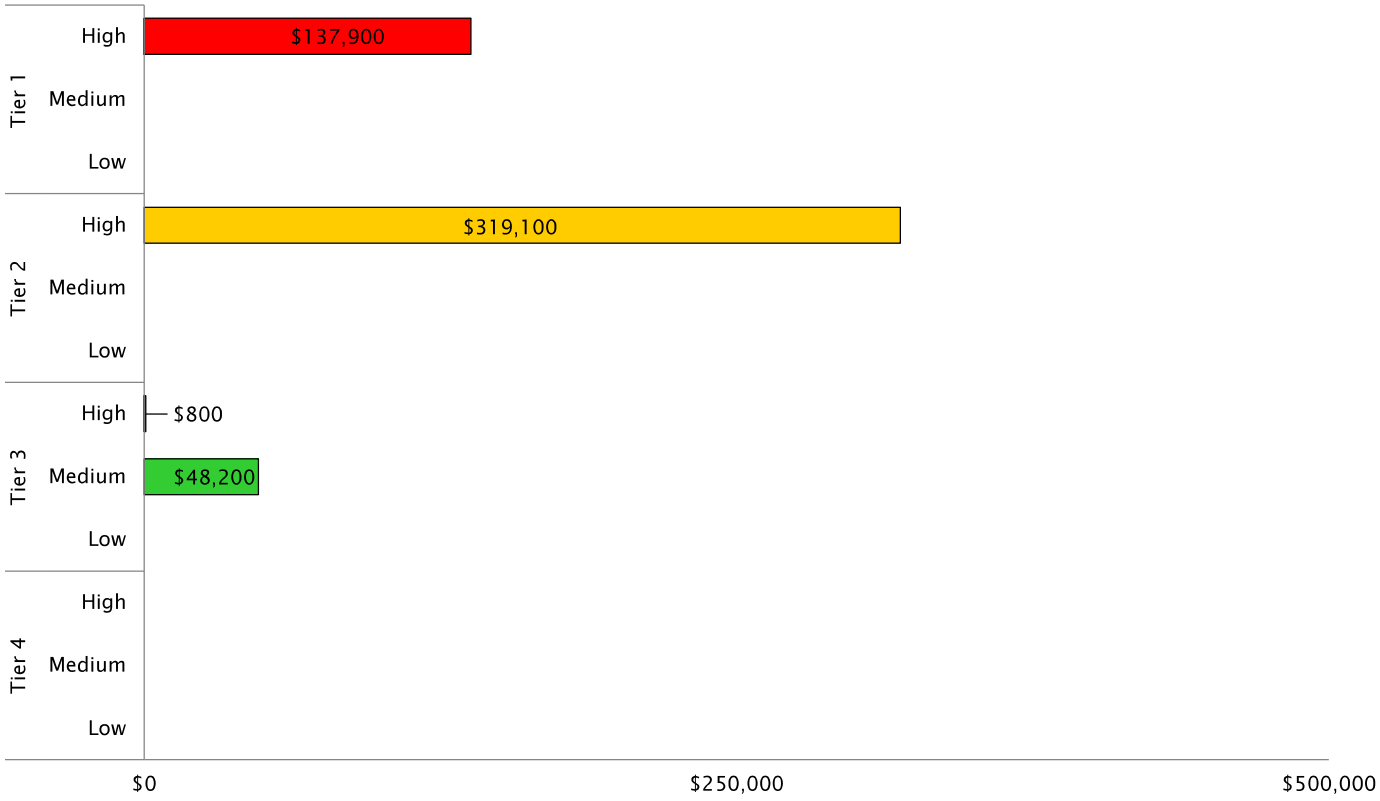
3270 Redstone Park Circle
Littleton, CO 80129
DCSD Stadium

Funded by 1997 Bond
Opened in 2000

Site Acreage: 5
Facility Square Feet: 9,525

Halftime Help Stadium-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $506,000

Estimated Total Project Costs: $581,810-$832,430

Following is the list of currently unfunded facility projects at Halftime Help Stadium

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace air distribution system vent piping due to condensatior	$4,600	$500-$2,000	$230-$990
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$42,000	$4,200-$18,100	$2,100-$9,030
	Replace vent pipe on north water heater unit	$4,600	$500-$2,000	$230-$990
2-High	Replace press box windows	$25,000	$2,400-$10,700	$1,250-$5,380
	Replace press box countertops	$10,600	$1,000-$4,500	$530-$2,280
	Repair/replace sections of sidewalk as necessary	$21,000	$2,100-$9,100	$1,050-$4,520
	Resurface asphalt parking lot	$262,500	$26,300-$112,900	$13,130-$56,440
3-High	Replace ceiling tiles in storage areas due to water leaks	$800	$100-$300	$40-$180
3-Medium	Repair/replace fencing around site and bleacher areas	$45,000	$4,500-$19,400	$2,250-$9,680
	Paint storage room due to water damage	$3,200	$300-$1,400	$160-$690

Estimated Total Construction Costs (in 2024 Dollars): $506,000
Estimated Project Management Costs Range: $50,500-$217,600
Estimated Inflation Range: $25,310-$108,830

Estimated Total Project Costs: $581,810-$832,430

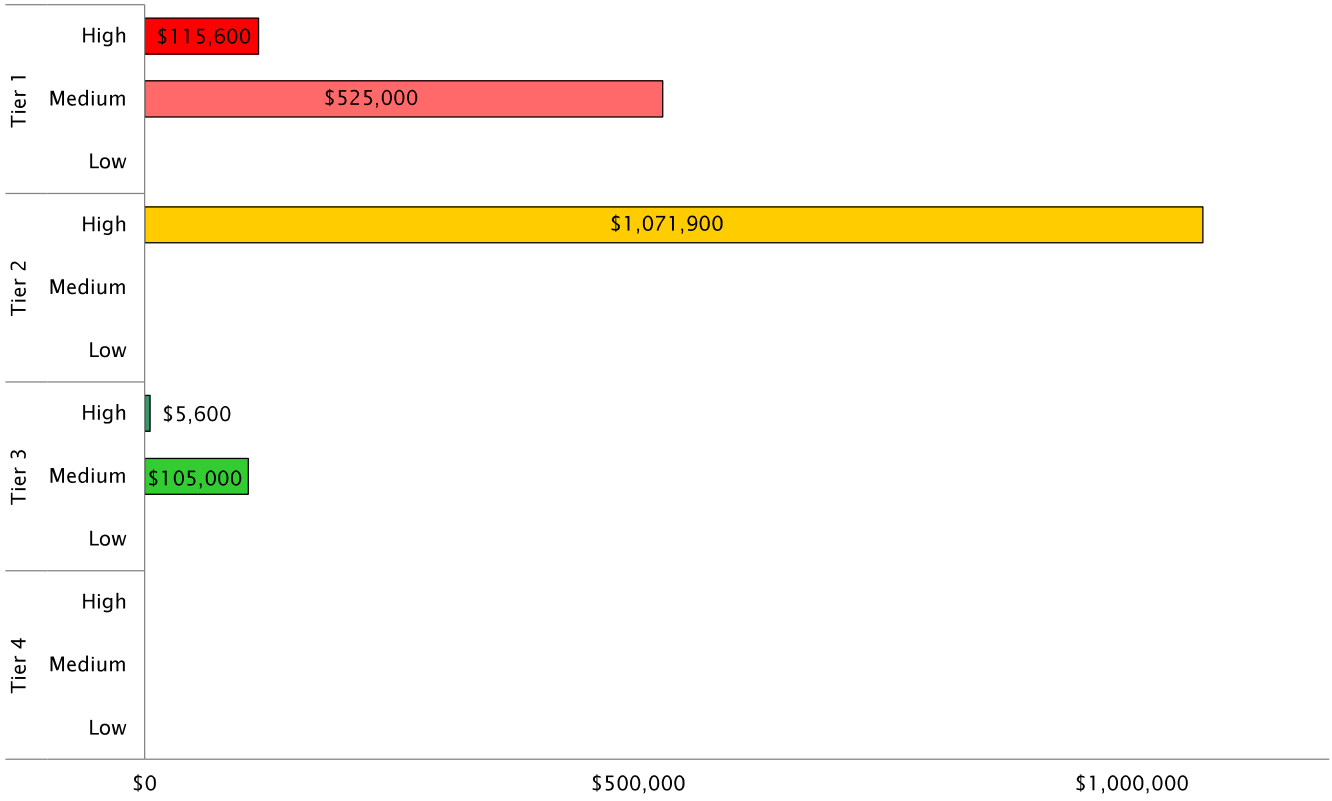
Transportation Terminal
West Facility/Construction

2808 Highway 85, Building B
Castle Rock, CO 80109
DCSD Transportation Terminal

Building B Completed in 1985
Bus Wash and Transportation Modular Completed in 2009

Facility Square Feet: 23,746

West Transportation Terminal-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,823,100
Estimated Total Project Costs: $2,096,670-$2,999,120

Following is the list of currently unfunded facility projects at the Transportation Terminal West and Construction facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$78,800	$7,900-$33,900	$3,940-$16,950
	Replace interior door hardware	$36,800	$3,700-$15,800	$1,840-$7,920
1-Medium	Replace Shop Metal standing seam	$525,000	$52,500-$225,800	$26,250-$112,880
2-High	Replace ceramic tile with seamless acrylic	$5,600	$600-$2,400	$280-$1,210
	Replace interior doors in admin area	$11,400	$1,100-$4,800	$570-$2,460
	Replace faucets in mens restroom	$1,300	$100-$600	$70-$280
	Resurface asphalt parking lot	$1,050,000	$105,000-$451,500	$52,500-$225,750
	Replace sinks in mens restroom	$1,300	$100-$600	$70-$280
	Replace railing of storage area above electrical room. Not code compliant	$2,300	$300-$1,000	$120-$500
3-High	Replace interior door jambs in admin area	$5,600	$600-$2,400	$280-$1,210
3-Medium	Add site lighting to parking area	$105,000	$10,500-$45,200	$5,250-$22,580

Estimated Total Construction Costs (in 2024 Dollars): $1,823,100
Estimated Project Management Costs Range: $182,400-$784,000
Estimated Inflation Range: $91,170-$392,020

Estimated Total Project Costs: $2,096,670-$2,999,120

Transportation Terminal North Facility

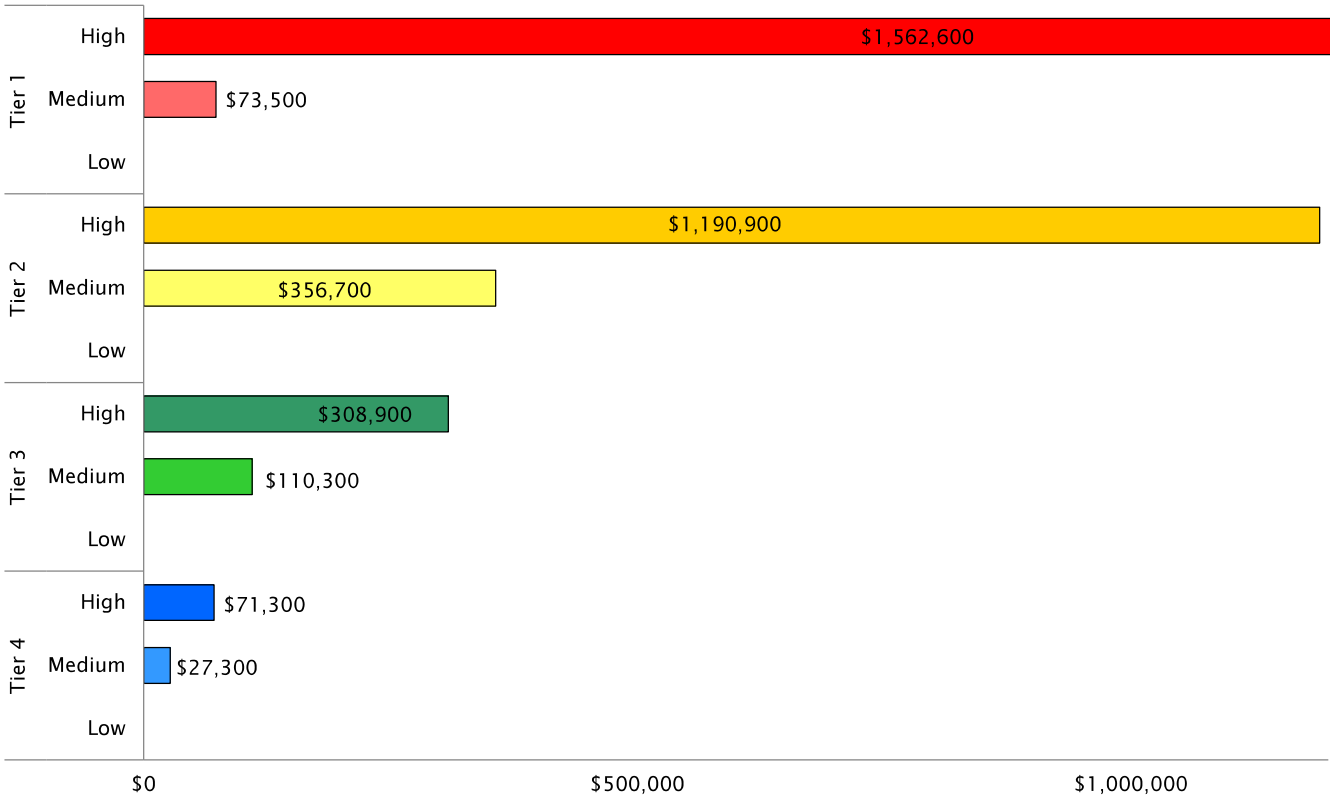
8236 Carter Court
Littleton, CO 80125
DCSD Transportation Terminal

Constructed in 1952

Site Acreage: 7.67
Facility Square Feet: 16,727

North Transportation Terminal-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $3,701,500

Estimated Total Project Costs: $4,256,830-$6,089,490

Following is the list of currently unfunded facility projects at the Transportation Terminal North facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade DDC system	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace roof top units (5), add split system for MDF closet (HVAC option 1)	$1,155,000	$115,500-$496,700	$57,750-$248,330
	Upgrade fire alarm system	$78,800	$7,900-$33,900	$3,940-$16,950
	Replace natural gas service	$15,800	$1,600-$6,800	$790-$3,400
	Replace radiators. Replace fin tube heaters in lounge and in restroom off gym (option 1).	$5,600	$600-$2,400	$280-$1,210
	Check roof drains for proper functionality	$1,300	$100-$600	$70-$280
	Replace facia board where necessary	$10,500	$1,100-$4,600	$530-$2,260
	Replace area D roof	$105,000	$10,500-$45,200	$5,250-$22,580
1-Medium	Retention Ponds. Needs-Rework water entry to south pond, clean pond	$31,500	$3,200-$13,600	$1,580-$6,780
	Install electrical power for bus heaters. Repair current service at east parking lot	$42,000	$4,200-$18,100	$2,100-$9,030
2-High	Repair/repoint CMU and brick as necessary	$11,400	$1,100-$4,800	$570-$2,460
	Replace exterior windows	$144,400	$14,500-$62,100	$7,220-$31,050
	Replace/refinish casework as necessary	$17,400	$1,700-$7,400	$870-$3,750
	Replace carpet	$144,800	$14,500-$62,300	$7,240-$31,140
	Replace VCT in gym (abatement)(option1)	$56,200	$5,600-$24,200	$2,810-$12,090
	Replace interior doors	$25,000	$2,400-$10,700	$1,250-$5,380
	Resurface parking lot (front of building and south bus parking area)	$735,000	$73,500-$316,100	$36,750-$158,030
	Install paved sidewalk to bus area and south employee parking from building	$15,800	$1,600-$6,800	$790-$3,400
	Repair/replace sections of sidewalk in front of building	$15,800	$1,600-$6,800	$790-$3,400
	Pipe and Fittings. Needs-Piping and fittings need to be checked for replacement	$1,300	$100-$600	$70-$280
	Replace exterior doors and jambs	$23,800	$2,400-$10,200	$1,190-$5,120
2-Medium	Install carpet over gym tile, no abatement (option 2)	$15,400	$1,500-$6,600	$770-$3,320
	Install asphalt for bus parking east area and employee parking south of building	$315,000	$31,500-$135,500	$15,750-$67,730
	Piping and fittings-Check for replacement	$26,300	$2,600-$11,300	$1,320-$5,660
3-High	Replace window blinds	$5,400	$500-$2,300	$270-$1,170
	Add curb and gutter for proper drainage	$224,900	$22,500-$96,700	$11,250-$48,360
	Replace interior door jambs as necessary	$9,200	$900-$3,900	$460-$1,980
	Sand and refinish/paint interior windows	$5,600	$600-$2,400	$280-$1,210
	Replace ceiling tile and some grid sections	$13,100	$1,300-$5,700	$660-$2,820
	Tile Ceilings. Needs-Remove old tile from ceilings (abatement). Refinish exposed areas	$50,700	$5,100-$21,800	$2,540-$10,910
3-Medium	Repair/replace retaining walls at NW area of building at parking lot, entrance to site on east side	$5,300	$500-$2,300	$270-$1,140
	Add site lighting to all bus and employee parking	$105,000	$10,500-$45,200	$5,250-$22,580
4-High	Remove dirt pile at north end of east parking lot for future expansion	$71,300	$7,200-$30,700	$3,570-$15,330
4-Medium	Trim cottonwood trees on canal to keep from damaging fencing	$11,500	$1,100-$4,900	$580-$2,480
	Install ornamental landscaping at front entry, replace dead trees around site	$15,800	$1,600-$6,800	$790-$3,400

Estimated Total Construction Costs (in 2024 Dollars): $3,701,500
Estimated Project Management Costs Range: $370,200-$1,592,000
Estimated Inflation Range: $185,130-$795,990

Estimated Total Project Costs: $4,256,830-$6,089,490

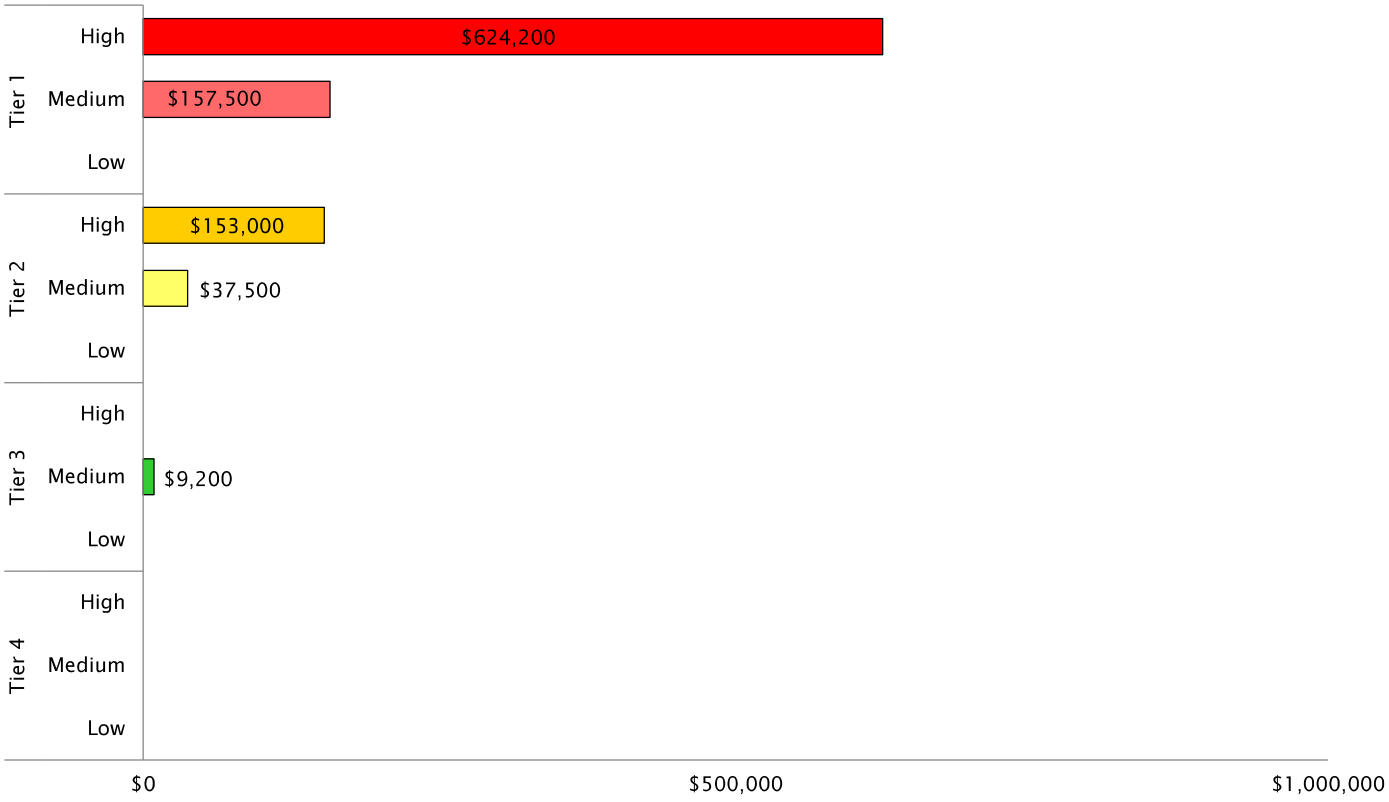
Nutrition/Food Services Warehouse
Service Center/Security

2812 Highway 85, Building E
Castle Rock, CO 80109
Administration/District Offices Facility

Opened in 2003

Facility Square Feet: 41,064

Warehouse Service Center-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $981,400
Estimated Total Project Costs: $1,128,810-$1,614,590

Following is the list of currently unfunded facility projects at Nutrition Services/Warehouse/Security facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace current control system with Delta	$190,600	$19,100-$82,000	$9,530-$40,980
	Upgrade fire alarm system	$69,300	$7,000-$29,800	$3,470-$14,900
	Apply roof coating to metal roof of warehouse	$31,500	$3,200-$13,600	$1,580-$6,780
	Replace .045 ballasted EPDM roof with .060 fully adhered on Bld. B	$210,000	$21,000-$90,300	$10,500-$45,150
	Replace outdoor AC unit closest to rear entry door	$21,000	$2,100-$9,100	$1,050-$4,520
	Replace split system for print room	$63,600	$6,300-$27,300	$3,180-$13,680
	Replace Whirlpool unit for warehouse offices	$38,200	$3,800-$16,400	$1,910-$8,220
1-Medium	Upgrade domestic water system	$157,500	$15,800-$67,800	$7,880-$33,870
2-High	Reseal CMU on Bld E	$5,600	$600-$2,400	$280-$1,210
	Replace carpet in conference/training room in warehouse	$12,800	$1,200-$5,400	$640-$2,760
	Replace VCT in hallway by breakroom	$1,100	$100-$500	$60-$240
	Replace VCT in breakroom	$3,100	$300-$1,300	$160-$670
	Replace VCT in restrooms by copier	$1,300	$100-$600	$70-$280
	Evaluate and replace branch wiring as needed to meet safety and code requirements	$115,500	$11,600-$49,700	$5,780-$24,840
	Paint exterior	$13,600	$1,400-$5,900	$680-$2,930
2-Medium	Repair/replace exterior doors	$2,700	$300-$1,200	$140-$590
	Replace original urinals	$11,600	$1,200-$5,000	$580-$2,500
	Replace original toilet fixtures	$23,200	$2,300-$9,900	$1,160-$4,990
3-Medium	Paint interior of Bld E and warehouse office areas	$9,200	$900-$3,900	$460-$1,980

Estimated Total Construction Costs (in 2024 Dollars): $981,400
Estimated Project Management Costs Range: $98,300-$422,100
Estimated Inflation Range: $49,110-$211,090

Estimated Total Project Costs: $1,128,810-$1,614,590

West Support Center

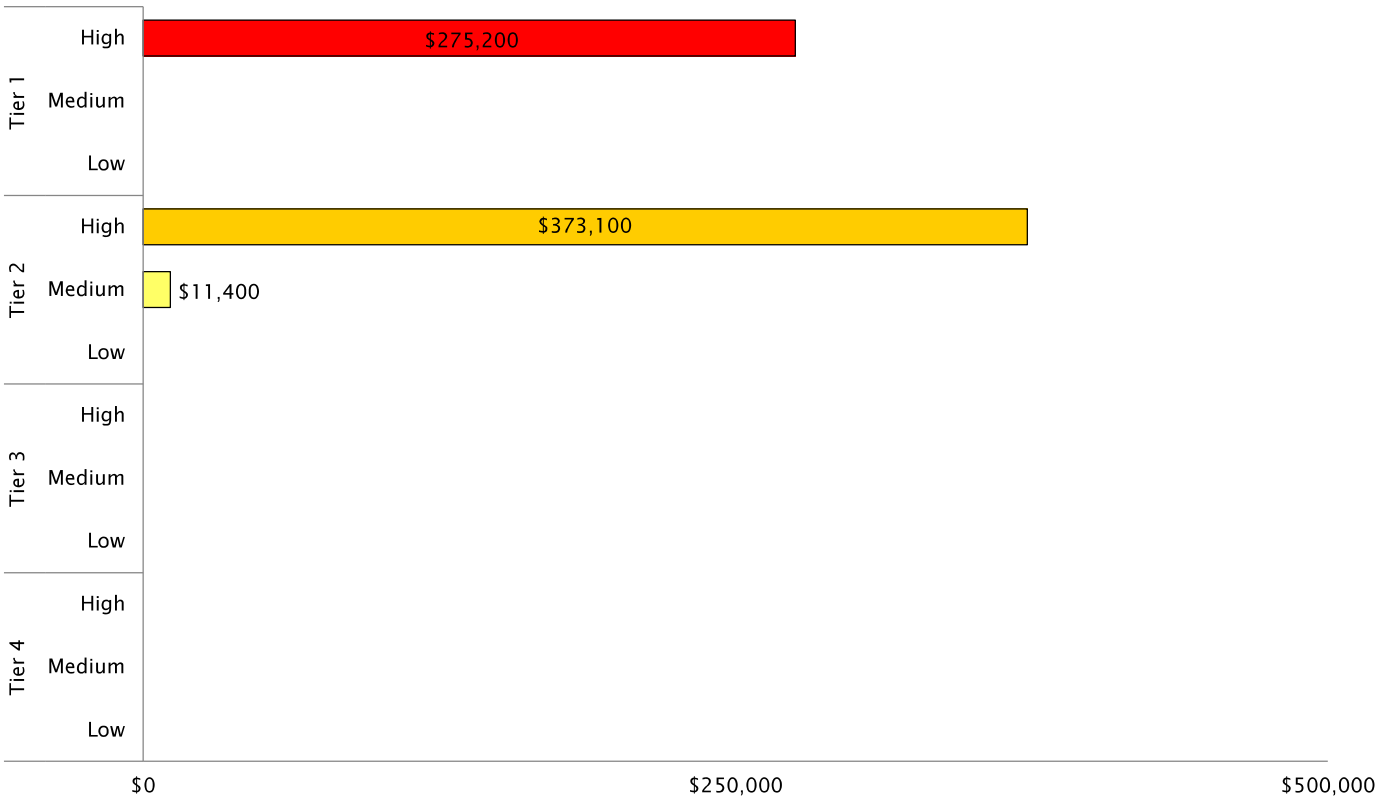
701 Prairie Hawk Drive
Castle Rock, CO 80109
Administration/District Offices Facility

Opened in 2010

Site Acreage: 6.02
Facility Square Feet: 48,070

West Support Center-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $659,700

Estimated Total Project Costs: $758,700-$1,085,270

Following is the list of currently unfunded facility projects at the West Support Center facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$138,600	$13,900-$59,600	$6,930-$29,800
	Replace roof cap	$5,300	$500-$2,300	$270-$1,140
	Replace roof fiberglass translucent panels	$26,300	$2,600-$11,300	$1,320-$5,660
	Apply roof coating to metal roof to extend life	$105,000	$10,500-$45,200	$5,250-$22,580
2-High	Replace or insulate original garage doors east side warehouse	$5,600	$600-$2,400	$280-$1,210
	Resurface asphalt parking lot	$367,500	$36,800-$158,100	$18,380-$79,020
2-Medium	Improve insulation on warehouse walls	$11,400	$1,100-$4,800	$570-$2,460

Estimated Total Construction Costs (in 2024 Dollars): $659,700
Estimated Project Management Costs Range: $66,000-$283,700
Estimated Inflation Range: $33,000-$141,870

Estimated Total Project Costs: $758,700-$1,085,270

Wilcox Building

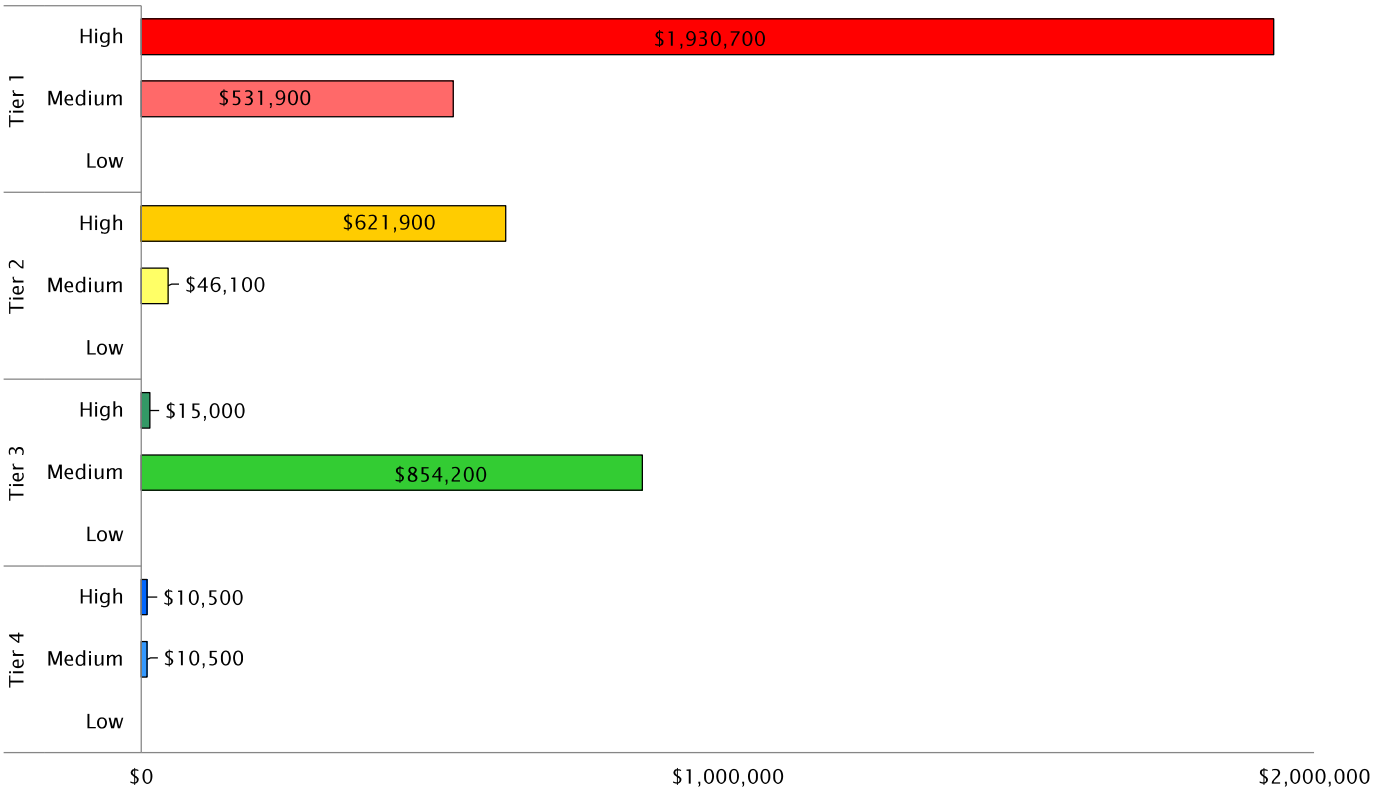
620 Wilcox Street
Castle Rock, CO 80104
Administration/District Offices Facility

Completed in 1907

Site Acreage: 2.4
Facility Square Feet: 36,546

Wilcox Building-Identified Facility Projects

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $4,020,800

Estimated Total Project Costs: $4,624,520-$6,615,010

Following is the list of currently unfunded facility projects at the Wilcox facility

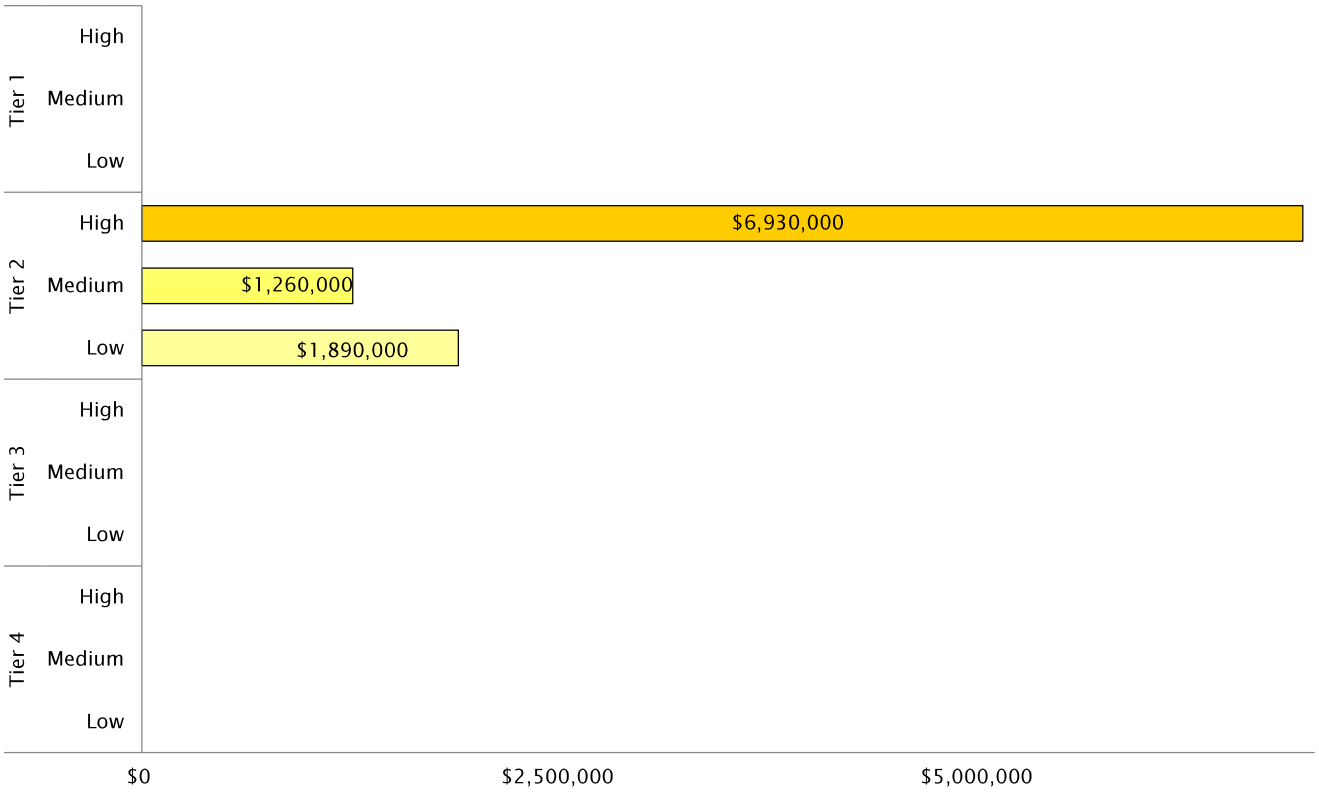
Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof top units	$787,500	$78,800-$338,700	$39,380-$169,320
	Replace generator and associated equipment	$86,700	$8,600-$37,200	$4,340-$18,650
	Upgrade fire alarm system	$157,500	$15,800-$67,800	$7,880-$33,870
	Paint roof flashings	$3,700	$400-$1,600	$190-$800
	Paint gutters and downspouts	$3,700	$400-$1,600	$190-$800
	Ceiling unit heater at front entrance needs reset into drywall	$1,100	$100-$500	$60-$240
	Evaluate condition of branch wiring, replace as needed for safety and code requirements	$115,500	$11,600-$49,700	$5,780-$24,840
	Overhaul elevators	$381,200	$38,100-$163,900	$19,060-$81,960
	Re-coat roof at main section	$78,800	$7,900-$33,900	$3,940-$16,950
	Replace shingles on original building areas A,B,C.D	$210,000	$21,000-$90,300	$10,500-$45,150
	Replace main switchgear	$105,000	$10,500-$45,200	$5,250-$22,580
1-Medium	Upgrade domestic water system	$288,800	$28,900-$124,200	$14,440-$62,100
	Install new IP intercom system for building	$190,600	$19,100-$82,000	$9,530-$40,980
	Replace current non-restricted key system with restricted	$52,500	$5,300-$22,600	$2,630-$11,290
2-High	Repair/replace sections of curb, repair and paint railing at back entry	$337,200	$33,800-$145,000	$16,860-$72,500
	Re-finish exterior windows anodized aluminum frames. Replace 2 windows in Nona's office and 1 in board room, 3rd fl, pellet holes	$8,600	$800-$3,600	$430-$1,850
	Replace carpet	$168,800	$16,800-$72,500	$8,440-$36,300
	Replace kitchen sheet vinyl 3rd fl break rm.	$2,300	$300-$1,000	$120-$500
	Resurface asphalt parking lot	$105,000	$10,500-$45,200	$5,250-$22,580
2-Medium	Restain wood ceiling 2nd fl north (old gym)	$11,400	$1,100-$4,800	$570-$2,460
	Replace original urinals	$11,600	$1,200-$5,000	$580-$2,500
	Replace original toilet fixtures	$23,100	$2,400-$10,000	$1,160-$4,970
3-High	Re-attach blinds to wall in Board Rm	$10,500	$1,100-$4,600	$530-$2,260
	Fix sagging ceiling grid lower level at mech rm entrance hallway	$1,300	$100-$600	$70-$280
	Recoat foundation walls on east side	$3,200	$300-$1,400	$160-$690
3-Medium	Install fire sprinkler system	$787,500	$78,800-$338,700	$39,380-$169,320
	Clean brick and stone entry barriers	$10,500	$1,100-$4,600	$530-$2,260
	Paint interior, metal beams and ductwork 2nd fl north	$56,200	$5,600-$24,200	$2,810-$12,090
4-High	Repair areas of lawn	$10,500	$1,100-$4,600	$530-$2,260
4-Medium	Paint light poles	$10,500	$1,100-$4,600	$530-$2,260

Estimated Total Construction Costs (in 2024 Dollars): $4,020,800
Estimated Project Management Costs Range: $402,600-$1,729,600
Estimated Inflation Range: $201,120-$864,610

Estimated Total Project Costs: $4,624,520-$6,615,010

Athletics-Identified Items

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $10,080,000

Estimated Total Project Costs: $11,064,000 - $16,582,400

Following is the list of currently unfunded athletics facility projects

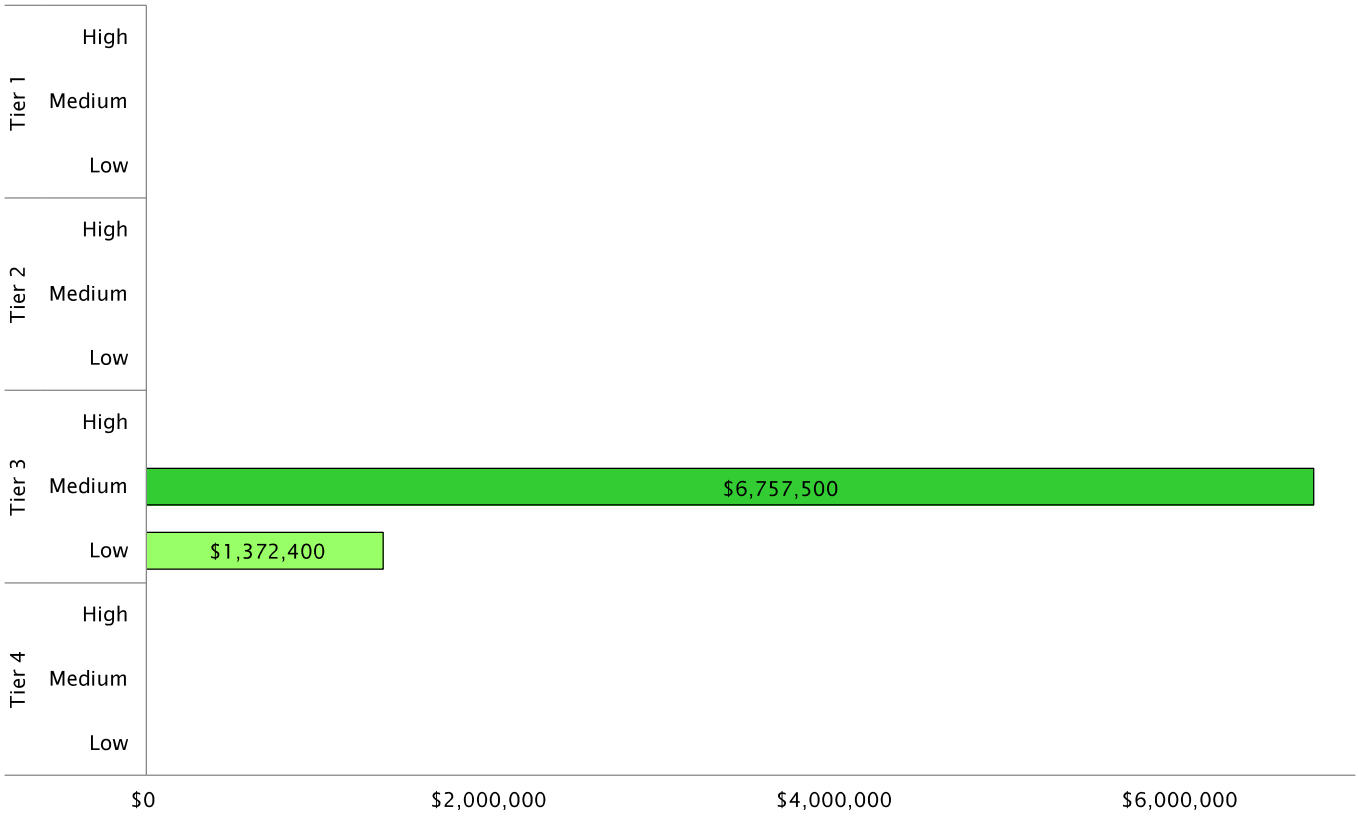
Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Highlands Ranch High School. Replace atheletic field.	$630,000	$30,000-$270,900	$31,500-$135,500
	Highlands Ranch High School. Resurface track.	$630,000	$30,000-$270,900	$31,500-$135,500
	Chaparral High School. Replace atheletic field.	$630,000	$30,000-$270,900	$31,500-$135,500
	Chaparral High School. Resurface track.	$630,000	$30,000-$270,900	$31,500-$135,500
	Douglas County Schools Stadium. Resurface track.	$630,000	$30,000-$270,900	$31,500-$135,500
	Echo Park Automotive Stadium. Resurface track.	$630,000	$30,000-$270,900	$31,500-$135,500
	Ponderosa High School. Resurface track.	$630,000	$30,000-$270,900	$31,500-$135,500
	ThunderRidge High School. Resurface track.	$630,000	$30,000-$270,900	$31,500-$135,500
	Castle View High School. Resurface track.	$630,000	$30,000-$270,900	$31,500-$135,500
	Rock Canyon High School. Replace atheletic field.	$630,000	$30,000-$270,900	$31,500-$135,500
	Rock Canyon High School. Resurface track.	$630,000	$30,000-$270,900	$31,500-$135,500
2-Medium	Ponderosa High School. Replace atheletic field.	$630,000	$30,000-$270,900	$31,500-$135,500
	ThunderRidge High School. Replace atheletic field.	$630,000	$30,000-$270,900	$31,500-$135,500
2-Low	Halftime Help Stadium. Replace athletic field	$630,000	$30,000-$270,900	$31,500-$135,500
	Mountain Vista High School. Replace atheletic field	$630,000	$30,000-$270,900	$31,500-$135,500
	Castle View High School. Replace athletic field.	$630,000	$30,000-$270,900	$31,500-$135,500

Estimated Total Construction Costs (in 2024 Dollars): $10,080,000
Estimated Project Management Costs Range: $480,000 - $4,334,400
Estimated Inflation Range: $504,000 - $2,168,000

Estimated Total Project Costs: $11,064,000 - $16,582,400

Furniture, Fixtures, and Equipment-Identified Items

Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $8,129,900

Estimated Total Project Costs: $9,352,200-$13,377,000

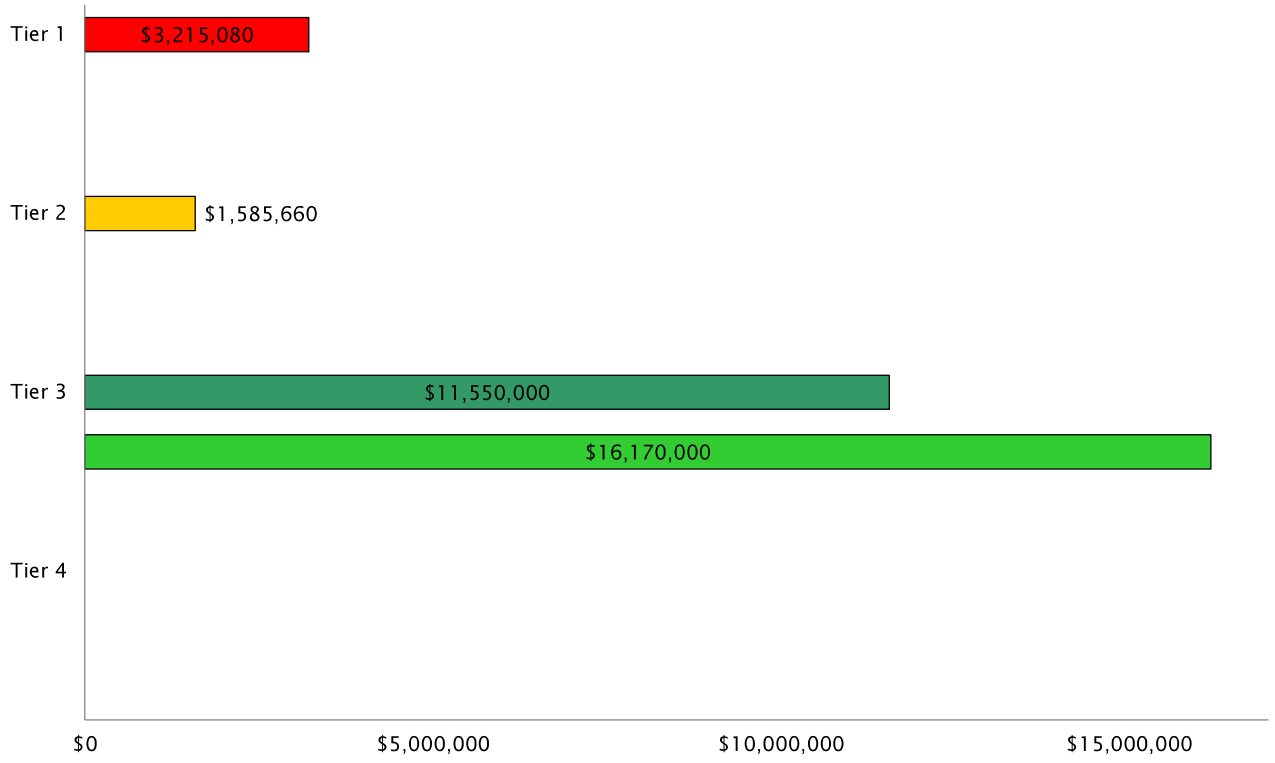
Following is the list of currently unfunded furniture, fixture, and equipment needs

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Arrowwood ES-Replace classroom furniture	$231,000	$23,100-$99,400	$11,600-$49,700
	Bear Canyon ES-Replace classroom furniture	$217,200	$21,800-$93,400	$10,900-$46,700
	Buffalo Ridge ES-Replace classroom furniture	$220,200	$22,100-$94,700	$11,100-$47,400
	Chaparral HS-Replace classroom furniture	$451,500	$45,200-$194,200	$22,600-$97,100
	Cougar Run ES-Replace classroom furniture	$231,000	$23,100-$99,400	$11,600-$49,700
	Coyote Creek ES-Replace classroom furniture	$216,500	$21,700-$93,100	$10,900-$46,600
	Cresthill MS-Replace classroom furniture	$321,500	$32,200-$138,300	$16,100-$69,200
	Eagle Ridge ES-Replace classroom furniture	$229,900	$23,000-$98,900	$11,500-$49,500
	Eldorado ES-Replace classroom furniture	$212,700	$21,300-$91,500	$10,700-$45,800
	Fox Creek ES-Replace classroom furniture	$218,200	$21,900-$93,900	$11,000-$47,000
	Franktown ES-Replace classroom furniture	$213,600	$21,400-$91,900	$10,700-$46,000
	Heritage ES-Replace classroom furniture	$231,000	$23,100-$99,400	$11,600-$49,700
	Mountain Ridge MS-Replace classroom furniture with 21st century learning furniture	$346,500	$34,700-$149,000	$17,400-$74,500
	Mountain Vista HS-Replace classroom furniture	$445,600	$44,600-$191,700	$22,300-$95,900
	Northridge ES-Replace classroom furniture	$75,200	$7,600-$32,400	$3,800-$16,200
	Pine Grove ES-Replace classroom furniture	$217,100	$21,800-$93,400	$10,900-$46,700
	Pine Lane ES-Replace classroom furniture	$444,600	$44,500-$191,200	$22,300-$95,600
	Prairie Crossing ES-Replace classroom furniture	$198,200	$19,900-$85,300	$10,000-$42,700
	Rocky Heights MS-Replace classroom furniture with 21st century learning furniture	$328,600	$32,900-$141,300	$16,500-$70,700
	Roxborough Primary-Replace classroom furniture	$216,100	$21,700-$93,000	$10,900-$46,500
	Sand Creek ES-Replace classroom furniture	$201,000	$20,100-$86,500	$10,100-$43,300
	Sedalia ES-Replace classroom furniture	$85,900	$8,600-$37,000	$4,300-$18,500
	Sierra MS-Replace classroom furniture	$323,000	$32,300-$138,900	$16,200-$69,500
	ThunderRidge HS-Replace classroom furniture	$441,600	$44,200-$189,900	$22,100-$95,000
	Timber Trail ES-Replace furniture with 21st century learning furniture	$217,300	$21,800-$93,500	$10,900-$46,800
	Trailblazer ES-Replace classroom furniture	$222,500	$22,300-$95,700	$11,200-$47,900
3-Low	DC Oakes HS/District Media Center-Replace furniture with 21st century learning furniture	$13,500	$1,400-$5,900	$700-$3,000
	Gold Rush ES-Replace classroom furniture	$231,000	$23,100-$99,400	$11,600-$49,700
	Lone Tree ES-Replace classroom furniture	$231,000	$23,100-$99,400	$11,600-$49,700
	Meadow View ES-Replace classroom furniture	$231,000	$23,100-$99,400	$11,600-$49,700
	Rock Canyon HS-Replace furniture with 21st century learning furniture	$434,900	$43,500-$187,100	$21,800-$93,600
	Soaring Hawk ES-Replace furniture with 21st century learning furniture	$231,000	$23,100-$99,400	$11,600-$49,700

Estimated Total Construction Costs (in 2024 Dollars): $8,129,900
Estimated Project Management Costs Range: $814,200-$3,497,500
Estimated Inflation Range: $408,100-$1,749,600

Estimated Total Project Costs: $9,352,200-$13,377,000

District-wide Facilities-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $34,120,740
Estimated Total Project Costs: $35,698,950 - $40,901,060

Following is the list of currently unfunded district-wide needs

Tier & Priority Class	Project Description	Estimated Capital Need Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Support fleet replacement-Bridge Program, Custodial, Grounds, IT, O&M, Nutrition Services, and Safety & Security	$3,215,080	N/A	$128,700-$546,660
2	Support fleet replacement-Custodial, Grounds, and O&M	$1,585,660	N/A	$63,510-$269,660
3-High	Bear Canyon Elementary-Mobile 18	$330,000	N/A	$16,500-$71,000
	Castle View High School-Mobile 20	$330,000	N/A	$16,500-$71,000
	Chaparral High School-Mobile 9	$330,000	N/A	$16,500-$71,000
	Cherokee Trail Elementary-Mobile 11	$330,000	N/A	$16,500-$71,000
	Cherokee Trail Elementary-Mobile 41	$330,000	N/A	$16,500-$71,000
	Cougar Run Elementary-Mobile 25	$330,000	N/A	$16,500-$71,000
	Eagle Ridge Elementary-Mobile 32	$330,000	N/A	$16,500-$71,000
	Franktown Elementary-Mobile 42	$330,000	N/A	$16,500-$71,000
	Frontier Valley Elementary-Mobile 27	$330,000	N/A	$16,500-$71,000
	Frontier Valley Elementary-Mobile 47	$330,000	N/A	$16,500-$71,000
	Heritage Elementary-Mobile 17	$330,000	N/A	$16,500-$71,000
	Legend High School-Mobile 19	$330,000	N/A	$16,500-$71,000
	Mountain Vista High School-Mobile 30	$330,000	N/A	$16,500-$71,000
	Northridge Elementary-Mobile 3	$330,000	N/A	$16,500-$71,000
	Pine Grove Elementary-Mobile 36	$330,000	N/A	$16,500-$71,000
	Pine Grove Elementary-Mobile 39	$330,000	N/A	$16,500-$71,000
	Pine Grove Elementary-Mobile 43	$330,000	N/A	$16,500-$71,000
	Pine Lane Elementary-Mobile 4	$330,000	N/A	$16,500-$71,000
	Pine Lane Elementary-Mobile 5	$330,000	N/A	$16,500-$71,000
	Pine Lane Elementary-Mobile 7	$330,000	N/A	$16,500-$71,000
	Pioneer Elementary-Mobile 1	$330,000	N/A	$16,500-$71,000
	Pioneer Elementary-Mobile 12	$330,000	N/A	$16,500-$71,000
	Prairie Crossing Elementary-Mobile 38	$330,000	N/A	$16,500-$71,000
	Rock Ridge Elementary-Mobile 16	$330,000	N/A	$16,500-$71,000
	Rocky Heights Middle School-Mobile 13	$330,000	N/A	$16,500-$71,000
	Rocky Heights Middle School-Mobile 23	$330,000	N/A	$16,500-$71,000
	Rocky Heights Middle School-Mobile 44	$330,000	N/A	$16,500-$71,000
	Saddle Ranch Elementary-Mobile 35	$330,000	N/A	$16,500-$71,000
	Sand Creek Elementary-Mobile 15	$330,000	N/A	$16,500-$71,000
	Sierra Middle School-Mobile 26	$330,000	N/A	$16,500-$71,000
	Soaring Hawk Elementary-Mobile 14	$330,000	N/A	$16,500-$71,000
	South Ridge Elementary-Mobile 24	$330,000	N/A	$16,500-$71,000
	South Ridge Elementary-Mobile 28	$330,000	N/A	$16,500-$71,000
	Summit View Elementary-Mobile 31	$330,000	N/A	$16,500-$71,000
	Wildcat Mountain Elementary-Mobile 22	$330,000	N/A	$16,500-$71,000
3-Medium	Acres Green Elementary-Mobile 45	$330,000	N/A	$16,500-$71,000
	Acres Green Elementary-Mobile 91	$330,000	N/A	$16,500-$71,000
	Acres Green Elementary-Mobile 98	$330,000	N/A	$16,500-$71,000
	Bear Canyon Elementary-Mobile 56	$330,000	N/A	$16,500-$71,000
	Bear Canyon Elementary-Mobile 79	$330,000	N/A	$16,500-$71,000
	Buffalo Ridge Elementary-Mobile 71	$330,000	N/A	$16,500-$71,000
	Castle Rock Elementary-Mobile 63	$330,000	N/A	$16,500-$71,000
	Castle View High School-Mobile 81	$330,000	N/A	$16,500-$71,000
	Castle View High School-Mobile 86	$330,000	N/A	$16,500-$71,000
	Chaparral High School-Mobile 75	$330,000	N/A	$16,500-$71,000
	Cimarron Middle School-Mobile 83	$330,000	N/A	$16,500-$71,000

Estimated Total Construction Costs (in 2024 Dollars): $34,120,740

Estimated Inflation Range: $1,578,210-$6,780,320

Estimated Total Project Costs: $35,698,950 - $40,901,060

Tier & Priority Class	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Cimarron Middle School-Mobile 92	$330,000	N/A	$16,500-$71,000
	Clear Sky Elementary-Mobile 99	$330,000	N/A	$16,500-$71,000
	Coyote Creek Elementary-Mobile 53	$330,000	N/A	$16,500-$71,000
	Douglas County High School-Mobile 72	$330,000	N/A	$16,500-$71,000
	Eldorado Elementary-Mobile 84	$330,000	N/A	$16,500-$71,000
	Eldorado Elementary-Mobile 96	$330,000	N/A	$16,500-$71,000
	Fox Creek Elementary-Mobile 74	$330,000	N/A	$16,500-$71,000
	Fox Creek Elementary-Mobile 77	$330,000	N/A	$16,500-$71,000
	Franktown Elementary-Mobile 60	$330,000	N/A	$16,500-$71,000
	Iron Horse Elementary-Mobile 67	$330,000	N/A	$16,500-$71,000
	Legend High School-Mobile 80	$330,000	N/A	$16,500-$71,000
	Legend High School-Mobile 82	$330,000	N/A	$16,500-$71,000
	Legend High School-Mobile 85	$330,000	N/A	$16,500-$71,000
	Mammoth Heights Elementary-Mobile 73	$330,000	N/A	$16,500-$71,000
	Meadow View Elementary-Mobile 76	$330,000	N/A	$16,500-$71,000
	Mountain Vista High School-Mobile 100	$330,000	N/A	$16,500-$71,000
	Mountain Vista High School-Mobile 59	$330,000	N/A	$16,500-$71,000
	Northridge Elementary-Mobile 97	$330,000	N/A	$16,500-$71,000
	Pine Grove Elementary-Mobile 61	$330,000	N/A	$16,500-$71,000
	Pioneer Elementary-Mobile 66	$330,000	N/A	$16,500-$71,000
	Ponderhosa High School-Mobile 89	$330,000	N/A	$16,500-$71,000
	Ponderhosa High School-Mobile 93	$330,000	N/A	$16,500-$71,000
	Prairie Crossing Elementary-Mobile 62	$330,000	N/A	$16,500-$71,000
	Prairie Crossing Elementary-Mobile 90	$330,000	N/A	$16,500-$71,000
	Prairie Crossing Elementary-Mobile 94	$330,000	N/A	$16,500-$71,000
	Redstone Elementary-Mobile 88	$330,000	N/A	$16,500-$71,000
	Rocky Heights Middle School-Mobile 101	$330,000	N/A	$16,500-$71,000
	Rocky Heights Middle School-Mobile 95	$330,000	N/A	$16,500-$71,000
	Saddle Ranch Elementary-Mobile 70	$330,000	N/A	$16,500-$71,000
	Sage Canyone Elementary-Mobile 87	$330,000	N/A	$16,500-$71,000
	Sand Creek Elementary-Mobile 64	$330,000	N/A	$16,500-$71,000
	Sand Creek Elementary-Mobile 65	$330,000	N/A	$16,500-$71,000
	South Ridge Elementary-Mobile 58	$330,000	N/A	$16,500-$71,000
	Summit View Elementary-Mobile 69	$330,000	N/A	$16,500-$71,000
	Summit View Elementary-Mobile 78	$330,000	N/A	$16,500-$71,000
	ThunderRidge High School-Mobile 52	$330,000	N/A	$16,500-$71,000
	Trailblazer Elementary-Mobile 57	$330,000	N/A	$16,500-$71,000
	Wildcat Mountain Elementary-Mobile 68	$330,000	N/A	$16,500-$71,000
N/A	Contingency for ADA projects	$550,000	N/A	$0
	Contingency for Special Education projects	$550,000	N/A	$0
	Playground equipment	$500,000	N/A	$0

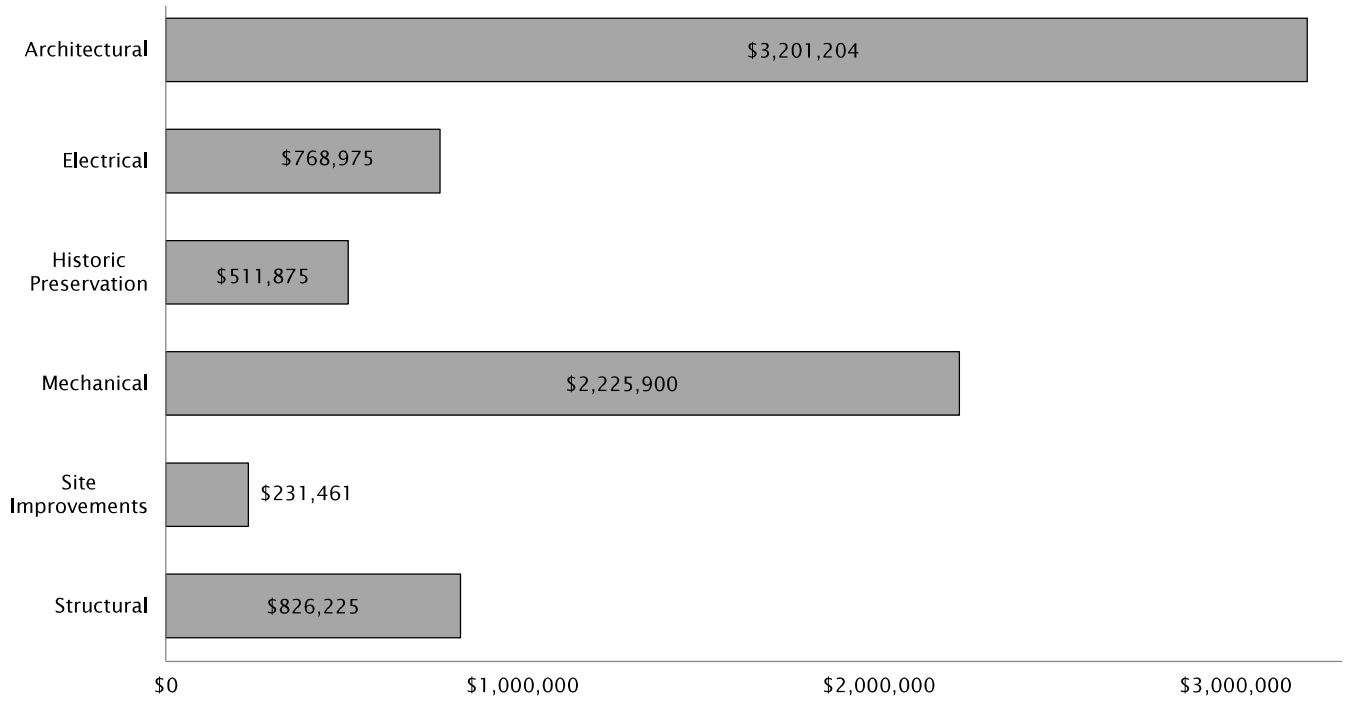
This page intentionally left blank

Over the last century, the Stone Canyon property has been used for agriculture, a U.S. Postal Service retreat, a Libertarian school, and a rehabilitative program for young boys. The property is significant for its role in the establishment of the Libertarian movement in the United States. Robert LeFevre, a writer and economic theorist, purchased the property in 1955 and began The Freedom School a non-profit educational institution specializing in Libertarian philosophy and programming. In 1963, Rampart College was formed to offer a two-year graduate school degree in Libertarian philosophy. In 1965 the Plum Creek flood devastated the campus and the school and college were moved to Santa Ana, California. LeFevre eventually sold the property to the Frontier Boys Village in 1968 where upon the site began operating as a rehabilitative facility for boys assigned by the Denver Juvenile Court. Despite a promising start, The Frontier Boys Village closed in 1978 and sold the property to the Emily Griffith Boys School in 1980. The Emily Griffith Center provided housing for 65 boys between the ages of 10-21 until 2011 when the property was sold to the Douglas County Commissioners. The purchase was made with a vision of entering into a partnership with Douglas County School District to provide students with the opportunity for local outdoor education. In August of 2012, Douglas County Outdoor Education Center opened its doors for leadership retreats and outdoor education programs. The center was renamed Stone Canyon Outdoor EdVentures in 2015 and now offers a variety of outdoor education programs for parents, teachers, and students, as well as summer camps and conference and retreat opportunities.

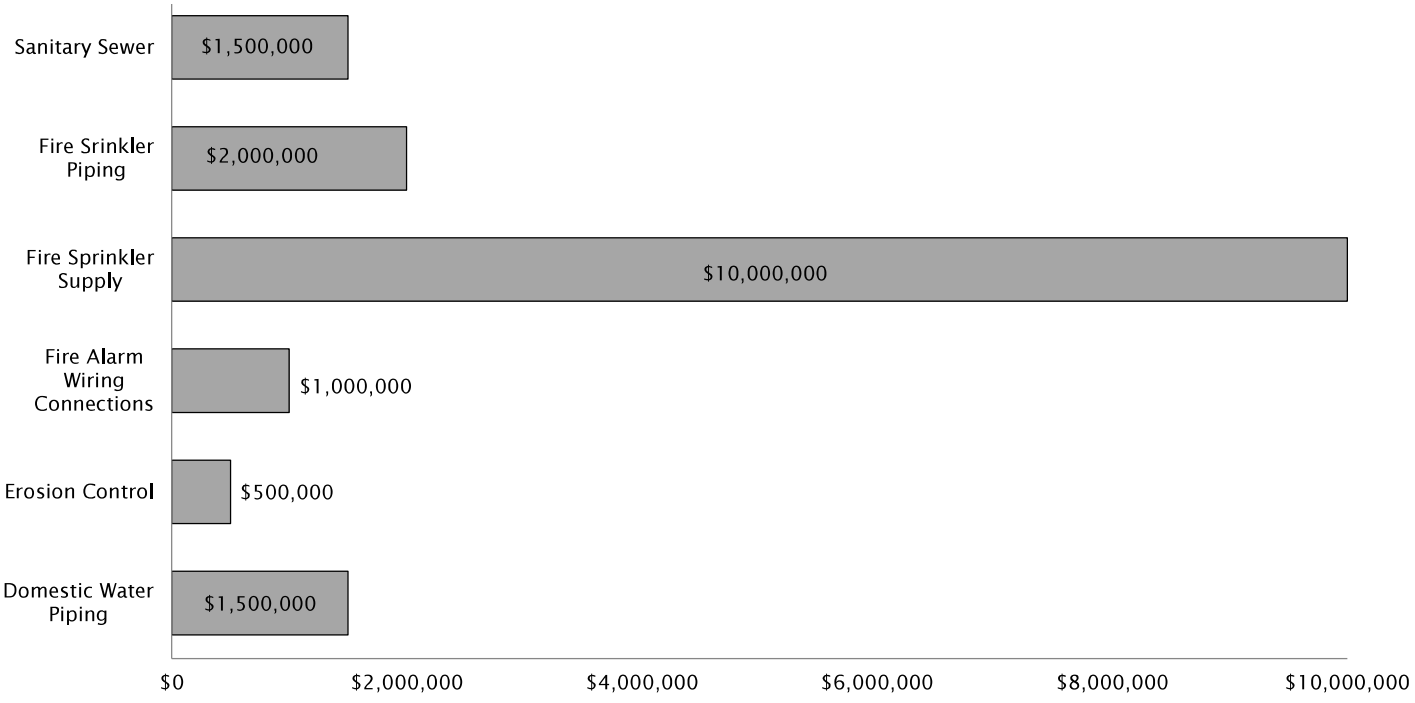
The property has local landmark status, and was designated as a Douglas County Landmark on March 24, 2015. The site includes 13 contributing structures, built during the property's period of significance, 1955-1968. Previous assessments of the center have been conducted with the purpose of identifying the level of renovation effort needed to make facilities fit for occupancy and to expand the overall functionality of the site. The identified capital needs of the Stone Canyon Outdoor EdVenture campus will differ from the needs of a traditional DCSD educational or support facility in that significant demolition and renovations are needed and this must be done with the center's historic designation in mind. The following pages offer a summary of the level of investment needed to make all twelve facilities on site fit for occupancy while still meeting the center's historic designation requirements.

The costs in the Master Capital Plan are a result of architectural and engineering evaluations of the capital needs in a general approach. Specific projects were not broken down, evaluated, or cost estimated to the same level as the school and support facility CIP listing due to the magnitude of effort needed to do so. A more detailed approach will be initiated at a TBD time in the future to further evaluate needs. This evaluation would prioritize critical needs for the facililties currently being used.

Estimated Total Project Cost for Facility Renovations: $7,765,640



Estimated Total Project Cost for Needed Site Improvements: $16,500,000



Estimated Total Facility and Site Improvement Project Cost: $24,265,640

Building 100

Minor interior finishes, paint, and flooring

Project Type	Project Description	Estimated Total Project Cost
Architectural	Interior paint	$20,000
Architectural	Interior flooring	$30,000

Building 102

Minimal Site Improvements, Minor Exterior Enclosure, Windows, Roof, Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Paint exterior	$10,000
Architectural	Replace windows	$10,000
Architectural	Replace roof	$40,000
Architectural	Repair soffitt	$10,000
Architectural	Repair/replace gutters and downspouts	$5,000
Electrical	Electrical System	$25,000
Mechanical	Install two additional showers	$5,000
Mechanical	Fire Sprinkler System	$25,000
Mechanical	Plumbing System	$30,000
Mechanical	Mechanical System	$40,000
Site Improvements	Replace gas service piping	$10,000

Building 104

Structural Repairs, Perimeter Drainage and Insulation, Basement Walls. Roof Construction, Roof Finishes, Exterior paint, Ramp and Deck Repair, Windows, Interior Construction, Wall, Ceilings, Flooring, Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Stain and re-chink logs. Repair CMU	$10,000
Architectural	Paint exterior	$10,000
Architectural	Remove deck and stairs. Intall new stairs in original location from kitchen. Make enclosed porch back to open deck.	$40,000
Architectural	Replace windows	$10,000
Architectural	Replace roof	$30,000
Architectural	Repair porch soffit	$5,000
Architectural	Repair/replace gutters and downspouts	$5,000
Architectural	Repair celing lower level	$20,000
Architectural	Replace restroom flooring	$5,000
Architectural	Replace carpet	$10,000
Electrical	Uprage fire alarm system to current code, remove exposed wiring	$15,000
Electrical	Electrical System	$25,000
Mechanical	Replace washer hook up fixtures	$5,000
Mechanical	Fire Sprinkler System	$10,000
Mechanical	Plumbing System	$25,000
Mechanical	Mechanical System	$25,000
Structural	Repair perimeter drainage and insulation	$10,000
Structural	Repair basement wall (CMU wall cracked, damage inside to wall)	$20,000
Structural	Roof structural repairs	$50,000

Building 106

Exterior Repair, Deck. Paint, Doors, Roof Finishes, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	New deck for rear entry.	$40,000
Architectural	Paint exterior	$10,000
Architectural	Replace exterior doors	$5,000
Architectural	Replace roof	$40,000
Architectural	Replace gutter and downspouts	$5,000
Electrical	Electrical System	$20,000
Mechanical	Fire Sprinkler System	$35,000
Mechanical	Plumbing System	$15,000
Mechanical	Mechanical System	$20,000

Building 108

Site Work for Erosion, Minor Structural Repair, Foundation, Exterior Repair, Decks, Exterior Wall, Paint, Fire Alarm

Project Type	Project Description	Estimated Total Project Cost
Architectural	Stain and re-chink logs, Repair CMU backside, reseal	$25,000
Architectural	Repair deck foundation, stain new railings	$30,000
Electrical	Electrical System	$40,000
Mechanical	Replace baseboard heat.	$20,000
Mechanical	Fire Sprinkler System	$40,000
Mechanical	Plumbing System	$30,000
Mechanical	Mechanical System	$40,000
Site Improvements	Repair erosion in back	$50,000
Structural	Repair concrete column SW corner	$20,000

Building 110

Site improvements, Concreter Repair, Railings, Retaining Walls, Exterior Repairs, Roof Finishes, Gutters and Downspouts, Exterior Walls. Doors, Interior Repairs, Walls, Doors, Ceiling. Flooring. Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Stucco repairs	$7,560
Architectural	Infill attic opening with screen and caulk	$150
Architectural	Replace gutters and downspout (sizing and re-design included)	$7,704
Architectural	Repair dauging	$6,000
Architectural	Caulk and repair cracks and open joints	$3,000
Architectural	Clean siding and apply stain and sealer	$4,500
Architectural	Clean wood surface and apply clear sealer or boiled linseed mix to gable ends of historic building	$12,000
Architectural	Restore door and instlal new hinges and latch (door 120)	$1,500
Architectural	Install shingles to match historic	$27,300
Architectural	Install new metal flashing	$2,250
Architectural	Install and/or restore doors	$31,500
Architectural	Replace and finish windows	$99,000
Architectural	Replace dining room floors	$6,300
Architectural	Replace dining room walls	$1,800
Architectural	Remove living room and kitchen carpet and restore exposed wood flooring	$2,700
Architectural	Replace living room and kitchen walls	$1,800
Architectural	Investigate water stain in living room and kitchen for possible leak	$300
Architectural	Replace pantry flooring consistent with living room and kitchen flooring	$2,250

Building 110 cont.

Project Type	Project Description	Estimated Total Project Cost
Architectural	Remove paneling in bedroom 102 to expose log	$1,890
Architectural	Reconstruct and refinish closet wall in bedroom 102	$3,000
Architectural	Remove ceiling and expose log rafters in bedroom 102	$720
Architectural	Remove carpet and restore wood flooring in bedroom 104	$2,430
Architectural	Replace walls in bedroom 104	$5,625
Architectural	Clean walls and ceiling and paint (room 108 & 109)	$2,640
Architectural	Clean concrete floor in storage room 109 and laundry room 108 investigate leak at door	$15,150
Electrical	New electrical panel that is code compliant and appropriate size	$6,000
Electrical	Install new security system in storage room 109	$3,000
Electrical	Electrical System	$20,000
Mechanical	Install high efficiency funrace and air conditioning	$36,000
Mechanical	Replace water heater	$2,400
Mechanical	Fire Sprinkler System	$40,000
Mechanical	Plumbing System	$20,000
Mechanical	Mechanical System	$20,000
Site Improvements	Replace stairs from upper parking lot	$6,000
Site Improvements	Replace stairs railing with code compliant railing	$7,500
Site Improvements	Lower grade along east and south elevations	$2,400
Site Improvements	Create a dry zone on south and east elevations	$9,000
Site Improvements	Timber dutchman repairs where deterioration is limited to outer face	$10,500
Site Improvements	Re-grade at the north elevation to direct water away from the building and toward the drainage channel.	$936
Site Improvements	Remove rot and infill gaps and missing wood	$750
Site Improvements	Landscape to remove vegatation overgrowth	$4,500
Structural	Reconstruct concrete stoop at Basement door.	$750

Building 112

Existing Living Space into New Kitchen, Renovate Living Space into New Bedrooms, New Roofing System, New Floor, Wall & Ceiling Finishes, Minimal Structural Upgrades, Fire Alarm Selective Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Building Demolition, Selective Interior / Misc.	$13,750
Architectural	Porch Foundation Wall, Earthwork, Shore, Reconstruct	$16,875
Architectural	Existing Exit Stairs, Replace Handrails	$6,250
Architectural	Wood Paneling, Match Existing	$9,375
Architectural	Wood Paneling, Patch & Repair	$6,250
Architectural	Millwork / Casework with Tops	$8,750
Architectural	Roofing (Asphalt Shingles, Gutters, Flashings & Insulation)	$75,000
Architectural	Interior Commercial Doors w/ Frame & Hardware	$10,000
Architectural	Interior Windows & Frame	$2,500
Architectural	Interior Stud Walls & Gypsum Board Partitions	$3,125
Architectural	Interior Stud Walls & Gypsum Board Partitions - Infill	$3,125
Architectural	Finishes - Floor, Wall & Ceiling (Remodel)	$17,500
Architectural	Specialties / Equipment	$11,250
Architectural	Existing Building, Patch & Repair (Allowance)	$6,875
Architectural	Residential Kitchen Appliances	$12,500
Architectural	Historic Preservation Coordination Allowance (SHPO)	$6,250
Electrical	Electrical System	$67,375
Historic Preservation	Cost per Historic Struct. Assessment	$511,875
Mechanical	Fire Sprinkler System (Cost per Engineer)	$76,875
Mechanical	Plumbing System (Cost per Engineer)	$83,000
Mechanical	Mechanical System (Cost per Engineer)	$20,625
Site Improvements	Patch & Repair Allowance (Minimal)	$3,125
Structural	Existing Roof Structure Reinforcement (Selective)	$12,500
Structural	Structural Upgrades, Undiscovered Conditions (Allow)	$168,750

Building 114

New LULA Elevator / Lift with Exterior Enclosure, Remodel Basement to Add New Toilet Rooms, Selective Interior Finish Upgrades, Fire Alarm Selective Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Roofing (Asphalt Shingles, Gutters, Flashings & Insul)	$3,750
Architectural	Exterior / Interior Comm. Doors w/ Frame & Hardware	$14,375
Architectural	Interior Windows & Frame	$1,875
Architectural	Exterior Wall Veneer - Wood Siding	$35,000
Architectural	Interior Stud & Gypsum Board Partitions	$6,250
Architectural	Finishes - Floor, Wall & Ceiling (Addition)	$5,625
Architectural	LULA Elevator / Lift	$37,500
Architectural	Specialties / Equipment	$3,125
Architectural	Building Demolition, Selective Interior / Misc.	$36,250
Architectural	Remove Existing Staircase, Complete	$9,375
Architectural	Interior Stair Case w/ Handrails	$19,375
Architectural	Millwork / Casework with Tops	$12,500
Architectural	Roofing System, Patch & Repair (Minimal)	$4,375
Architectural	Interior Commercial Doors w/ Frame & Hardware	$13,125
Architectural	Interior Stud Walls & Gypsum Board Partitions	$5,000
Architectural	Wood Flooring, Refurbish Existing & Reinstall	$23,750
Architectural	Finishes - Floor, Wall & Ceiling (Remodel)	$41,250
Architectural	Specialties / Equipment	$9,375
Architectural	Existing Building, Patch & Repair (Allowance)	$18,125
Architectural	Historic Preservation Coordination Allowance (SHPO)	$8,125
Electrical	Electrical System (Cost per Engineer)	$117,125
Mechanical	Fire Sprinkler System (Cost per Engineer)	$123,000
Mechanical	Plumbing System (Cost per Engineer)	$97,000
Mechanical	Mechanical System (Cost per Engineer)	$136,250

Building 116

Remove Stairs / Walls & Doors, Infill with Floor Structure & Flooring Selective Interior Finish Upgrades, Mediate Structural Deficiencies, Fire Alarm, Selective Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Building Demolition, Selective Interior / Misc.	$6,875
Architectural	Remove Existing Staircase & Handrails	$9,375
Architectural	Wood Paneling, Match Existing	$4,375
Architectural	Wood Paneling, Patch & Repair	$1,875
Architectural	Millwork / Casework with Tops	$14,375
Architectural	Roofing System, Patch & Repair (Minimal)	$8,125
Architectural	Interior Stud Walls & Gypsum Board Partitions	$4,375
Architectural	Interior Stud Walls & Gypsum Board Partitions - Infill	$3,750
Architectural	Finishes - Floor, Wall & Ceiling (Remodel)	$17,500
Architectural	Specialties / Equipment	$3,750
Architectural	Existing Building, Patch & Repair (Allowance)	$11,875
Architectural	Residential Kitchen Appliances	$12,500
Architectural	Historic Preservation Coordination Allowance (SHPO)	$6,250
Electrical	Electrical System (Cost per Engineer)	$20,250
Mechanical	Fire Sprinkler System (Cost per Engineer)	$15,750
Mechanical	Plumbing System (Cost per Engineer)	$35,000
Mechanical	Mechanical System (Cost per Engineer)	$78,750
Site Improvements	Site Improvements - Patch & Repair Allow (Minimal)	$6,250
Structural	CMU South Wall, Remove CMU Piers, Patch & Repair	$3,750
Structural	CMU South Wall, Underpin, Epoxy/Steel Inject Cracks	$7,500
Structural	CMU Piers - East Wall, Underpin, Patch & Repair	$14,375
Structural	Steel Floor Deck & Structure - Infill, Patch & Repair	$4,375
Structural	Existing Floor Structure, Replace Beams & Joists	$23,125
Structural	Existing Roof Structure, Replace Joists & Rafters	$21,875
Structural	Structural Upgrades, Undiscovered Conditions (Allow)	$1,250

Building 118

Site Improvements, Retaining Wall. Landscaping, Erosion Control, Exterior Repair, Roof Finishes, Exterior Walls, Doors, Stair, Windows, Interior Repair, Walls. Doors, Ceiling, Flooring, Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Assure the water leaks have been repaired.	$3,000
Architectural	Replace the particle board connection plates in the garage addition.	$6,000
Architectural	Repair roof	$68,400
Architectural	Remove metal flashing and reinstall.	$1,500
Architectural	Install new gutters and downspouts	$7,200
Architectural	Replace Door 100	$4,500
Architectural	Restore Window K in the Storage Area	$15,000
Architectural	Replace the deteriorated floor sheathing in the garage addition. Pour new concrete slab.	$24,000
Architectural	Remove the attached shelving and storage and inspect the walls to determine the condition - garage addition - south wall	$2,160
Architectural	Sand entire building and repair any damage. Where damage is significant replace in kind. Prime and paint building afterwards.	$75,000
Architectural	Complete a mortar analysis to determine the appropriate mortar.	$1,500
Architectural	Repoint masonry	$7,500
Architectural	Remove and replace exterior stairs. Paint to match building	$9,000
Architectural	Replace doors on first floor.	$10,500
Architectural	Replace windows	$19,500
Architectural	Remove the steel security bars from the windows.	$3,000
Architectural	Restore historic wood trim throughout	$6,000
Architectural	Patch drywall partitions, retexture and paint. Replace carpet and vct throughout.	$24,000
Electrical	Install new electrical distribution system	$41,400
Electrical	New energy saving light fixtures throughout	$20,700
Electrical	Install security system	$3,000
Electrical	Electrical System	$40,000
Mechanical	Install new unit heaters in garage and classroom area	$58,500
Mechanical	Fire Sprinkler System	$40,000
Mechanical	Plumbing System	$40,000
Mechanical	Mechanical System	$40,000
Site Improvements	Landscaping	$3,000
Site Improvements	Remove grade and construct retaining wall on hill to south. Temporarily remove grade and install waterproof membrane where foundation is below grade. Install perforated drain at base of builidng and plant native grasses.	$45,000
Site Improvements	Remove risen grade and instaillll waterproofing membrane to foundation. Regrade to route drainage.	$2,250
Site Improvements	Remove plant beds on north elevation and lower grade. Regrade to route drainage.	$1,500
Site Improvements	Regrade at the septic system location and reseed.	$750
Site Improvements	Regrade and construct natural (not concrete) drainagge swale at south elevation.	$3,000
Structural	Remove all equipment from second floor. Strengthen floor joists to meet intended use and occupancy (occupancy TBD at this time)	$26,100

Building 124

Minimal Site Improvements, New Decorative Rear Patio, Minor Exterior Enclosure Repairs, Complete Framing & Walls, New Doors & Windows, Replace Existing Staircase, New Floor, Wall & Ceiling Finishes, Add Interior LULA Lift, Structural Upgrades Floor, Roof & Wall, Minor Structural Upgrades for Unknown Deficiencies, Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Remove / Abate Hazardous Materials (ACM Basement)	$35,000
Architectural	Building Demolition, Selective Interior / Misc. (Minimal)	$45,000
Architectural	Remove Existing Staircase, Complete	$8,125
Architectural	Interior Stair Case w/ Handrails	$19,375
Architectural	Exterior Decorative Patio w/ Handrails (Rear)	$8,750
Architectural	Wood Floor Deck & Structure - Infill, Patch & Repair	$4,375
Architectural	Millwork / Casework with Tops	$28,750
Architectural	Existing Exterior Fascia, Replace as Required	$10,625
Architectural	Existing Exterior Trim, Prep & Paint	$4,375
Architectural	Exterior Windows, Replace Sealant	$3,750
Architectural	Roofing System, Patch & Repair (Minimal)	$15,625
Architectural	Interior Windows & Frame	$5,625
Architectural	Interior Commercial Doors w/ Frame & Hardware	$83,750
Architectural	Interior Stud Walls & Gypsum Board Partitions	$28,125
Architectural	Interior Partitions, Patch & Repair	$2,500
Architectural	Finishes - Floor, Wall & Ceiling	$183,750
Architectural	Specialties / Equipment	$15,625
Architectural	Residential Kitchen Appliances	$12,500
Architectural	Existing Building, Patch & Repair (Allowance)	$22,500
Architectural	LULA Elevator / Lift	$37,500
Architectural	Existing Wood Framing, Repair Structure Deficiencies	$10,625
Electrical	Electrical System (Cost per Engineer)	$168,875
Mechanical	Fire Sprinkler System (Cost per Engineer)	$201,750
Mechanical	Plumbing System (Cost per Engineer)	$134,000
Mechanical	Mechanical System (Cost per Engineer)	$136,250
Site Improvements	Remove Basketball Court	$7,500
Site Improvements	Remove Existing Metal Fencing	$2,500
Site Improvements	Existing Retaining Wall, Replace Concrete Top (Dowel)	$1,875
Site Improvements	Existing Concrete Sidewalk - Replace, Patch & Repair	$6,250
Site Improvements	Concrete Sidewalk (Rear Patio)	$5,625
Site Improvements	Site Improvements - Patch & Repair Allow (Minimal)	$10,625
Structural	Concrete Foundation Wall, Stabilize / Repair	$15,625
Structural	Concrete Slab on Grade - Infill, Patch & Repair	$3,125
Structural	Existing Floor Structure, Replace Beams & Joists	$14,375
Structural	Existing Roof Structure, Replace Joists & Rafters	$90,000
Structural	Structural Upgrades, Undiscovered Conditions (Allow)	$12,500

Building 126

Replace Exterior Wall Cladding (Outside & Inside Face), New Roofing System & High Performace Insulation, New Concrete Slab on Existing Grade, Slab Heating, Replace OH Section Doors, New Exterior & Interior Doors / Windows, New Floor, Wall & Ceiling Finishes, Fire Alarm, Fire Suppression, Plumbing, HVAC & Electrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Architectural	Building Demolition, Selective Interior / Misc.	$86,250
Architectural	Exterior Wall Cladding, Trim & Insul - Metal Panel	$216,250
Architectural	Interior Lining & Gypsum Board @ Exterior Walls	$130,000
Architectural	Millwork / Casework with Tops	$3,750
Architectural	Roofing (Metal Standing Seam, Flashings & HP Insul)	$284,375
Architectural	Overhead Section Doors & Frame w/ Opener	$36,875
Architectural	Exterior Wall Polycarb Wall Panel Transom & Frame	$20,000
Architectural	Exterior / Interior Commercial Doors w/ Frame & Hrdwr	$18,125
Architectural	Interior Windows & Frame	$7,500
Architectural	Interior Stud Walls & Gypsum Board Partitions	$13,125
Architectural	Interior Stud Walls & Gypsum Board Partitions - Infill	$16,250
Architectural	Finishes - Floor, Wall & Ceiling (Remodel)	$148,125
Architectural	Wall Protection / Barriers	$9,375
Architectural	Specialties / Equipment	$25,000
Architectural	Existing Building, Patch & Repair (Allowance)	$15,625
Electrical	Electrical System (Cost per Engineer)	$121,250
Mechanical	Fire Sprinkler System (Cost per Engineer)	$165,250
Mechanical	Plumbing System (Cost per Engineer)	$124,875
Mechanical	Mechanical System (Cost per Engineer)	$175,625
Structural	Excavation & Backfill, Foundations	$8,125
Structural	Foundations & Footings, Underpinning / Shoring	$12,500
Structural	Concrete Tie-Beam, Reinforced	$30,000
Structural	Foundation, Bolster Column Supports	$14,375
Structural	Concrete Slab on Grade & Insulation, Reinf - 5"	$51,875
Structural	Concrete Slab on Grade - Infill, Patch & Repair	$1,875
Structural	Existing Floor Structure, Reinforce, Patch & Repair	$13,750
Structural	Existing Roof Structure - Add Steel Purlins & Weld	$71,875
Structural	Steel Bldg Frame - Add Weld Cover Plates & Stiffeners	$25,625
Structural	Structural Upgrades, Undiscovered Conditions (Allow)	$10,000

Site Utilities

Replacement or all Underground Utility Piping, Wiring, New installation of Fire Suppression Piping and Cisterns, Erosion Control Around Buildings and Site as Needed, Historical Assessment and Associated Restoration Work for All BuildingsElectrical Upgrades

Project Type	Project Description	Estimated Total Project Cost
Site Improvements	Erosion Control	$500,000
Site Improvements	Domestic Water Piping	$1,500,000
Site Improvements	Sanitary Sewer	$1,500,000
Site Improvements	Fire Srinkler Piping	$2,000,000
Site Improvements	Fire Sprinkler Supply	$10,000,000
Site Improvements	Fire Alarm Wiring Connections	$1,000,000

Note on the Stone Canyon assessment

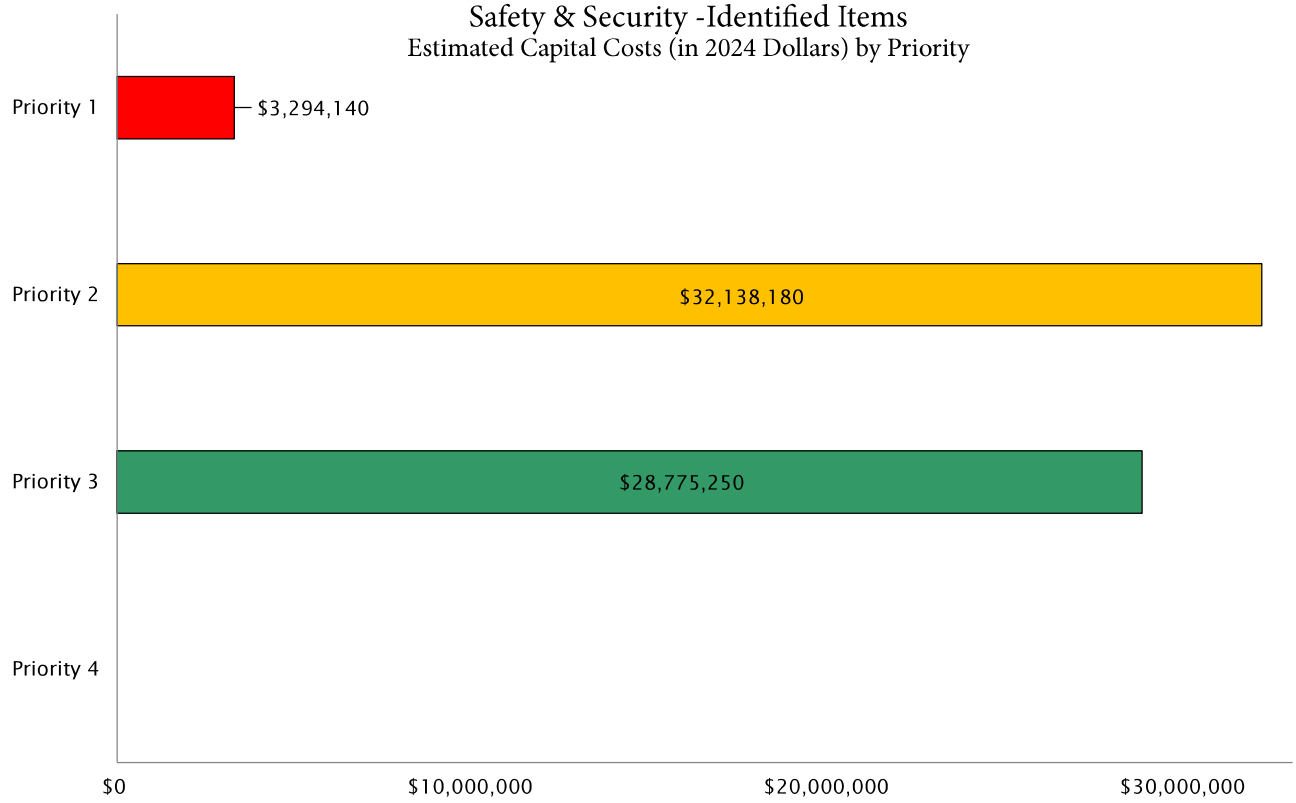
The costs in the Master Capital Plan are a result of architectural, structural, mechanical, electrical and site-improvement evaluations of the capital needs at a high level.Specific projects were not itemized, evaluated, or cost estimated to the same level as the school and support facility CIP listing due to the magnitude of effort needed to do so. A more detailed approach will be initiated in the future to further evaluate needs. This evaluation would prioritize critical needs for the facilities currently being occupied by staff and students.

This page intentionally left blank

DCSD Safety and Security Department supports all of the district security applications and infrastructure distributed throughout our schools and office buildings. The safety and security of our students, staff and visitors are incredibly dependent upon the availability of these systems. Any issues with these systems can impact response and resolution to incidents. Critical Security projects were addressed with the funding made available from the 2018 Bond funds. Master Capital Plan requirements will continue to be assessed during the 2024-25 planning cycle.

Currently, DCSD Safety & Security owns and is responsible for:
100+/- servers to run and operate security systems
150+/- client computers
3,500+/- cameras
560+/- access controlled doors
400+ system clients
3,800+/- radios
70+/- front door entry intercom
Intrusion Systems
Bi-Directional Amplification (BDA) Systems

The Safety and Security Department's currently identified solutions and projects are prioritized on the effectiveness and urgency. District safety and security initiatives are proposed by the department based on continual review of local, state and federal requirements, administrative leadership, and reference to industry best practice solutions. A business case is developed to define scope, deliverables, resources, and cost estimates which then is prioritized by leadership. A portfolio review is conducted to ensure new initiatives are unified solutions across the district and maximize safety in alignment with our strategic goals.



Estimated Total Project Costs: $67,418,000-$78,012,270

Following is the list of currently unfunded safety & security needs

Priority Class	Project Type	Project Description	Estimated Capital Need Cost-2024	Potential Inflation Costs
1	Alarm Replacement	Replace aged alarm systems and connect into unified security platform	$1,500,290	$75,020-$322,570
	Facility Standards	Bring facilities up to current security standards (8 locations)	$481,350	$24,070-$103,490
	Server Replacement	Replaced aged servers	$262,500	$13,130-$56,440
	Transportation Fleet Radios	Replace aged radios that end of life and servicability	$1,050,000	$52,500-$225,750
2	Aged/Legacy Cameras	Replacement of cameras	$1,575,300	$78,770-$338,690
	BDA/DAS	Install BDA/DAS systems in Middle, Elementary and Support buildings as needed and in accordance to Fire Code	$18,900,000	$945,000-$4,063,500
	Door Contacts	Install door contacts to monitor door status at schools	$2,646,000	$132,300-$568,890
	EOC Updates	Update HVAC and VAVs, install ceiling or noise dampening material, etc	$787,500	$39,380-$169,320
	Secure Entry	Front entry vestibules for High Schools (7)	$3,570,000	$178,500-$767,550
		Front entry vestibules for Middle Schools	$4,016,250	$200,820-$863,500
	Redundant Systems	Build out redundant/disaster recovery systems for unified security platform	$367,500	$18,380-$79,020
	Security Client Hardware	Replace security client computers	$275,630	$13,790-$59,260
3	Secure Entry	Secure front entries at elementary schools	$18,375,000	$918,750-$3,950,630
	Mobile Connection	Build out persistant connection for mobile units	$26,250	$1,320-$5,650
	New Technology	New technology to enhance security operations in schools based on administrator feedback and best practices	$1,575,000	$78,750-$338,630
	School Radios	Replace current radio system at schools to DTRS, hinges on BDA/DAS project, and expansion of DTRS system to accomodate load	$6,300,000	$315,000-$1,354,500
	Security Device Refresh	Replace ~1400 security devices	$2,499,000	$124,950-$537,290

Estimated Total Capital Costs (in 2024 Dollars):$64,207,570

Estimated Inflation Range: $3,210,430-$13,804,700

Estimated Total Project Costs: $67,418,000-$78,012,270

The DCSD Information Technology Department supports all of the district technology applications and infrastructure distributed throughout our schools and office buildings. Teaching and learning in our schools and the support of teaching and learning are incredibly dependent upon the availability of high speed internet access. Any issues with this access can have a large impact on the entire education system. To that end, the District's IT team continuously performs system updates to ensure connectivity of phone, internet, and other critical systems is maintained at the highest levels of operation.

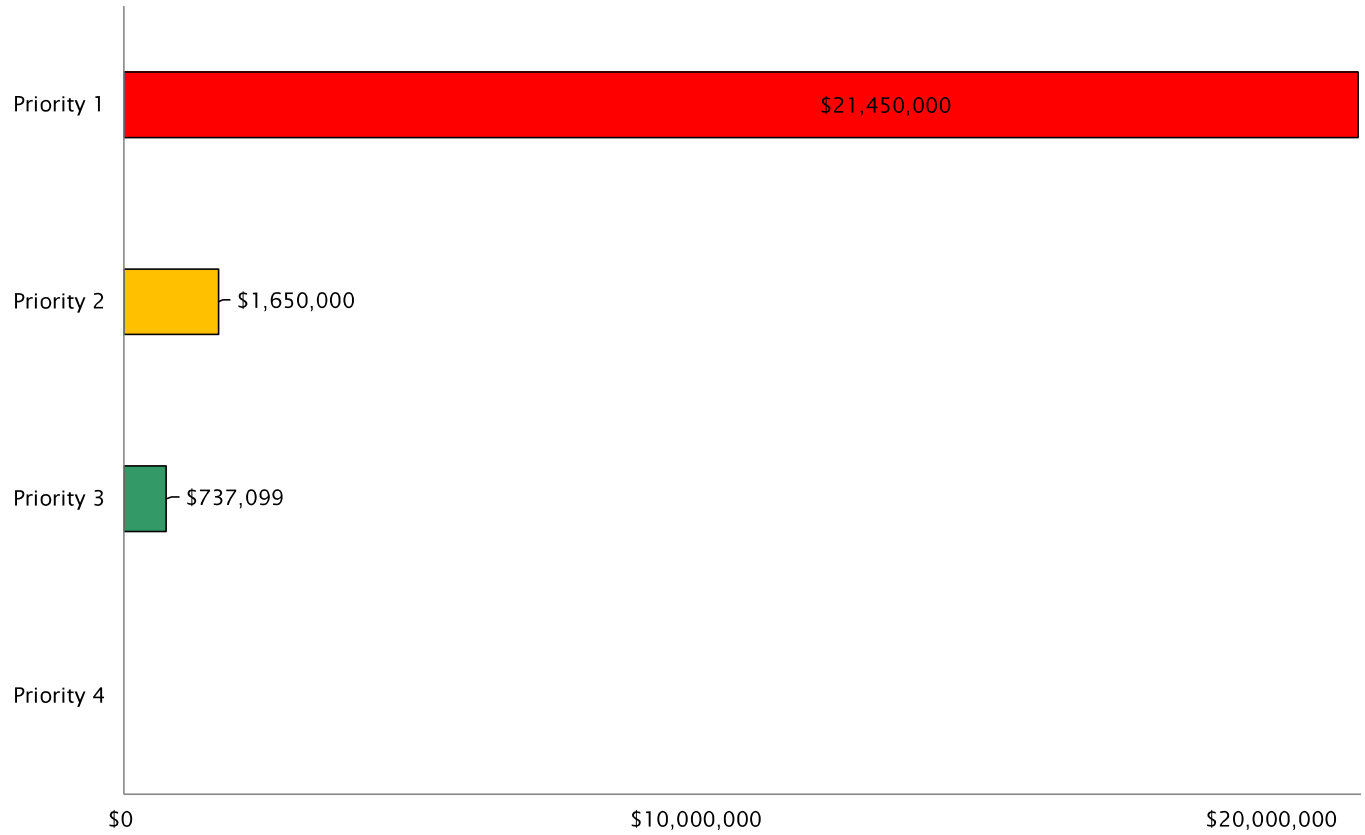
Currently, DCSD owns and is responsible for:

- 80+ core district application services
- 730+/- servers to run and operate the district infrastructure
- 6,000 phones and 3,800 wireless access points across all building/schools
- 2,000+/- network switches
- 58,000+ devices connected wirelessly (Laptops, Tablets, Notebooks, Smartphones,etc.)
- 300+ Terabytes of storage
- 130,000+ active directory accounts (staff, students, parents etc.)

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

Following is the list of currently unfunded information technology needs

Priority Class	Project Description	Estimated Capital Need Cost-2024	Potential Additional Project Cost
1	Staff and Student Device Refresh-The annual cost of the device refresh on the low end is $3.75M per year up to $4.5M per year.	$20,625,000	$3,750,000
	Server Refresh-Updating servers.	$385,000	$50,000
	Cybersecurity Enhancements	$440,000	$75,000
2	Storage Appliance Refresh-Updating the storage appliance	$1,320,000	$0
	Multi-function Printer Device Refresh	$330,000	$75,000
3	UPS Refresh-Updating the UPS battery backups at each site	$49,500	$15,000
	Access Layer Switch Refresh-Updating the Access Layer Switch hardware	$550,000	$0
	Phone Refresh-Updating phones throughout the district	$137,599	$25,000



Estimated Total Capital Costs (in 2024 Dollars): $23,837,099

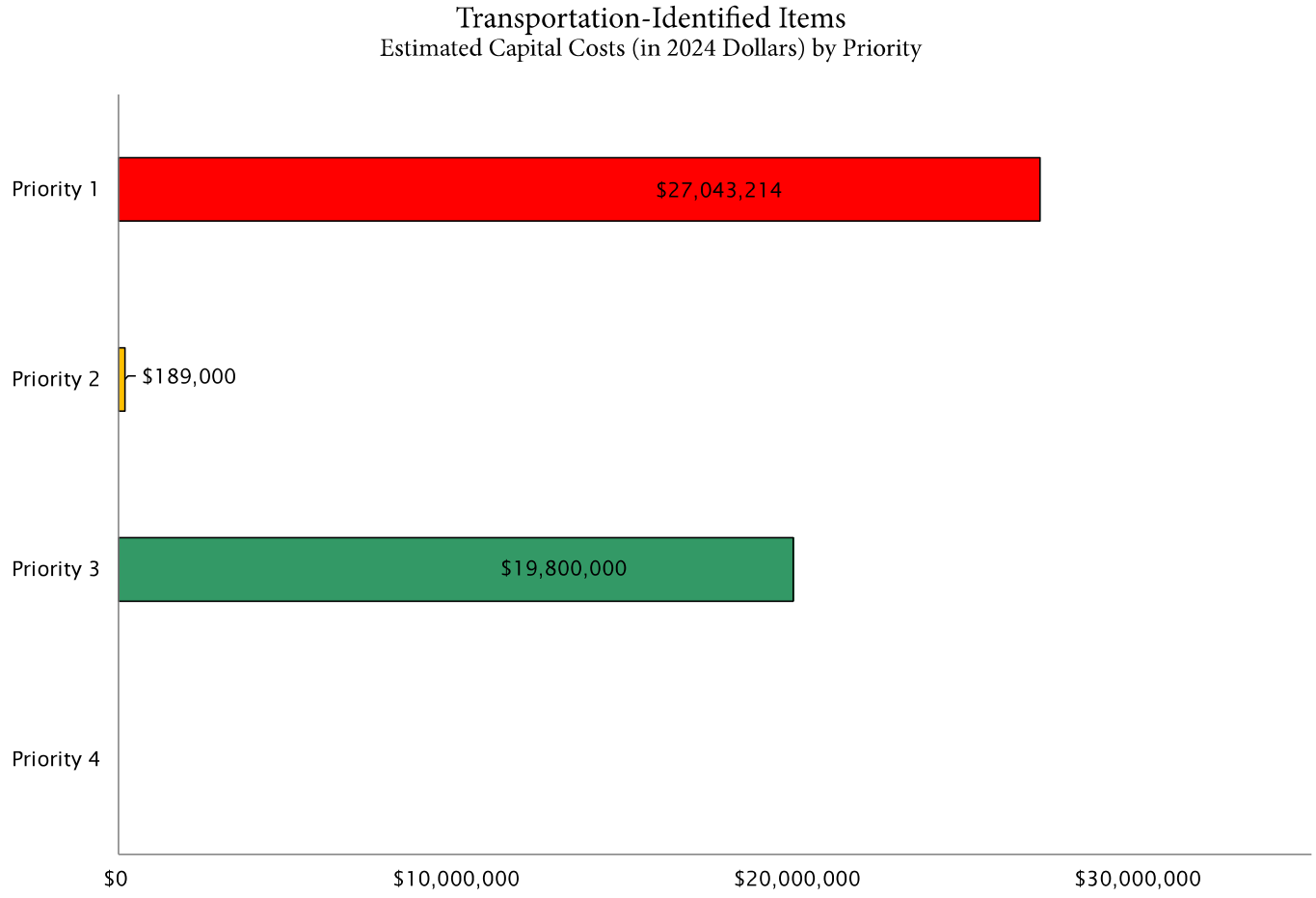
Estimated Potential Additional Costs: $3,990,000

Estimated Total Project Costs: $27,827,099

The Douglas County School District Transportation and Fleet Department provides transportation for approximately 6,000 general education students and 1,000 special education students. The district has 3 bus terminals (Parker, Highlands Ranch and Castle Rock), and a training facility at Ponderosa High School. The training team has 4 certified CDL trainers and the Transportation department as a whole has approximately 250 staff. The Transportation Fleet Maintenance Department employs 18 mechanics of which we have 9 Automotive Service Excellence (ASE) Master Mechanics and 6 mechanics that are Certified Colorado Department of Education (CDE) Inspectors.

Currently the district owns a total of 322 buses for student transport and 44 white fleet vehicles. Of the 322 buses, 193 are over 13 years old, and on average have over 200,000 miles. As an example, the average age of a bus across similar Colorado districts is 9 years. Buses are removed from the fleet when they become cost prohibitive to repair or are no longer safe to transport students.

Only fleet related capital items are identified and discussed on this page. Capital needs at the three bus terminals are considered facility needs and are assessed, inventoried, and prioritized as part of the facility assessment and Capital Improvement process discussed in the Methodology section of this document. The need for new terminals is assessed and priced as part of the district's review of new construction needs. Electric vehicles are included in the vehicle cost as part of the MCP but there would be additional funds needed to create the infrastructure to support any EV purchases. This is not included in the Capital needs funding.



Estimated Total Capital Costs (in 2024 Dollars): $47,032,214

Following is the list of currently unfunded transportation needs

Priority Class	Capital Need Type	Capital Need Description	Estimated Capital Need Cost-2024
Buses: Replace 250 buses 2010 and older and/or over 250K miles; 30 Type A SPED, 24 Type C SPED, 180 Type C Gen Ed, 16 Type D.			
1	12- Special Education buses and 14 passenger non-CDL	2 Type A SPED, with integrated seats, AC, and 3 wheel chair positions- Special Education transportation continues to increase each year increasing the need for specialized equipment. Newer vehicles are needed to replace old equipment that no longer meets Federal or CDE standards.	$1,536,000
	31 Type C SPED	31 - SPED 33 passenger bus, with wheelchair positions and integrated seats. These vehicles can be used for SPED or General Education students and pre-school.	$4,763,274
	135 Diesel, 77 passenger	135 - 77 passenger Diesel General Education.	$17,820,000
	15 type D	All of the current Field Trip buses will need to be replaced. They are over on miles, aged out, with rotting floors, rust to side panels, and parts are no longer available.	$2,339,340
Support Fleet: Thirteen vehicles will be sent to the crusher. These units are no longer viable for transportation use. These units have cracked frames, damaged motor mounts, repair costs have exceeded value of unit, and parts are no longer available from manufacturers.			
1	Electric Parts Van	Electric parts van is aged out and replacement parts are no longer available. Replace with Promaster High lift service	$65,000
	Trucks	Replace four vehicles that are 25 years and older with cracked frames and are not road worthy - these are used as plow trucks- $72,000/each	$288,000
	Suburbans	Replace four vehicles used for student transport that are no longer road worthy. Four Chevy Suburban's at $57,900/each	$231,600
Supplies, Snow Removal, and Electric Buses :A full set of tools and box are needed at each terminal location to increase hiring and recruitment opportunities. A vehicle for snow removal and fleet support at transportation terminal is needed. A phased replacement of gas and diesel buses with electric buses is needed in order to align with Federal Department of Transportation direction.			
2	Supplies	One full set of tools and box located at each terminal location. Full set of tools and box estimated at $53,000 current bid price is 31,088 per box per location for a total of $159,000 buys 5 tool boxes. Tool Sets increase hiring and recruitment opportunities from Technical Colleges, in particular new recruits that have not yet established their own tool set.	$159,000
	Rangers	Small ranger/quad type vehicles for snow removal and fleet support in the yard. Two vehicles cost $30,000.	$30,000
3	Electric Buses	In order to align with the direction of the Federal Department of Transportation, gas and diesel buses should be replaced with electric buses. The first phase is to replace 20 of the 77 passenger GenEd buses and 24 of the 32-passenger Special Education buses with electric buses. The cost estimate for an electric bus is in the range of $450,000 - $480,000, plus an approximate battery replacement cost of $80,000 per bus. This capital requirement is contingent upon new bus terminal facilities being constructed since infrastructure is needed for charging stations, electrical transformers, battery storage, and unique maintenance bays and equipment.	$19,800,000

Estimated Total Capital Costs (in 2024 Dollars): $47,032,214

This page left intentionally blank

Charter Schools

Public Charter Schools were authorized by the Colorado Charter School Act in 1993, and DCSD chartered the first charter school in the state shortly thereafter, Academy Charter School. The Charter School Act authorizes teachers, parents and/or community members to contract with the local board of education to establish a publicly funded school. Charter schools operate under a "charter contract" between the charter school and the local board of education which defines the charter school's goals, standards, education design, governance, and operations. All charter schools must meet accreditation standards as set by their authorizing school district and comply with federal and state statutes related to non-discrimination, school accountability, assessments, finance and financial transparency, and performance.

All charter schools authorized by the Douglas County School District Board of Education have legal arrangements to lease, acquire, utilize, and maintain their own facilities, including grounds and buildings. Each charter facility is an individual operating entity utilizing different ownership structures and business models. Each charter school, while always a public school, is individually managed by an independent board of directors. Ultimately, charter schools are accountable to provide educational spaces that are safe to all students and staff through its charter with the Board of Education. Charters must also properly maintain each facility to support their defined programs and objectives. Currently, this maintenance, and any facility modifications or additions, is carried out by each individual charter school.

Each charter school must fund its educational programs (including salaries for teachers, support staff, and administrators) and pay for all infrastructure needs. These may include facility purchases, technology, supplies, routine and emergency maintenance items, facility modifications or new construction. These costs are paid by the charter school from the per pupil revenue and mill levy override dollars received from the authorizing school district. Like all other public school facilities, charters must also always meet all federal, state and local code requirements for health and safety.

DCSD charter schools occupy a variety of different types of buildings of different ages and histories, from converted warehouses to new commercial construction not dissimilar from standard neighborhood schools. When financed, each facility carries its own terms using interest rates often greater than rates for public debt offered to school districts like DCSD. Charter schools generally target spending 12% to 18% of their total annual budget on their facility debt service or lease payments. As public schools subject to TABOR, charters do not solicit voter funding through bonds, so capital expenses must be funded through their annual budgets and contingency reserves. Each charter school is 100% liable for these costs, which are not covered by the District.

While DCSD is not directly responsible for charter school capital needs, this inventory of charter school facilities is required to fully appreciate the cost needs and public ownership value of buildings and other capital required for public K-12 education throughout the District.

For this MCP, all DCSD charter schools were asked to submit their capital needs data. Charter schools have submitted needs other than capital renewal needs. These identified needs are listed on each individual charter school page. For neighborhood schools, these needs are identified as district-wide needs and broken out and summed as separate costs.

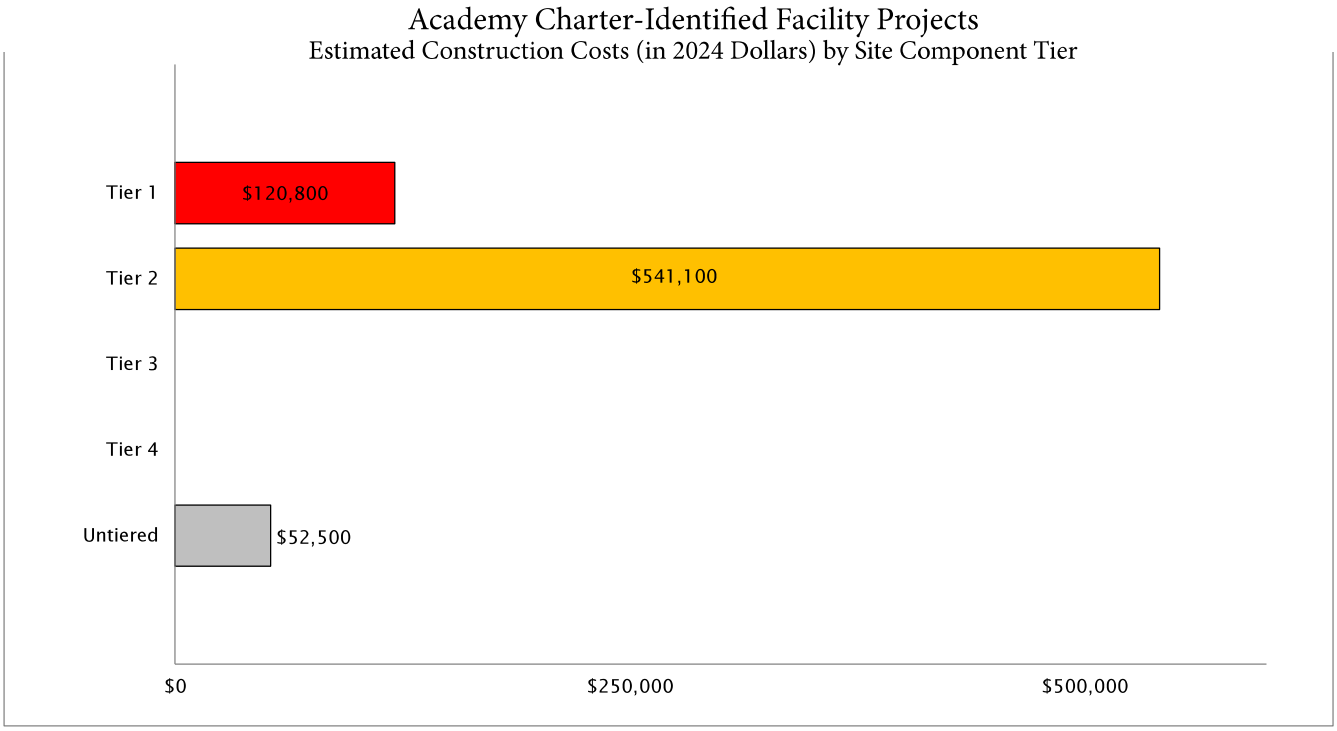
Bond funding is generally used for capital needs such as facility repairs, security upgrades, purchasing classroom equipment, buses and technology.

Academy Charter School

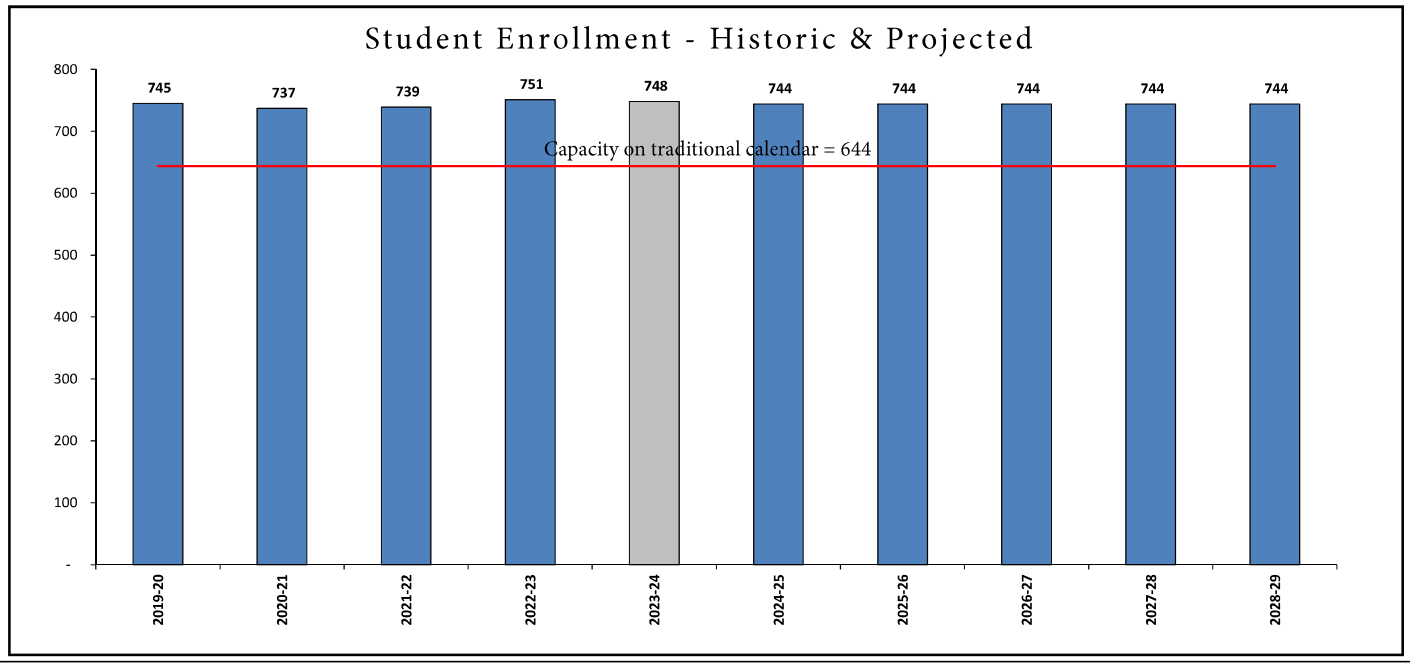
1551 Prairie Hawk Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, K-8

School built in 2001
Opened in 1996

Site Acreage:10
Facility Square Feet: 52,000



Estimated Total Construction Costs (in 2024 Dollars): $714,400
Estimated Total Project Costs: $822,000 - $1,175,500



Following is the list of needed projects at Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Replace exhaust fans	$15,800	$1,600 $6,800	$800 $3,400
	3		Replace Elevator	$105,000	$10,500 $45,200	$5,300 $22,600
2	2		Repaint building exterior	$121,100	$12,200 $52,100	$6,100 $26,100
	2		Replace/repair exterior hard surfaces (asphalt, concrete), including regrading surfaces for drainage solutions	$420,000	$42,100 $180,600	$21,000 $90,400
N/A	2	IT	Replace phones and phone system	$52,500	$5,300 $22,600	$2,700 $11,300

Estimated Total Construction Costs (in 2024 Dollars): $714,400
Estimated Project Management Costs Range: $71,700 - $307,300
Estimated Inflation Range: $35,900 - $153,800

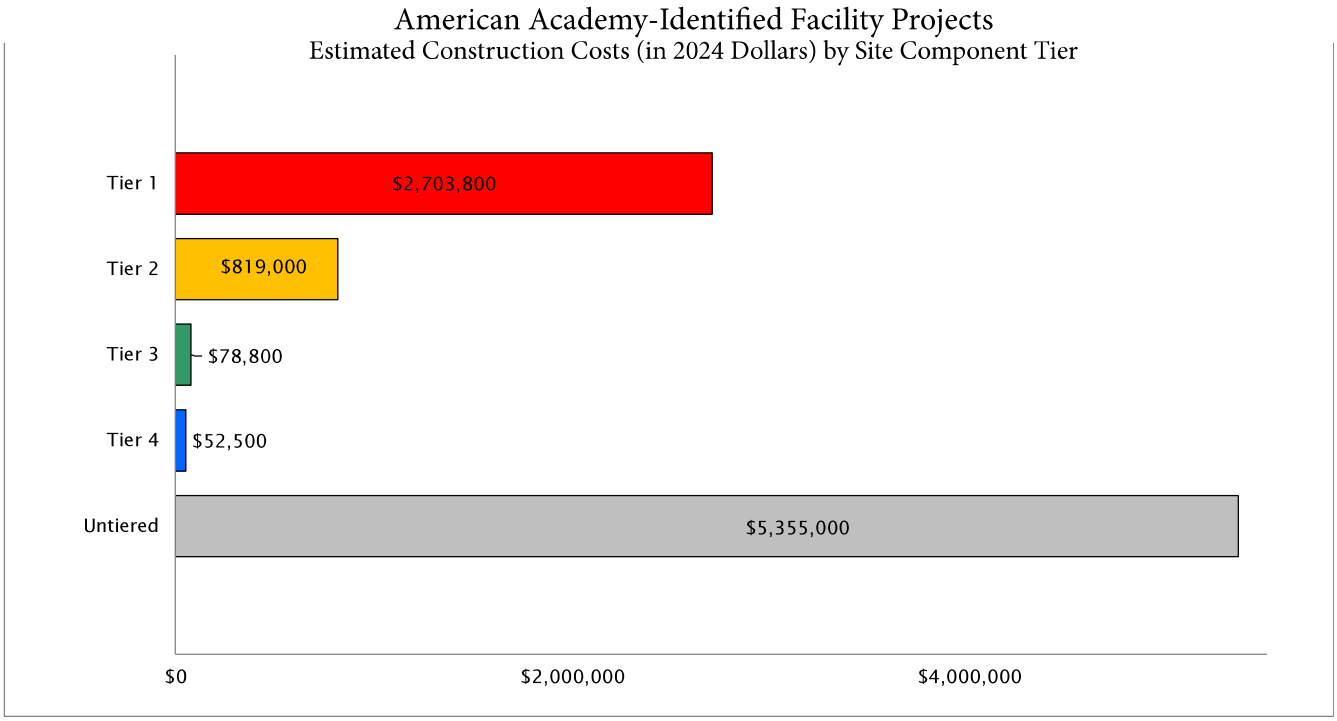
Estimated Total Project Costs: $822,000 - $1,175,500

American Academy-Castle Pines Charter School

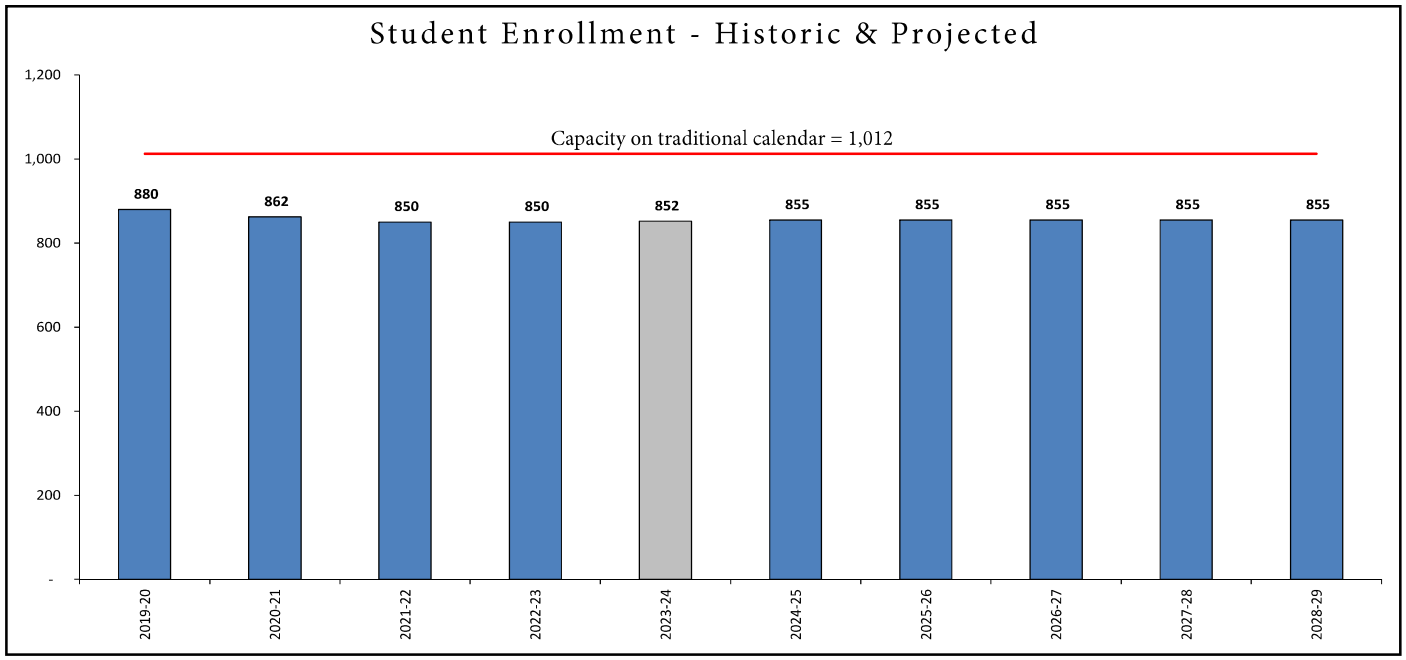
6971 Mira Vista Lane
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-8

Castle Pines school built/opened in 2009

Site Acreage: 5.5
Facility Square Feet: 83,000



Estimated Total Construction Costs (in 2024 Dollars): $9,009,100
Estimated Total Project Costs: $10,361,800 - $14,820,900



Following is the list of needed projects at American Academy Charter School Castle Pines Campus

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	BAS System (for HVAC) Replacement	$262,500	$26,300 $112,900	$13,200 $56,500
	Not Provided		RTU units	$787,500	$78,800 $338,700	$39,400 $169,400
	Not Provided		Door hardware upgrades	$26,300	$2,700 $11,300	$1,400 $5,700
	Not Provided		Replace roof	$1,575,000	$157,500 $677,300	$78,800 $338,700
	Not Provided	IT	Replace phones and phone system	$52,500	$5,300 $22,600	$2,700 $11,300
2	2	Capital Renewal	Painting Hallways	$31,500	$3,200 $13,600	$1,600 $6,800
	Not Provided		Playground replacement, pour and play	$525,000	$52,500 $225,800	$26,300 $112,900
	Not Provided		Replace all carpets	$262,500	$26,300 $112,900	$13,200 $56,500
3	Not Provided	Facility Modification	Monument Sign	$78,800	$7,900 $33,900	$4,000 $17,000
4	Not Provided	Facility Upgrade	Additional Sidewalks	$52,500	$5,300 $22,600	$2,700 $11,300
N/A	Not Provided		Kindie prep space	$5,250,000	$525,100 $2,257,500	$262,500 $1,128,800
	Not Provided	IT	Network, fiber	$52,500	$5,300 $22,600	$2,700 $11,300
	Not Provided	Security	Security cameras	$52,500	$5,300 $22,600	$2,700 $11,300

Estimated Total Construction Costs (in 2024 Dollars): $9,009,100
Estimated Project Management Costs Range: $901,500-$3,874,300
Estimated Inflation Range: $451,200-$1,937,500

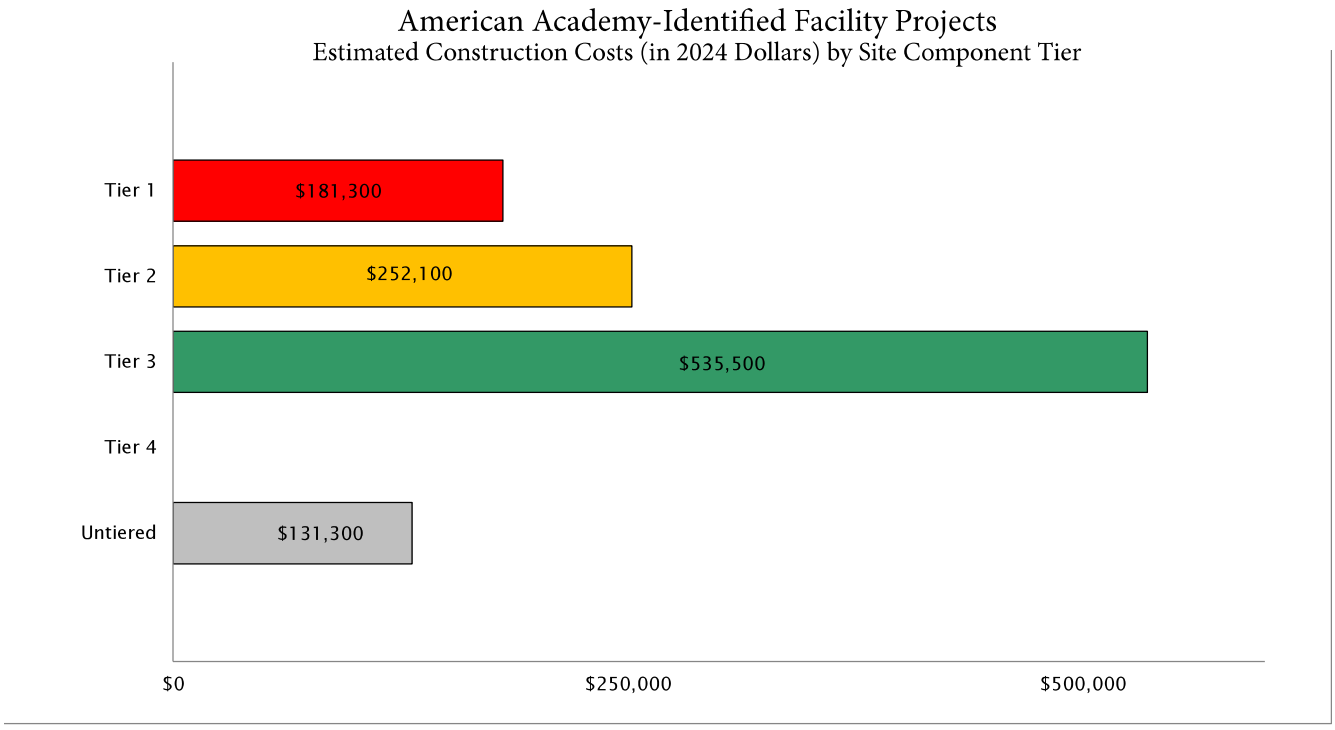
Estimated Total Project Costs: $10,361,800 - $14,820,900

American Academy-Motsenbocker Charter School

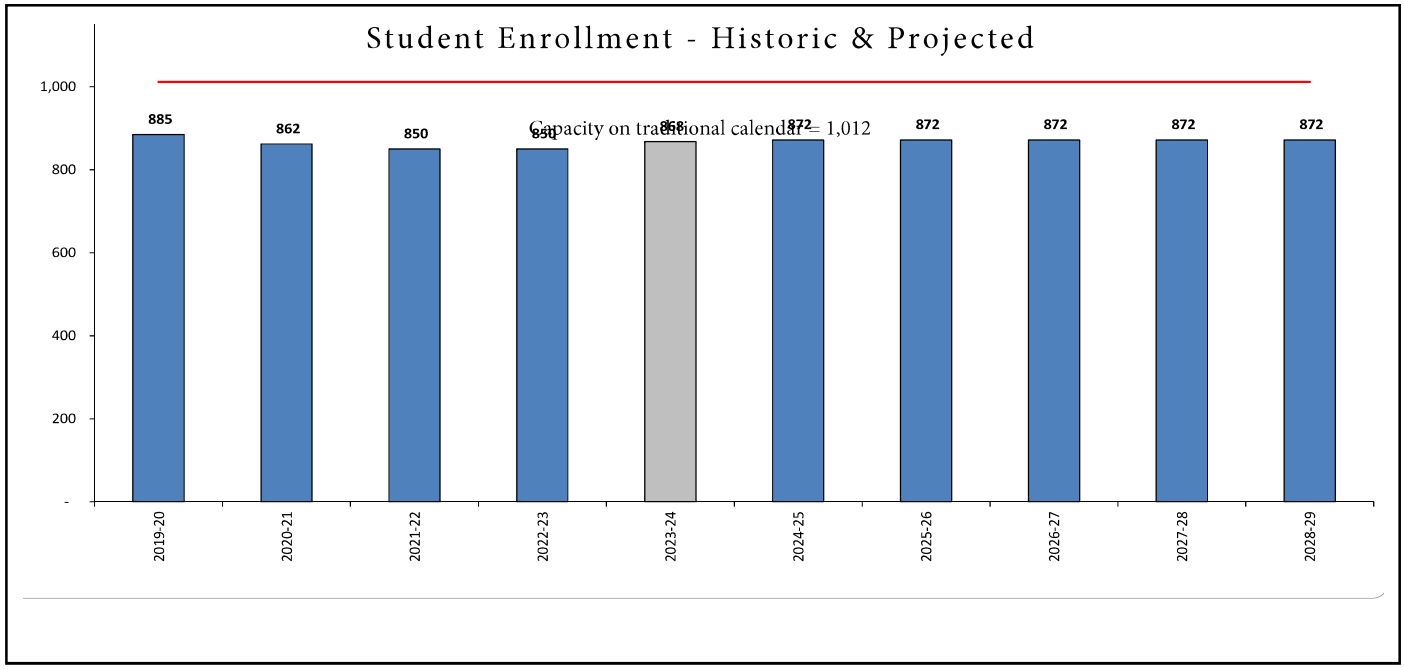
11155 Motsenbocker Rd
Parker, CO 80134
Chaparral High School Feeder Area, K-8

Motsenbocker campus built/opened in 2013

Site Acreage: 9.1
Facility Square Feet: 93,000



Estimated Total Construction Costs (in 2024 Dollars): $1,100,200
Estimated Total Project Costs: $1,266,100- $1,810,500



Following is the list of needed projects at American Academy Charter School Motsenbocker Campus

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Not Provided	Capital Renewal	Door hardware upgrades	$13,200	$1,400 $5,700	$700 $2,900
	Not Provided		Repair roof	$89,300	$9,000 $38,400	$4,500 $19,200
	Not Provided	IT	Replace phones and phone system	$78,800	$7,900 $33,900	$4,000 $17,000
2	2	Capital Renewal	Painting Hallways/Exterior of buiding	$57,800	$5,800 $24,900	$2,900 $12,500
	Not Provided		Replace all carpets	$52,500	$5,300 $22,600	$2,700 $11,300
	Not Provided	Facility Upgrade	Change all internal lights to LED	$141,800	$14,200 $61,000	$7,100 $30,500
3	Not Provided	Capital Renewal	Playground replacement, pour and play	$525,000	$52,500 $225,800	$26,300 $112,900
	Not Provided	Facility Modification	Barrier Netting Fence for soccer fields	$10,500	$1,100 $4,600	$600 $2,300
N/A	Not Provided	IT	Network fiber	$105,000	$10,500 $45,200	$5,300 $22,600
	Not Provided	Security	Security cameras	$26,300	$2,700 $11,300	$1,400 $5,700

Estimated Total Construction Costs (in 2024 Dollars): $1,100,200
Estimated Project Management Costs Range: $110,400 - $473,400
Estimated Inflation Range: $55,500 - $236,900

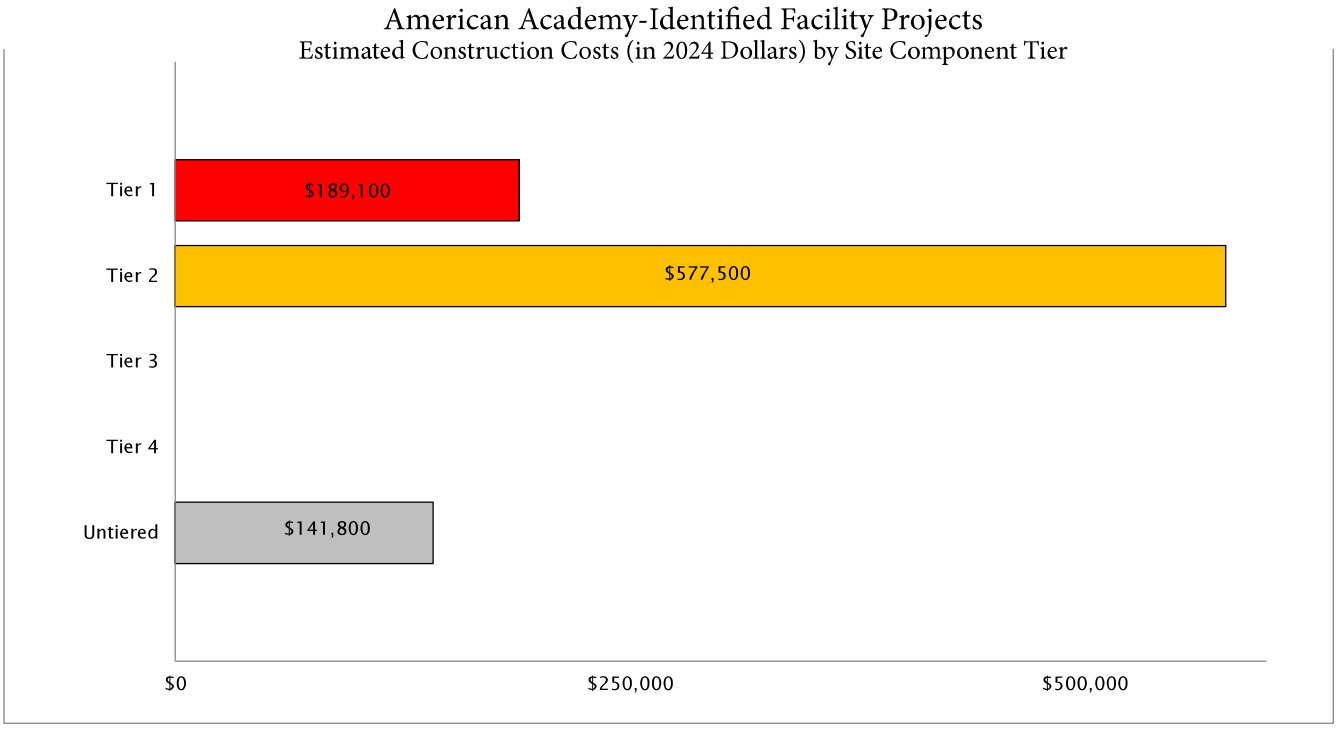
Estimated Total Project Costs: $1,266,100- $1,810,500

American Academy-Lincoln Meadows Charter School

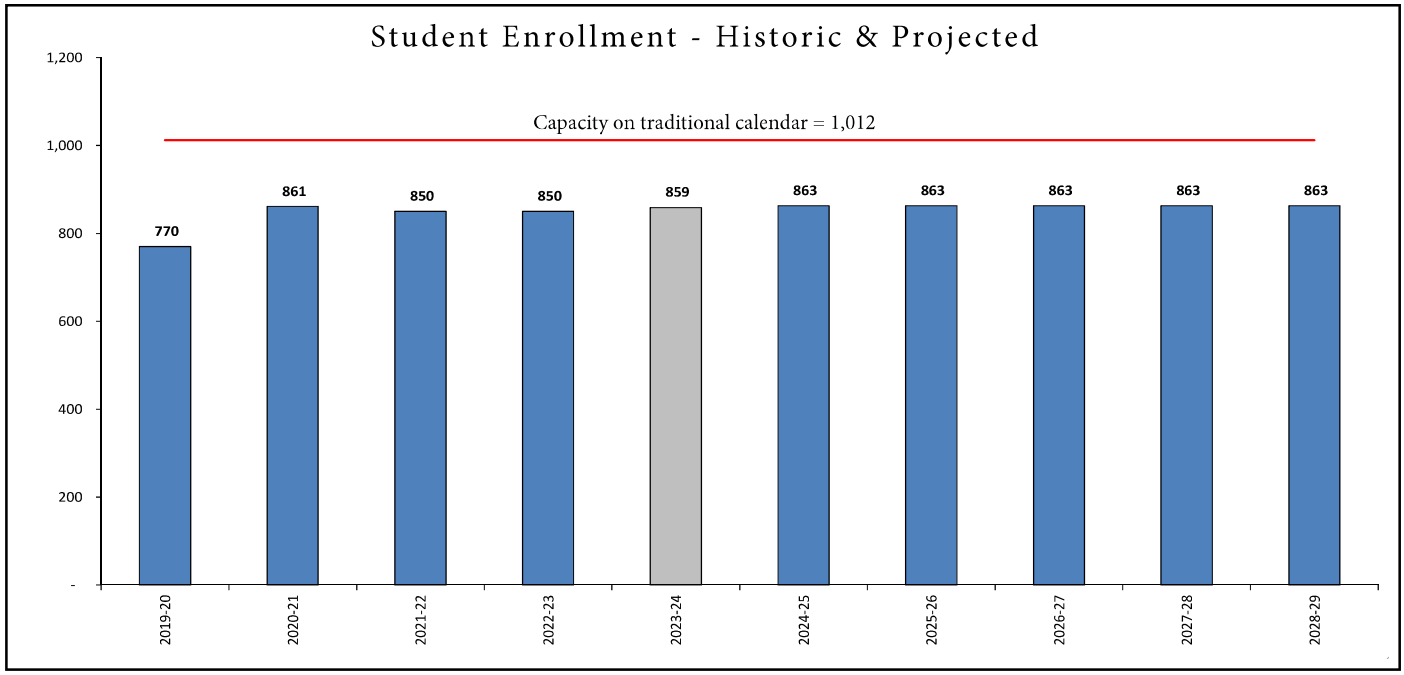
10260 Twenty Mile Rd.
Parker, CO 80134
Chaparral High School Feeder Area, K-8

Lincoln Meadows campus school built/ opened in 2017

Site Acreage: 8.776
Facility Square Feet: 93,100



Estimated Total Construction Costs (in 2024 Dollars): $908,400
Estimated Total Project Costs: $1,045,200- $1,494,900



Following is the list of needed projects at American Academy Charter School Lincoln Meadows Campus

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Not Provided	Capital Renewal	Door hardware upgrades	$21,000	$2,100 $9,100	$1,100 $4,600
	Not Provided	Facility Upgrade	Repair roof	$89,300	$9,000 $38,400	$4,500 $19,200
	Not Provided	IT	Replace phones and phone system	$78,800	$7,900 $33,900	$4,000 $17,000
2	Not Provided	Capital Renewal	Playground replacement, pour and play	$525,000	$52,500 $225,800	$26,300 $112,900
	Not Provided	Facility Upgrade	Replace all carpets	$52,500	$5,300 $22,600	$2,700 $11,300
N/A	Not Provided	IT	Network, fiber	$105,000	$10,500 $45,200	$5,300 $22,600
	Not Provided	Security	Security cameras	$36,800	$3,700 $15,900	$1,900 $8,000

Estimated Total Construction Costs (in 2024 Dollars): $908,400
Estimated Project Management Costs Range: $91,000 - $390,900
Estimated Inflation Range: $45,800 - $195,600

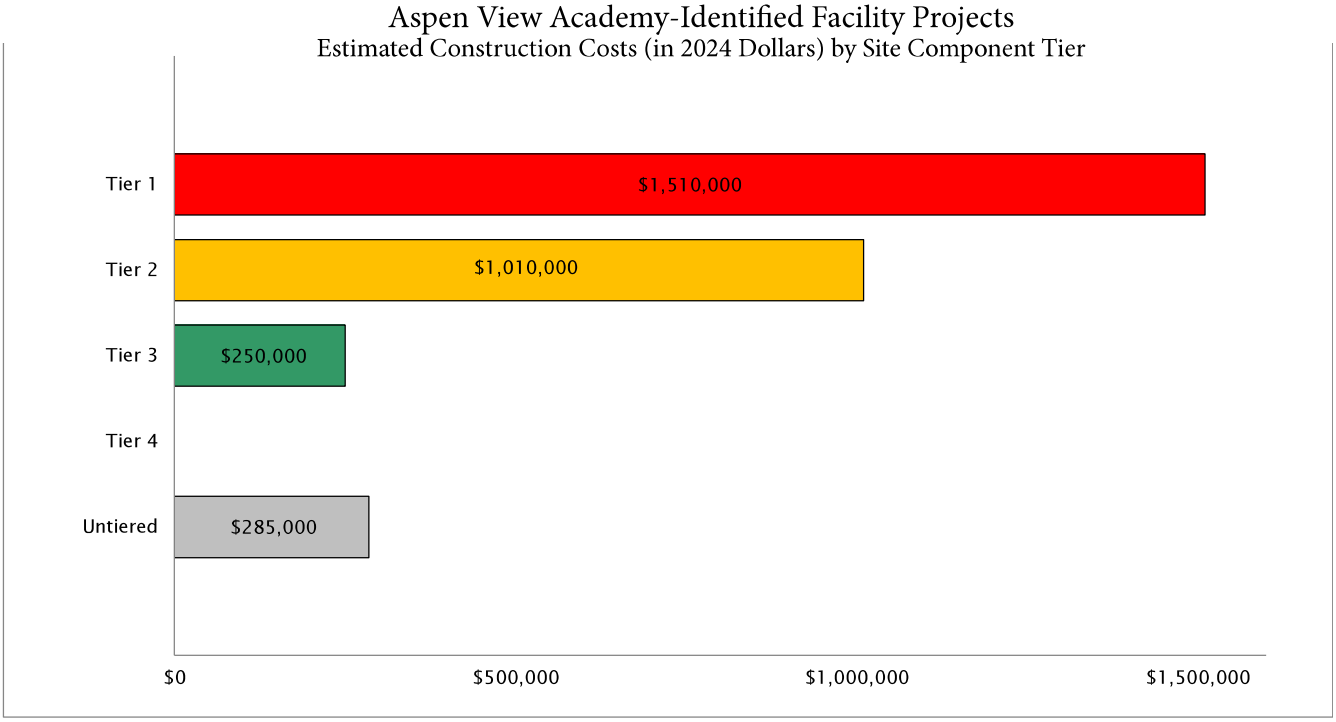
Estimated Total Project Costs: $1,045,200- $1,494,900

Aspen View Academy Charter School

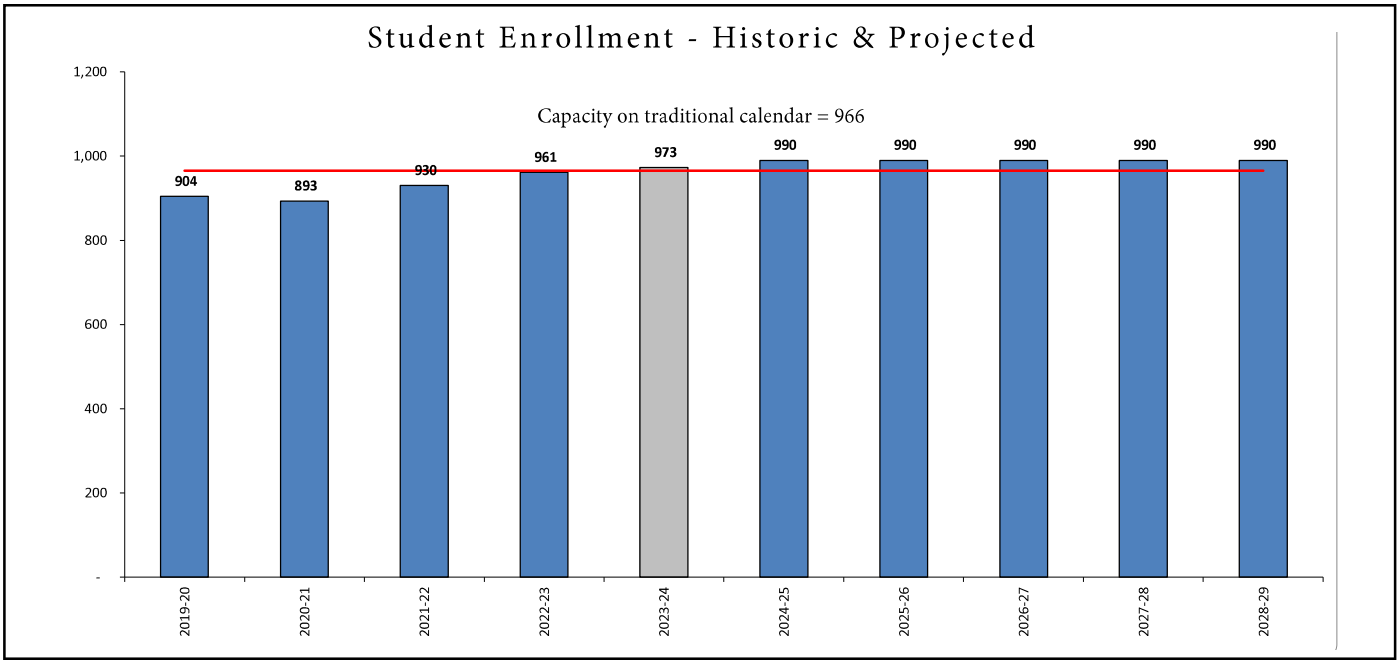
2131 Low Meadow Boulevard
Castle Rock, CO 80109
Castle View High School Feeder Area, K-8

School built in 2013
School opened in 2013

Site Acreage: 10
Facility Square Feet: 78,376



Estimated Total Construction Costs (in 2024 Dollars): $3,055,000
Estimated Total Project Costs: $3,513,900 - $5,026,500



Following is the list of needed projects at Aspen View Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Replace RTU's	$1,500,000	$150,000 $645,000	$75,000 $322,500
	1	IT	Replace all phones in the school	$10,000	$1,000 $4,300	$500 $2,200
2	2	Capital Renewal	Replace existing turf field	$500,000	$50,000 $215,000	$25,000 $107,500
	1		Replace Carpeting	$150,000	$15,000 $64,500	$7,500 $32,300
	1		Paint entire interior of building	$85,000	$8,600 $36,600	$4,300 $18,300
	2		Refinish existing concrete floors	$75,000	$7,500 $32,300	$3,800 $16,200
	2		Replacement of grades 3-5 desks	$50,000	$5,100 $21,500	$2,500 $10,800
	3	Facility Upgrade	New Playground Equipment and safety surface	$150,000	$15,000 $64,500	$7,500 $32,300
3	2	Facility Upgrade	Soundproofing in Middle School Gym	$75,000	$7,500 $32,300	$3,800 $16,200
	2		Addition of a pavilion	$125,000	$12,500 $53,800	$6,300 $26,900
	1		New marquee for exit	$50,000	$5,100 $21,500	$2,500 $10,800
N/A	1	Facility Upgrade	Add interior safety signage	$15,000	$1,500 $6,500	$800 $3,300
	2	IT	Replace/Upgrade all Battery Backups	$25,000	$2,500 $10,800	$1,300 $5,400
	2		Replace/Upgrade all Staff Laptops	$150,000	$15,000 $64,500	$7,500 $32,300
	2		3D Printers for Classrooms	$20,000	$2,000 $8,600	$1,000 $4,300

Estimated Total Construction Costs (in 2024 Dollars): $3,055,000
Estimated Project Management Costs Range: $305,800-$1,314,000
Estimated Inflation Range: $153,100-$657,500

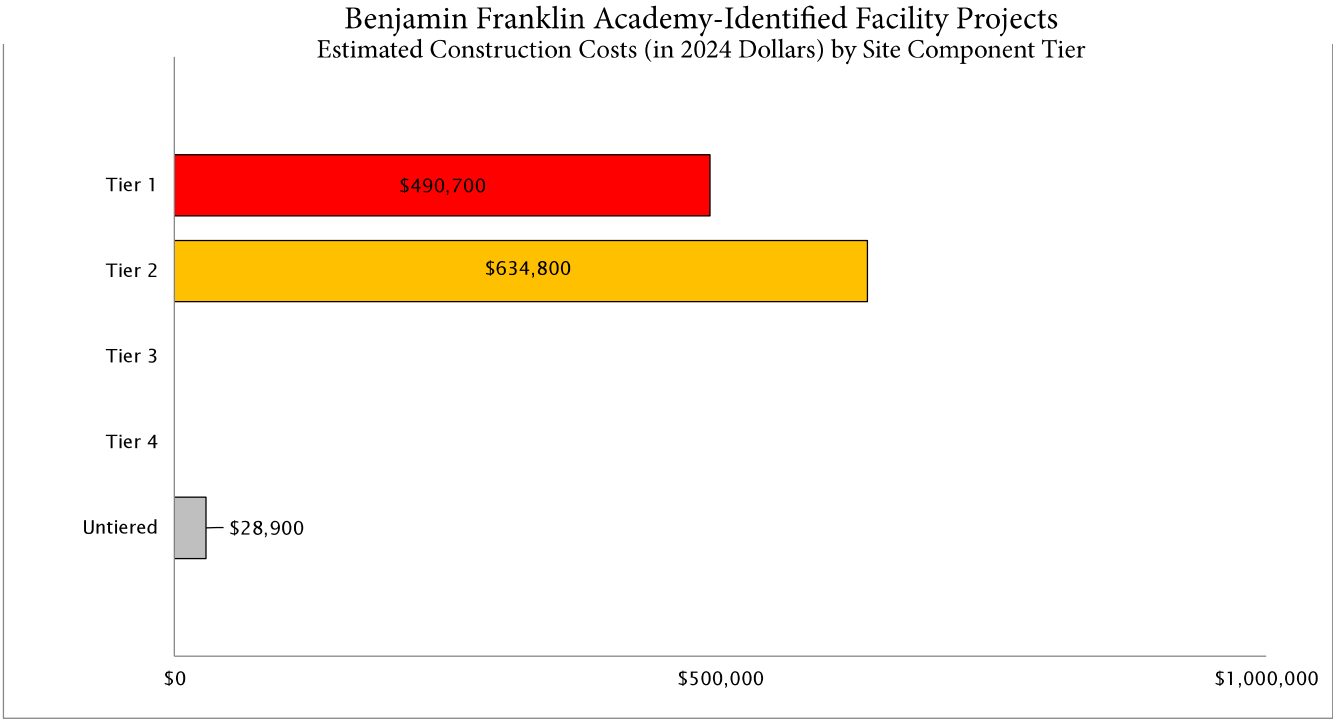
Estimated Total Project Costs: $3,513,900 - $5,026,500

Ben Franklin Academy Charter School

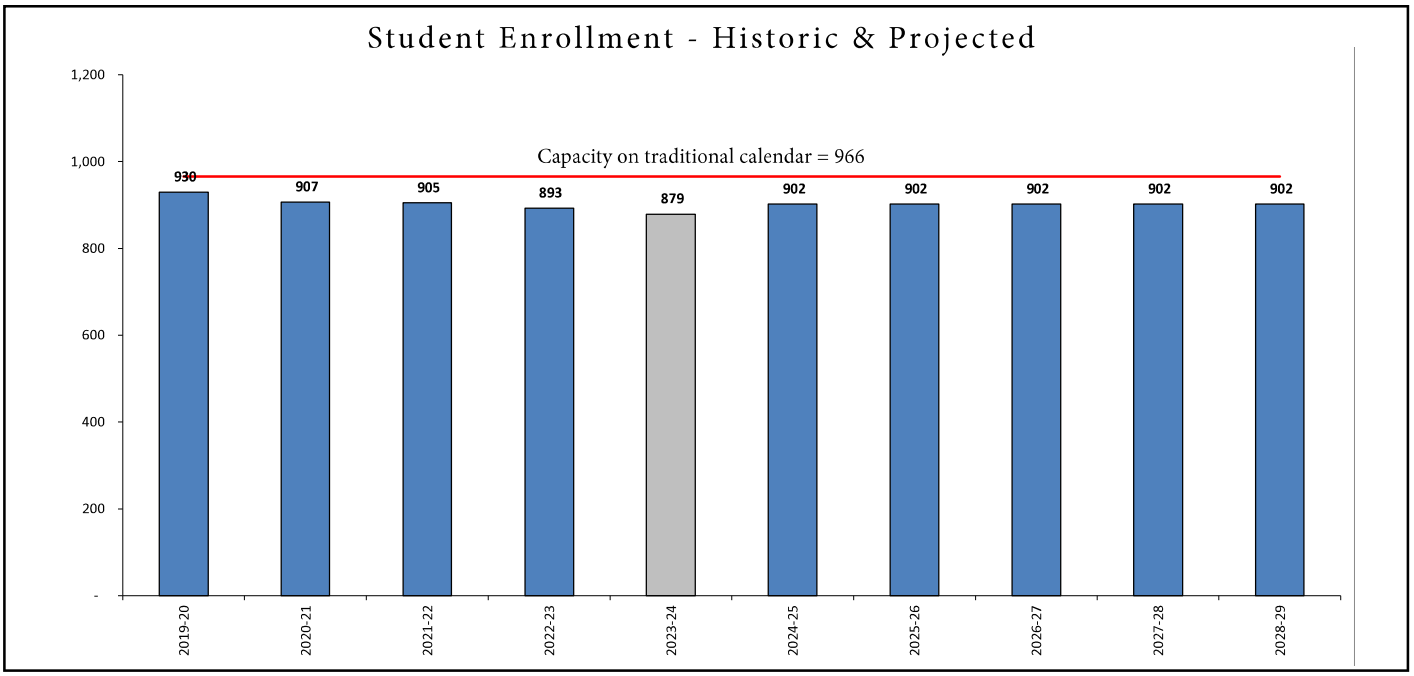
2270 Plaza Drive
Highlands Ranch, CO 80129
Mountain Vista High School Feeder Area, K-8

School built in 2011
School opened in 2011

Site Acreage: 10.13
Facility Square Feet: 64,779



Estimated Total Construction Costs (in 2024 Dollars): $1,154,400
Estimated Total Project Costs: $1,328,300 - $1,899,700



Following is the list of needed projects at Ben Franklin Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Not Provided	Capital Renewal	Water Heaters (2)- Reaching end of life	$73,000	$7,300 $31,400	$3,700 $15,700
	Not Provided		Unit Heaters- Electric	$7,700	$800 $3,300	$400 $1,700
	Not Provided		Gutter system-back of school	Not Provided by Charter		
	Not Provided		Phone system upgrade (2011)	$351,700	$35,200 $151,300	$17,600 $75,700
	Not Provided		Phone system upgrade (2013)	$58,300	$5,900 $25,100	$3,000 $12,600
2	Not Provided	Capital Renewal	Resurface parking lot	$78,800	$7,900 $33,900	$4,000 $17,000
	Not Provided		Leveling out of lifted/cracking tiles	Not Provided by Charter		
	Not Provided		Folding Partition in small gym	$24,500	$2,500 $10,600	$1,300 $5,300
	Not Provided		Replace Carpeting	$531,500	$53,200 $228,600	$26,600 $114,300
3	Not Provided	Facility Upgrade	Replace rock with concrete in the back	Not Provided by Charter		
N/A	Not Provided	Capital Renewal	Replace coconut husk filler in turf field by playground	$23,100	$2,400 $10,000	$1,200 $5,000
	Not Provided	Security	Entrance door to the elevated platform in the gym	$5,800	$600 $2,500	$300 $1,300

Estimated Total Construction Costs (in 2024 Dollars): $1,154,400
Estimated Project Management Costs Range: $115,800 - $496,700
Estimated Inflation Range: $58,100 - $248,600

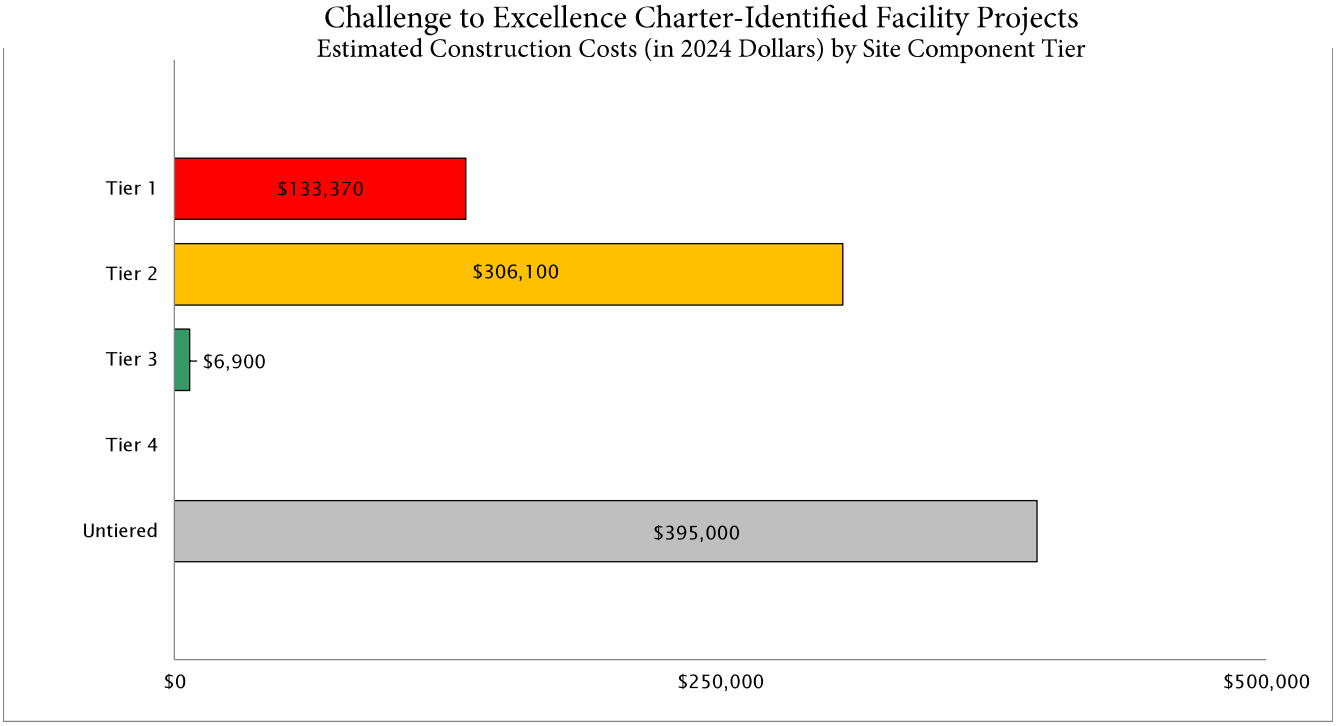
Estimated Total Project Costs: $1,328,300 - $1,899,700

Challenge to Excellence Charter School

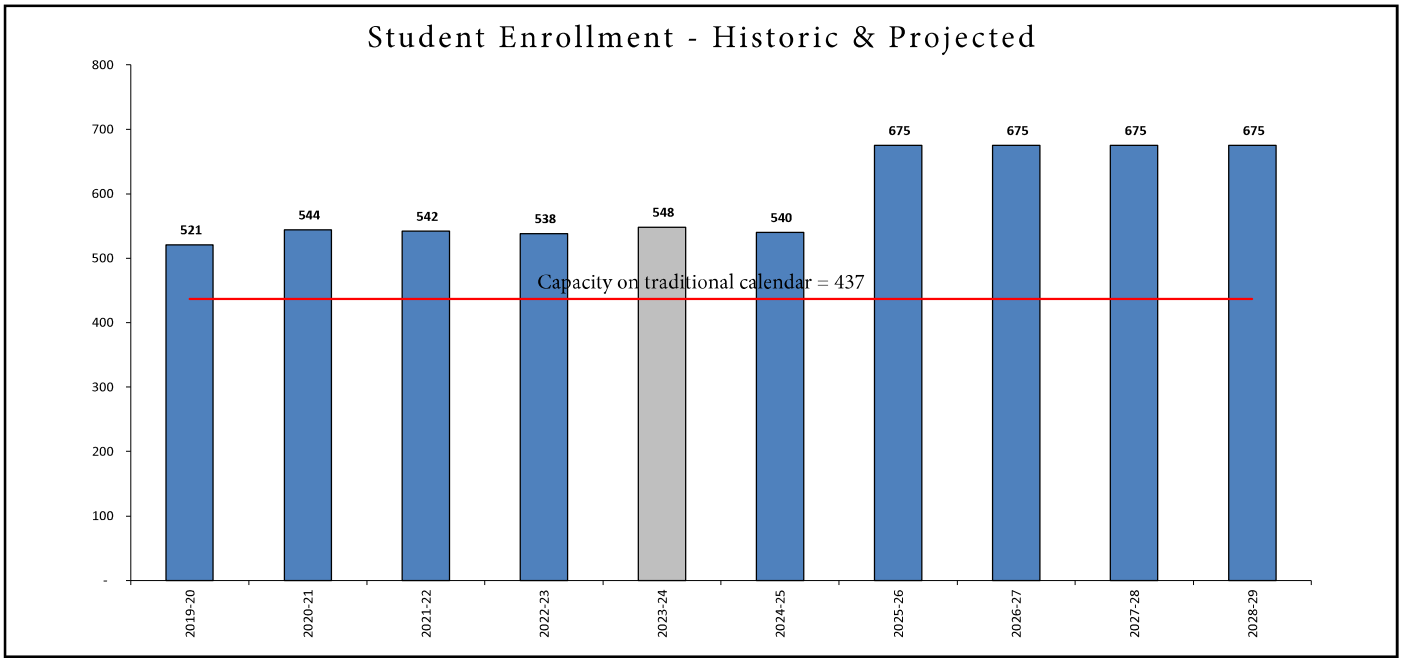
16995 East Carlson Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-8

School built in 2004
Opened in 2002

Site Acreage: 7.5
Facility Square Feet: 40,000



Estimated Total Construction Costs (in 2024 Dollars): $841,370
Estimated Total Project Costs: $969,570 - $1,386,070



Following is the list of needed projects at Challenge to Excellence Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Replace water heater (50 gallon).	$11,250	$1,130-$4,500	$570-$2,420
	1		Replace water heater (100 gallon).	$15,420	$1,550-$6,170	$780-$3,320
	1	Capital Renewal	Renew kitchen hood suppression	$15,800	$1,600 $6,800	$800 $3,400
	1		Replace exhaust system in kitchen	$31,500	$3,200 $13,600	$1,600 $6,800
	2		Update site lighting controls - add photocell	$1,100	$200 $500	$100 $300
	2		Replace exterior lighting on side of building	$5,300	$600 $2,300	$300 $1,200
	2		Unit heaters - electric	$16,200	$1,700 $7,000	$900 $3,500
	2	Security	Replace interior exit signs	$36,800	$3,700 $15,900	$1,900 $8,000
2	2	Capital Renewal	Replace folding partitions between cafeteria and gym	$50,600	$5,100 $21,800	$2,600 $10,900
	2		Replace carpeting	$105,000	$10,500 $45,200	$5,300 $22,600
	2		Replace cafeteria floor	$9,500	$1,000 $4,100	$500 $2,100
	3		Replace playground fence	$52,500	$5,300 $22,600	$2,700 $11,300
	4	Facility Modification	Fittings - Signage (room numbering and identification no longer accurate)	$36,000	$3,600 $15,500	$1,800 $7,800
	3	Facility Upgrade	Update playground equipment	$52,500	$5,300 $22,600	$2,700 $11,300
3	4	Capital Renewal	Replace/add trees and shrubs	$6,900	$700 $3,000	$400 $1,500
N/A	4	Building Addition	Building expansion	Not Provided by Charter		
	2	Capital Renewal	Caulk windows	$8,000	$800 $3,500	$400 $1,800
	2		Replace areas of curb cracking	$13,600	$1,400 $5,900	$700 $3,000
	2		Replace sections of sidewalk	$33,800	$3,400 $14,500	$1,700 $7,300
	2		Resurface Playground	$80,900	$8,100 $34,800	$4,100 $17,400
	2		Seal and caulk exterior wall	$27,000	$2,700 $11,700	$1,400 $5,900
	2		Upgrade irrigation system	$104,200	$10,500 $44,800	$5,300 $22,400
	4		Entire site landscape work	$98,000	$9,800 $42,200	$4,900 $21,100
	3	Facility Upgrade	Provide fencing for dumpsters and transformers	$6,900	$700 $3,000	$400 $1,500
	2	Security	Upgrade intrusion alarm system	$17,300	$1,800 $7,500	$900 $3,800
	2	Security	Replace CCTV	$5,300	$600 $2,300	$300 $1,200

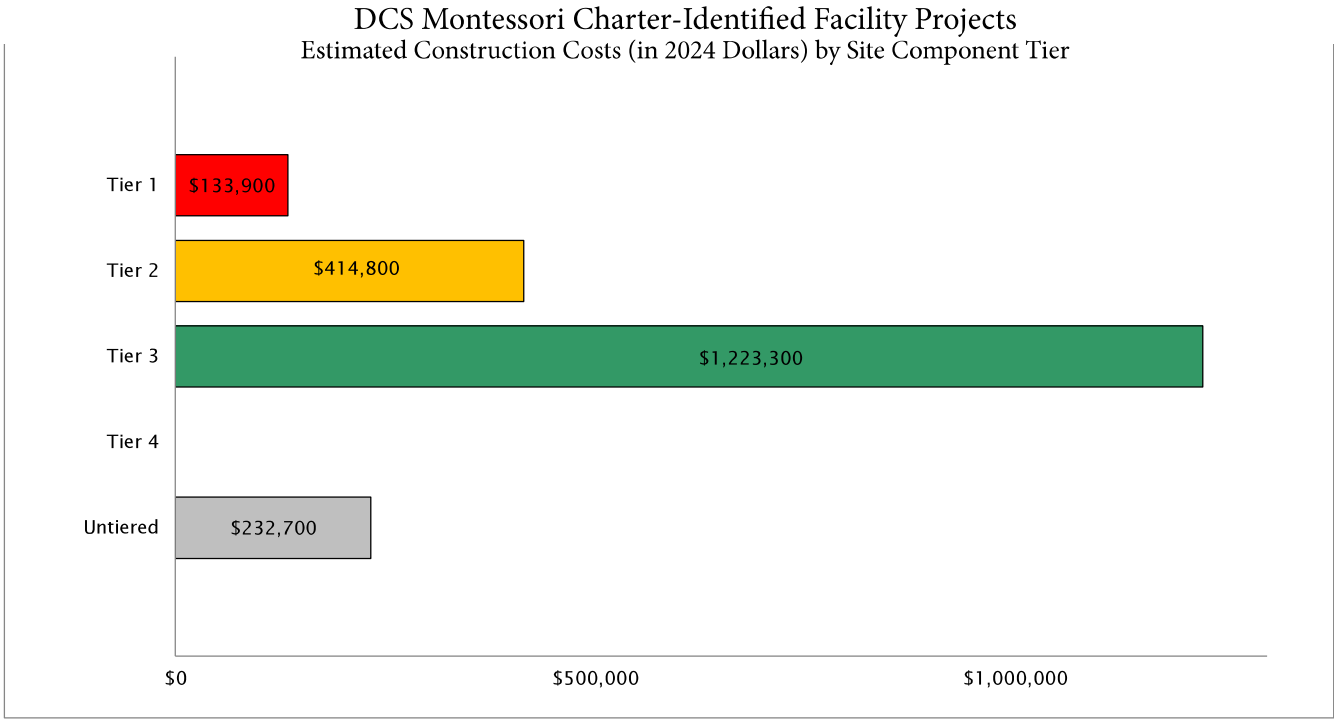
Estimated Total Construction Costs (in 2024 Dollars): $841,370
Estimated Project Management Costs Range: $85,100 - $362,700
Estimated Inflation Range: $43,100 - $182,000
Estimated Total Project Costs: $969,570 - $1,386,070

DCS Montessori Charter School

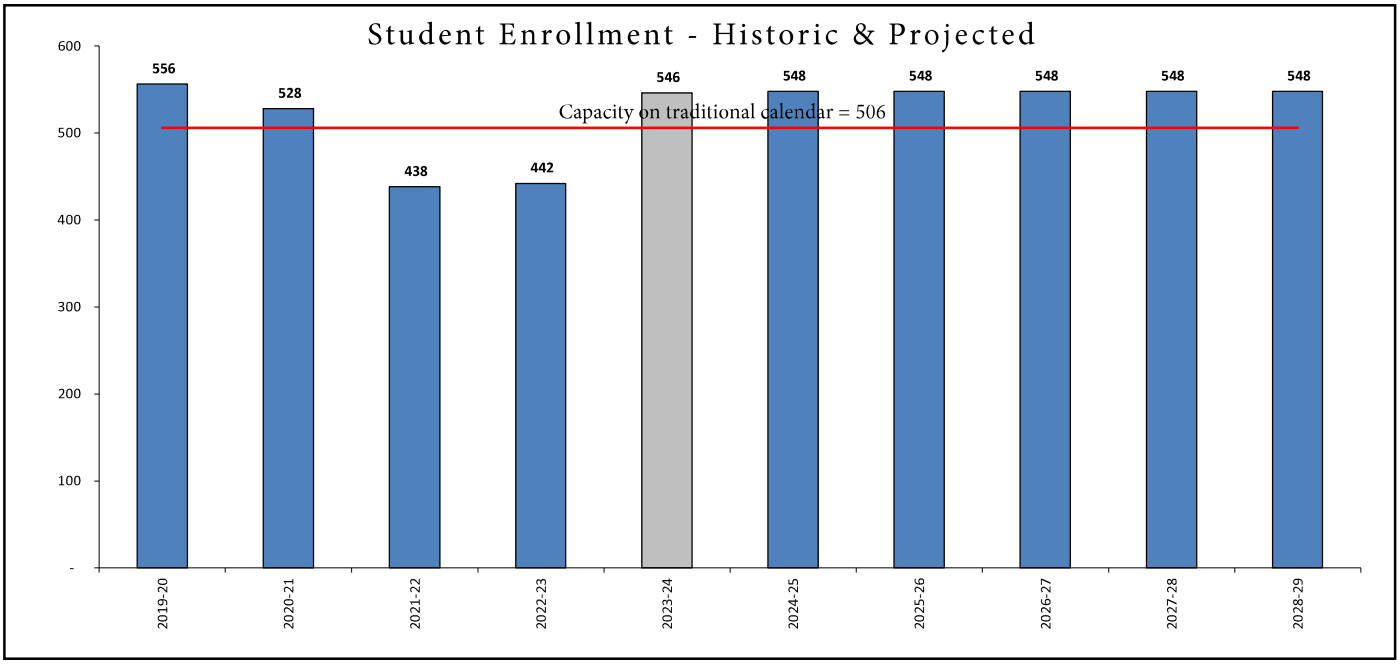
311 East Castle Pines Parkway
Castle Pines, CO 80108
Rock Canyon High School Feeder, K-8

School built in 2000
Opened in 1997

Site Acreage: 8.5
Facility Square Feet: 41,800



Estimated Total Construction Costs (in 2024 Dollars): $2,004,700
Estimated Total Project Costs: $2,306,300-$3,298,700



Following is the list of needed projects at DCS Montessori Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Modernize elevator and controls	$133,900	$13,400 $57,600	$6,700 $28,800
2	2	Capital Renewal	Interior Finishes-Painting, flooring, ceiling maintenance, plumbing.	$63,000	$6,300 $27,100	$3,200 $13,600
	2		Update insulation and weatherproofing	$42,000	$4,300 $18,100	$2,100 $9,100
	3		Exterior painting and sealing	$26,300	$2,700 $11,300	$1,400 $5,700
	Not Provided		Rebuild staff entrance	$126,000	$12,600 $54,200	$6,300 $27,100
	Not Provided	Facility Modification	Convert existing turf field to artificial turf field	$105,000	$10,500 $45,200	$5,300 $22,600
	Not Provided		Add ADA access to Middle School basement	$52,500	$5,300 $22,600	$2,700 $11,300
3	4	Capital Renewal	Renovate landscaping to be less water intensive	$173,300	$17,400 $74,500	$8,700 $37,300
	Not Provided	Facility Upgrade	Parking lot solar canopies with staff charging stations	$1,050,000	$105,000 $451,500	$52,500 $225,800
N/A	Not Provided	Capital Renewal	Replace existing playground artificial turf field	$105,000	$10,500 $45,200	$5,300 $22,600
	Not Provided	IT	New staff laptops	$31,500	$3,200 $13,600	$1,600 $6,800
	Not Provided		New student chomebooks	$21,000	$2,100 $9,100	$1,100 $4,600
	Not Provided	Security	Interior Blinds for Lock Downs	$17,400	$1,800 $7,500	$900 $3,800
	Not Provided		Classroom Keyless entry	$57,800	$5,800 $24,900	$2,900 $12,500

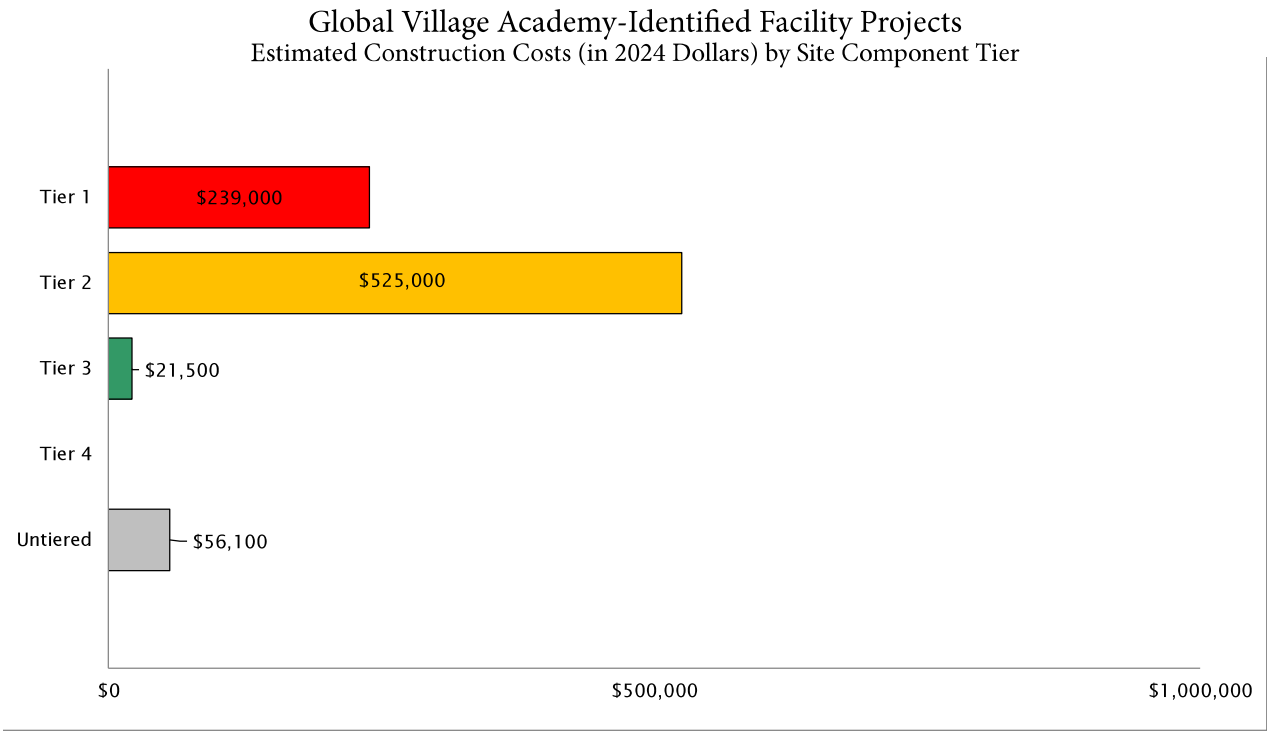
Estimated Total Construction Costs (in 2024 Dollars): $2,004,700
Estimated Project Management Costs Range: $200,900-$862,400
Estimated Inflation Range: $100,700-$431,600
Estimated Total Project Costs: $2,306,300-$3,298,700

Global Village Academy Charter School

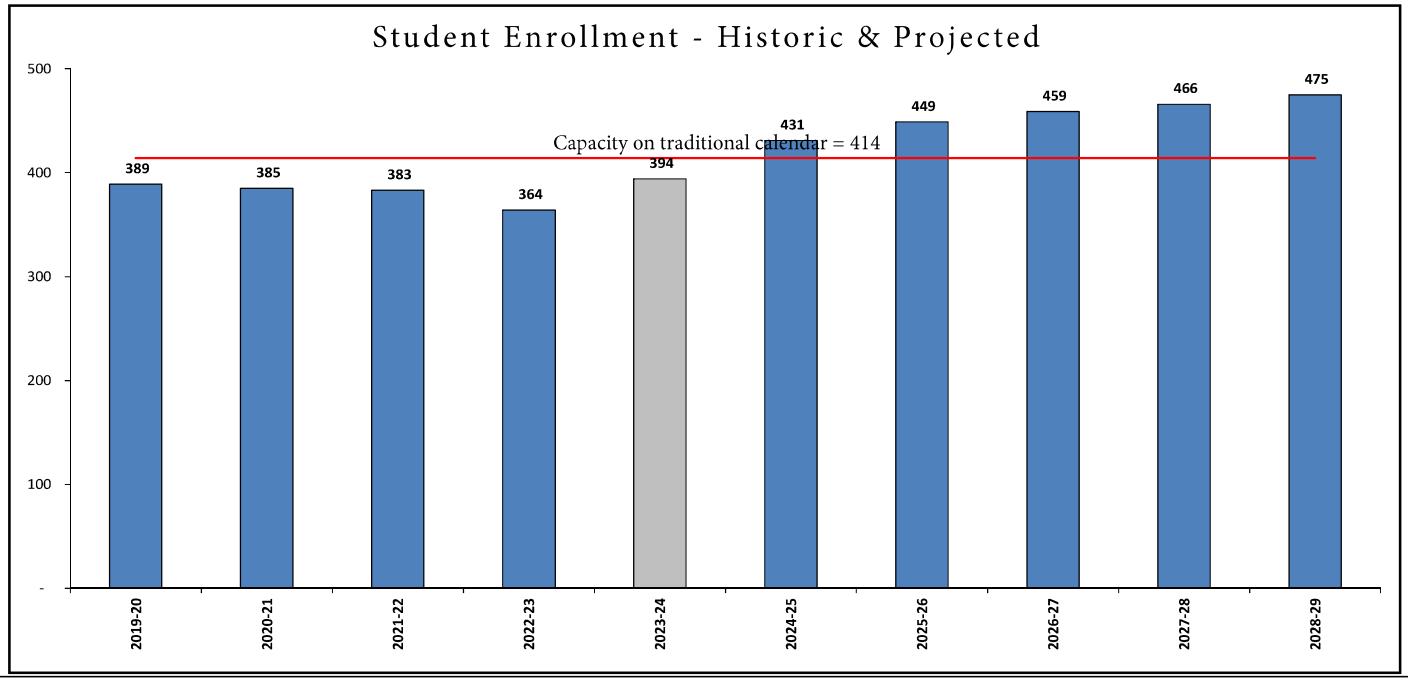
18451 Ponderosa Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Opened in 2015

Site Acreage: 7.39
Facility Square Feet: 27,481



Estimated Total Construction Costs (in 2024 Dollars): $841,600
Estimated Total Project Costs: $969,100 - $1,385,600



Following is the list of needed projects at Global Village Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Water Heater - Gas - 100 Gal	$10,000	$1,000 $4,300	$500 $2,200
	1		Thru-Wall Units - Cooling w/Electric Heat	$17,200	$1,800 $7,400	$900 $3,700
	1		Telephone System	$5,800	$600 $2,500	$300 $1,300
	1		Fire Alarm System	$203,500	$20,400 $87,500	$10,200 $43,800
	1		Combination Exit Signs/Emergency Lighting	$2,500	$300 $1,100	$200 $600
2	1	Capital Renewal	Wall Covering - Vinyl	$14,100	$1,500 $6,100	$800 $3,100
	1		Carpeting - Broadloom	$17,400	$1,800 $7,500	$900 $3,800
	1		Folding Partitions	$35,100	$3,600 $15,100	$1,800 $7,600
	1		Painted Finish	$175,000	$17,500 $75,300	$8,800 $37,700
	1		Concrete - Painted/Polished	$600	$100 $300	$100 $200
	1		VCT	$32,800	$3,300 $14,200	$1,700 $7,100
	1		Carpeting - Broadloom	$250,000	$25,000 $107,500	$12,500 $53,800
3	1	Capital Renewal	Signage (Room Numbering and Identification)	$21,500	$2,200 $9,300	$1,100 $4,700
N/A	1	Capital Renewal	Modular Trailer	$56,100	$5,700 $24,200	$2,900 $12,100

Estimated Total Construction Costs (in 2024 Dollars): $841,600
Estimated Project Management Costs Range: $84,800 - $362,300
Estimated Inflation Range: $42,700 - $181,700

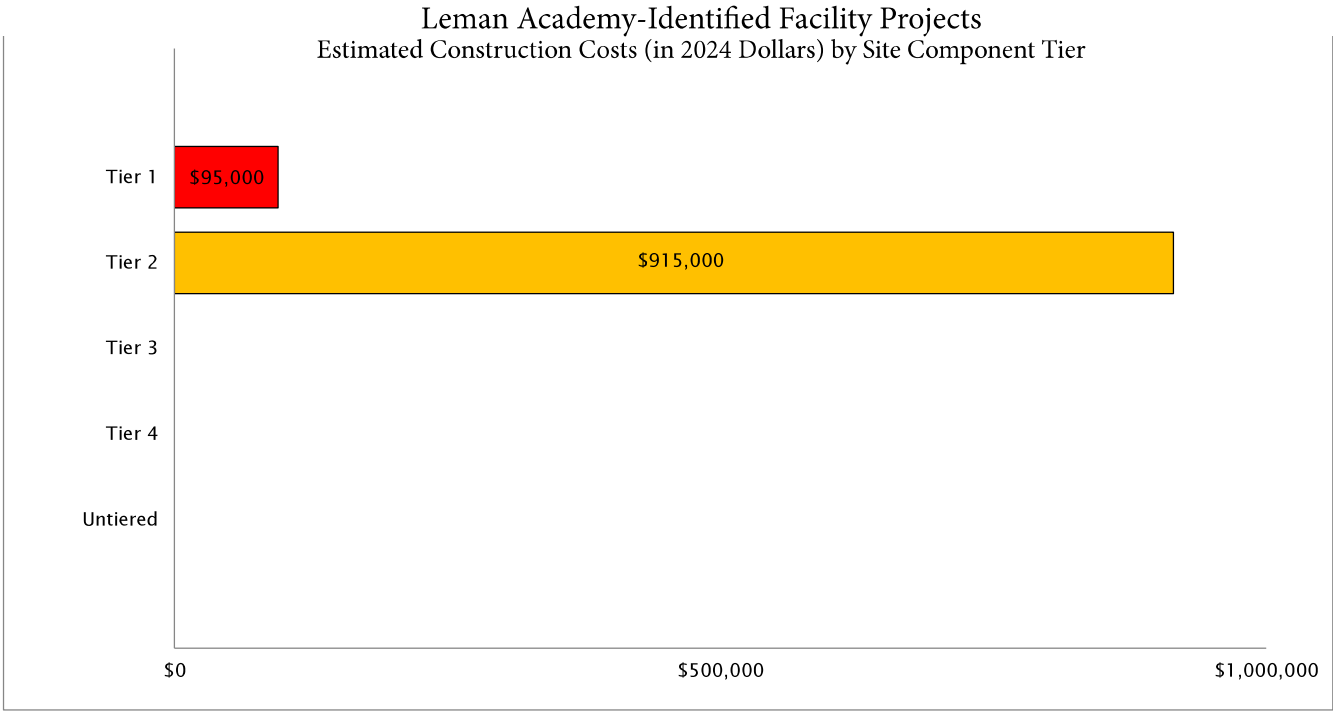
Estimated Total Project Costs: $969,100 - $1,385,600

Leman Academy of Excellence Charter School

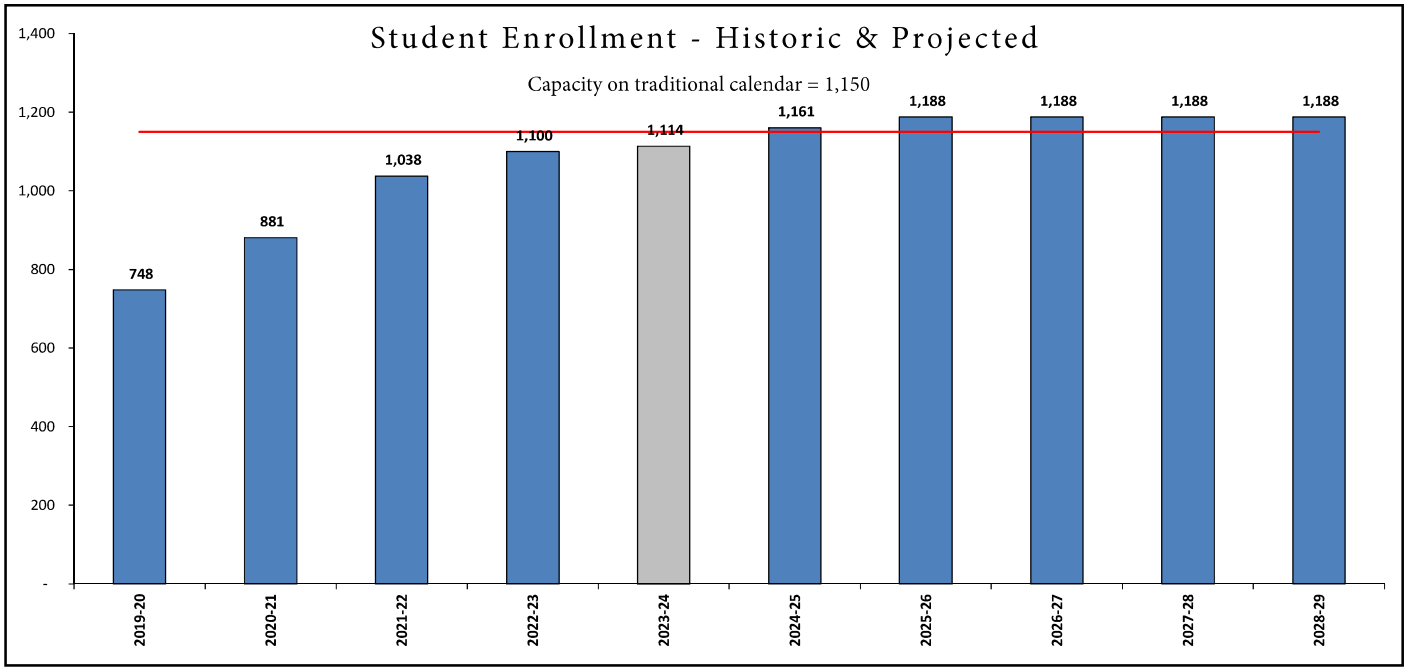
19560 Stroh Rd.
Parker, CO 80134
Chaparral High School Feeder Area, K-8

Built in 2017
Opened in 2018

Site Acreage: 8.02
Facility Square Feet: 44,596



Estimated Total Construction Costs (in 2024 Dollars): $1,010,000
Estimated Total Project Costs: $1,161,800 - $1,661,900



Following is the list of needed projects at Leman Academy of Excellence Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Not Provided	Capital Renewal	Replace roof membrane	$95,000	$9,600 $40,900	$4,800 $20,500
2	Not Provided	Capital Renewal	Carpet replacement - Phase 1 Building	$125,000	$12,500 $53,800	$6,300 $26,900
	Not Provided		Replace turf	$175,000	$17,500 $75,300	$8,800 $37,700
	Not Provided		Install turf on new sports fields	$580,000	$58,000 $249,400	$29,000 $124,700
	Not Provided		Seal and re-stripe parking lot	$35,000	$3,500 $15,100	$1,800 $7,600

Estimated Total Construction Costs (in 2024 Dollars): $1,010,000
Estimated Project Management Costs Range: $101,100 - $434,500
Estimated Inflation Range: $50,700 - $217,400

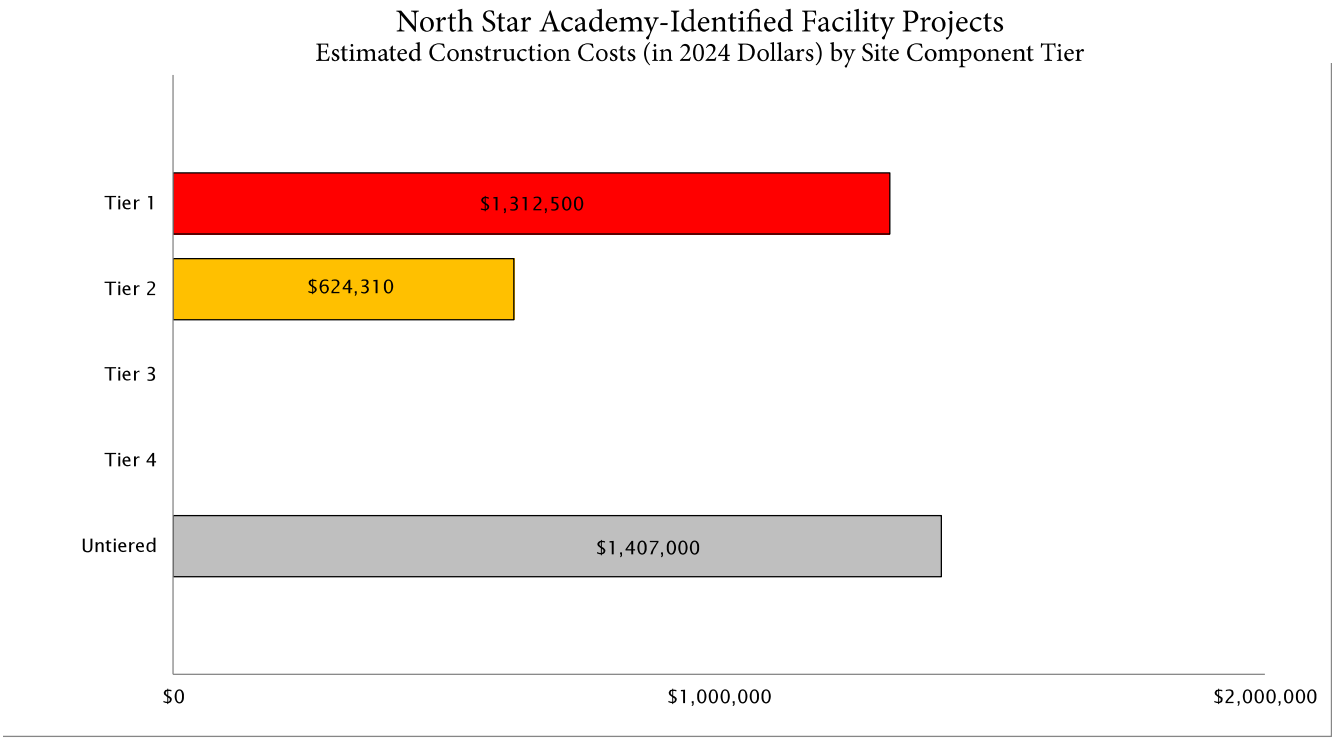
Estimated Total Project Costs: $1,161,800 - $1,661,900

North Star Academy Charter School

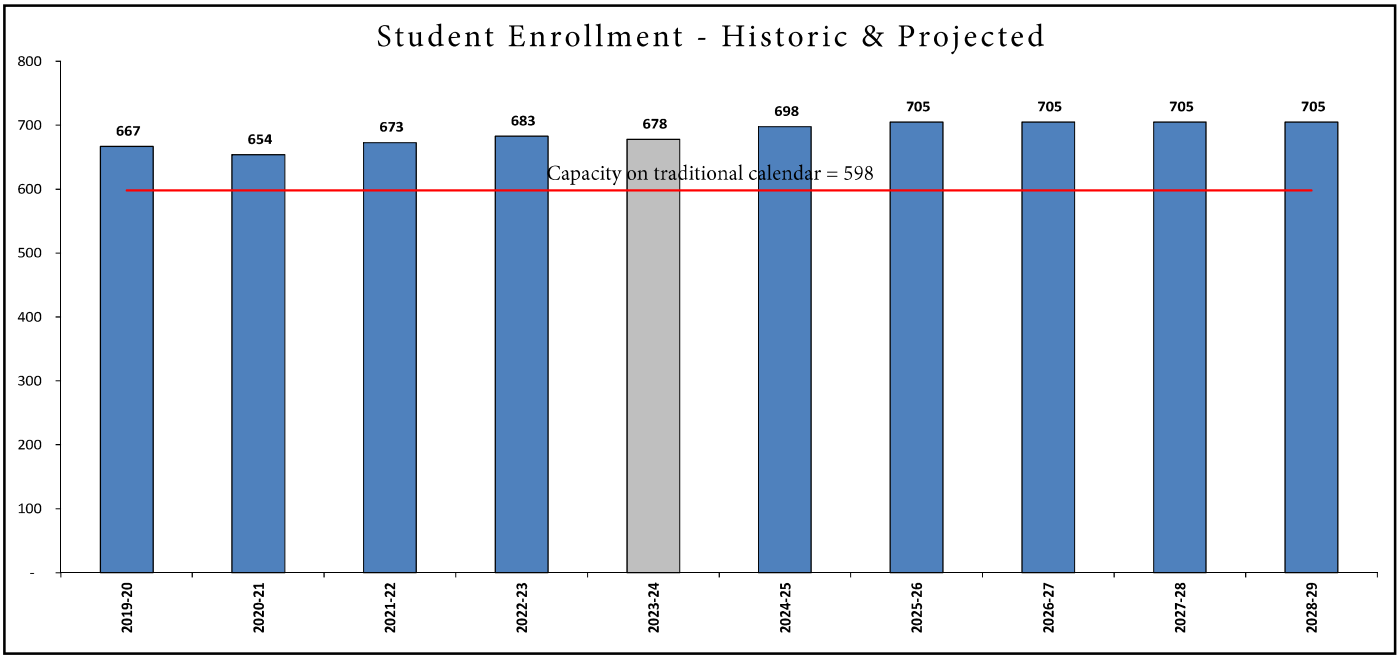
16700 Keystone Boulevard
Parker, CO 80134
Chaparral High School Feeder, K-8

Opened in 2005

Site Acreage: 4.8
Facility Square Feet: 28,900



Estimated Total Construction Costs (in 2024 Dollars): $3,343,810
Estimated Total Project Costs: $3,846,410-$5,501,910



Following is the list of needed projects at North Star Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Double HVAC unit in cafeteria	$52,500	$5,300 $22,600	$2,700 $11,300
	1		Two Water heaters	$52,500	$5,300 $22,600	$2,700 $11,300
	1		Roof replacement	$1,050,000	$105,000 $451,500	$52,500 $225,800
	2		Replace fire alarm system (3-5 years)	$157,500	$15,800 $67,800	$7,900 $33,900
2	1	Capital Renewal	Drinking fountain in hallway.	$6,450	$650-$2,580	$330-$1,390
	1		Replace plumbing Fixtures.	$7,580	$760-$3,040	$380-$1,630
	1		Gym sound system.	$79,980	$8,000-$31,990	$4,000-$17,200
	1		North playground concrete	$63,000	$6,300 $27,100	$3,200 $13,600
	2		Carpet Replacement.	$183,800	$18,400 $79,100	$9,200 $39,600
	2		Install new bathroom flooring.	$42,000	$4,300 $18,100	$2,100 $9,100
	2		Repair sunk in floor due to leak in underground plumbing	$31,500	$3,200 $13,600	$1,600 $6,800
	4		Internal painting	$21,000	$2,100 $9,100	$1,100 $4,600
	2	Facility Upgrade	Playground equipment	$84,000	$8,500 $36,200	$4,200 $18,100
	2		Interior lighting	$105,000	$10,500 $45,200	$5,300 $22,600
N/A	1	Building Addition	Addition to our gym/multi-purpose room	$1,386,000	$138,600 $596,000	$69,300 $298,000
	3	Capital Renewal	Maintenance work on turf playing field (addition of in fill and removal of insects)	$21,000	$2,100 $9,100	$1,100 $4,600

Estimated Total Construction Costs (in 2024 Dollars): $3,343,810
Estimated Project Management Costs Range: $334,900 - $1,438,500
Estimated Inflation Range: $167,700 - $719,600

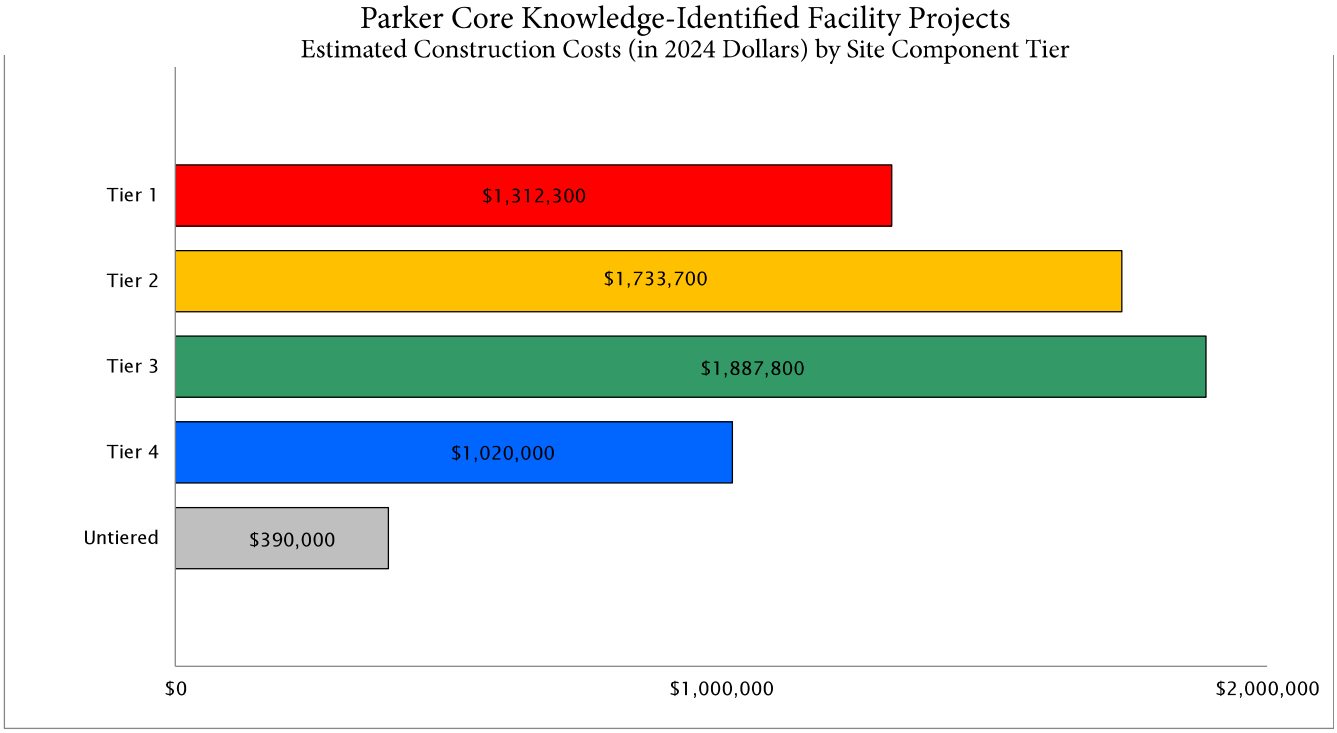
Estimated Total Project Costs: $3,846,410-$5,501,910

Parker Core Knowledge Charter School

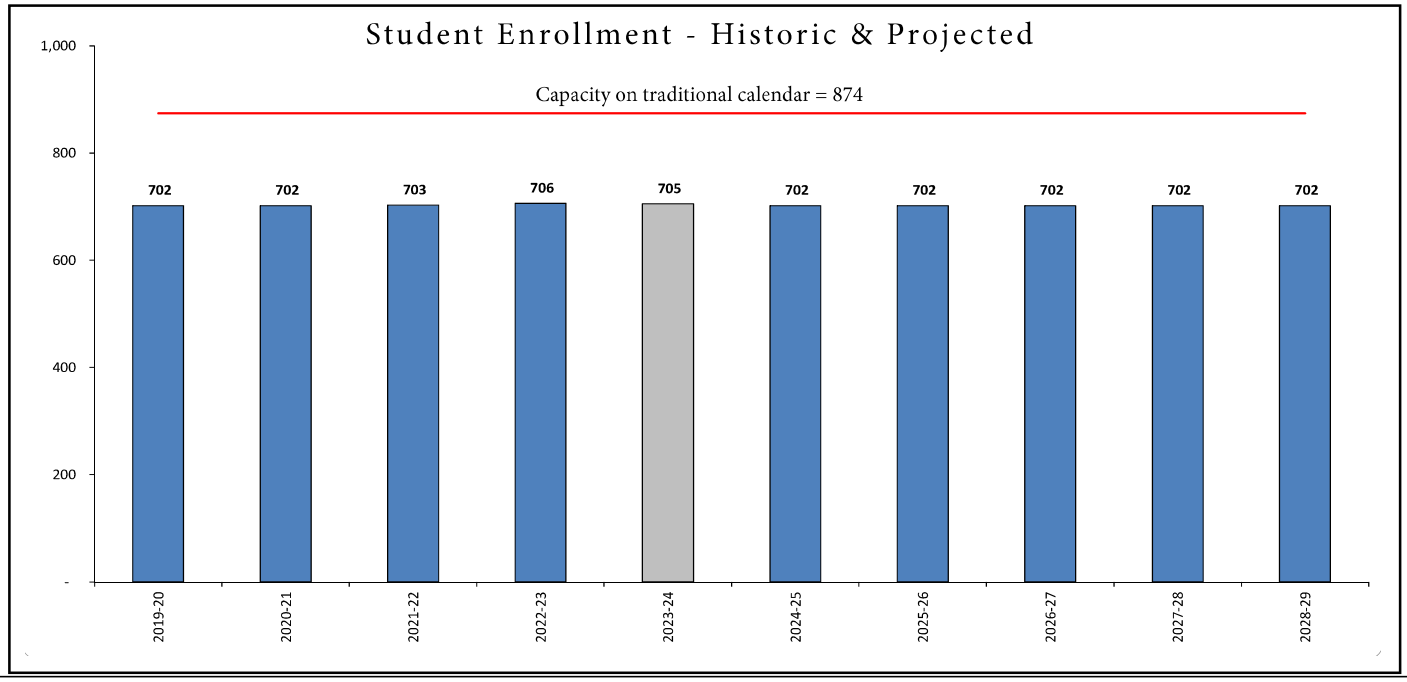
11661 Pine Drive
Parker, CO 80138
Chaparral High School Feeder Area, K-8

School built in 2000
Opened in 2000

Site Acreage: 6.5
Facility Square Feet: 53,190



Estimated Total Construction Costs(in 2024 Dollars): $6,343,800
Estimated Total Project Costs: $7,296,700-$10,437,200



Following is the list of needed projects at Parker Core Knowledge Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Replace interior doors and hardware	$318,800	$31,900 $137,100	$16,000 $68,600
	1		Replace roof on 2010 building	$127,500	$12,800 $54,900	$6,400 $27,500
	1		Fire Alarm System Renewal	$331,000	$33,200 $142,400	$16,600 $71,200
	1		Replace intercom and clock system	$231,000	$23,100-$92,400	$11,550-$49,670
	1		Telephone System Renewal	$304,000	$30,400 $130,800	$15,200 $65,400
2	1	Capital Renewal	HVAC Unit replacement 2010 (11 units)	$306,400	$30,700 $131,800	$15,400 $65,900
	1		Resurface the upper and lower parking lots	$89,300	$9,000 $38,400	$4,500 $19,200
	1		Recaulk control joints, stucco repair, exterior painting	$191,300	$19,200 $82,300	$9,600 $41,200
	3		Patch, prime and paint interior walls	$317,900	$31,800 $136,700	$15,900 $68,400
	3		Replace ceiling grid and tile (ACT System 2004)	$255,000	$25,500 $109,700	$12,800 $54,900
	3	Facility Upgrade	Regrade and reroute existing parking lot	$255,000	$25,500 $109,700	$12,800 $54,900
	2		Replace interior classroom and hallway lighting to LED (Lighting Fixture-2000)	$318,800	$31,900 $137,100	$16,000 $68,600
3	3	Capital Renewal	Fittings- Signage (Room Number and Identtification)	$44,000	$4,500 $19,000	$2,200 $9,500
	2		Turf Field Surface Replacement including needed drainage	$250,000	$25,000 $107,500	$12,500 $53,800
	4	Facility Upgrade	Create extended parking lot on north side of property. Includes converting existing drainage	$1,593,800	$159,400 $685,400	$79,700 $342,700
4	3	Facility Upgrade	Add parking spaces along north side of facility	$637,500	$63,800 $274,200	$31,900 $137,100
	4		Add covered sidewalks in carpool area	$382,500	$38,300 $164,500	$19,200 $82,300
~~N/A~~	~~+~~	IT	LAN System Renewal	$390,000	$39,100 $167,700	$19,500 $83,900

Estimated Total Construction Costs (in 2024 Dollars): $6,343,800
Estimated Project Management Costs Range: $635,100-$2,728,600
Estimated Inflation Range: $2,728,600-$1,364,800

Estimated Total Project Costs: $7,296,700-$10,437,200

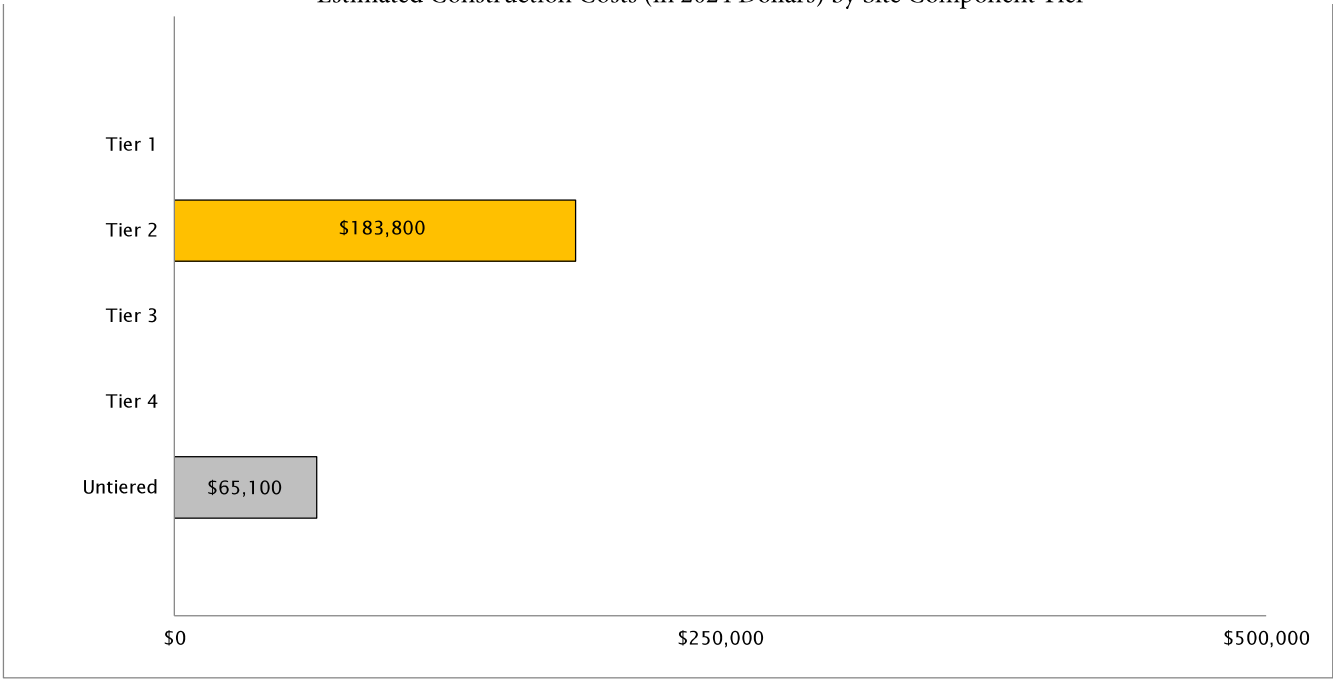
Parker Performing Arts Charter School

15035 Compark Blvd
Parker, CO 80134
Chaparral High School Feeder, K-8

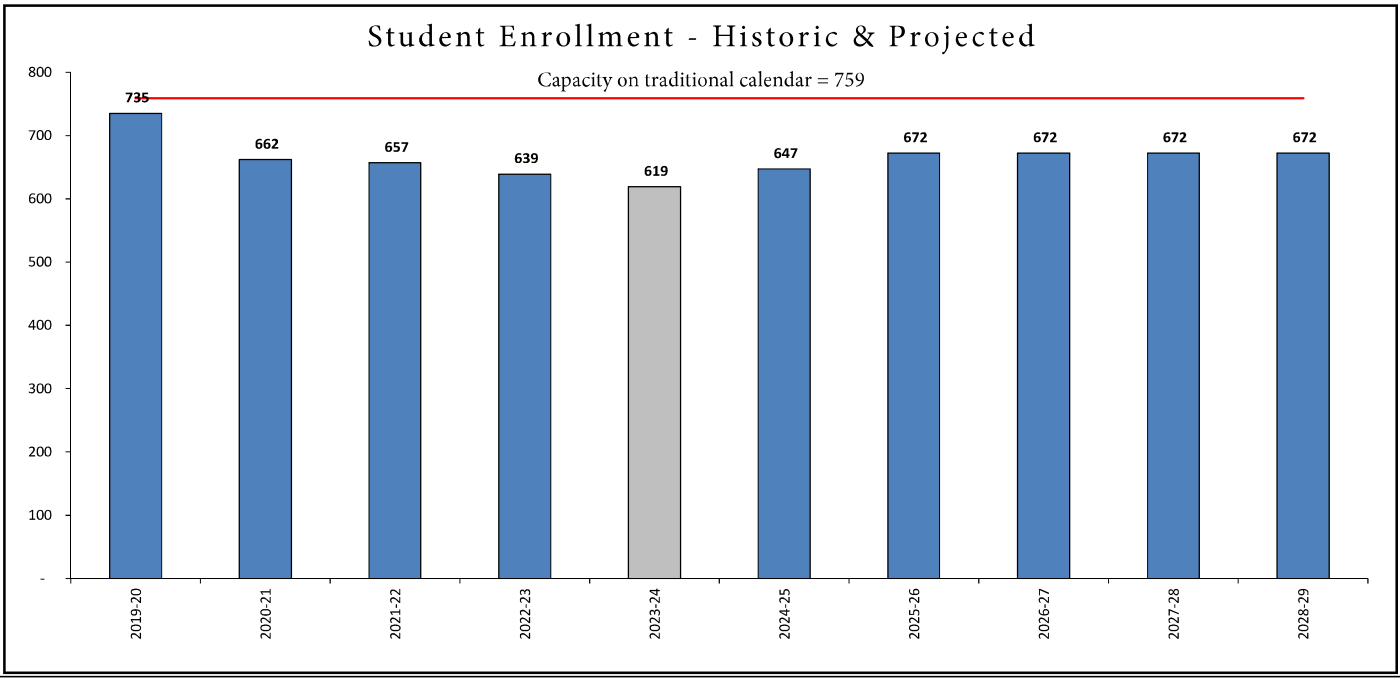
School built in 2016
Opened in 2016

Site Acreage: 7.2

Parker Performing Arts-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2024 Dollars): $248,900
Estimated Total Project Costs: $286,400-$409,600



Following is the list of needed projects at Parker Performing Arts Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	1	Building	Stucco Repair/Replacmeent	$183,800	$18,400 $79,100	$9,200 $39,600
N/A	1	Security	Replace Six Sets of Failing Exterior Door	$65,100	$6,600 $28,000	$3,300 $14,000

Estimated Total Construction Costs (in 2024 Dollars): $248,900
Estimated Project Management Costs Range: $25,000 - $107,100
Estimated Inflation Range: $12,500 - $53,600

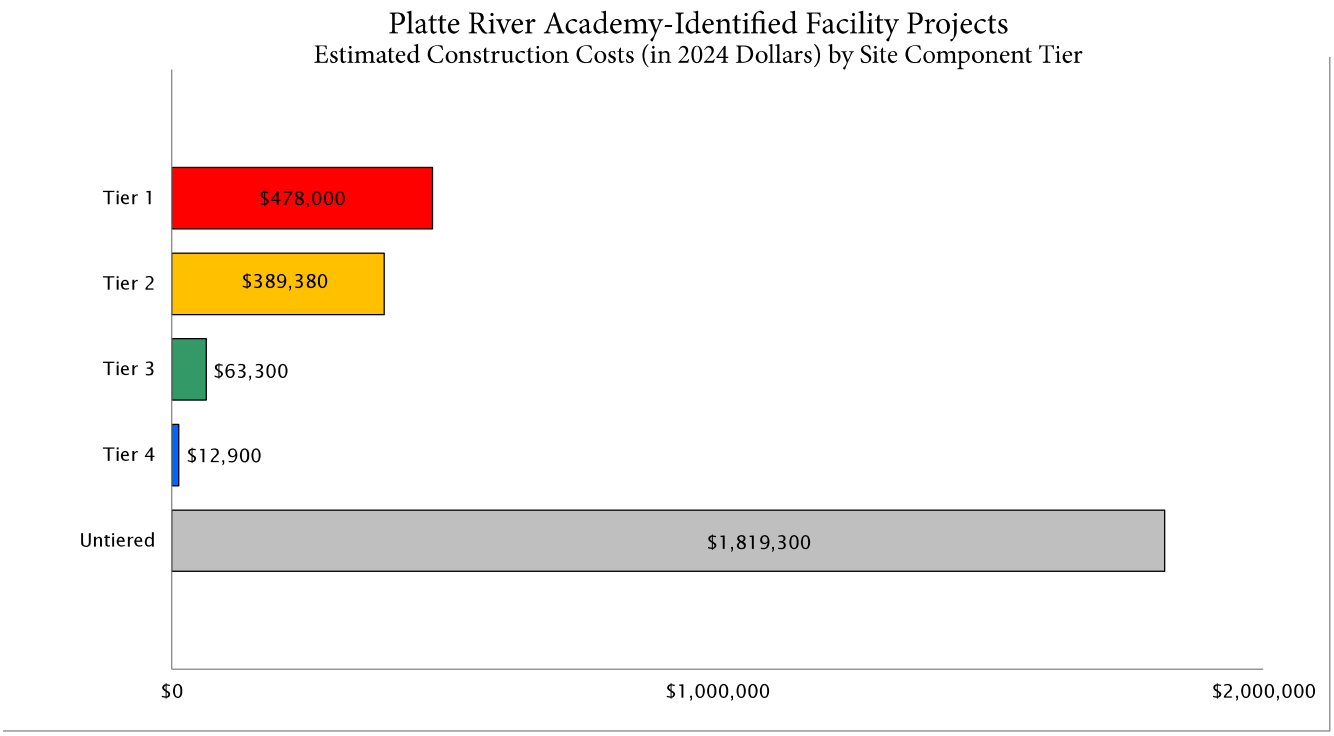
Estimated Total Project Costs: $286,400-$409,600

Platte River Academy Charter School

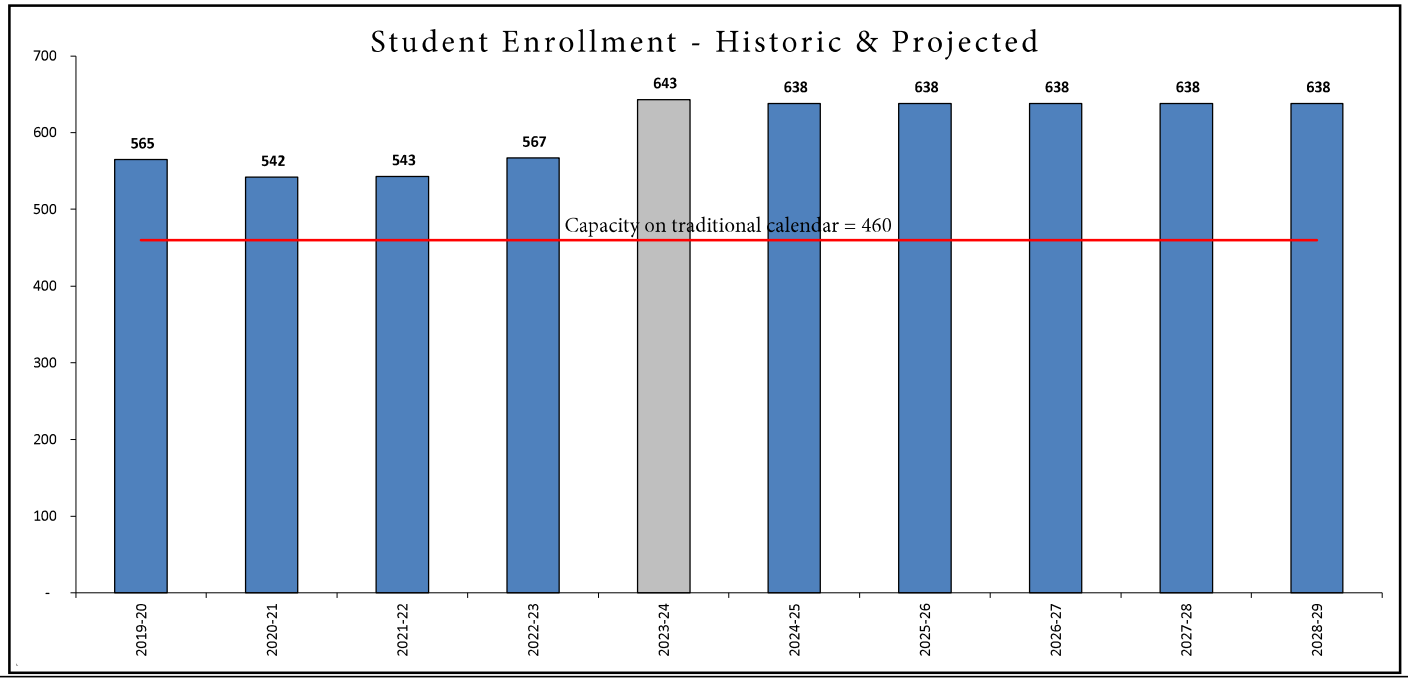
4085 Lark Sparrow Street
Highlands Ranch, CO 80126
Highlands Ranch High School Feeder Area, K-8

School built in 1997
Opened in 2003

Site Acreage: 5.28
Facility Square Feet: 35,533



Estimated Total Construction Costs (in 2024 Dollars): $2,762,880
Estimated Total Project Costs:$3,178,580 - $4,545,780



Following is the list of needed projects at Platte River Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Roof Replacement	$425,500	$42,600 $183,000	$21,300 $91,500
	2	Facility Modification	Replace Public Address System	$52,500	$5,300 $22,600	$2,700 $11,300
2	1	Capital Renewal	Replace plumbing fixtures	$18,780	$1,880-$7,510	$940-$4,040
	2		Carpet Replacement	$173,700	$17,400 $74,700	$8,700 $37,400
	2		Mill and overlay parking lot	$128,600	$12,900 $55,300	$6,500 $27,700
	2		Resurface gym floor	$68,300	$6,900 $29,400	$3,500 $14,700
3	3	Capital Renewal	Maintenance work on playing field	$23,200	$2,400 $10,000	$1,200 $5,000
	3	Facility Modification	Repair/Replacement of Wood Fence	$7,900	$800 $3,400	$400 $1,700
	3		Expand sink area and drainage in Art Room	$32,200	$3,300 $13,900	$1,700 $7,000
4	4	Capital Renewal	Bark Ground Cover	$12,900	$1,300 $5,600	$700 $2,800
N/A	3	Building Addition	Room amplification for 25 classrooms	$27,600	$2,800 $11,900	$1,400 $6,000
	3		Outfit techlad with 30 stations	$55,200	$5,600 $23,800	$2,800 $11,900
	2	Facility Modification	Expand parking lot	$1,736,500	$173,700 $746,700	$86,900 $373,400

Estimated Total Construction Costs (in 2024 Dollars): $2,762,880
Estimated Project Management Costs Range: $276,900 - $1,188,400
Estimated Inflation Range: $138,800 - $594,500

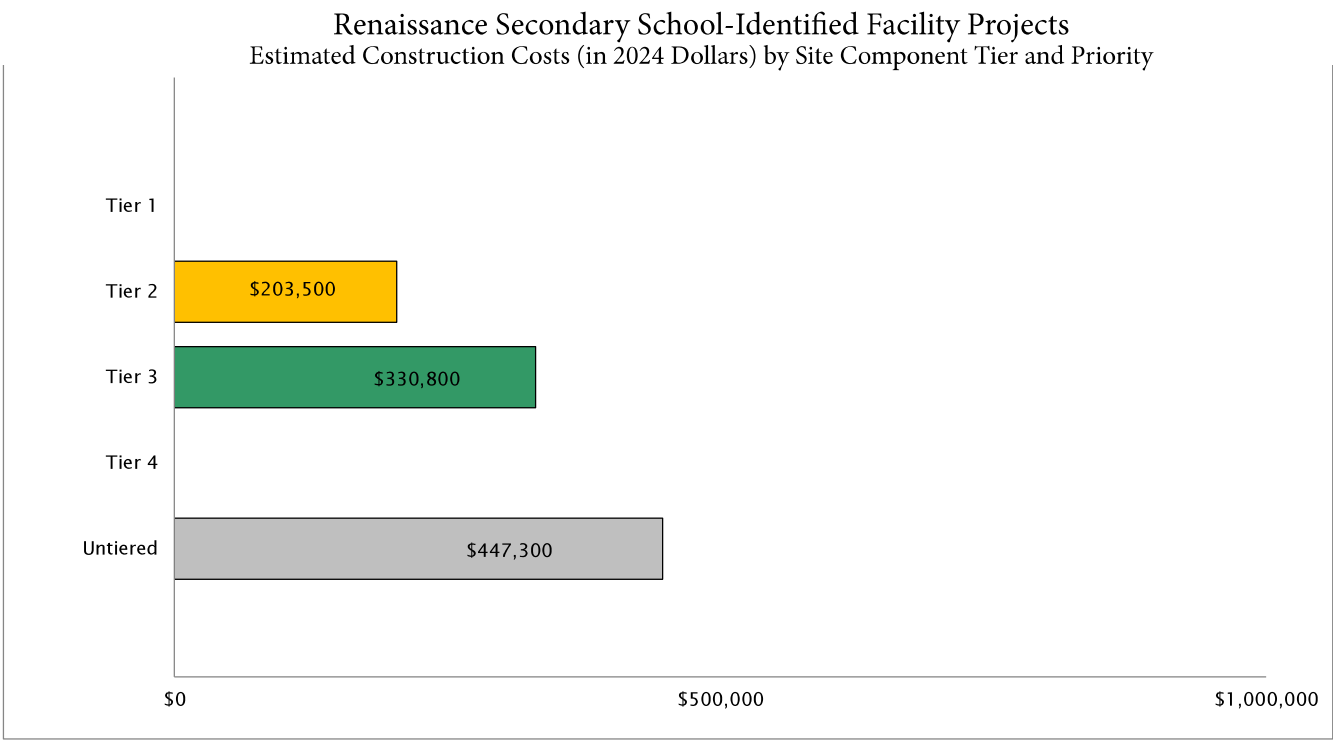
Estimated Total Project Costs: $3,178,580 - $4,545,780

Renaissance Secondary School Charter School

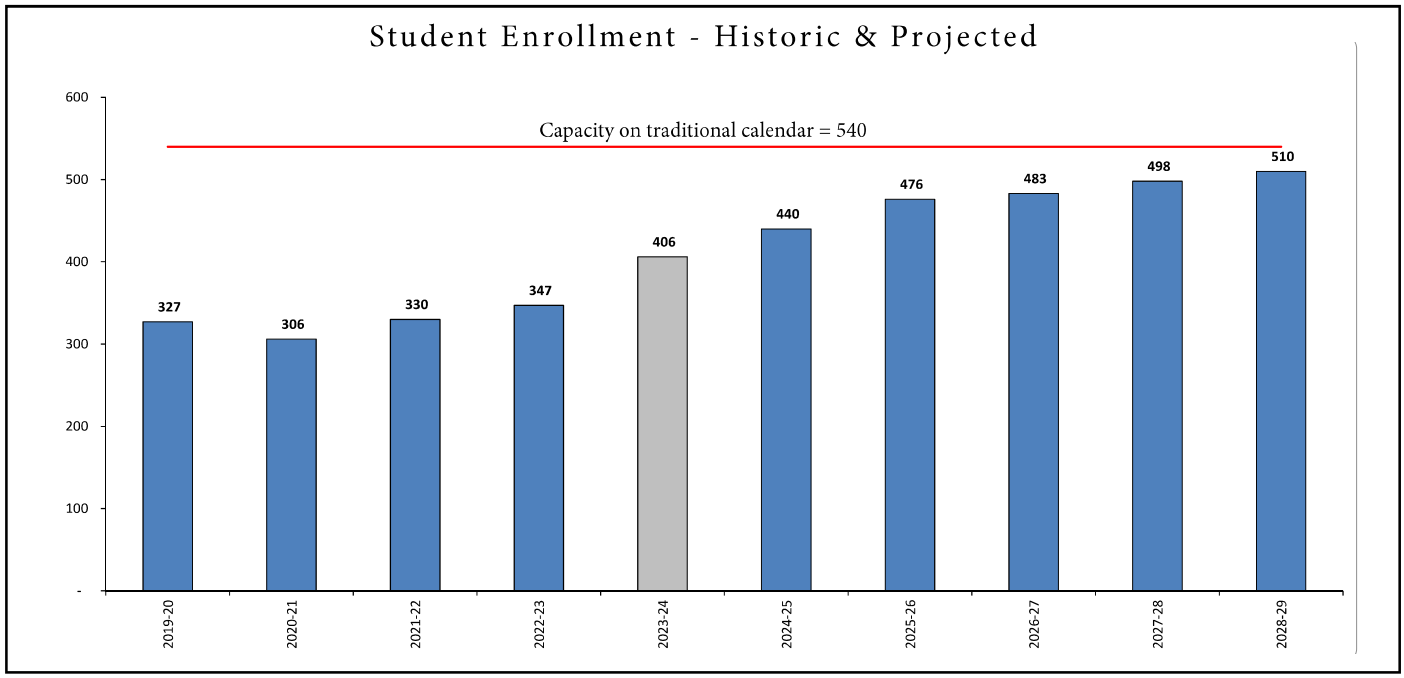
3954 Trail Boss Ln.
Castle Rock, CO 80104
Douglas County High School Feeder, K-8

School built/opened in 2017

Site Acreage: 15.969



Estimated Total Construction Costs (in 2024 Dollars): $981,600
Estimated Total Project Costs: $1,130,900 - $1,616,400



Following is the list of needed projects at Renaissance Secondary Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	1	Capital Renewal	Stain and seal wood beams in the courtyard	$47,300	$4,800 $20,400	$2,400 $10,200
	1		Repair cracks and corners of concrete	$10,500	$1,100 $4,600	$600 $2,300
	2		Slide Replacement	$26,300	$2,700 $11,300	$1,400 $5,700
	3		Painting hallways and classrooms	$68,300	$6,900 $29,400	$3,500 $14,700
	3		Whiteboard Replacement	$44,100	$4,500 $19,000	$2,300 $9,500
	1		Crack seal in the parking lot	$7,000	$800 $3,100	$400 $1,600
3	3	Facility Modification	Add AC in the gymnasium	$157,500	$15,800 $67,800	$7,900 $33,900
	3		Finish the exterior of the Welcome Center	$63,000	$6,300 $27,100	$3,200 $13,600
	3		Add a shade structure to outdoor classroom	$31,500	$3,200 $13,600	$1,600 $6,800
	3	Facility Upgrade	Add an additional basketball hoop in the gym	$26,300	$2,700 $11,300	$1,400 $5,700
	3		Replace mulch areas in the courtyard with turf	$52,500	$5,300 $22,600	$2,700 $11,300
N/A	1	Capital Renewal	Duct Cleaning	$30,000	$3,000 $12,900	$1,500 $6,500
	1	Facility Modification	Installation of a Yurt (in leui of a mobiles)	$150,000	$15,000 $64,500	$7,500 $32,300
	3	IT	Replace current Wireless Sytem with Aruba Wireless	$36,800	$3,700 $15,900	$1,900 $8,000
	3		Replace current Bell/Paging system with Bogen E7000	$40,100	$4,100 $17,300	$2,100 $8,700
	1		5 year cycle refresh; replace current staff computers	$62,500	$6,300 $26,900	$3,200 $13,500
	3		Replace Classroom Projectors	$45,800	$4,600 $19,700	$2,300 $9,900
	3		Replace Phone System	$40,100	$4,100 $17,300	$2,100 $8,700
	2		5 year cycle refresh; replace Chromebooks for Testing purposes	$42,000	$4,300 $18,100	$2,100 $9,100

Estimated Total Construction Costs (in 2024 Dollars): $981,600
Estimated Project Management Costs Range: $99,200 - $422,800
Estimated Inflation Range: $50,100 - $212,000

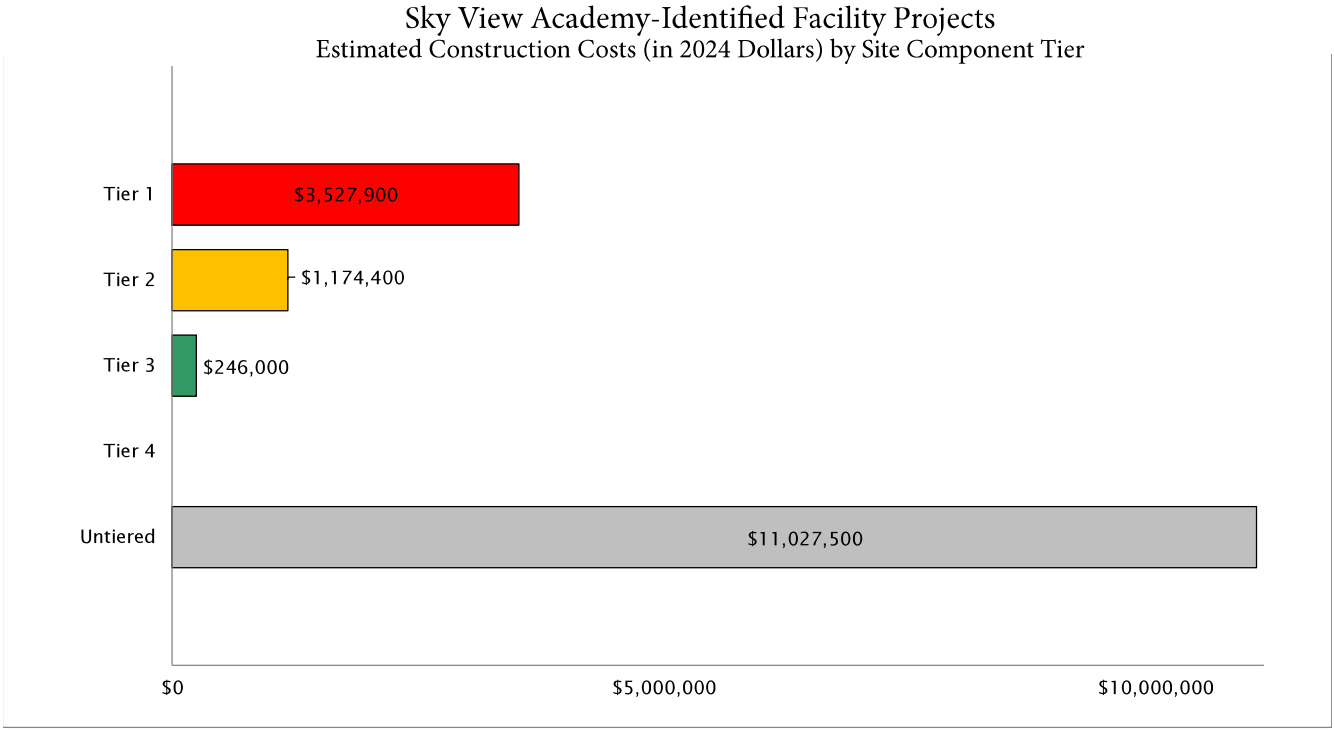
Estimated Total Project Costs: $1,130,900 - $1,616,400

SkyView Academy Charter School

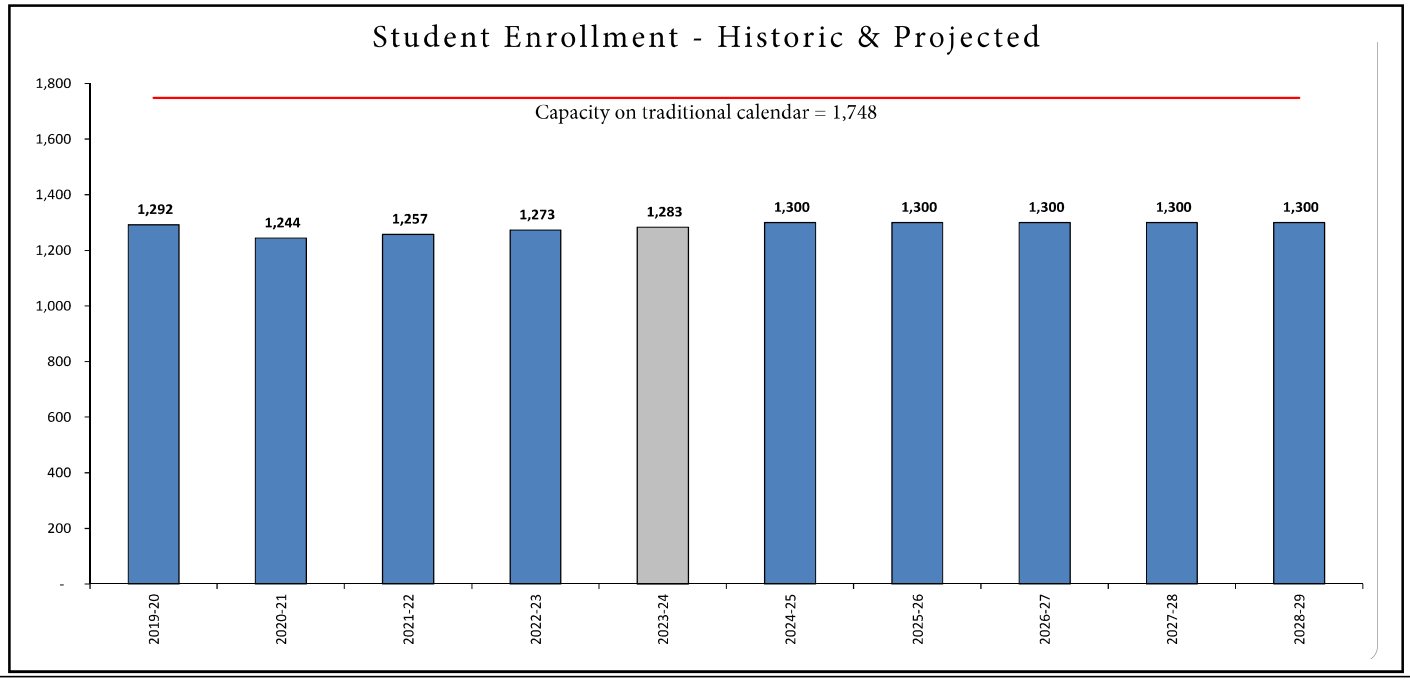
6161 Business Center Drive
Highlands Ranch, CO 80132
Highlands Ranch High School Feeder Area, K-12

Opened in 2010

Site Acreage: 14
Facility Square Feet: 110,000



Estimated Total Construction Costs (in 2024 Dollars): $15,975,800
Estimated Total Project Costs: $18,374,700-$26,281,500



Following is the list of needed projects at SkyView Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Replace HVAC units	$2,315,300	$231,600 $995,600	$115,800 $497,800
	1		Replace fire alarm system	$992,300	$99,300 $426,700	$49,700 $213,400
	2		Install new HVAC controls	$198,200	$19,900 $85,200	$10,000 $42,600
	2		Repair lighting control system	$22,100	$2,300 $9,500	$1,200 $4,800
2	2	Capital Renewal	Replace playground surface and equipment	$248,100	$24,900 $106,700	$12,500 $53,400
	2		Repair VCT in cafeteria	$44,100	$4,500 $19,000	$2,300 $9,500
	2		Curb repair	$55,200	$5,600 $23,800	$2,800 $11,900
	2		Recaulk, seal and paint exterior	$220,500	$22,100 $94,900	$11,100 $47,500
	2		Resurface parking lot	$551,300	$55,200 $237,100	$27,600 $118,600
	2		Repair and replace turf field	$44,100	$4,500 $19,000	$2,300 $9,500
	3	Facility Upgrade	Improvements to gym sound system and speakers	$11,100	$1,200 $4,800	$600 $2,400
3	4	Capital Renewal	Clean up landscape	$11,100	$1,200 $4,800	$600 $2,400
	2	Facility Upgrade	Four (4) LED lights to light underground playground area	$14,400	$1,500 $6,200	$800 $3,100
	2		Add lighting to athletic field	$220,500	$22,100 $94,900	$11,100 $47,500
N/A	3	Building Addition	Elementary Addition	$7,717,500	$771,800 $3,318,600	$385,900 $1,659,300
	2	Facility Upgrade	Device replacement	$38,600	$3,900 $16,600	$2,000 $8,300
	3		Add additional parking north and west lots	$3,150,000	$315,000 $1,354,500	$157,500 $677,300
	3	Mobiles	Add modulars	$110,300	$11,100 $47,500	$5,600 $23,800
	2	Professional Services	Perform traffic flow study	$11,100	$1,200 $4,800	$600 $2,400

Estimated Total Construction Costs (in 2024 Dollars): $15,975,800
Estimated Project Management Costs Range: $1,598,900 - $6,870,200
Estimated Inflation Range: $800,000 - $3,435,500

Estimated Total Project Costs: $18,374,700-$26,281,500

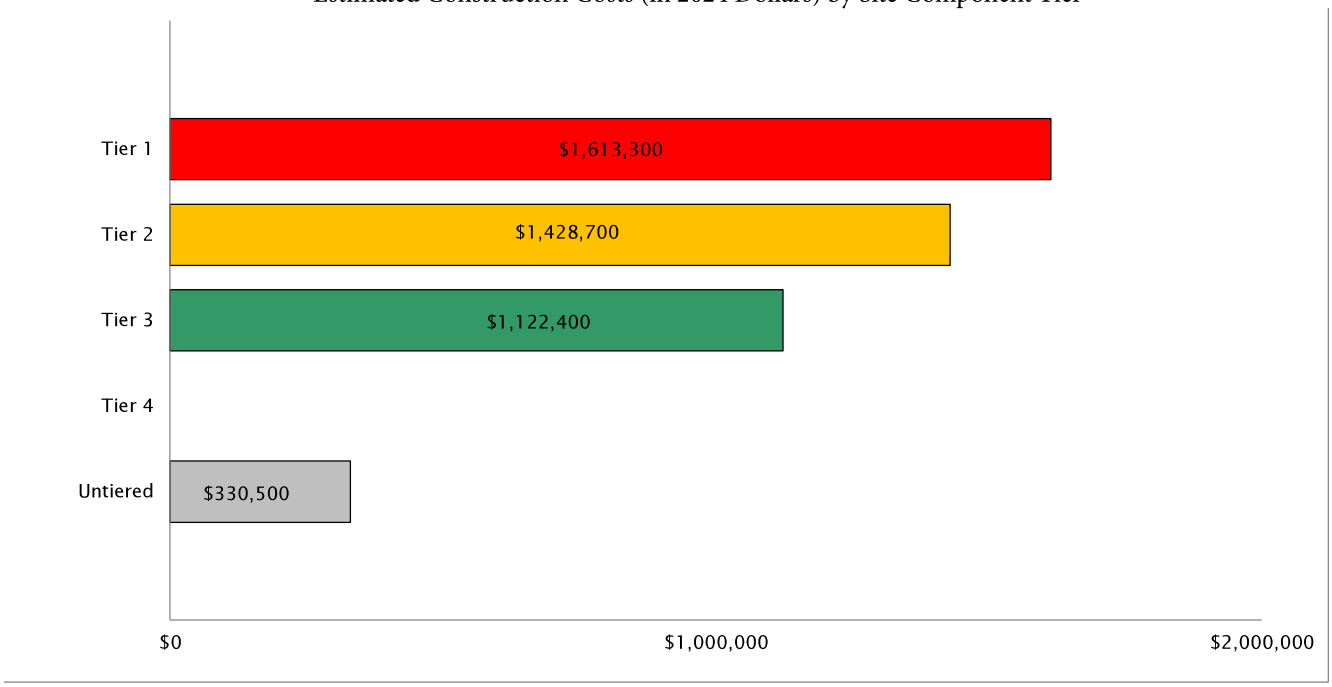
STEM School Highlands Ranch Charter School

8773 Ridgeline Boulevard
Highlands Ranch, CO 80129
Mountain Vista High School Feeder Area, K-12

Opened in 2011

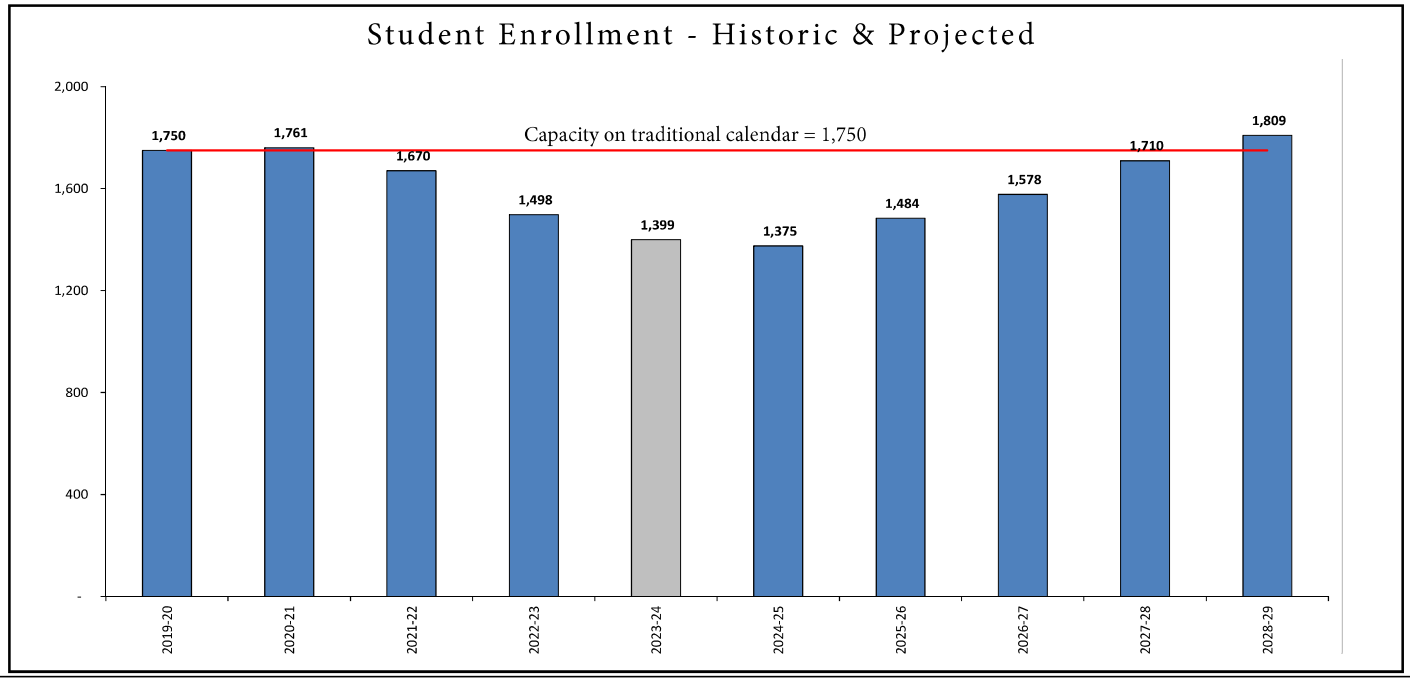
Site Acreage: 10
Facility Square Feet: 134,000

STEM School Highlands Ranch-Identified Facility Projects
Estimated Construction Costs (in 2024 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2024 Dollars): $4,494,900
Estimated Total Project Costs: $5,171,400 - $7,396,400

Student Enrollment - Historic & Projected



Following is the list of needed projects at STEM School Highlands Ranch Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Roof top unit repair/replacement (8773 Ridgeline Blvd)	$409,100	$41,000 $175,900	$20,500 $88,000
	1		Replace 6 RTUs (8920 Barrons Blvd.)	$149,000	$14,900 $64,100	$7,500 $32,100
	1		Roof replacement (8920 Barrons Blvd. building)	$195,000	$19,500 $83,900	$9,800 $42,000
	2		Roof replacement (8773 Ridgeline Blvd)	$425,000	$42,600 $182,800	$21,300 $91,400
	2		Roof replacement (8878 Barrons Blvd)	$305,000	$30,500 $131,200	$15,300 $65,600
	1		Replace existing exhaust fans	$21,700	$2,200 $9,400	$1,100 $4,700
	2	Facility Upgrade	MS/HS LED fixture upgrade	$108,500	$10,900 $46,700	$5,500 $23,400
2	1	Capital Renewal	Carpet replacement	$100,000	$10,000 $43,000	$5,000 $21,500
	2		Replace school store front doors	$272,700	$27,300 $117,300	$13,700 $58,700
	3		Expand ES play area	$157,500	$15,800 $67,800	$7,900 $33,900
	2	Facility Upgrade	New MS/HS multi use play area	$250,000	$25,000 $107,500	$12,500 $53,800
	2		Expand access control/card readers to all classroom doors	$438,000	$43,900 $188,400	$21,900 $94,200
	2		Replace ES lights to LED	$60,500	$6,100 $26,000	$3,100 $13,000
	2	Vehicle Purchase	2 Vans or Bus to support Athletic Dept. & school activities	$150,000	$15,000 $64,500	$7,500 $32,300
3	3	Capital Renewal	FF&E, furniture replacement (Classroom Furniture)	$147,000	$14,700 $63,300	$7,400 $31,700
	2		Replace 2nd trash enclosure	$29,700	$3,000 $12,800	$1,500 $6,400
	2		Landscape renewal and additions	$80,000	$8,000 $34,400	$4,000 $17,200
	3	Facility Modification	Ridgeline entrance re-alignment	$457,800	$45,800 $196,900	$22,900 $98,500
	3		DCSD Vehicle ballards	$13,600	$1,400 $5,900	$700 $3,000
	3		TMP Site Enhancements	$17,400	$1,800 $7,500	$900 $3,800
	2	Facility Upgrade	Viacom clocks and paging system	$250,000	$25,000 $107,500	$12,500 $53,800
	2		Cafeteria sound attenuation (ES)	$42,300	$4,300 $18,200	$2,200 $9,100
	2		Gym sound attenuation	$84,600	$8,500 $36,400	$4,300 $18,200
N/A	3	Facility Upgrade	STEM DDC additions	$40,200	$4,100 $17,300	$2,100 $8,700
	3		Teacher replacement work stations	$143,900	$14,400 $61,900	$7,200 $31,000
	Not Provided	IT	Intrusion Detect annunciation/control	$19,800	$2,000 $8,500	$1,000 $4,300
	Not Provided		Mass notification messaging system	$25,300	$2,600 $10,900	$1,300 $5,500
	3	Security	Electronic Sys. interface intregration	$9,500	$1,000 $4,100	$500 $2,100
	3		Access security upgrades	$16,400	$1,700 $7,100	$900 $3,600
	Not Provided		Open Options access control	$28,900	$2,900 $12,500	$1,500 $6,300
	Not Provided		Louroe Duress systems	$46,500	$4,700 $20,000	$2,400 $10,000

Estimated Total Construction Costs (in 2024 Dollars): $4,494,900
Estimated Project Management Costs Range: $450,600-$1,933,700
Estimated Inflation Range: $225,900 - $967,800

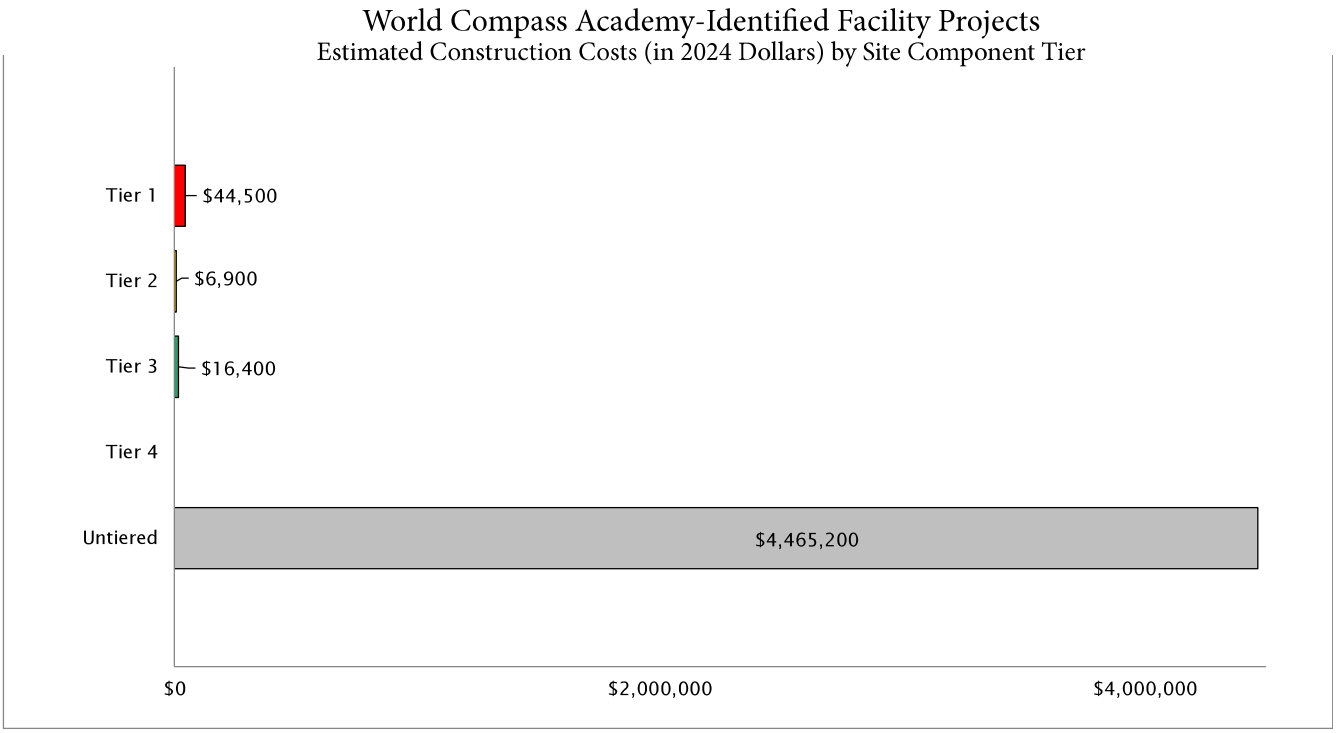
Estimated Total Project Costs: $5,171,400 - $7,396,400

World Compass Academy Charter School

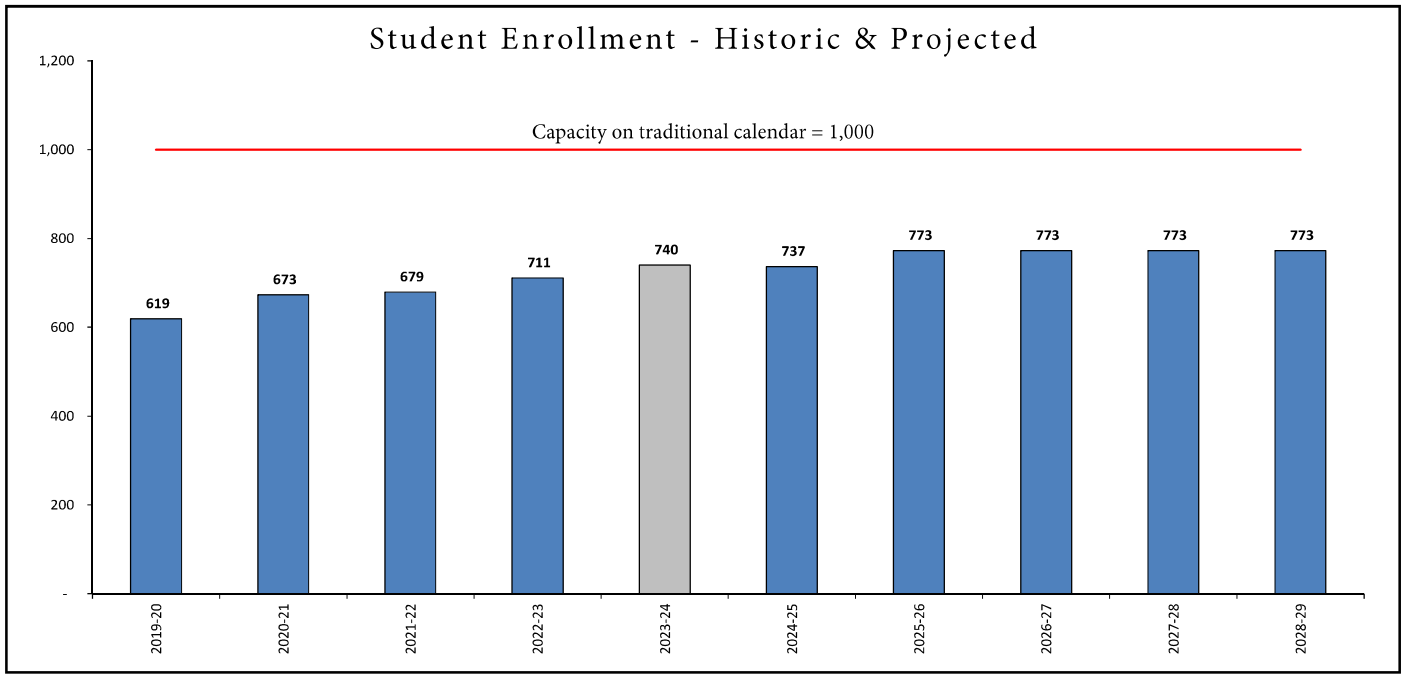
2490 South Perry Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Opened in 2015

Site Acreage: 7
Facility Square Feet: 39,663



Estimated Total Construction Costs ((in 2024 Dollars): $4,533,000
Estimated Total Project Costs: $5,214,500 - $7,458,000



Following is the list of needed projects at World Compass Academy Charter School

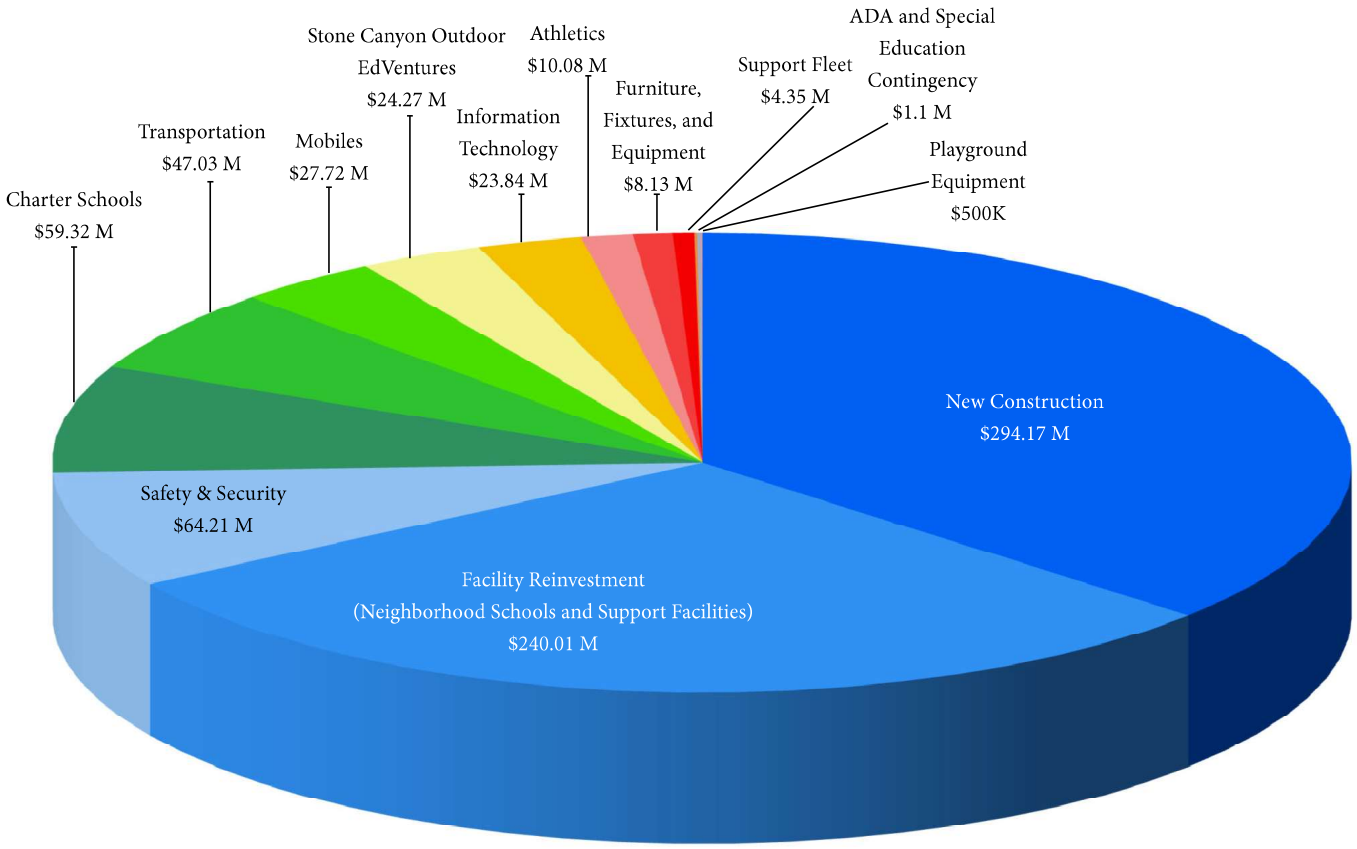
DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	2	Capital Renewal	Sprinkler repairs	$3,500	$400 $1,500	$200 $800
	2	IT	Replace phones and phone system	$41,000	$4,100 $17,700	$2,100 $8,900
2	2	Capital Renewal	Resurface Art room floor	$6,900	$700 $3,000	$400 $1,500
3	3	Capital Renewal	Replace trees and plants	$8,200	$900 $3,600	$500 $1,800
	1	Facility Modification	Curb modification- NE side of the buliding	$8,200	$900 $3,600	$500 $1,800
N/A	Not Provided	Building Addition	Additional classroom space above elementary school building	$4,095,000	$409,500 $1,760,900	$204,800 $880,500
	3	Facility Upgrade	Add storage building in exterior parking lot	$13,700	$1,400 $5,900	$700 $3,000
	3		Add moveable wall to close off stage	$61,500	$6,200 $26,500	$3,100 $13,300
	1	IT	Replace/update staff laptops	$112,700	$11,300 $48,500	$5,700 $24,300
	2		Add/replace wireless access points	$34,200	$3,500 $14,700	$1,800 $7,400
	2		Replace outdated projectors	$26,400	$2,700 $11,400	$1,400 $5,700
	2		Replace computer carts	$15,100	$1,600 $6,500	$800 $3,300
	2		Replace end of life student Chromebooks	$68,300	$6,900 $29,400	$3,500 $14,700
	1	Security	Elementary school lock down doors	$38,300	$3,900 $16,500	$2,000 $8,300

Estimated Total Construction Costs (in 2024 Dollars): $4,533,000
Estimated Project Management Costs Range: $454,000- $1,949,700
Estimated Inflation Range: $227,500 - $975,300

Estimated Total Project Costs: $5,214,500 - $7,458,000

2024-2029 Capital Needs

Estimated Cost (in 2024 Dollars)



Capital Item	Estimated Capital Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
New Construction (1-5, DCSD Standards)	$294,170,000	$0	$0	$294,170,000
Facility Reinvestment (Neighborhood, Magnet, Alt Schools, Support Facilities)	$240,006,100	$23,969,400-$102,054,700	$12,050,080-$51,599,260	$276,025,580-$393,660,060
Safety & Security	$64,207,570	$0	$3,220,670-$13,848,710	$67,428,240-$78,056,280
Charter Schools	$59,323,860	$5,942,700-$25,517,500	$2,977,100-$12,765,700	$68,243,660-$97,607,060
Transportation	$47,032,214	$0	$0	$470,322,114
Mobiles	$27,720,000	$0	$1,386,000-$5,964,000	$29,106,000-$33,684,000
Stone Canyon	$24,265,640	$0	$0	$24,265,640
IT	$23,837,099	$3,990,000	$0	$27,827,099
Athletics	$10,080,000	$480,000-$4,334,400	$504,000-$2,168,000	$11,064,000-$16,582,400
FFE	$8,129,900	$814,200-$3,497,500	$408,100-$1,749,600	$9,352,200-$13,377,000
Support Fleet	$4,800,740	$0	$192,210-$816,320	$4,992,950-$5,617,060
ADA Contingency	$550,000	$0	$0	$550,000
SPED Contingency	$550,000	$0	$0	$550,000
Playgrounds	$500,000	$0	$0	$500,000

Estimated Cost (in 2024 Dollars): $805,173,123

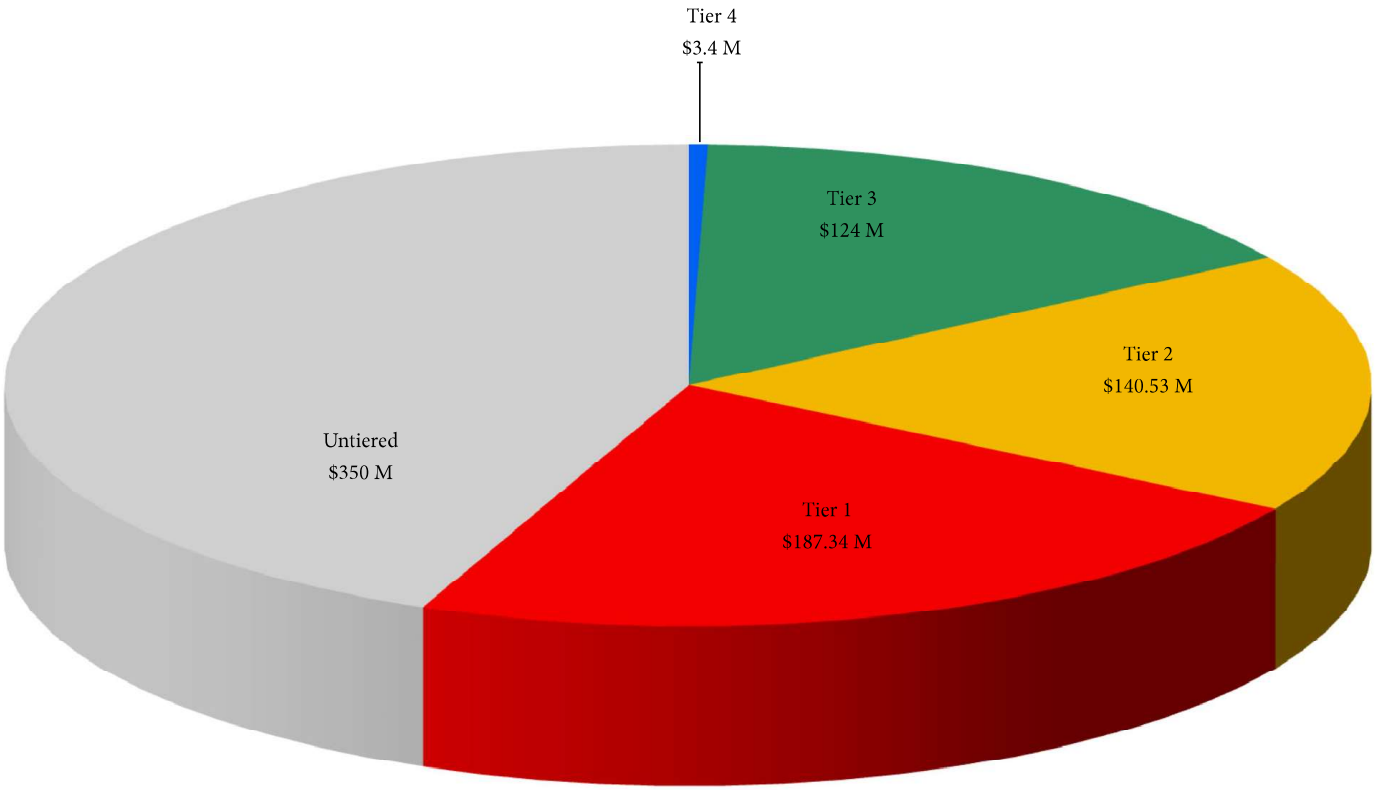
Estimated Project Management Costs Range: $35,196,300 - $139,394,100

Estimated Inflation Range: $20,738,160 - $88,911,590

Estimated Total Cost: $861,107,583 - $1,033,478,813

2024-2029 Capital Needs by Tier

Estimated Cost (in 2024 Dollars)



Note Untiered needs include ADA compliance contingency costs, Special Education needs contingency costs, new construction, playground equipment, and untiered Charter School needs.

Tier	Estimated Capital Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
Tier 1	$187,342,004	$17,069,400-$59,627,500	$6,959,070-$29,702,510	$211,370,474-$276,672,014
Tier 2	$140,530,730	$10,054,900-$45,217,600	$6,924,190-$29,755,050	$157,509,820-$215,503,380
Tier 3	$124,000,649	$4,740,100-$20,239,800	$5,187,150-$22,297,170	$133,927,899-$166,537,619
Tier 4	$3,399,400	$341,500-$1,464,100	$170,350-$731,160	$3,911,250-$5,594,660
Untiered	$349,900,340	$2,990,400-$12,845,100	$1,497,400-$6,425,700	$354,388,140-$369,171,140

Estimated Cost (in 2024 Dollars): $805,173,123

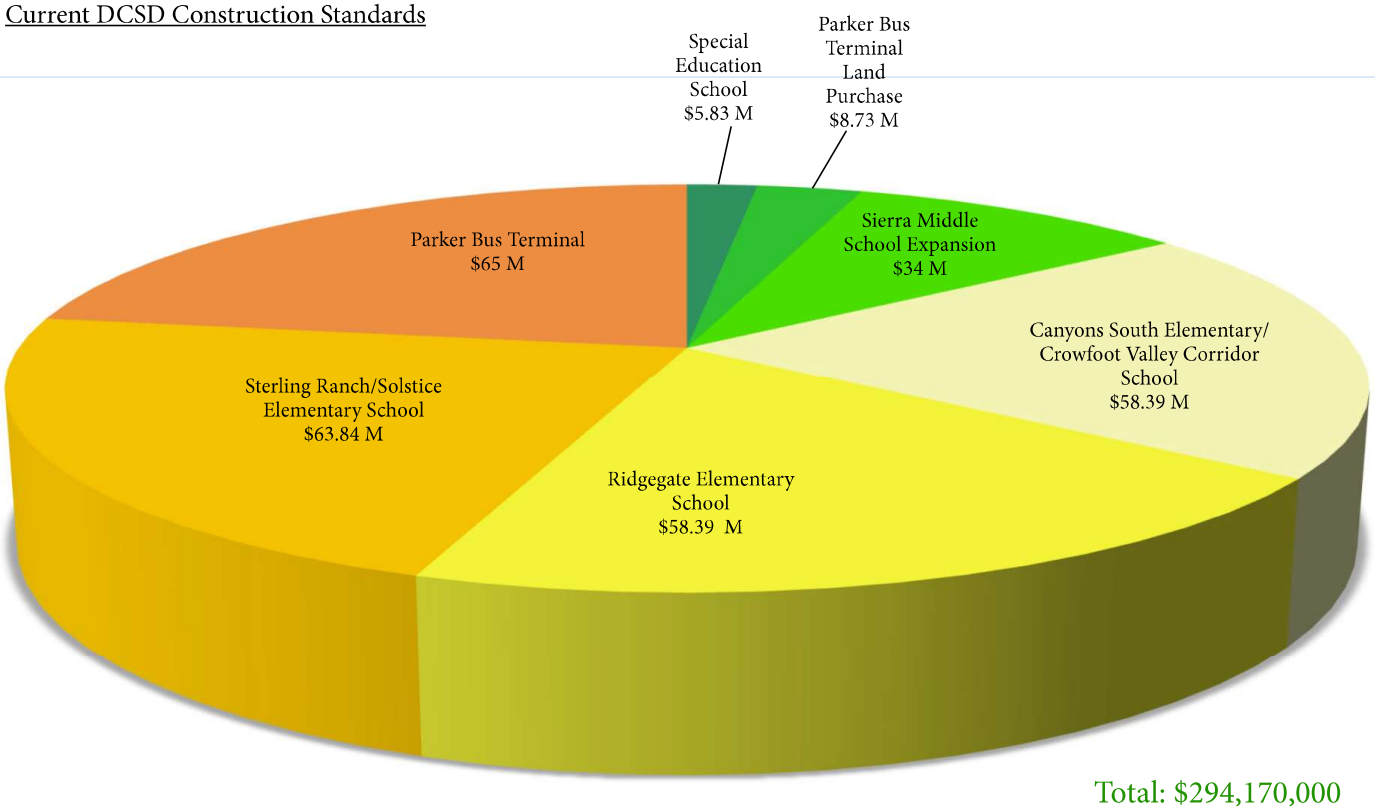
Estimated Project Management Costs Range: $35,196,300 - $139,394,100

Estimated Inflation Range: $20,738,160 - $88,911,590

Estimated Total Cost: $861,107,583 - $1,033,478,813

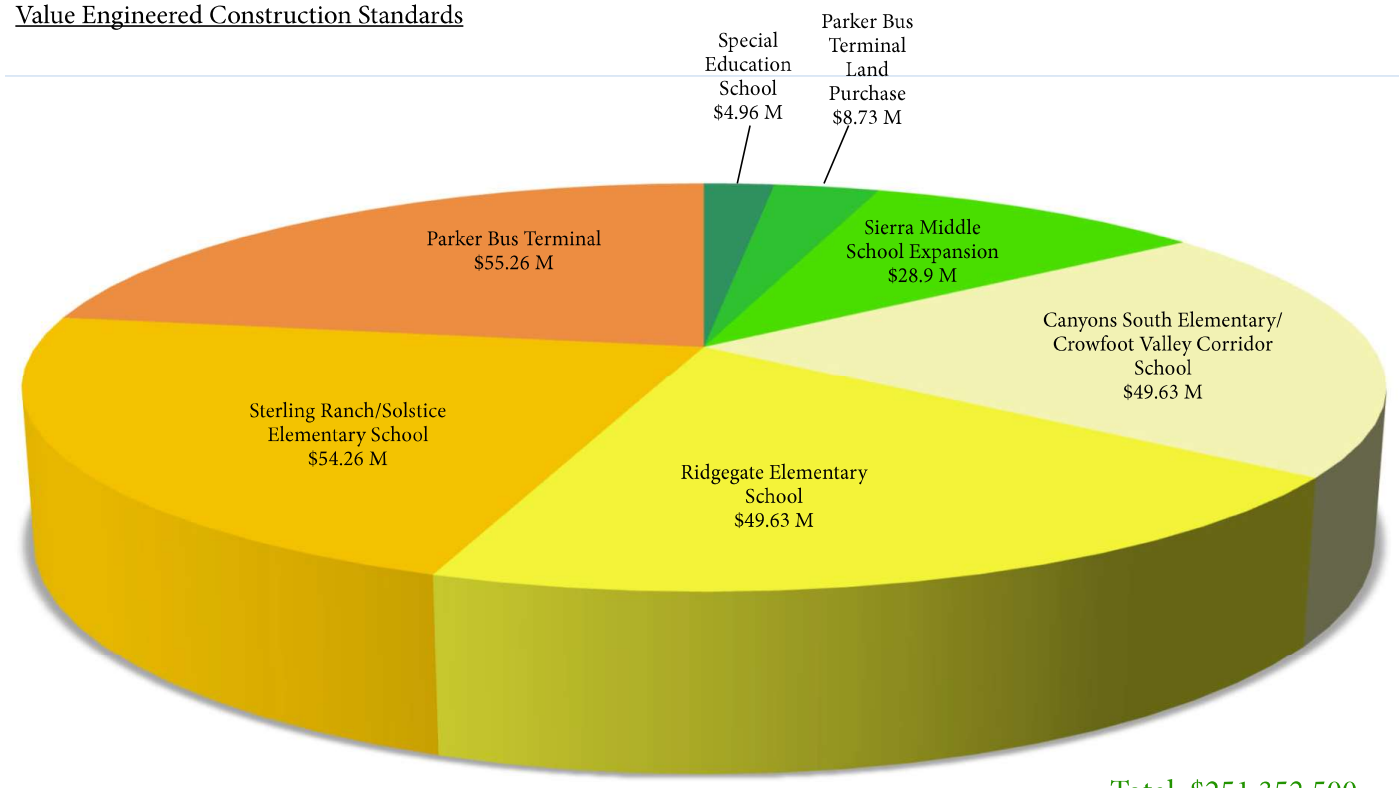
2024-2028 New Construction

Current DCSD Construction Standards



Total: $294,170,000

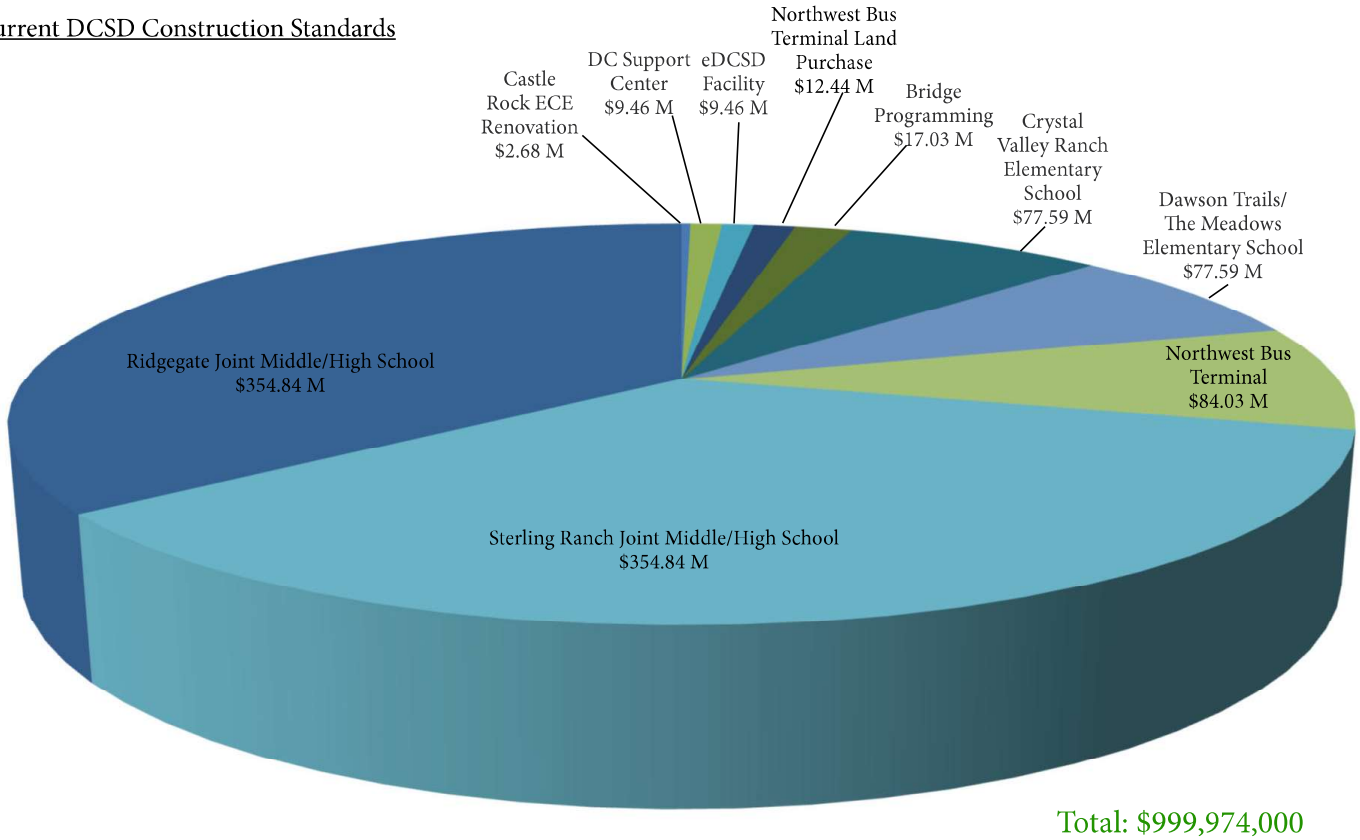
Value Engineered Construction Standards



Total: $251,352,500

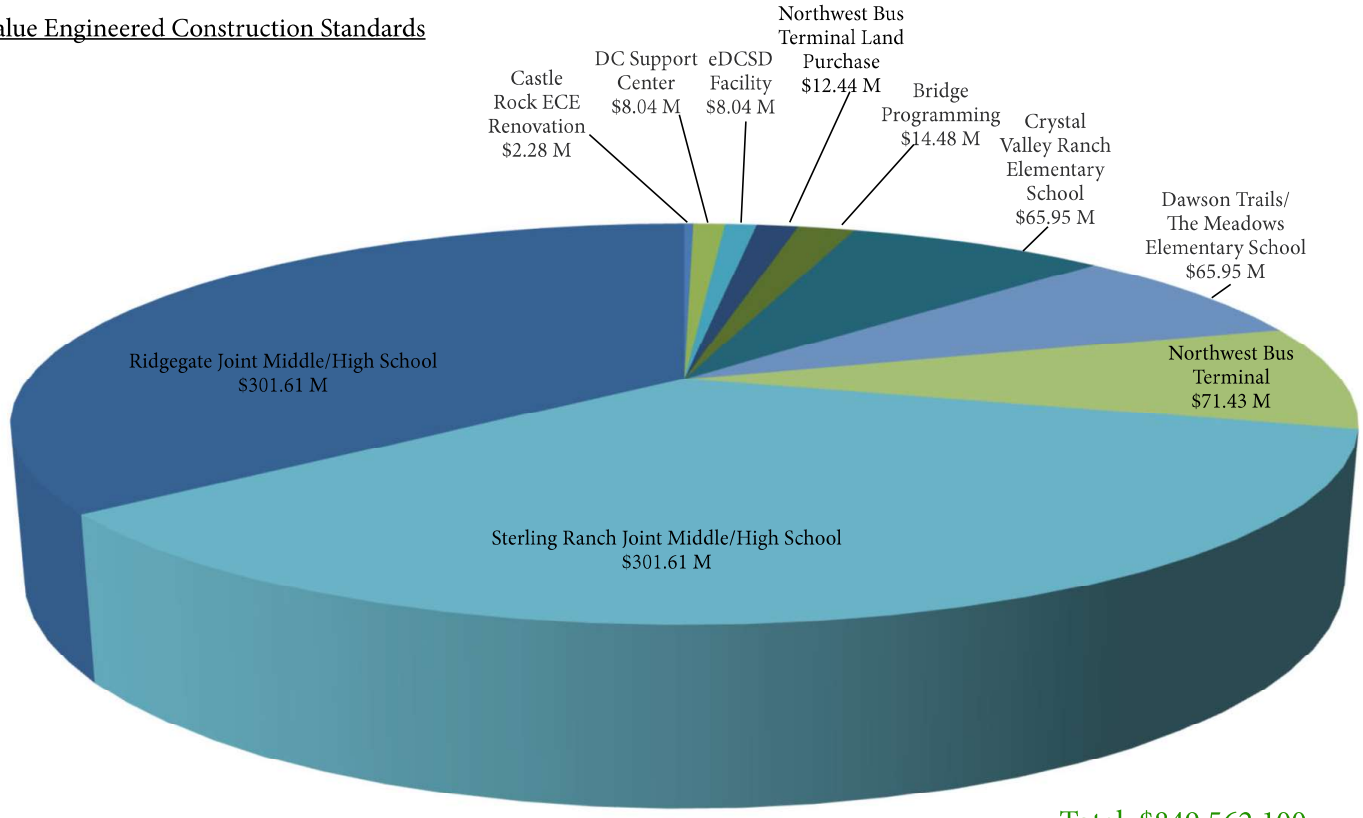
2029-2034 New Construction

Current DCSD Construction Standards



Total: $999,974,000

Value Engineered Construction Standards



Total: $849,562,100

Appendix 1
History of Capital Improvements

Acres Green Elementary

1990 3,100 SF Addition
1995 Drainage
1997 Drainage/Fire Hydrant
1998 Air Conditioning
2000 2,600 SF Addition
2000 Playground Improvements
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Roof Replacement
2005 Student Bathrooms
2005 Security Access Control
2008 Elevator
2011 White Boards
2012 Flooring Replacement
2013 Daylighting Enhancement
2014 Resurface Gymnasium Floor
2016 Smoke Detectors & Horn Strobe Replacem
2016 Switchgear, Transformers, & Panels
2017 Exterior Maintenance Painting
2018 Makeup Air Unit
2018 Painting
2019 Upgrade control system
2019 Replace interior door hinges
2019 Interior doors
2021 HVAC controls
2021 Fire alarms
2021 Furniture
2021 Security cameras

Arrowwood Elementary

2004 Mechanical Repair
2004 Movement Repair
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2010 Carpet Replacement
2011 Carpet Replacement
2012 Tile Replacement
2013 Resurface Paved Areas
2014 Clock System
2014 Mechanical System Automated Controls
2014 Carpet
2019 Replace fire alarm system
2019 Exterior wall joints and windows
2019 Replace kitchen flooring
2019 Door hardware (key system)
2019 Upgrade irrigation system
2019 Replace generator
2019 Replace and paint roof
2019 Replace sink countertops
2019 Replace cooling towers
2021 Security cameras
2021 Toilet partitions
2023 Kitchen hood replacement

Bear Canyon Elementary

1996 Parking Lot Improvements
1997 Air Conditioning
2003 Playground Improvements
2003 Bathroom Improvements
2003 Make-up Air
2003 Carpet Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2009 3,100 SF Addition
2012 Carpet Replacement - Mobiles
2013 Replace Restroom Floors
2017 Replace Generator
2017 Window Replacement-Multiple Areas
2017 Replace Entry Walk-Off Carpet
2021 Replace rooftop units
2021 Replace cafeteria and kitchen flooring
2021 Replace toilet partitions
2021 Security cameras
2021 Fixed casework
2021 Furniture

Buffalo Ridge Elementary

2006 Carpet Replacement
2006 Parking Lot Improvements
2006 Playground Improvements
2006 Security Access Control
2012 Repair Bus Loop Paving
2012 Carpet Replacement - Mobiles
2013 Flooring Repair
2013 Fire Alarm Panel Replacement
2014 Clock System
2017 Rebuild Generator
2018 Generator Rebuild
2021 HVAC systems and controls
2021 Plumbing systems and fixtures
2021 Replace kitchen and cafeteria flooring
2021 Security cameras

Bridge North

2018 Additional Bridge Classrooms
2021 Tenant Improvements

Cantril

1994 Roof repair
1996 Asbestos Removal
1997 Roof Replacement
2000 Carpet
2001 Boiler
2001 Gym and Pre-school Roof
2006 Parking Lot
2006 Upgrade Local Area Network
2006 Fire Alarms
2010 Exterior Paint
2015 Replace Cooling in Gym
2015 Restore Lunchroom
2015 ADA Restroom Addition
2019 Playground
2021 ADA compliance
2021 Security cameras

Castle Rock Elementary

1996 Playground Improvements
1999 Air Conditioning
2001 Playground Improvements
2003 Re-ballast
2004 2,965 SF Addition
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2011 White Boards
2012 Parking Lot Paving
2012 Playground Paving
2012 Carpet Replacement - Mobiles
2014 Clock System
2019 Furniture
2021 Electrical distribution
2021 Fire alarm system
2021 Plumbing system
2021 Exterior wall control joints
2021 Flooring
2021 Wall partitions
2021 Sound system upgrade
2021 Security cameras
2021 HVAC systems and controls
2021 Roof replacement
2021 Restroom sink countertops

Castle Rock Middle School

2004 Technology Improvements
2004 Security Cameras
2004 Security Access Control
2006 HVAC Upgrades
2012 Kitchen Floor Repair
2012 Roof Replacement
2013 Fire Alarm Replacement
2013 Refinish Gymnasium Floor
2014 Clock System
2014 Restroom Flooring
2014 Domestic Hot Water System Upgrade
2017 Chiller Replacement
2017 Addition of Secured Folding Partition Wall a
2017 Replace Entry Walk-Off Carpet
2018 Bleachers
2019 Furniture
2018 Hallway Carpet
2019 Update HVAC
2019 Commission system
2019 Replace generator and associated equipment
2019 Replace carpet and VCT flooring in classroom
2019 Replace non-restricted key system with restricted system
2019 Replace sink countertops with single surface
2021 Renovate elevator
2021 Security cameras
2021 Plumbing fixtures
2023 Gym floor
2023 Gym curtains

Castle View High School

2006 New Construction
2007 Parking Lot Expansion
2007 Technology Improvements
2007 Security Kiosk
2017 Replace Synthetic Turf Field
2019 Upgrade fire alarm system
2019 Upgrade control system
2019 Replace roof
2019 Elevator
2019 Door and door hardware
2019 HVAC
2019 Track repair/resurface
2021 F-pod addition
2021 Security cameras
2021 Tennis courts

Chaparral High School

2002 34,368 SF Addition
2004 Flush Valves/Chiller
2004 Bleachers
2004 Security Cameras/Radios
2004 Security Access Control
2004 Artificial Turf Playfield
2004 Dugouts
2004 Technology Improvements
2006 Clearstory Windows
2006 Parking Lot Improvements
2006 Gymnasium Floor
2007 Tennis Courts
2007 Security Kiosk
2008 Special Education Wing Remodel
2010 Softball Field Fencing
2010 Chiller
2010 Security Detection System
2010 Concrete Slab Repair
2011 Chillers
2012 Tile Replacement
2012 Carpet Replacement - Mobiles
2013 Synthetic Turf Replacement
2013 Interior Door Hardware Replacement
2014 Clock System
2014 Resurface Track
2014 Intercom and Paging System Replacement
2015 Fire Alarm System Replacement
2015 Partial Roof Replacement
2015 Tennis Court Resurfacing
2015 Carpet Replacement - Drama Room
2017 Building Automation System Upgrade
2017 Replace Generator
2017 Carpet replacement
2018 Electrical Panels
2018 Theater Stand Lighting
2018 Auxillary Gym Joist Repairs
2018 Testing and Balancing
2019 Replace gym bleachers
2019 Replace flooring in cafeteria, commons, and hallways
2019 Tennis Court Repair/Resurfacing
2021 HVAC systems
2021 Roof replacement
2021 CTE improvements
2021 Elevator modernization
2021 Security cameras
2023 Replace boiler

Cherokee Trail Elementary

2001 Air Conditioning
2001 Countertops/Partitions
2003 Reballast
2003 Carpet Replacement
2004 Security Cameras/Radios
2004 Technology Improvements
2004 Security Access Control
2005 3,000 SF Addition
2005 Playground Improvements
2005 Reballast
2005 Roof Replacement
2012 Parking Lot Paving
2012 Playground Paving
2014 Cafeteria Floor Replacement
2014 Resurface Gymnasium Floor
2016 Restroom Countertops Replacement
2017 Replace Generator
2017 Replace Flooring in Restrooms
2017 Replace Entry Walk-Off Closet
2018 RTU Replacement
2019 Furniture
2021 HVAC systems
2021 Electric service and distribution
2021 Exterior windows
2021 Fire alarm system
2021 Plumbing fixtures
2021 Security cameras
2021 Sidewalks
2021 Skylights
2021 Exterior concrete ramps

Cherry Valley Elementary

1996 Roof Replacement
1998 Playground Improvements
1999 981 SF Addition
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2006 Parking Lot Improvements
2008 Major Renovation
2014 Update Water Well System
2017 Window Replacement-Multiple Areas
2019 Caulk, seal exterior wall
2019 Replace single pane windows
2019 Replace gym and restroom flooring
2019 Restricted key system
2019 Repair soffit on original building
2019 Replace two exterior doors
2019 Furniture
2019 Sidewalks
2021 Playground improvements
2021 Security cameras
2023 Controls

Child Find/Bridge Program (formerly Student Assistance Center)

2007 New Mobile
2021 ADA compliance
2021 Tenant Improvements
2021 Boiler
2021 Security cameras
2021 Carpet
2023 Office Renovation (Child Find)

Cimarron Middle School

2010 New Construction
2011 Turn Lane and Stop Light
2012 Art & Computer Room Remodel
2018 Landscaping
2018 Elevator Modernization
2021 Security cameras
2023 Gymnasium scoreboards

Clear Sky Elementary

2008 New Construction
2012 Carpet Replacement - Mobiles
2018 Movement Issues
2019 Elevator modernization
2021 Security cameras
2021 Sidewalks

Copper Mesa Elementary

2006 New Construction
2017 Replace Entry Walk-Off Carpet
2021 HVAC controls
2021 Fire alarm system
2021 Security cameras
2021 Furniture
2021 Restroom sinks and countertops
2021 Plumbing fixtures
2021 Roofing

Cougar Run Elementary

2003 Playground Improvements
2003 Flooring Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2007 Carpet Replacement
2013 Fire Alarm Replacement
2013 Restroom Flooring
2013 Roof Replacement
2014 Clock System
2016 Concrete Slab Repairs
2017 Replace Entry Walk-Off Carpet
2018 Makeup Air Unit
2018 Window Film
2019 Replace VAV boxes (air distribution system
2019 Upgrade control system
2019 Replace roof top units
2019 Replace generator and associated equipment
2019 Recoat exterior wall CMU weather proofing, recaulk control joints
2019 Replace exterior windows
2019 Replace gym carpet
2019 Move hot water heater, install on demand pumps
2019 Replace interior door hardware
2019 Upgrade switchgear for surge suppression
2021 Security cameras

Coyote Creek Elementary

2004 Security Cameras/Radios
2004 Technology Upgrades
2005 Security Access Control
2007 Carpet Replacement
2007 Playground Improvements
2010 3,200 SF Addition
2010 Playing Field Improvements
2017 Replace Entry Walk-Off Carpet
2021 Security cameras

Cresthill Middle School

1998 Tile Replacement
1999 SPED, Science Rooms
2000 Carpet Replacement
2002 Make-up Air
2004 Carpet Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2010 Bleachers
2018 Landscaping
2021 Security cameras
2023 Basketball lifts

Cresthill Middle School cont.

2003 Site Improvements
2010 14,500 SF Addition

Daniel C. Oakes High School

2000 Add Mobile/AC
2001 Parking Lot
2002 Major Renovation
2007 Science Rooms
2007 Roof Replacement
2019 Doors and door hardware
2021 Security cameras

District-Wide

2018 Preschool Playground Equipment
2018 Wallpaper Seam Repairs

Douglas County High School

1992 30,890 SF Addition
1995 Team Room/Tennis Courts
1995 Replace DDC
1997 Air Conditioning
2000 Running Track
2001 Water System
2002 Parking Lot Improvements
2002 Artificial Turf
2003 Bell System
2003 Bathroom Improvements
1985 18,016 SF Addition
1993 Remodel - Phase I
1997 Remodel - Phase II
2001 Water System
2003 Science Room Conversion
2004 Cooling Units
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2005 Security Kiosk
2008 Renovation - Phase I
2010 Renovation - Phase II
2010 Communications Equipment
2010 Addition - Athletic Complex
2006 Sidewalk Improvements
2008 Roof Replacement
2010 Communication Equipment
2011 Life Safety Upgrade
2012 Replace Carpet
2012 Bathroom Improvements
2012 Partial Roof Replacement
2013 Projector Mounting
2013 Blackboard Removal
2013 Energy Performance Contracting
2014 Electrical Switchgear and Panel board Rep
2017 Elevator Modernization
2017 Window Replacement-Multiple Areas
2017 Replace Entry Walk-Off Carpet
2018 Shop MAU Replacement
2018 Entry Carpet
2019 Replace/repair doors and door hardware
2019 Replace exterior doors, frames, and hardware
2019 Furniture
2021 Plumbing systems
2021 CTE improvements
2021 Skylights
2021 HVAC systems and controls
2021 Landscape and site improvemnts (asphalt)
2021 Exterior windows and walls
2021 Electrical service and distribution
2021 Security cameras
2021 Elevators
2021 Fixed casework
2021 Irrigation
2021 Fire alarms
2021 Plumbing fixtures
2023 Boiler (athletic mechanical room)
2023 Practice field turf

Douglas County Schools Stadium

2019 Stadium lighting and turf

Douglas County Opportunity Center

2017 Original Tenant Finish/Buildout

Douglas County Support Center

2019 HVAC
2019 Boiler
2019 Replace carpet
2019 Repair roof

Eagle Ridge Elementary

1997 Air Conditioning
1998 Tile Replacement
2001 Carpet Replacement
2003 Reballast
2004 3,000 SF Addition
2004 Technology Improvements
2005 Security Access Control
2007 Playground Improvements
2013 Kitchen Floor Repair
2014 Cafeteria Flooring
2014 Resurface Gymnasium Floor
2016 Restroom Countertops Replacement
2017 Replace Flooring in Restrooms
2018 Bathrooms-Partitions, Countertops, & Floor
2019 Replace cafeteria VCT flooring
2019 Replace carpet
2021 Fire alarms
2021 Flooring
2021 HVAC systems and controls
2021 Electrical service and distribution
2021 Restroom sink and countertops
2021 Security cameras
2021 Exterior walls and closures

Early Childhood Center

2013 Gutter and Drain Repairs
2018 Sinks
2018 Window Tinting
2018 SPED Calming Room
2021 Furniture
2021 Security cameras

Echo Park Stadium

2012 Track Timing Stations
2013 Tenant Finish to Building
2013 Drainage Repairs
2018 Track Repair
2018 Water Infiltration
2019 Bleachers
2019 Structural (gap between bleachers and retaining wall)
2019 Stadium turf
2021 Security cameras

Eldorado Elementary

2001 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Technology Improvements
2005 Security Access Control
2006 Technology Improvements
2007 Technology Improvements
2017 Convert Classroom to Special Education Calm Room
2017 Replace Entry Walk-Off Carpet
2019 Upgrade control system
2019 Generator replacement
2019 Upgrade fire alarm system
2019 Replace cafeteria, and gym flooring
2019 Replace non-restricted key system with restricted
2019 Replace roof (ballasted with fully adhered)
2019 Paint metal roof
2021 Exterior walls
2021 Security cameras
2023 Kitchen hood replacement

Flagstone Elementary

2003 New Construction
2004 Security Cameras/Radios
2005 Security Access Control
2005 Technology Improvements
2013 Carpet Replacement - Mobile
2017 Replace Entry Walk-Off Carpet
2018 Carpet Replacement - Mobile
2019 Upgrade control system
2019 Furniture
2021 Fire alarm system
2021 Plumbing systems and fixtures
2021 Security cameras
2021 Restroom sinks and countertops
2021 Flooring
2021 Clocks and program systems
2021 Exterior walls and closures
2021 Roofing

Fox Creek Elementary

- 2002 Lighting
- 2003 Playground Improvements
- 2004 Security Cameras/Radios
- 2004 Technology Improvements
- 2005 Security Access Control
- 2010 3,000 SF Addition
- 2012 Carpet Replacement - Mobile
- 2017 Addition of Hand Rails on North Side of Building
- 2021 Security cameras

Franktown Elementary

- 1997 Bathroom Improvements
- 1998 Carpet Replacement
- 2000 Roof Replacement
- 2002 Remodel
- 2004 Security Cameras/Radios
- 2004 Security Access Control
- 2004 Technology Improvements
- 2007 ADA Ramp
- 2008 ADA Bathroom
- 2012 Carpet Replacement
- 2012 Parking Lot Improvements
- 2014 Update Water Well System
- 2014 Resurface Gymnasium Floor
- 2016 Domestic Hot Water System Upgrade
- 2018 Landscaping
- 2019 Upgrade clock system
- 2019 Upgrade control system
- 2019 Replace roof top units
- 2019 Generator replacement
- 2019 Caulk, seal exterior wall
- 2019 Recaulk windows
- 2019 Replace toilet partitions
- 2019 Upgrade fire alarm system
- 2019 Replace kitchen and restroom flooring
- 2019 Replace interior door hardware
- 2019 Repair entry soffit
- 2019 Repair entry soffit
- 2019 Replace/repair entry classroom storefronts
- 2019 Sand and paint exterior doors
- 2021 Security cameras

Frontier Valley Elementary

- 2002 New Construction
- 2004 Technology Improvements
- 2005 Technology Improvements
- 2013 Cafeteria Floor Replacement
- 2014 Clock System
- 2014 Update Water Well System
- 2019 Upgrade control system
- 2019 Generator replacement
- 2019 Furniture
- 2019 Caulk, seal exterior wall
- 2019 Upgrade fire alarm system
- 2019 Replace carpet
- 2019 Replace roof
- 2021 Security cameras

Gold Rush Elementary

- 2010 New Construction
- 2017 Addition of Fence
- 2018 Landscaping
- 2019 Elevator modernization
- 2021 Security cameras

Heritage Elementary

- 2001 New Construction
- 2004 Security Cameras/Radios
- 2005 Security Access Controls
- 2005 Technology Improvements
- 2012 Restroom Countertops
- 2013 Carpet Replacement - Mobile
- 2017 Replace Entry Walk-Off Carpet
- 2018 Carpet Replacement
- 2019 Replace cooling tower
- 2019 Generator replacement
- 2019 Caulk, seal exterior wall
- 2019 Recaulk windows
- 2019 Upgrade fire alarm system
- 2019 Replace restroom flooring
- 2019 Replace non-restricted key system with restricted
- 2019 Reglaze skylights
- 2019 Replace ballasted roof with fully adhered
- 2019 Paint metal roof
- 2021 Security cameras

Highlands Ranch High School

- 1989 12,400 SF Addition
- 1994 Track Replacement
- 1994 22,833 SF Addition
- 1995 Hallway Infill
- 1995 Parking Lot Improvements
- 1996 Vehicle Access
- 1997 Catwalk/Fire Doors
- 1997 Air Conditioning
- 1999 Floor Tile Replacement
- 1999 Boilers
- 2000 Artificial Turf Playfield
- 2000 Batting Cages/Dugouts
- 2000 Parking Lot Improvements
- 2002 Fencing
- 2002 35,175 SF Addition
- 2004 Retaining Wall
- 2004 Security Cameras/Radios
- 2004 Security Access Control
- 2004 Technology Improvements
- 2005 Gas Shutoff Valves
- 2007 Security Kiosk
- 2010 Fire Alarm System Upgrade
- 2012 Replace Artificial Turf Playfield
- 2012 Partial Roof Replacement
- 2012 Replace Tile Flooring
- 2012 Resurface Tennis Courts
- 2014 Stage Lights and Catwalk
- 2014 Resurface Track
- 2014 Intercom and Paging System Replacement
- 2014 Partial Roof Replacement
- 2015 Fire Alarm System Replacement
- 2015 Generator Replacement
- 2016 Parking Lot Resurface (Portions Only)
- 2017 Elevator Modernization
- 2017 Convert Classroom to Special Education Ca
- 2018 Building Automation System
- 2018 Domestic Hot Water System
- 2018 Bathroom toilet partitions, countertops, flooring
- 2018 SPED Calming Room
- 2019 Replace main gym bleachers
- 2019 Replace door hardware
- 2019 Furniture
- 2021 HVAC systems
- 2021 CTE improvements
- 2021 Roofing
- 2021 Doors and door hardware
- 2021 Electrical service and distribution
- 2021 Flooring
- 2021 Toilet partitions
- 2021 Boiler
- 2021 Security cameras
- 2021 Structural
- 2021 Exterior walls
- 2021 Site improvements (asphalt)
- 2021 Exterior windows
- 2021 Irrigation
- 2023 Auditorium seating and flooring
- 2023 RTU replacement (8)

Highlands Ranch Transportation Service Center

- 2017 Addition of Mechanics Bay
- 2018 Sidewalks
- 2018 Oil/Lube System
- 2019 Boiler
- 2019 Fire alarm system
- 2021 HVAC systems

Iron Horse Elementary

- 2004 Security Cameras/Radios
- 2004 Technology Improvements
- 2005 Security Access Control
- 2010 Carpet Replacement
- 2010 Cafeteria Flooring Repairs
- 2012 Upgrade Controls System
- 2013 Water Main Repair
- 2013 Resurface Paved Areas
- 2014 Playpad Upgrade
- 2014 Fire Alarm System Replacement
- 2017 Concrete Stabilization of Pods (2)
- 2018 Soccer Field Fence
- 2018 Pod Settling
- 2018 Mobile Ramp
- 2019 Replace chiller and cooling tower
- 2019 Replace and move bell schedule
- 2019 Replace generator
- 2019 Seal, repair, paint exterior wall
- 2019 Replace roof flashing and trim
- 2019 Replace cafeteria and kitchen flooring
- 2019 Replace unrestricted with restricted key system
- 2019 Upgrade irrigation system controller
- 2019 Expand MDF closet
- 2019 Replace ballasted roof with fully adhered
- 2019 Furniture
- 2021 Security cameras

Larkspur Elementary

- 1992 Addition
- 1994 Rooftop Units
- 1997 Carpet Replacement
- 2005 Security Access Control
- 2009 Carpet Replacement
- 2006 Entry Tile Replacement
- 2016 Electrical Switchgear, Transformers, & Panel Replacement
- 2018 Bathrooms-Partitions, Countertops, & Flooring
- 2019 Replace interior doors,door frames, hardware

Larkspur Elementary cont.

2000 Addition/Remodel
2002 Playground Improvements
2003 Intercom
2004 Clock System
2004 Technology Improvements
2008 Elevator
2010 Gym Floor
2011 Roof Replacement
2010 Parking Lot Improvements
2013 Exterior Enhancement
2019 Roofing
2021 Site infrastructure
2021 Security cameras

Legacy Point Elementary

2003 New Construction
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2012 Carpet Replacement - Mobile
2014 Clock System
2017 Replace Entry Walk-Off Carpet
2019 Upgrade controls system
2019 Recaulk exterior wall control joints, cracks,
2019 Upgrade fire system
2019 Furniture
2019 Replace restroom flooring
2019 Repair elevator
2019 Replace ballasted with fully adhered roof
2019 Replace sink countertops with single surface
2021 Security cameras
2023 Gym flooring

Legacy Campus

2022 Purchase of facility
2022 Tenant finish
2023 Tenant finish

Legend High School

2008 New Construction
2008 22,097 SF Addition
2013 Resand Gymnasium Floor
2013 Repair Security Gate
2014 Hilltop Road Traffic Signal
2018 Reinforce Weight Room Floor
2019 Turf field repair/replacement
2021 Weight room floor repairs
2021 CTE improvements
2021 Tennis courts
2021 Security cameras
2021 Furniture
2021 Athletic track

Lone Tree Elementary

2007 New Construction
2021 Security cameras

Mammoth Heights Elementary

2007 New Construction
2012 Carpet Replacement - Mobile
2019 Elevator modernization
2021 Security cameras

Meadow View Elementary

2000 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2012 Concrete Repairs - service entry
2013 Carpet Replacement - Mobile
2013 Window Replacement
2013 Interior Door Replacement
2014 Clock System
2014 Interior Doors
2014 Carpet
2018 Fire Alarm Dampers
2019 Upgrade control system
2019 Restricted key system
2019 Replace generator
2019 Caulk, seal repair exterior wall
2019 Recaulk windows
2019 Upgrade fire alarm system
2019 Replace kitchen and restroom flooring
2019 Upgrade irrigation controller
2019 Replace ballasted with fully adhered roof
2019 Replace sink countertops with single surface
2019 Repair water infiltraiton at storefront entrances
2019 Install water sensing level switches in basement
2019 Replace boiler(s)
2021 Plumbing fixtures
2021 Playgrounds
2021 Security cameras
2021 Ceiling finishes

Mesa Middle School

2008 New Construction
2018 SPED Calming Room
2021 6th grade reconfiguration/move
2021 Security cameras
2023 Gym floor

Mountain Ridge Middle School

2003 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2014 Clock System
2017 Partition wall
2018 Bathroom renovation
2021 HVAC systems and controls
2021 Fire alarm system
2021 Security cameras
2021 Bleachers
2021 Flooring
2021 Restroom sinks and countertops
2021 Generator
2021 Exterior walls
2023 Basketball lifts

Mountain View Elementary

1994 Roof Improvements
1997 Carpet Replacement
1999 Bathroom Improvements
2000 Parking Lot Improvements
2000 Playground Improvements
2001 5,278 SF Addition
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2007 Carpet Replacement
2008 Roof Replacement
2014 Kitchen and Gymnasium Flooring
2016 Switchgear, Transformers, & Panels
2019 Upgrade control system
2019 Replace rooftop units
2019 Recaulk windows, repair rusted windows
2019 Replace restroom partitions and flooring
2019 Upgrade fire alarm system
2019 Upgrade irrigation system
2019 Resurface bus loop and parking lot
2019 Silver coat parapet walls
2019 Repair and refinish exterior doors
2019 Repair and replace classroom storefronts
2021 Playgrounds
2021 Generator
2021 Restroom sinks and countertops
2021 Security cameras
2021 Furniture

Mountain Vista High School

2001 New Construction
2004 Chiller
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2005 Artificial Turf Playfield
2005 "F" Pod Addition
2006 Clearstory windows
2007 Security Kiosk
2010 Site Improvements - Curb
2013 Tennis Courts
2014 Clock System
2014 Resurface Track
2014 Fire Alarm System Replacement
2019 Replace carpet in hallways and office
2014 Intercom and Paging System Replacement
2017 Convert Tennis Courts to Post Tension
2018 Bleachers
2018 Synthetic Turf
2018 Track Repairs
2019 Replace non-restricted with restricted key system
2021 HVAC controls
2021 Roofing
2021 CTE improvements
2021 Flooring
2021 Toilet partitions
2021 Exterrior walls
2021 Security cameras
2021 Generator
2021 Athletic track

Mountain Vista High School cont.

2012 Replace Tile - Halls/Classrooms
2013 Resand Gymnasium Floor
2018 Bathroom partitions,countertops, and flooring
2021 Sidewalks
2023 Replace boiler

Northeast Elementary

1992 8,642 SF Addition
1999 Roof Replacement
1999 Sidewalk
2001 Playground Improvements
2001 Access Road
2002 1,540 SF Addition
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2006 Kitchen Make-up Air
2011 White Boards
2012 Site Lighting Poles
2012 Tile Replacement - Halls/Classrooms
2013 Playfield Replacement
2014 Clock System
2015 Fire Alarm System Replacement
2015 Boiler, Chiller, and Controls Upgrade
2017 Window Replacement-Multiple Areas
2018 Bathrooms-Partitions, Countertops, & Floor
2019 Generator replacement
2019 Caulk, repair exterior wall
2019 Replace all old casework
2019 Replace cafeteria, gym, and restroom flooring
2019 Replace carpet
2019 Fix gutter and downspout drainage
2019 Replace non-restricted with restricted key system
2019 Replace original panel and transformers
2019 Sand and paint exterior doors
2021 Furniture
2021 Security cameras

Northridge Elementary

1996 Playground Improvements
1997 Air Conditioning
2000 Carpet Replacement
2004 3,590 SF Addition
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 Playground Improvements
2011 Sidewalk/Bridge
2013 Stage Partition
2014 Cafeteria Flooring
2014 Resurface Gymnasium Floor
2018 Fire Alarm Devices
2019 Flooring
2019 Bathroom partitions
2021 Security cameras
2021 Furniture

Operations & Maintenance East Facility

2019 Replace outside gas piping
2019 Replace furnace units
2019 Replace AC units
2021 HVAC
2021 Electrical service & distribution
2021 Plumbing fixtures
2021 Flooring
2021 ADA compliance

Parker Joint Use Facility

1993 Addition/Remodel
2003 Addition/Remodel
2014 Partial Roof Replacement
2023 RTU replacement

Pine Grove Elementary

2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Controls
2006 Carpet Replacement
2010 3,996 SF Addition
2018 Mobile Ramp
2021 HVAC systems
2021 Flooring
2021 Security cameras
2021 Exterior walls
2021 Toilet partitions

Pine Lane Intermediate

1992 1,980 SF Addition
1998 1,874 SF Addition
2003 HVAC Improvements
2004 Intercom
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 Playground Imrovements
2005 Elevator
2010 Roof Replacement
2013 Daylighting Enhancement
2014 Carpet
2016 Switchgear, panels, transformers
2016 Roof Replacement (1 Section)
2019 Interior doors and doorframes
2019 Restricted key system
2021 HVAC systems and controls
2021 Roofing
2021 Fire alarms
2021 Exterior walls
2021 Generators
2021 Security cameras
2021 Sidewalks
2021 Asphalt
2021 Flooring
2021 Fixed casework
2021 SPED calming rooms, MDF rooms
2021 Exterior doors
2021 Toilet partitions
2021 Irrigation

Pine Lane Primary

1994 Roof Replacement
1996 Connect to Public Water
1996 Playground Improvements
1996 Carpet Replacement
1998 Playground Improvements
2001 Bus Loop Improvements
2003 6,951 SF Addition
2004 Technology Improvements
2004 Security Improvements
2006 Parking Lot Improvements
2010 Roof Replacement
2012 Carpet Replacement
2012 Carpet Replacement - Mobile
2013 Restroom Remodel
2016 Electrical Switchgear, Transformers, & Panel Replacement

Pioneer Elementary

2005 Security Access Control
2006 Parking Lot Improvements
2008 Carpet Replacement
2011 Restroom Flooring Replacement
2014 Clock System
2014 Roof Repair
2014 Restroom Flooring
2014 Fire Alarm System Replacement
2019 Upgrade controls
2019 Replace roof top units
2019 Replace generator and associated equipme
2019 Replace original carpeting in gym
2019 Furniture
2019 Upgrade and replace exhaust fans
2019 Recaulk and reseal exterior CMU wall
2019 Replace kitchen flooring
2019 Replace hot water storage tank
2019 Replace unrestricted with restricted key system
2019 Repair and replace areas of sidewalk
2021 Security systems
2021 Irrigation system

Ponderosa High School

1995 Parking Lot Improvements
1996 HVAC Improvements
1998 Roof Repair
1998 Water Main
1999 Gym Floor Replacement
2000 Boilers
2001 Running Track
2002 Addition/Remodel
2003 Artificial Turf Playfield
2004 Air Handling Units
2014 Resurface Turf Field
2014 Autoshop Expansion
2014 Intercom
2014 Hallway/Classroom Flooring
2014 Roof Replacement
2015 Electrical Switchgear and Panel Board Rep
2015 Track Replacement
2016 Boiler and Condensing Units
2017 ADA Modifications in Auditorium
2017 Theater Lighting System Processor
2019 Evaluate and redesign terminal self contained units
2019 Upgrade controls
2019 Replace band area roof top unit
2019 Install new gas supply lines for kitchen
2019 Replace toilet partitions
2019 Replace main gym bleachers
2019 Replace carpet, VCT, and tile flooring throughout building
2019 Upgrade glycol distribution systems
2019 Upgrade hot water distribution
2019 Replace insulation

Ponderosa High School cont.

2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvements
2006 Special Education Restrooms
2007 Security Kiosk
2010 Security Detection System
2011 Carpet Replacement
2012 Door Replacement/Repair
2012 Tile Replacement - Halls-Classrooms
2013 ADA Compliance
2017 Addition of Dust Collector
2018 Post Tension Tennis Courts
2018 Theater Strand Lighting
2019 Air distribution system
2019 Auxiliary equipment
2019 Boiler replacement
2019 Change-over distribution system
2019 Retest and recommission air and water sys
2019 Furniture
2019 Replace ballasted with fully adhered roof
2019 Renovate kitchen
2019 Replace irrigation controllers
2019 Upgrade lavatory to autosensor
2019 Evaluate and redesign package units
2019 Renovate elevators
2021 Fire alarm system
2021 Security cameras
2021 CTE improvements
2023 Bleachers

Plum Creek Academy

1997 Boiler
1998 Air Conditioning
1999 Roof
2001 Water Tap
2003 Addition
2008 Roof Repairs
2009 Carpet
2021 Security cameras

Prairie Crossing Elementary

2001 New Construction
2004 Technology Improvements
2004 Security Improvements
2012 Carpet Replacement - Mobile
2018 Carpet Replacement
2018 Bathrooms renovation
2019 Upgrade control system
2019 Generator replacement
2019 Upgrade fire alarm system
2019 Replace kitchen flooring
2019 Restricted key system
2019 Paint metal roof
2019 Repair/replace sections of sidewalk
2019 Replace roof
2021 Security cameras
2021 Exterior walls and closures
2021 Skylights

Ranch View Middle School

1997 New Construction
2004 Technology Improvements
2004 Security Access Control
2004 Security Cameras/Radios
2007 Security Kiosk
2013 Resand Gymnasium Floor
2014 Domestic Hot Water System
2017 Replace Fire Alarm System
2017 Folding Partition Wall at Pods
2017 SPED Calming Room
2018 Cooling Tower
2018 SPED Calming Room
2019 Replace clock system
2019 Upgrade control system
2019 Furniture
2019 Recaulk exterior wall control joints
2019 Replace restroom toilet partitions
2019 Replace kitchen and hallway flooring
2019 Replace unrestricted with restricted key system
2019 Replace ballasted with fully adhered roof
2019 Repair and paint exterior doors
2021 Security cameras

Redstone Elementary

2005 New Construction
2013 Carpet Replacement - Mobile
2017 Replace Entry Walk-Off Carpet
2021 Furniture
2021 HVAC controls
2021 Fire system
2021 Restroom sink and countertops
2021 Security cameras
2021 Plumbing fixtures
2021 Roofing
2023 Kitchen hood replacement

Renaissance Elementary

2006 New Construction
2012 Restroom Countertops
2021 Fire alarm system
2021 Security cameras

Rock Canyon High School

2003 New Construction
2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvements
2007 Security Kiosk
2010 28,249 SF Addition
2010 Clearstory Windows
2013 Track Replacement
2014 Resurface Turf Field
2014 Intercom and Paging System Replacement
2018 Landscaping
2019 Upgrade control system
2019 SPED calming room(s)
2021 CTE improvements
2021 Fire alarm system
2021 Roofing
2021 Site improvements, asphalt
2021 Exterior walls and closures
2021 Security cameras
2023 RTU replacement

Rock Ridge Elementary

1995 Parking Lot Improvements
1996 Parking Lot Improvements
1997 Air Conditioning
2000 Playground Improvements
2001 Playground Improvements
2003 Carpet Replacement
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2005 3,000 SF Addition
2012 Parking Lot/Playground Paving
2013 Carpet Replacement - Mobile
2014 Fence
2014 Cafeteria Flooring
2017 Replace Entry Walk-Off Carpet
2019 Furniture
2021 HVAC systems and controls
2021 Roofing
2021 Electrical service and distribution
2021 Fire alarm system
2021 Fixed casework
2021 SPED calming rooms
2021 Plumbing systems and fixtures
2021 Security cameras
2021 Generator(s)
2021 Clocks and program systems
2021 Flooring
2021 Exterior concrete ramps

Rocky Heights Middle School

2003 New Construction
2004 Security Cameras/Radios
2004 Technology Improvements
2004 Security Access Control
2007 Security Kiosk
2010 Drainage
2012 Drainage
2014 Clock System
2017 Addition of Secured Folding Partition Wall
2021 HVAC systems and controls
2021 Fire alarm system
2021 Flooring
2021 Site improvements, asphalt
2021 Toilet partitions
2021 Restroom sinks and countertops
2021 Security cameras
2021 Exterior walls and closures

Roxborough Intermediate

2008 New Construction
2018 Movement Issues
2019 Elevator modernization
2021 Sidewalks
2021 Security cameras
2021 Furniture

Roxborough Primary

2000 Playground Improvements
2001 Parking Lot Improvements
2002 Generator
2004 Carpet Replacement
2004 Intercom
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2010 1,000 SF Addition
2013 Kitchen Floor Repair
2017 Replace Entry Walk-Off Carpet
2021 Security cameras
2021 Furniture

Saddle Ranch Elementary

1999 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2013 Flooring Replacement
2014 Clock System
2016 Boiler Replacement (2)
2019 Replace chiller and cooling tower
2019 Generator replacement
2019 Caulk, seal, repair exterior wall
2019 Storefront window/skylight
2019 Furniture
2019 Upgrade fire alarm system
2019 Art room countertops
2019 Replace irrigation controllers and sprinkler heads
2019 Replace roof
2019 Recplace door hardware, install restricted key system
2021 Security cameras

Sage Canyon Elementary

2010 New Construction
2014 Repair to Handicap Ramp
2018 Window Tinting
2019 Elevator modernization
2021 Security cameras

Sagewood Middle School

2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvement
2006 HVAC Upgrade
2010 Track Resurface
2015 Fire Alarm System Replacement
2016 Domestic Hot Water System
2017 Folding Partition Wall
2017 Window Glazing in Commons Area
2018 Window Tinting
2019 Cooling tower
2019 Control System
2019 Generator Replacement
2019 Caulk exterior wall, crack repair
2019 Gym bleachers
2019 Roof replacement
2019 Flooring
2019 Skylight(s) replacement
2019 Door hardware (restricted system)
2019 Irrigation system upgrade
2019 Furniture
2021 Security cameras

Sand Creek Elementary

1990 8,237 SF Addition
1999 Air Conditioning
2000 Playground Improvements
2002 Carpet Replacement
2003 Reballast
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 3,000 SF Addition
2013 Carpet Replacement - Mobile
2014 Cafeteria Flooring
2016 Restroom Countertop Replacement
2017 Replace Flooring in Restrooms
2017 Window Replacement in Multiple Areas
2017 Replace Entry Walk-Off Carpet
2021 HVAC systems and controls
2021 Electrical service and distribution
2021 Roofing
2021 Fire alarm system
2021 Exterior windows
2021 Toilet partitions
2021 Security cameras
2021 Generator(s)
2021 Exterior walls and closures
2021 Exterior concrete ramps
2021 Furniture
2021 Carpet

Sedalia Elementary

1966 Gutters/Downspouts
1992 Addition
1999 Addition
2001 Countertops/Fountains
2003 HVAC Controls
2004 Roof Replacement
2004 Clock Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 Carpet Replacement
2006 HVAC Upgrades
2006 Playground Improvements
2006 Roof Replacement
2011 Playfield Replacement
2012 Sanitary Improvements
2013 Daylighting Enhancement
2014 Fire Alarm System Replacement
2014 Resurface Gymnasium Floor
2016 Rooftop Unit Replacement (2)
2017 Window Replacement-Multiple Areas
2019 Door hardware (restricted system)
2019 Flooring
2019 Playgrounds
2021 HVAC systems and controls
2021 Security cameras
2023 Makeup air unit replacement

Shea Stadium

2019 Boiler
2019 Bleachers
2019 Sound system
2019 Site infrastructure
2019 Lighting

Sierra Middle School

1995 Partial Roof Replacement
1996 Heat Piping
1997 Partial Roof Replacement
2003 Bathroom Improvements
2003 Site Improvements
2004 Electrical Improvements
2004 9,000 SF Addition
2004 Clock Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 Partial Roof Replacement
2006 Bleachers
2006 Gym Floor
2006 Road Connection
2006 Bus Loop Improvements
2006 Lockers
2007 Bleachers
2011 Tile Replacement - Hallways
2012 Clock System Upgrade
2012 Kitchen Floor Repair
2012 Partial Roof Replacement
2013 Cooling - Gymnasiums
2014 Fence
2014 Update Water Well System
2014 Remodel Special Needs Suite
2014 Resurface Gym Floor
2014 Domestic Hot Water System Upgrade
2016 Electrical Panel Replacement
2016 Emergency Generator Replacement
2017 Replace Fire Alarm System
2017 Window Replacement-Multiple Areas
2017 Additional Lighting in Cafeteria
2018 Cafeteria Lighting
2018 Entrance Improvements
2019 Flooring replacement
2019 Door hardware (restricted key system)
2021 HVAC systems and controls
2021 Roofing
2021 Carpet
2021 Security cameras
2021 Exterior walls
2021 Toilet partitions
2023 Softball field repairs

Soaring Hawk Elementary

2004 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2012 Carpet Replacement - Mobile
2014 Clock System
2019 Control system
2019 Recaulk exterior wall
2019 Fire alarm system upgrade
2019 Roof replacement
2021 Security cameras

South Ridge Elementary

1992 5,380 SF Addition
1994 Rooftop Units
1995 Mechanical Improvements
1997 Playground Improvements
1998 Drainage
2003 Rooftop Units
2003 Water Service
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2006 Roof Replacement
2006 Elevator
2012 Door Hardware Replacement
2012 Carpet Replacement
2013 Daylighting Enhancement
2014 Clock System
2014 Resurface Gymnasium Floor
2016 Roof Replacement (1 Section)
2017 ADA Restrooms
2017 Replace Handwash Basins
2018 Bathrooms-Partitions, Countertops, & Floor
2019 Control system
2019 Roof replacement
2019 Generator replacement
2019 Caulk exterior wall
2019 Toilet partitions
2019 Casework replacement
2019 Restroom flooring
2019 Gutters & downspouts
2019 Interior doors and door frames
2019 Door hardware (restricted key system)
2019 Install seperate irrigation meter
2019 Panels and transformers
2019 Classroom partitions
2019 Furniture
2019 Refinish exterior doors
2019 Entry storefronts
2021 Security cameras
2021 ADA compliance
2021 Playgrounds

Stone Mountain Elementary

2007 New Construction
2019 Elevator modernization
2021 Security cameras

Stone Canyon Outdoor Edventures

2019 Facility and site improvements
2019 Fire alarm system
2021 Base camp renovation
2021 Security cameras
2021 Challenge course
2021 Underground fire alarm
2021 Well repair

Summit View Elementary

2000 Playground Improvements
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2005 Carpet Replacement
2008 2,684 SF Addition
2014 Cafeteria Flooring
2014 Resurface Gymnasium Floor
2018 Bathrooms-Partitions, Countertops, & Floor
2021 Generator(s)
2021 Security cameras
2021 Flooring
2021 Restroom sinks and countertops
2021 Plumbing fixtures
2021 Toilet partitions
2021 Exterior walls and closures
2021 Exterior concrete ramps

ThunderRidge High School

1998 34,368 SF Addition
2004 Artificial Turf Playfield
2004 Batting Cages
2004 Chiller
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2006 Clearstory Windows
2007 Resurface Tennis Courts
2007 Security Kiosk
2008 Concrete Slab Repair
2012 Replace Tile- Halls/Classrooms
2012 Resurface Track
2012 Resurface Tennis Courts
2014 Fire Alarm System Replacement
2014 Partial Roof Replacement
2014 Intercom and Paging System
2015 Tennis Court Resurfacing
2016 Turf Field Replacement
2016 Interior Door Hardware
2017 Carpet replacement
2018 Tennis Court Repairs
2018 Bathroom renovation
2018 SPED Calming Room
2019 Air distribution system
2019 Roof replacement & solar
2019 Generator replacement
2019 Flooring
2019 Toilet partitions
2019 Gym bleachers
2019 Elevator renovation
2019 Glycol distribution system
2019 Sink countertops
2019 Tennis court repair/replacement
2021 CTE improvements
2021 Security cameras
2023 Domestic water heaters

Timber Trail Elementary

2003 New Construction
2004 Technology Improvements
2012 Chiller Replacement
2014 Clock System
2018 Bathroom renovation
2021 HVAC controls
2021 Roofing
2021 Fire alarms
2021 Exterior walls and closures
2021 Security cameras

Trailblazer Elementary

2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvements
2006 Parking Lot Improvements
2007 Carpet Replacement
2011 Security Door
2013 Restroom Flooring
2014 Clock System
2017 Replace Entry Walk-Off Carpet
2018 Door Hardware
2018 Roof Repair
2018 SPED Calming Room
2019 Control system
2019 Roof top units replacement
2019 Upgrade backflow
2019 Generator replacement
2019 Upgrade kitchen hood exhaust
2019 Caulk exterior wall, seal cracks
2019 Toilet partitions
2019 Flooring
2019 Roof replacement
2021 Security cameras

VALE (Venture Academy of Leadership) Campus

2022 Facility purchase
2022 Tenant finish
2023 Tenant finish

Warehouse-Service Center (includes West Transportation Terminal)

1996 Warehouse Expansion
1996 Tran Fuel Tank Removal
2000 A/C Print Shop
2003 CSAP Processing Center
2003 Tran Carpet
2003 Asphalt Parking Lot
2003 O&M Gutter Stucco
2003 Tran Thermal Performance
2006 Warehouse Freezer Addition
2007 Parking Lot
2007 Security Gate
2009 O&M HVAC
2009 Construction Office Remodel
2012 Freezer Roof Replacement
2017 Addition of Transportation Building F
2018 Electrical Maintenance
2018 Fuel Tank Upgrade
2019 Transportation fuel tank
2019 Doors & door hardware
2019 Plumbing system & fixtures
2019 Garage door coating
2019 Replace garage door
2019 Flooring
2019 HVAC
2019 Roofing
2021 Lighting

West Support Center

2012 Install Generator
2012 Insulat Outer Walls and Windos
2012 Office Reconfiguration
2018 RTU Replacement
2019 Asphalt & sidewalk repair
2019 Storm water drainage
2019 Roofing
2021 Elevators

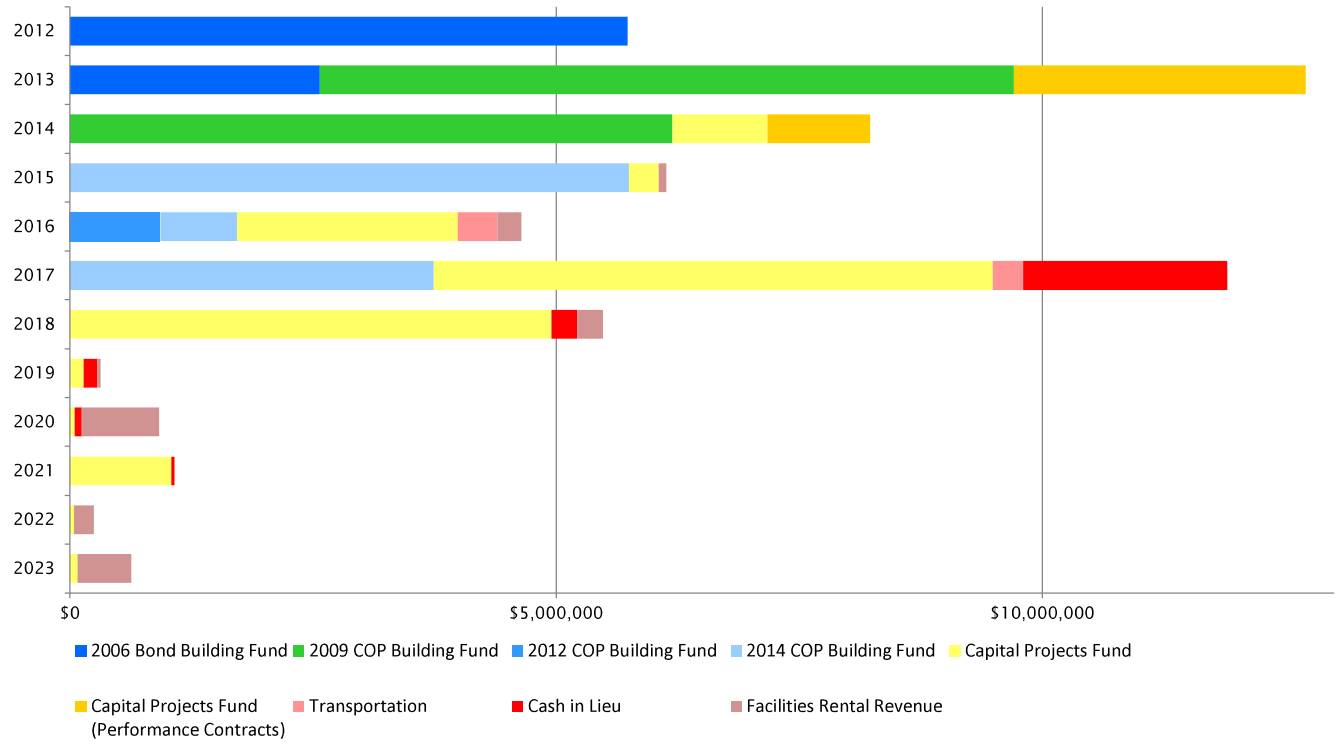
Wilcox

1989 Renovation
1994 Mechanical
1996 Renovation
2000 Renovation
2002 Data Center
2013 North Roof Replacement
2016 Additional Card Access and Cameras
2021 HVAC
2021 Electrical service and distribution
2021 Admin office repairs
2021 Fire alarm system
2021 Security cameras
2023 Renovation (Communictions and Superintendent's Office)
2023 RTU replacement

Wildcat Mountain Elementary

2004 Security Cameras/Radios
2004 Security Access/Control
2004 Technology Improvements
2006 Bus Loop Improvements
2006 Carpet Replacement
2010 Flooring Replacement
2012 Controls System Upgrade
2013 Fire Alarm Panel Replacement
2013 Resurface Playground
2014 Clock System
2019 HVAC systems and controls
2019 Cooling tower replacement
2019 Generator replacement
2019 Caulk, seal exterior wall and windows
2019 Cafeteria flooring
2019 Door hardware (restricted system)
2019 Storefront entrance
2021 Security cameras

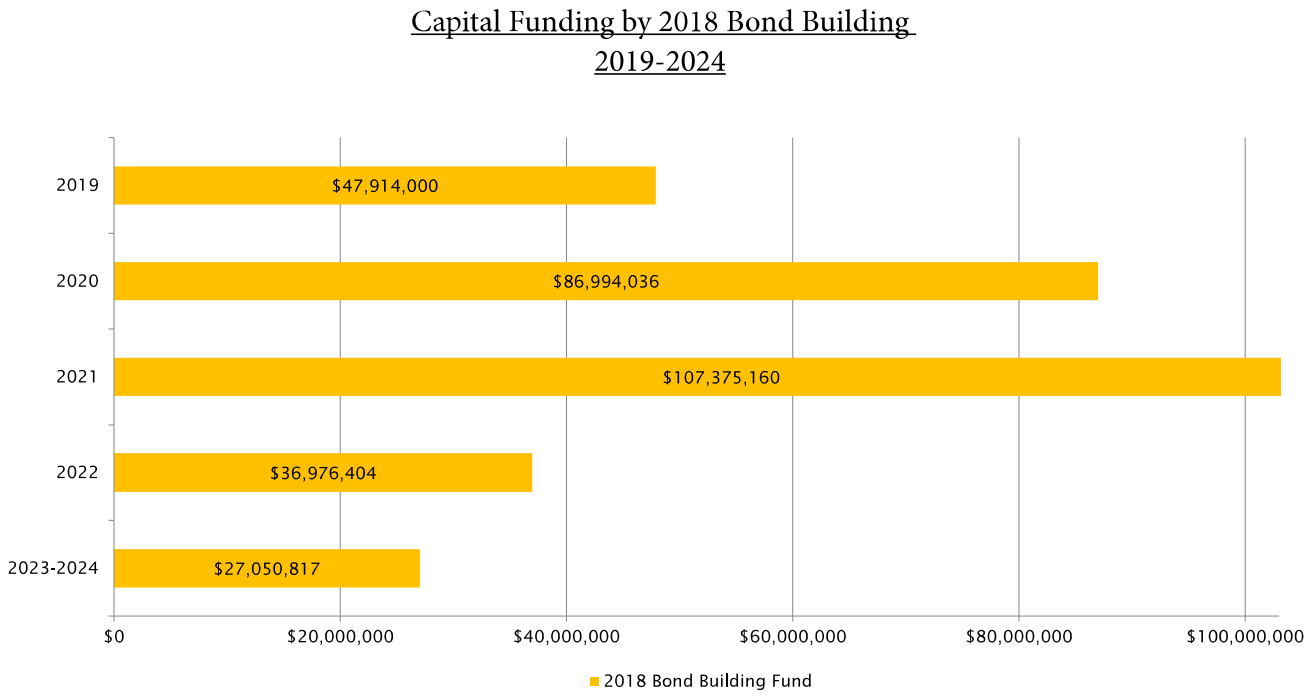
Capital Funding by Sources Other than 2018 Bond Building 2012-2023



Funding Source	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total (By Funding Source)
2006 Bond Building Fund	$5,736,968	$2,572,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,309,009
2009 COP Building Fund	$0	$7,137,584	$6,195,979	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,333,563
2012 COP Building Fund	$0	$0	$0	$0	$931,000	$0	$0	$0	$0	$0	$0	$0	$931,000
2014 COP Building Fund	$0	$0	$0	$5,751,380	$792,000	$3,740,000	$0	$0	$0	$0	$0	$0	$10,283,380
Capital Projects Fund	$0	$0	$979,738	$304,875	$2,263,000	$5,750,000	$4,952,070	$142,461	$49,959	$1,041,884	$44,060	$80,885	$15,608,932
Capital Projects Fund (Performance Contracts)	$0	$3,000,000	$1,055,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,055,000
Facilities Rental Revenue	$0	$0	$0	$80,000	$250,000	$0	$265,679	$33,615	$795,696	$0	$202,318	$550,909	$2,178,217
Transportation	$0	$0	$0	$0	$408,000	$312,000	$0	$0	$0	$0	$0	$0	$720,000
Cash in Lieu	$0	$0	$0	$0	$0	$2,100,000	$266,500	$140,785	$72,830	$35,622	$0	$0	$2,615,737
Grand Total	$5,736,968	$12,709,625	$8,230,717	$6,136,255	$4,644,000	$11,902,000	$5,484,249	$316,861	$918,485	$1,077,506	$246,378	$631,794	$58,034,838

Capital Funding by Other Sources than 2018 Bond Total: $58,034,838

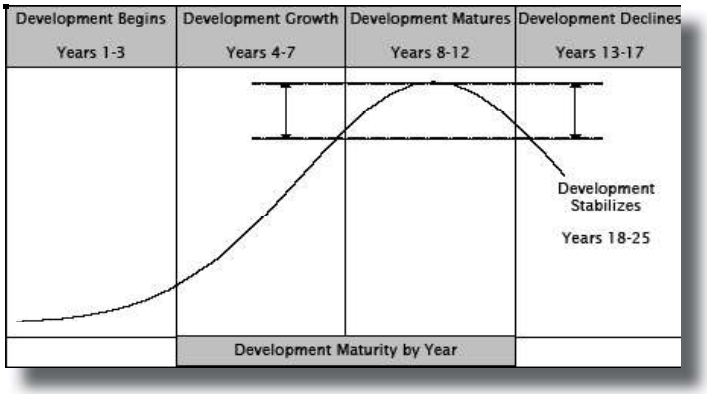
Appendix 2
Capital Improvements by Funding Source



2018 Bond Capital Funding 2018-2024: $306,310,417

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.

This page intentionally left blank

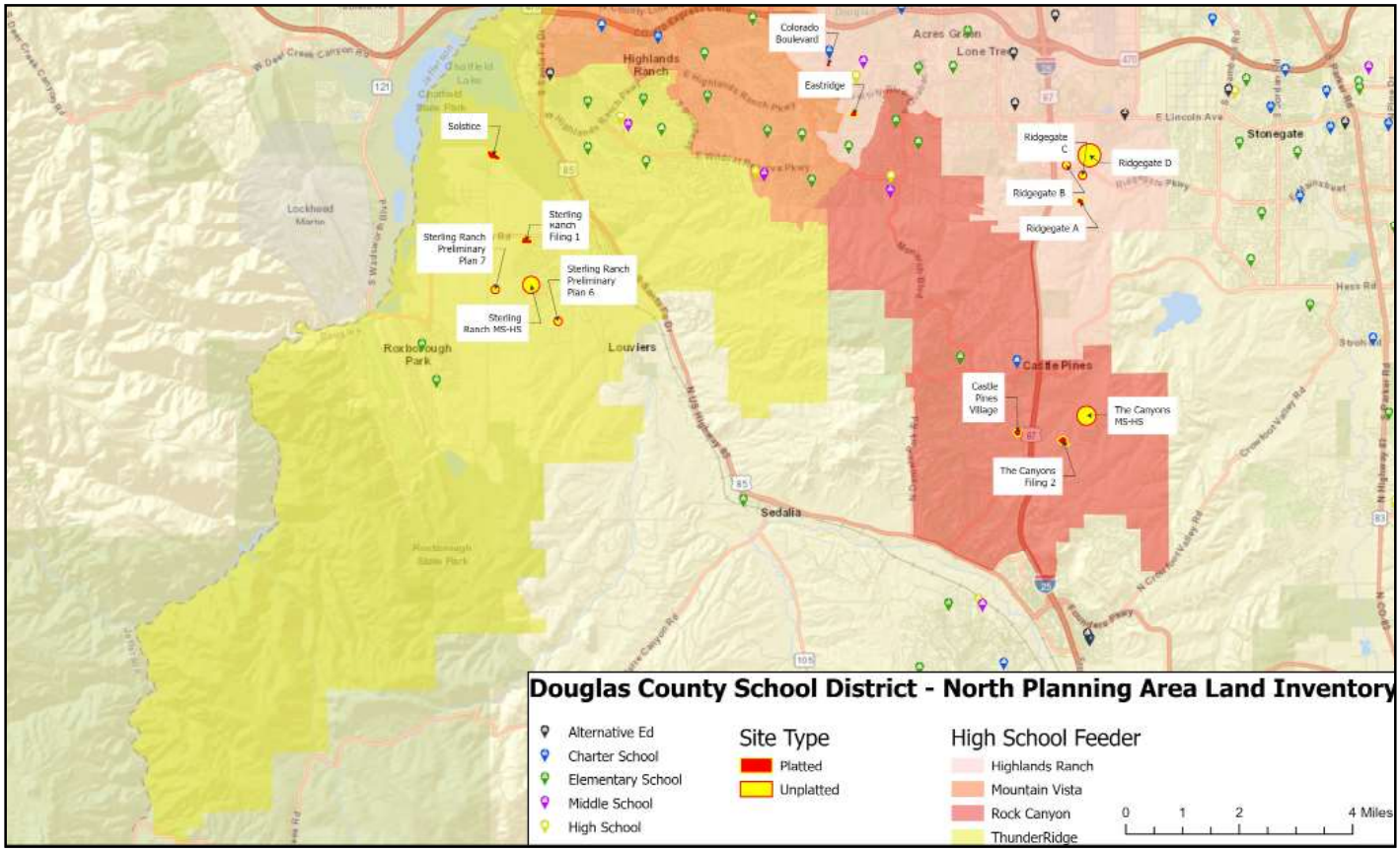
Development Summary-North Planning Area

Development	Jurisdiction	Built from 01/01/2023 to 12/31/2023
Sterling Ranch	Douglas County	636
The Canyons	Castle Pines	342
Watermark At Castle Pines	Castle Pines	214
Solstice	Douglas County	165
Meridian Office Park	Douglas County	149
Meridian International Business Center	Douglas County	104
Hunting Hill	Douglas County	89
Meridian International Business Center North	Douglas County	72
Lagae Ranch	Castle Pines	50
River Canyon	Douglas County	32
Castle Pines Town Center	Castle Pines	29
Castle Pines Village	Douglas County	29
Rock Canyon	Douglas County	13

The table above summarizes the number of residential dwelling units built in the last calendar year within the North Planning Area. The North Planning Area consists of Highlands Ranch, Lone Tree, Castle Pines, Roxborough, and portions of Littleton. Data on the number of units built was collected from Douglas County Department of Community Development. Multifamily units are included in the above sums with each MF unit counted as one dwelling unit.

Land Inventory-North Planning Area

- The table and map below show dedicated land for potential future school sites in the North Planning Area.



Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
Highlands Ranch	Colorado Boulevard	Other	0.76	Unplatted
Highlands Ranch	Eastridge	Elementary	10.04	Platted
Highlands Ranch	Ridgegate A	Elementary	8.00	Platted
Highlands Ranch	Ridgegate B	Elementary	15.00	Unplatted
Highlands Ranch	Ridgegate C	Elementary	9.00	Unplatted
Highlands Ranch	Ridgegate D	Joint Middle High	90.00	Unplatted
Rock Canyon	Castle Pines Village	Elementary	10.10	Platted
Rock Canyon	The Canyons Filing 2	Elementary	15.51	Platted
Rock Canyon	The Canyons MS-HS	Joint Middle High	63.49	Unplatted
ThunderRidge	Solstice	Elementary	15.89	Platted
ThunderRidge	Sterling Ranch Filing 1	Elementary	12.51	Platted
ThunderRidge	Sterling Ranch MS-HS	Joint Middle-High	79.50	Unplatted
ThunderRidge	Sterling Ranch Preliminary Plan 6	Elementary	12.00	Unplatted
ThunderRidge	Sterling Ranch Preliminary Plan 7	Elementary	12.12	Unplatted

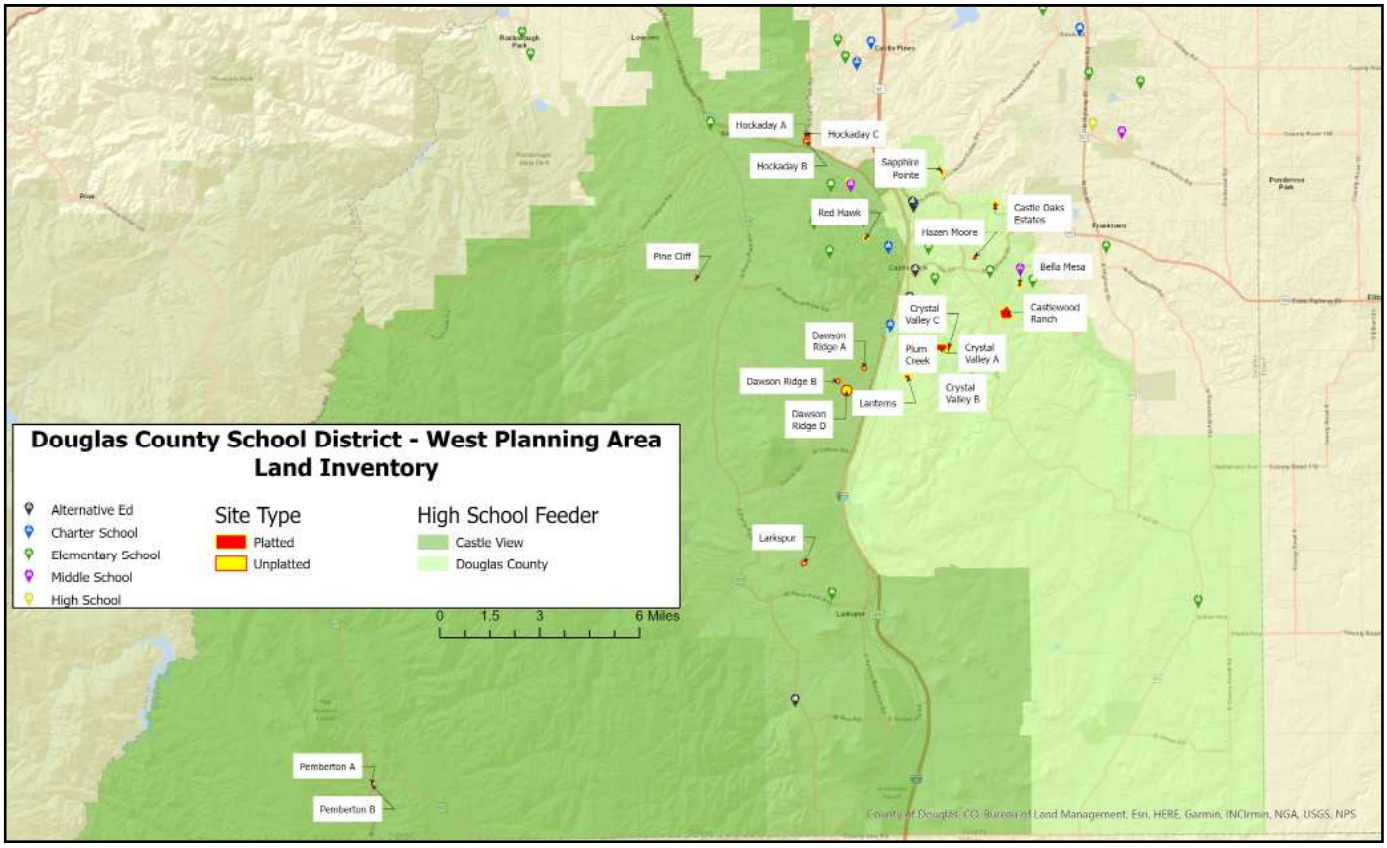
Development Summary-West Planning Area

Development	Jurisdiction	Built from 01/01/2023 to 12/31/2023
Echelon	Castle Rock	154
Crystal Valley Ranch	Castle Rock	151
Lanterns	Castle Rock	147
The Meadows	Castle Rock	122
Heckendorf Ranch	Castle Rock	115
Canyons South	Douglas County	87
Terrain	Castle Rock	46
Founders Village	Castle Rock	23
Terrain North Basin	Castle Rock	17
Perry Park	Douglas County	12
Castle Oaks	Castle Rock	85

- The table above summarizes the number of units built in the last calendar year within the West Planning Area. The West Planning Area consists of Castle Rock, Larkspur, Sedalia and portions of Unincorporated Douglas County. Data on the number of units built was collected from Douglas County Department of Community Development. Multifamily units are included in the above sums with each MF unit counted as one dwelling unit.

Land Inventory-West Planning Area

- The table and map below show dedicated land for potential future school sites in the West Planning Area.



Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
Castle View	Dawson Ridge A	Elementary	12.00	Unplatted
Castle View	Dawson Ridge B	Elementary	12.00	Unplatted
Castle View	Dawson Ridge D	Elementary	60.00	Unplatted
Castle View	Hockaday A	Middle	4.72	Unplatted
Castle View	Hockaday B	Middle	13.59	Unplatted
Castle View	Hockaday C	Middle	6.69	Unplatted
Castle View	Larkspur	Elementary	10.00	Unplatted
Castle View	Pemberton A	Other	0.06	Unplatted
Castle View	Pemberton B	Other	0.12	Unplatted
Castle View	Pine Cliff	Other	1.00	Unplatted
Castle View	Red Hawk	Elementary	10.01	Platted
Douglas County	Bella Mesa	Elementary	12.26	Platted
Douglas County	Castle Oaks Estates	Elementary	16.95	Platted
Douglas County	Castlewood Ranch	High	62.87	Platted
Douglas County	Crystal Valley A	Elementary	54.87	Platted
Douglas County	Crystal Valley B	Elementary	20.22	Platted
Douglas County	Crystal Valley C	Middle	20.17	Platted
Douglas County	Hazen Moore	Other	3.82	Unplatted
Douglas County	Lanterns	Elementary	16.74	Platted
Douglas County	Plum Creek	Elementary	10.01	Platted
Douglas County	Sapphire Pointe	Elementary	28.82	Platted

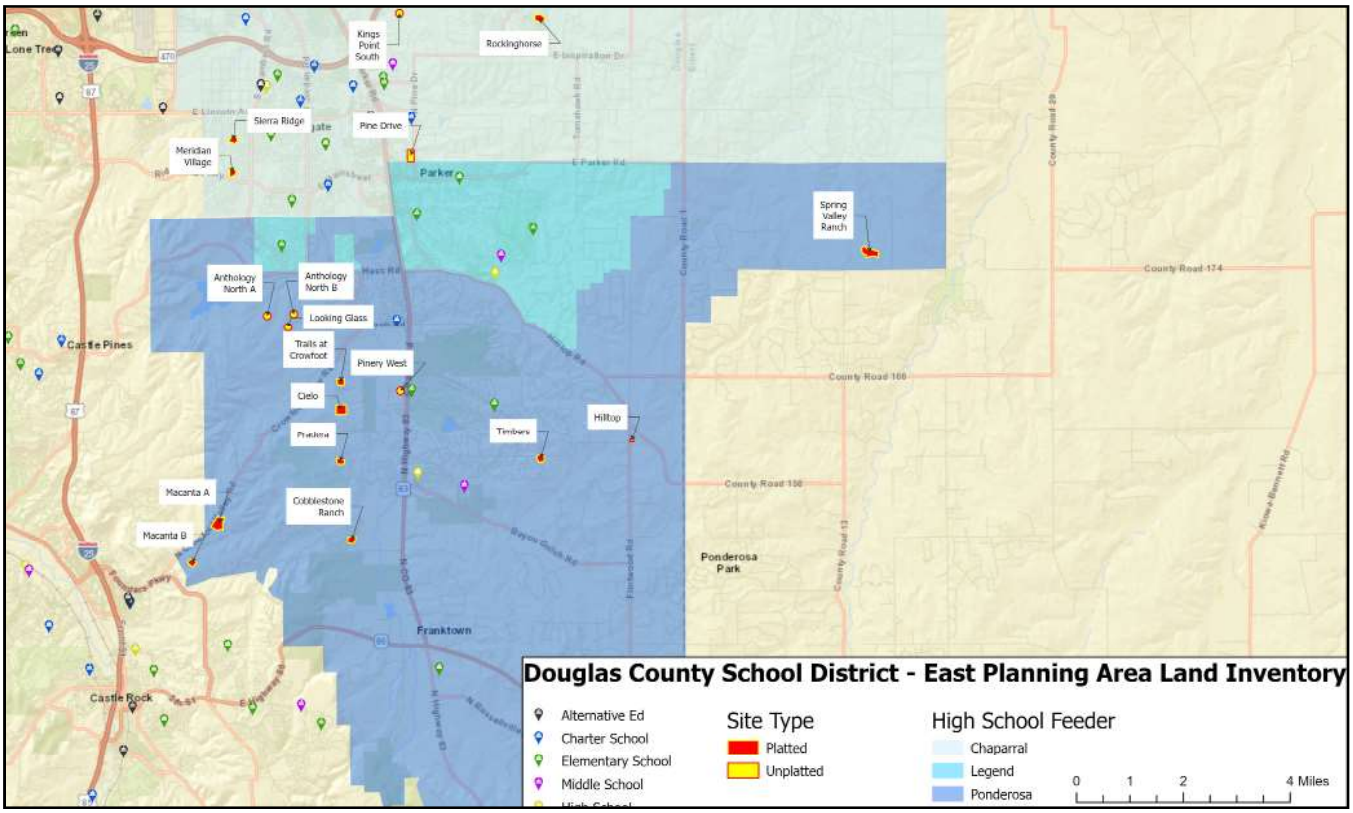
Development Summary-East Planning Area

Development	Jurisdiction	Built from 01/01/2023 to 12/31/2023
Vantage Point	Parker	250
Looking Glass	Parker	234
Trails At Crowfoot	Parker	212
Rockinghorse	Aurora	185
Stroh Ranch	Parker	180
Sunmarke	Parker	108
Cielo	Douglas County	103
Cottonwood Highlands	Parker	101
Meadowlark	Parker	69
Westcreek	Parker	53
Carousel Farms	Parker	48
Stonegate	Douglas County	46
Lincoln Creek Village	Douglas County	34
Reata South	Douglas County	17
Compark Village South	Parker	15
Villages At Castle Rock	Castle Rock	15
Fox Hill	Douglas County	14
Tallman Gulch	Douglas County	13
Trails	Douglas County	10

- The table to the right summarizes the number of units built in the last calendar year within the East Planning Area. The East Planning Area consists of Parker, Franktown, Cherry Valley, and portions of Aurora, Elbert County, North-East Castle Rock, and Unincorporated Douglas County. Data on the number of units zoned and built was collected from Douglas County Department of Community Development. Multifamily units are included in the above sums with each MF unit counted as one dwelling unit.

Land Inventory-East Planning Area

- The table and map below show dedicated land for potential future school sites in the East Planning Area.



Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
Chaparral	Kings Point South	Elementary	12.70	Unplatted
Chaparral	Meridian Village	Elementary	10.30	Platted
Chaparral	Pine Drive	PK-8	19.95	Unplatted
Chaparral	Rockinghorse	Elementary	12.82	Platted
Chaparral	Sierra Ridge	Elementary	10.03	Platted
Ponderosa	Anthology North A	Elementary	12.06	Unplatted
Ponderosa	Anthology North B	Elementary	12.96	Unplatted
Ponderosa	Anthology North C	Joint Middle-High	75.67	Unplatted
Ponderosa	Cielo	Other	22.48	Platted
Ponderosa	Cobblestone Ranch	Elementary	11.21	Platted
Ponderosa	Hilltop	Other	2.00	Unplatted
Ponderosa	Looking Glass	Elementary	11.83	Unplatted
Ponderosa	Macanta A	Middle	27.02	Platted
Ponderosa	Macanta B	Elementary	10.09	Platted
Ponderosa	Pinery West	Other	2.00	Unplatted
Ponderosa	Pradera	Elementary	10.01	Platted
Ponderosa	Spring Valley Ranch	PK-8 or Elementary	26.81	Platted
Ponderosa	Timbers	Elementary	10.32	Platted
Ponderosa	Trails at Crowfoot	Elementary	10.64	Platted

	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Services	Inflation (Based on CIP Identified Year for Replacement)	Estimated Total Project Cost
Acres Green Elementary	**$3,632,700**	**$363,600-$1,562,500**	**$70,840**	**$4,067,140-$5,266,040**
2024	$2,935,400	$293,700-$1,262,200	$0	$3,229,100-$4,197,600
2025	$479,400	$48,000-$206,200	$23,970	$551,370-$709,570
2028	$217,900	$21,900-$94,100	$46,870	$286,670-$358,870
Arrowwood Elementary	**$1,126,800**	**$112,900-$485,000**	**$117,710**	**$1,357,410-$1,729,510**
2024	$211,500	$21,200-$91,200	$0	$232,700-$302,700
2025	$479,400	$48,000-$206,200	$23,970	$551,370-$709,570
2028	$435,900	$43,700-$187,600	$93,740	$573,340-$717,240
Bear Canyon Elementary	**$3,063,800**	**$306,700-$1,317,800**	**$277,330**	**$3,647,830-$4,658,930**
2024	$1,413,100	$141,500-$607,900	$0	$1,554,600-$2,021,000
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$410,100	$41,100-$176,400	$42,050	$493,250-$628,550
2028	$1,050,000	$105,000-$451,500	$225,750	$1,380,750-$1,727,250
Buffalo Ridge Elementary	**$3,002,000**	**$300,700-$1,291,000**	**$194,710**	**$3,497,410-$4,487,710**
2024	$1,788,000	$179,100-$769,000	$0	$1,967,100-$2,557,000
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2027	$612,300	$61,400-$263,300	$96,760	$770,460-$972,360
2028	$411,100	$41,100-$176,700	$88,420	$540,620-$676,220
Castle Rock Elementary	**$1,978,500**	**$198,000-$851,000**	**$153,470**	**$2,329,970-$2,982,970**
2024	$806,300	$80,700-$346,700	$0	$887,000-$1,153,000
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$450,500	$45,100-$193,700	$46,190	$541,790-$690,390
2027	$288,800	$28,900-$124,200	$45,640	$363,340-$458,640
2028	$242,300	$24,200-$104,400	$52,110	$318,610-$398,810
Castle Rock Middle School	**$3,696,000**	**$370,100-$1,589,600**	**$381,630**	**$4,447,730-$5,667,230**
2024	$1,046,200	$104,800-$449,900	$0	$1,151,000-$1,496,100
2025	$254,100	$25,500-$109,300	$12,710	$292,310-$376,110
2026	$1,299,500	$130,100-$558,900	$133,220	$1,562,820-$1,991,620
2028	$1,096,200	$109,700-$471,500	$235,700	$1,441,600-$1,803,400
Castle View High School	**$6,514,200**	**$651,300-$2,801,100**	**$609,070**	**$7,774,570-$9,924,370**
2024	$1,337,300	$133,900-$575,200	$0	$1,471,200-$1,912,500
2025	$317,700	$31,700-$136,600	$15,890	$365,290-$470,190
2026	$4,013,900	$401,200-$1,725,800	$411,440	$4,826,540-$6,151,140
2028	$845,300	$84,500-$363,500	$181,740	$1,111,540-$1,390,540
Chaparral High School	**$4,651,700**	**$465,700-$2,000,500**	**$68,120**	**$5,185,520-$6,720,320**
2024	$4,035,100	$403,800-$1,735,200	$0	$4,438,900-$5,770,300
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$157,500	$15,800-$67,800	$16,150	$189,450-$241,450
2027	$268,500	$27,000-$115,500	$42,440	$337,940-$426,440
Cherokee Trail Elementary	**$1,781,200**	**$178,200-$765,700**	**$74,610**	**$2,034,010-$2,621,510**
2024	$1,064,400	$106,500-$457,600	$0	$1,170,900-$1,522,000
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$427,500	$42,800-$183,800	$43,840	$514,140-$655,140
2028	$98,700	$9,800-$42,300	$21,240	$129,740-$162,240
Cherry Valley Elementary	**$779,200**	**$78,100-$335,300**	**$67,590**	**$924,890-$1,182,090**
2024	$342,700	$34,300-$147,400	$0	$377,000-$490,100
2025	$63,600	$6,300-$27,300	$3,180	$73,080-$94,080
2026	$52,500	$5,300-$22,600	$5,390	$63,190-$80,490
2027	$173,400	$17,400-$74,600	$27,410	$218,210-$275,410
2028	$147,000	$14,800-$63,400	$31,610	$193,410-$242,010

	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Services	Inflation (Based on CIP Identified Year for Replacement)	Estimated Total Project Cost
Cimarron Middle School	**$1,091,600**	**$109,200-$469,300**	**$54,590**	**$1,255,390-$1,615,490**
2025	$1,091,600	$109,200-$469,300	$54,590	$1,255,390-$1,615,490
Clear Sky Elementary	**$4,290,700**	**$429,300-$1,845,300**	**$622,440**	**$5,342,440-$6,758,440**
2024	$1,249,600	$125,100-$537,500	$0	$1,374,700-$1,787,100
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2028	$2,850,500	$285,100-$1,225,800	$612,910	$3,748,510-$4,689,210
Copper Mesa Elementary	**$1,252,400**	**$125,400-$538,400**	**$18,420**	**$1,396,220-$1,809,220**
2024	$975,100	$97,700-$419,200	$0	$1,072,800-$1,394,300
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$86,700	$8,600-$37,200	$8,890	$104,190-$132,790
Cougar Run Elementary	**$3,466,600**	**$347,500-$1,491,100**	**$243,080**	**$4,057,180-$5,200,780**
2024	$1,717,100	$172,200-$738,500	$0	$1,889,300-$2,455,600
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$710,400	$71,300-$305,600	$72,840	$854,540-$1,088,840
2027	$381,200	$38,100-$163,900	$60,230	$479,530-$605,330
2028	$467,300	$46,800-$201,100	$100,480	$614,580-$768,880
Coyote Creek Elementary	**$2,661,400**	**$266,600-$1,144,600**	**$130,520**	**$3,058,520-$3,936,520**
2024	$634,200	$63,400-$272,700	$0	$697,600-$906,900
2025	$1,472,700	$147,600-$633,400	$73,660	$1,693,960-$2,179,760
2026	$554,500	$55,600-$238,500	$56,860	$666,960-$849,860
Cresthill Middle School	**$3,601,200**	**$360,200-$1,548,700**	**$147,800**	**$4,109,200-$5,297,700**
2024	$1,585,600	$158,500-$681,900	$0	$1,744,100-$2,267,500
2025	$1,120,400	$112,100-$481,800	$56,030	$1,288,530-$1,658,230
2026	$895,200	$89,600-$385,000	$91,770	$1,076,570-$1,371,970
DC Oakes High School / District Media Center	**$578,300**	**$58,000-$248,800**	**$49,790**	**$686,090-$876,890**
2024	$157,500	$15,800-$67,800	$0	$173,300-$225,300
2025	$95,300	$9,600-$41,000	$4,770	$109,670-$141,070
2026	$115,500	$11,600-$49,700	$11,840	$138,940-$177,040
2027	$210,000	$21,000-$90,300	$33,180	$264,180-$333,480
DCHS Stadium	**$445,900**	**$44,600-$191,800**	**$0**	**$490,500-$637,700**
2024	$445,900	$44,600-$191,800	$0	$490,500-$637,700
Douglas County High School	**$11,000,000**	**$1,100,300-$4,729,800**	**$787,140**	**$12,887,440-$16,516,940**
2024	$5,189,100	$518,900-$2,230,800	$0	$5,708,000-$7,419,900
2025	$508,200	$51,000-$218,600	$25,420	$584,620-$752,220
2026	$3,097,700	$309,900-$1,332,200	$317,570	$3,725,170-$4,747,470
2027	$525,000	$52,500-$225,800	$82,950	$660,450-$833,750
2028	$1,680,000	$168,000-$722,400	$361,200	$2,209,200-$2,763,600
Eagle Ridge Elementary	**$1,536,700**	**$153,800-$660,900**	**$113,680**	**$1,804,180-$2,311,280**
2024	$647,200	$64,700-$278,300	$0	$711,900-$925,500
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$410,100	$41,100-$176,400	$42,050	$493,250-$628,550
2028	$288,800	$28,900-$124,200	$62,100	$379,800-$475,100
Early Childhood Center-CR	**$758,900**	**$76,000-$326,400**	**$47,820**	**$882,720-$1,133,120**
2024	$243,600	$24,400-$104,800	$0	$268,000-$348,400
2025	$95,300	$9,600-$41,000	$4,770	$109,670-$141,070
2026	$420,000	$42,000-$180,600	$43,050	$505,050-$643,650
Eldorado Elementary	**$1,376,700**	**$137,700-$591,800**	**$83,550**	**$1,597,950-$2,052,050**
2024	$464,100	$46,400-$199,400	$0	$510,500-$663,500
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130

	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Services	Inflation (Based on CIP Identified Year for Replacement)	Estimated Total Project Cost
Eldorado Elementary	**$1,376,700**	**$137,700-$591,800**	**$83,550**	**$1,597,950-$2,052,050**
2026	$722,000	$72,200-$310,400	$74,020	$868,220-$1,106,420
Flagstone Elementary	**$2,014,000**	**$201,500-$866,300**	**$100,880**	**$2,316,380-$2,981,180**
2024	$1,338,100	$133,900-$575,700	$0	$1,472,000-$1,913,800
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$115,600	$11,500-$49,600	$11,860	$138,960-$177,060
2028	$369,700	$37,000-$159,000	$79,490	$486,190-$608,190
Fox Creek Elementary	**$2,498,900**	**$250,300-$1,074,800**	**$156,050**	**$2,905,250-$3,729,750**
2024	$489,000	$48,900-$210,400	$0	$537,900-$699,400
2025	$952,900	$95,500-$409,900	$47,660	$1,096,060-$1,410,460
2026	$1,057,000	$105,900-$454,500	$108,390	$1,271,290-$1,619,890
Franktown Elementary	**$2,737,100**	**$274,200-$1,177,400**	**$117,390**	**$3,128,690-$4,031,890**
2024	$2,045,000	$204,700-$879,500	$0	$2,249,700-$2,924,500
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2028	$501,500	$50,400-$215,900	$107,860	$659,760-$825,260
Frontier Valley Elementary	**$1,191,200**	**$119,500-$512,700**	**$43,120**	**$1,353,820-$1,747,020**
2024	$751,200	$75,400-$323,300	$0	$826,600-$1,074,500
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$105,000	$10,500-$45,300	$10,770	$126,270-$161,070
2027	$144,400	$14,500-$62,100	$22,820	$181,720-$229,320
Gold Rush Elementary	**$4,055,700**	**$405,500-$1,744,000**	**$619,490**	**$5,080,690-$6,419,190**
2024	$1,028,300	$102,700-$442,200	$0	$1,131,000-$1,470,500
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2028	$2,836,800	$283,700-$1,219,800	$609,960	$3,730,460-$4,666,560
Halftime Help Stadium	**$506,000**	**$50,500-$217,600**	**$0**	**$556,500-$723,600**
2024	$506,000	$50,500-$217,600	$0	$556,500-$723,600
Heritage Elementary	**$1,851,200**	**$185,100-$796,000**	**$153,110**	**$2,189,410-$2,800,310**
2024	$447,700	$44,700-$192,500	$0	$492,400-$640,200
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$866,400	$86,600-$372,500	$88,830	$1,041,830-$1,327,730
2027	$346,500	$34,700-$149,000	$54,750	$435,950-$550,250
Highlands Ranch High School	**$5,718,500**	**$572,100-$2,459,100**	**$27,730**	**$6,318,330-$8,205,330**
2024	$5,285,300	$528,800-$2,272,800	$0	$5,814,100-$7,558,100
2025	$317,700	$31,700-$136,600	$15,890	$365,290-$470,190
2026	$115,500	$11,600-$49,700	$11,840	$138,940-$177,040
Iron Horse Elementary	**$2,727,000**	**$273,300-$1,173,300**	**$423,750**	**$3,424,050-$4,324,050**
2024	$518,200	$52,000-$223,100	$0	$570,200-$741,300
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2027	$346,500	$34,700-$149,000	$54,750	$435,950-$550,250
2028	$1,671,700	$167,500-$719,200	$359,470	$2,198,670-$2,750,370
Joint Service Center	**$1,303,100**	**$130,500-$560,100**	**$14,220**	**$1,447,820-$1,877,420**
2024	$1,164,400	$116,500-$500,400	$0	$1,280,900-$1,664,800
2026	$138,700	$14,000-$59,700	$14,220	$166,920-$212,620
Larkspur Elementary	**$2,772,400**	**$277,500-$1,192,100**	**$44,560**	**$3,094,460-$4,009,060**
2024	$2,020,000	$202,100-$868,400	$0	$2,222,100-$2,888,400
2025	$710,400	$71,200-$305,600	$35,530	$817,130-$1,051,530
2028	$42,000	$4,200-$18,100	$9,030	$55,230-$69,130
Legacy Campus	**$8,456,750**	**$796,450-$2,731,050**	**$1,818,230**	**$11,071,430-$13,006,030**
2024	$2,191,700	$169,700-$663,500	$471,220	$2,832,620-$3,326,420
2028	$6,265,050	$626,750-$2,067,550	$1,347,010	$8,238,810-$9,679,610

	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Services	Inflation (Based on CIP Identified Year for Replacement)	Estimated Total Project Cost
Legacy Point Elementary	**$1,798,500**	**$180,000-$773,600**	**$150,430**	**$2,128,930-$2,722,530**
2024	$907,300	$90,900-$390,400	$0	$998,200-$1,297,700
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$86,700	$8,600-$37,200	$8,890	$104,190-$132,790
2028	$613,900	$61,400-$264,000	$132,010	$807,310-$1,009,910
Legend High School	**$9,639,200**	**$963,800-$4,145,000**	**$1,391,780**	**$11,994,780-$15,175,980**
2024	$2,922,200	$292,100-$1,256,400	$0	$3,214,300-$4,178,600
2025	$317,700	$31,700-$136,600	$15,890	$365,290-$470,190
2028	$6,399,300	$640,000-$2,752,000	$1,375,890	$8,415,190-$10,527,190
Lone Tree Elementary A Magnet School	**$2,652,400**	**$265,400-$1,140,900**	**$115,320**	**$3,033,120-$3,908,620**
2024	$1,792,300	$179,100-$770,900	$0	$1,971,400-$2,563,200
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2027	$669,500	$67,200-$288,000	$105,790	$842,490-$1,063,290
Mammoth Heights Elementar	**$2,941,200**	**$294,400-$1,265,000**	**$376,540**	**$3,612,140-$4,582,740**
2024	$615,700	$61,500-$264,700	$0	$677,200-$880,400
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2027	$1,614,500	$161,600-$694,300	$255,100	$2,031,200-$2,563,900
2028	$520,400	$52,200-$224,000	$111,910	$684,510-$856,310
Meadow View Elementary	**$806,200**	**$80,700-$346,700**	**$9,530**	**$896,430-$1,162,430**
2024	$615,600	$61,600-$264,700	$0	$677,200-$880,300
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
Mesa Middle School	**$5,239,300**	**$524,100-$2,253,000**	**$676,800**	**$6,440,200-$8,169,100**
2024	$1,896,500	$189,700-$815,500	$0	$2,086,200-$2,712,000
2025	$254,100	$25,500-$109,300	$12,710	$292,310-$376,110
2028	$3,088,700	$308,900-$1,328,200	$664,090	$4,061,690-$5,080,990
Mountain Ridge Middle School	**$5,168,400**	**$517,000-$2,222,700**	**$275,370**	**$5,960,770-$7,666,470**
2024	$3,647,400	$364,800-$1,568,500	$0	$4,012,200-$5,215,900
2025	$254,100	$25,500-$109,300	$12,710	$292,310-$376,110
2026	$86,700	$8,600-$37,200	$8,890	$104,190-$132,790
2028	$1,180,200	$118,100-$507,700	$253,770	$1,552,070-$1,941,670
Mountain View Elementary	**$3,772,900**	**$377,400-$1,622,400**	**$409,140**	**$4,559,440-$5,804,440**
2024	$1,723,700	$172,500-$741,300	$0	$1,896,200-$2,465,000
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2028	$1,858,600	$185,800-$799,100	$399,610	$2,444,010-$3,057,310
Mountain Vista High School	**$5,470,700**	**$547,000-$2,352,200**	**$165,310**	**$6,183,010-$7,988,210**
2024	$3,743,900	$374,300-$1,609,500	$0	$4,118,200-$5,353,400
2025	$317,700	$31,700-$136,600	$15,890	$365,290-$470,190
2026	$1,365,000	$136,500-$587,100	$139,930	$1,641,430-$2,092,030
2028	$44,100	$4,500-$19,000	$9,490	$58,090-$72,590
Northeast Elementary	**$2,852,300**	**$285,400-$1,226,500**	**$164,500**	**$3,302,200-$4,243,300**
2024	$1,726,500	$172,700-$742,300	$0	$1,899,200-$2,468,800
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$410,100	$41,100-$176,400	$42,050	$493,250-$628,550
2028	$525,100	$52,500-$225,800	$112,920	$690,520-$863,820
Northridge Elementary	**$2,191,300**	**$219,500-$942,600**	**$117,590**	**$2,528,390-$3,251,490**
2024	$948,000	$95,100-$407,900	$0	$1,043,100-$1,355,900
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$1,050,000	$105,000-$451,500	$107,630	$1,262,630-$1,609,130
2027	$2,700	$300-$1,200	$430	$3,430-$4,330

	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Services	Inflation (Based on CIP Identified Year for Replacement)	Estimated Total Project Cost
O&M East	**$2,233,600**	**$223,900-$960,500**	**$35,520**	**$2,493,020-$3,229,620**
2024	$1,887,100	$189,100-$811,400	$0	$2,076,200-$2,698,500
2026	$346,500	$34,800-$149,100	$35,520	$416,820-$531,120
O&M West- Bldg A	**$257,900**	**$26,000-$111,000**	**$36,040**	**$319,940-$404,940**
2024	$21,600	$2,400-$9,400	$0	$24,000-$31,000
2026	$131,300	$13,100-$56,400	$13,460	$157,860-$201,160
2028	$105,000	$10,500-$45,200	$22,580	$138,080-$172,780
Pine Grove Elementary	**$2,081,700**	**$208,700-$895,500**	**$130,460**	**$2,420,860-$3,107,660**
2024	$387,200	$38,900-$166,700	$0	$426,100-$553,900
2025	$1,039,600	$104,200-$447,100	$52,000	$1,195,800-$1,538,700
2026	$554,500	$55,600-$238,500	$56,860	$666,960-$849,860
2028	$100,400	$10,000-$43,200	$21,600	$132,000-$165,200
Pine Lane Intermediate (N)	**$2,052,700**	**$205,300-$882,500**	**$9,530**	**$2,267,530-$2,944,730**
2024	$1,862,100	$186,200-$800,500	$0	$2,048,300-$2,662,600
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
Pine Lane Primary (S)	**$3,322,400**	**$332,400-$1,428,900**	**$9,530**	**$3,664,330-$4,760,830**
2024	$3,131,800	$313,300-$1,346,900	$0	$3,445,100-$4,478,700
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
Pioneer Elementary	**$2,595,400**	**$260,000-$1,116,500**	**$188,600**	**$3,044,000-$3,900,500**
2024	$1,409,100	$141,100-$606,100	$0	$1,550,200-$2,015,200
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2027	$615,000	$61,700-$264,500	$97,190	$773,890-$976,690
2028	$380,700	$38,100-$163,900	$81,880	$500,680-$626,480
Plum Creek Academy	**$522,700**	**$52,400-$224,800**	**$4,770**	**$579,870-$752,270**
2024	$427,400	$42,800-$183,800	$0	$470,200-$611,200
2025	$95,300	$9,600-$41,000	$4,770	$109,670-$141,070
Ponderosa High School	**$5,967,100**	**$596,800-$2,565,800**	**$39,570**	**$6,603,470-$8,572,470**
2024	$5,418,400	$542,000-$2,329,800	$0	$5,960,400-$7,748,200
2025	$317,700	$31,700-$136,600	$15,890	$365,290-$470,190
2026	$231,000	$23,100-$99,400	$23,680	$277,780-$354,080
Prairie Crossing Elementary	**$1,293,400**	**$129,300-$556,100**	**$74,660**	**$1,497,360-$1,924,160**
2024	$467,500	$46,600-$200,900	$0	$514,100-$668,400
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$635,300	$63,600-$273,200	$65,130	$764,030-$973,630
Ranch View Middle School	**$2,978,500**	**$298,300-$1,281,100**	**$108,680**	**$3,385,480-$4,368,280**
2024	$2,278,100	$228,100-$979,700	$0	$2,506,200-$3,257,800
2025	$254,100	$25,500-$109,300	$12,710	$292,310-$376,110
2028	$446,300	$44,700-$192,100	$95,970	$586,970-$734,370
Redstone Elementary	**$1,479,900**	**$148,300-$636,300**	**$18,420**	**$1,646,620-$2,134,620**
2024	$1,202,600	$120,600-$517,100	$0	$1,323,200-$1,719,700
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$86,700	$8,600-$37,200	$8,890	$104,190-$132,790
Renaissance Magnet School	**$3,255,200**	**$325,600-$1,399,700**	**$319,670**	**$3,900,470-$4,974,570**
2024	$39,300	$3,900-$16,800	$0	$43,200-$56,100
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$3,025,300	$302,600-$1,300,900	$310,140	$3,638,040-$4,636,340
Rock Canyon High School	**$5,976,500**	**$597,400-$2,569,700**	**$24,780**	**$6,598,680-$8,570,980**
2024	$5,572,100	$557,100-$2,395,900	$0	$6,129,200-$7,968,000
2025	$317,700	$31,700-$136,600	$15,890	$365,290-$470,190
2026	$86,700	$8,600-$37,200	$8,890	$104,190-$132,790

	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Services	Inflation (Based on CIP Identified Year for Replacement)	Estimated Total Project Cost
Rock Ridge Elementary	**$1,430,800**	**$143,200-$615,300**	**$97,220**	**$1,671,220-$2,143,320**
2024	$541,300	$54,100-$232,700	$0	$595,400-$774,000
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$410,100	$41,100-$176,400	$42,050	$493,250-$628,550
2027	$288,800	$28,900-$124,200	$45,640	$363,340-$458,640
Rocky Heights Middle School	**$5,061,600**	**$506,400-$2,176,800**	**$376,960**	**$5,944,960-$7,615,360**
2024	$3,068,100	$306,900-$1,319,400	$0	$3,375,000-$4,387,500
2025	$254,100	$25,500-$109,300	$12,710	$292,310-$376,110
2026	$86,700	$8,600-$37,200	$8,890	$104,190-$132,790
2028	$1,652,700	$165,400-$710,900	$355,360	$2,173,460-$2,718,960
Roxborough Intermediate	**$4,037,300**	**$403,800-$1,736,000**	**$619,490**	**$5,060,590-$6,392,790**
2024	$1,009,900	$101,000-$434,200	$0	$1,110,900-$1,444,100
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2028	$2,836,800	$283,700-$1,219,800	$609,960	$3,730,460-$4,666,560
Roxborough Primary	**$2,449,100**	**$245,300-$1,053,500**	**$83,300**	**$2,777,700-$3,585,900**
2024	$1,248,800	$125,100-$537,200	$0	$1,373,900-$1,786,000
2025	$779,700	$78,000-$335,300	$38,990	$896,690-$1,153,990
2026	$410,100	$41,100-$176,400	$42,050	$493,250-$628,550
2028	$10,500	$1,100-$4,600	$2,260	$13,860-$17,360
Saddle Ranch Elementary	**$830,400**	**$83,200-$357,400**	**$34,420**	**$948,020-$1,222,220**
2024	$482,300	$48,300-$207,600	$0	$530,600-$689,900
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2027	$157,500	$15,800-$67,800	$24,890	$198,190-$250,190
Sage Canyon Elementary	**$837,500**	**$83,800-$360,100**	**$9,530**	**$930,830-$1,207,130**
2024	$646,900	$64,700-$278,100	$0	$711,600-$925,000
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
Sagewood Middle School	**$1,969,700**	**$197,400-$847,400**	**$12,710**	**$2,179,810-$2,829,810**
2024	$1,715,600	$171,900-$738,100	$0	$1,887,500-$2,453,700
2025	$254,100	$25,500-$109,300	$12,710	$292,310-$376,110
Sand Creek Elementary	**$1,204,800**	**$120,900-$518,300**	**$67,010**	**$1,392,710-$1,790,110**
2024	$609,900	$61,300-$262,400	$0	$671,200-$872,300
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$115,500	$11,600-$49,700	$11,840	$138,940-$177,040
2027	$288,800	$28,900-$124,200	$45,640	$363,340-$458,640
Sedalia Elementary	**$1,640,900**	**$164,500-$706,100**	**$152,990**	**$1,958,390-$2,499,990**
2024	$556,000	$55,800-$239,300	$0	$611,800-$795,300
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$346,500	$34,700-$149,000	$35,520	$416,720-$531,020
2027	$173,400	$17,400-$74,600	$27,410	$218,210-$275,410
2028	$374,400	$37,500-$161,200	$80,530	$492,430-$616,130
Sierra Middle School	**$3,905,800**	**$390,900-$1,679,700**	**$44,490**	**$4,341,190-$5,629,990**
2024	$3,428,400	$343,000-$1,474,300	$0	$3,771,400-$4,902,700
2025	$254,100	$25,500-$109,300	$12,710	$292,310-$376,110
2026	$144,400	$14,500-$62,100	$14,810	$173,710-$221,310
2028	$78,900	$7,900-$34,000	$16,970	$103,770-$129,870
Soaring Hawk Elementary	**$1,079,900**	**$108,100-$464,200**	**$20,120**	**$1,208,120-$1,564,220**
2024	$794,700	$79,600-$341,600	$0	$874,300-$1,136,300
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$86,700	$8,600-$37,200	$8,890	$104,190-$132,790
2028	$7,900	$800-$3,400	$1,700	$10,400-$13,000

	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Services	Inflation (Based on CIP Identified Year for Replacement)	Estimated Total Project Cost
South Ridge Elementary	**$2,902,600**	**$290,500-$1,248,300**	**$21,090**	**$3,214,190-$4,171,990**
2024	$2,481,000	$248,200-$1,066,900	$0	$2,729,200-$3,547,900
2025	$421,600	$42,300-$181,400	$21,090	$484,990-$624,090
Stone Mountain Elementary	**$3,963,900**	**$396,400-$1,704,500**	**$645,520**	**$5,005,820-$6,313,920**
2024	$773,700	$77,300-$332,600	$0	$851,000-$1,106,300
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2027	$157,500	$15,800-$67,800	$24,890	$198,190-$250,190
2028	$2,842,100	$284,200-$1,222,100	$611,100	$3,737,400-$4,675,300
Student Assistance Office	**$166,500**	**$16,600-$71,500**	**$0**	**$183,100-$238,000**
2024	$166,500	$16,600-$71,500	$0	$183,100-$238,000
Summit View Elementary	**$3,014,000**	**$301,800-$1,296,200**	**$277,330**	**$3,593,130-$4,587,530**
2024	$1,363,300	$136,600-$586,300	$0	$1,499,900-$1,949,600
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$410,100	$41,100-$176,400	$42,050	$493,250-$628,550
2028	$1,050,000	$105,000-$451,500	$225,750	$1,380,750-$1,727,250
Teddy Lane	**$1,905,800**	**$190,600-$819,500**	**$0**	**$2,096,400-$2,725,300**
2024	$1,905,800	$190,600-$819,500	$0	$2,096,400-$2,725,300
ThunderRidge High School	**$5,718,800**	**$572,500-$2,459,700**	**$118,000**	**$6,409,300-$8,296,500**
2024	$4,470,300	$447,300-$1,922,600	$0	$4,917,600-$6,392,900
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$1,057,900	$106,100-$455,100	$108,470	$1,272,470-$1,621,470
Timber Trail Elementary	**$2,471,700**	**$247,500-$1,063,300**	**$289,050**	**$3,008,250-$3,824,050**
2024	$935,800	$93,900-$402,800	$0	$1,029,700-$1,338,600
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$86,700	$8,600-$37,200	$8,890	$104,190-$132,790
2028	$1,258,600	$125,900-$541,300	$270,630	$1,655,130-$2,070,530
Trailblazer Elementary	**$3,088,400**	**$309,200-$1,328,200**	**$243,660**	**$3,641,260-$4,660,260**
2024	$1,510,900	$151,200-$649,600	$0	$1,662,100-$2,160,500
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2027	$1,124,300	$112,600-$483,500	$177,660	$1,414,560-$1,785,460
2028	$262,600	$26,300-$113,100	$56,470	$345,370-$432,170
Transportation - Castle Rock Bldg B	**$1,823,100**	**$182,400-$784,000**	**$53,820**	**$2,059,320-$2,660,920**
2024	$1,298,100	$129,900-$558,200	$0	$1,428,000-$1,856,300
2026	$525,000	$52,500-$225,800	$53,820	$631,320-$804,620
Transportation--North	**$3,701,500**	**$370,200-$1,592,000**	**$21,110**	**$4,092,810-$5,314,610**
2024	$3,596,400	$359,700-$1,546,800	$0	$3,956,100-$5,143,200
2027	$26,300	$2,600-$11,300	$4,160	$33,060-$41,760
2028	$78,800	$7,900-$33,900	$16,950	$103,650-$129,650
VALE	**$2,559,550**	**$256,050-$844,750**	**$550,330**	**$3,365,930-$3,954,630**
2024	$2,559,550	$256,050-$844,750	$550,330	$3,365,930-$3,954,630
Warehouse-Bldg E	**$981,400**	**$98,300-$422,100**	**$49,080**	**$1,128,780-$1,452,580**
2024	$670,900	$67,100-$288,500	$0	$738,000-$959,400
2027	$310,500	$31,200-$133,600	$49,080	$390,780-$493,180
West Support Center	**$659,700**	**$66,000-$283,700**	**$0**	**$725,700-$943,400**
2024	$659,700	$66,000-$283,700	$0	$725,700-$943,400
Wilcox Building	**$4,020,800**	**$402,600-$1,729,600**	**$42,700**	**$4,466,100-$5,793,100**
2024	$3,506,700	$351,000-$1,508,400	$0	$3,857,700-$5,015,100
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2026	$323,500	$32,500-$139,200	$33,170	$389,170-$495,870

	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Services	Inflation (Based on CIP Identified Year for Replacement)	Estimated Total Project Cost
Wildcat Mountain Elementary	**$3,912,800**	**$391,800-$1,682,700**	**$414,230**	**$4,718,830-$6,009,730**
2024	$1,748,200	$175,000-$751,700	$0	$1,923,200-$2,499,900
2025	$190,600	$19,100-$82,000	$9,530	$219,230-$282,130
2027	$346,500	$34,700-$149,000	$54,750	$435,950-$550,250
2028	$1,627,500	$163,000-$700,000	$349,950	$2,140,450-$2,677,450
Grand Total	**$240,006,100**	**$23,969,400-$102,054,700**	**$16,929,140**	**$280,904,640-$358,989,940**

* The Needs by Year list shown above is inclusive of only those needs that have been estimated by year. This includes those needs identified on each individual facility profile page.
* Inflation is calculated based on the year the project has been identified for replacement in the DCSD Capital Improvement Plan

	2023-24 Master Capital Plan		2024-25 Master Capital Plan		2024-25 Master Capital Plan Increase/Decrease	
	Total Project Cost Estimate-Low Range	Total Project Cost Estimate-High Range	Total Project Cost Estimate-Low Range	Total Project Cost Estimate-High Range	Total Project Cost Estimate-Low Range	Total Project Cost Estimate-High Range
New Construction *(1-5, DCSD Standards)*	$392,645,000	$392,645,000	$294,170,000	$294,170,000	-$98,475,000	-$98,475,000
Facility Reinvestment *(Neighborhood, Magnet, Alt Schools, Support Facilities)*	$214,875,145	$307,370,254	$276,025,580	$393,660,060	$61,150,435	$86,289,806
Safety & Security	$72,586,038	$83,992,415	$67,428,240	$78,056,280	-$5,157,798	-$5,936,135
Charter Schools	$68,039,793	$93,968,099	$68,243,660	$97,607,060	$203,867	$3,638,961
Transportation	$52,503,700	$52,503,700	$47,032,214	$47,032,214	-$5,471,486	-$5,471,486
Mobiles	$26,460,000	$30,618,000	$29,106,000	$33,684,000	$2,646,000	$3,066,000
Stone Canyon	$24,265,640	$24,265,640	$24,265,640	$24,265,640	$0	$0
IT	$24,640,000	$24,640,000	$27,827,099	$27,827,099	$3,187,099	$3,187,099
Athletics	$10,350,000	$14,805,000	$11,064,000	$16,582,400	$714,000	$1,777,400
FFE	$8,902,932	$12,735,064	$9,352,200	$13,377,000	$449,268	$641,936
Support Fleet	$4,192,500	$4,192,500	$4,992,950	$5,617,060	$800,450	$1,424,560
ADA Contingency	$577,500	$668,250	$550,000	$550,000	-$27,500	-$118,250
SPED Contingency	$577,500	$668,250	$550,000	$550,000	-$27,500	-$118,250
Playgrounds	$525,000	$607,500	$500,000	$500,000	-$25,000	-$107,500
Grand Total	**$901,140,748**	**$1,043,679,672**	**$861,107,583**	**$1,033,478,813**	**-$40,033,165**	**-$10,200,859**

	Estimated Construction Cost-2024	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
ADA Contingency	**$550,000**	**$0**	**$0**	**$550,000**
Untiered	$550,000	$0	$0	$550,000
Athletics	**$10,080,000**	**$480,000-$4,334,400**	**$504,000-$2,168,000**	**$11,064,000-$16,582,400**
2	$10,080,000	$480,000-$4,334,400	$504,000-$2,168,000	$11,064,000-$16,582,400
Charter Schools	**$59,323,860**	**$5,942,700-$25,517,500**	**$2,977,100-$12,765,700**	**$68,243,660-$97,607,060**
1	$13,103,270	$1,312,300-$5,635,900	$657,200-$2,819,200	$15,072,770-$21,558,370
2	$9,553,290	$958,300-$4,110,100	$480,700-$2,056,800	$10,992,290-$15,720,190
3	$5,717,200	$573,000-$2,459,500	$287,300-$1,230,500	$6,577,500-$9,407,200
4	$1,085,400	$108,700-$466,900	$54,500-$233,500	$1,248,600-$1,785,800
Untiered	$29,864,700	$2,990,400-$12,845,100	$1,497,400-$6,425,700	$34,352,500-$49,135,500
Facility Reinvestment (Neighborhood, Magnet, Alt Schools, Support Facilities)	**$240,006,100**	**$23,969,400-$102,054,700**	**$12,050,080-$51,599,260**	**$276,025,580-$393,660,060**
1	$119,236,300	$11,882,100-$50,116,600	$6,008,450-$25,628,400	$137,126,850-$194,981,300
2	$85,334,600	$8,541,600-$36,698,100	$4,269,040-$18,350,860	$98,145,240-$140,383,560
3	$33,121,200	$3,312,900-$14,242,800	$1,656,740-$7,122,340	$38,090,840-$54,486,340
4	$2,314,000	$232,800-$997,200	$115,850-$497,660	$2,662,650-$3,808,860
FFE	**$8,129,900**	**$814,200-$3,497,500**	**$408,100-$1,749,600**	**$9,352,200-$13,377,000**
3	$8,129,900	$814,200-$3,497,500	$408,100-$1,749,600	$9,352,200-$13,377,000
IT	**$23,837,099**	**$3,990,000-$3,990,000**	**$0**	**$27,827,099**
1	$21,450,000	$3,875,000-$3,875,000	$0	$25,325,000
2	$1,650,000	$75,000-$75,000	$0	$1,725,000
3	$737,099	$40,000-$40,000	$0	$777,099
Mobiles	**$27,720,000**	**$0**	**$1,386,000-$5,964,000**	**$29,106,000-$33,684,000**
3	$27,720,000	$0	$1,386,000-$5,964,000	$29,106,000-$33,684,000
New Construction (1-5, DCSD Standards)	**$294,170,000**	**$0**	**$0**	**$294,170,000**
Untiered	$294,170,000	$0	$0	$294,170,000
Playgrounds	**$500,000**	**$0**	**$0**	**$500,000**
Untiered	$500,000	$0	$0	$500,000
Safety & Security	**$64,207,570**	**$0**	**$3,220,670-$13,848,710**	**$67,428,240-$78,056,280**
1	$3,294,140	$0	$164,720-$708,250	$3,458,860-$4,002,390
2	$32,138,180	$0	$1,606,940-$6,909,730	$33,745,120-$39,047,910
3	$28,775,250	$0	$1,449,010-$6,230,730	$30,224,260-$35,005,980
SPED Contingency	**$550,000**	**$0**	**$0**	**$550,000**
Untiered	$550,000	$0	$0	$550,000
Stone Canyon	**$24,265,640**	**$0**	**$0**	**$24,265,640**
Untiered	$24,265,640	$0	$0	$24,265,640
Support Fleet	**$4,800,740**	**$0**	**$192,210-$816,320**	**$4,992,950-$5,617,060**
1	$3,215,080	$0	$128,700-$546,660	$3,343,780-$3,761,740
2	$1,585,660	$0	$63,510-$269,660	$1,649,170-$1,855,320
Transportation	**$47,032,214**	**$0**	**$0**	**$47,032,214**
1	$27,043,214	$0	$0	$27,043,214
2	$189,000	$0	$0	$189,000
3	$19,800,000	$0	$0	$19,800,000
Grand Total	**$805,173,123**	**$35,196,300-$139,394,100**	**$20,738,160-$88,911,590**	**$861,107,583-$1,033,478,813**