



**JEFFCO PUBLIC SCHOOLS**

# 2023-24 Facility Condition Assessment Summary of Findings

Facilities: Planning and Property

## 2023-24 Facilities Condition Assessment—Summary of Findings

### Acknowledgments

Planning & Property acknowledges the participation of facility maintenance, principals, teachers, facility managers and the entire Jeffco Public Schools staff who provided input, support, and hospitality throughout this process.

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## 2023-24 Facilities Condition Assessment—Summary of Findings

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## 2023-24 Facilities Condition Assessment—Summary of Findings

### EXECUTIVE SUMMARY

This Summary of Findings publication represents the full Jeffco Public Schools real estate portfolio and identifies critical and non-critical aspects of each facility in the district. The current portfolio includes approximately 12.3 million square feet of total building area on 3,132 acres of land.

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

### OBJECTIVES

The broad objectives of the annual assessment are to:

- Assess educational adequacy for all instructional spaces districtwide.
- Identify costs to correct existing building conditions and educational adequacy deficiencies districtwide.
- Provide data necessary to maintain all facilities in a safe and secure manner.
- Understand future life cycle renewal requirements for the district’s existing facility portfolio.

### EDUCATIONAL ADEQUACY

Educational adequacy assessments compare all schools to ensure minimum guidelines are met. Of the five educational adequacy categories, learning environment and program & instructional support are the two highest cost categories. The total correctable educational adequacy deficiencies are \$169.6 million. The identified Building Conditions and Educational Adequacies increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies.

### CURRENT FACILITIES CONDITIONS AND NEEDED REPAIRS

The facilities conditions assessment evaluates each building’s overall condition, including its site, roof, structural integrity, the exterior building envelope, the interior, and the mechanical, electrical, and plumbing systems. The district has \$329.8 million in current identified needs, excluding the educational adequacy needs identified above, distributed across the 171 instructional and administrative campuses included in this assessment. Charter Schools are not included in this report.

#### Summary 2020-21 to 2023-24

Category	2020-21	2021-22	2022-23	2023-24
Membership (No Charters)	70,621	68,044	68,003	67,038
Campuses	171	174	173	171
Area in SF (No Temps)	12,059,392	12,236,474	12,237,018	12,242,988
District FCI	15.4%	13.4%	10.4%	9.8%
Deficiency Value	\$ 477,559,640	\$ 483,402,583	\$ 498,568,977	\$ 499,422,209

## 2023-24 Facilities Condition Assessment—Summary of Findings

### KEY FINDINGS

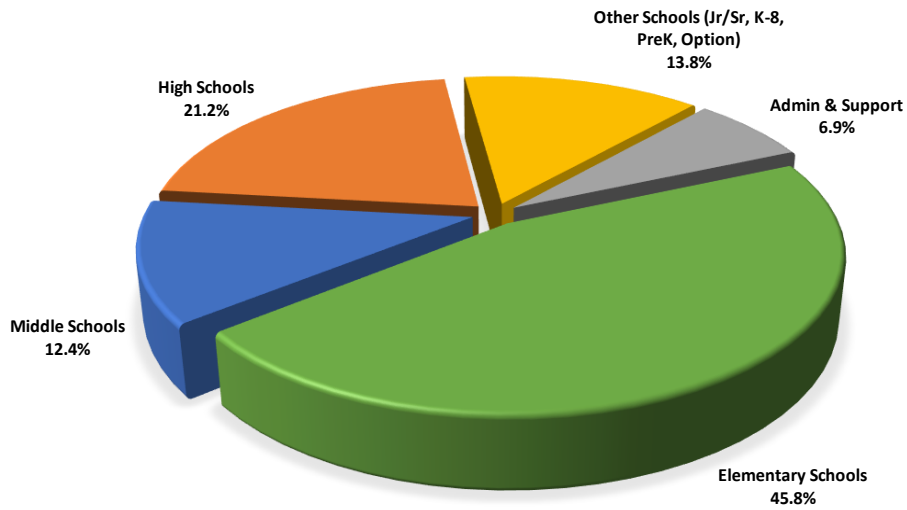
- The district portfolio includes 390 permanent buildings and cottages and 93 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between one and 168 years old. 32.0 percent of these buildings were built since 1990, 66.6 percent were constructed between 1950 and 1989, and 1.4 percent were constructed prior to 1950.
- There is 87,995 square feet of space contained in 85 portable buildings used as classrooms. In the last six years, 220 portable classroom buildings have been removed districtwide.
- Currently, cottage buildings comprise 0.3%, and transportable buildings comprise 0.8% of the district’s total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$499.4 million. Of that total, \$329.8 million are related to the general condition of the site and buildings, while \$169.6 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- Sixteen Articulation Areas show membership trends as flat or decreasing.
- In addition to identified current deficiencies, information is included regarding site and building systems. These systems each have a projected life expectancy, at which point they may no longer be serviceable. When this occurs, an investment is generally required to replace these systems. The assessment forecasts that over the next twenty years, \$1.0 billion, stated in un-escalated dollars, will be required for life cycle renewal.
- The Facility Condition Index (FCI) is an industry recognized formula that provides a general indicator of a building’s health. This index is calculated by dividing the total repair costs into the total replacement costs for a like facility and site. The district-wide FCI for Jeffco Public Schools is currently 9.8%, down from 10.4% in 2022-23.

DISTRICT-WIDE HISTORIC TRACKING									
Year	2017-18 Pre H Bond	2018-19 H Bond Year 1	2019-20 H Bond Year 2	2020-21 H Bond Year 3	2021-22 H Bond Year 4	2022-23 H Bond Year 5	2023-24 H Bond Year 6	% Change from Previous Bond	% Change from Previous Year
<b>FCI</b>	20.4%	19.7%	18.1%	15.4%	13.4%	10.4%	9.8%	<b>-52.04%</b>	<b>-6.67%</b>
<b>% Utilization</b>	80%	78%	77%	72%	69%	67%	71%	<b>-11.25%</b>	<b>5.63%</b>
<b>Ed Adequacy</b>	\$134,776,211	\$115,453,143	\$99,083,769	\$85,808,637	\$167,318,885	\$171,954,402	\$169,593,183	<b>25.83%</b>	<b>-1.39%</b>
<b>Condition Assmnt</b>	\$588,177,919	\$580,255,317	\$549,916,109	\$477,559,640	\$483,402,583	\$498,568,977	\$499,422,209	<b>-15.09%</b>	<b>0.17%</b>

**District-Wide Historic Tracking:** Since 2017-18, the District has decreased its FCI a total of 52.04%. The District has increased its Educational Adequacy by 25.83% and decreased its Condition Assessment Needs by 15.09%. The percent Utilization is following membership trends, showing a decline; however, utilization increased overall due to the effects of ROFTS Phase I. This chart will be expanded each year to show changes to facilities relative to the previous bond and the current H Bond. The identified Building Conditions increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies, which have contributed to this.

## 2023-24 Facilities Condition Assessment—Summary of Findings

### CURRENT DEFICIENCIES BY FACILITY TYPE



### PROJECTED CAPACITY CHANGES

The following chart lists those schools that are anticipated to increase or decrease capacity for this-coming 2024-25 school year. These are known changes to the facilities that will occur after publication of this Summary of Findings and should be considered when reviewing the data within this publication.

2018 CIP Program - 2024 Projects Adding or Modifying Capacity				
Facility	Articulation Area	Major Program Scope	2023 Current Permanent Capacity (Applied)	2024 Estimated Permanent Capacity (Applied)
Bergen ES (Formerly Bergen Valley ES)	Evergreen	Addition	338	504

**2023-24 Facilities Condition Assessment—Summary of Findings**

**SCHOOL CLOSURES, PROGRAM UPDATES, AND MOVES**

- A building addition was opened during the 2023-24 school year at Stober ES.
- The following schools will be closed at the end of the 2023-24 school year as part of Regional Opportunities for Thriving Schools Phase II (ROFTS). Bergen Meadow ES was part of ROFTS Phase I.

<b>Closing School</b>	<b>Receiving School</b>
Bergen Meadow ES	Bergen Valley ES
Arvada K-8 (ES)	Lawrence ES
Arvada K-8 (MS)	North Arvada MS
Coal Creek Canyon K-8	Three Creeks K-8
Moore MS	Pomona Jr/Sr

- Johnson Planetarium remains closed.
- A new PreK program will be added at Deane ES for the 2024-25. The PreK program at Lawrence ES will be relocated to Anderson ECE to start the 2024-25 school year.
- Patterson Cottages are support facilities now. The PreK program has been relocated to Paterson International School.
- Sheridan Green ES, both building and site, was reverted back to the City of Westminster.

## 2023-24 Facilities Condition Assessment—Summary of Findings

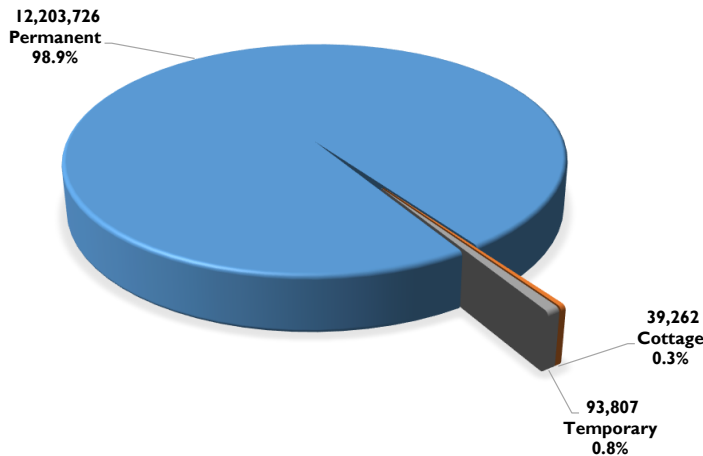
# FACILITY PORTFOLIO

## FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 12.3 million square feet of facilities on about 3,132 acres of real estate. The replacement value of the improvements is \$5.1 billion. Total replacement value includes values from both buildings and sites. This is a change from previous values that only included the buildings. This change was made to better capture full replacement values for full campuses. These facilities support a 2023-24 membership of 66,088 students (excluding charter schools, Jeffco Virtual, JRLP, and Mountview). The inventory includes 15 high schools, two Junior/Senior schools, 17 middle schools, six K-8 schools, 86 elementary schools, two Pre-K centers, and 19 other educational campuses with alternative grade configurations. Eight administrative, four stadiums, six support, and six maintenance and transportation sites are also included in these figures. The following summary of facilities by campus type identifies the total count and area of permanent space versus temporary space. The district has 0.8 percent of its overall facility portfolio in temporary facilities, which is down from 1.1 percent from the previous year. The pie chart below represents the magnitude of difference between the quantity of permanent building square footage and temporary building square footage.

School/Facility Type	Campuses	Permanent Buildings		Cottage Buildings		Transportable Buildings	
		Count	Sq Ft	Count	Sq Ft	Count	Sq Ft
Pre-K Centers	2	2	57,229	0	0	0	0
Elementary Schools	85	128	4,218,236	2	6,808	54	50,792
K-8 Schools	6	7	475,277	0	0	1	1,008
Middle Schools	17	36	1,920,925	0	0	0	0
Jr-Sr Schools	2	6	342,964	0	0	1	1,680
High Schools	15	36	3,421,667	0	0	9	9,369
Districtwide / Option	19	99	1,097,829	2	6,790	22	25,146
Stadiums	4	22	33,659	0	0	2	1,920
Administrative	8	21	484,054	4	11,844	0	0
Support	6	8	7,978	4	13,820	0	0
Maintenance and Transportation	6	12	140,811	0	0	4	3,892
Decommissioned	1	1	3,098	0	0	0	0
<b>Total</b>	<b>171</b>	<b>378</b>	<b>12,203,726</b>	<b>12</b>	<b>39,262</b>	<b>93</b>	<b>93,807</b>
			<b>98.9%</b>		<b>0.3%</b>		<b>0.8%</b>

**Permanent vs. Temporary Space**

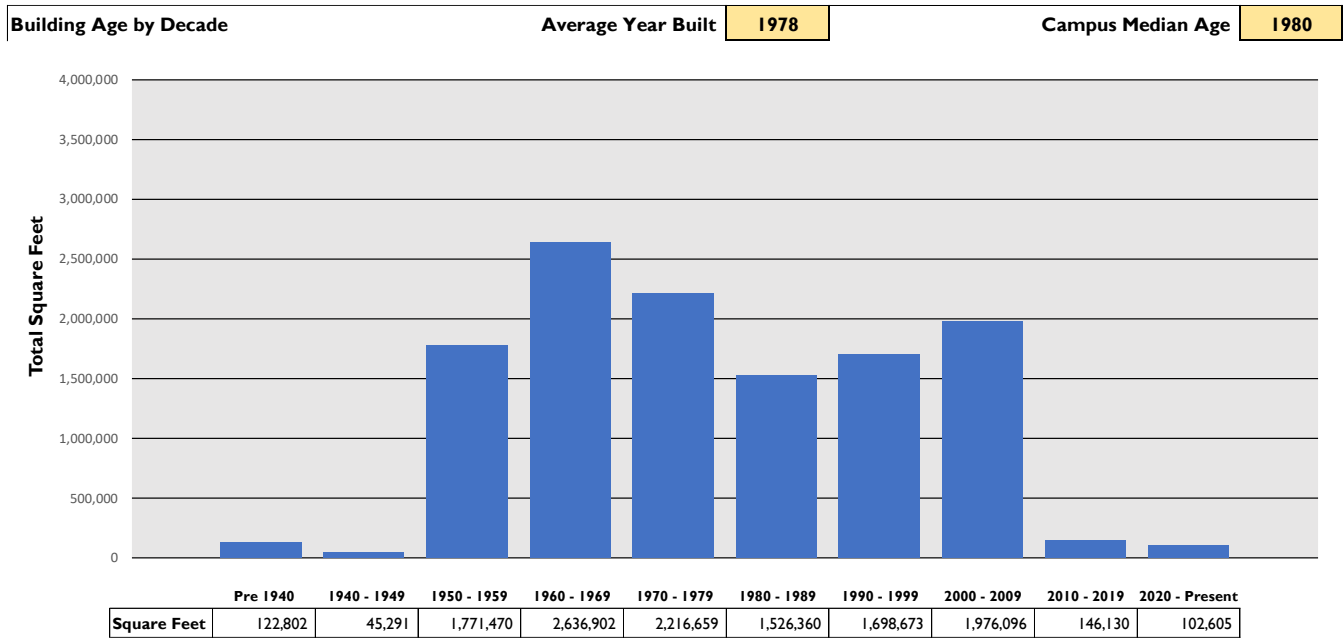




## 2023-24 Facilities Condition Assessment—Summary of Findings

### BUILDING AGE

Of the 12.2 million square feet of permanent building space, the majority of the district’s portfolio was constructed between 1950 and 2009. Thirty-two percent of the district’s portfolio has been built since 1990, 66.6% was built between 1950 and 1989, and 1.4% was built prior to 1950. The buildings in the 50+ year range generally need both current deficiency correction as well as life cycle replacement of building systems, many of which have reached or will reach the end of their serviceable lives in the near future. The following chart depicts the original age of each building and, in most cases, may not include additions made to a building over the course of several years. The chart is organized by decade.



### SQUARE FEET PER STUDENT

At Jeffco Public Schools, there are 127 academic facilities with nearly 11.6 million square feet of permanent educational building space housing 66,088 students (not including charter schools, Jeffco Virtual, JRLP, or Mountview). This averages out to 176 gross square feet per student. This figure includes total square feet at a campus as well as gymnasiums, media centers, cafeterias, administrative offices, and other building support spaces. The following chart indicates the breakdown of students, permanent square footage, and square feet per student for each type of school.

<b>Square Feet per Student</b>					
School Type	Type	# of Schools	# of Students	Permanent SF	SF/Student
<b>Pre-K Centers</b>	Pre-K	2	201	57,229	<b>285</b>
<b>Elementary Schools</b>	ES	69	25,910	4,275,835	<b>165</b>
<b>K-8 Schools</b>	K-8	6	3,312	476,285	<b>144</b>
<b>Middle Schools</b>	MS	17	10,202	1,920,925	<b>188</b>
<b>Jr-Sr Schools</b>	Jr/Sr	2	1,621	344,644	<b>213</b>
<b>High Schools</b>	HS	15	19,859	3,431,036	<b>173</b>
<b>Districtwide / Option</b>	DW / Option	16	4,983	1,129,765	<b>227</b>
<b>Total</b>		<b>127</b>	<b>66,088</b>	<b>11,635,719</b>	<b>176</b>

## 2023-24 Facilities Condition Assessment—Summary of Findings

### EDUCATIONAL ADEQUACY

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

### FIVE CATEGORIES OF EDUCATIONAL ADEQUACY

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

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

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

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

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

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

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

## 2023-24 Facilities Condition Assessment—Summary of Findings

The following chart compares the costs associated with the five educational adequacy categories among the different school types. The total correctable educational adequacy costs are \$169.6 million. The identified Educational Adequacies increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies have contributed to this. This figure includes furniture, fixtures, and equipment (FFE). The questions for school renovation are twofold. First, what can and must be done to bring a particular school to a standard of adequacy that meets educational and instructional needs? And second, at what point does a school's inability to meet educational and instructional needs suggest that it should be altogether replaced?

**Educational Adequacy Crosstab**

Categories	Educational Adequacy								Total	
	Pre-K	ES	K-8	MS	HS	7-12	Districtwide / Option	Other		
<b>Capacity</b>		\$ 154,755				\$ 247,081				\$ 401,835
<b>Program and Instructional Support</b>	\$ 55,500	\$ 17,762,886	\$ 2,700,906	\$ 4,834,784	\$ 12,971,903	\$ 3,877,972	\$ 398,624	\$ 482,260		\$ 43,084,835
<b>Educational Technology</b>		\$ 2,376,266	\$ 72,320	\$ 358,352	\$ 144,640	\$ 72,320	\$ 427,424	\$ 72,320		\$ 3,523,642
<b>Safety and Security</b>	\$ 80,136	\$ 1,726,190	\$ 438,387	\$ 1,596,170	\$ 1,362,991	\$ 769,101	\$ 91,293			\$ 6,064,268
<b>Learning Environment</b>	\$ 1,233,834	\$ 61,409,386	\$ 3,019,169	\$ 12,268,080	\$ 24,220,740	\$ 7,951,346	\$ 5,824,535	\$ 591,512		\$ 116,518,603
<b>Total</b>	\$ 1,369,470	\$ 83,429,482	\$ 6,230,783	\$ 19,057,385	\$ 38,947,355	\$ 12,670,739	\$ 6,741,876	\$ 1,146,092		\$ 169,593,183

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is nearly 34 percent of the total identified deficiencies. It is critical to consider not only the building condition but also the educational adequacy in any assessment. It is no longer enough to provide a sound building; schools must also be educationally effective learning environments. The educational adequacy assessment process parallels the building condition assessment process.

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

### EDUCATIONAL ADEQUACY ASSESSMENT

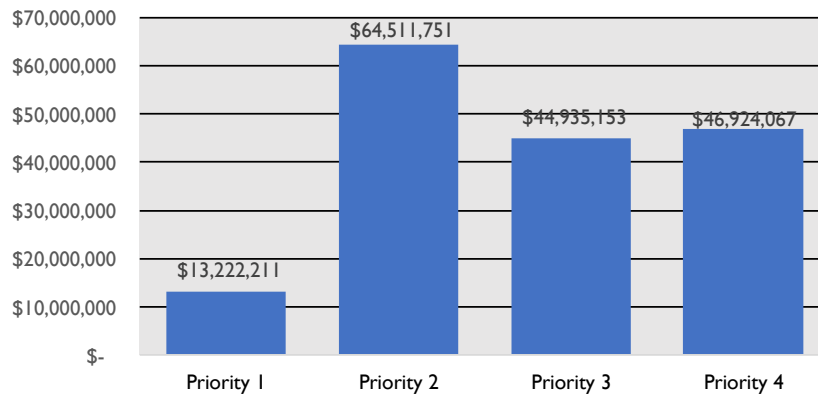
Educational adequacy assessments include school capacities, program and instructional support, educational technology, safety and security, and learning environment. Each of these factors has an impact on how well the spaces support the various educational programs within a school. Facilities publishes Educational Specifications that define infrastructure and space needs to support all programs; assessments are compared to the Educational Specifications and deficiencies identified. Jeffco Public Schools currently has \$169.6 million in identified educational adequacy items.

## 2023-24 Facilities Condition Assessment—Summary of Findings

### Districtwide Crosstab by Priority by Educational Adequacy Category

Categories	Facility Condition Assessment Priority				Total
	Priority 1	Priority 2	Priority 3	Priority 4	
<b>Capacity</b>		\$ 138,750	\$ 263,085		\$ 401,835
<b>Program and Instructional Support</b>	\$ 25,113	\$ 408,397	\$ 5,384,278	\$ 37,267,047	\$ 43,084,835
<b>Educational Technology</b>				\$ 3,523,642	\$ 3,523,642
<b>Safety and Security</b>	\$ 126,287	\$ 2,774,744	\$ 1,770,563	\$ 1,392,673	\$ 6,064,268
<b>Learning Environment</b>	\$ 13,070,812	\$ 61,189,860	\$ 37,517,226	\$ 4,740,705	\$ 116,518,603
<b>Total</b>	<b>\$ 13,222,211</b>	<b>\$ 64,511,751</b>	<b>\$ 44,935,153</b>	<b>\$ 46,924,067</b>	<b>\$ 169,593,183</b>

Total Cost by Priority



## BUILDING CONDITION ASSESSMENT

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

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

### COST BASIS AND REPLACEMENT COST MODELS

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

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

## 2023-24 Facilities Condition Assessment—Summary of Findings

### IMPROVEMENT PRIORITY LEVELS

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

**PRIORITY 1: Potentially Critical Building and Site Impact:**

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

**PRIORITY 2: Potentially Significant Building and Site Impact:**

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

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

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

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

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

### BUILDING SYSTEMS

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

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

## 2023-24 Facilities Condition Assessment—Summary of Findings

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

### Districtwide Crosstab by Priority by System

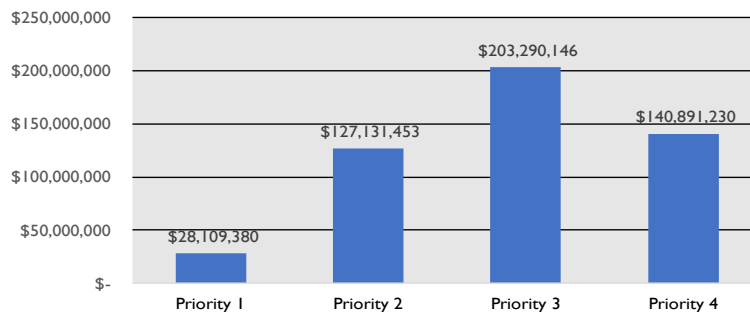
Building System	Facility Condition Assessment Priority				Total
	Priority 1	Priority 2	Priority 3	Priority 4	
Site	\$ 657,021	\$ 3,917,203	\$ 56,283,259	\$ 18,916,239	\$ 79,773,723
Roofing	\$ 12,580,573	\$ 3,661,748	\$ 12,514,503	\$ 227,789	\$ 28,984,613
Structure	\$ 208,501	\$ 760,127	\$ 1,045,940	\$ 165,833	\$ 2,180,400
Exterior	\$ 431,285	\$ 10,085,031	\$ 1,649,061	\$ 3,022,621	\$ 15,187,999
Interior	\$ 220,555	\$ 2,117,179	\$ 36,652,965	\$ 80,145,296	\$ 119,135,995
HVAC	\$ 9,447,226	\$ 89,630,781	\$ 39,792,554	\$ 5,985,150	\$ 144,855,710
Electrical	\$ 2,142,205	\$ 11,348,333	\$ 41,311,695	\$ 2,865,863	\$ 57,668,096
Plumbing	\$ 1,176,912	\$ 3,009,977	\$ 4,770,387	\$ 4,048,187	\$ 13,005,463
Fire and Life Safety	\$ 597,233	\$ 109,756	\$ 1,440,297	\$ 16,689	\$ 2,163,975
Educational Technology	\$ 85,635		\$ 113,661		\$ 199,296
Stairs and Elevators	\$ 73,130	\$ 693,750	\$ 208,192	\$ 2,672,311	\$ 3,647,383
Specialties	\$ 435,039	\$ 774,299	\$ 4,840,655	\$ 22,774,154	\$ 28,824,147
Other	\$ 54,064	\$ 1,023,270	\$ 2,666,976	\$ 51,099	\$ 3,795,410
<b>Total</b>	<b>\$ 28,109,380</b>	<b>\$ 127,131,453</b>	<b>\$ 203,290,146</b>	<b>\$ 140,891,230</b>	<b>\$ 499,422,209</b>

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

### Campuswide Renovation Cost by Priority

Type	Priority 1	Priority 2	Priority 3	Priority 4	Total
<b>Schools</b>					
Pre-K	\$ 519,436	\$ 1,144,777	\$ 318,568	\$ 181,252	\$ 2,164,033
ES	\$ 12,739,498	\$ 66,561,457	\$ 84,206,768	\$ 65,216,669	\$ 228,724,392
K-8	\$ 965,031	\$ 2,826,271	\$ 5,784,300	\$ 5,100,715	\$ 14,676,316
MS	\$ 1,442,989	\$ 10,767,007	\$ 31,033,461	\$ 18,688,172	\$ 61,931,629
Jr-Sr	\$ 5,236,502	\$ 21,807,284	\$ 48,812,230	\$ 29,861,938	\$ 105,717,955
HS	\$ 2,263,376	\$ 12,498,014	\$ 18,032,574	\$ 13,271,666	\$ 46,065,629
Districtwide / Option	\$ 93,606	\$ 1,823,241	\$ 2,549,979	\$ 1,359,201	\$ 5,826,027
<b>Total Schools</b>	<b>\$ 23,260,437</b>	<b>\$ 117,428,051</b>	<b>\$ 190,737,881</b>	<b>\$ 133,679,612</b>	<b>\$ 465,105,981</b>
<b>Other District Facilities</b>					
Admin	\$ 734,383	\$ 5,574,169	\$ 5,596,226	\$ 4,405,216	\$ 16,309,994
Maintenance - Transportation	\$ 3,803,080	\$ 1,712,799	\$ 649,927	\$ 1,271,711	\$ 7,437,517
Stadia	\$ 307,149	\$ 1,773,361	\$ 5,896,942	\$ 1,238,016	\$ 9,215,468
Support	\$ 4,331	\$ 307,881	\$ 350,988	\$ 239,876	\$ 903,076
Decommissioned		\$ 335,191	\$ 58,183	\$ 56,799	\$ 450,173
<b>Total Other Facilities</b>	<b>\$ 4,848,943</b>	<b>\$ 9,703,402</b>	<b>\$ 12,552,265</b>	<b>\$ 7,211,618</b>	<b>\$ 34,316,228</b>
<b>Grand Total</b>	<b>\$ 28,109,380</b>	<b>\$ 127,131,453</b>	<b>\$ 203,290,146</b>	<b>\$ 140,891,230</b>	<b>\$ 499,422,209</b>

Campus Wide Renovation Cost by Priority



## 2023-24 Facilities Condition Assessment—Summary of Findings

### FACILITY CONDITION INDEX

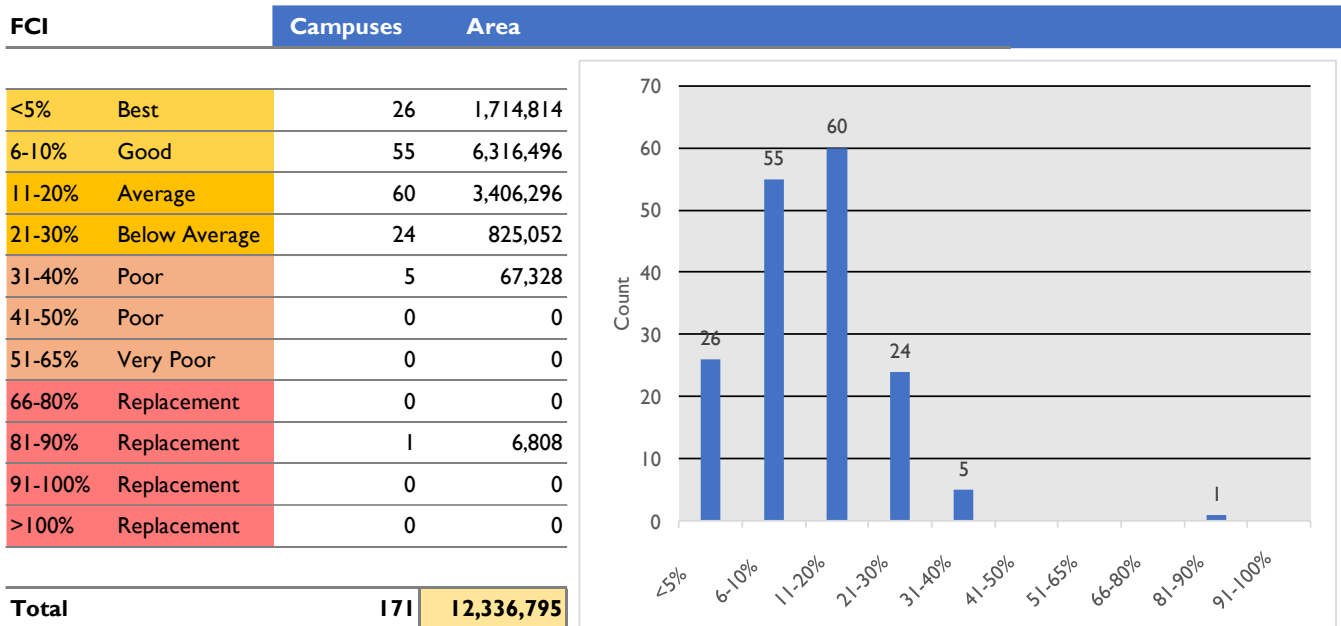
The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a facility portfolio. The index is derived by dividing the total repair cost, including educational adequacy and site-related repairs,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

At Jeffco Public Schools, the total current deficiencies district-wide equal \$499.4 , while the overall portfolio replacement value is estimated to be \$5.1 billion. As a result, the district-wide FCI is 9.8 percent and is considered to reflect district-wide facilities in average condition for a large urban district.

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

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

#### Districtwide Facility Condition Index (FCI) by Site Location



#### Facilities Greater than 65% FCI with Reasons for High FCI

- Long View HS - temporary buildings

## 2023-24 Facilities Condition Assessment—Summary of Findings

### ASSESSMENT CATEGORIES

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

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

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

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

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

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

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

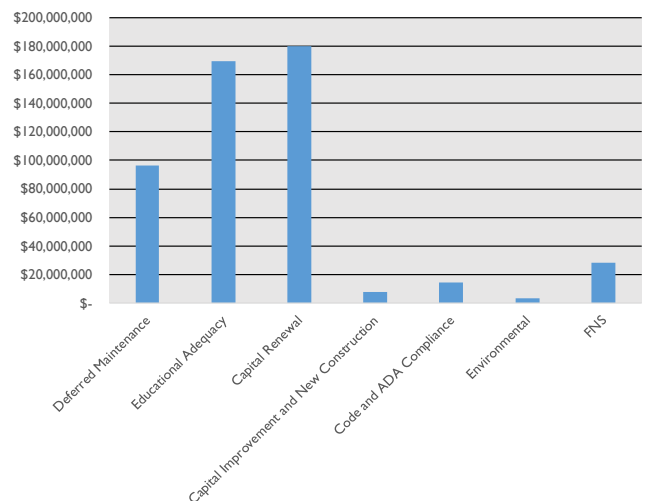
**FNS:** Food and Nutrition Services commercial kitchen equipment that require replacement or have exceeded their useful life.

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

The following chart describes the total cost by category of Jeffco Public Schools’ facilities. The capital renewal category tops the list at \$179.9 million most commonly as older systems have reached the end of their life. Not surprisingly, the next largest category concerning current deficiencies is educational adequacy at \$169.6 million.

#### Districtwide by Category

Assessment Categories	Total	% of Total
Deferred Maintenance	\$ 96,158,094	19.25%
Educational Adequacy	\$ 169,593,183	33.96%
Capital Renewal	\$ 179,876,717	36.02%
Capital Improvement and New Construction	\$ 7,613,033	1.52%
Code and ADA Compliance	\$ 14,585,673	2.92%
Environmental	\$ 3,301,056	0.66%
FNS	\$ 28,294,455	5.67%
<b>Total</b>	<b>\$ 499,422,209</b>	<b>100.00%</b>





**2023-24 Facilities Condition Assessment—Summary of Findings**

**LIFE CYCLE RENEWAL**

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

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

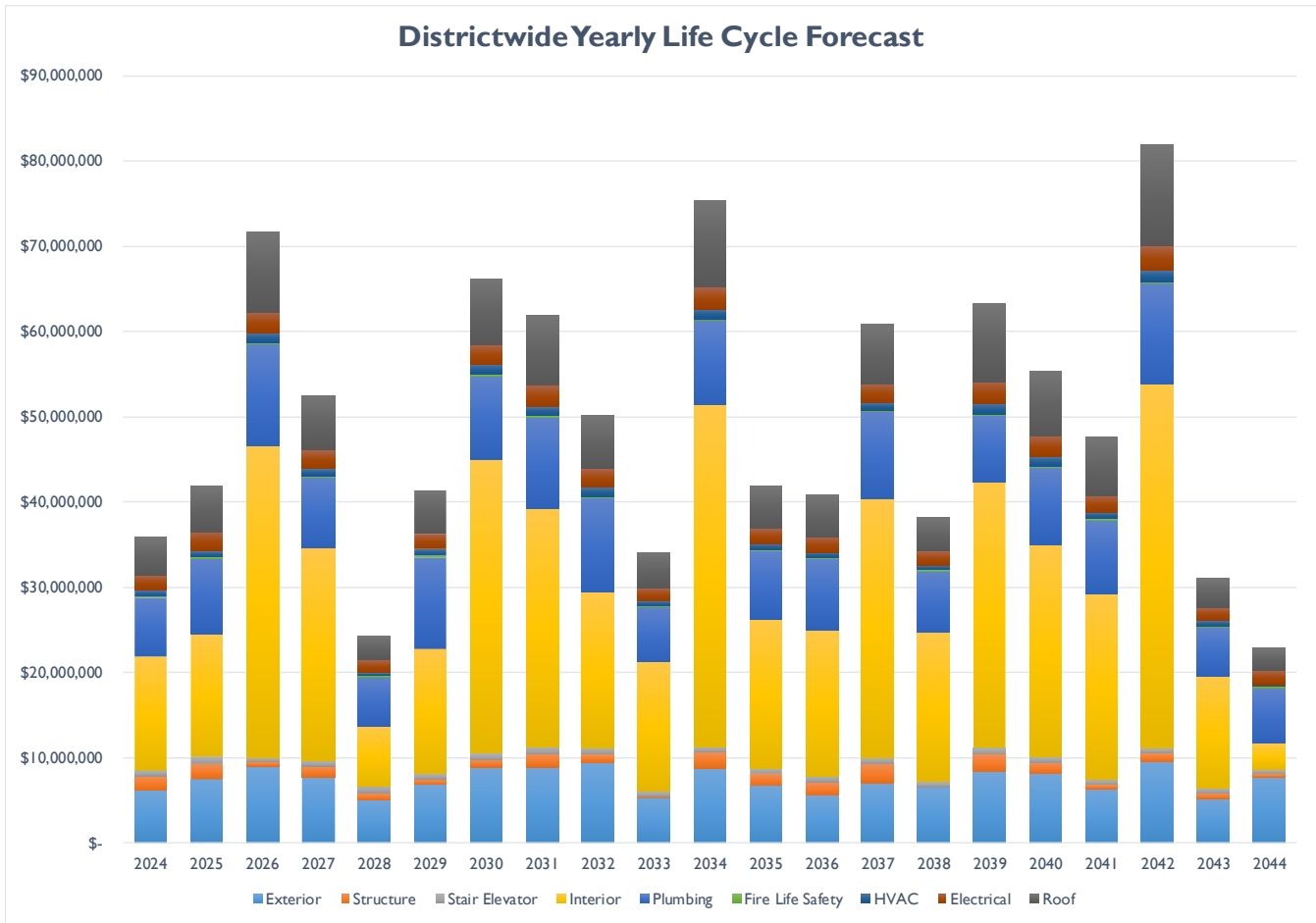
This year, Jeffco Public Schools used a modified RS Means Sustainment Model, which is based on the Uniformat Model. This modified model takes into account price de-escalation and is scaled to original construction costs rather than gross square footage.

Currently, district deficiencies total \$499.4 million with another \$1.0 billion projected in new life cycle needs over the next twenty years. The following charts depict the next twenty years’ life cycle renewal forecast allocated across each of the nine building systems. The table is broken down into five-year increments. As systems or equipment reach the end of their life cycles, their conditions are assessed and deficiencies may be created. Currently identified deficiencies are not included.

**Districtwide 5-Year Increment Life Cycle Forecast**

Building System	Life Cycle Forecast Year Range				Total
	2024-28	2029-33	2034-38	2039-43	
<b>Exterior</b>	\$ 35,700,465	\$ 39,428,392	\$ 34,814,537	\$ 37,600,388	\$ <b>147,543,783</b>
<b>Structure</b>	\$ 5,921,404	\$ 4,289,659	\$ 6,994,799	\$ 5,569,103	\$ <b>22,774,965</b>
<b>Stairs and Elevators</b>	\$ 3,609,785	\$ 3,587,388	\$ 3,540,415	\$ 3,427,201	\$ <b>14,164,788</b>
<b>Interior</b>	\$ 96,218,363	\$ 110,212,402	\$ 122,248,496	\$ 133,557,086	\$ <b>462,236,347</b>
<b>Plumbing/HVAC</b>	\$ 45,463,619	\$ 53,492,302	\$ 47,578,891	\$ 47,954,968	\$ <b>194,489,780</b>
<b>Fire Life Safety</b>	\$ 942,419	\$ 1,023,602	\$ 879,492	\$ 925,239	\$ <b>3,770,752</b>
<b>Electrical</b>	\$ 9,995,663	\$ 10,342,535	\$ 10,212,885	\$ 11,232,919	\$ <b>41,784,001</b>
<b>Roof</b>	\$ 28,368,619	\$ 31,369,465	\$ 30,970,317	\$ 39,046,501	\$ <b>129,754,902</b>
<b>Total</b>	\$ <b>226,220,337</b>	\$ <b>253,745,745</b>	\$ <b>257,239,831</b>	\$ <b>279,313,404</b>	\$ <b>1,016,519,317</b>

## 2023-24 Facilities Condition Assessment—Summary of Findings



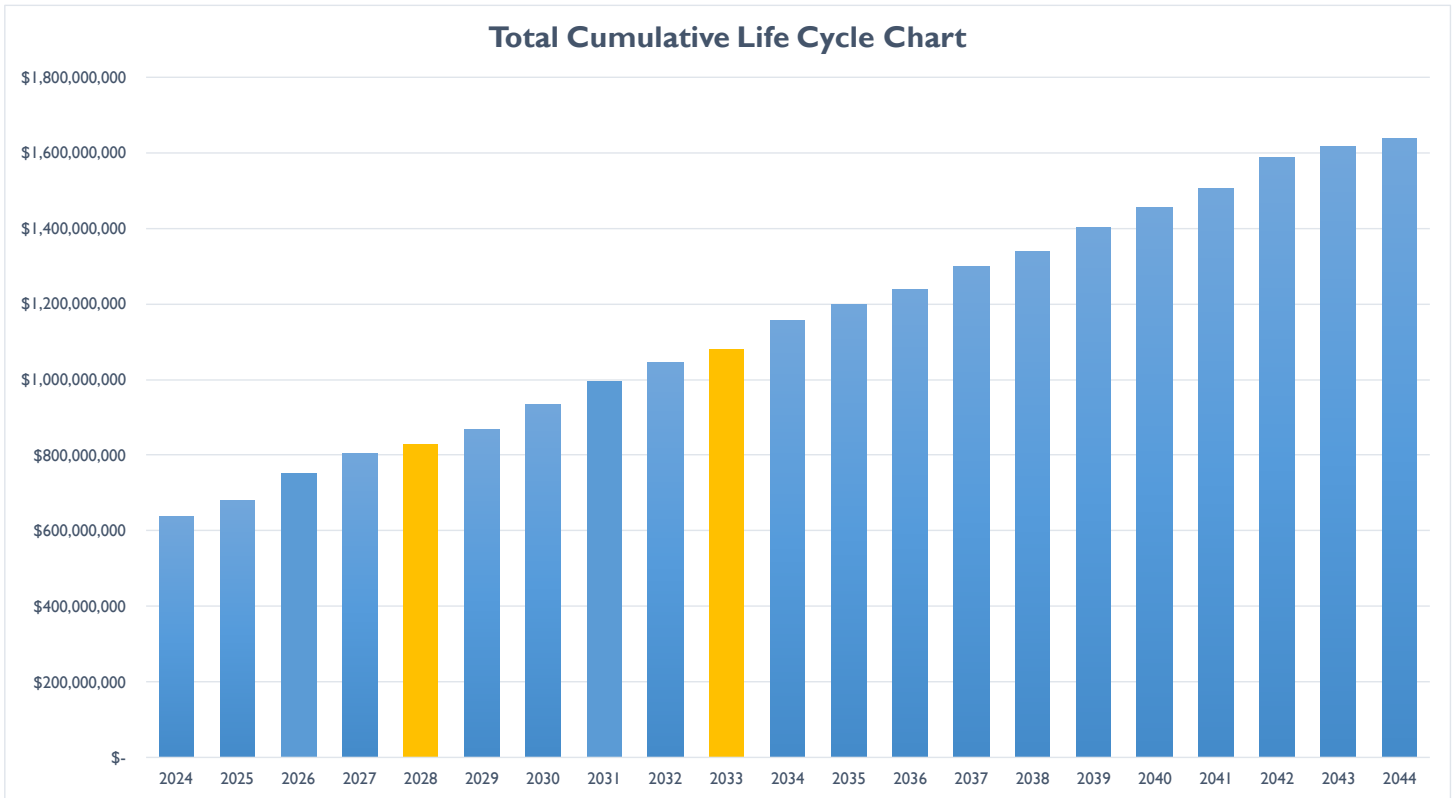
## CURRENT DEFICIENCIES AND LIFE CYCLE FORECAST

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

<b>Districtwide 10-Year Increment Life Cycle Forecast</b>			
Building Type	2033	2043	Total
<b>Elementary Schools (K-5)</b>			
Life Cycle Renewal Forecast	\$ 282,423,114	\$ 307,500,684	\$ 589,923,798
<b>Middle Schools (6-8, K-8)</b>			
Life Cycle Renewal Forecast	\$ 104,589,963	\$ 97,445,540	\$ 202,035,503
<b>High Schools (9-12, Jr/Sr)</b>			
Life Cycle Renewal Forecast	\$ 58,647,468	\$ 101,861,070	\$ 160,508,538
<b>Support</b>			
Life Cycle Renewal Forecast	\$ 34,305,539	\$ 29,745,939	\$ 64,051,478
<b>Total Need</b>	<b>\$ 479,966,084</b>	<b>\$ 536,553,233</b>	<b>\$ 1,016,519,317</b>

## 2023-24 Facilities Condition Assessment—Summary of Findings

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



Combining the current need with the next twenty years of anticipated life cycle renewal forecast, the district can anticipate \$1.5 billion in facility-related improvements. These figures exclude any expansion for classroom additions or new construction for additional membership growth or consolidation. The five-year and ten-year totals are highlighted, as these are typical planning horizons for districts the size of Jeffco Public Schools.

2023-24 Facilities Condition Assessment—Summary of Findings

SCHOOL / FACILITY CONDITION SUMMARY

The following charts provide a summary by articulation area for each school or facility with age, square feet area, identified total deficiencies, and Facility Condition Index.

Jeffco Assessment Summary by Articulation Area				
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI
<b>Alameda</b>				
Deane Elementary School	1954	46,118	\$ 4,295,480	23.8%
Emory Elementary School	1994	107,786	\$ 3,848,236	9.2%
Lasley Elementary School	1961	67,155	\$ 2,313,611	9.3%
Patterson International School	1964	48,895	\$ 3,179,262	17.2%
Patterson Cottages	1965	13,820	\$ 1,210,443	30.4%
Rose Stein International Elementary School	1954	48,396	\$ 3,988,304	21.3%
Alameda International Jr-Sr High School	1961	206,168	\$ 1,664,187	2.2%
			\$ 20,499,523	
<b>Arvada</b>				
Fitzmorris Elementary School	1960	51,259	\$ 2,211,415	10.1%
Hackberry Hill Elementary School	1966	52,414	\$ 2,816,436	14.6%
Lawrence Elementary School	1996	47,473	\$ 1,806,190	11.1%
Peck Elementary School	1966	42,834	\$ 2,605,706	15.8%
Secrest Elementary School	1955	46,373	\$ 2,759,682	15.6%
Swanson Elementary School	1964	54,462	\$ 5,031,368	24.6%
Thomson Elementary School	1973	48,832	\$ 961,219	5.0%
Arvada K-8	1952	115,750	\$ 6,235,328	14.4%
North Arvada Middle School	1962	113,656	\$ 4,217,427	9.4%
Arvada High School	1971	245,431	\$ 8,965,937	10.1%
			\$ 37,610,709	
<b>Arvada West</b>				
Allendale Elementary School	1964	40,644	\$ 1,988,152	11.9%
Campbell Elementary School	1964	43,487	\$ 2,049,034	12.2%
Fairmount Elementary School	1962	65,146	\$ 5,896,356	23.3%
Fremont Elementary School	1953	45,920	\$ 3,506,763	19.2%
Stott Elementary School	1972	45,526	\$ 2,974,263	16.3%
Vanderhoof Elementary School	1969	44,263	\$ 4,570,741	25.9%
Drake Middle School	1962	129,098	\$ 3,482,759	7.0%
Arvada West High School	2003	237,053	\$ 5,388,828	6.3%
			\$ 29,856,896	
<b>Bear Creek</b>				
Green Gables Elementary School	1969	36,920	\$ 3,535,566	23.4%
Kendallvue Elementary School	1982	45,418	\$ 3,256,708	16.5%
Kendrick Lakes Elementary School	2020	58,511	\$ 2,775	0.0%
Peiffer Elementary School	1973	44,016	\$ 2,868,170	15.7%
Red Rocks Elementary School	1955	29,176	\$ 2,331,726	12.7%
Westgate Elementary School	1972	51,207	\$ 3,153,531	18.3%
Bear Creek K-8 School	2008	122,367	\$ 1,843,265	4.2%
Carmody Middle School	1965	99,694	\$ 3,689,430	9.0%
Bear Creek High School	2008	255,560	\$ 4,941,768	5.5%
			\$ 25,622,939	

2023-24 Facilities Condition Assessment—Summary of Findings

<b>Jeffco Assessment Summary by Articulation Area</b>				
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI
<b>Chatfield</b>				
Coronado Elementary School	1987	46,544	\$ 2,059,230	11.1%
Mortensen Elementary School	1994	52,158	\$ 2,269,937	11.0%
Shaffer Elementary School	1998	53,368	\$ 1,687,637	7.9%
Stony Creek Elementary School	1983	45,230	\$ 2,545,666	12.9%
Ute Meadows Elementary School	1987	46,466	\$ 2,953,206	15.5%
Bradford K-8 North	1994	46,070	\$ 2,052,650	8.7%
Bradford K-8 South	1990	48,682	\$ 1,590,500	7.9%
Deer Creek Middle School	1980	120,277	\$ 3,732,524	7.9%
Falcon Bluffs Middle School	2003	113,572	\$ 1,994,642	4.7%
Chatfield High School	1986	272,641	\$ 6,015,663	6.0%
			\$ 26,901,654	
<b>Columbine</b>				
Columbine Hills Elementary School	1964	47,380	\$ 2,942,730	15.9%
Dutch Creek Elementary School	1973	49,780	\$ 4,083,054	22.7%
Governor's Ranch Elementary School	1987	46,907	\$ 2,735,867	14.5%
Leawood Elementary School	1972	48,383	\$ 2,939,397	14.7%
Normandy Elementary School	1970	55,702	\$ 3,837,006	17.9%
Ken Caryl Middle School	1970	102,014	\$ 4,576,742	11.6%
Columbine High School	1973	256,560	\$ 8,466,534	9.2%
			\$ 29,581,329	
<b>Conifer</b>				
Elk Creek Elementary School	1989	51,181	\$ 2,283,843	10.4%
Marshdale Elementary School	2022	52,023	\$ -	0.0%
West Jefferson Elementary School	2001	48,100	\$ 1,278,032	5.7%
West Jefferson Middle School	1974	104,164	\$ 4,887,383	9.8%
Conifer High School	1996	183,556	\$ 7,919,038	7.8%
			\$ 16,368,297	
<b>Dakota Ridge</b>				
Blue Heron Elementary School	2002	55,083	\$ 2,244,003	10.9%
Colorow Elementary School	1977	44,227	\$ 3,577,576	19.9%
Mount Carbon Elementary School	1996	51,928	\$ 2,251,072	11.3%
Powderhorn Elementary School	1994	62,386	\$ 2,113,785	9.0%
Westridge Elementary School	1987	47,105	\$ 1,756,296	8.8%
Summit Ridge Middle School	1994	133,872	\$ 4,383,157	8.5%
Dakota Ridge High School	1996	236,407	\$ 5,652,077	6.3%
			\$ 21,977,967	

**2023-24 Facilities Condition Assessment—Summary of Findings**

<b>Jeffco Assessment Summary by Articulation Area</b>				
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI
<b>Evergreen</b>				
Bergen Meadow Elementary School	1970	50,555	\$ 3,573,903	16.7%
Bergen Valley Elementary School	1997	42,281	\$ 1,082,803	5.3%
Parmalee Elementary School	1963	37,239	\$ 1,699,390	10.2%
Wilmot Elementary School	1877	56,727	\$ 1,518,922	6.0%
Evergreen Middle School	1969	111,279	\$ 2,654,848	6.0%
Evergreen High School	1954	209,127	\$ 5,027,657	6.4%
			\$ 15,557,523	
<b>Golden</b>				
Kyffin Elementary School	1972	49,472	\$ 2,572,207	13.2%
Mitchell Elementary School	1997	53,034	\$ 2,014,036	9.8%
Ralston Elementary School	1955	51,304	\$ 1,209,987	6.0%
Shelton Elementary School	1998	53,530	\$ 2,589,731	12.1%
Welchester Elementary School	1961	44,262	\$ 1,766,199	10.3%
Bell Middle School	1964	135,762	\$ 4,962,248	9.6%
Golden High School	2008	186,972	\$ 4,880,259	6.9%
			\$ 19,994,667	
<b>Green Mountain</b>				
Devinny Elementary School	1964	52,618	\$ 1,878,477	9.4%
Foothills Elementary School	1970	40,063	\$ 1,596,196	9.4%
Green Mountain Elementary School	1962	40,301	\$ 2,574,539	16.2%
Hutchinson Elementary School	1973	44,400	\$ 3,115,769	17.2%
Rooney Ranch Elementary School	1994	53,635	\$ 1,945,809	9.4%
Dunstan Middle School	2006	137,501	\$ 2,065,064	4.0%
Green Mountain High School	1973	206,532	\$ 6,142,600	7.7%
			\$ 19,318,455	
<b>Jefferson</b>				
Edgewater Elementary School	1949	45,204	\$ 1,954,117	12.1%
Lumberg Elementary School	1955	56,314	\$ 2,000,318	8.6%
Molholm Elementary School	1954	46,524	\$ 6,722,341	36.1%
Jefferson Jr-Sr High School	1959	136,796	\$ 4,161,840	8.4%
			\$ 14,838,616	
<b>Lakewood</b>				
Belmar School of Integrated Arts	1961	41,599	\$ 1,305,609	7.5%
Eiber Elementary School	1955	52,018	\$ 2,488,787	12.6%
Glennon Heights Elementary School	1957	34,702	\$ 2,368,454	17.2%
Slater Elementary School	1953	46,085	\$ 4,636,065	25.4%
South Lakewood Elementary School	1995	51,794	\$ 2,685,144	14.9%
Creighton Middle School	1962	133,165	\$ 4,122,867	7.6%
Lakewood High School	1958	248,133	\$ 7,011,920	8.0%
			\$ 24,618,845	

2023-24 Facilities Condition Assessment—Summary of Findings

<b>Jeffco Assessment Summary by Articulation Area</b>				
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI
<b>Pomona</b>				
Little Elementary School	1973	40,712	\$ 3,543,025	21.8%
Parr Elementary School	1969	33,602	\$ 3,445,505	21.3%
Warder Elementary School	1973	41,934	\$ 3,131,358	18.6%
Weber Elementary School	1972	51,052	\$ 3,316,714	16.8%
Zerger Elementary School	1977	43,876	\$ 2,573,429	15.1%
Moore Middle School	1978	83,756	\$ 3,800,529	11.3%
Pomona High School	1973	214,781	\$ 8,071,255	10.4%
			\$ 27,881,815	
<b>Ralston Valley</b>				
Meiklejohn Elementary School	2006	69,795	\$ 1,277,354	5.3%
Sierra Elementary School	2009	69,882	\$ 724,295	2.8%
Van Arsdale Elementary School	1994	50,511	\$ 5,164,873	21.3%
West Woods Elementary School	1996	53,379	\$ 3,756,035	19.0%
Coal Creek Canyon K-8 School	1963	25,361	\$ 2,954,574	23.4%
Three Creeks K-8	2017	117,047	\$ -	0.0%
Oberon Middle School	1965	91,755	\$ 4,671,236	12.1%
Ralston Valley High School	2001	253,037	\$ 5,754,411	5.8%
			\$ 24,302,778	
<b>Standley Lake</b>				
Adams Elementary School	1988	47,737	\$ 2,346,252	13.8%
Lukas Elementary School	1988	47,742	\$ 1,632,911	9.4%
Ryan Elementary School	1994	50,545	\$ 1,158,603	5.4%
Semper Elementary School	1996	53,756	\$ 4,363,419	21.3%
Witt Elementary School	1980	44,341	\$ 3,488,916	20.3%
Mandalay Middle School	1983	88,997	\$ 2,823,139	7.2%
Wayne Carle Middle School	2006	118,667	\$ 2,145,238	4.4%
Standley Lake High School	1988	204,569	\$ 11,323,471	14.1%
			\$ 29,281,949	
<b>Wheat Ridge</b>				
Kullerstrand Elementary School	1961	35,533	\$ 3,123,693	20.6%
Maple Grove Elementary School	1960	42,408	\$ 3,360,903	16.4%
Peak Expeditionary School at Pennington	1961	36,877	\$ 3,049,908	17.7%
Prospect Valley Elementary School	2022	62,421	\$ -	0.0%
Stevens Elementary School	1995	111,703	\$ 3,037,121	7.4%
Stober Elementary School	1965	42,339	\$ 2,598,886	16.4%
New Classical Academy at Vivian	1953	33,138	\$ 1,760,484	12.1%
Wilmore-Davis Elementary School	1955	38,596	\$ 3,065,645	20.4%
Everitt Middle School	1966	103,698	\$ 3,722,394	9.1%
Wheat Ridge High School	1956	211,307	\$ 10,156,537	13.6%
			\$ 33,875,572	

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Jeffco Assessment Summary by Articulation Area				
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI
<b>Districtwide / Option Schools</b>				
Brady Exploration School	1940	66,111	\$ 4,858,600	22.5%
Connections Learning Center	2010	27,222	\$ 1,141,209	8.2%
D'Evelyn Jr-Sr High School	2000	169,557	\$ 3,017,677	4.4%
Dennison Elementary School	1958	45,059	\$ 1,811,414	9.8%
Foster Dual Language PK-8	1953	55,392	\$ 3,990,918	18.0%
Free Horizon Montessori	1950	49,079	\$ 1,826,917	10.2%
Jeffco Virtual Academy (Irwin)	2009	10,710	\$ 224,831	3.3%
Jefferson County Open School	1930	93,516	\$ 1,649,312	4.9%
Long View High School	1967	-	\$ 729,346	90.3%
Manning School	1958	83,680	\$ 4,270,426	12.8%
McLain Community High School	2000	79,127	\$ 2,901,715	12.1%
Miller Special Education	1963	54,227	\$ 2,534,285	10.7%
Sobesky Academy	1994	53,724	\$ 2,008,365	10.4%
Stein Cottages	1961	6,790	\$ 487,085	25.5%
Warren Tech Central	1972	167,445	\$ 6,695,468	8.3%
Warren Tech North	1995	34,593	\$ 1,562,490	18.1%
Warren Tech South	2021	27,750	\$ -	0.0%
Mount Blue Sky Outdoor Lab School	1929	46,916	\$ 3,696,865	1.6%
Windy Peak Outdoor Lab School	1857	33,721	\$ 2,658,706	2.7%
			\$ 46,065,629	
<b>Administration, Stadiums, and Support Facilities</b>				
581 Conference Place	1980	35,371	\$ 557,775	5.5%
Applewood Cottages	1958	8,534	\$ 571,034	22.7%
Conifer Fire Protection Pump House	2018	612	\$ -	0.0%
Conifer Wastewater Treatment Plant	1988	4,960	\$ 480,184	38.8%
Conifer Water Treatment Plant	-	1,270	\$ -	0.0%
Driving Training Center	1975	961	\$ 267,522	4.9%
Education Service Center	1985	124,219	\$ 3,587,452	10.5%
Elk Creek Gallery Well	-	199	\$ -	0.0%
Frank DeAngelis Center	1954	43,457	\$ 2,873,982	22.3%
Jefferson County Stadium	1960	13,701	\$ 3,326,182	29.3%
John and Karen Litz Preschool	2007	9,673	\$ 69,290	2.0%
Johnson Planetarium (Closed)	1962	3,098	\$ 450,173	20.4%
Lakewood Memorial Stadium	1983	1,721	\$ 694,954	19.9%
Landscape Services	1980	10,972	\$ 878,798	32.1%
Lobo Creek Reservoir Pump House	1996	240	\$ -	0.0%
Maple Grove Cottages	1964	6,808	\$ -	0.0%
Norma Anderson Preschool	2007	13,742	\$ 953,590	21.0%
North Area Athletic Complex	2000	10,391	\$ 4,525,810	21.0%
North Area Transportation Center - Indiana	1975	5,870	\$ 819,787	21.6%
North Area Transportation Center - Joyce	1980	97,803	\$ 4,889,495	17.0%
Secrest Cottage	1964	3,310	\$ 210,470	22.7%
Shadow Mountain Gallery Well	1996	100	\$ 35,929	36.0%
Shop Facility for Zones 1 & 2	1980	4,160	\$ 195,308	39.6%
South Area Transportation Center	1981	17,238	\$ 473,095	6.0%
Support Services Campus	1967	260,362	\$ 7,771,662	10.5%
Trailblazer Stadium	1996	7,846	\$ 668,522	12.3%
West Area Transportation Center	1980	14,779	\$ 792,310	9.0%
West Jefferson Reservoir	1988	596	\$ 173,718	5.0%
			\$ 35,267,044	
<b>TOTAL</b>		<b>12,242,988</b>	<b>\$ 499,422,209</b>	

Sites with FCI greater than 65% are highlighted in Red



## 2023-24 Facilities Condition Assessment—Summary of Findings

### CAPACITY SUMMARY

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

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

### UTILIZATION

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

Utilization by Program		
Program	2023-24 Membership	Utilization
Elementary Schools	25,910	80%
K-8 Schools	3,312	75%
Middle Schools	10,202	71%
Jr/Sr Schools	1,621	69%
High Schools	19,859	70%
Option / Districtwide	4,983	73%
Pre-K Center	201	58%
<b>Total</b>	<b>66,088</b>	<b>71%</b>

The table on the right shows membership and capacity by articulation area. Arvada West has the highest utilization at 93% followed by Wheat Ridge at 84%, and Bear Creek, Green Mountain, and Ralston Valley are all at 83%. In terms of low utilization, Pomona is at 64%, Evergreen is at 66%, Columbine is at 68%, and Arvada is at 69%. Closed schools are not included in the utilization percentages.

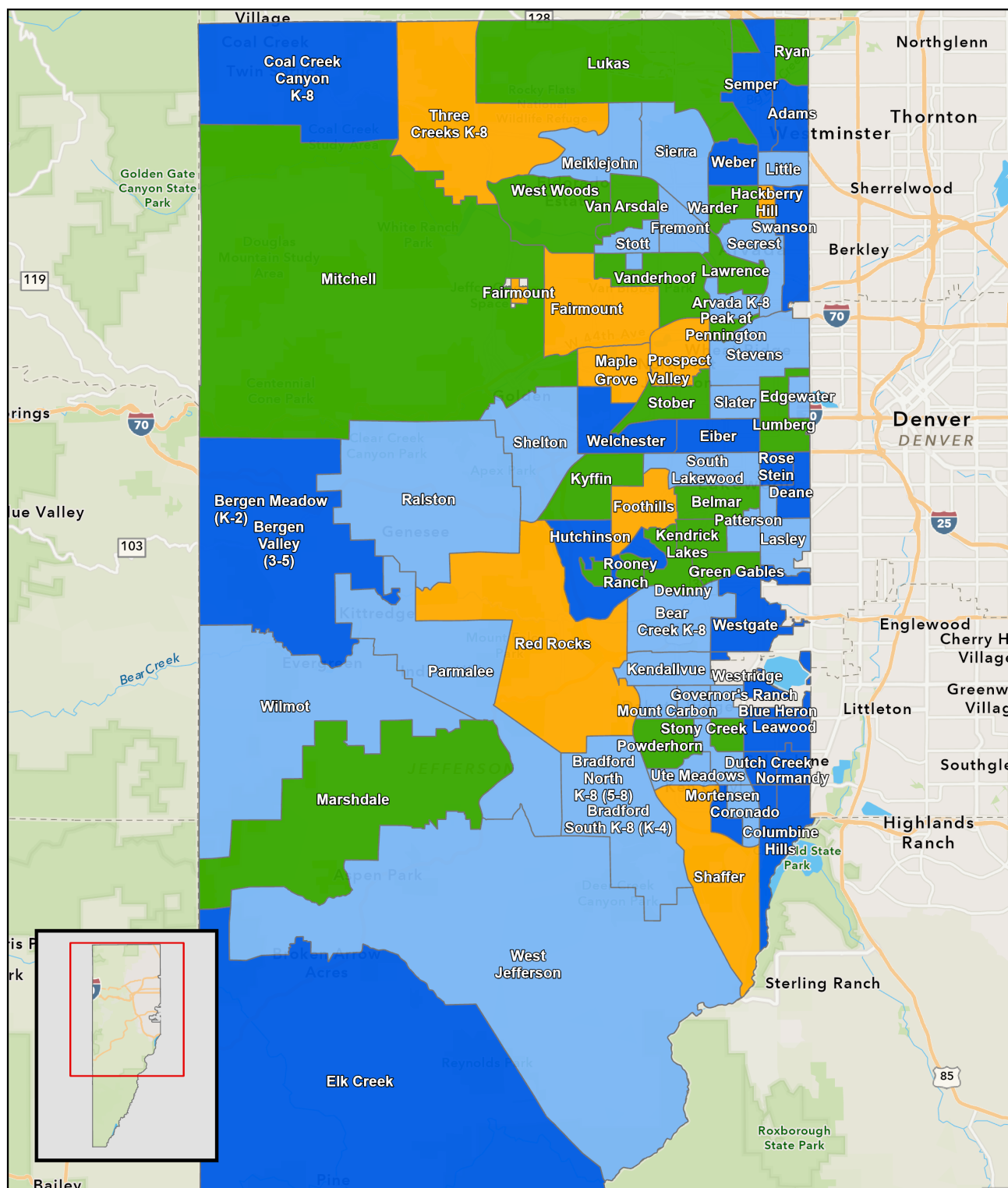
Typically, 95% capacity is considered full capacity to allow for some flexibility in space and program use.

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

Applied Capacity by Articulation Area		
Articulation Area	2023-24 Membership	Utilization
Arvada West	4,646	93%
Wheat Ridge	3,500	84%
Bear Creek	4,611	83%
Green Mountain	3,546	83%
Ralston Valley	5,693	83%
Golden	4,146	82%
Lakewood	3,792	79%
Dakota Ridge	3,858	77%
Jefferson	1,445	75%
Chatfield	5,605	74%
Conifer	2,273	74%
Alameda	2,532	73%
Standley Lake	3,601	73%
Arvada	2,985	69%
Columbine	4,010	68%
Evergreen	2,505	66%
Pomona	2,357	64%

2023-24 Facilities Condition Assessment—Summary of Findings

2023-24 Elementary School Utilization by Attendance Boundary

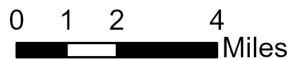
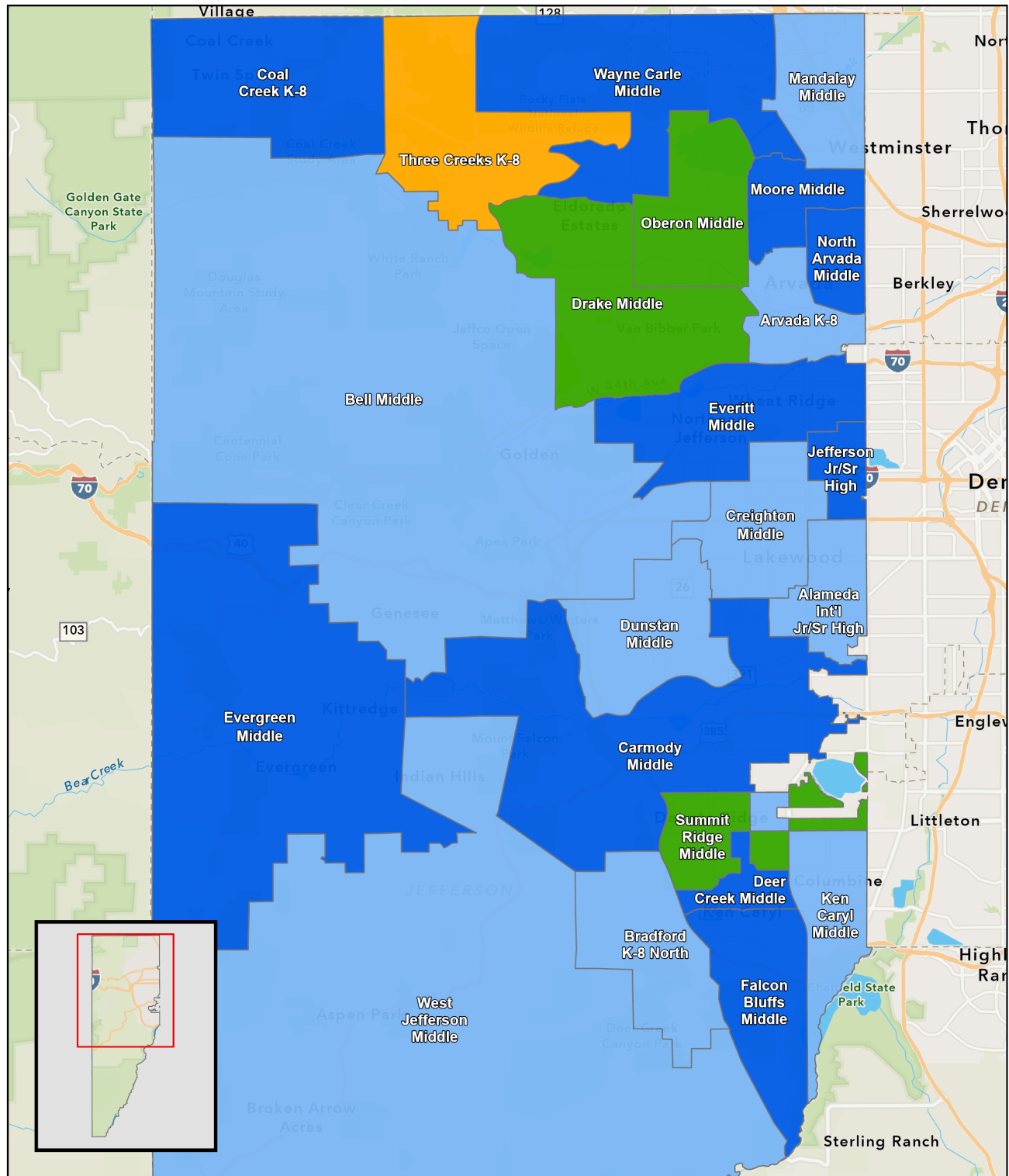


Elementary School Utilization

- > 100%
- 86% - 100%
- 70% - 85%
- < 70%

2023-24 Facilities Condition Assessment—Summary of Findings

2023-24 Middle School Utilization by Attendance Boundary

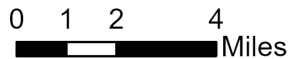
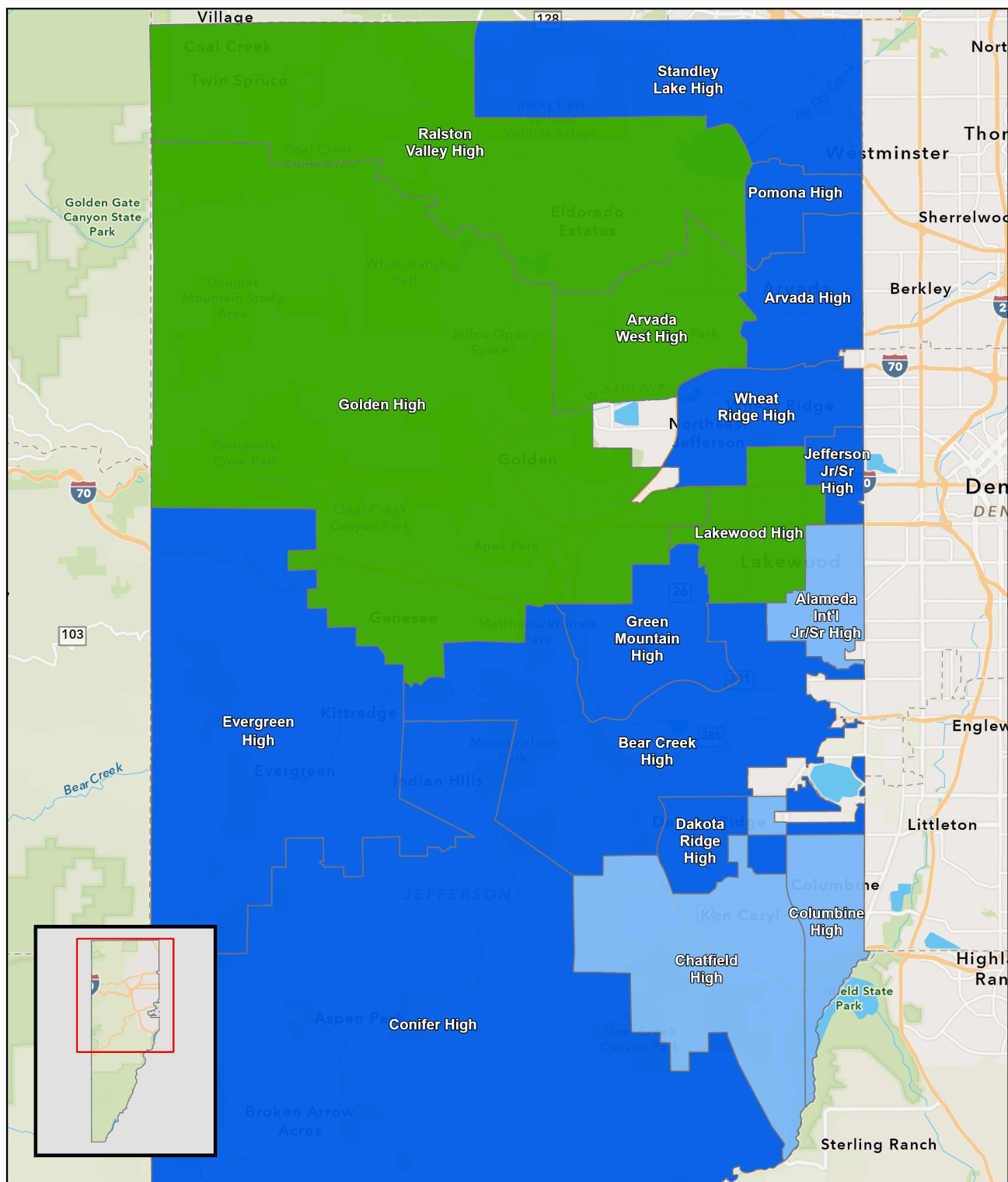


Middle School Utilization

- > 100%
- 86% - 100%
- 70% - 85%
- < 70%

2023-24 Facilities Condition Assessment—Summary of Findings

2023-24 High School Utilization by Attendance Boundary



High School Utilization

- > 100%
- 86% - 100%
- 70% - 85%
- < 70%

2023-24 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type

Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership	
		Designed Capacity	Program Factor	Applied Capacity	Designed Capacity	Program Factor	Applied Capacity		2023-24 October Count	Utilization
<b>High Schools</b>										
Arvada High School	Arvada	2,029	85%	1,725	-	85%	-	1,725	722	42%
Arvada West High School	Arvada West	2,233	85%	1,898	28	85%	24	1,922	1,879	99%
Bear Creek High School	Bear Creek	2,681	85%	2,279	-	85%	-	2,279	1,405	62%
Chatfield High School	Chatfield	2,813	85%	2,391	-	85%	-	2,391	1,812	76%
Columbine High School	Columbine	2,533	85%	2,153	-	85%	-	2,153	1,668	77%
Conifer High School	Conifer	1,533	85%	1,303	112	85%	95	1,398	838	64%
Dakota Ridge High School	Dakota Ridge	2,373	85%	2,017	-	85%	-	2,017	1,308	65%
Evergreen High School	Evergreen	1,841	85%	1,565	-	85%	-	1,565	933	60%
Golden High School	Golden	1,749	85%	1,487	28	85%	24	1,510	1,453	98%
Green Mountain High School	Green Mountain	2,169	85%	1,844	56	85%	48	1,891	1,081	59%
Lakewood High School	Lakewood	2,373	85%	2,017	-	85%	-	2,017	1,798	89%
Pomona High School	Pomona	2,448	85%	2,081	28	85%	24	2,105	1,022	49%
Ralston Valley High School	Ralston Valley	2,345	85%	1,993	-	85%	-	1,993	1,875	94%
Standley Lake High School	Standley Lake	2,177	85%	1,850	-	85%	-	1,850	1,137	61%
Wheat Ridge High School	Wheat Ridge	2,057	85%	1,748	-	85%	-	1,748	928	53%
		<b>33,354</b>		<b>28,351</b>	<b>252</b>		<b>214</b>	<b>28,565</b>	<b>19,859</b>	
<b>Jr/Sr Schools</b>										
Alameda International Jr-Sr High School	Alameda	1,443	85%	1,227	28	85%	24	1,250	1,027	84%
Jefferson Jr-Sr High School	Jefferson	1,307	85%	1,111	-	85%	-	1,111	594	53%
		<b>2,750</b>		<b>2,338</b>	<b>28</b>		<b>24</b>	<b>2,361</b>	<b>1,621</b>	
<b>Middle Schools</b>										
Bell Middle School	Golden	1,120	90%	1,008	-	90%	-	1,008	751	75%
Carmody Middle School	Bear Creek	932	90%	839	-	90%	-	839	562	67%
Creighton Middle School	Lakewood	1,016	90%	914	-	90%	-	914	778	85%
Deer Creek Middle School	Chatfield	1,176	90%	1,058	-	90%	-	1,058	528	50%
Drake Middle School	Arvada West	1,100	90%	990	-	90%	-	990	982	99%
Dunstan Middle School	Green Mountain	1,120	90%	1,008	-	90%	-	1,008	790	78%
Evergreen Middle School	Evergreen	784	90%	706	-	90%	-	706	487	69%
Everitt Middle School	Wheat Ridge	820	90%	738	-	90%	-	738	444	60%
Falcon Bluffs Middle School	Chatfield	952	90%	857	-	90%	-	857	572	67%
Ken Caryl Middle School	Columbine	1,008	90%	907	-	90%	-	907	724	80%
Mandalay Middle School	Standley Lake	700	90%	630	-	90%	-	630	464	74%
Moore Middle School	Pomona	736	90%	662	-	90%	-	662	269	41%
North Arvada Middle School	Arvada	840	90%	756	-	90%	-	756	367	49%
Oberon Middle School	Ralston Valley	840	90%	756	-	90%	-	756	682	90%
Summit Ridge Middle School	Dakota Ridge	1,120	90%	1,008	-	90%	-	1,008	875	87%
Wayne Carle Middle School	Standley Lake	784	90%	706	-	90%	-	706	445	63%
West Jefferson Middle School	Conifer	728	90%	655	-	90%	-	655	482	74%
		<b>15,776</b>		<b>14,198</b>	<b>-</b>		<b>-</b>	<b>14,198</b>	<b>10,202</b>	
<b>K-8 Schools</b>										
Arvada K-8	Arvada	848	90%	763	-	90%	-	763	541	71%
Bear Creek K-8	Bear Creek	1,264	90%	1,138	-	90%	-	1,138	925	81%
Bradford K-8 North	Chatfield	456	90%	410	-	90%	-	410	330	80%
Bradford K-8 South	Chatfield	552	90%	497	-	90%	-	497	386	78%
Coal Creek Canyon K-8	Ralston Valley	252	90%	227	24	90%	22	248	79	35%
Three Creeks K-8	Ralston Valley	1,112	90%	1,001	-	90%	-	1,001	1,051	105%
		<b>4,484</b>		<b>4,036</b>	<b>24</b>		<b>22</b>	<b>4,057</b>	<b>3,312</b>	

2023-24 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type

Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership	
		Designed Capacity	Program Factor	Applied Capacity	Designed Capacity	Program Factor	Applied Capacity		2023-24 October Count	Utilization
<b>Elementary Schools</b>										
Adams Elementary School	Standley Lake	552	90%	497	-	90%	-	497	317	64%
Allendale Elementary School	Arvada West	360	90%	324	-	90%	-	324	-	-
Belmar School of Integrated Arts	Lakewood	392	90%	353	48	90%	43	396	322	91%
Bergen Meadow Elementary School	Evergreen	504	90%	454	-	90%	-	454	262	58%
Bergen Valley Elementary School	Evergreen	376	90%	338	-	90%	-	338	215	64%
Blue Heron Elementary School	Dakota Ridge	576	90%	518	-	90%	-	518	333	64%
Colorow Elementary School	Dakota Ridge	528	90%	475	-	90%	-	475	-	-
Columbine Hills Elementary School	Columbine	480	90%	432	-	90%	-	432	290	67%
Coronado Elementary School	Chatfield	528	90%	475	-	90%	-	475	389	82%
Deane Elementary School	Alameda	552	90%	497	-	90%	-	497	292	59%
Deviny Elementary School	Green Mountain	576	90%	518	-	90%	-	518	487	94%
Dutch Creek Elementary School	Columbine	624	90%	562	-	90%	-	562	311	55%
Edgewater Elementary School	Jefferson	480	90%	432	72	90%	65	497	319	74%
Eiber Elementary School	Lakewood	480	90%	432	-	90%	-	432	275	64%
Elk Creek Elementary School	Conifer	528	90%	475	-	90%	-	475	324	68%
Emory Elementary School	Alameda	792	90%	713	-	90%	-	713	-	-
Fairmount Elementary School	Arvada West	672	90%	605	-	90%	-	605	626	104%
Fitzmorris Elementary School	Arvada	504	90%	454	-	90%	-	454	-	-
Foothills Elementary School	Green Mountain	392	90%	353	72	90%	65	418	382	108%
Fremont Elementary School	Arvada West	376	90%	338	24	90%	22	360	287	85%
Glennon Heights Elementary School	Lakewood	336	90%	302	-	90%	-	302	-	-
Governor's Ranch Elementary School	Columbine	552	90%	497	-	90%	-	497	421	85%
Green Gables Elementary School	Bear Creek	384	90%	346	-	90%	-	346	309	89%
Green Mountain Elementary School	Green Mountain	360	90%	324	-	90%	-	324	-	-
Hackberry Hill Elementary School	Arvada	480	90%	432	-	90%	-	432	441	102%
Hutchinson Elementary School	Green Mountain	528	90%	475	-	90%	-	475	318	67%
Kendallvue Elementary School	Bear Creek	552	90%	497	-	90%	-	497	401	81%
Kendrick Lakes Elementary School	Bear Creek	512	90%	461	-	90%	-	461	403	87%
Kullerstrand Elementary School	Wheat Ridge	336	90%	302	-	90%	-	302	-	-
Kyffin Elementary School	Golden	552	90%	497	48	90%	43	540	493	99%
Lasley Elementary School	Alameda	768	90%	691	-	90%	-	691	529	77%
Lawrence Elementary School	Arvada	408	90%	367	-	90%	-	367	347	94%
Leawood Elementary School	Columbine	576	90%	518	-	90%	-	518	341	66%
Little Elementary School	Pomona	456	90%	410	-	90%	-	410	338	82%
Lukas Elementary School	Standley Lake	496	90%	446	-	90%	-	446	415	93%
Lumberg Elementary School	Jefferson	600	90%	540	-	90%	-	540	532	99%
Maple Grove Elementary School	Wheat Ridge	392	90%	353	-	90%	-	353	379	107%
Marshdale Elementary School	Conifer	440	90%	396	-	90%	-	396	369	93%
Meiklejohn Elementary School	Ralston Valley	768	90%	691	-	90%	-	691	518	75%
Mitchell Elementary School	Golden	576	90%	518	72	90%	65	583	499	96%
Molholm Elementary School	Jefferson	504	90%	454	-	90%	-	454	-	-
Mortensen Elementary School	Chatfield	600	90%	540	-	90%	-	540	287	53%
Mount Carbon Elementary School	Dakota Ridge	600	90%	540	-	90%	-	540	380	70%

2023-24 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type

Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership	
		Designed Capacity	Program Factor	Applied Capacity	Designed Capacity	Program Factor	Applied Capacity		2023-24 October Count	Utilization
<b>Elementary Schools (cont.)</b>										
New Classical Academy at Vivian	Wheat Ridge	336	90%	302	-	90%	-	302	-	-
Normandy Elementary School	Columbine	600	90%	540	-	90%	-	540	255	47%
Parmalee Elementary School	Evergreen	408	90%	367	-	90%	-	367	274	75%
Parr Elementary School	Pomona	336	90%	302	-	90%	-	302	-	-
Patterson International School	Alameda	480	90%	432	-	90%	-	432	348	81%
Peak Expeditionary School at Pennington	Wheat Ridge	344	90%	310	48	90%	43	353	296	96%
Peck Elementary School	Arvada	480	90%	432	-	90%	-	432	-	-
Peiffer Elementary School	Bear Creek	528	90%	475	-	90%	-	475	-	-
Powderhorn Elementary School	Dakota Ridge	648	90%	583	-	90%	-	583	559	96%
Prospect Valley Elementary School	Wheat Ridge	656	90%	590	-	90%	-	590	594	101%
Ralston Elementary School	Golden	456	90%	410	-	90%	-	410	288	70%
Red Rocks Elementary School	Bear Creek	216	90%	194	144	90%	130	324	274	141%
Rooney Ranch Elementary School	Green Mountain	600	90%	540	48	90%	43	583	488	90%
Rose Stein International Elementary School	Alameda	552	90%	497	-	90%	-	497	336	68%
Ryan Elementary School	Standley Lake	584	90%	526	72	90%	65	590	510	97%
Secrest Elementary School	Arvada	464	90%	418	-	90%	-	418	301	72%
Semper Elementary School	Standley Lake	576	90%	518	-	90%	-	518	313	60%
Shaffer Elementary School	Chatfield	576	90%	518	144	90%	130	648	529	102%
Shelton Elementary School	Golden	600	90%	540	-	90%	-	540	399	74%
Sierra Elementary School	Ralston Valley	728	90%	655	-	90%	-	655	486	74%
Slater Elementary School	Lakewood	376	90%	338	-	90%	-	338	240	71%
South Lakewood Elementary School	Lakewood	552	90%	497	-	90%	-	497	379	76%
Stevens Elementary School	Wheat Ridge	632	90%	569	-	90%	-	569	461	81%
Stober Elementary School	Wheat Ridge	408	90%	367	96	90%	86	454	327	89%
Stony Creek Elementary School	Chatfield	552	90%	497	-	90%	-	497	374	75%
Stott Elementary School	Arvada West	480	90%	432	-	90%	-	432	302	70%
Swanson Elementary School	Arvada	552	90%	497	-	90%	-	497	266	54%
Thomson Elementary School	Arvada	576	90%	518	-	90%	-	518	-	-
Ute Meadows Elementary School	Chatfield	552	90%	497	48	90%	43	540	398	80%
Van Arsdale Elementary School	Ralston Valley	576	90%	518	72	90%	65	583	479	92%
Vanderhoof Elementary School	Arvada West	488	90%	439	72	90%	65	504	440	100%
Warder Elementary School	Pomona	528	90%	475	-	90%	-	475	427	90%
Weber Elementary School	Pomona	576	90%	518	-	90%	-	518	301	58%
Welchester Elementary School	Golden	456	90%	410	-	90%	-	410	263	64%
West Jefferson Elementary School	Conifer	408	90%	367	48	90%	43	410	260	71%
West Woods Elementary School	Ralston Valley	600	90%	540	120	90%	108	648	523	97%
Westgate Elementary School	Bear Creek	648	90%	583	48	90%	43	626	332	57%
Westridge Elementary School	Dakota Ridge	552	90%	497	-	90%	-	497	403	81%
Wilmore-Davis Elementary School	Wheat Ridge	408	90%	367	-	90%	-	367	-	-
Wilmot Elementary School	Evergreen	504	90%	454	-	90%	-	454	334	74%
Witt Elementary School	Standley Lake	528	90%	475	-	90%	-	475	-	-
Zerger Elementary School	Pomona	552	90%	497	-	90%	-	497	-	-
		<b>43,720</b>		<b>39,348</b>	<b>1,296</b>		<b>1,166</b>	<b>40,514</b>	<b>25,910</b>	

2023-24 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type										
Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership	
		Designed Capacity	Program Factor	Applied Capacity	Designed Capacity	Program Factor	Applied Capacity		2023-24 October Count	Utilization
<b>Pre-K Centers</b>										
Campbell Early Learning Center	Arvada West	312	100%	312	-	100%	-	312	130	42%
Norma Anderson Early Learning Center	Wheat Ridge	96	100%	96	-	100%	-	96	71	74%
		<b>408</b>		<b>408</b>	-		-	<b>408</b>	<b>201</b>	
<b>Districtwide / Option Schools</b>										
Brady Exploration School	Option	476	85%	405	-	85%	-	405	338	84%
Connections Learning Center	Special	308	85%	262	24	85%	20	282	27	10%
Dennison Elementary School	Option	528	90%	475	192	90%	173	648	575	121%
D'Evelyn Jr-Sr High School	Option	1,553	85%	1,320	-	85%	-	1,320	1,197	91%
Foster Dual Language PK-8	Option	504	90%	454	-	90%	-	454	435	96%
Free Horizon Montessori	Option	504	90%	454	-	90%	-	454	373	82%
Jefferson County Open School	Option	826	90%	743	24	90%	22	765	564	76%
Literacy Center	Special	16	85%	14	-	85%	-	14	-	0%
Long View High School	Option	56	85%	48	140	85%	119	167	25	21%
Manning School	Option	728	90%	655	-	90%	-	655	685	105%
McLain Community High School	Option	868	85%	738	-	85%	-	738	408	55%
Miller Special Education	Special	128	85%	109	-	85%	-	109	88	81%
Sobesky Academy	Special	528	85%	449	-	85%	-	449	104	23%
Stein Cottages (JTS)	Special	112	85%	95	-	85%	-	95	136	143%
Warren Tech Central	Option	840	85%	714	28	85%	24	738	28	4%
Warren Tech North	Option	616	85%	524	-	85%	-	524	-	0%
Warren Tech South	Option	168	85%	143	-	85%	-	143	-	0%
Mount Blue Sky Outdoor Lab School	OELS		85%	-	56	85%	48	48	-	-
Windy Peak Outdoor Lab School	OELS		85%	-	112	85%	95	95	-	-
		<b>8,759</b>		<b>7,600</b>	<b>576</b>		<b>500</b>	<b>8,100</b>	<b>4,983</b>	
<b>TOTAL</b>		<b>109,251</b>		<b>96,278</b>	<b>2,176</b>		<b>1,926</b>	<b>98,204</b>	<b>66,088</b>	

\* Membership does not include Jeffco Remote Learning Program, Jeffco Virtual, or Mountview.

\*\* Schools highlighted in orange were closed prior to the 2023-24 school year.



