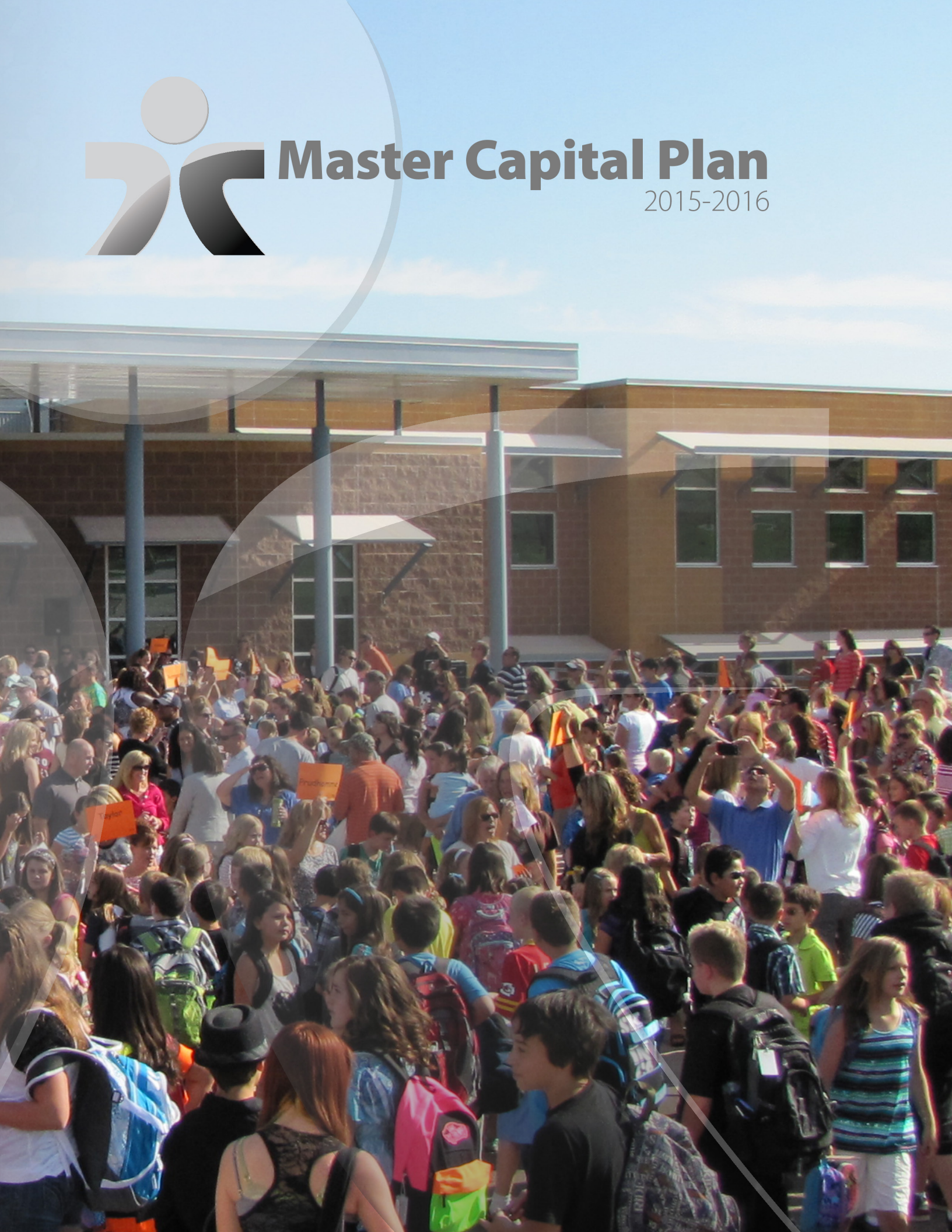
Master Capital Plan

2015-2016



November 17, 2015

Douglas County School District Master Capital Plan 2015-16

The Douglas County School District Master Capital Plan encompasses a five-year period (2015-2020) and represents an important tool in the District's planning decisions. It is used to prioritize school sites for future schools in order to provide capacity for student enrollment. It is also used to identify prioritized future projects for facilities and equipment. Recognizing school facilities must adapt to educational requirements and that the District exists in a dynamic community, it is imperative that planning is adaptive. This document is updated on an annual basis in coordination with the Long Range Planning Committee.

The total estimated cost for all projects in the 2015-16 Master Capital Plan over the next five years is $280 million - $329.7 million. This includes all forecasted reinvestment projects for Facilities (including charter schools), Security, Transportation and Technology for all four tiers of all priorities estimated at $197.1 million - $246.8 million. This amount includes elective projects identified in Tier 4. This also includes new construction over the next five years estimated at $82.9 million. If the District were to revise its standards to value engineered facilities, the estimated new construction costs for the next five years is estimate at $70.8 million.

The 2015-16 Master Capital Plan incorporates a new approach of communicating forecasted projects. In the past, projects were listed in general categories by year. The new approach improves the clarity by listing projects in Tiers which rank the significance of assets and their effect on the functionality of the building or equipment item, and projects are prioritized within each Tier to reflect the condition of the asset.

The Long Range Planning Committee was created in 1983 to support Douglas County School District staff in their efforts to address the District's facility projects.

The charge of the Long Range Planning Committee is to continually analyze community population change and trend 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 facility and equipment outlay requirements.

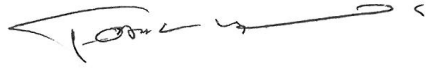
Every year District staff and the Committee present the updated Master Capital Plan to the Board of Education and identify specific projects that may be needed in the next five years.

The Long Range Planning Committee is one of three supporting committees of the Board of Education and 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 community.

The Master Capital Plan outlines the projects that assist the Board of Education on future funding strategies.

Sincerely

Todd Warnke
Chair, Long Range Planning Committee



Contents

2
Introduction
Plan Overview
Leadership and Partners
Executive Summary

4
Existing Conditions
Economic Conditions
Development Analysis

14
Identified Items and Costs
New Construction Methodology
Facility Profiles
Summary

220
Appendices
History of Improvements
Facility Profiles cont.*(items not shown on profile pages)*
Security Camera Funding Options

Master Capital Plan Overview

The Douglas County School District Master Capital Plan encompasses a five-year period (2015-2020) 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

Ann Johnson, Development & Innovation Officer
Bonnie Betz, Chief Financial Officer
Brian Cesare, Chief Human Resources Officer
Dr. Elizabeth Celania-Fagen, Superintendent
Dr. Steven Cook, Assistant Superintendent-Secondary Education
Randy Barber, Internal Communications Officer
Dr. Jason Germain, Chief Student Advocacy Officer
Paula Hans, Public Information Officer
Dr. Dana Johnson-Strother, Chief Academic Officer
Ted Knight, Assistant Superintendent-Elementary Education
Matt Reynolds, Chief System Performance Officer
Robert Ross, Legal Counsel
Gautam Sethi, Chief Technology Officer
Jess Stainbrook, Chief Community Relations Officer
Thomas Tsai, Chief Operating Officer

Board of Education

Kevin P. Larsen, President, Director District C
Doug Benevento, Vice President, Director District E
James Geddes, Director District B
Judith Reynolds, Director District D
Craig V. Richardson, Director District A
Richard Robbins, Director District F
Meghann Silverthorn, Director District G

Long Range Planning Committee

The Long Range Planning Committee was created in 1983 to work with Douglas County School District. The committee is comprised of two representatives from each high school feeder area, two at-large members and a representative of the development and home building community. The Long Range Planning Committee is one of three committees of the Board of Education.

The charge of the Long Range Planning Committee is to continually analyze community population data, evaluate population impacts on District education and support facilities, and collect community feedback. The Committee also recommends appropriate actions to the Board of Education regarding school attendance boundaries, facility usage (including facility construction, renovation, or closure) and anticipated capital outlay requirements. Every year the Committee presents the updated Master Capital Plan to the Board of Education with recommendations for specific projects that may be needed in the next five years.

2015-16 LRPC Membership

East Planning Area
Matthew Rogers, Chaparral High School
Vacant, Chaparral High School
Gail Feeder, Legend High School
Katie Fox, Legend High School
Dilpreet Jammu, Ponderosa High School
Karen Zimmerman, Ponderosa High School

North Planning Area
Kay Dry, Highlands Ranch High School
Vacant, Highlands Ranch High School
Brad Geiger, Mountain Vista High School
Vacant, Mountain Vista High School
Cindy Barnard, Rock Canyon High School
Vacant, Rock Canyon High School
Bryant Doyle, Thunder Ridge High School
Stephanie Stanley, Thunder Ridge High School

West Planning Area
Michael Maloney, Castle View High School
Vacant, Castle View High School
Vacant, Douglas County High School
Laura Lamb, Douglas County High School

Charters
Todd Warnke, Charter School Community
Rudy Lukez, Charter School Community

At Large
Caryn Becker, At Large
Vacant, At Large

Non-voting Members
Kevin Larsen, Board of Edication Liaison
Rich Cosgrove, Director of Planning & Construction
Tom McMillen, Choice Programming Representative
Vacant, Secondary Education Representative
Kurt Wolter, Development Community

Executive Summary

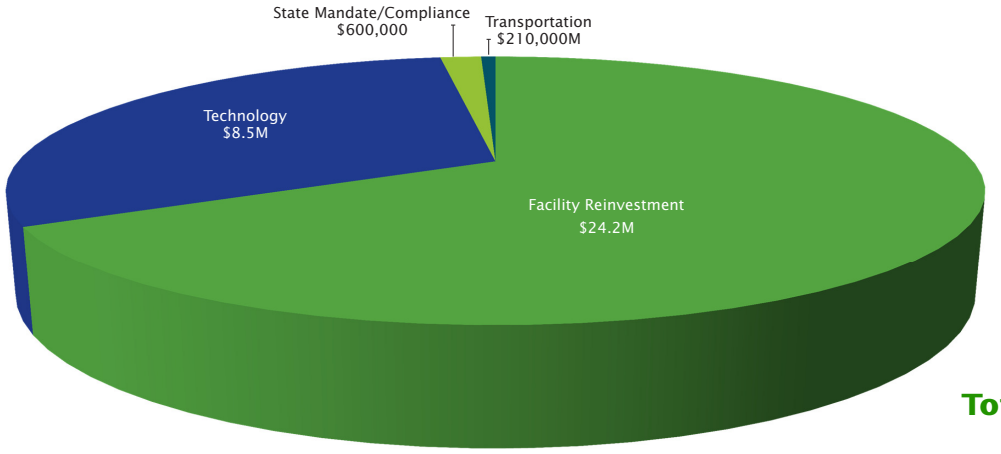
Douglas County School District encompasses over 850 square miles and serves approximately 68,000 students in grades preschool through twelve. The District operates 46 elementary schools, 9 middle schools, and 9 high schools. Additionally, the District includes 14 charter schools, 2 magnet schools, 1 alternative high school, 1 evening school, 1 online school, 1 student support center, and 68 preschool classrooms. District facilities equate to over six million square feet of space.

Douglas County School District's most important reinvestment items over the next 5 years are estimated to cost approximately $37.2 -$49.3 million (depending on potential regulatory, project management, and inflation costs). Of the total $37.2 -$49.3 million over the next 5 years, approximately $27.9 -$39.8 million is for facility reinvestment, $8.5 million is for technology, $630,000-$729,000 is needed to comply with State of Colorado code and mandates, and approximately $210,000 is required to meet Transportation's most important needs.

Important facility reinvestment items in year 1are estimated to cost approximately $18.9-$24.6 million. Of these important facility reinvestment items in year 1, it is estimated that approximately $13-$17 million would address those capital items that may interrupt the education program if a failure were to occur.

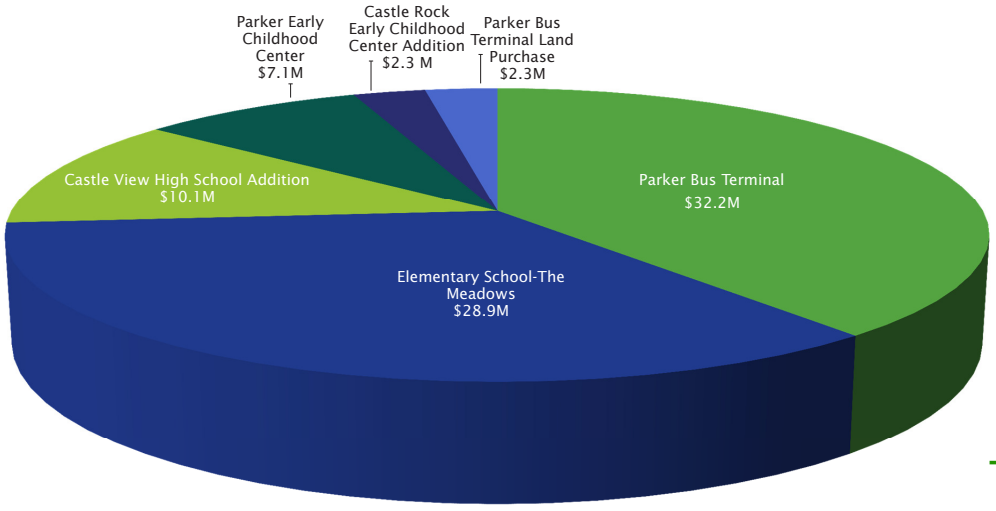
New construction needs over the next 5 years are estimated at approximately $82.9 million. If the District were to revise their standards to value engineer facilities, the estimated new construction costs for the next 5 years are approximately $70.8 million.

2015-2020 Tier 1-High Priority Items by Type



Total: $37.2M -$49.3M

2015-2020 New Construction



Total: $82.9M

Economic Conditions

Douglas County

Population

The Douglas County population estimate for January 1, 2015 is 308,000 persons, a 1.8% increase from the previous year's estimate of 302,464. Between 2000 and 2010, the population of Douglas County increased 62.4%, which made Douglas County the fastest growing county in Colorado and the 16th fastest growing county in the nation. The population age 65 and over increased 177.8% during the same time. Seniors now make up 7.1% of the population, compared to 4.2% in 2000. By the year 2030, seniors are expected to be 20% of the total County population.

Permit Trends

Permits issued for new housing in all of Douglas County increased 25% compared to 2013, with 3,357 housing units permitted in 2014. Apartment units are 34% of the total new units permitted, with the majority of these located in and around Lone Tree. Over one million square feet of commercial space was permitted in 2014, which was 4% more than the year before.

Residential Development

In 2014, 2,036 new housing units were completed in Douglas County, which was a 1.8% increase in the total housing stock. The County's total housing stock as of January 1, 2015, is 114,379 units. Single family detached houses account for 77% of that total. The incorporated cities and towns in Douglas County contain 41% of the total housing stock. Ninety percent of all housing units are located in the urban-designated areas of the County, which is 18% of the total land area of the County.

Residential Sales

The median price of all homes sold in Douglas County in the third quarter of 2014 was $350,000, which is a 3.0% increase compared to the same quarter in 2013. The number of sales of newly built and existing single-family houses, townhouses, and condominiums in 2014 decreased 2.3% compared to 2013. The total number of foreclosure filings initiated in 2014 decreased 43% from 2013 for a total of 437.

Annual Income

The 2013 the average annual wage for jobs located in Douglas County was $55,605, which was an 8.8% decrease from the previous year. When the industry of management of companies and enterprises is excluded from the totals for 2013 and 2012, the 2013 average annual wage is $52,481, which is a 4.6% increase from 2012. According to the 2013 American Community Survey, the median household income in Douglas County was $102,961, which ranks 5th in the nation for highest median household income among counties with populations of 65,000 or more. The 2013 American Community Survey also shows that approximately 3.2% of the Douglas County population have incomes below the poverty level.

Annual Employment

The number of jobs located in Douglas County increased 8.2% from 2012 to 2013, bringing the average annual total to 103,012 jobs. The retail trade industry continues to be the County's largest employer in 2013 with 16.1% of jobs, followed by government (11.1%). For the first time, the number of jobs in the professional and technical services industry was higher than the number of jobs in the accommodation and food services industry, having 11.0% and 10.4% of the total jobs, respectively.

Source: Douglas County Department of Community Development, 2015 Demographic Summary

Residential Building Permits, 1st Quarter 2015

Residential Real Estate ***continued***

Douglas County Residential Building Permits, 1st Qtr 2015								
	Castle Pines	Castle Rock	Highlands Ranch	Lone Tree	Parker	Aurora	Unincorporated Douglas County	Total Douglas County
Single-Family Detached Homes								
Number of Permits	-	162	20	24	92	6	182	486
Avg. Valuation per Unit	-	$238,384	$410,998	$328,704	$332,080	$326,515	$326,211	$301,662
Condominiums/Townhomes								
Number of Permits	-	4	-	-	-	-	12	16
Avg. Valuation per Unit	-	$172,011	-	-	-	-	$199,472	$192,607
Multi-Family								
Number of Permits	-	5	-	-	-	-	1	6
Number of Units	-	83	-	-	-	-	267	350
Avg. Valuation per Unit	-	$110,805	-	-	-	-	$120,827	$118,450
Total 1st Qtr 2015 Building Permits	**-**	**249**	**20**	**24**	**92**	**6**	**461**	**852**
Total 1st Qtr 2014 Building Permits	-	*188*	*74*	*16*	*103*	*20*	*236*	*637*

Note: Excludes permits for residential construction activity that does not affect overall housing inventory. Source: Douglas County and individual municipalities.

Source: Douglas County Economic Development Report

Unemployment Rates

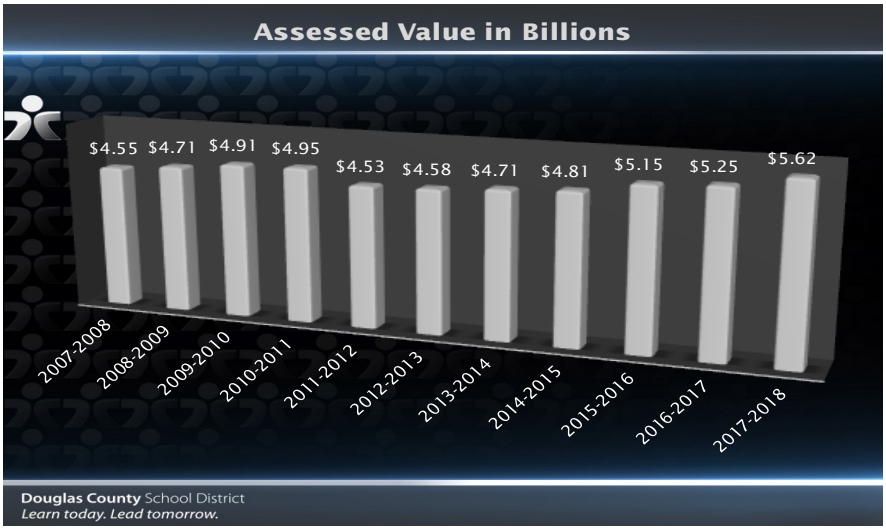
	2013	2014
Douglas County	5.3%	4.0%
Metro Denver	6.6%	4.8%
Colorado	6.5%	4.9%
US	7.4%	6.2%

Source: Colorado Department of Labor and Employment, Labor Market Information; U.S. Bureau of Labor Statistics

Assessed Valuation

In Colorado, all properties are revalued every odd numbered year. This is called a reappraisal. When a property is reappraised by the Assessor's Office, they estimate the market value as of the appraisal date, which is set by statute as June 30th of the preceding year. In even numbered years property values stay the same unless a change has occurred to the property. Colorado law requires that residential property be valued using sales from a specific time frame. This time frame, known as the "study period", is a minimum of eighteen months, and may extend up to five years prior to the appraisal date. The Assessor's Office may not include any transactions that occurred after the appraisal date in their analysis.

Source: Douglas County Assessor's Office



Assessed values reported through 2014-2015 are as certified in December of that year. From fiscal years 2015-2016 through 2016-2017 is estimated at 2% each non-assessment year and 7% each assessment year.

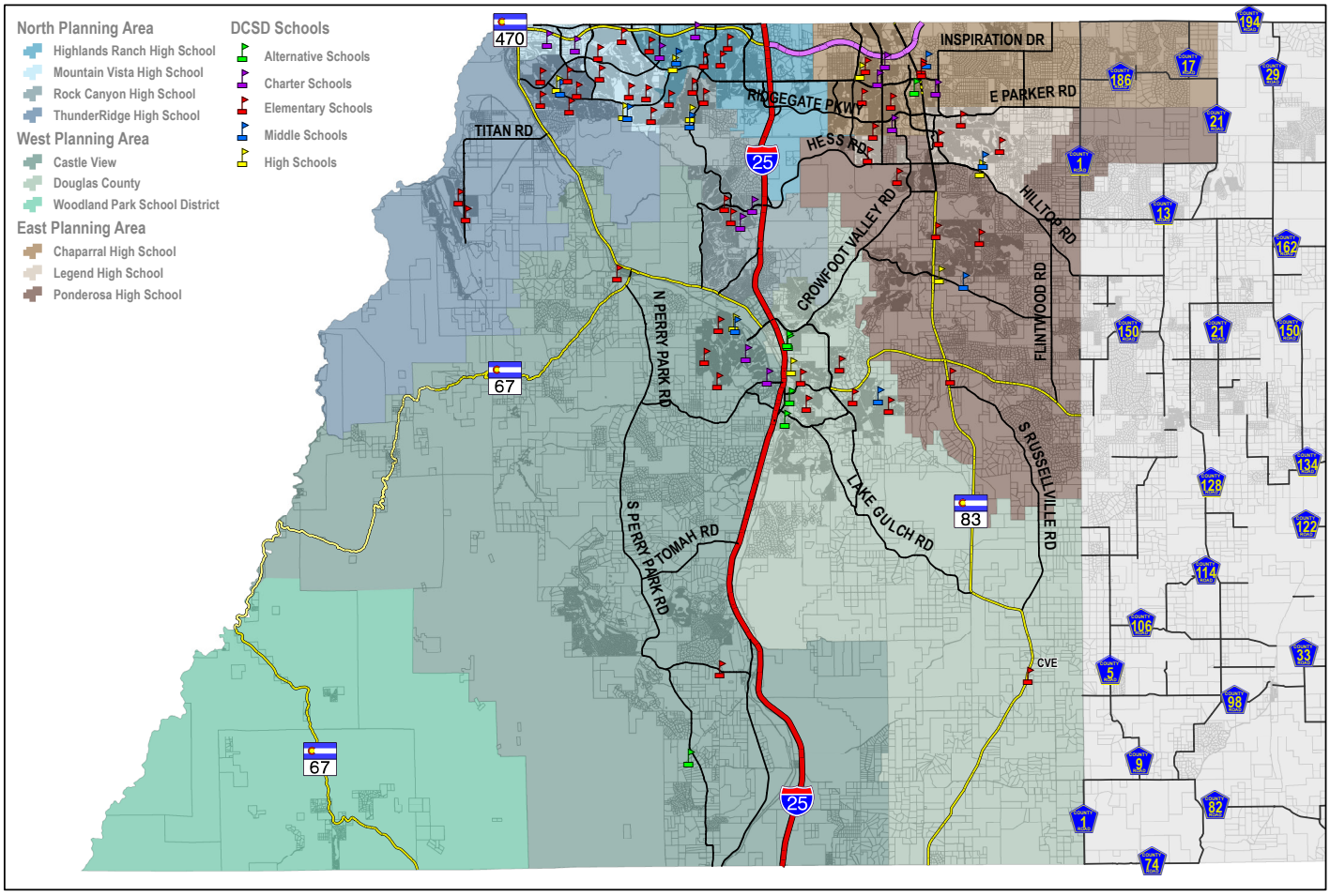
Source: Douglas County School District

Planning Areas

Douglas County School District is comprised of three planning areas, which include the following locales:

- North - Highlands Ranch, Lone Tree, Castle Pines, Roxborough, and portions of Littleton and Englewood
- East - Parker, Franktown, Cherry Valley, and portions of Aurora and Elbert County
- West - Castle Rock, Sedalia, and Larkspur

Each planning area consists of high school feeder areas. A high school feeder area includes four to seven elementary schools and one middle school which feed into one high school.

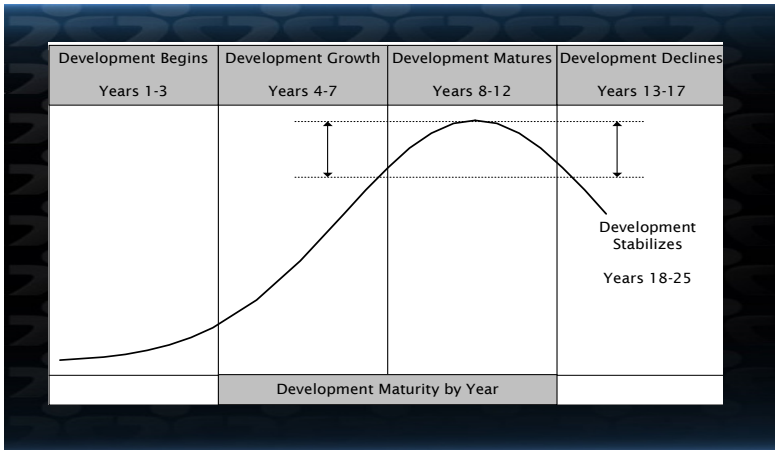


Planning Areas and Schools
2015-16 School Year
Source: Douglas County School District GIS, Douglas County GIS, Elbert County GIS.
This map is not a legal document.
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Development Growth Cycle

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. Douglas County is currently experiencing this cycle in the North Planning Area. According to the *Colorado Department of Public Health and Environment, Vital Statistics Division, unpublished data, November 10, 2010*, annual birth rates in the North Planning Area have decreased from 2,193 to 1,687 since 2005. The *2010 U.S. Census* also reports similar declining trends in the block and tract data, indicative of maturing communities in the North Planning Area.



The District may utilize the four-track year-round calendar at the elementary level, and mobile classrooms at all levels to help mitigate the peak impact of development as depicted by the dotted lines on the diagram.

Development Impact

When determining the impact of residential development, Douglas County School District evaluates how many students are expected from any given development based on density. Once the student generation is calculated, it is then determined how much land would be required to build a school as well as capital mitigation. Often times, a development will generate acreage, but not enough for an entire school site. In these cases, the District may choose to accept a portion of the acreage in a commercial area if there is a commercial area as part of the project. These areas would help mitigate the growing needs for support service space as the District grows. The District may also collect cash-in-lieu of land, or a combination of both. Collecting cash-in-lieu for smaller dedications, allows the District to use this money to mitigate capacity needs with mobile classrooms, construction modifications, or the purchase of land in the future with consolidated funding.

The District has a voluntary capital mitigation process that evaluates the amount of taxes a development will produce, including both residential and commercial if applicable, and determines the gap between what is paid to the District in taxes and what it costs to construct a school through bonds and debt retirement. The District evaluates the impact over a 20, 30, and 40-year school building life cycle. Knowing that buildings have a longer life than 20-years, but acknowledging building components have limited operational life spans, the District asks the developer to voluntarily contribute mid-range between the 30 and 40-year numbers.

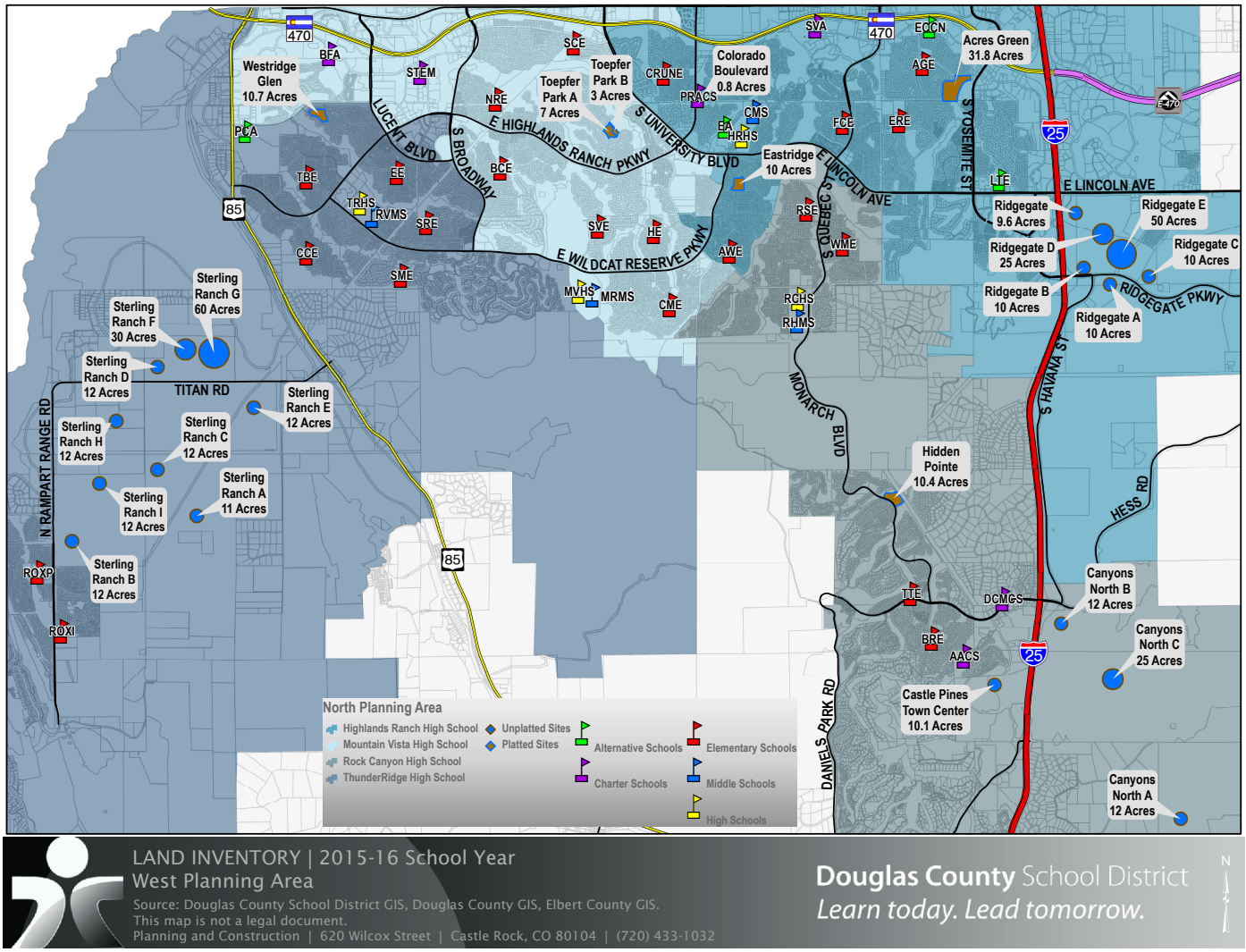
Although not inclusive of all development in the planning areas, a development summary in each Planning Area is provided on the following pages. These developments are in the building phase or in various stages of the review processes within the County. A map and summary table of the sites dedicated to the District for future schools have also been included.

Development Summary-North Planning Area

Development	Jurisdiction	Zoned	Built	Remaining	Pct Built Out
470 Frontage CO	Douglas County	240	112	128	47
Castle Pines	Douglas County	2,792	1,588	1,204	57
Castle Pines Town Center	Castle Pines	675	0	675	0
Castle Pines Village	Douglas County	2,792	1,588	1,204	57
Castle Pines Village	Douglas County	2,792	1,579	1,213	57
Chatfield Farms	Douglas County	430	347	83	81
Erickson	Douglas County	1,971	578	1,393	29
Heritage Hills	Douglas County	800	432	368	54
Highlands Ranch	Douglas County	36,020	34,322	1,698	95
Hunting Hill	Douglas County	528	70	458	13
Inverness	Douglas County	457	72	385	16
Lagae Ranch	Castle Pines	631	0	631	0
Littleton Commons	Littleton	385	0	385	0
OmniPark	Douglas County	230	0	230	0
RidgeGate East	Lone Tree	7,000	0	7,000	0
RidgeGate West	Lone Tree	1,111	0	1,111	0
River Canyon	Douglas County	250	28	222	11
Roxborough Park	Douglas County	2,868	941	1,927	33
Roxborough Village	Douglas County	2,748	1,992	756	72
Sterling Ranch	Douglas County	12,050	0	12,050	0
The Canyons (North Canyons)	Castle Pines	2500	0	2500	0
Total		**61,972**	**41,657**	**20,315**	**67**

- The table above summarizes the number of units zoned and built (to date) in the North Planning Area. The North Planning Area consists of Highlands Ranch, Lone Tree, Castle Pines, Roxborough, and portions of Littleton. Data on the number of units zoned and built was collected from Douglas County Department of Community Development, City of Littleton, and the City of Lone Tree. According to all known planned developments at this time, approximately 20,000 single and multi-family units remain to be built in the North Planning Area and the area is approximately 67% built out.

Land Inventory-North Planning Area



LAND INVENTORY | 2015-16 School Year
West Planning Area
Source: Douglas County School District GIS, Douglas County GIS, Elbert County GIS.
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N

Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
HRHS	Acres Green	Elementary	31.83	Platted
HRHS	Eastridge	Elementary	10.041	Platted
HRHS	Colorado Boulevard	Alternative Site	0.756	Platted
HRHS	Ridgegate B	Elementary	10	Unplatted
HRHS	Ridgegate C	Elementary	10	Unplatted
HRHS	Ridgegate D	Middle	25	Unplatted
HRHS	Ridgegate E	High	50	Unplatted
HRHS	Ridgegate	Elementary	9.63	Unplatted
HRHS	Ridgegate A	Elementary	10	Unplatted
MVHS	Toepfer Park A	Elementary	6.984	Platted
MVHS	Toepfer Park B	Elementary	3.016	Platted
RCHS	Hidden Pointe	Elementary	10.44	Platted
RCHS	Canyons North B	Elementary	12	Unplatted
RCHS	Canyons North A	Elementary	12	Unplatted
RCHS	Canyons North C	Middle	25	Unplatted
RCHS	Castle Pines Village	Elementary	10.1	Unplatted
TRHS	Westridge Glen	Elementary	10.677	Platted
TRHS	Sterling Ranch A	Elementary	11	Unplatted
TRHS	Sterling Ranch B	Elementary	12	Unplatted
TRHS	Sterling Ranch C	Elementary	12	Unplatted
TRHS	Sterling Ranch D	Elementary	12	Unplatted
TRHS	Sterling Ranch E	Elementary	12	Unplatted
TRHS	Sterling Ranch F	Middle	30	Unplatted
TRHS	Sterling Ranch G	High	60	Unplatted
TRHS	Sterling Ranch H	Elementary	12	Unplatted
TRHS	Sterling Ranch I	Elementary	12	Unplatted

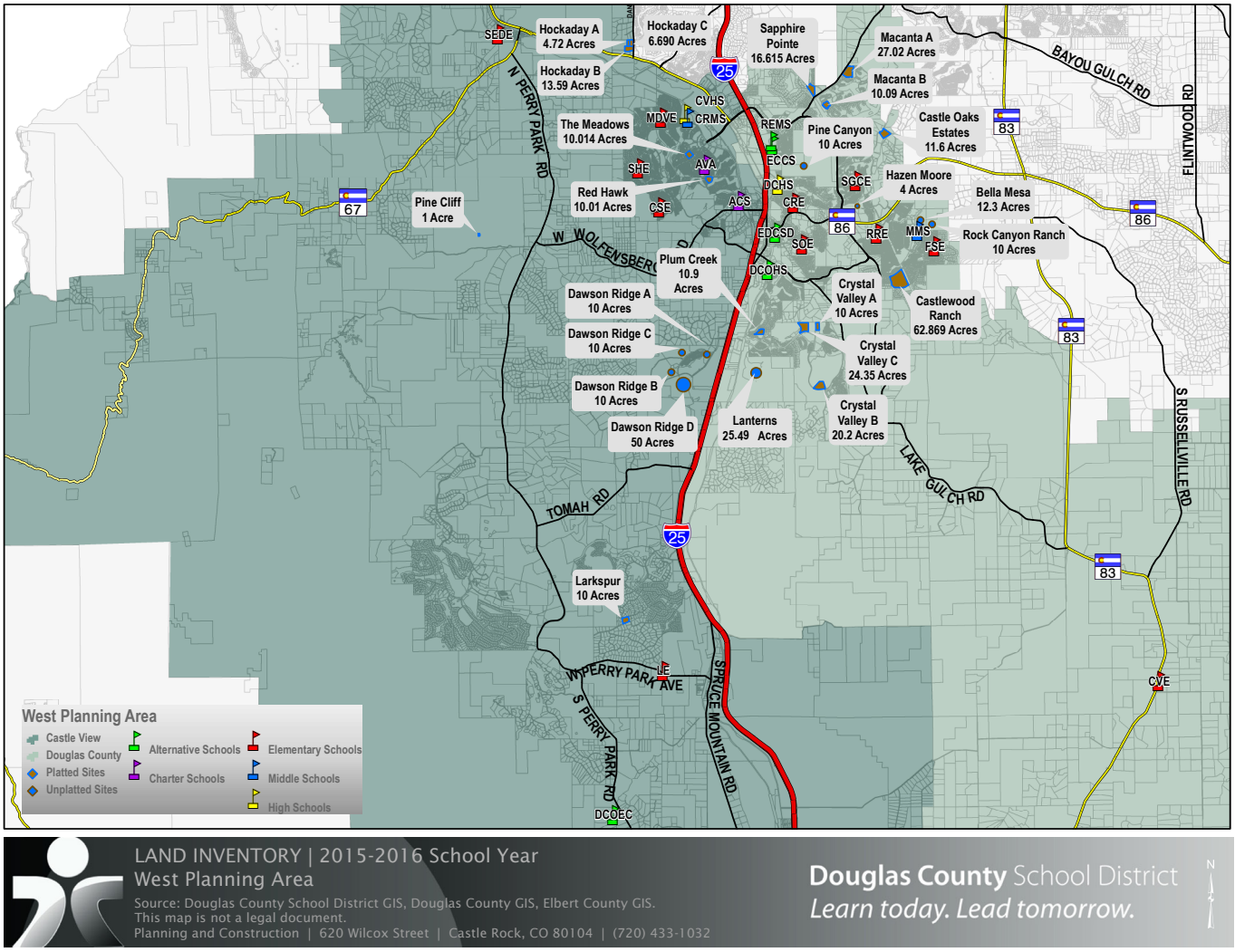
- The table and map above show all the dedicated school sites in the North Planning Area. To date, DCSD maintains approximately 420 acres of Elementary, Middle, High and Alternative sites which can be used to accomodate new growth in the future.

Development Summary-West Planning Area

Development	Jurisdiction	Zoned	Built	Remaining	Pct Built Out
Arbors	Castle Rock	80	0	80	0
Auburn Ridge	Castle Rock	193	90	103	47
Bella Mesa	Castle Rock	711	0	711	0
Brookwood	Castle Rock	72	19	53	26
Cambridge Heights	Castle Rock	100	0	100	0
Canyons South (Macanta)	Douglas County	968	0	968	0
Castle Highlands	Castle Rock	339	322	17	95
Castle Meadows	Castle Rock	288	0	288	0
Castle Oaks	Castle Rock	2769	586	2183	21
Castle Pines Commercial	Castle Rock	1550	750	800	48
Castle Ridge East	Castle Rock	30	30	0	100
Castle Rock Estates (Diamond Ridge)	Castle Rock	126	130	-4	103
Castleview Estates	Castle Rock	248	0	248	0
Castlewood Ranch	Castle Rock	1300	1198	102	92
Central Castle Rock	Castle Rock	2421	2302	119	95
Covenant at Castle Rock	Castle Rock	58	0	58	0
Crystal Valley Ranch	Castle Rock	3475	623	2852	18
Dawson Ridge	Castle Rock	7900	0	7900	0
Founders Village	Castle Rock	5421	2278	3143	42
Hazen Moore	Castle Rock	148	75	73	51
Heckendorf Ranch	Castle Rock	630	270	360	43
Lanterns	Castle Rock	1200	0	1200	0
Liberty Village	Castle Rock	1245	456	789	37
Maher Ranch (Sapphire Pointe)	Castle Rock	897	815	82	91
Meadows	Castle Rock	12882	5302	7580	41
Meadows PDP No. 2 (Previously CIO)	Castle Rock	180	0	180	0
Memmen Young Infill	Castle Rock	1035	0	1035	0
Meribel Village	Douglas County	536	0	536	0
Metzler Ranch	Castle Rock	1696	1223	473	72
Oaks of Castle Rock	Castle Rock	326	92	234	28
Perry Park	Douglas County	1327	680	647	51
Pine Canyon	Castle Rock	1320	0	1320	0
Plum Creek	Castle Rock	3619	1464	2155	40
Plum Creek Ridge	Castle Rock	162	0	162	0
Plum Creek South	Castle Rock	354	124	230	35
Promenade at Castle Rock	Castle Rock	400	0	400	0
Red Hawk	Castle Rock	912	741	171	81
Sandstone Ranch	Douglas County	106	2	104	2
Scott II	Castle Rock	305	298	7	98
Stanbro PD	Castle Rock	124	0	124	0
Wolfensberger Apartments (formerly Graham PD)	Castle Rock	56	0	56	0
Woodlands	Castle Rock	917	580	337	63
Woodmoor Mountain	Douglas County	143	61	82	43
Young American	Castle Rock	1206	561	645	47
Total		**59,775**	**21,072**	**38,703**	**35**

- The table above summarizes the number of units zoned and built (to date) in the West Planning Area. The West Planning Area consists of Castle Rock, Larkspur, Sedalia and portions of Unincorporated Douglas County. Data on the number of units zoned and built was collected from Douglas County Department of Community Development, and the Town of Castle Rock. According to all known planned developments at this time, approximately 39,000 single and multi-family units remain to be built in the West Planning Area and the area is approximately 35% built out.

Land Inventory-West Planning Area



Feeder	Type	Size (Acres)	Location Name	Site Status
DCHS	Elementary	11.6	Castle Oaks Estates	Platted
DCHS	High	62.869	Castlewood Ranch	Platted
DCHS	Elementary	10	Crystal Valley A	Platted
DCHS	Elementary	20.2	Crystal Valley B	Platted
DCHS	Middle	24.35	Crystal Valley C	Platted
DCHS	Middle	27.02	Macanta A	Platted
DCHS	Elementary	10.09	Macanta B	Platted
DCHS	Elementary	10.009	Plum Creek	Platted
DCHS	Elementary	16.615	Sapphire Pointe	Platted
DCHS	Alternative Site	4	Hazen Moore	Unplatted
DCHS	PK-8	25.49	Lanterns	Unplatted
DCHS	Elementary	10	Rock Canyon Ranch	Unplatted
DCHS	Elementary	12.3	Bella Mesa	Unplatted
DCHS	Elementary	10	Pine Canyon	Unplatted
CVHS	Middle	4.72	Hockaday A	Platted
CVHS	Middle	13.59	Hockaday B	Platted
CVHS	Middle	6.69	Hockaday C	Platted
CVHS	Elementary	10	Larkspur	Platted
CVHS	Alternative Site	1	Pine Cliff	Platted
CVHS	Elementary	10.01	Red Hawk	Platted
CVHS	Elementary	10.014	The Meadows Filing 20	Platted
CVHS	Elementary	10	Dawson Ridge A	Unplatted
CVHS	Elementary	10	Dawson Ridge B	Unplatted
CVHS	Elementary	50	Dawson Ridge D	Unplatted
CVHS	Elementary	10	Dawson Ridge C	Unplatted

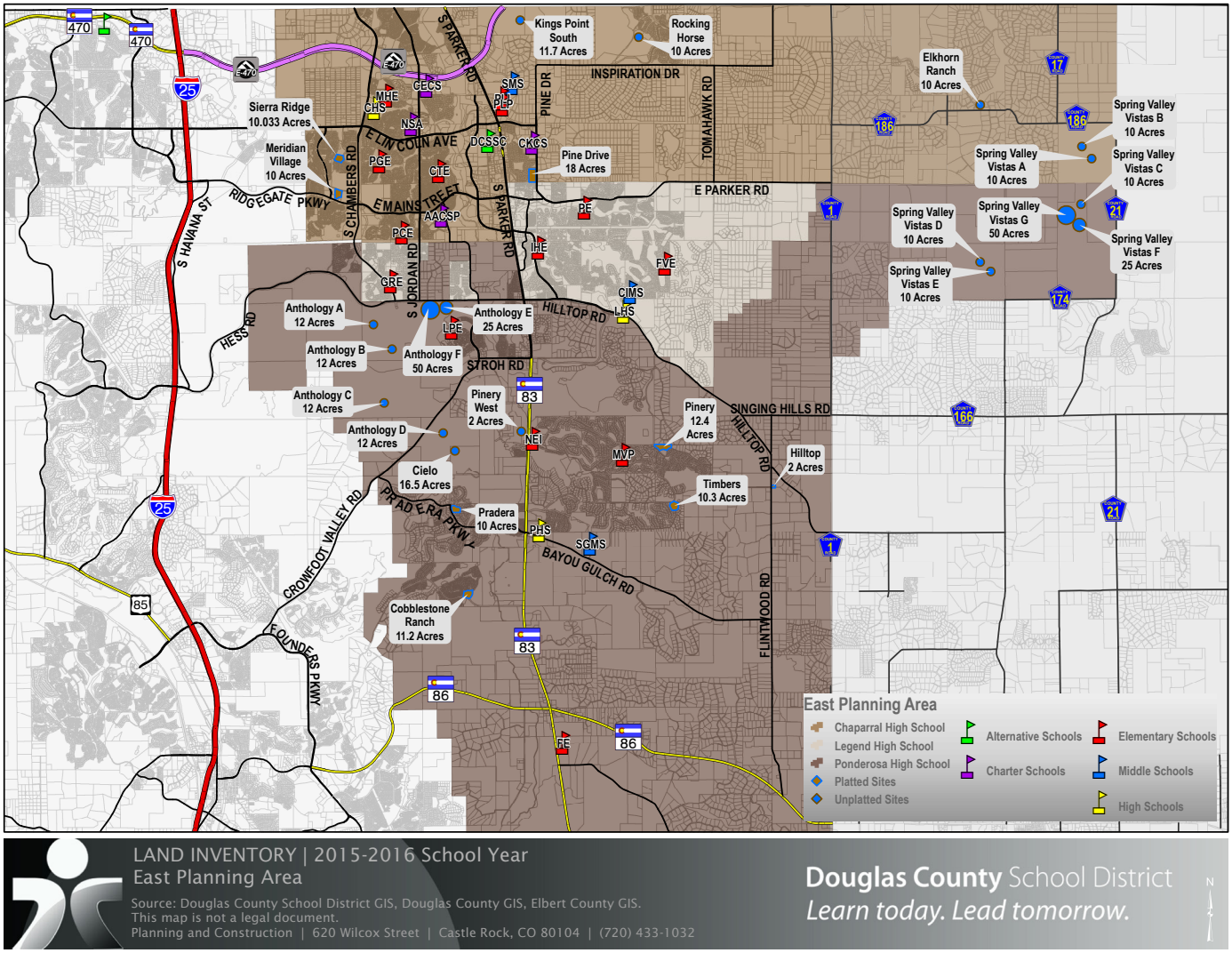
- The table and map above show all the dedicated school sites in the West Planning Area. To date, DCSD maintains approximately 390 acres of Elementary, Middle, High and Alternative sites which can be used to accomodate new growth in the future.

Development Summary-East Planning Area

Development	Jurisdiction	Zoned	Built	Remaining	Pct Built Out
Anthology (Anthology North)	Parker	3,082	0	3,082	0
Anthology South (Renamed Hess)	Parker	3,380	0	3,380	0
Arlington (Cielo)	Douglas County	343	0	343	0
Bradbury (Bradbury Ranch)	Parker	1,607	1,450	157	90
Challenger Park	Parker	571	512	59	90
Chambers Highpoint	Parker	420	0	420	0
Clarke Farms	Parker	2,515	2,282	233	91
Compark	Douglas County	917	452	465	49
Compark	Parker	391	33	358	8
Compark Village	Parker	1,186	0	1,186	0
Compark Village South	Parker	1,677	0	1,677	0
Cottonwood Highlands	Parker	570	0	570	0
Cottonwood South	Douglas County	855	610	245	71
Enclave at Cherry Creek	Parker	285	0	285	0
Foxhill	Douglas County	100	2	98	2
Gondolier Farms	Douglas County	145	1	144	1
Hein Center	Parker	260	0	260	0
Hidden River	Parker	1,023	925	98	90
Homestead Property (Parker Homestead)	Parker	370	0	370	0
Horse Creek (Douglas 234)	Parker	548	403	145	74
Horseshoe Ridge	Parker	405	239	166	59
Kings Point South	Aurora	670	0	670	0
Lighthouse at Crown Point	Parker	312	0	312	0
Lincoln Creek Village	Douglas County	724	45	679	6
Lincoln Creek Village	Parker	31	0	31	0
Lundieck (Vantage Point)	Parker	306	0	306	0
Mainstreet Gate (Vanterra)	Parker	306	0	306	0
Mead's Crossing	Parker	352	156	196	44
Meridian International Business Center	Douglas County	5,125	3,105	2,020	61
Moomaw PD	Parker	33	0	33	0
Newlin Meadows	Parker	330	250	80	76
Olde Towne (Neu Towne)	Parker	595	148	447	25
Overlook at Cherry Creek	Parker	193	0	193	0
Parker Flats	Parker	146	0	146	0
Parker Hilltop	Parker	486	456	30	94
Parker Homestead (Heirloom)	Parker	280	120	160	43
Parker Sr Village	Parker	118	0	118	0
Parker Vista	Parker	220	201	19	91
Pine Bluffs	Parker	483	147	336	30
Pine Drive Property	Parker	64	0	64	0
Pine Lane	Parker	270	0	270	0
PWSD Mahoney Property	Parker	463	0	463	0
Rampart Station (Preston Hills)	Parker	193	139	54	72
Reata North (Idyllwilde)	Parker	925	464	461	50
Reata South	Douglas County	175	33	142	19
Regency	Parker	192	179	13	93
Robinson Ranch	Parker	124	57	67	46
Rocking Horse	Aurora	1,500	180	1,320	12
Sage Port	Douglas County	595	457	138	77
Salisbury Heights	Parker	134	0	134	0
Sierra Ridge	Douglas County	1,600	5	1,595	0
Stone Creek Ranch	Douglas County	329	0	329	0
Stonegate	Douglas County	3,739	3,433	306	92
Stroh Crossing (Reata Ridge Village)	Parker	91	0	91	0
Stroh Ranch	Parker	2,817	1,908	909	68
Sun Marke	Parker	233	0	233	0
Tallman Gulch	Douglas County	121	1	120	1
Tallman Place	Parker	4	0	4	0
The Pinery (includes Pradera and Timbers)	Douglas County	4,867	4,058	809	83
Village on the Green	Parker	80	36	44	45
Villages of Castle Rock	Castle Rock	626	34	592	5
Villages of Parker (Canterberry)	Parker	2,726	2,559	167	94
Westcreek Lakes	Douglas County	218	69	149	32
Willow Park (Willow Pointe)	Parker	350	265	85	76
Willow Ridge (Willow Pointe)	Parker	392	260	132	66
Total		**54,188**	**25,674**	**28,514**	**47**

- The table above summarizes the number of units zoned and built (to date) in the East Planning Area. The East Planning Area consists of Parker, Franktown, Cherry Valley, and portions of Aurora, Elbert County, North-East Castle Rock, and Unincorporated Douglas County. Data on the number of units zoned and built was collected from Douglas County Department of Community Development, Town of Castle Rock,Town of Parker, and City of Aurora. According to all known planned developments at this time, approximately 28,000 single and multi-family units remain to be built in the East Planning Area and the area is approximately 47% built out.

Land Inventory-East Planning Area



LAND INVENTORY | 2015-2016 School Year
East Planning Area

Source: Douglas County School District GIS, Douglas County GIS, Elbert County GIS.
This map is not a legal document.
Planning and Construction | 620 Wilcox Street | Castle Rock, CO 80104 | (720) 433-1032

Douglas County School District
Learn today. Lead tomorrow.

Feeder	Type	Size (Acres)	Location Name	Site Status
CHS	Elementary	10.1	Meridian Village	Platted
CHS	Elementary	17.995	Pine Drive	Platted
CHS	Elementary	10.033	Sierra Ridge	Platted
CHS	Elementary	10	Elkhorn Ranch	Unplatted
CHS	Elementary	12.87	Rocking Horse	Unplatted
CHS	Elementary	10	Spring Valley Vistas B	Unplatted
CHS	Elementary	10	Spring Valley Vistas A	Unplatted
CHS	Elementary	11.7	Kings Point South	Unplatted
LHS	PK-8	18	Pine Drive	Platted
PHS	Elementary	12.352	Pinery	Platted
PHS	Elementary	10.321	Timbers	Platted
PHS	Elementary	10.011	Pradera	Platted
PHS	Other	2	Hilltop	Platted
PHS	Elementary	11.21	Cobblestone Ranch	Platted
PHS	Middle	25	Spring Valley Vistas F	Unplatted
PHS	High	50	Spring Valley Vistas G	Unplatted
PHS	Elementary	10	Spring Valley Vistas C	Unplatted
PHS	Elementary	10	Spring Valley Vistas D	Unplatted
PHS	Elementary	10	Spring Valley Vistas E	Unplatted
PHS	Elementary	12	Anthology B	Unplatted
PHS	Alternative Site	2	Pinery West	Unplatted
PHS	High	50	Anthology F	Unplatted
PHS	Middle	25	Anthology E	Unplatted
PHS	Elementary	12	Anthology A	Unplatted
PHS	Elementary	12	Anthology C	Unplatted
PHS	Elementary	12	Anthology D	Unplatted
PHS	K-8	16.5	Cielo	Unplatted

- The table and map above show all the dedicated school sites in the East Planning Area. To date, DCSD maintains approximately 403 acres of Elementary, Middle, High and Alternative sites which can be used to accomodate new growth in the future.

School Capacity Alternatives

New construction is only one of many options available for meeting the District's capacity needs. To address expected growth in the next 5 years some schools and programs will need to review and consider the following alternative methods of addressing capacity:

Boundary Change	Shifting attendance boundary lines to increase or decrease the number of neighborhood students in that specific attendance area
Program Change	Moving stand-alone programs such as Special Education, Preschool, Alternative Secondary, Gifted & Talented, and Discovery to underutilized space
Grade Reconfiguration	Changing grade structure of school in order to increase or reduce the overall enrollment. Common application of this is addition of 6th grade to Middle Schools where Elementary Schools are at or over capacity
Calendar Change	Altering school calendar and class scheduling to reduce the number of students simultaneously utilizing school facilities. Would include converting to year-round, multi-track for Elementary and Middle and split session for High Schools
Charter School Partnership	Partnering with Charter schools to build facilities in and accept enrollment from attendance areas near or over capacity
Overflow Bussing	Bussing students to nearby schools with capacity
Building Addition	Addition or expansion of current building footprint in order to add more classroom space
Mobiles	Installing more modular units
Purchase and Tenant Finish	Purchasing already existing space and tenant finishing to meet DCSD program

New Construction Needs

1-5 Year Needs

Based on existing school capacities, five-year enrollment projections for the District, as well as new development, the Planning and Construction Department has identified the following new construction as a possible need.

- An addition to Castle View High School (Castle Rock)
- A new Elementary School in the Meadows (Castle Rock)
- One new Early Childhood Center in the East Planning Area (Parker)
- An addition to the Early Childhood Center in the West Planning Area (Castle Rock)
- One new terminal and land for bus and support vehicle fleet maintenance and operations (Parker)

6-10 Year Needs

The Planning and Construction Department also monitors capital needs beyond the five-year Master Capital Plan. In the next six to ten years, and to accommodate future capacity and operational support needs, the following new construction is projected:

- A new 21st Century Learning PreK-8 magnet school in the East Planning Area (Parker)
- One new terminal and land for bus and support vehicle fleet maintenance and operations (Northwest Douglas County)
- 35 additional kindergarten classrooms for All-Day Kindergarten (If required and locations TBD)
- A new Elementary School in Meridian Village (Lone Tree/Parker)
- A new High School in Ridgegate (Lone Tree/Parker)
- Alternative Secondary School space (DC Oakes, Eagle Academy, EDSC, DC Student Support Center and other similar programs)



Note

Elementary School in the Meadows-All capacity alternatives mentioned above will be evaluated and pursued before new construction. All day Kindergarten Classrooms-All day Kindergarten is not currently required by the State of Colorado. New construction costs apply if mandated.

New Construction Cost

The Planning & Construction team 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 similary facility standards. Inflation is assumed at 5% per year for all scenarios and a 39% increase for potential regulatory, professional services, and contracting costs was used. Cost estimates for land are based on recent purchases made by the District. Land prices are not inflated due to the fact that land purchase costs fluxuate due to various market conditions.

Scenario 1) Current DCSD Standards

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

1-5 Year Needs

Facility/Addition	Cost (in Millions)
Bus Terminal-Parker	32.2
Elementary School-The Meadows	28.9
Castle View High School Addition	10.1
Early Childhood Center-Parker	7.1
Early Childhood Center Addition-Castle Rock	2.3
Bus Terminal Land Purchase-Parker	2.3

Total (Includes Estimated Inflation)	**82.9 M**
Total in Current Dollars	**71.7 M**

6-10 Year Needs

Facility/Addition	Cost (in Millions)
High School-Ridgegate, i.e. Lone Tree/Parker	113.7
21st Century Learning PreK-8 Magnet School-Parker	76.0
Bus Terminal-Northwest Douglas County	53.2
Elementary School-Meridian Village, i.e. Lone Tree/Parker	30.6
Alternative Secondary School Space-Districtwide	29.3
All Day Kindergarten Classrooms-Districtwide	21.3
Bus Terminal Land Purchase-Northwest Douglas County	2.3

Total (Includes Estimated Inflation)	**326.4 M**
Total in Current Dollars	**221.2 M**

Scenario 2) Value Engineered Standards

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

Current DCSD Standards Component	Value Engineered Component	Loss
Automated/Calibrated Lighting and Mechanical Controls	Manual Lighting and Mechanical Controls	Energy efficiency
Carpeting	Hard Surface Flooring	Noise control/comfort
Brick/block walls	Wood siding	Noise control/ease, cost and frequency of maintenance/shortened useful life
Fully adhered, un-ballasted roof (sealed, non-permeable membrane)	Ballasted roof	Ease, cost, and frequency of maintenance/shortened useful life
Drop ceilings	Open ceilings (no drop ceilings)	Noise control/aesthetics
Daylighting (translucent panels, skylights, etc.)	No daylighting	Energy efficiency/comfort
Painted walls	Vinyl wall coverings	Ease, cost, and frequency of maintenance/shortened useful life

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

By pursuing a value engineered scenario, DCSD would see initial savings due to decreased purchase costs of building components. However, these reductions ultimately result in increased maintenance costs, increased utility usage costs, and costs associated with more frequent replacement 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.

1-5 Year Needs

Facility/Addition	Cost (in Millions)
Bus Terminal-Parker	27.4
Elementary School-The Meadows	24.5
Castle View High School Addition	8.6
Early Childhood Center-Parker	6.0
Bus Terminal Land Purchase-Parker	2.3
Early Childhood Center Addition-Castle Rock	2.0

Total (Includes Estimated Inflation)	**70.8 M**
Total in Current Dollars	**61.3 M**

6-10 Year Needs

Facility/Addition	Cost (in Millions)
High School-Ridgegate, i.e. Lone Tree/Parker	96.6
21st Century Learning PreK-8 Magnet School-Parker	64.6
Bus Terminal-Northwest Douglas County	45.2
Elementary School-Meridian Village, i.e. Lone Tree/Parker	26.0
Alternative Secondary School Space-Districtwide	24.9
All Day Kindergarten Classrooms-Districtwide	18.1
Bus Terminal Land Purchase-Northwest Douglas County	2.3

Total (Includes Estimated Inflation)	**277.7 M**
Total in Current Dollars	**188.3 M**

Scenario 3) Residential/Commercial Standards

This scenario would dramatically decrease the useful life of building components and would result in facilities meant to last approximately 25 years rather than the standard 50-75 years DCSD currently targets. In addition to the trade-offs made in the value engineered scenario, DCSD could achieve significant upfront savings by making the following changes:

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

In this scenario, DCSD would face much greater costs associated with continual maintenance and increased utility costs. In general, finishes are of a lower quality in this scenario.

Cost estimates were not calculated for all listed new construction. This is due to the fact that large portions of DCSD buildings 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 can not be built to alternative standards. Rather, it is more accurate to say that for typical learning spaces an additional 60% in initial capital savings can be achieved with the use of these standards.

Methodology

Identifying and Prioritizing Facility and Site Needs

DCSD staff updates the Master Capital Plan on an annual basis. The process for identifying and prioritizing DCSD's capital needs took place over July 2014-July 2015 and includes two distinct steps: **facility assessments** and **prioritizing needs** based on the site component tier and priority matrix score. Below is an explanation of how these steps are performed.

Facility Assessments:

Facility capital needs in the Master Capital Plan (MCP) come from a Capital Improvement Plan (CIP) list, a data base 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.

Facility assets are assessed in their entirety, meaning every asset is assessed even though they might not get funded. The CIP will include many projects that may never be completed but are always present because they serve as a guide for maintaining or improving the current and future state. An example of one would be the saving of yearly maintenance capital resources. Another would be the incorporation of an improvement or added component not installed due to budgetary restraints during the construction process.

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 through industry standard and known observable failure projections for a specific time period.
- Damage/Wear – Systems and components that have not met life cycle but have been physically damaged by some means or excessive use creates non-optimal performance
- Compliance – Systems and components that are in need of replacement, upgraded or added to meet federal and local codes or requirements. These are usually ADA requirements and building code changes.
- System Improvements – Projects that may improve systems to perform more efficiently and save future capital resources.
- Growth – Space and areas that are needed due to student population increases.
- Functionality – Systems that are deemed necessary due to policies concerning security enhancements and IT infrastructure

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

On site facility assessments are currently performed by the Facility Capital Planner. The Facility Capital Planner collaborates with Principals, Building Engineers, Maintenance Managers and staff in helping supply information to be placed in the CIP. Information may come from the maintenance work order system if the

capital cost cannot be justified by the yearly maintenance budget. Architects, Engineers, and Consultants may also be used to determine major deficiencies when warranted.

The yearly maintenance repair budget is separate from the CIP although sometimes items may be performed in conjunction with each other. Typically, capital repair/replacement costs over $5,000 are listed in the CIP, although the yearly maintenance budget may be used for repair/replacement costs up to around $30,000. Costs under $5,000 in the CIP are usually deficiency items that would be combined with others in the same type of project.

Currently, the items in the CIP are for capital renewal only. Other major "wants" not for growth or equability of other facilities are placed outside the CIP but are continued to be tracked to be considered at a future date if deemed appropriate. Many energy conservation projects for energy and water savings have been taken out of the CIP but are still tracked and may be done if warranted at a future time if the return on investment (ROI) is warranted.

Prioritizing Needs:

Priority Classification

Every project/need that has been listed in the CIP is ranked based on five different 'levels' of criteria. The criteria 'levels' used to score projects include the following:

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: This criteria level is used to evaluate and score needs based on their 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: This criteria level is used to evaluate and score needs based on the 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: This criteria level is used to evaluate and score needs based on when 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: This criteria level is used to evaluate and score needs based on the extent to which a potential failure could impact the District. For example, a potential failure that could impact the entire District would score higher than a potential failure that would only impact one classroom.

Final rank scores for each criteria level are multiplied to calculate an overall priority score. Scores range from 1-8000 with a score of 1 being a project of the highest priority and a project with a score of 8000 being of the lowest priority. For simplicity, needs have been classified as high, medium, or low priority using the classification method shown below.

High Priority: 1 - 200 Priority Score
Medium Priority: 201 - 1,000 Priority Score
Low Priority: 1,001 - 8,000 Priority Score

Tier Classification

Along with a priority ranking score, the Planning & Construction team also classifies needs based on four separate site component tiers. These tiers are used to rank the significance of facility assets, systems and components and their effect on the occupancy of a facility. The tiers used to prioritize site components and systems are as follows:

Tier 1: Assets, systems and components that are integral to occupy a facility and/or may cause large financial costs if a breakdown occurs. Typical assets in this tier include (but are not limited to) roofing, plumbing infrastructure, HVAC, electrical systems, fire sprinkler repair/replacement, fire alarm, irrigation, major structural movement, and site utilities.

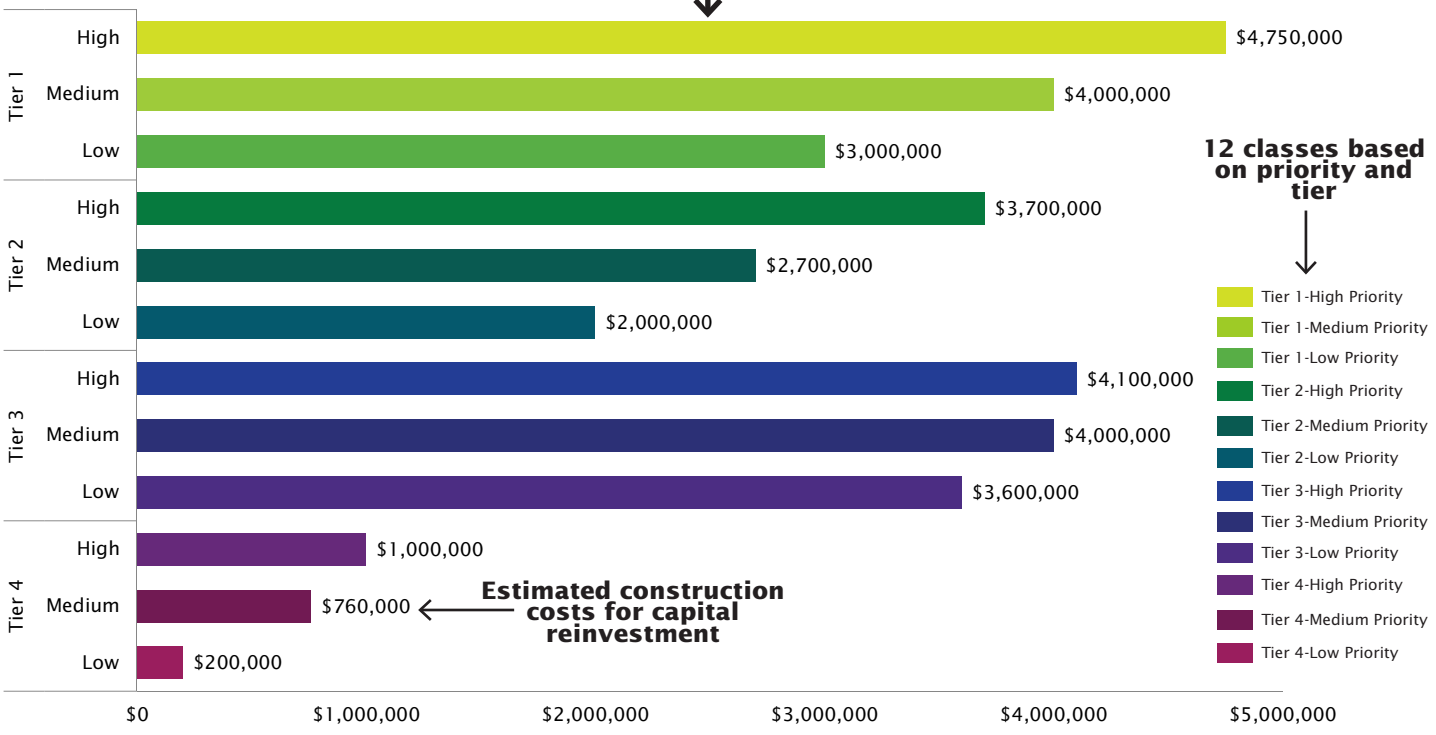
Tier 2: Assets, systems and components necessary for satisfactory occupancy of a facility. Typical assets in this tier include (but are not limited to) building exterior envelope and finishes, interior finishes, flooring, plumbing fixtures, minor mechanical, paving, surfacing, and high school athletic fields.

Tier 3: Assets, systems and components that are part of a facility infrastructure but do not directly affect the occupancy of the facility. Typical assets in this tier include (but are not limited to) interior wall structure and finishes, interior doors, ceiling finishes, casework, FF&E, cosmetic building structure, and multi-purpose fields at elementary and middle schools.

Tier 4: Assets, systems and components that are more aesthetic in nature and do not affect building occupancy. Typical assets in this tier include (but are not limited to) landscaping, exterior structures and a variety of site work.

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 Vital-High can be considered the most urgent and those classified as Elective-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.



Identifying and Prioritizing Capital for District-Wide Services

The Planning & Construction team is responsible for identifying and prioritizing all capital needs that relate to individual facilities and sites. Along with these capital needs, the District also has capital needs that relate to District-wide services. These services are Transportation, Security, and Information Technology. Each of these departments are responsible for identifying and prioritizing their capital needs to include in the annual Master Capital Plan. Below is an explanation of how each department identifies and prioritizes their capital needs.

Security:

The Safety & Security department identifies and prioritizes their capital needs based on a variety of criteria. These criteria range from risk to safety, necessity in order to comply with Federal, State, or Local mandates, frequency of system failure, potential impact to current level of service, life expectancy, alignment with LEAN strategy, and the potential to enhance systems.

Transportation:

The transportation department identifies and prioritizes 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 a 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

Information Technology:

District technology initiatives are initiated by the IT division based on continual review of school staff and student needs, 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.

IT Division solutions and projects are prioritized on the effectiveness and impact to student education delivery. With a wealth of technology solutions and opportunities, the IT division focuses priority on providing the district students, staff, and administration with the most value to provide the greatest education for the students.

Estimating Costs for Facility and Site Needs

Along with identifying and prioritizing facility needs, the Planning & Construction team works to provide accurate cost estimates for these needs. These cost estimates are derived by calculating estimates for 1.) Component and/or system reinvestment (materials and labor only), 2.)Potential project management costs and 3.)Additional costs due to inflation. The method used for calculating these three separate costs is discussed below. Reinvestment costs which are displayed in the 'Estimated Construction Cost-2015' field are contract materials and labor costs only. In general, capital reinvestment work will always require some level of regulatory, professional services, and contracting costs.

Calculating Estimated Construction Costs

Estimated costs in the CIP are developed in a multitude of ways:

- RS Means Estimating Software – RS Means is the industry standard for estimating construction, remodeling, and repair. Costs from RS Means are contractor costs only.
- Similar types or projects – Estimates are based on similar projects the District has completed in the past (marked up according to an inflation factor as necessary).
- Outside resources - Architects, Engineers, and Consultants may be used to help to derive cost estimates.

Estimates vary over time due to many factors:

- Prices for commodities and material can vary within a few months.
- Inflation is a variable from year to year ranging currently between 4-6% (the district is using a 5% inflation factor per year for projected costs).
- Labor shortages drive contractor costs higher (Colorado is currently in a labor shortage).
- The time of year when the project is bid and project constructed (schools typically have a majority of work done over the summer break).
- Cost estimates are only that, estimates. Only when a project is bid out will the true cost be known for that particular project and time frame.

Calculating Estimated Project Management Costs

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

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

These fees can vary depending on regulatory requirements, the size, and the complexity of a project. Dependent on these factors, these costs can range from an additional 10-43% of the estimated construction cost. For example, these additional costs would be around 10% of construction costs if DCSD were to resurface a tennis court. In this instance a consultant would help to determine the product to use, create specifications for the work to be done, and help in bidding and project oversight. To replace a tennis court with post-tension concrete, additional costs would be on the higher end. The District would need to contract with a soils testing agency, a structural engineer, and an observation and testing agency to assure product installation compliance. Contractor fees would be higher due to the specialized nature of the work.

Calculating Estimated Inflation Costs

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

How to Assess Individual Project and Item Costs

Every site component and system need has an estimated construction cost, an estimated range for potential project management costs, and an estimated range for inflation. Cost estimates on the low end of the range assume a 10% mark-up for potential regulatory, professional services, and contracting costs. Cost estimates on the high end of the range assume a 43% mark-up. Inflation cost estimates on the low end of the range assume work will occur in 2017. Inflation estimates on the high end of the range assume work will occur in 2020.

Materials and labor | **10%-43% Mark-up** | **Inflation 2017-2020**

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade VAV boxes**	**$376,200**	**$37,600-$161,800**	**$18,810-$80,883**
Tier 1	Medium	Replace main switchgear	$38,500	$3,900-$1,6600	$1,925-$82,77
	Medium	Replace original panels and transformers	$38,500	$3,900-$16,600	$1,925-$8,277
	Low	Replace generator	$16,200	$1,600-$7,000	$810-$3,483

How to Assess Total Costs

Estimated construction costs, potential project management costs, and potential inflation costs have been summed by facility to give an estimated total project cost. This estimate is expressed in a range. The total project cost estimate on the low end of the range assumes a 10% mark-up for project management costs and that the work will occur by 2017. The estimate on the high end of the range assumes a 43% mark-up and that the work will occur in 2020.

Materials and labor cost for all facility needs

Potential project management costs for all facility needs

Estimated Total Construction Costs (in 2015 Dollars): $897,600

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

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

Potential inflation costs for all facility needs

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

Estimated total project cost range

Academy Charter

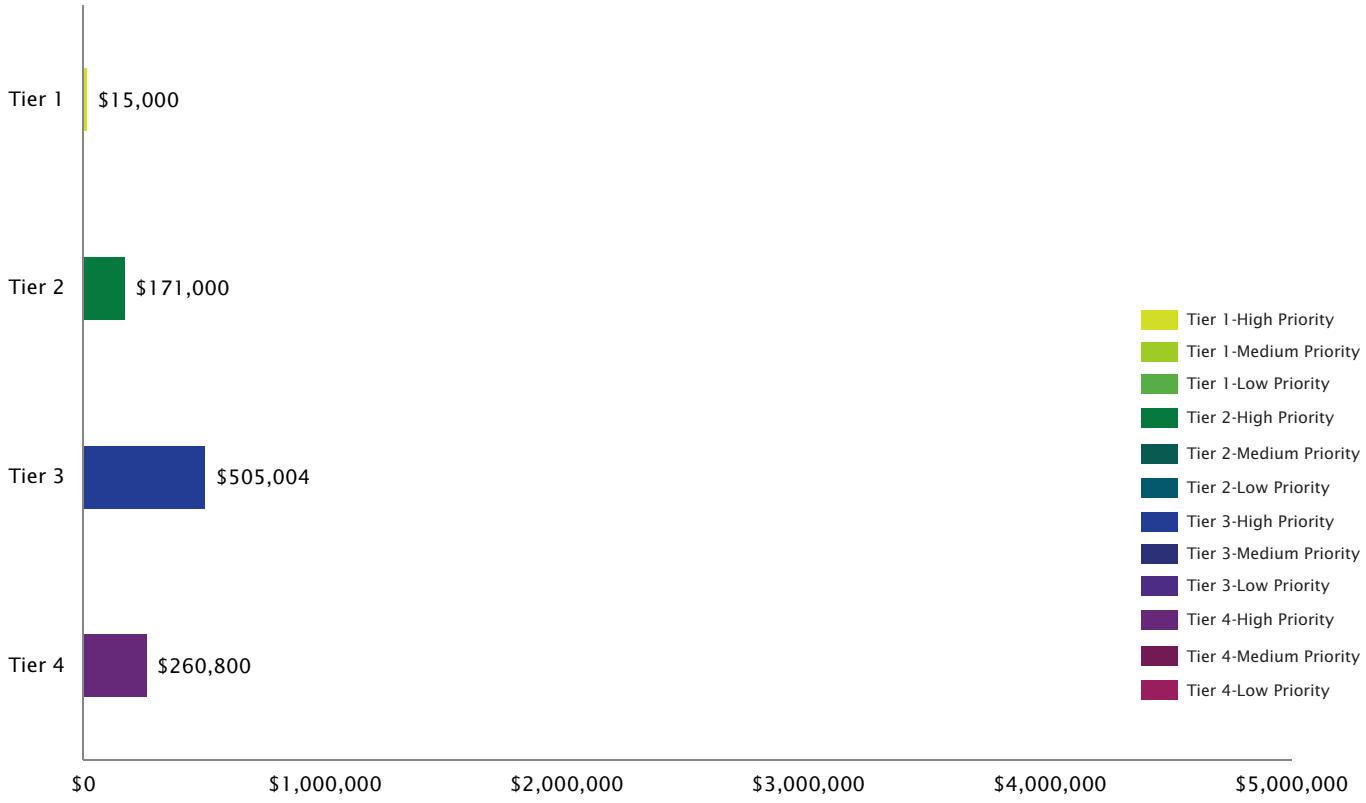
1551 Prairie Hawk Drive
Castle Rock, CO 80109
District Charter School, K-8

School built in 2001
Opened in 1996

Acreage:10
Original Square Feet: 52,000
Current Square Feet: 52,000

Academy Charter-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier



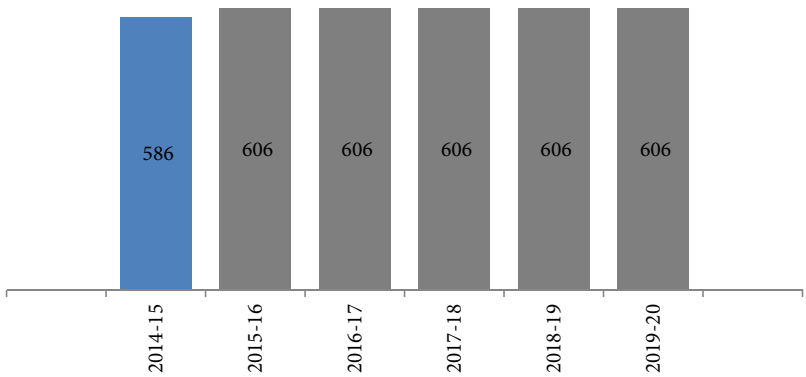
Estimated Total Construction Costs (in 2015 Dollars): $951,804

Estimated Total Project Costs: $1,094,575 -$1,565,718

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Academy Charter School

Site Component Tier	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Minor repairs on corners of roof parapet	$3,000	$300-$1,290	$150-$645
	Repair site heating distribution gas lines and mechanical system	$12,000	$1,200-$5,160	$600-$2,580
Tier 2	Additional roof top cooling units in computer labs	$35,000	$3,500-$15,050	$1750-$7,525
	Air conditioning in gym	$35,000	$3,500-$15,050	$1750-$7,525
	Replace toilet partitions in 10 restrooms	$35,000	$3,500-$15,050	$1750-$7,525
	Replace gutters and downspouts	$8,000	$800-$3,440	$400-$1,720
	Replace levers on interior doors	$20,000	$2,000-$8,600	$1,000-$4,300
	Playground asphalt repairs	$28,000	$2,800-$12,040	$1,400-$6,020
	Replace sink countertops, 3 boys, 4 girls	$10,000	$1,000-$4,300	$500-$2,150
Tier 3	Caulk all windows	$10,000	$1,000-$4,300	$500-$2,150
	Repair cracks above windows	$10,000	$1,000-$4,300	$500-$2,150
	Paint storefront window trim	$10,000	$1,000-$4,300	$500-$2,150
	Paint building interior	$70,000	$7,000-$30,100	$3,500-$15,050
	Complete fire loop road/parking	$250,000	$25,000-$107,500	$12,500-$53,750
	ADA ramps at new cross walk	$5,000	$500-$2,150	$250-$1,075
	Raise East Entry sidewalk	$3,000	$300-$1,290	$150-$645
	Replace damaged concrete	$15,000	$1,500-$6,450	$750-$3,225
	Seal concrete/asphalt at perimeter	$5,000	$500-$2,150	$250-$1,075
	Reskim retaining wall	$10,000	$1,000-$4,300	$500-$2,150
	Install access controlled security and detection system	$28,246	$2,824-$12,145	$1,412-$6,072
	Upgrade facility security camera system	$35,308	$3,530-$15,182	$1,765-$7,591
	Install intrusion alarm system	$13,451	$1,345-$5,783	$672-$2,891
	Repair cracking in floor slab & flooring	$40,000	$4,000-$17,200	$2,000-$8,600
Tier 4	Replace rock at preschool area	$800	$80-$344	$40-$172
	Repair concrete drain pans	$10,000	$1,000-$4,300	$500-$2,150
	Expand main parking lot	$250,000	$25,000-$107,500	$12,500-$53,750

Estimated Total Construction Costs (in 2015 Dollars): $951,804
Estimated Project Management Costs Range: $95,180 - $409,276
Estimated Inflation Range: $47,590 - $204,638

Estimated Total Project Costs: $1,094,575 - $1,565,718

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Acres Green Elementary

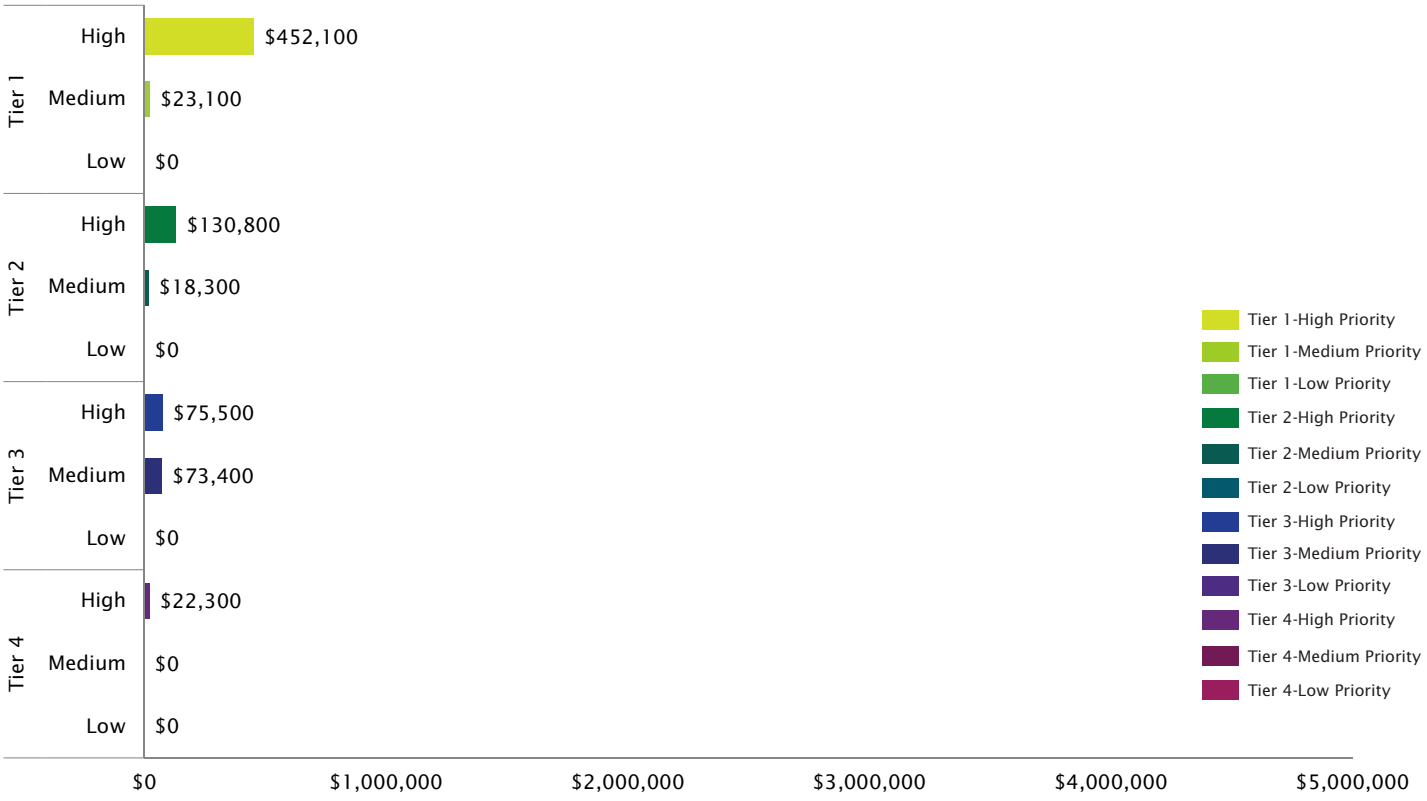
13524 Acres Green Drive
Littleton, CO 80124
Highlands Ranch High School Feeder Area, K-6

Elementary School #6
Funded by 1974 Bond
Opened in 1975

Acreage:12
Original Square Feet: 41,500
Current Square Feet:50,480

Acres Green Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

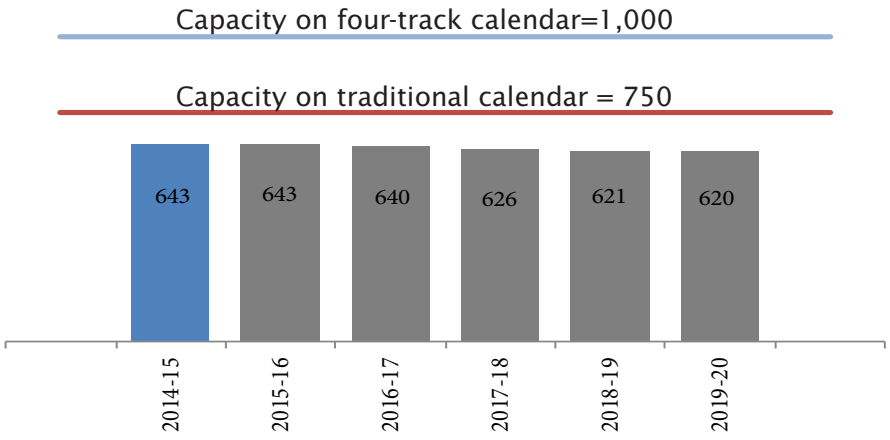


Estimated Total Construction Costs (in 2015 Dollars): $1,425,400

Estimated Total Project Costs: $1,639,270-$2,344,461

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Acres Green Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade HVAC controllers**	**$67,500**	**$6,800-$29,000**	**$3,375-$14,512**
Tier 1	Medium	Replace interior door hardware	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Replace roof top cooling units	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Install irrigation meter and booster pump	$60,700	$6,100-$26,100	$3,035-$13,050
	Low	Install emergency light and power system generator and associated emergency systems	$24,300	$2,400-$10,400	$1,215-$5,224
Tier 2	Medium	Recaulk exterior wall control joints	$3,600	$400-$1,600	$180-$774
	Medium	Recaulk exterior windows	$12,900	$1,300-$5,600	$645-$2,773
	Medium	Replace entry storefronts in original building	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Pave/surface bus loop	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Pave/surface parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Repair and replace asphalt parkways	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Paint exterior walls and metal roof	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace 2 restroom partitions	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace tile flooring in restrooms with MMA	$56,600	$5,700-$24,400	$2,830-$12,169
	Medium	Replace trough washing stations with sinks	$13,800	$1,400-$5,900	$690-$2,967
	Medium	Replace fixed casework in original building	$161,900	$16,200-$69,600	$8,095-$34,808
	Medium	Replace VCT kitchen flooring with MMA	$72,900	$7,300-$31,300	$3,645-$15,673
	Medium	Repair and replace portions of sidewalk	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace asphalt playground	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Repair and replace portions of parking lot curbs	$4,100	$400-$1,700	$205-$881
Tier 3	Medium	Refinish and paint interior doors	$36,400	$3,600-$15,700	$1,820-$7,826
	Medium	Sand and repaint interior door frames	$18,200	$1,800-$7,800	$910-$3,913
	Medium	Replace suspended ceiling (grid ceiling and tile)	$66,300	$6,600-$28,500	$3,315-$14,254
	Medium	Replace entry flooring	$12,800	$1,300-$5,500	$640-$2,752
	Medium	Renovate upper baseball fields	$32,400	$3,200-$13,900	$1,620-$6,966
	Medium	Renovate multi-use playing fields	$64,800	$6,500-$27,800	$3,240-$13,932
	Low	Fire sprinkle building	$323,800	$32,400-$139,300	$16,190-$69,617
	Low	Paint restrooms	$4,100	$400-$1,700	$205-$881
Tier 4	Medium	Renovate grass area around school	$8,100	$800-$3,500	$405-$1,741
	Medium	Recaulk foundation where meets concrete	$6,100	$600-$2,600	$305-$1,311
	Medium	Paint lighting poles	$1,600	$200-$700	$80-$344
	Low	Add landscaping at NW corner of site	$24,300	$2,400-$10,400	$1,215-$5,224

Estimated Total Construction Costs (in 2015 Dollars): $1,425,400
Estimated Project Management Costs Range: $142,600 - $612,600
Estimated Inflation Range: $71,270 - $306,461

Estimated Total Project Costs: $1,639,270 - $2,344,461

American Academy

Castle Pines Campus
6971 Mira Vista Lane
Castle Pines, CO 80108
District Charter School, K-8

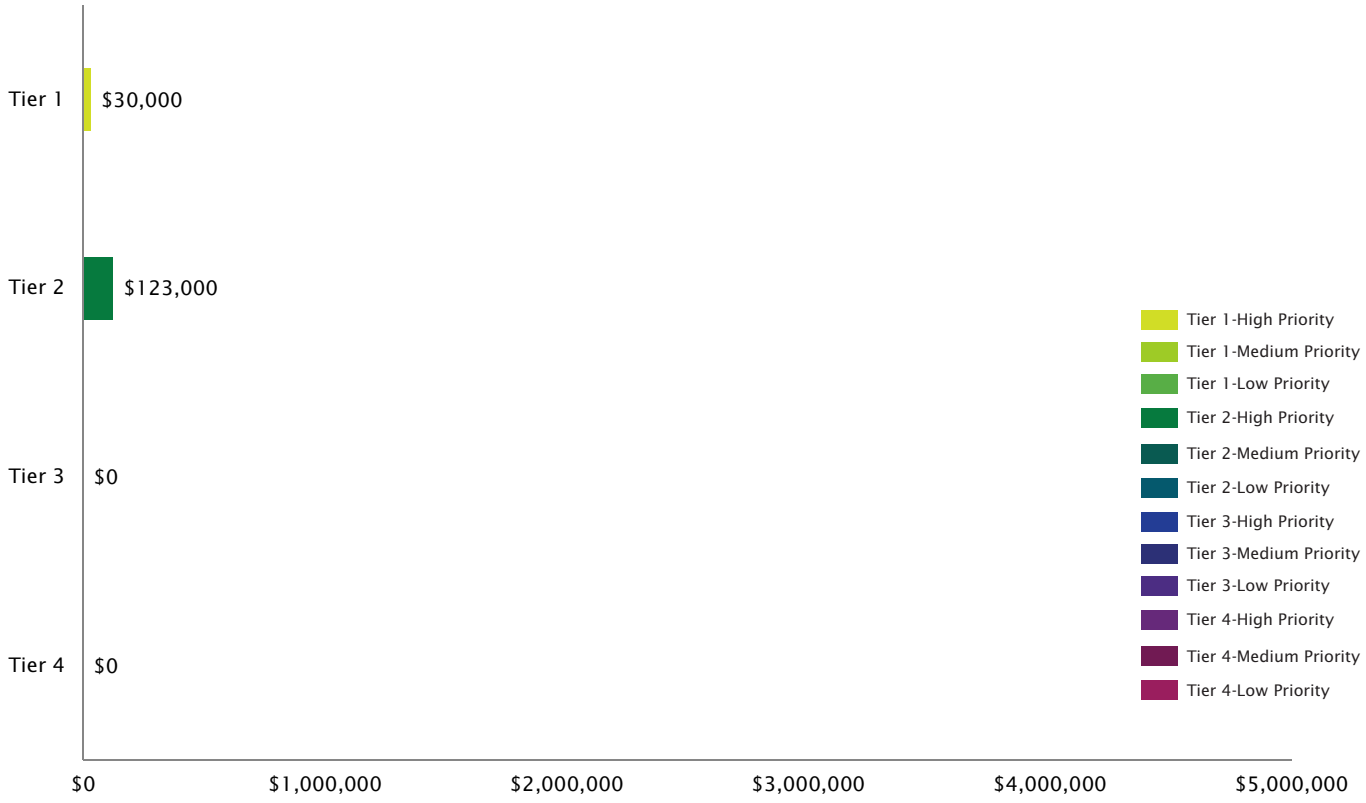
Parker Campus
11155 Motsenbocker Rd
Parker, CO 80134
District Charter School, K-8

Castle Pines school built/opened in 2009
Parker school built/opened in 2013

Acreage: 5.5 (Castle Pines), 9.1 (Parker)
Square Feet: 83,000 (Castle Pines), 93,000 (Parker)

American Academy-Identified Facility Projects

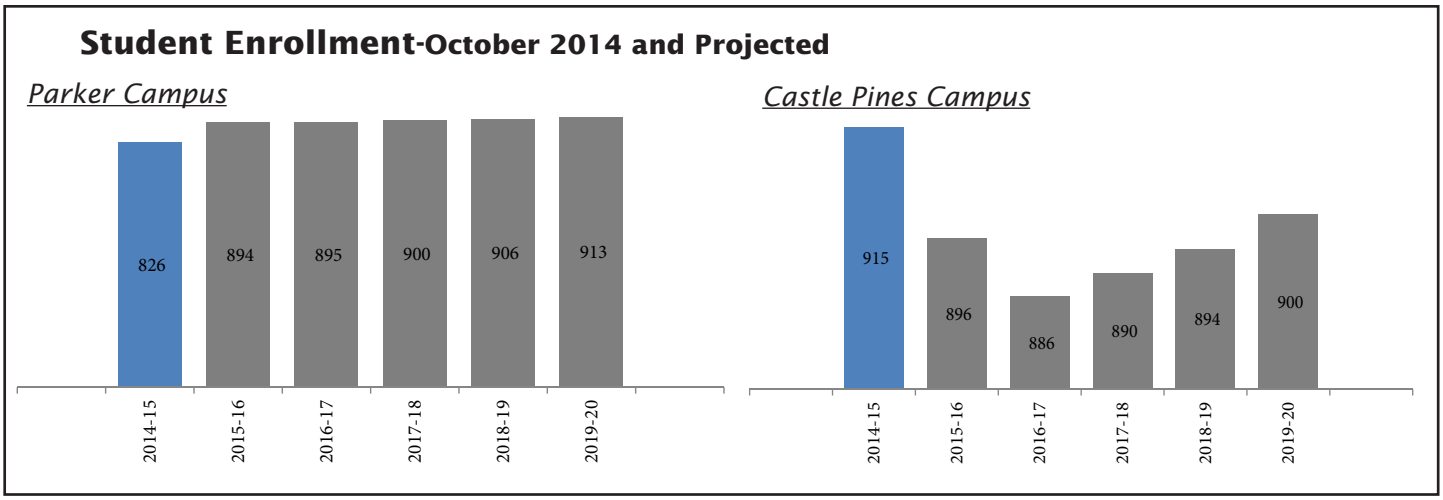
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2015 Dollars): $153,000

Estimated Total Project Costs: $175,950 -$251,685

Student Enrollment-October 2014 and Projected



Following is the list of identified facility projects at American Academy Charter School

Site Component Tier	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Install new parking in conjunction with new park	$30,000	$3,000-$12,900	$1,500-$6,450
Tier 4	Install 20x30 storage building	$20,000	$2,000-$8,600	$1,000-$4,300
	Add additional shrubs, trees, and plantings	$25,000	$2,500-$10,750	$1,250-$5,375
	Install fencing around perimeter and service areas. Per CDE audit	$60,000	$6,000-$25,800	$3,000-$12,900
	Connect sidewalks on backside of school	$18,000	$1,800-$7,740	$900-$3,870

Estimated Total Construction Costs (in 2015 Dollars): $153,000
Estimated Project Management Costs Range: $15,300- $65,790
Estimated Inflation Range: $7,650 - $32,895

Estimated Total Project Costs: $175,950 - $251,685

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Arrowwood Elementary

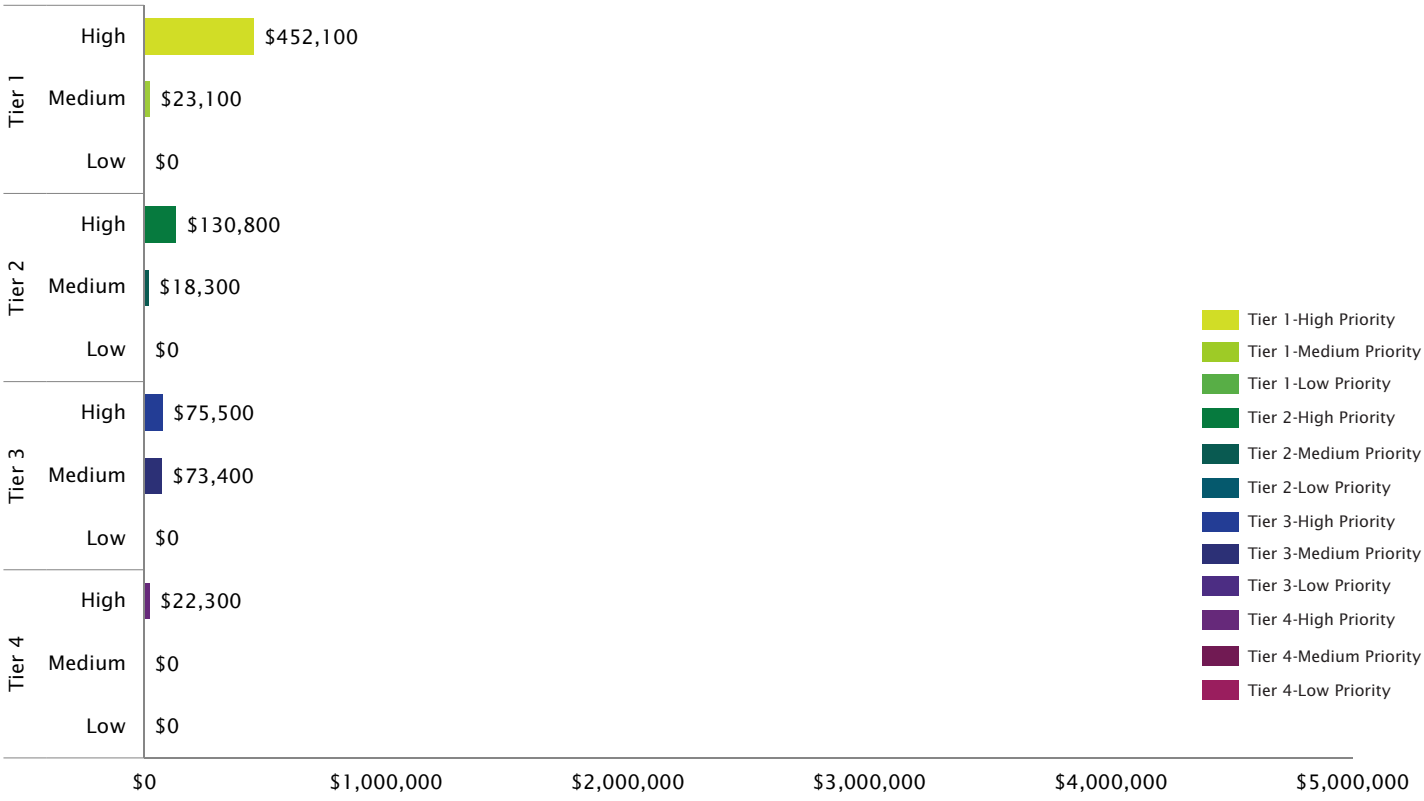
10345Arrowwood Drive
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, K-6

Elementary School #31
Funded by 1997 Bond
Opened in 2000

Acreage:10
Original Square Feet: 51,668
Current Square Feet: 51,668

Arrowwood Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

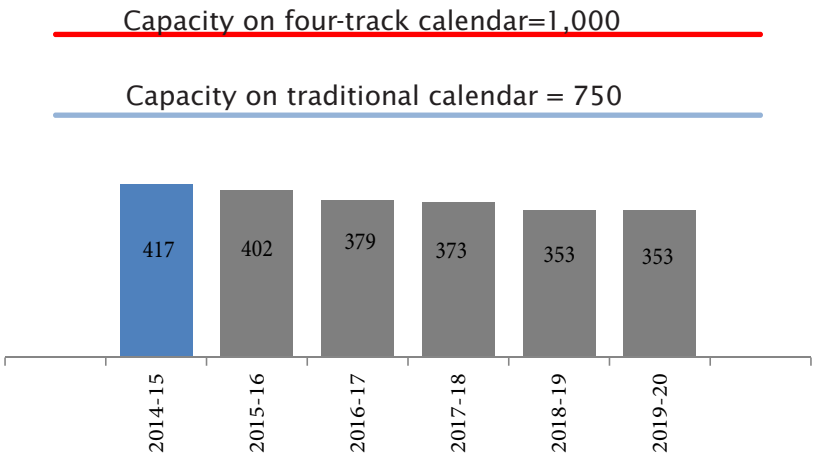


Estimated Total Construction Costs (in 2015 Dollars): $795,500

Estimated Total Project Costs: $914,875-$1,308,733

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Arrowwood Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace roof**	**$232,400**	**$23,200-$100,000**	**$11,620-$49,966**
	High	**Replace door hardware**	**$23,100**	**$2,300-$10,000**	**$1,155-$4,966**
	High	**Replace fire alarm system**	**$85,000**	**$8,500-$36,600**	**$4,250-$18,275**
	High	**Upgrade irrigation system**	**$111,600**	**$11,200-$48,000**	**$5,580-$23,994**
	Medium	Replace non-restricted key system with restricted	$23,100	$2,300-$10,000	$1,155-$4,966
Tier 2	High	Repair exterior wall	$13,600	$1,400-$5,800	$680-$2,924
	High	Re-caulk all exterior windows	$4,300	$400-$1,800	$215-$924
	High	Repair playground foundation	$17,000	$1,700-$7,300	$850-$3,655
	High	Replace toilet partitions	$25,500	$2,600-$11,000	$1,275-$5,482
	High	Repair exterior enclosure wall	$1,700	$200-$700	$85-$365
	High	Repair wall near restroom	$1,700	$200-$700	$85-$365
	High	Repair/replace sections of sidewalk	$67,000	$6,700-$28,800	$3,350-$14,405
	Medium	Replace sink countertops with single surface	$18,300	$1,800-$7,900	$915-$3,934
Tier 3	High	Repair cafeteria floor, movement issues	$8,500	$900-$3,700	$425-$1,827
	High	Renovate multi-use field	$67,000	$6,700-$28,800	$3,350-$14,405
	Medium	Replace dumpster enclosure, repair site fencing	$67,000	$6,700-$28,800	$3,350-$14,405
	Medium	Paint all restrooms	$4,300	$400-$1,800	$215-$924
	Medium	Repair vinyl covering in hallways	$2,100	$200-$900	$105-$451
Tier 4	High	Renovate/replace landscaping around site	$22,300	$2,200-$9,600	$1,115-$4,794

Estimated Total Construction Costs (in 2015 Dollars): $795,500
Estimated Project Management Costs Range: $79,600 - $342,200
Estimated Inflation Range: $39,775 - $171,033

Estimated Total Project Costs: $914,875 - $1,308,733

Aspen View Academy

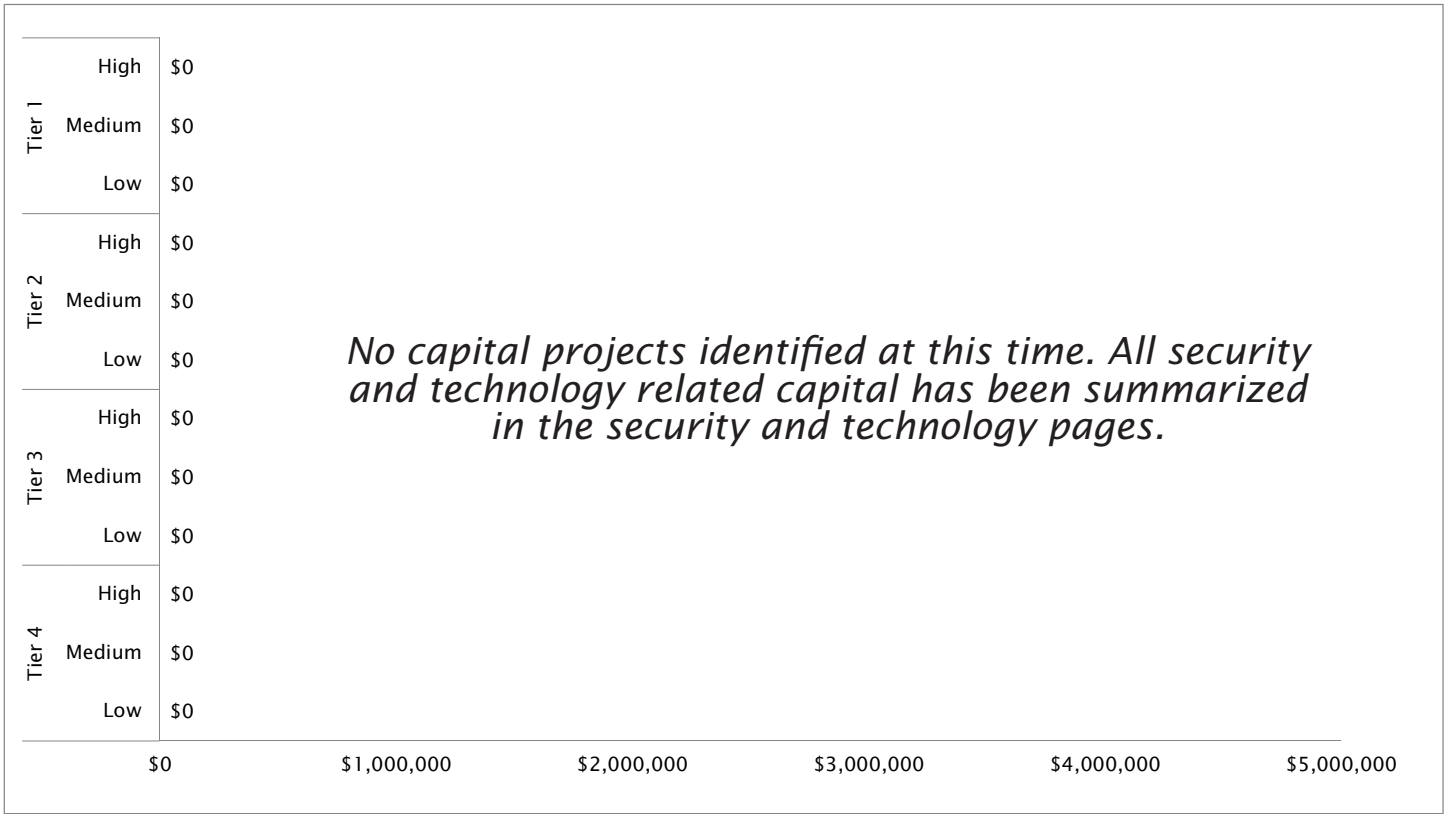
2131 Low Meadow Boulevard
Castle Rock, CO 80109
District Charter School, PK-6

School built in 2013
School opened in 2013

Acreage: 10
Original Square Feet: 78,376
Current Square Feet: 78,376

Aspen View Academy-Identified Facility Projects

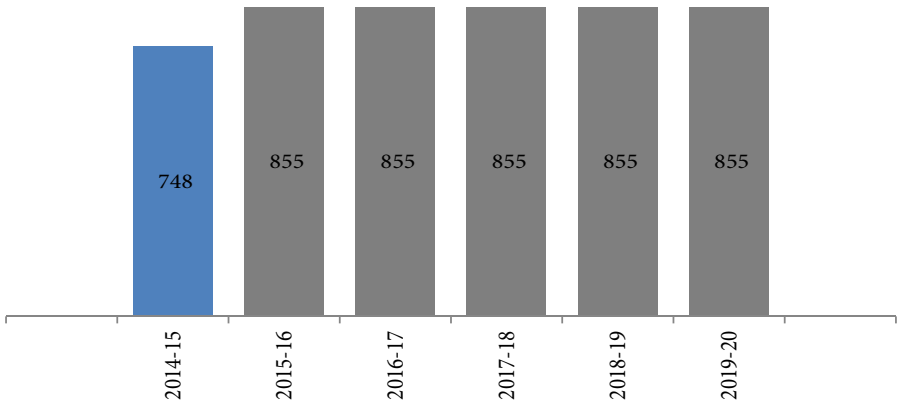
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier



Student Enrollment

October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

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Bear Canyon Elementary

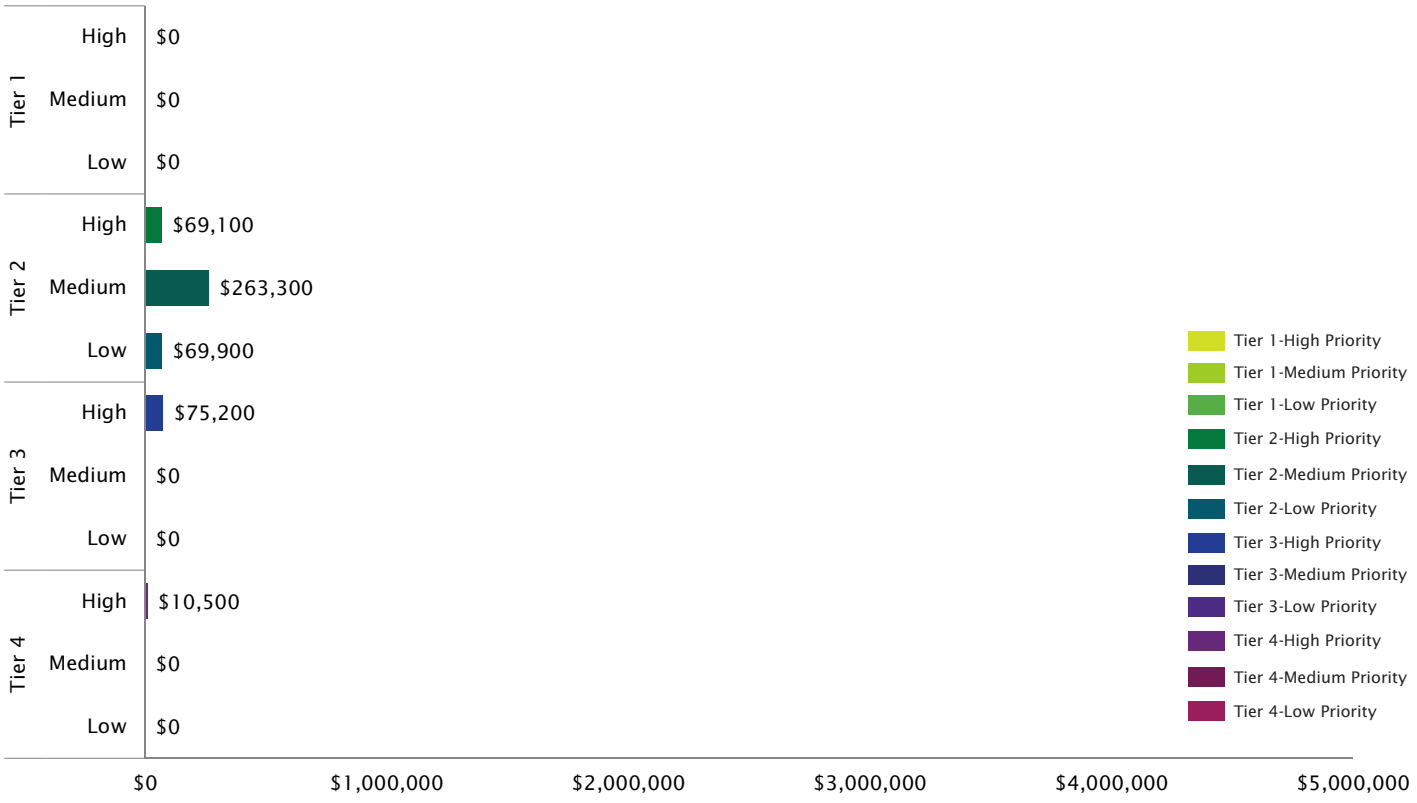
9660 Salford Lane
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Elementary School #18
Funded by 1989 Bond
Opened in 1990

Acreage:12
Original Square Feet: 50,237
Current Square Feet: 50,237

Bear Canyon Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

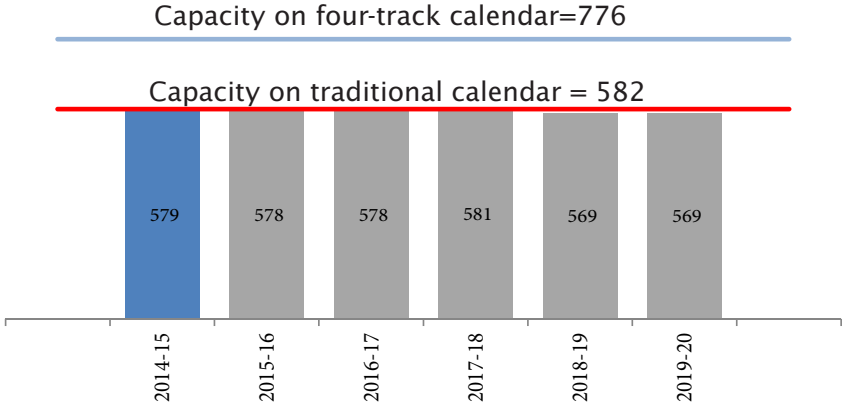


Estimated Total Construction Costs (in 2015 Dollars): $488,000

Estimated Total Project Costs: $561,300 - $802,720

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Bear Canyon Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	Replace exterior windows	$57,800	$5,800-$24,900	$2,890-$12,427
	High	Replace cafeteria floor	$11,300	$1,100-$4,800	$565-$2,429
Tier 2	Medium	Repair service drive (concrete cracking)	$4,700	$500-$2,000	$235-$1,010
	Medium	Replace toilet partitions in 3 pods	$25,700	$2,600-$11,100	$1,285-$5,525
	Medium	Replace original kitchen flooring with poured acrylic	$47,800	$4,800-$20,500	$2,390-$10,277
	Medium	Repair/replace areas of sidewalk	$8,800	$900-$3,800	$440-$1,892
	Medium	Repair operable partitions between classrooms and between gym/cafeteria	$14,000	$1,400-$6,000	$700-$3,010
	Medium	Replace flooring in staff restrooms	$1,400	$100-$600	$70-$301
	Medium	Replace fixtures in staff restrooms (toilets)	$2,100	$200-$900	$105-$451
	Medium	Replace fixtures in staff restrooms (sinks)	$1,400	$100-$600	$70-$301
	Medium	Replace all original fixed casework in classrooms and offices	$146,900	$14,700-$63,100	$7,345-$31,583
	Medium	Replace carpet in workrooms	$10,500	$1,100-$4,500	$525-$2,257
	Low	Replace damaged ceiling grid and tile	$69,900	$7,000-$30,100	$3,495-$15,028
Tier 3	High	Needs-Renovate multi-use field	$75,200	$7,500-$32,400	$3,760-$16,168
	High	Recaulk foundation where concrete meets	$5,800	$600-$2,500	$290-$1,247
Tier 4	High	Resod/reseed grass areas	$4,700	$500-$2,000	$235-$1,010

Estimated Total Construction Costs (in 2015 Dollars): $488,000
Estimated Project Management Costs Range: $48,900 - $209,800
Estimated Inflation Range: $24,400 - $104,940

Estimated Total Project Costs: $561,300 - $802,720

Benjamin Franklin Academy

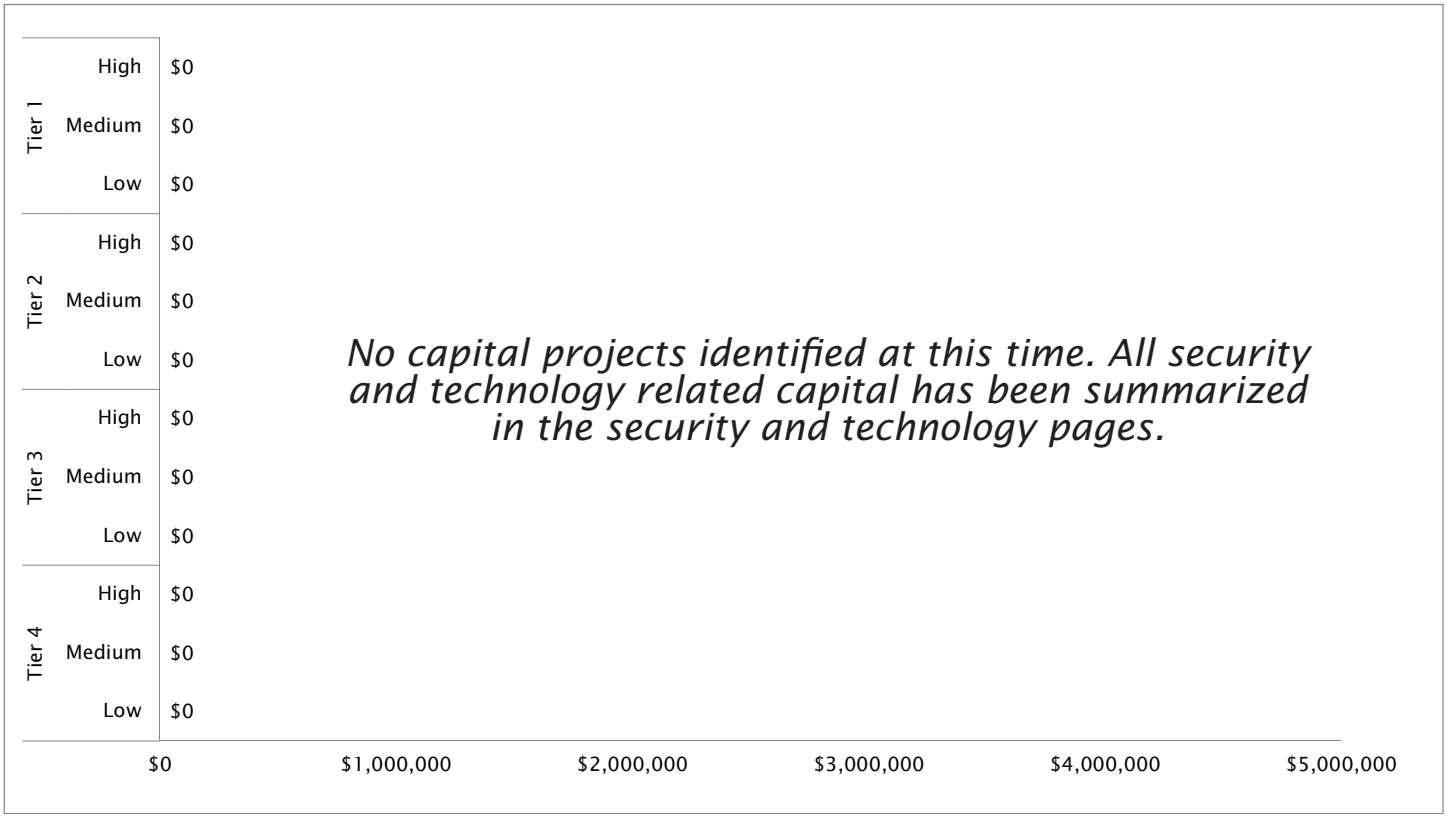
2270 Plaza Drive
Highlands Ranch, CO 80129
District Charter School, PK-6

School built in 2011
School opened in 2011

Acreage: 10.13
Original Square Feet: 48,901
Current Square Feet: 64,779

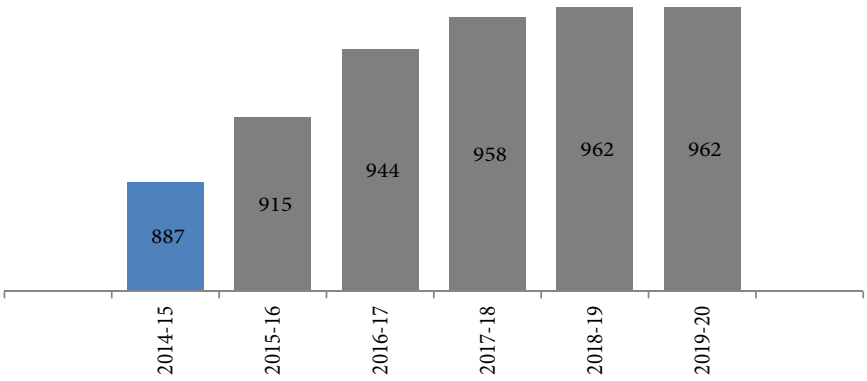
Benjamin Franklin Academy-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier



Student Enrollment October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

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Buffalo Ridge Elementary

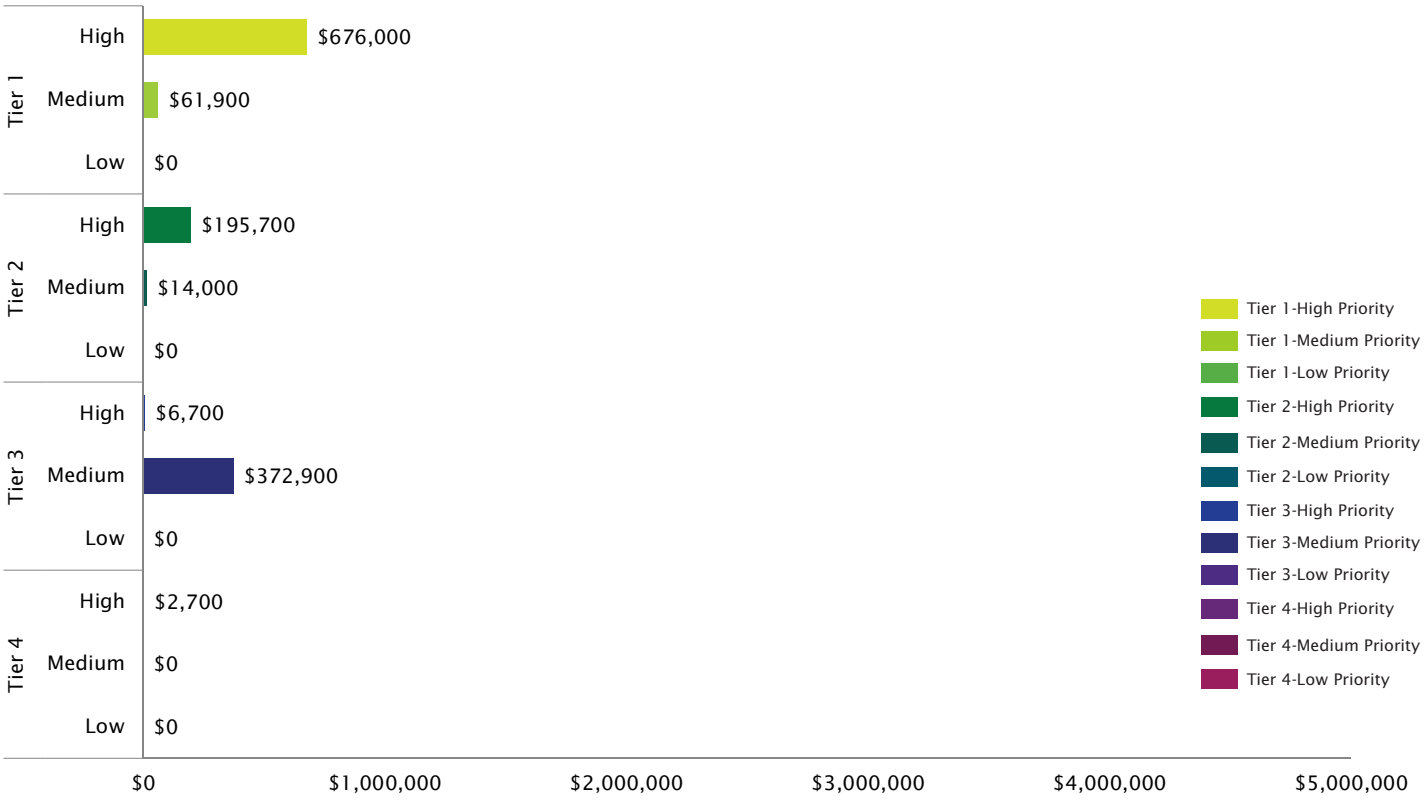
7075 N. Shoreham Drive
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Elementary School #25
Funded by 1993 Bond
Opened in 1997

Acreage:10
Original Square Feet: 51,020
Current Square Feet: 51,020

Buffalo Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



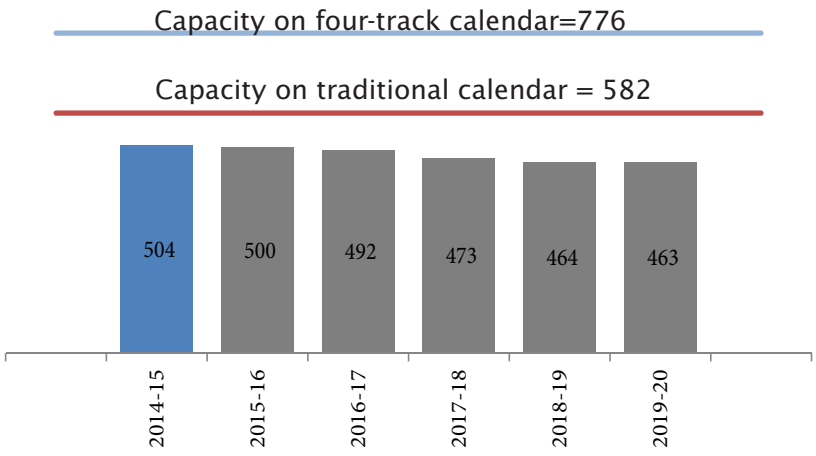
Estimated Total Construction Costs (in 2015 Dollars): $1,329,900

Estimated Total Project Costs: $1,528,295 - $2,184,829

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Buffalo Ridge Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace roof top untis**	**$230,800**	**$23,100-$99,200**	**$11,540-$49,622**
	High	**Upgrade hot water pumps, replace insulation**	**$14,800**	**$1,500-$6,400**	**$740-$3,182**
	High	**Replace water heater, storage tank, piping, and Insulation**	**$73,400**	**$7,300-$31,600**	**$3,670-$15,781**
	High	**Replace cold water piping and Insulation**	**$33,600**	**$3,400-$14,500**	**$1,680-$7,224**
	High	**Upgrade HVAC controllers**	**$271,600**	**$27,200-$116,800**	**$13,580-$58,394**
	High	**New irrigation system pump and controller**	**$51,800**	**$5,200-$22,300**	**$2,590-$11,137**
	Medium	Replace swamp cooling MUA unit/s with mechanical cooling	$35,000	$3,500-$15,000	$1,750-$7,525
	Medium	Upgrade boiler room piping pumps	$26,900	$2,700-$11,600	$1,345-$5,783
Tier 2	High	Recaulk exterior wall control joints.	$2,700	$300-$1200	$135-$580
	High	Seal exterior wall	$14,400	$1,400-$6,200	$720-$3,096
	High	Recaulk exterior windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Repair storefront windows (leaking)	$25,200	$2,500-$10,800	$1,260-$5,418
	High	Exterior paint	$6,700	$700-$2,900	$335-$1,440
	High	Repair retractable partitions and replace curtains	$13,400	$1,300-$5,800	$670-$2,881
	High	Replace water coolers with drinking fountains where applicable	$12,700	$1300-$5,400	$635-$2,730
	High	Replace kitchen floor with MMA poured floor	$52,600	$5,300-$22,600	$2,630-$11,309
	High	Replace markings and signage	$3,400	$300-$1,400	$170-$731
	High	Replace portions of sidewalk	$20,200	$2,000-$8,700	$1,010-$4,343
	High	Resurface playpad	$33,600	$3,400-$14,500	$1,680-$7,224
	Medium	Replace carpet in gym	$14,000	$0-$3,000	$700-$3,010
	High	Replace HVAC insulation	$6,700	$700-$2,900	$335-$1,440
Tier 3	Medium	Fire sprinkle building	$339,600	$34,000-$146,000	$16,980-$73,014
	Medium	Install playground retaining wall	$26,600	$2,700-$11,500	$1,330-$5,719
	Medium	Install grease interceptors	$6,700	$700-$2,900	$335-$1,440
Tier 4	High	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $1,329,900
Estimated Project Management Costs Range: $131,900 - $569,000
Estimated Inflation Range: $66,495 - $285,929

Estimated Total Project Costs: $1,528,295 - $2,184,829

Castle Rock Elementary

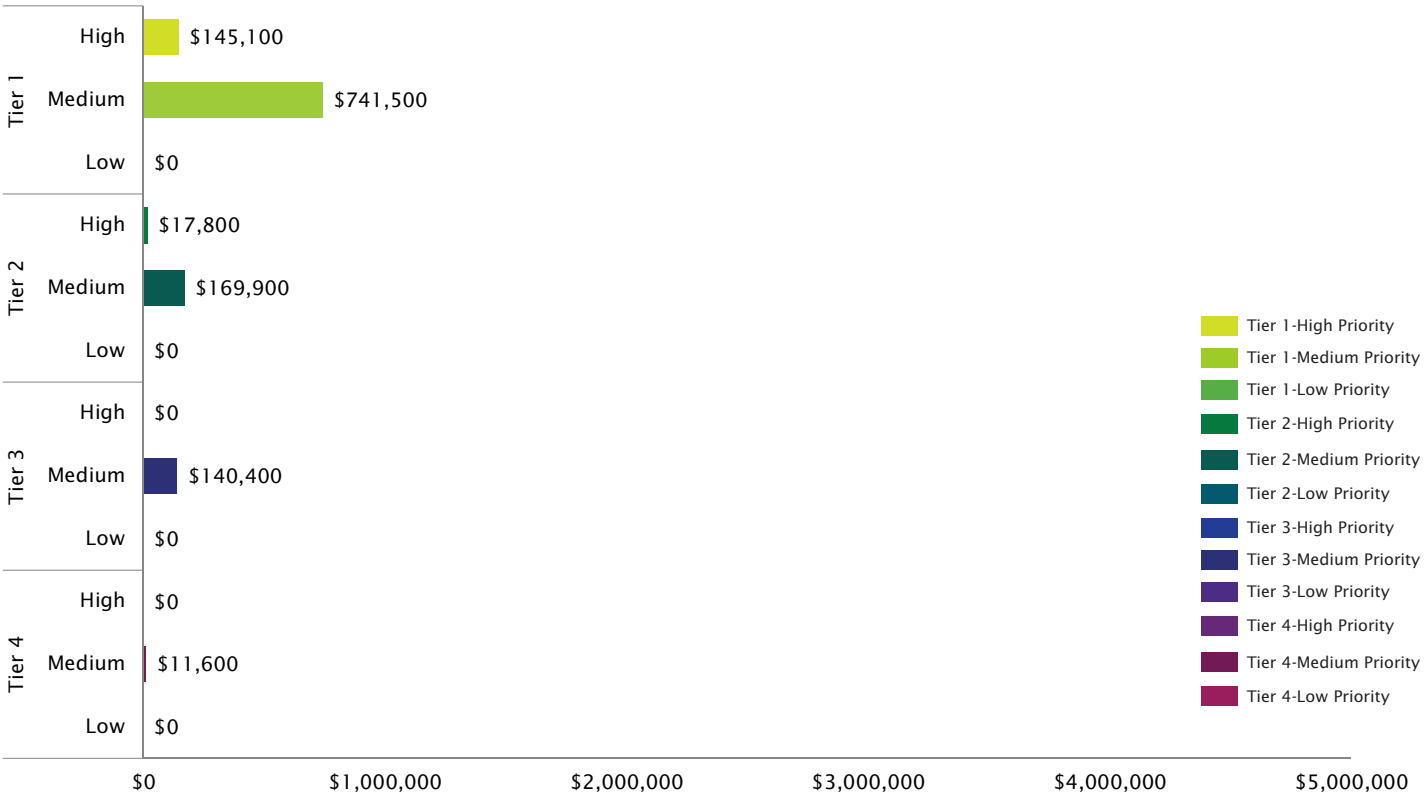
1103 Canyon Drive
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Elementary School #13
Funded by 1984 Bond
Opened in 1984

Acreage:15.4
Original Square Feet: 49,942
Current Square Feet: 52,907

Castle Rock Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

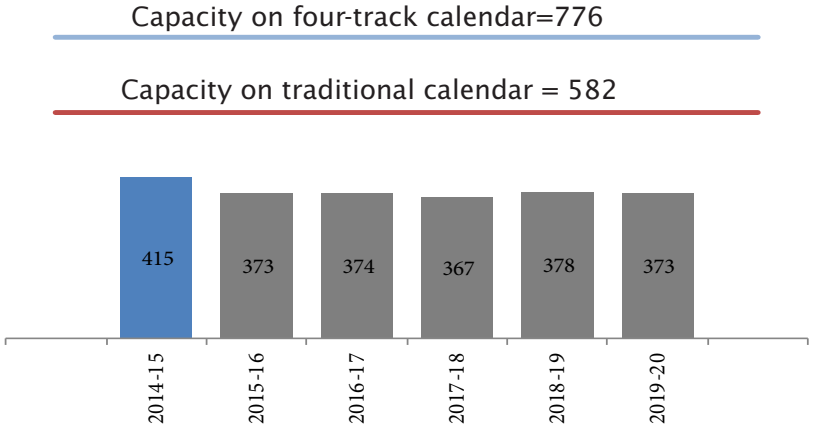


Estimated Total Construction Costs (in 2015 Dollars): $1,226,300

Estimated Total Project Costs: $1,410,215 - $2,017,555

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Castle Rock Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade fire alarm system**	**$77,100**	**$7,700-$33,200**	**$3,855-$16,576**
	High	**Replace main switchgear and associated electrical distribution**	**$60,700**	**$6,100-$26,100**	**$3,035-$13,050**
	High	**Replace pea gravel with fibar at preschool play area**	**$7,300**	**$700-$3,200**	**$365-$1,569**
Tier 1	Medium	Upgrade HVAC control system	$154,200	$15,400-$66,300	$7,710-$33,153
	Medium	Upgrade HVAC control system	$161,500	$16,200-$69,500	$8,075-$34,722
	Medium	Replace original panels and transformers	$367,100	$36,700-$157,900	$18,355-$78,926
	Medium	Replace HVAC exhaust fans	$18,300	$1,800-$7,900	$915-$3,934
	Medium	Replace kitchen exhaust/ventilation system (MAU)	$29,400	$2,900-$12,600	$1,470-$6,321
	Medium	Replace cabinet heaters at entrys	$11,000	$1,100-$4,700	$550-$2,365
	High	Recaulk exterior wall control joints	$2,700	$300-$1,200	$135-$580
	High	Recaulk windows	$3,800	$400-$1,700	$190-$817
	High	Replace VCT cafeteria flooring	$20,100	$2,000-$8,600	$1,005-$4,321
Tier 2	Medium	Paint exterior	$7,300	$700-$3,200	$365-$1,569
	Medium	Repair partitions between classrooms and gym/cafeteria partition	$14,700	$1,500-$6,300	$735-$3,160
	Medium	Replace sink countertops in all restrooms with single surface	$18,300	$1,800-$7,900	$915-$3,934
	Medium	Replace stair tread	$3,700	$400-$1,600	$185-$795
	Medium	Replace restroom flooring	$25,700	$2,600-$11,100	$1,285-$5,525
	Medium	Replace with sink countertops, single surface	$11,000	$1,100-$4,700	$550-$2,365
	Medium	Replace metal drinking fountains	$3,300	$300-$1,400	$165-$709
	Medium	Replace carpet in conference rm and 2 rms on upper level	$7,300	$700-$3,200	$365-$1,569
	Medium	Parking lot asphalt cracks need filled	$55,100	$5,500-$23,700	$2,755-$11,846
	Medium	Repair areas of sidewalk and loading dock	$14,700	$1,500-$6,300	$735-$3,160
Tier 3	Medium	Renovate multi-use field	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Replace ceiling grid and tile	$73,400	$7,300-$31,600	$3,670-$15,781
	Medium	Replace wooden basketball backboards in gym, 6 total	$2,200	$200-$900	$110-$473
Tier 4	Medium	Recaulk foundation where concrete meets	$11,600	$1,200-$5,000	$580-$2,494

Estimated Total Construction Costs (in 2015 Dollars): $1,226,300
Estimated Project Management Costs Range: $122,600 - $527,600
Estimated Inflation Range: $61,315- $263,655

Estimated Total Project Costs: $1,410,215 - $2,017,555

Castle Rock Middle

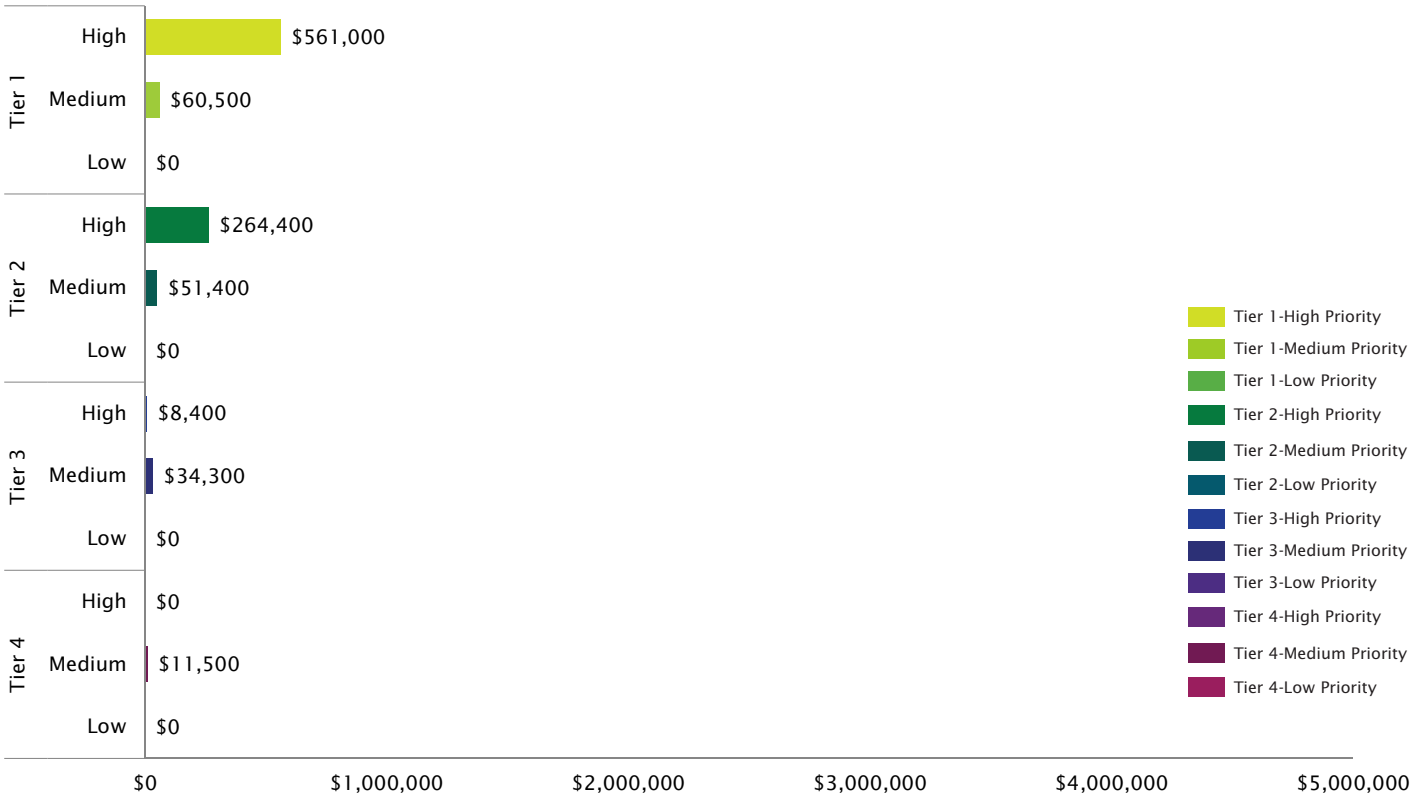
2575 Meadows Boulevard
Castle Rock, CO 80126
Castle View High School Feeder Area, K-6

Middle School #1
Funded by 1993 Bond
Opened in 1996

Acreage:22
Original Square Feet: 128,680
Current Square Feet: 128,680

Castle Rock Middle School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

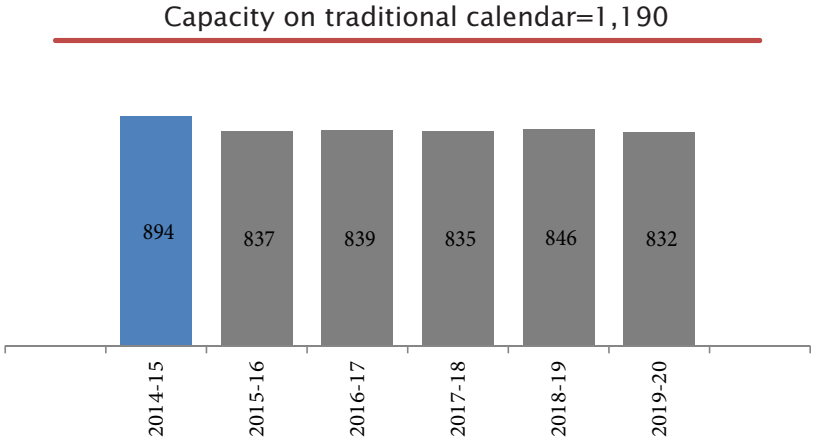


Estimated Total Construction Costs (in 2015 Dollars): $991,500

Estimated Total Project Costs: $1,140,275 - $1,631,273

Student Enrollment
October 2014 and Projected





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

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace Chiller**	**$104,900**	**$10,500-$45,100**	**$5,245-$22,553**
	High	**Replace current non-restricted key system with restricted**	**$242,900**	**$24,300-$104,400**	**$12,145-$52,223**
	High	**HVAC system upgrade**	**$141,100**	**$14,100-$60,700**	**$7,055-$30,336**
	High	**Water treatment systems upgrade**	**$13,400**	**$1,300-$5,800**	**$670-$2,881**
	High	**Replace bleachers in gym**	**$58,700**	**$5,900-$25,300**	**$2,935-$12,620**
	Medium	Upgrade site lighting controls	$13,400	$1,300-$5,800	$670-$2,881
	Medium	HVAC commissioning	$47,100	$4,700-$20,200	$2,355-$10,126
Tier 2	High	Recaulk exterior wall control joints.	$3,800	$400-$1,700	$190-$817
	High	Recaulk windows	$19,300	$1,900-$8,300	$965-$4,149
	High	Replace toilet partitions	$21,500	$2,200-$9,300	$1,075-$,4622
	High	Replace sink countertops	$27,000	$2,700-$11,600	$1,350-$5,805
	High	Replace carpet in front of kitchen	$100,900	$10,100-$43,400	$5,045-$21,693
	High	Replace coolers with water fountains where applicable	$6,100	$600-$2,600	$305-$1,311
	High	Upgrade strand controller (theatre and stage equipment)	$8,700	$900-$3,800	$435-$1,870
	High	Replace VCT flooring in classroom areas	$58,700	$5,900-$25,300	$2,935-$12,620
	High	Computer counter tops need to be raised in the library	$3,400	$300-$1,400	$170-$731
	High	Sidewalk needs repaired in areas	$15,000	$1,500-$6,500	$750-$3,225
	Medium	Replace kitchen flooring	$51,400	$5,100-$22,100	$2,570-$11,051
	High	Reseal concrete stairs	$4,700	$500-$2,000	$235-$1,010
	High	Install blinds on east facing windows	$3,700	$400-$1,600	$185-$795
Tier 3	Medium	Fix drainage problem on east side of school	$9,400	$900-$4,100	$470-$2,021
	Medium	Replace kitchen tiles with food grade	$2,900	$300-$1,200	$145-$623
	Medium	Install blinds on all lower kevel classrooms	$11,000	$1,100-$4,700	$550-$2,365
	Medium	Replace chalk boards with white boards	$3,700	$400-$1,600	$185-$795
	Medium	Replace goal posts on athletic field	$7,300	$700-$3,200	$365-$1,569
Tier 4	Medium	Recaulk foundation where concrete meets	$7,700	$800-$3,300	$385-$1,655
	Medium	Replace some trees	$3,800	$400-$1,600	$190-$817

Estimated Total Construction Costs (in 2015 Dollars): $991,500

Estimated Project Management Costs Range: $99,200 - $426,600

Estimated Inflation Range: $49,575 - $213,173

Estimated Total Project Costs: $1,140,275 - $1,631,273

Castle View High

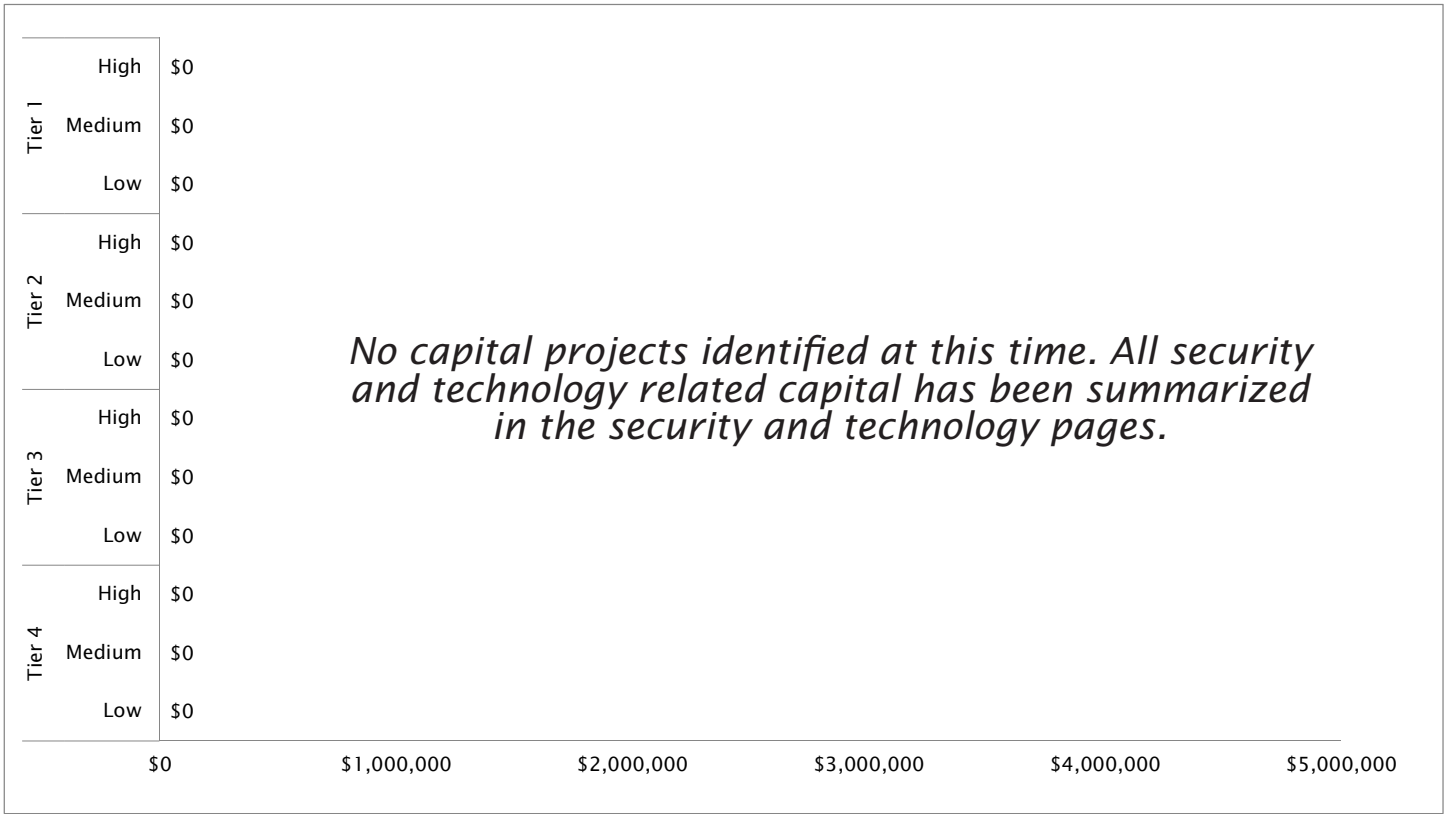
5254 North Meadows Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, 9-12

High School #8
Funded by 2003 Bond
Opened in 2006

Acreage: 35.4
Original Square Feet: 218,106
Current Square Feet: 218,106

Castle View High School-Identified Facility Projects

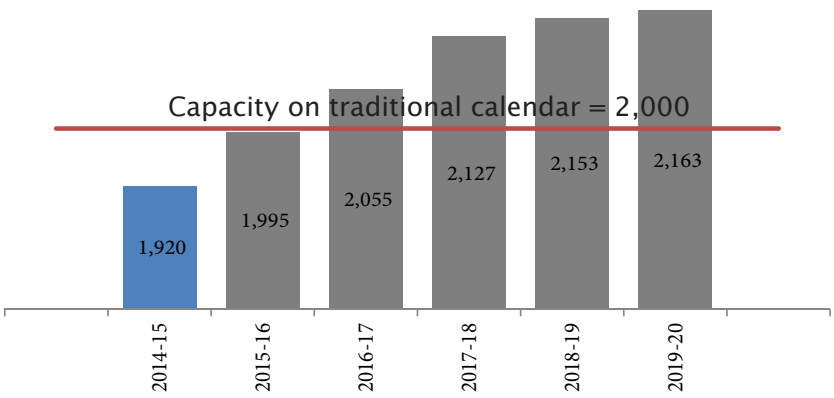
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Student Enrollment

October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Challenge to Excellence

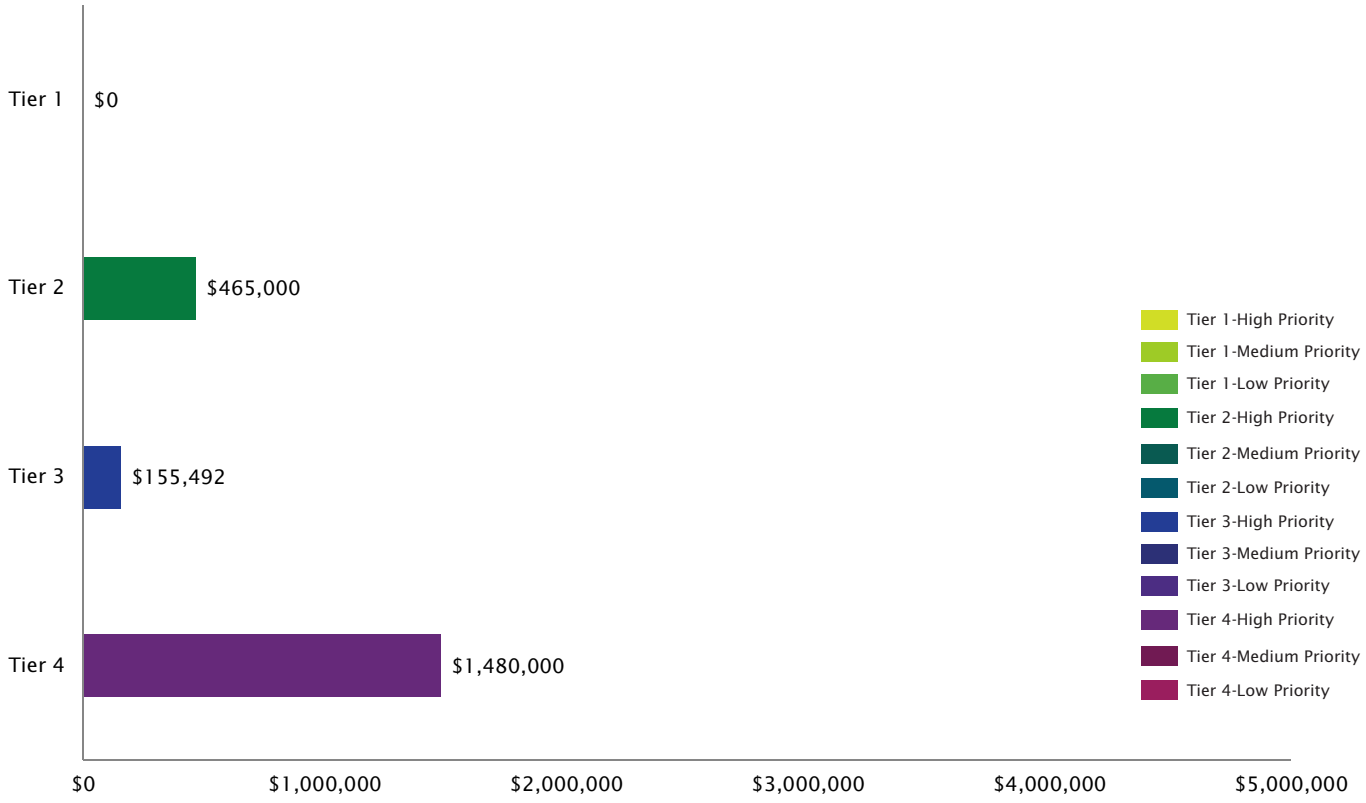
16995 East Carlson Drive
Parker, CO 80134
District Charter School, K-8

School built in 2004
Opened in 2002

Acreage: 7.5
Original Square Feet: 40,000
Current Square Feet: 40,000

Challenge to Excellence Charter-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier

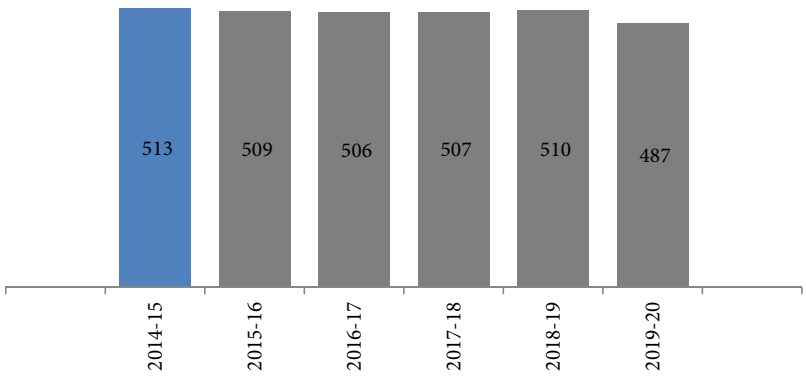


Estimated Total Construction Costs (in 2015 Dollars): $2,100,492

Estimated Total Project Costs: $2,415,566 -$3,455,310

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Challenge to Excellence Charter School

Site Component Tier	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	Upgrade irrigation system	$80,000	$8,000-$34,400	$4,000-$17,200
	Mill, overlay, patch parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
	Replace sections of sidewalk	$25,000	$2,500-$10,750	$1,250-$5,375
	Maintenance/additions needed on synthetic field	$150,000	$15,000-$64,500	$7,500-$32,250
	Resurface playground	$60,000	$6,000-$25,800	$3,000-$12,900
Tier 3	Replace areas of curb cracking	$10,000	$1,000-$4,300	$500-$2,150
	Seal and caulk exterior wall	$20,000	$2,000-$8,600	$1,000-$4,300
	Caulk windows	$6,000	$600-$2,580	$300-$1,290
	Provide fencing for dumpsters & transformers	$5,000	$500-$2,150	$250-$1,075
	Parking lot signage and marking	$8,000	$800-$3,440	$400-$1,720
	Steel doors and frames need painted	$15,000	$1,500-$6,450	$750-$3,225
	Hallways need patched and painted	$35,000	$3,500-$15,050	$1,750-$7,525
	Install facility security camera system	$33,626	$3,362-$14,459	$1,681-$7,229
	Install access controlled security and detection system	$9,415	$941-$4,048	$470-$2,024
	Install intrusion alarm system	$13,451	$1,345-$5,783	$672-$2,891
Tier 4	Building expansion	$1,200,000	$120,000-$51,6000	$60,000-$258,000
	New modular classroom, wet	$200,000	$20,000-$86,000	$10,000-$43,000
	Entire site needs landscape work	$75,000	$7,500-$32,250	$3,750-$16,125
	Replace/add trees and shrubs	$5,000	$500-$2,150	$250-$1,075

Estimated Total Construction Costs (in 2015 Dollars): $2,100,492
Estimated Project Management Costs Range: $210,049 - $903,212
Estimated Inflation Range: $105,025 - $451,606

Estimated Total Project Costs: $2,415,566 - $3,455,310

**Note* DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While reasonable efforts have been made to provide data on Charter needs, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.*

Chapparal High

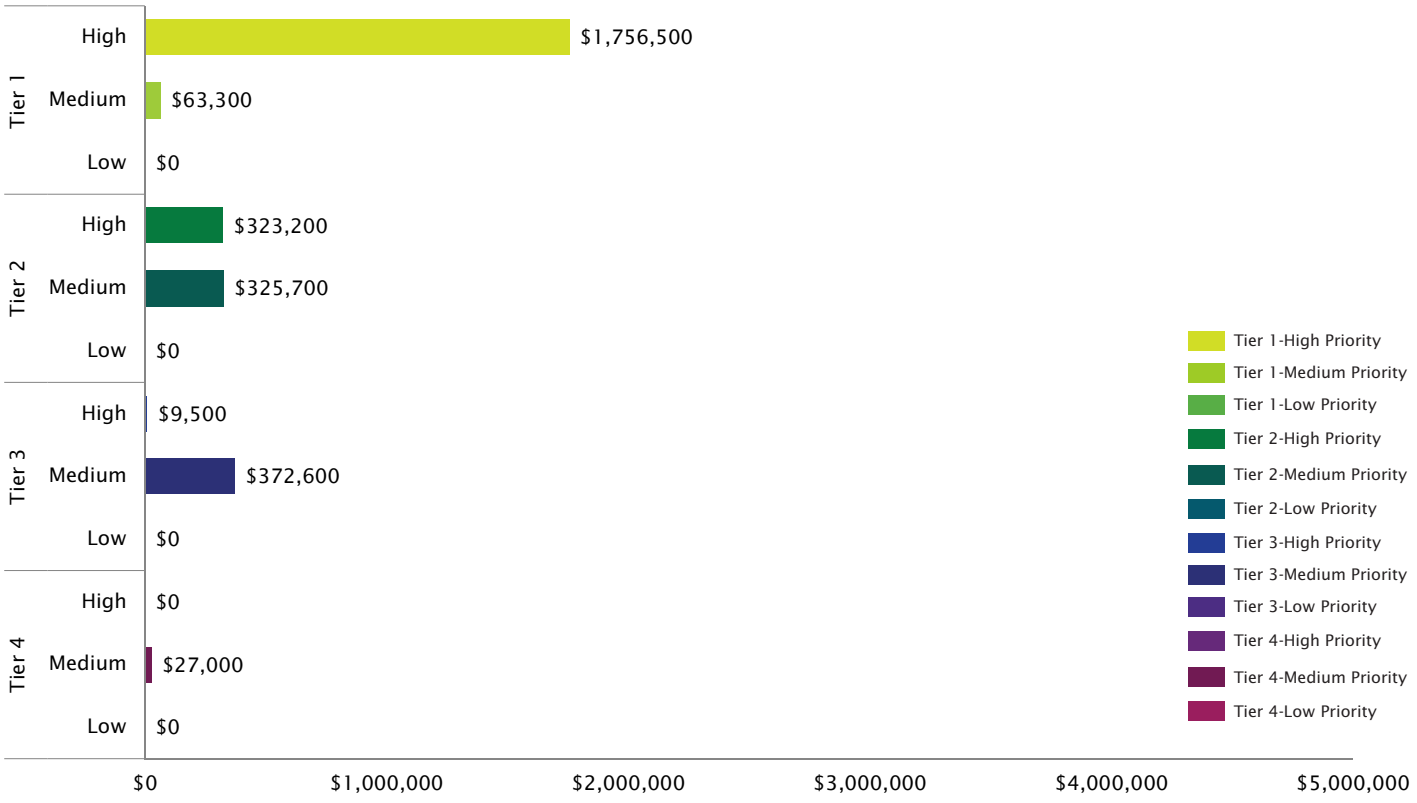
15665 Brookstone Drive
Parker, CO 80134
Chaparral High School Feeder Area, 9-12

High School #5
Funded by 1993 Bond
Opened in 1997

Acreage: 50
Original square feet: 206,000
Current square feet: 240,367

Chaparral High School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

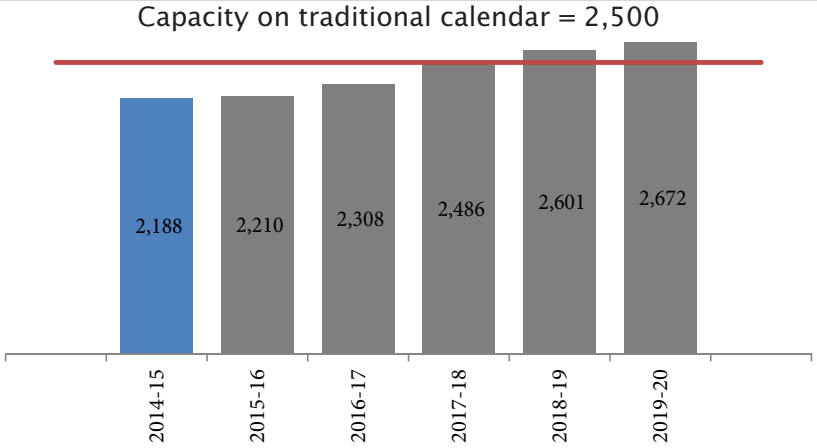


Estimated Total Construction Costs (in 2015 Dollars): $2,877,800

Estimated Total Project Costs: $3,309,490 - $4,733,527

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Chapparal High School

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace roof top units**	**$384,600**	**$38,500-$165,400**	**$19,230-$82,689**
	High	**Upgrade total control system (HVAC)**	**$620,600**	**$62,100-$266,900**	**$31,030-$133,429**
	High	**Install new roof on F-pod**	**$385,500**	**$38,600-$165,700**	**$19,275-$82,882**
	High	**Update air handlers (HVAC)**	**$168,100**	**$16,800-$72,300**	**$8,405-$36,141**
	High	**Replace all fan powered boxes to VAV**	**$168,100**	**$16,800-$72,300**	**$8,405-$36,141**
	High	**Upgrade glycol distribution system (HVAC)**	**$13,400**	**$1,300-$5,800**	**$670-$2,881**
	High	**Upgrade water treatment system (HVAC)**	**$16,200**	**$1,600-$6,900**	**$810-$3,483**
	Medium	Upgrade site lighting controls	$16,200	$1,600-$6,900	$810-$3,483
	Medium	HVAC commissioning	$47,100	$4,700-$20,200	$2,355-$10,126
Tier 2	High	Recaulk exterior wall control joints	$46,200	$4,600-$19,900	$2,310-$9,933
	High	Fix window leakage	$121,400	$12,100-$52,200	$6,070-$26,101
	High	Recaulk windows	$57,800	$5,800-$24,900	$2,890-$12,427
	High	Replace coolers with water fountains	$10,800	$1,100-$4,600	$540-$2,322
	High	Replace ~ 100 seats in auditorium	$30,300	$3,000-$13,000	$1,515-$6,514
	High	Replace (4) four rollup doors at kitchen	$12,100	$1,200-$5,200	$605-$2,601
	High	Replace hinges on storefront doors	$7,600	$800-$3,200	$380-$1,634
	High	Kitchen entry doors need replaced	$4,100	$400-$1,700	$205-$881
	High	Showers need replaced	$14,100	$1,400-$6,100	$705-$3,031
	High	Parking lot signage needs replaced	$2,800	$300-$1,200	$140-$602
	High	Repair asphalt sidewalks to athletic fields	$4,700	$500-$2,000	$235-$1,010
	High	Replace 4 irrigation controllers	$11,300	$1,100-$4,800	$565-$2,429
	Medium	Replace bathroom partitions (wings, main area)	$38,500	$3,900-$16,600	$1,925-$8,277
	Medium	Replace sink counter tops in all restrooms	$34,700	$3,500-$14,900	$1,735-$7,460
	Medium	Replace flooring in main and lower level cafeteria restrooms	$15,400	$1,500-$6,600	$770-$3,311
	Medium	Replace carpeting	$231,300	$23,100-$99,400	$11,565-$49,729
	Medium	Flooring repairs (stairway and hall)	$5,800	$600-$2,500	$290-$1,247
	High	Replair flooring by 500L entrance	$6,700	$700-$2,900	$335-$1,440
	High	Repair flooring in closet	$2,800	$300-$1,200	$140-$602
Tier 3	Medium	Fence needs replaced	$28,300	$2,800-$12,100	$1,415-$6,084
	Medium	Replace kitchen tile with food grade	$5,200	$500-$2,200	$260-$1,118
	Medium	Vinyl wall finish- repair or replacement	$84,100	$8,400-$36,100	$4,205-$18,081
	Medium	Fire sprinkle in the case of renovation	$255,000	$25,500-$109,700	$12,750-$54,825
Tier 4	Medium	Recaulk foundation where concrete meets	$27,000	$2,700-$11,600	$1,350-$5,805

Estimated Total Construction Costs (in 2015 Dollars): $2,877,800

Estimated Project Management Costs Range: $287,800 - $1,237,000

Estimated Inflation Range: $143,890 - $618,727

Estimated Total Project Costs: $3,309,490 - $4,733,527

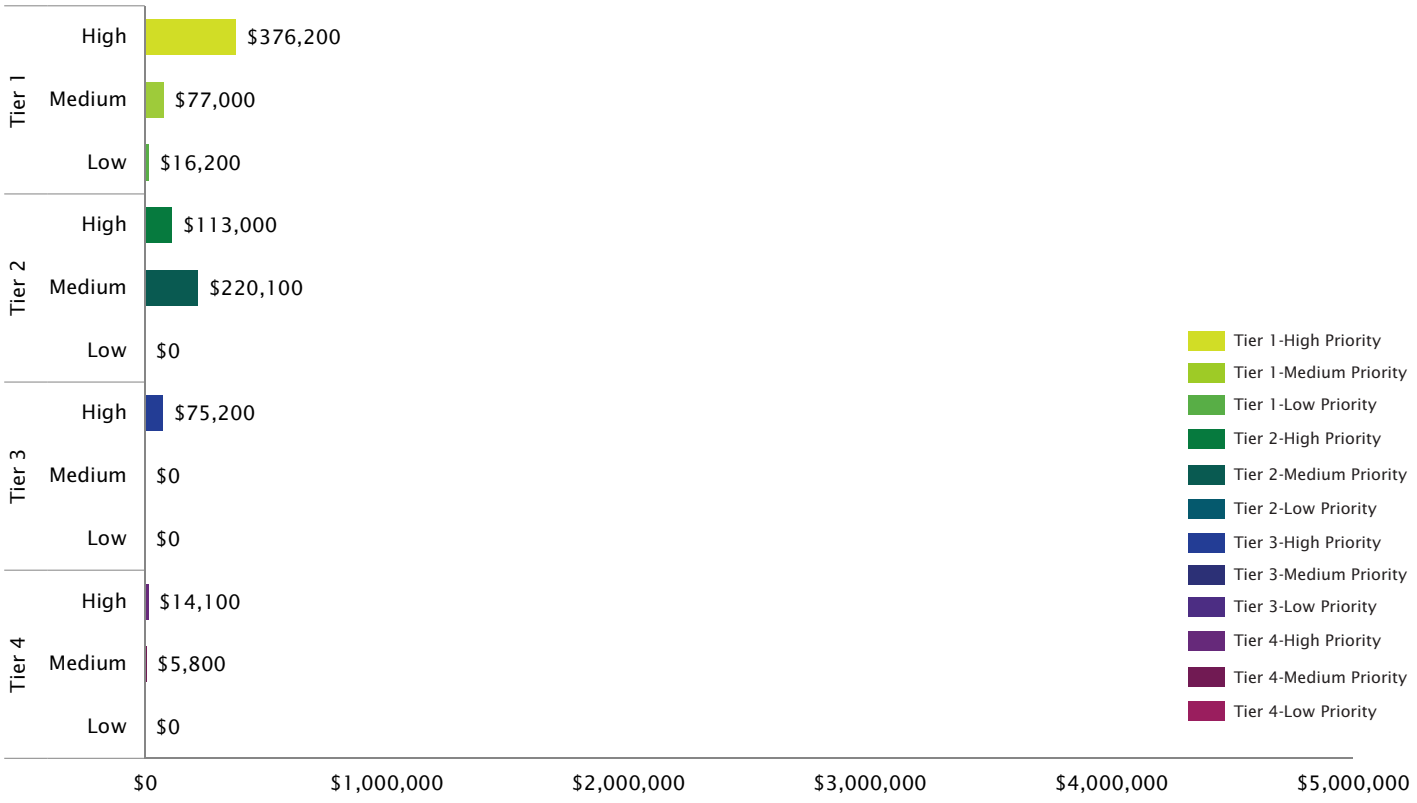
Cherokee Trail Elementary

Elementary School #16
Funded by 1984 Bond
Opened in 1989

Acreage: 10
Original square feet: 50,237
Current square feet: 53,237

Cherokee Trail Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



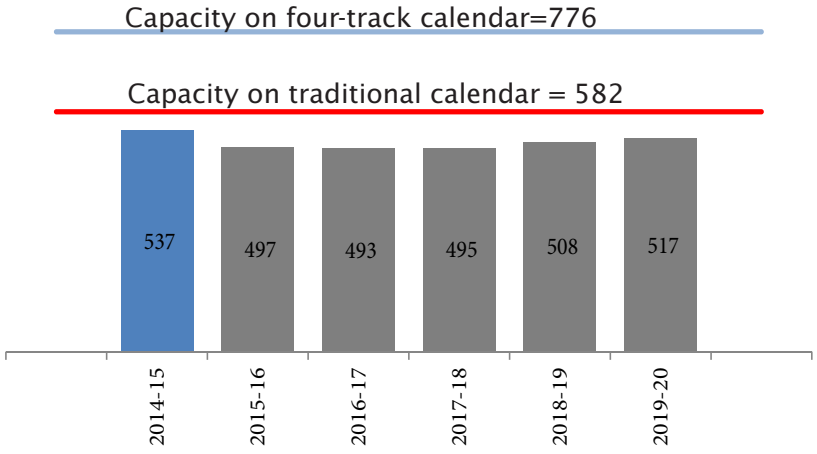
Estimated Total Construction Costs (in 2015 Dollars): $897,600

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

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Cherokee Trail Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade VAV boxes**	**$376,200**	**$37,600-$161,800**	**$18,810-$80,883**
Tier 1	Medium	Replace main switchgear	$38,500	$3,900-$1,6600	$1,925-$82,77
	Medium	Replace original panels and transformers	$38,500	$3,900-$16,600	$1,925-$8,277
	Low	Replace generator	$16,200	$1,600-$7,000	$810-$3,483
Tier 2	High	Replace exterior windows	$57,800	$5,800-$24900	$2,890-$1,2427
	High	Repair and replace vinyl on the portable wall partitions	$18,800	$1,900-$8,100	$940-$4,042
	High	Replace sink counter tops in 3 pods	$27,000	$2,700-$11,600	$1,350-$5,805
	High	Repair/replace areas of cracked sidewalk	$9,400	$900-$4,100	$470-$2,021
	Medium	Replace restroom flooring	$27,000	$2,700-$11,600	$1,350-$5,805
	Medium	Replace all original fixed casework in classrooms and offices	$146,900	$14,700-$63,100	$7,345-$31,583
	Medium	Replace kitchen flooring	$46,200	$4,600-$19,900	$2,310-$9,933
Tier 3	High	Renovate multi-use field	$75,200	$7,500-$32,400	$3,760-$16,168
Tier 4	High	Resod/reseed grass areas	$4,700	$500-$2,000	$235-$1,010
	High	Replace metal edging with concrete mow strip	$9,400	$900-$4,100	$470-$2,021
	Medium	Recaulk foundation where concrete meets	$5,800	$600-$2,500	$290-$1,247

Estimated Total Construction Costs (in 2015 Dollars): $897,600
Estimated Project Management Costs Range: $89,800 - $386,300
Estimated Inflation Range: $44,880 - $192,984

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

Cherry Valley Elementary

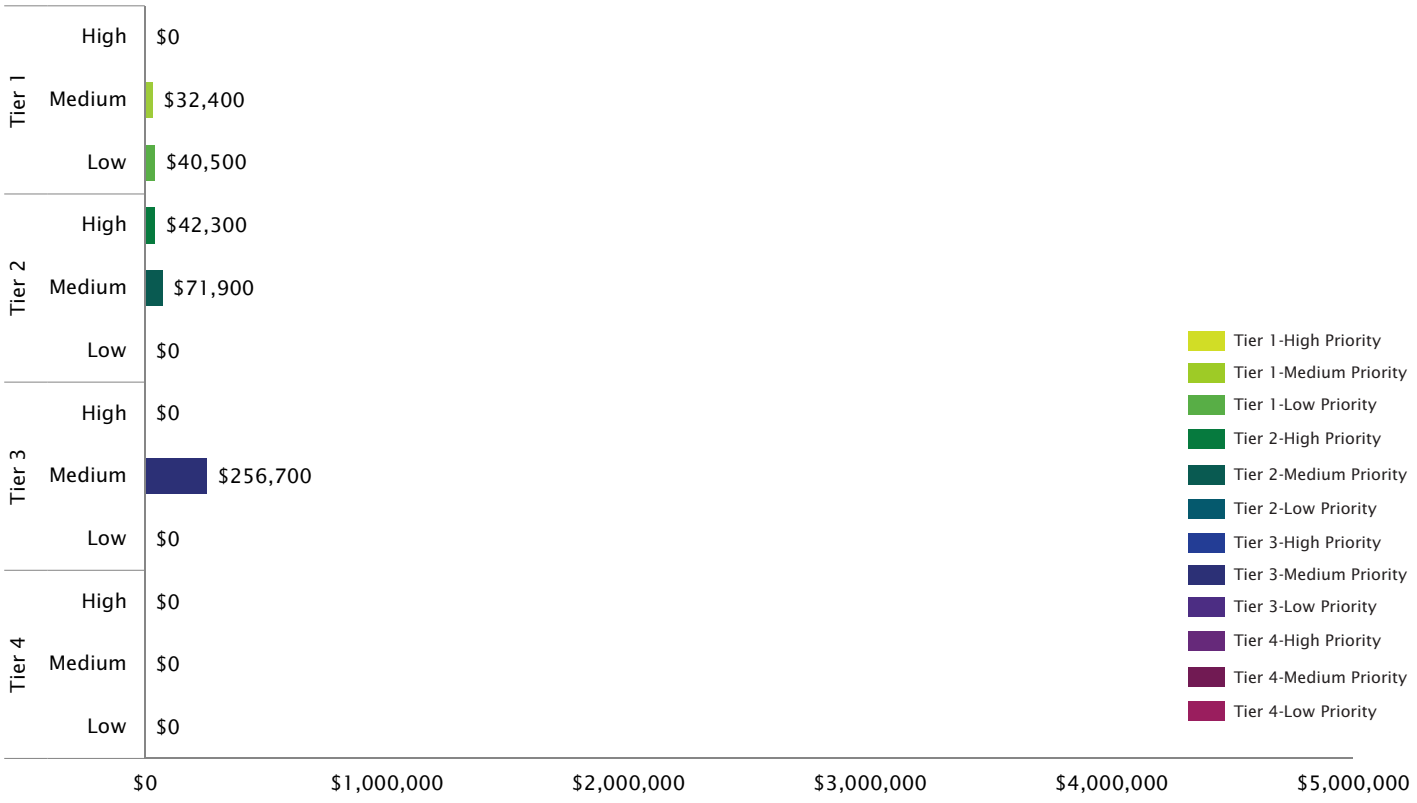
9244 South State Highway 83
Franktown, CO 80116
Douglas County High School Feeder Area, K-6

Elementary School #2
Funded prior to 1952
Opened in 1952

Acreage: 4
Original Square Feet: 3,676
Current Square Feet: 4,657

Cherry Valley Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



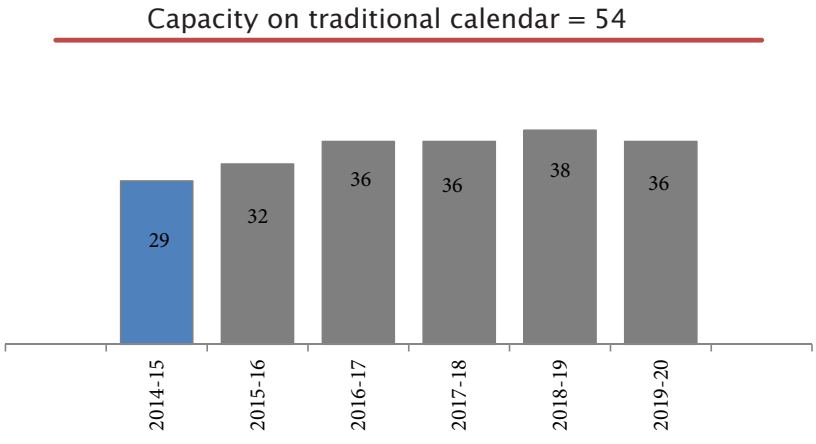
Estimated Total Construction Costs (in 2015 Dollars): $443,800

Estimated Total Project Costs: $510,590 - $729,917

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Cherry Valley Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Replace door hardware (non-restricted key system with restricted)	$32,400	$3,200-$13,900	$1,620-$6,966
	Low	Install new generator and associated emergency systems	$40,500	$4,100-$17,400	$2,025-$8,707
	High	Replace carpet	$18,800	$1,900-$8,100	$940-$4,042
	High	Replace/abate gym flooring	$23,500	$2,400-$10,100	$1,175-$5,052
Tier 2	Medium	Re-seal, repair and re-caulk exterior wall	$2,900	$300-$1,200	$145-$623
	Medium	Replace windows in gym	$3,100	$300-$1,300	$155-$666
	Medium	Install new asphalt parking lot	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Replace single pane windows in old school house	$6,500	$700-$2,800	$325-$1,397
	Medium	Replace restroom floors	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace linoleum in staff restroom	$1,200	$100-$500	$60-$258
	Medium	Replace/abatement restroom floors in old school building	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace two exterior doors on old schoolhouse	$1,500	$200-$700	$75-$322
Tier 3	Medium	Install new synthetic turf for multi-use field	$242,900	$24,300-$104,400	$12,145-$52,223
	Medium	Replace glue on suspended ceiling tiles in hallways and office	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace ceiling tiles in old school house.	$1,600	$200-$700	$80-$344
	Medium	Replace all fencing at around school perimeter, parking areas	$4,100	$400-$1,700	$205-$881

Estimated Total Construction Costs (in 2015 Dollars): $443,800
Estimated Project Management Costs Range: $44,600 - $190,700
Estimated Inflation Range: $22,190 - $95,417

Estimated Total Project Costs: $510,590 - $729,917

Cimarron Middle

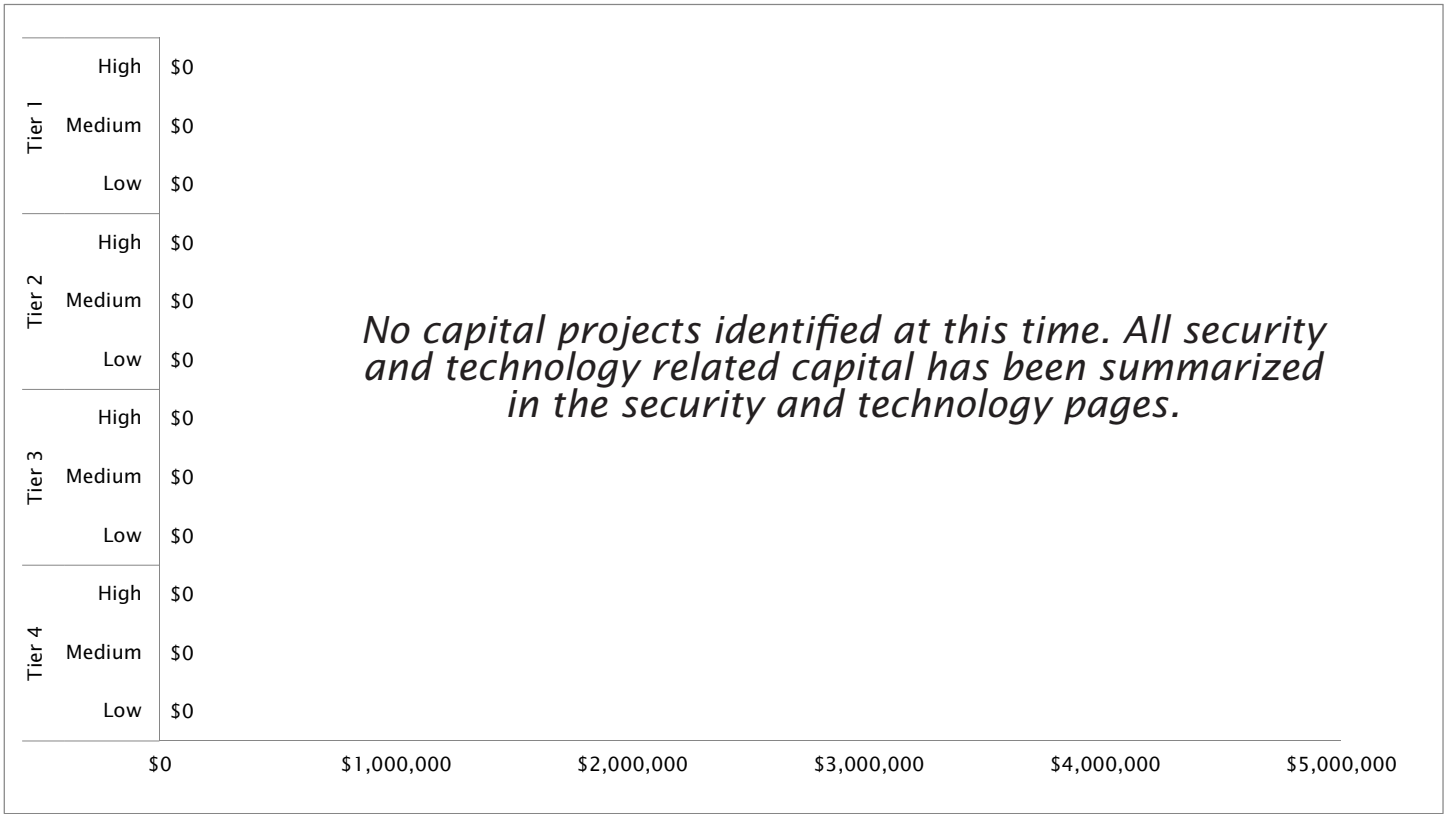
12130 Canterberry Parkway
Parker, CO 80134
Legend High School Feeder Area, 6-8

Middle School #9
Funded by 2006 Bond
Opened in 2010

Acreage: 22
Original Square Feet: 132,414
Current Square Feet: 132,414

Cimarron Middle School-Identified Facility Projects

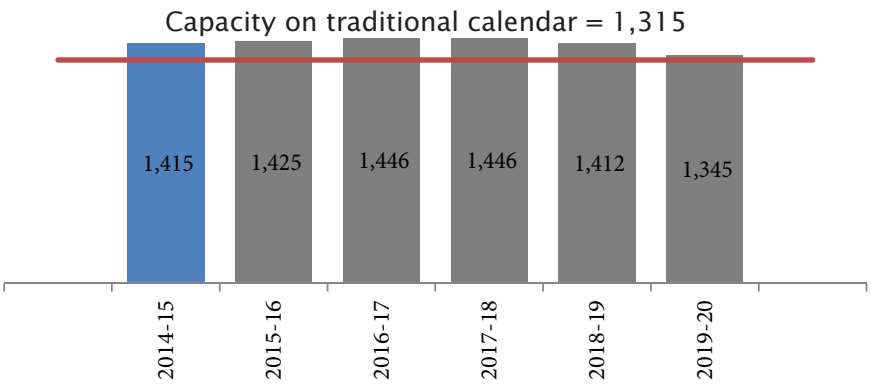
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Student Enrollment

October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Clear Sky Elementary

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

Elementary School #45
Funded by 2006 Bond
Opened in 2008

Acreage:10
Original Square Feet: 73,146
Current Square Feet: 73,146

Clear Sky Elementary-Identified Facility Projects

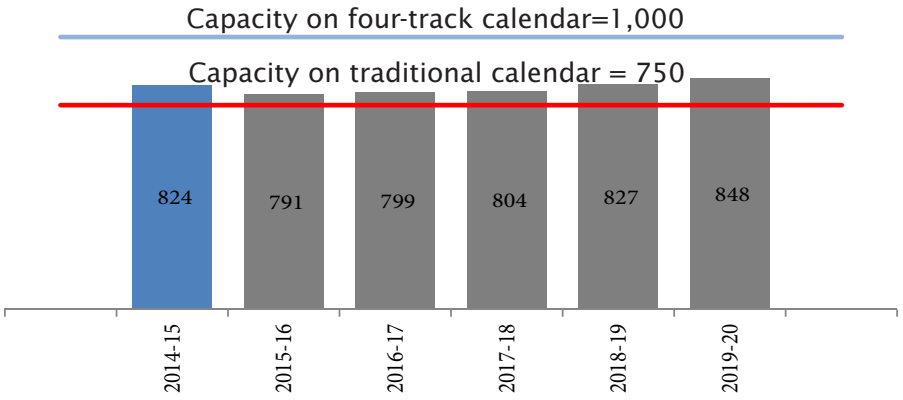
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Student Enrollment
October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Copper Mesa Elementary

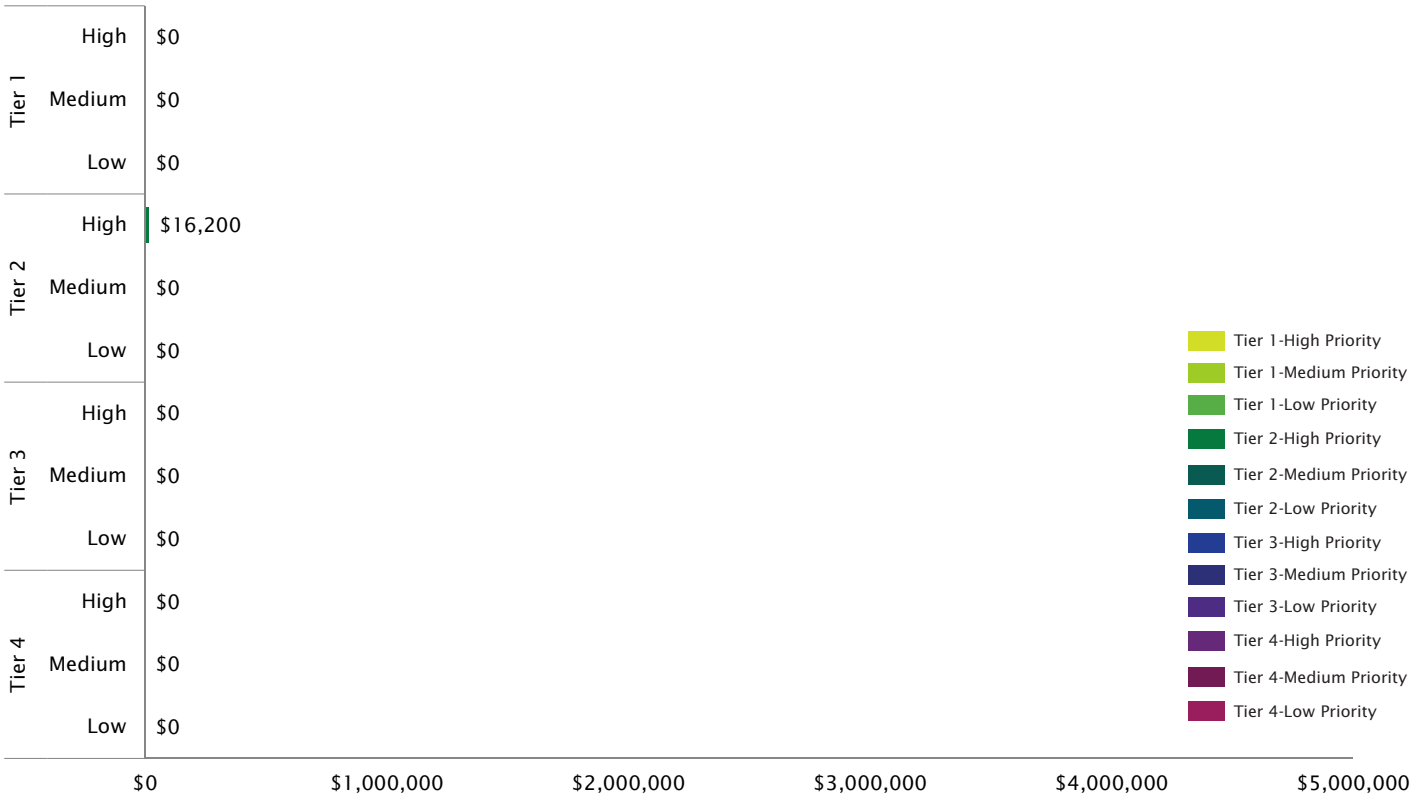
3501 Poston Parkway
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Elementary School #41
Funded by 2000 Bond
Opened in 2006

Acreage: 10
Original square feet: 56,566
Current square feet: 56,566

Copper Mesa Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



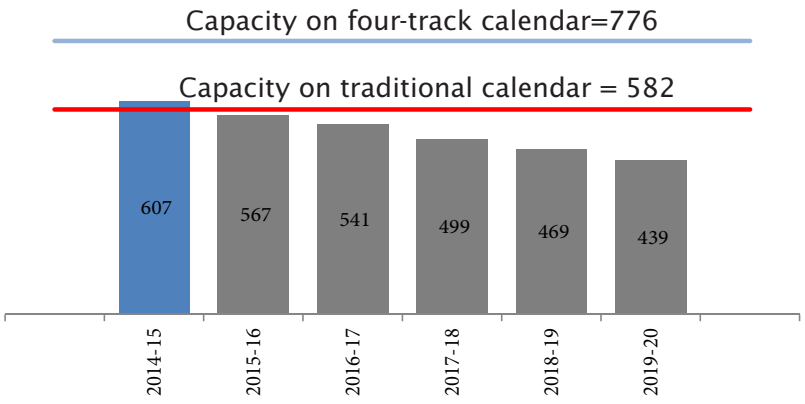
Estimated Total Construction Costs (in 2015 Dollars): $16,200

Estimated Total Project Costs: $18,610 - $26,683

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Copper Mesa Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	High	Repair areas of sidewalk at west entry (raised area, drainage issues)	$16,200	$1,600-$7,000	$810-$3,483

Estimated Total Construction Costs (in 2015 Dollars): $16,200
Estimated Project Management Costs Range: $1,600- $7,000
Estimated Inflation Range: $810 - $3,483

Estimated Total Project Costs: $18,610 - $26,683

Cougar Run

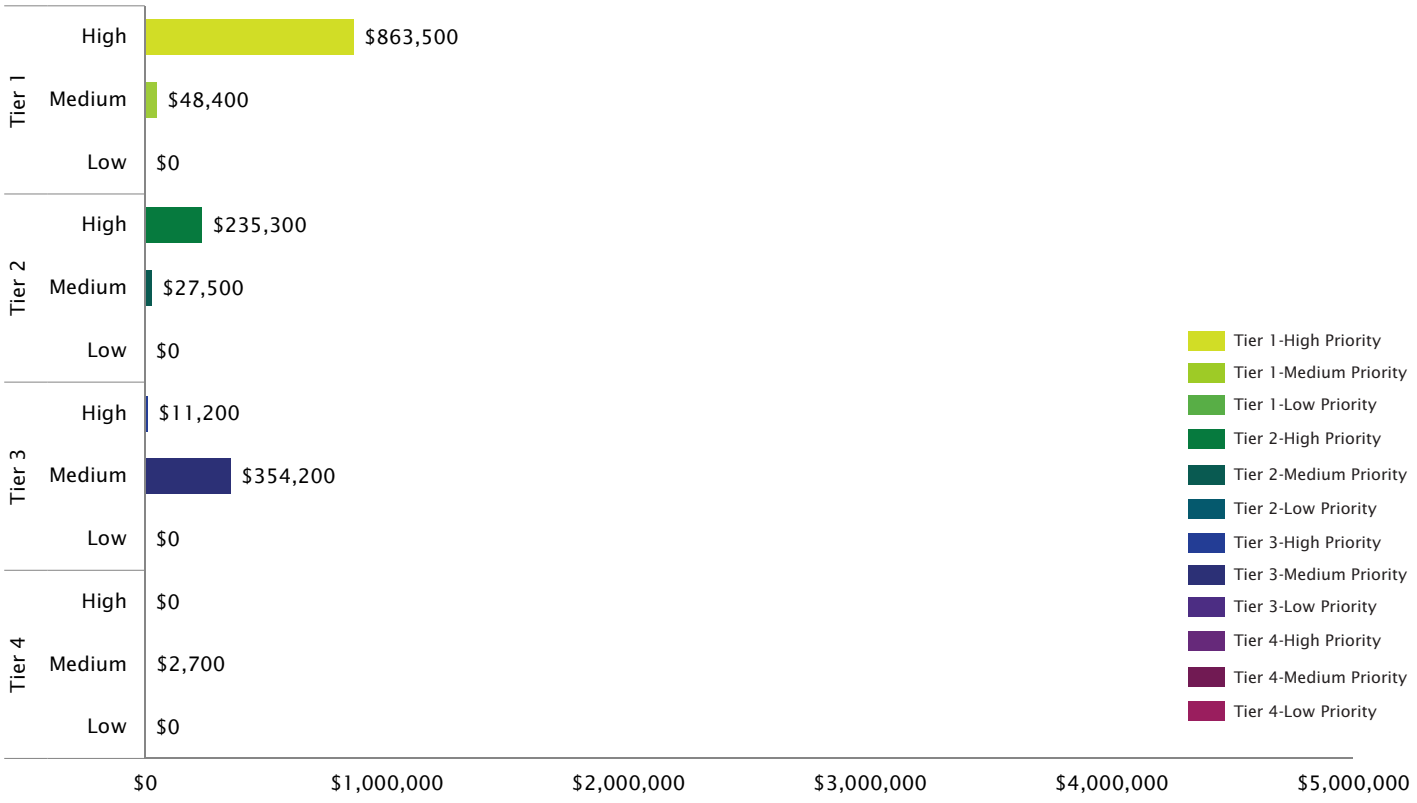
8780 Venneford Ranch Road
Highlands Ranch, CO 80126
Highlands Ranch High School Feeder Area, K-6

Elementary School #23
Funded by 1993 Bond
Opened in 1995

Acreage: 8
Original square feet: 51,020
Current square feet: 51,020

Cougar Run Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

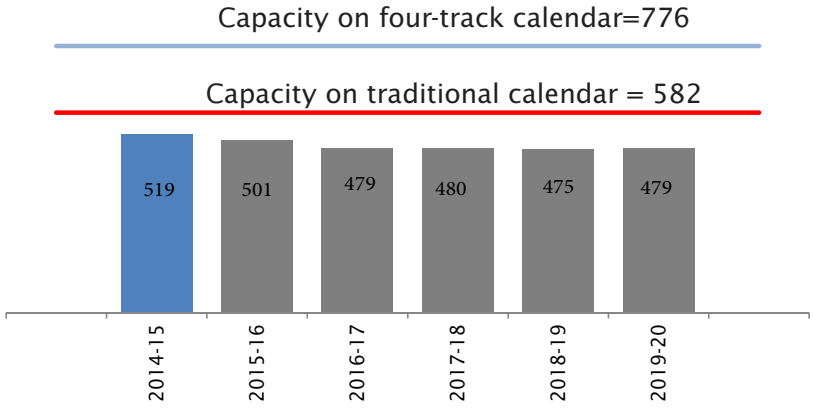


Estimated Total Construction Costs (in 2015 Dollars): $1,542,800

Estimated Total Project Costs: $1,774,540 - $2,537,802

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Cougar Run Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Replace HVAC rooftop units	$71,600	$7,200-$30,800	$3,580-$15,394
	High	Upgrade HVAC controls to full DDC	$269,900	$27,000-$116,000	$13,495-$58,028
	High	HVAC commissioning	$34,100	$3,400-$14,700	$1,705-$7,331
	High	Upgrade switchgear for surge suppression	$68,200	$6,800-$29,300	$3,410-$14,663
	High	Replace interior door levers	$121,400	$12,100-$52,200	$6,070-$26,101
	High	Upgrade domestic water heater	$13,600	$1,400-$5,900	$680-$2,924
	High	Replace air distribution system parts	$233,300	$23,300-$100,300	$11,665-$50,159
	High	Upgrade exhaust ventilation system	$27,300	$2,700-$11,700	$1,365-$5,869
	High	Replace exhaust fans	$7,700	$800-$3,300	$385-$1,655
	High	Upgrade irrigation system controller	$16,400	$1,600-$7,000	$820-$3,526
	Medium	Replace boiler room piping	$13,600	$1,400-$5,900	$680-$2,924
	Medium	HVAC commissioning	$34,800	$3,500-$14,900	$1,740-$7,482
Tier 2	High	Recaulk exterior wall joints	$2,700	$300-$1,200	$135-$580
	High	Reseal concrete block	$14,600	$1,500-$6,300	$730-$3,139
	High	Replace exterior windows	$38,500	$3,900-$16,600	$1,925-$8,277
	High	Recaulk windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Repair rusting and leaking on storefront windows	$25,600	$2,600-$11,000	$1,280-$5,504
	High	Repair masonry cracks in exterior walls	$6,800	$700-$2,900	$340-$1,462
	High	Paint exterior window, doors & frames	$3,100	$300-$1,300	$155-$666
	High	Replace Gym/Cafeteria folding wall	$56,300	$5,600-$24,200	$2,815-$12,104
	High	Replace toilet partitions	$28,300	$2,800-$12,200	$1,415-$6,084
	High	Replace sink countertops with single surface	$18,300	$1,800-$7,900	$915-$3,934
	High	Replace classroom VCT flooring	$8,600	$900-$3,700	$430-$1,849
	High	Prefer cooler replacement with fountains	$12,900	$1,300-$5,500	$645-$2,773
	High	Upgrade gym sound system	$4,700	$500-$2,000	$235-$1,010
	High	Repair cafeteria flooring	$700	$100-$300	$35-$150
	High	Replace some kitchen floor drains	$700	$100-$300	$35-$150
	High	Add signage to parking lot	$2,700	$300-$1,200	$135-$580
	Medium	Mill and overlay parking lot and entrance	$6,600	$700-$2,800	$330-$1,419
	Medium	Upgrade bathroom fixtures to low flow	$20,900	$2,100-$9,000	$1,045-$4,493
Tier 3	High	Repair structural damage from movement issues	$11,200	$1,100-$4,800	$560-$2,408
	Medium	Upgrade fire sprinkler (remodel only)	$343,900	$34,400-$147,900	$17,195-$73,938
	Medium	Repair vinyl wall covering	$3,400	$300-$1,500	$170-$731
	Medium	Upgrade grease interceptor	$6,900	$700-$2,900	$345-$1,483
Tier 4	Medium	Recaulk wall foundation	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $1,542,800

Estimated Project Management Costs Range: $154,600 - $663,300

Estimated Inflation Range: $77,140- $331,702

Estimated Total Project Costs: $1,774,540 - $2,537,802

Coyote Creek

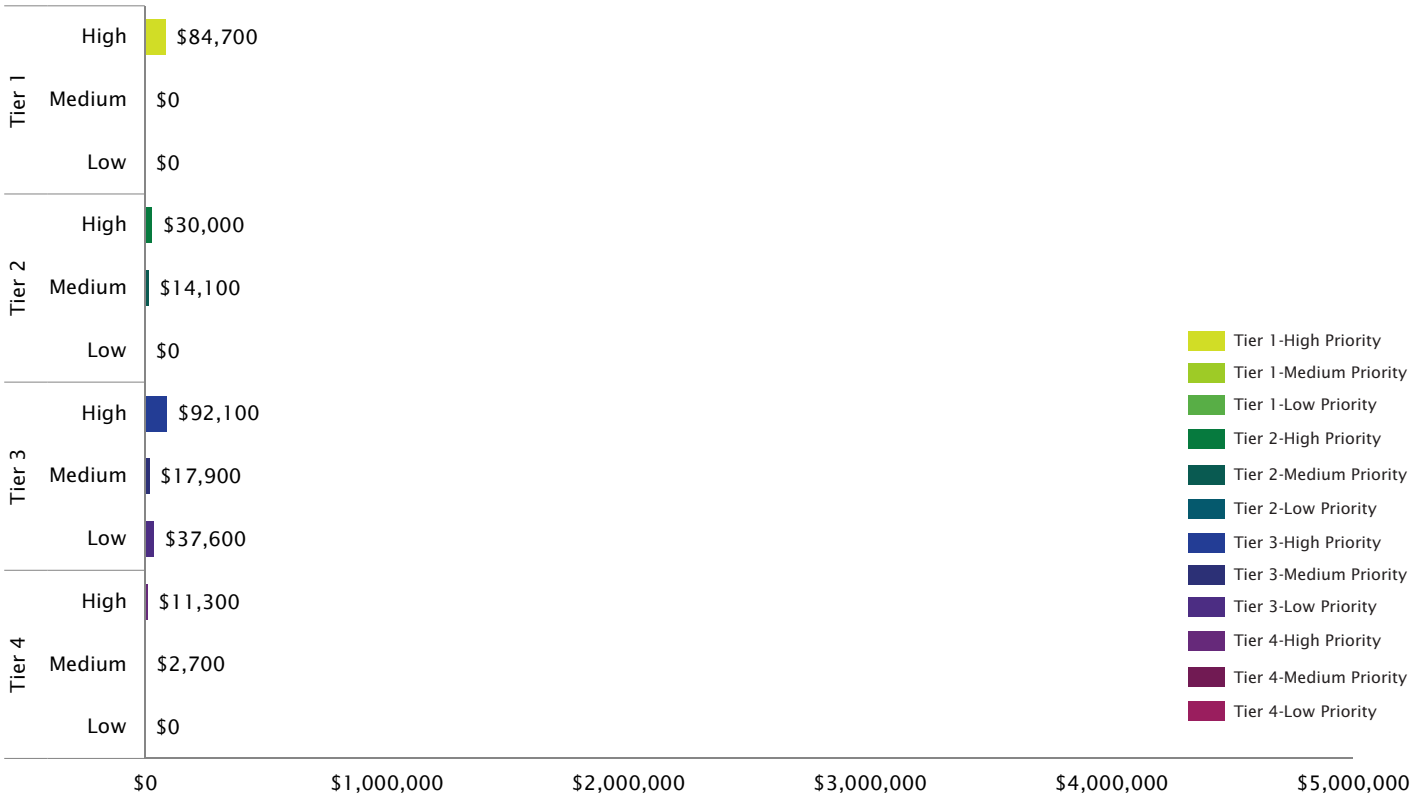
2861 Baneberry Court
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Elementary School #21
Funded by 1993 Bond
Opened in 1995

Acreage: 10
Original square feet: 51,020
Current square feet: 54,020

Coyote Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

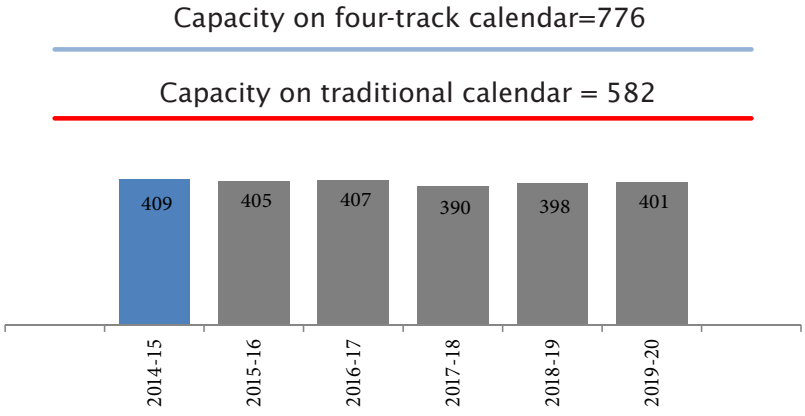


Estimated Total Construction Costs (in 2015 Dollars): $290,400

Estimated Total Project Costs: $334,020 - $477,736

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Coyote Creek Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace/repair exhaust fans**	**$84,700**	**$8,500-$36,400**	**$4,235-$18,210**
Tier 2	High	Recaulk exterior wall control joints. Re-seal CMU	$15,400	$1,500-$6,600	$770-$3,311
	High	Recaulk windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Replace art room counter tops	$3,800	$400-$1,600	$190-$817
	Medium	Replace bathroom faucets	$14,100	$1,400-$6,100	$705-$3,031
	High	Replace insulation in some areas due to valve leaks.	$16,900	$1700-$7,300	$845-$3,633
	High	Renovate/resod soccer and softball fields	$75,200	$7,500-$32,400	$3,760-$16,168
Tier 3	Medium	Paint restrooms, music room	$14,100	$1,400-$6,100	$705-$3,031
	Medium	Replace and repaint vinyl wall coverings	$3,800	$400-$1,600	$190-$817
	Low	Upgrade restrooms	$37,600	$3,800-$16,200	$1,880-$8,084
	High	Replace metal edger at shrub beds with concrete mow band.	$11,300	$1,100-$4,800	$565-$2,429
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $290,400
Estimated Project Management Costs Range: $29,100 - $124,900
Estimated Inflation Range: $14,520 - $62,436

Estimated Total Project Costs: $334,020 - $477,736

Cresthill Middle

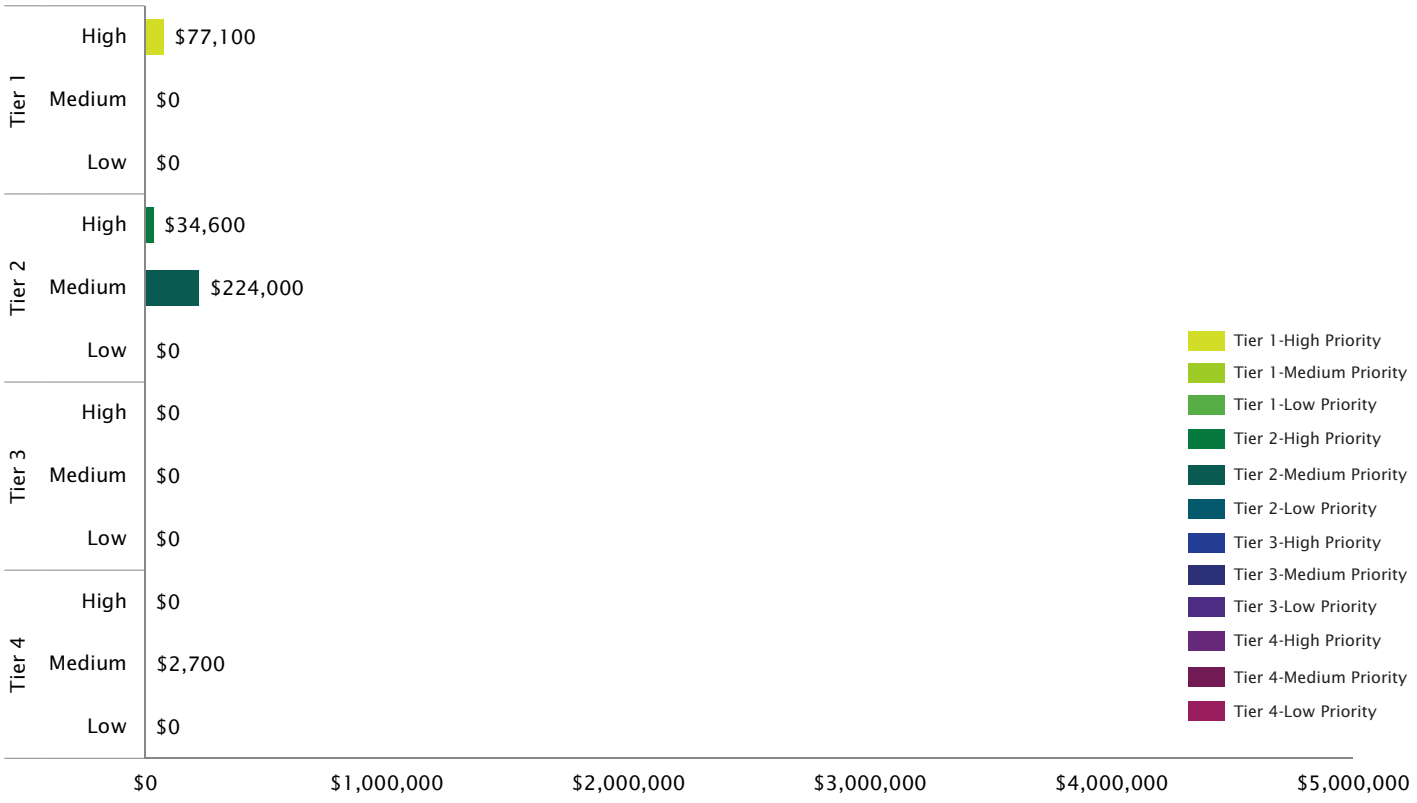
9195 Cresthill Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, K-6

Elementary School #18
Funded by 1989 Bond
Opened in 1990

Acreage:12
Original Square Feet: 50,237
Current Square Feet: 50,237

Cresthill Middle School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



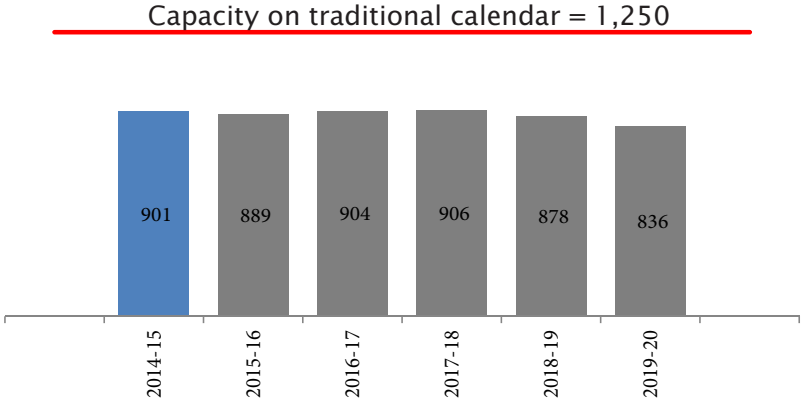
Estimated Total Construction Costs (in 2015 Dollars): $338,400

Estimated Total Project Costs: $389,220 - $556,656

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Cresthill Middle School

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace/upgrade elevator**	**$77,100**	**$7,700-$33,100**	**$3,855-$16,576**
Tier 2	High	Recaulk exterior wall control joints.	$3,800	$400-$1,700	$190-$817
	High	Recaulk windows	$30,800	$3,100-$13,300	$1,540-$6,622
	Medium	Replace exterior windows	$77,100	$7,700-$33,100	$3,855-$16,576
	Medium	Replace VCT flooring in corridors and classrooms	$146,900	$14,700-$63,100	$7,345-$31,583
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $338,400
Estimated Project Management Costs Range: $33,900- $145,500
Estimated Inflation Range: $16,920 - $72,756

Estimated Total Project Costs: $389,220 - $556,656

DC Oakes

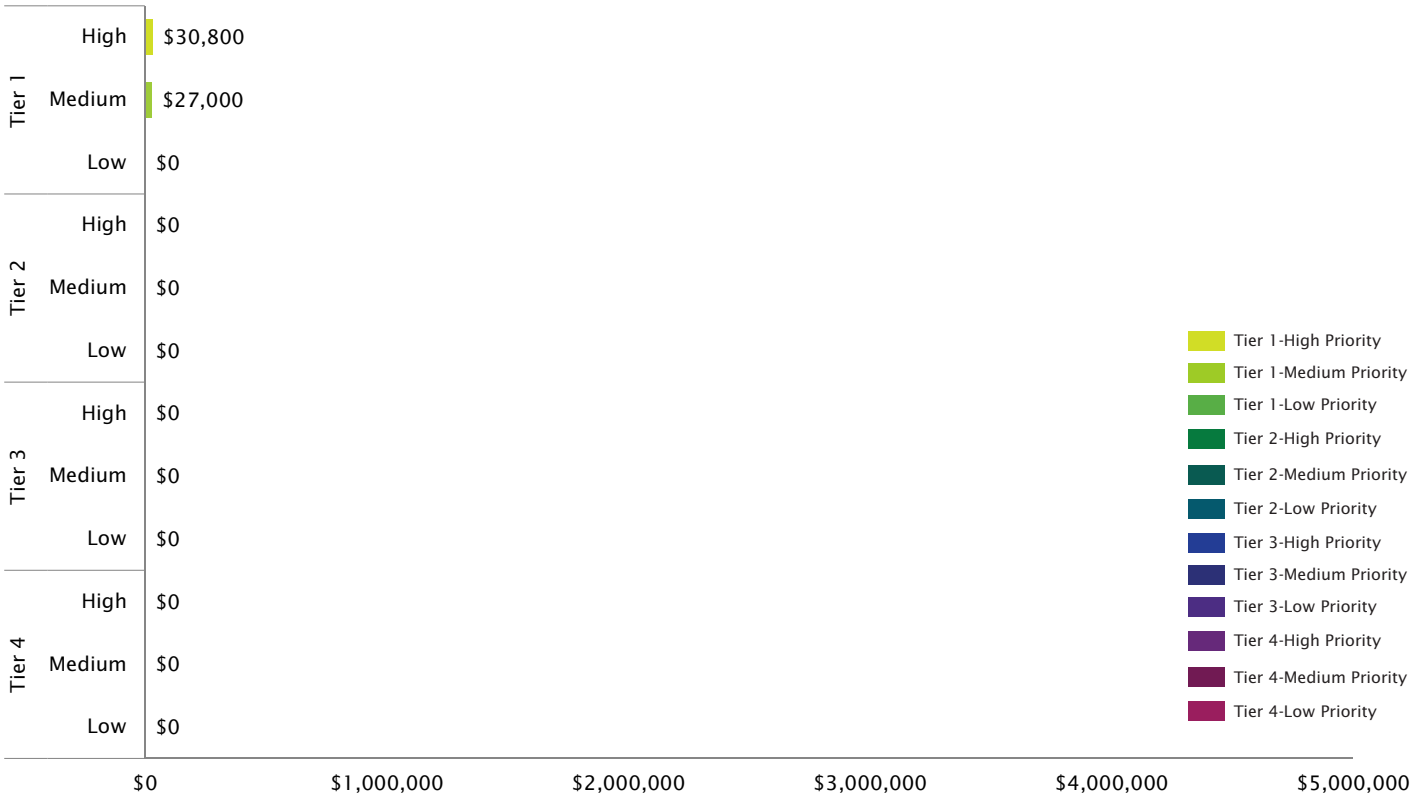
961 South Plum Creek Boulevard
Castle Rock, CO 80104
Douglas County Alternative High School, 9-12

Funded by Certificate of Participation
Building Purchased: 2002

Acreage: 3.3
Original Square Feet: 21,724
Current Square Feet: 21,724

DC Oakes High School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



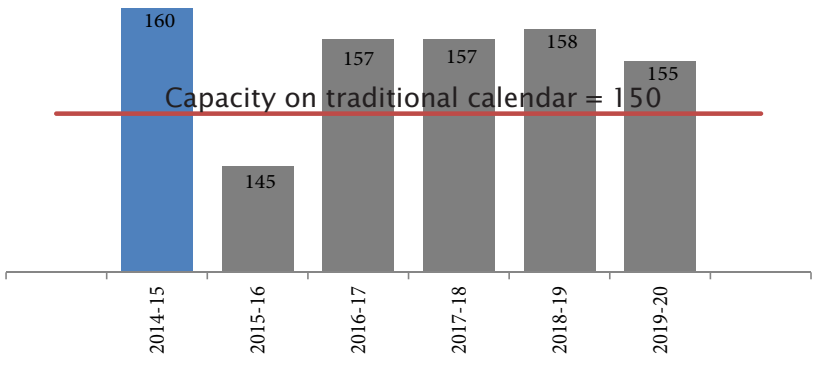
Estimated Total Construction Costs (in 2015 Dollars): $57,800

Estimated Total Project Costs: $66,490 - $95,127

Student Enrollment

October 2014 and Projected





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

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Replace main switchgear	$23,100	$2,300-$10,000	$1,155-$4,966
	High	Replace original panels and transformers	$7,700	$800-$3,300	$385-$1,655
	Medium	Upgrade control system	$27,000	$2,700-$11,600	$1,350-$5,805

Estimated Total Construction Costs (in 2015 Dollars): $57,800
Estimated Project Management Costs Range: $5,800 - $24,900
Estimated Inflation Range: $2,890 - $12,427

Estimated Total Project Costs: $66,490 - $95,127

DCS Montessori

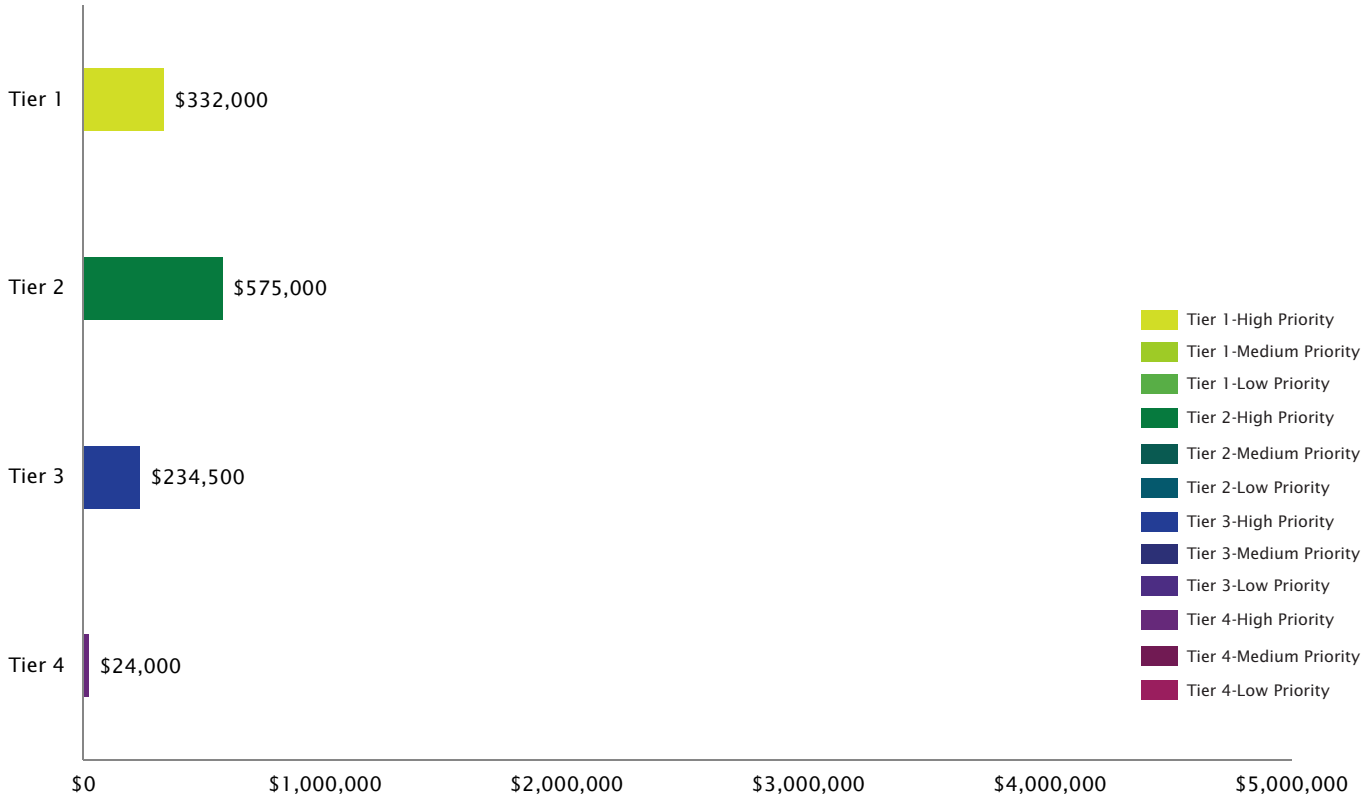
311 East Castle Pines Parkway
Castle Pines, CO 80108
District Charter School, PK-8

School built in 2000
Opened in 1997

Acreage: 8.5
Original Square Feet: 41,800
Current Square Feet: 41,800

DCS Montessori Charter-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



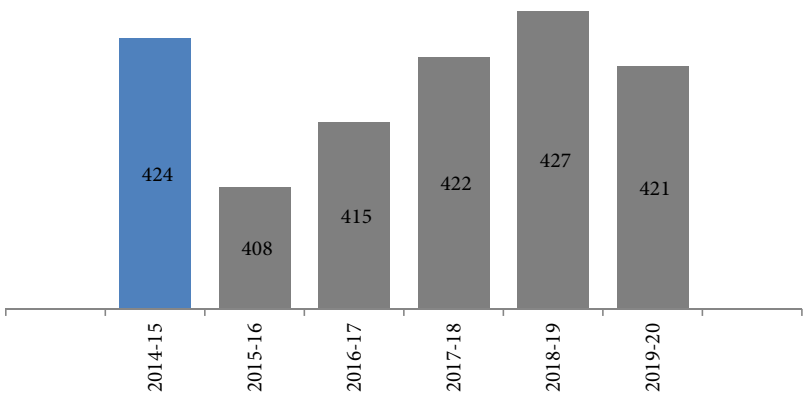
Estimated Total Construction Costs (in 2015 Dollars): $1,165,500

Estimated Total Project Costs: $1,340,325 -$1,917,248

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at DCS Montessori Charter School

Site Component Tier	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Maintenance repairs to generator	$2,000	$200-$860	$100-$430
	Replace fire alarm system	$80,000	$8,000-$34,400	$4,000-$17,200
	Replace roof	$250,000	$25,000-$107,500	$12,500-$53,750
Tier 2	Replace toilet partitions	$30,000	$3,000-$12,900	$1,500-$6,450
	Replace carpet	$180,000	$18,000-$77,400	$9,000-$38,700
	Resurface gymnasium floor	$25,000	$2,500-$10,750	$1,250-$5,375
	Mill overlay parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
	New parking lot	$150,000	$15,000-$64,500	$7,500-$32,250
	Replace countertops in art room	$40,000	$4,000-$17,200	$2,000-$8,600
Tier 3	Replace sheet vinyl flooring with a seamless flooring product.	$30,000	$3,000-$12,900	$1,500-$6,450
	Upgrade irrigation controller	$20,000	$2,000-$8,600	$1,000-$4,300
	Upgrade parking lot signage	$75,000	$7,500-$32,250	$3,750-$16,125
	Repair/replace operable partition wall	$28,000	$2,800-$12,040	$1,400-$6,020
	Install facility security camera system	$33,000	$3,300-$14,190	$1,650-$7,095
	Install access controlled security and detection system	$27,000	$2,700-$11,610	$1,350-$5,805
	Install intrusion alarm system	$13,500	$1,350-$5,805	$675-$2,902
	Repair concrete strip around building foundation	$8,000	$800-$3,440	$400-$1,720
Tier 4	Purchase/install blinds	$5,000	$500-$2,150	$250-$1,075
	Repair erosion around school	$5,000	$500-$2,150	$250-$1,075
	Replace trees that are dead	$7,000	$700-$3,010	$350-$1,505
	Repair and caulk tie walls on NE side of building	$5,000	$500-$2,150	$250-$1,075
	Seeding and maintenance in front of building	$2,000	$200-$860	$100-$430

Estimated Total Construction Costs (in 2015 Dollars): $1,165,500
Estimated Project Management Costs Range: $116,550 - $501,165
Estimated Inflation Range: $58,275 - $250,583

Estimated Total Project Costs: $1,340,325 - $1,917,248

**Note* DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While reasonable efforts have been made to provide data on Charter needs, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.*

Douglas County High

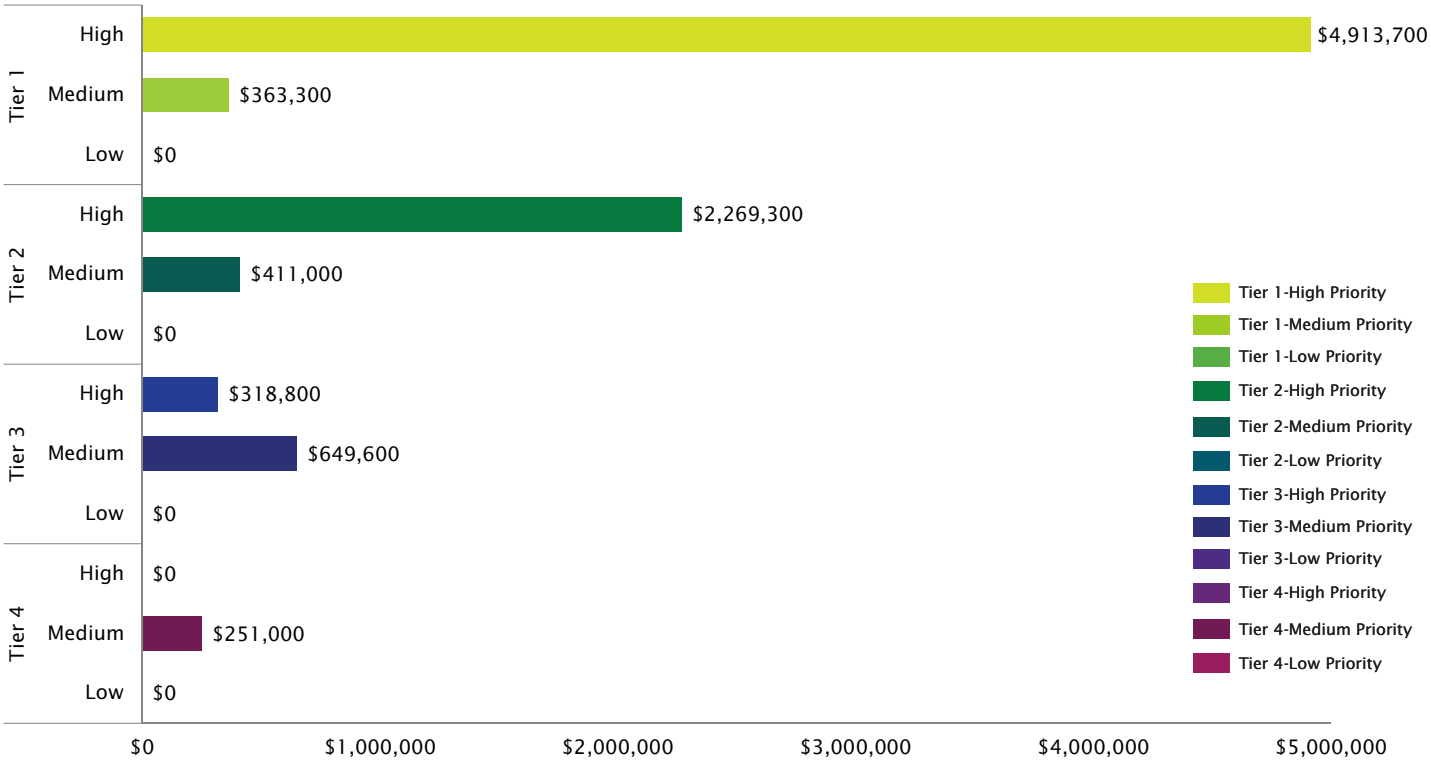
2842 Front Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 9-12

High School #1
Funded by 1960 Bond
Opened in 1961

Acreage: 50
Original square feet: 149,453 (North), 97,735 (South)
Current square feet: 268,232 (North), 106,616 (South)

Douglas County High School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

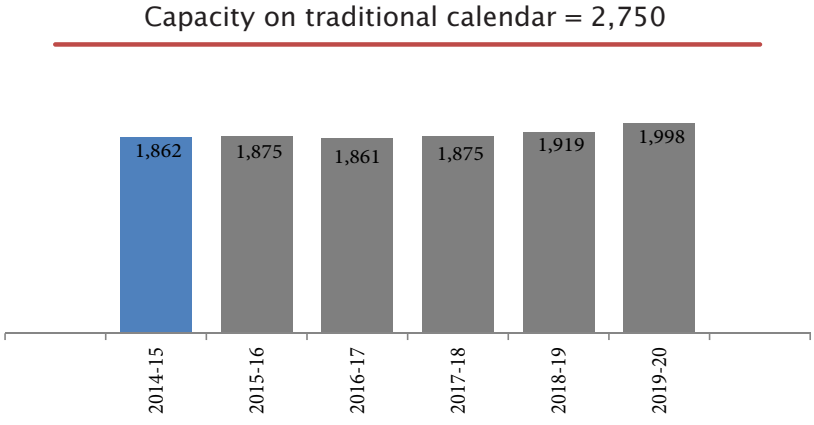


Estimated Total Construction Costs (in 2015 Dollars): $9,176,700

Estimated Total Project Costs: $10,553,535 - $15,097,591

Student Enrollment
October 2014 and Projected





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

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Replace natural gas piping	$131,200	$13,100-$56,400	$6,560-$28,208
	High	Add panic devices to 4 doors	$3,700	$400-$1,600	$185-$795
	High	Replace elevator	$104,300	$10,400-$44,900	$5,215-$22,424
	High	Replace hot watersystem	$2,664,600	$266,500-$1,145,800	$133,230-$572,889
	High	Kitchen hot water distribution	$9,000	$900-$3,800	$450-$1,935
	High	Replace shop air units	$48,800	$4,900-$21,000	$2,440-$10,492
	High	Refinish roof (gyp board soffits)	$2,000	$200-$900	$100-$430
	High	Replace gutters and downspouts	$8,800	$900-$3,800	$440-$1,892
	High	Replace/repair skylights	$36,700	$3,700-$15,800	$1,835-$7,890
	High	Replace cold water service gate valves	$50,800	$5,100-$21,900	$2,540-$10,922
	High	Provide backflow prevention	$3,100	$300-$1,300	$155-$666
	High	Revise domestic water piping	$40,700	$4,100-$17,500	$2,035-$8,750
	High	Revise domestic waterdistribution	$289,000	$28,900-$124,200	$14,450-$62,135
	High	Replace ductwork and devices	$1,003,100	$100,300-$431,300	$50,155-$215,666
	High	Replace Kitchen air unit.	$47,100	$4,700-$20,200	$2,355-$10,126
	High	Replace cabinet unit heaters	$36,600	$3,700-$15,800	$1,830-$7,869
	High	Provide panic door hardware	$3,400	$300-$1,500	$170-$731
	High	Tempered water at showers	$2,000	$200-$900	$100-$430
	High	Provide interior roof drains in kitchen	$9,400	$900-$4,100	$470-$2,021
	High	Replace shop exhaust systems	$82,400	$8,200-$35,400	$4,120-$17,716
	High	Replace exhaust fans	$85,500	$8,600-$36,700	$4,275-$18,382
	High	Revise art room ventilation systems	$24,400	$2,400-$10,500	$1,220-$5,246
	High	Replace irrigation mainlines	$71,600	$7,200-$30,800	$3,580-$15,394
	High	Upgrade irrigation piping	$12,200	$1,200-$5,300	$610-$2,623
	High	Replace rusted roof deck areas	$10,100	$1,000-$4,300	$505-$2,171
	High	Refinish all roof Gyp Board soffits	$2,000	$200-$900	$100-$430
	High	Replace exterior downspouts	$19,300	$1,900-$8,300	$965-$4,149
	High	Remove and replace broken skylights	$11,000	$1,100-$4,700	$550-$2,365
	High	Replace kitchen hood and vent systems	$32,600	$3,300-$14,000	$1,630-$7,009
	High	Replace cabinet unit heaters.	$24,400	$2,400-$10,500	$1,220-$5,246
	High	Revise art room ventilation	$16,300	$1,600-$7,000	$815-$3,504
	High	Install smoke vents over stage	$20,300	$2,000-$8,800	$1,015-$4,364
	High	Ventilation for student bathrooms	$7,300	$700-$3,200	$365-$1,569

Only Vital-High Priority needs are shown for Douglas County High School. For a complete listing of DCHS's capital needs see Appendix 2

Estimated Total Construction Costs (in 2015 Dollars): $9,176,700
Estimated Project Management Costs Range: $918,000 - $3,947,900
Estimated Inflation Range: $458,835- $1,972,991

Estimated Total Project Costs: $10,553,535 - $15,097,591

Eagle Ridge Elementary

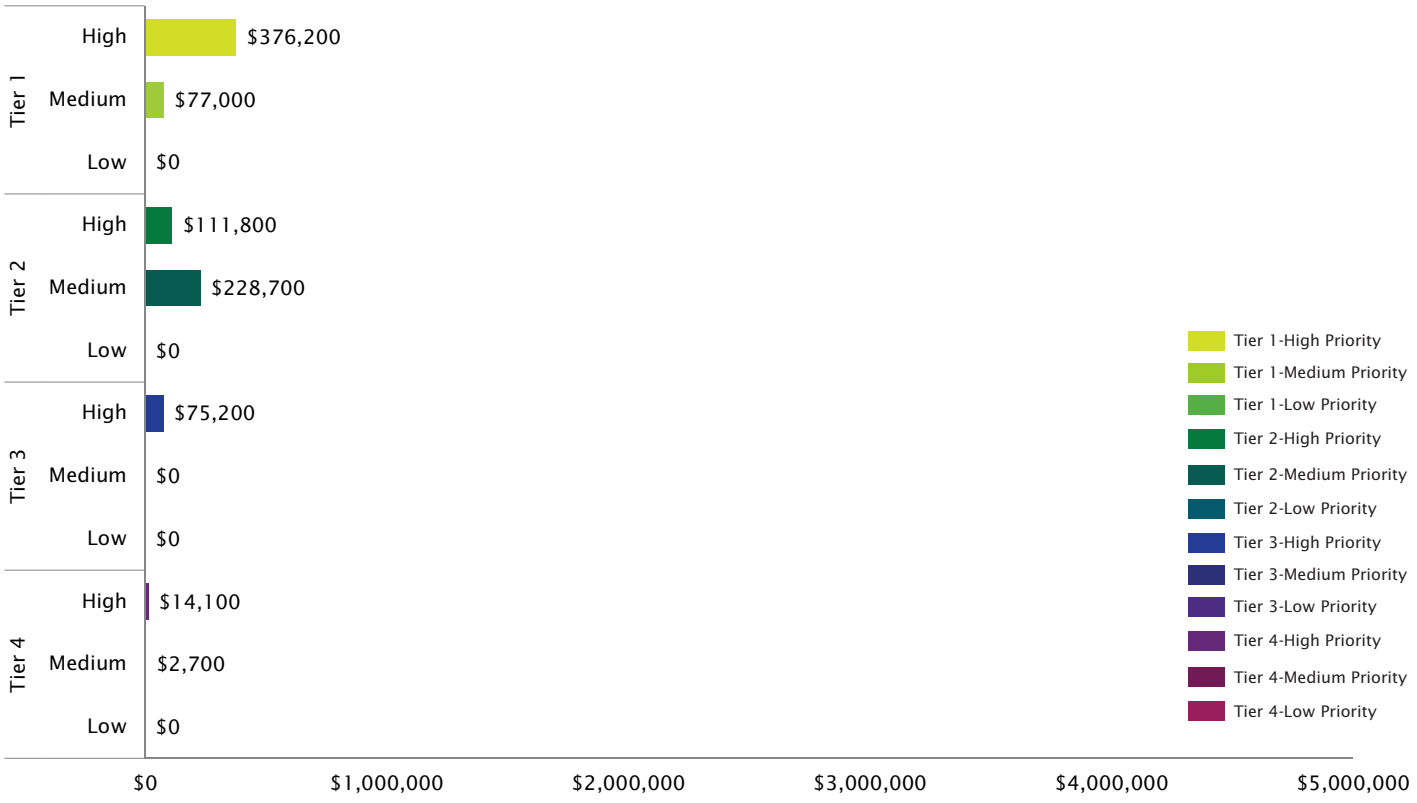
7716 Timberline Road
Lone Tree, CO 80124
Highlands Ranch High School Feeder Area, K-6

Elementary School #17
Funded by 1984 Bond
Opened in 1989

Acreage: 8
Original square feet: 50,237
Current square feet: 53,237

Eagle Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

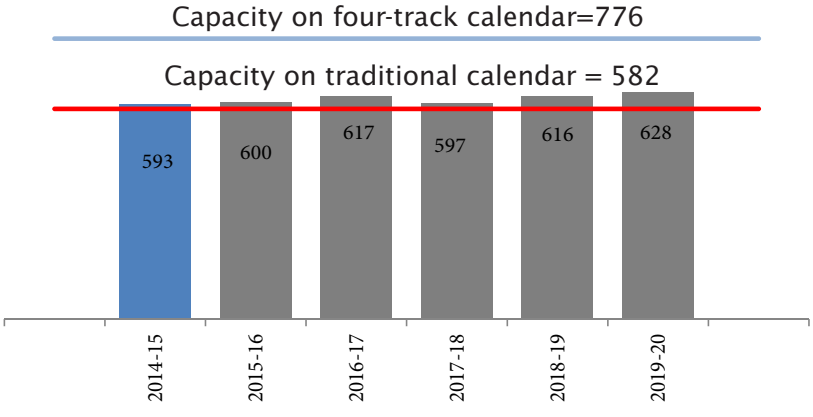


Estimated Total Construction Costs (in 2015 Dollars): $885,700

Estimated Total Project Costs: $1,018,685 - $1,457,126

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Eagle Ridge Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade air distribution system VAVs**	**$376,200**	**$37,600-$161,800**	**$18,810-$80,883**
Tier 1	Medium	Replace main switchgear	$38,500	$3,900-$16,600	$1,925-$8,277
	Medium	Replace panels and transformers	$38,500	$3,900-$16,600	$1,925-$8,277
Tier 2	High	Replace exterior windows	$57,800	$5,800-$24,900	$2,890-$12,427
	High	Replace sink counter tops in 3 pods	$27,000	$2,700-$11,600	$1,350-$5,805
	High	Replace original flooring with poured acrylic	$27,000	$2,700-$11,600	$1,350-$5,805
	Medium	Repair service drive concrete cracking	$4,700	$500-$2,000	$235-$1,010
	Medium	Replace carpet in hallways	$77,100	$7,700-$33,100	$3,855-$16,576
	Medium	Replace all original fixed casework in classrooms and offices	$146,900	$14,700-$63,100	$7,345-$31,583
Tier 3	High	Renovate multi-use field	$75,200	$7,500-$32,400	$3,760-$16,168
Tier 4	High	Resod/reseed grass areas	$4,700	$500-$2,000	$235-$1,010
	High	Replace metal edging with concrete mow strip	$9,400	$900-$4,100	$470-$2,021
	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $885,700
Estimated Project Management Costs Range: $88,700 - $381,000
Estimated Inflation Range: $44,285 - $190,426

Estimated Total Project Costs: $1,018,685 - $1,457,126

Eldorado Elementary

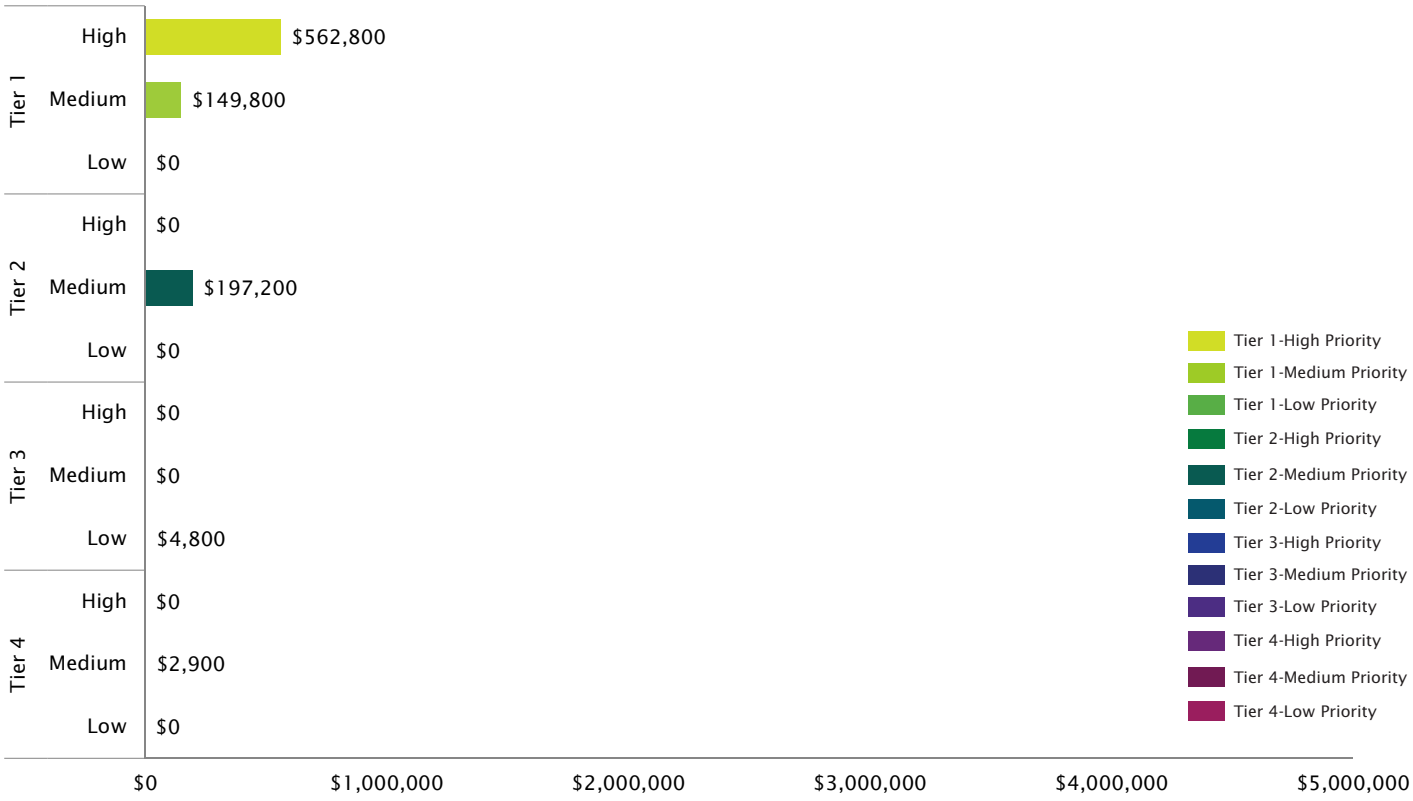
1305 Timbervale Trail
Highlands Ranch, CO 80126
ThunderRidge High School Feeder Area, K-6

Elementary School #34
Funded by 2000 Bond
Opened in 2001

Acreage: 10
Original square feet: 51,688
Current square feet: 51,688

Eldorado Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

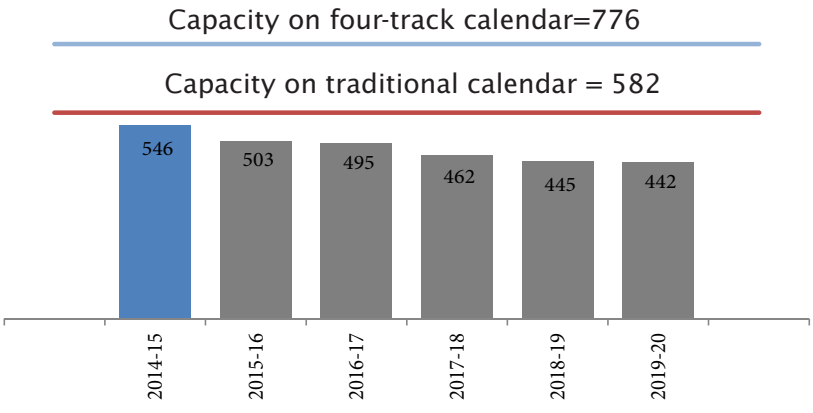


Estimated Total Construction Costs (in 2015 Dollars): $917,500

Estimated Total Project Costs: $1,054,975 - $1,509,263

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Eldorado Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Upgrade fire alarm system**	**$81,000**	**$8,100-$34,800**	**$4,050-$17,415**
	High	**Upgrade controllers**	**$158,000**	**$15,800-$68,000**	**$7,900-$33,970**
	High	**Replace ballasted roof with fully adhered**	**$323,800**	**$32,400-$139,300**	**$16,190-$69,617**
	Medium	Paint metal roof	$4,100	$400-$1,700	$205-$881
	Medium	Re-glaze skylights	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Replace current non-restricted key system with restricted	$121,400	$12,100-$52,200	$6,070-$26,101
Tier 2	Medium	Recaulk exterior wall control joints. Re-seal masonry CMU	$21,500	$2,200-$9,300	$1,075-$4,622
	Medium	Recaulk windows	$11,300	$1,100-$4,900	$565-$2,429
	Medium	Paint exterior doors	$300	$0-$200	$15-$64
	Medium	Replace sink countertops with single surface	$18,300	$1,800-$7,900	$915-$3,934
	Medium	Replace restroom flooring	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Mill and overlay bus loop	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Mill and overlay parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Repair/replace areas of curb.	$4,100	$400-$1,700	$205-$881
	Medium	Repair/replace areas of sidewalk	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace asphalt playground	$24,300	$2,400-$10,400	$1,215-$5,224
Tier 3	Low	Repair/replace areas of vinyl	$4,800	$500-$2,100	$240-$1,032
Tier 4	Medium	Recaulk foundation where concrete meets	$2,900	$300-$1,200	$145-$623

Estimated Total Construction Costs (in 2015 Dollars): 917,500
Estimated Project Management Costs Range: $91,600 - $394,500
Estimated Inflation Range: $45,875 - $197,263

Estimated Total Project Costs: $1,054,975 - $1,509,263

Flagstone Elementary

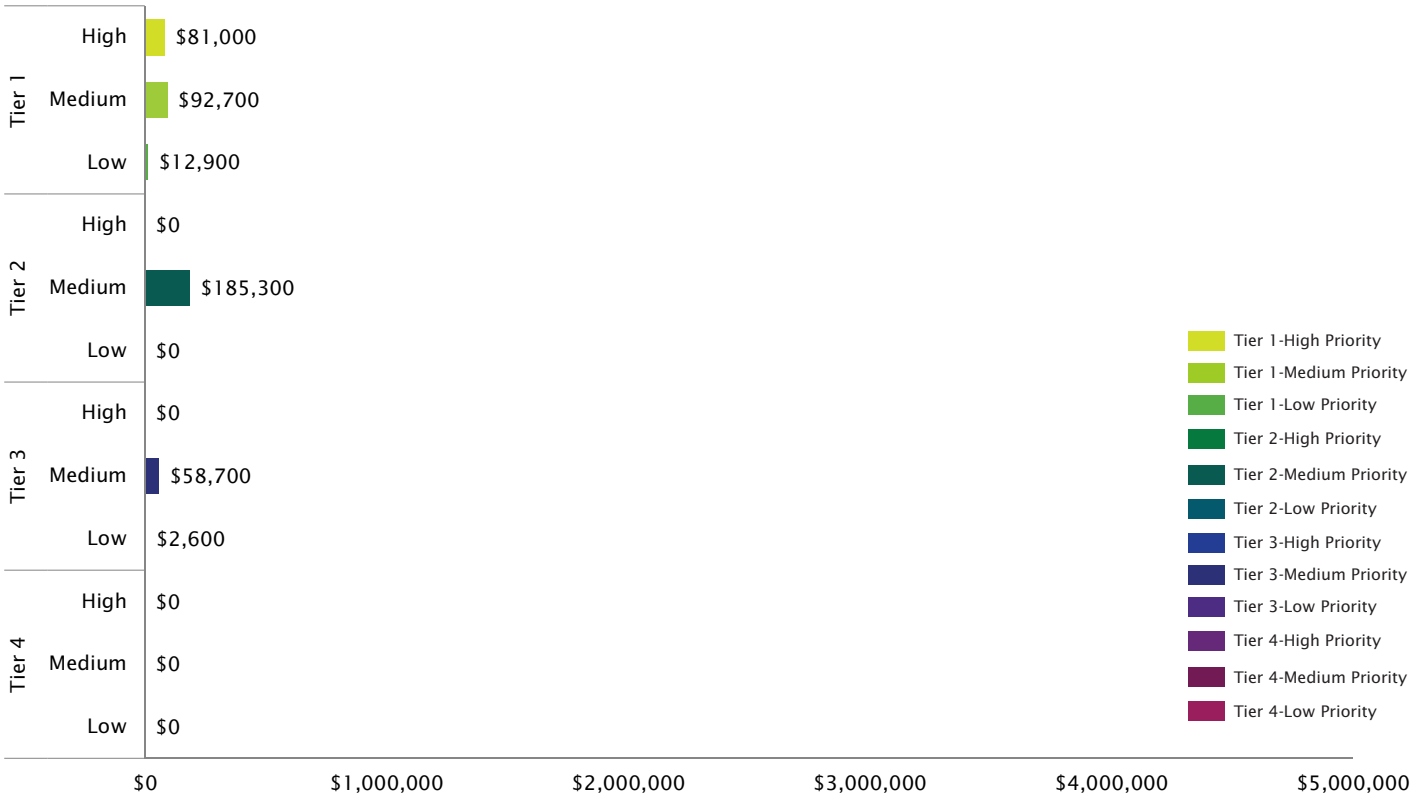
104 Lovington Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Elementary School #40
Funded by 2000 Bond
Opened in 2003

Acreage: 10
Original square feet: 56,566
Current square feet: 56,566

Flagstone Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

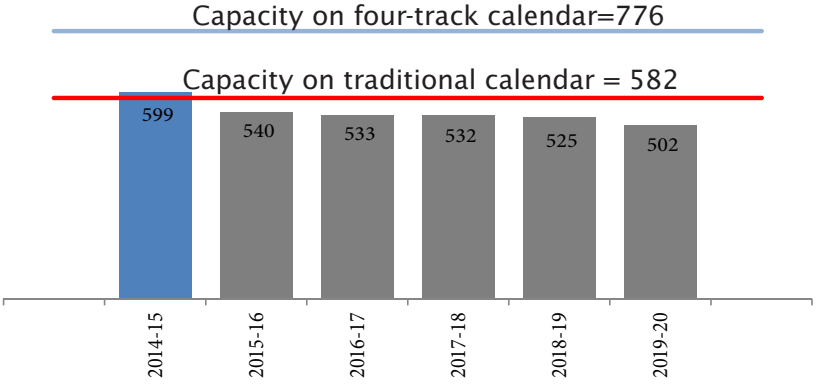


Estimated Total Construction Costs (in 2015 Dollars): $435,900

Estimated Total Project Costs: $501,395 - $717,219

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Flagstone Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade fire alarm system**	**$81,000**	**$8,100-$34,800**	**$4,050-$17,415**
Tier 1	Medium	Upgrade clock and program system	$17,800	$1,800-$7,700	$890-$3,827
	Medium	Replace domestic water heater and associated piping.	$73,400	$7,300-$31,600	$3,670-$15,781
	Medium	Replace cabinet heater in fire sprinkler room	$1,500	$200-$600	$75-$322
	Low	Upgrade chiller. Replace cell deck on cooling tower.	$12,900	$1,300-$5,500	$645-$2,773
Tier 2	Medium	Recaulk building control joints. Seal CMU	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Recaulk windows	$12,100	$1,200-$5,200	$605-$2,601
	Medium	Paint exterior trim, windows and doors	$7,300	$700-$3,200	$365-$1,569
	Medium	Recaulk exterior door frames	$800	$100-$300	$40-$172
	Medium	Replace sink countertops (countertops)	$18,300	$1,800-$7,900	$915-$3,934
	Medium	Replace sheet vinyl with poured acrylic	$25,700	$2,600-$11,100	$1,285-$5,525
	Medium	Replace sink countertops (sinks and fixtures)	$11,000	$1,100-$4,700	$550-$2,365
	Medium	Resurface asphalt bus loop	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Resurface asphalt parking lot	$66,100	$6,600-$28,400	$3,305-$14,211
Tier 3	Medium	Renovate multi-use field	$58,700	$5,900-$25,300	$2,935-$12,620
	Low	Repair areas of vinyl wall covering	$2,600	$300-$1,100	$130-$559
Tier 4	Low	Recaulk areas where concrete meets foundation walls	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $435,900
Estimated Project Management Costs Range: $43,700 - $187,600
Estimated Inflation Range: $21,795 - $93,719

Estimated Total Project Costs: $501,395 - $717,219

Fox Creek Elementary

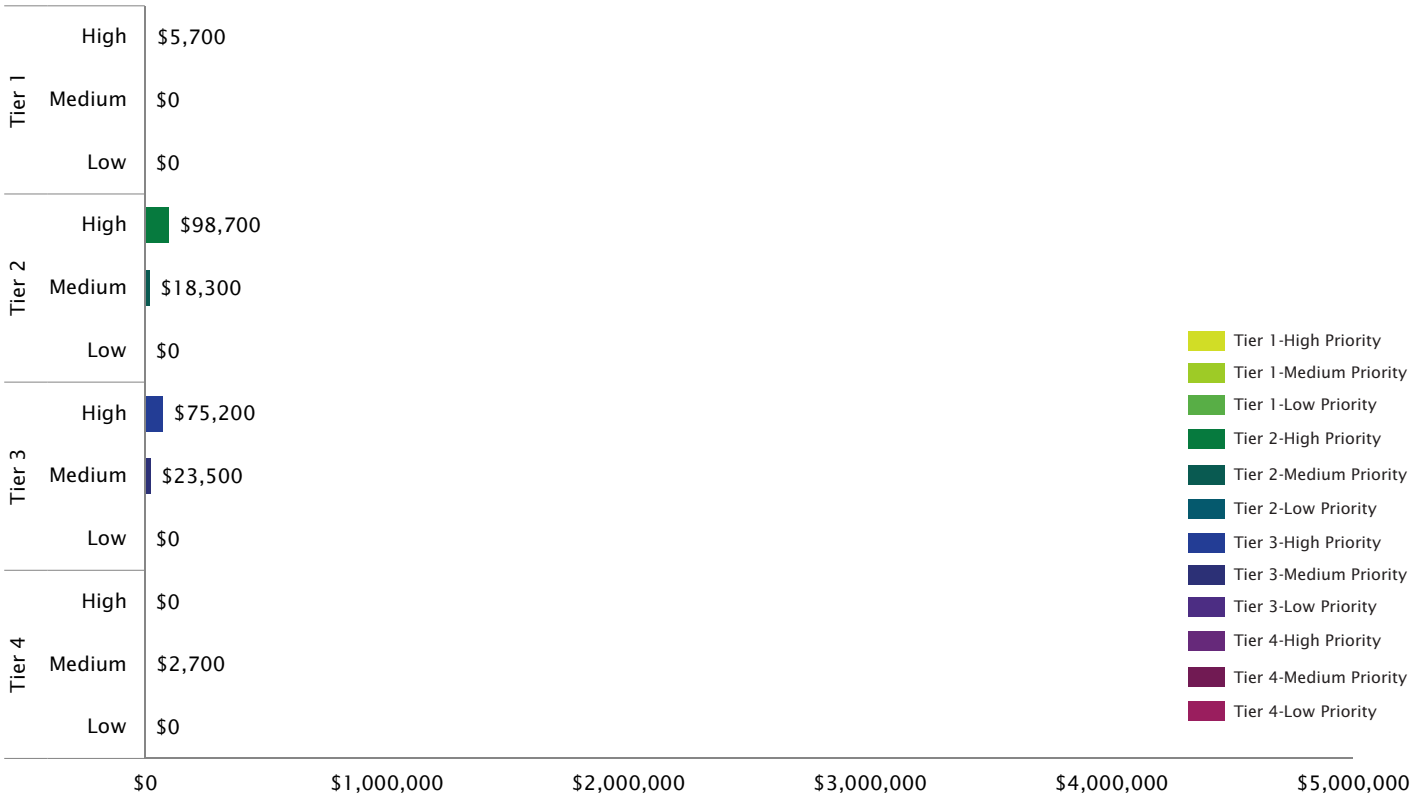
6585 Collegiate Drive
Highlands Ranch, CO 801306
Highlands Ranch High School Feeder Area, K-6

Elementary School #22
Funded by 1993 Bond
Opened in 1995

Acreage: 12
Original square feet: 51,020
Current square feet: 54,020

Fox Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

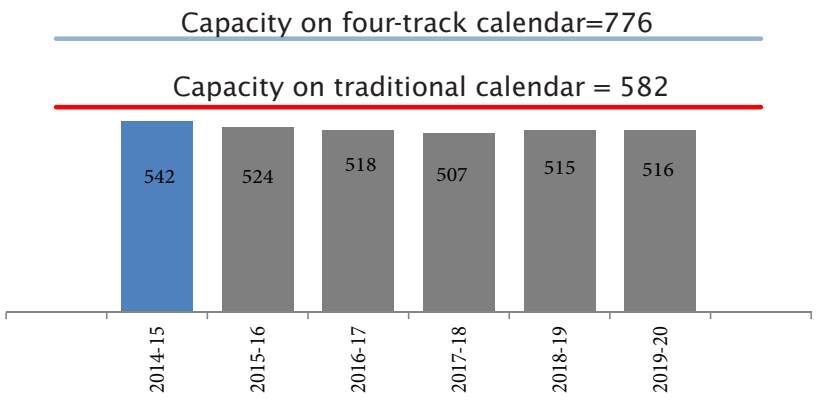


Estimated Total Construction Costs (in 2015 Dollars): $224,100

Estimated Total Project Costs: $257,805 - $368,582

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Fox Creek Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace seals at main corridor skylights**	**$5,700**	**$600-$2,400**	**$285-$1,225**
Tier 2	High	Recaulk control joints. Re-seal CMU	$15,400	$1,500-$6,600	$770-$3,311
	High	Recaulk windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Replace VCT flooring in classrooms	$23,500	$2,400-$10,100	$1,175-$5,052
	High	Replace kitchen flooring with MMA	$49,000	$4,900-$21,000	$2,450-$10,535
	Medium	Replace sink countertops with single surface	$18,300	$1,800-$7,900	$915-$3,934
Tier 3	High	Renovate multi-use field	$75,200	$7,500-$32,400	$3,760-$16,168
	Medium	Replace pads at backstops in gym. Replace chalkboards with white boards	$18,800	$1,900-$8,100	$940-$4,042
	Medium	Replace VWC main corridors	$4,700	$500-$2,000	$235-$1,010
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $224,100
Estimated Project Management Costs Range: $22,500 - $96,300
Estimated Inflation Range: $11,205 - $48,182

Estimated Total Project Costs: $257,805 - $368,582

Franktown Elementary

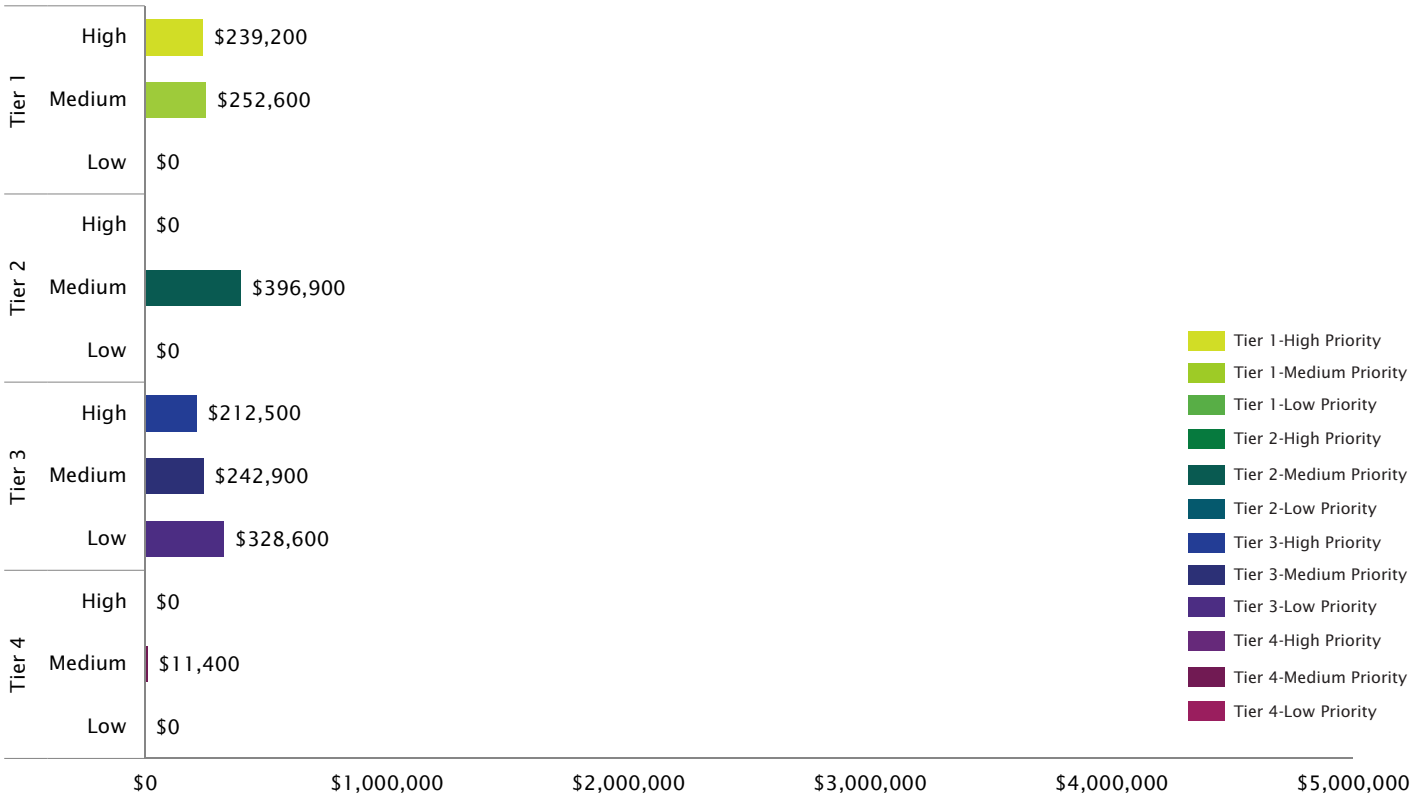
1384 North State Highway 83
Franktown, CO 80116
Ponderosa High School Feeder Area, K-5

Elementary School #9
Funded by 1978 Bond
Opened in 1980

Acreage: 23
Original square feet: 36,147
Current square feet: 36,147

Franktown Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



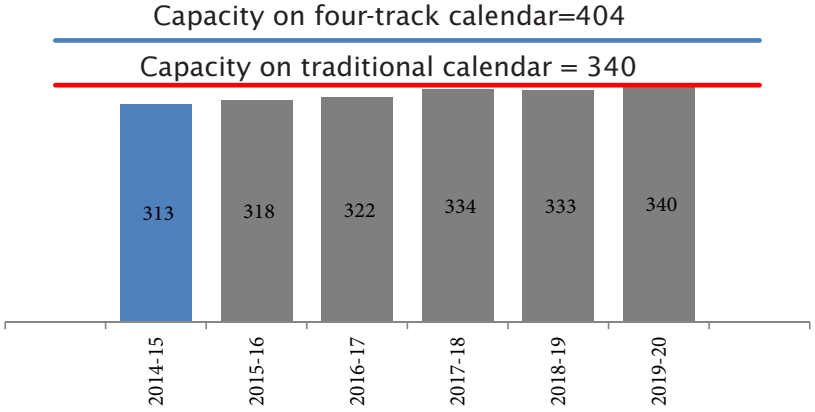
Estimated Total Construction Costs (in 2015 Dollars): $1,684,100

Estimated Total Project Costs: $1,936,905 - $2,770,382

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Franktown Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade fire alarm system**	**$85,000**	**$8,500-$36,600**	**$4,250-$18,275**
	High	**Upgrade control system**	**$154,200**	**$15,400-$66,300**	**$7,710-$33,153**
Tier 1	Medium	Silver coat roof parapet walls	$4,100	$400-$1,700	$205-$881
	Medium	Upgrade clock system	$17,800	$1,800-$7,700	$890-$3,827
	Medium	Upgrade irrigation system	$68,800	$6,900-$29,600	$3,440-$14,792
	Medium	Replace door hardware	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Install new generator and associated emergency systems	$40,500	$4,100-$17,400	$2,025-$8,707
Tier 2	Medium	Recaulk control joints, repair grout, repair masonry	$5,700	$600-$2,400	$285-$1,225
	Medium	Recaulk windows	$12,900	$1,300-$5,600	$645-$2,773
	Medium	Repair/replace classroom storefronts	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Sand/paint exterior doors	$4,100	$400-$1,700	$205-$881
	Medium	Refurbish or replace classroom partitions	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Replace toilet partitions	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace ceramic tile with MMA	$28,300	$2,800-$12,200	$1,415-$6,084
	Medium	Replace trough washing stations with sinks	$13,800	$1,400-$5,900	$690-$2,967
	Medium	Replace older casework	$182,200	$18,200-$78,300	$9,110-$39,173
	Medium	Replace kitchen flooring	$72,900	$7,300-$31,300	$3,645-$15,673
	Medium	Repair/replace areas of sidewalk	$8,100	$800-$3,500	$405-$1,741
	High	Renovate play field and other site improvements	$212,500	$21,300-$91,400	$10,625-$45,687
Tier 3	Medium	Install new synthetic turf for multi-use field	$242,900	$24,300-$104,400	$12,145-$52,223
	Low	Fire sprinkle building	$323,800	$32,400-$139,300	$16,190-$69,617
	Low	Repair/replace vinyl coverings	$4,800	$500-$2,100	$240-$1,032
	Medium	Renovate grass area around school.	$4,800	$500-$2,100	$240-$1,032
Tier 4	Medium	Recaulk foundation where concrete meets	$6,600	$700-$2,900	$330-$1,419

Estimated Total Construction Costs (in 2015 Dollars): $1,684,100
Estimated Project Management Costs Range: $168,600 - $724,200
Estimated Inflation Range: $84,205- $362,082

Estimated Total Project Costs: $1,936,905 - $2,770,382

Frontier Valley Elementary

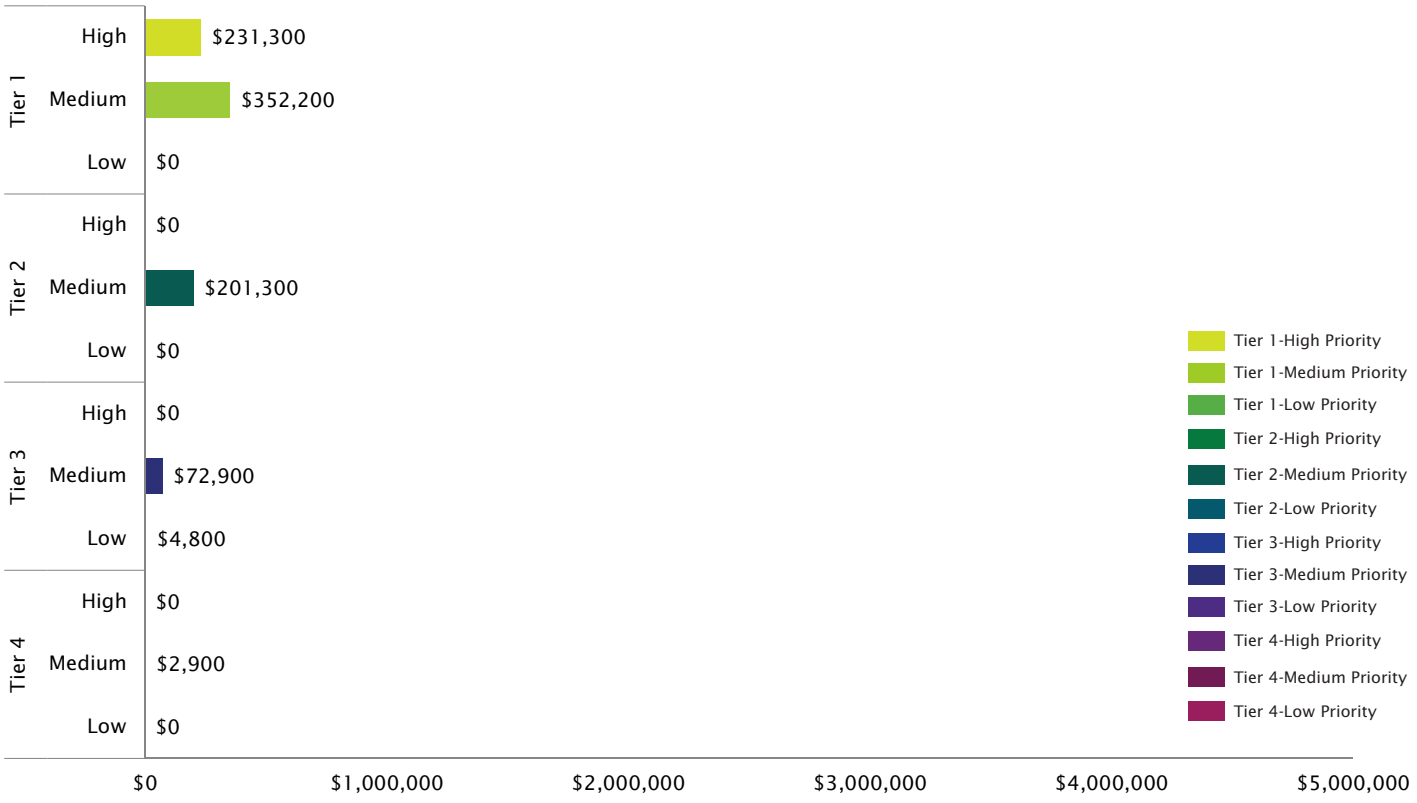
23919 East Canterberry Trail
Parker, CO 80138
Legend High School Feeder Area, K-5

Elementary School #36
Funded by 2000 Bond
Opened in 2003

Acreage:10
Original Square Feet: 55,868
Current Square Feet: 55,868

Frontier Valley Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

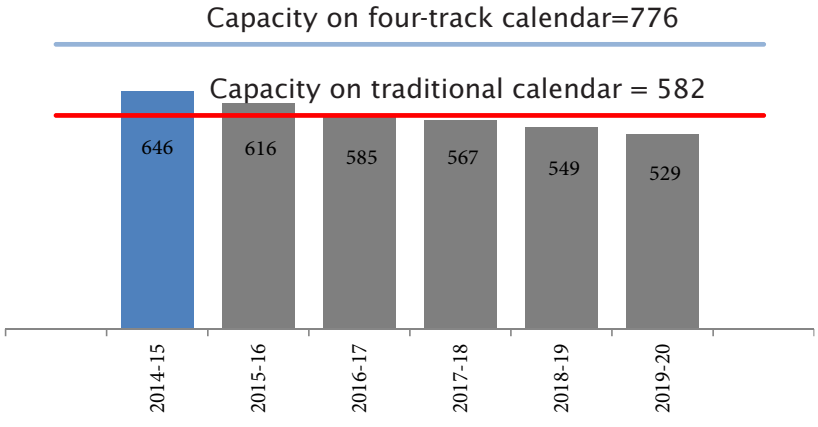


Estimated Total Construction Costs (in 2015 Dollars): $865,400

Estimated Total Project Costs: $995,070 - $1,423,461

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Frontier Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade control system**	**$154,200**	**$15,400-$66,300**	**$7,710-$33,153**
	High	**Upgrade fire alarm system**	**$77,100**	**$7,700-$33,200**	**$3,855-$16,576**
Tier 1	Medium	Replace ballasted roof with fully adhered	$323,800	$32,400-$139,300	$16,190-$69,617
	Medium	Paint metal roof	$4,100	$400-$1,700	$205-$881
	Medium	Re-glaze skylights	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Re-caulk control joints. Seal masonry CMU	$21,500	$2,200-$9,300	$1,075-$4,622
	Medium	Recaulk storefront entries	$4,100	$400-$1,700	$205-$881
	Medium	Recaulk windows	$11,300	$1,100-$4,900	$565-$2,429
	Medium	Paint exterior doors	$300	$0-$200	$15-$64
Tier 2	Medium	Replace sink countertops with single surface	$18,300	$1,800-$7,900	$915-$3,934
	Medium	Replace restroom flooring	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Mill and overlay bus loop	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Mill and overlay parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Repair/replace areas of curb.	$4,100	$400-$1,700	$205-$881
	Medium	Repair/replace areas of sidewalk	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace asphalt playground	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Repair upper floor	$8,100	$800-$3,500	$405-$1,741
Tier 3	Medium	Renovate multi-use playing field	$64,800	$6,500-$27,800	$3,240-$13,932
	Low	Repair/replace areas of vinyl coverings	$4,800	$500-$2,100	$240-$1,032
Tier 4	Medium	Re-caulk foundation where concrete meets	$2,900	$300-$1,200	$145-$623

Estimated Total Construction Costs (in 2015 Dollars): $865,400
Estimated Project Management Costs Range: $86,400 - $372,000
Estimated Inflation Range: $43,270 - $186,061

Estimated Total Project Costs: $995,070 - $1,423,461

Gold Rush Elementary

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

Elementary School #44
Funded by 2006 Bond
Opened in 2008

Acreage:10
Original Square Feet: 73,146
Current Square Feet: 73,146

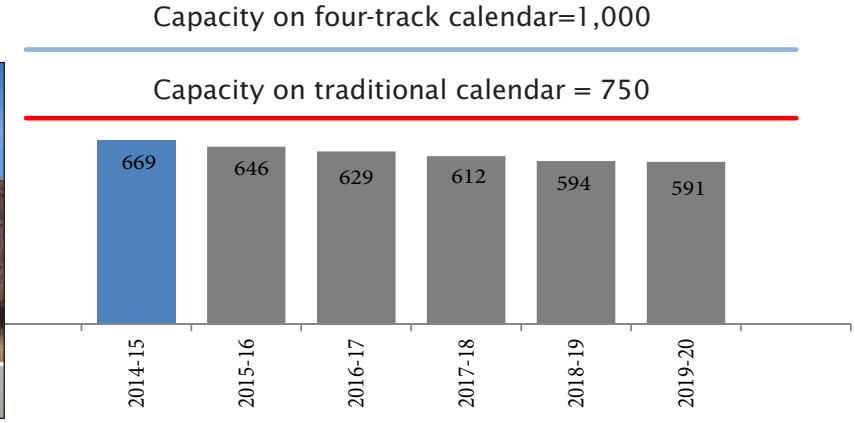
Gold Rush Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Student Enrollment
October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Heritage Elementary

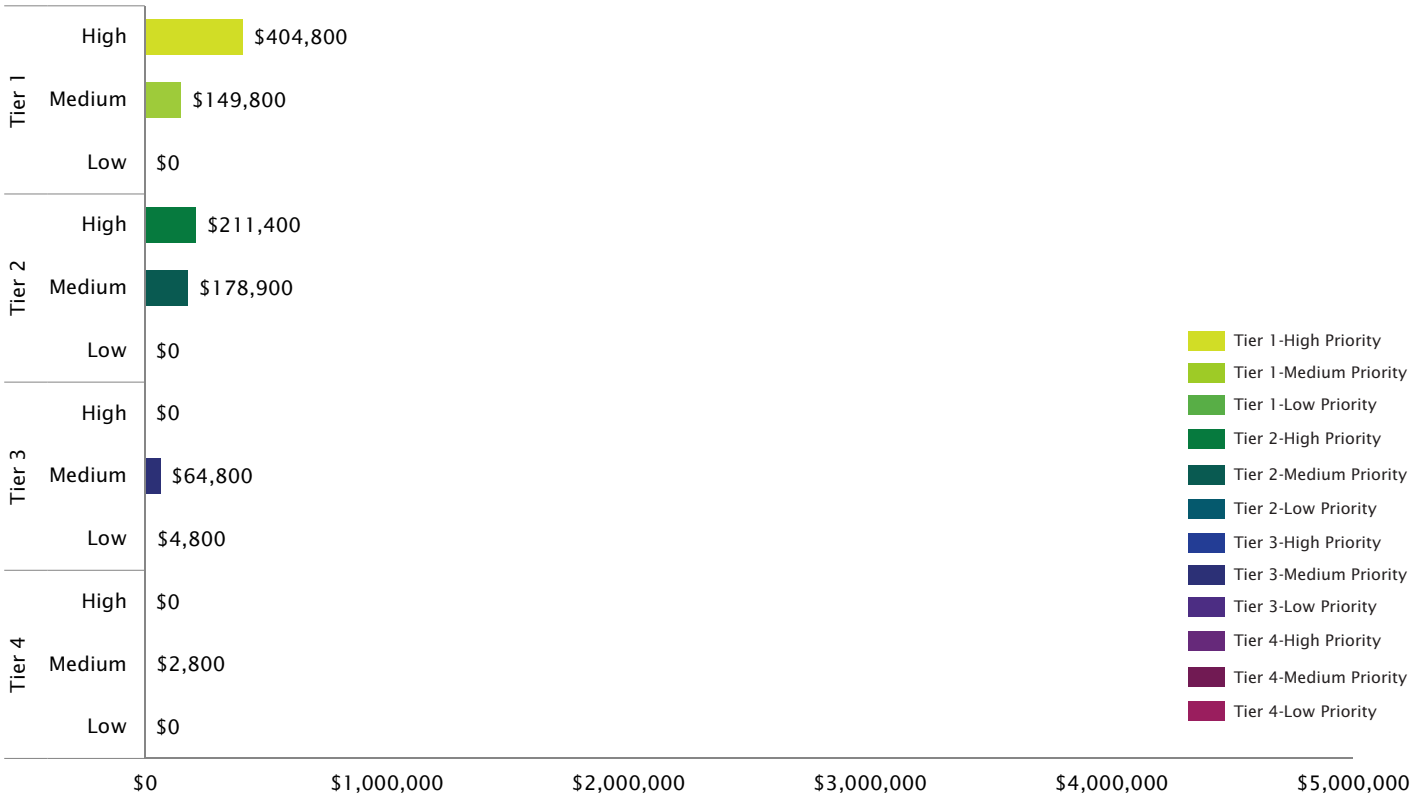
3350 Summit View Parkway
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Elementary School #33
Funded by 1997 Bond
Opened in 2001

Acreage:10
Original Square Feet: 51,668
Current Square Feet: 51,668

Heritage Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



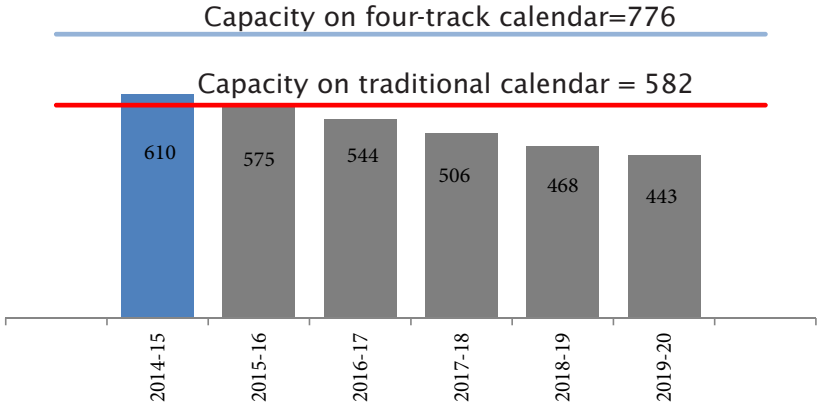
Estimated Total Construction Costs (in 2015 Dollars): $1,017,300

Estimated Total Project Costs: $1,169,865 - $1,673,320

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Heritage Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade fire alarm system**	**$81,000**	**$8,100-$34,800**	**$4,050-$17,415**
	High	**Replace ballasted roof with fully adhered**	**$323,800**	**$32,400-$139,300**	**$16,190-$69,617**
Tier 1	Medium	Paint metal roof	$4,100	$400-$1,700	$205-$881
	Medium	Re-glaze skylights	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Replace current non-restricted key system with restricted	$121,400	$12,100-$52,200	$6,070-$26,101
	High	Carpet replacement	$206,900	$20,700-$89,000	$10,345-$44,483
	High	Replace sections of VCT flooring that are cracking and chipping	$4,500	$500-$1,900	$225-$967
	Medium	Recaulk control joints. Seal masonry CMU	$21,500	$2,200-$9,300	$1,075-$4,622
	Medium	Recaulk windows	$11,300	$1,100-$4,900	$565-$2,429
	Medium	Paint 4 exterior doors	$300	$0-$200	$15-$64
Tier 2	Medium	Replace sheet vinyl flooring with MMA	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Mill and overlay bus loop	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Mill and overlay parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Repair/replace areas of curb.	$4,100	$400-$1,700	$205-$881
	Medium	Repair/replace areas of sidewalk	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace asphalt playground	$24,300	$2,400-$10,400	$1,215-$5,224
Tier 3	Medium	Renovate multi-use playing field	$64,800	$6,500-$27,800	$3,240-$13,932
	Low	Repair/replace areas of vinyl	$4,800	$500-$2,100	$240-$1,032
Tier 4	Medium	Recaulk foundation where concrete meets	$2,800	$300-$1,200	$140-$602

Estimated Total Construction Costs (in 2015 Dollars): $1,017,300
Estimated Project Management Costs Range: $101,700 - $437,300
Estimated Inflation Range: $50,865 - $218,720

Estimated Total Project Costs: $1,169,865 - $1,673,320

Highlands Ranch High

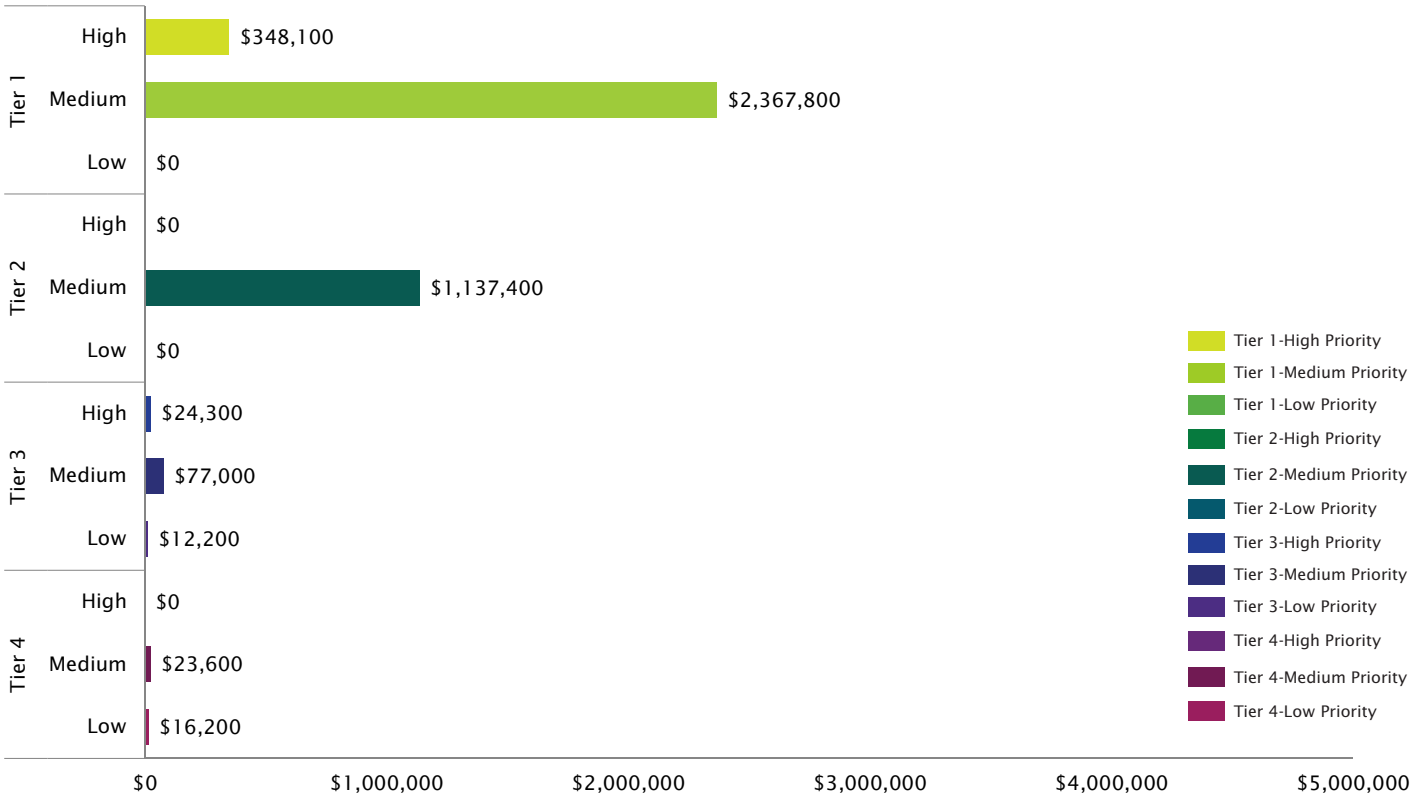
9375 Cresthill Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, 9-12

High School #3
Funded by 1984 Bond
Opened in 1985

Acreage: 70.82
Original square feet: 173,000
Current square feet: 243,408

Highlands Ranch High School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

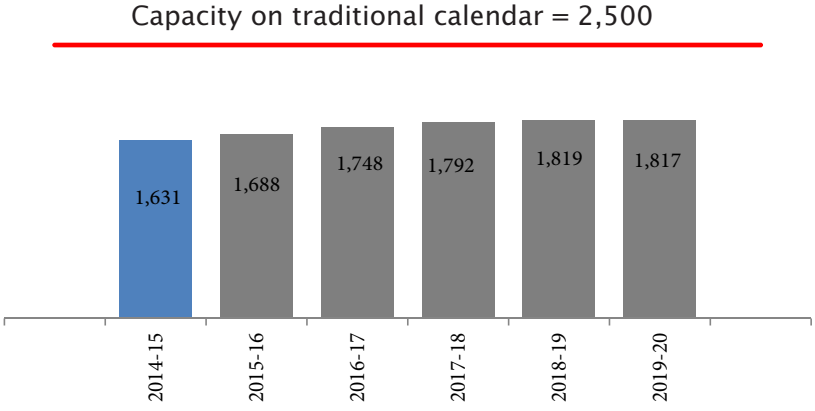


Estimated Total Construction Costs (in 2015 Dollars): $4,006,600

Estimated Total Project Costs: $4,607,630 - $6,590,219

Student Enrollment
October 2014 and Projected





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

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade clock system**	**$24,300**	**$2,400-$10,400**	**$1,215-$5,224**
	High	**Replace roofing membrane**	**$323,800**	**$32,400-$139,300**	**$16,190-$69,617**
	Medium	Replace/upgrade elevator	$242,900	$24,300-$104,400	$12,145-$52,223
	Medium	Replacement of some rooftop units	$809,500	$81,000-$348,100	$40,475-$174,042
	Medium	Upgrade control system	$385,500	$38,600-$165,700	$19,275-$82,882
Tier 1	Medium	Replace main switchgear	$101,200	$10,100-$43,500	$5,060-$21,758
	Medium	Replace older panels and transformers	$60,700	$6,100-$26,100	$3,035-$13,050
	Medium	Non-restricted key system to restricted	$61,700	$6,200-$26,500	$3,085-$13,265
	Medium	Replace door hardware	$188,100	$18,800-$80,900	$9,405-$40,441
	Medium	Replace bleachers in main gym	$113,400	$11,300-$48,700	$5,670-$24,381
	Medium	Replace irrigation system	$404,800	$40,500-$174,000	$20,240-$87,032
	Medium	Recaulk exterior wall control joints	$16,400	$1,600-$7,000	$820-$3,526
	Medium	Replace Pella wood windows	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Recaulk windows	$47,800	$4,800-$20,500	$2,390-$10,277
	Medium	Reglaze/recaulk auditorium entry windows	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Sand gym floor	$12,600	$1300-$5,400	$630-$2,709
	Medium	Paint exterior doors	$4,100	$400-$1,700	$205-$881
Tier 2	Medium	Replace some toilet partitions	$48,600	$4,900-$20,900	$2,430-$10,449
	Medium	Replace restroom flooring	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Replace auditorium seating	$323,800	$32,400-$139,300	$16,190-$69,617
	Medium	Replace original casework, end of lifecycle	$404,800	$40,500-$174,000	$20,240-$87,032
	Medium	Replace sections of cafeteria flooring	$4,100	$400-$1,700	$205-$881
	Medium	Replace auxiliary gym floor	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Replace kitchen flooring	$56,600	$5,700-$24,400	$2,830-$12,169
	Medium	Repair/replace walkways to athletic fields	$8,100	$800-$3,500	$405-$1,741
	High	Replace site lighting poles	$24,300	$2,400-$10,400	$1,215-$5,224
Tier 3	Medium	Replace fencing around school and parking	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Renovate multi-use playing field	$64,800	$6,500-$27,800	$3,240-$13,932
	Low	Repair/replace sections of vinyl coverings	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Renovate areas or sod around school	$16,200	$1,600-$7,000	$810-$3,483
Tier 4	Medium	Recaulk foundation where concrete meets	$7,400	$700-$3,200	$370-$1,591
	Low	Add/replace trees, bushes, other plantings	$16,200	$1,600-$7,000	$810-$3,483

Estimated Total Construction Costs (in 2015 Dollars): $4,006,600
Estimated Project Management Costs Range: $400,700 - $1,722,200
Estimated Inflation Range: $200,330 - $861,419

Estimated Total Project Costs: $4,607,630 - $6,590,219

Iron Horse Elementary

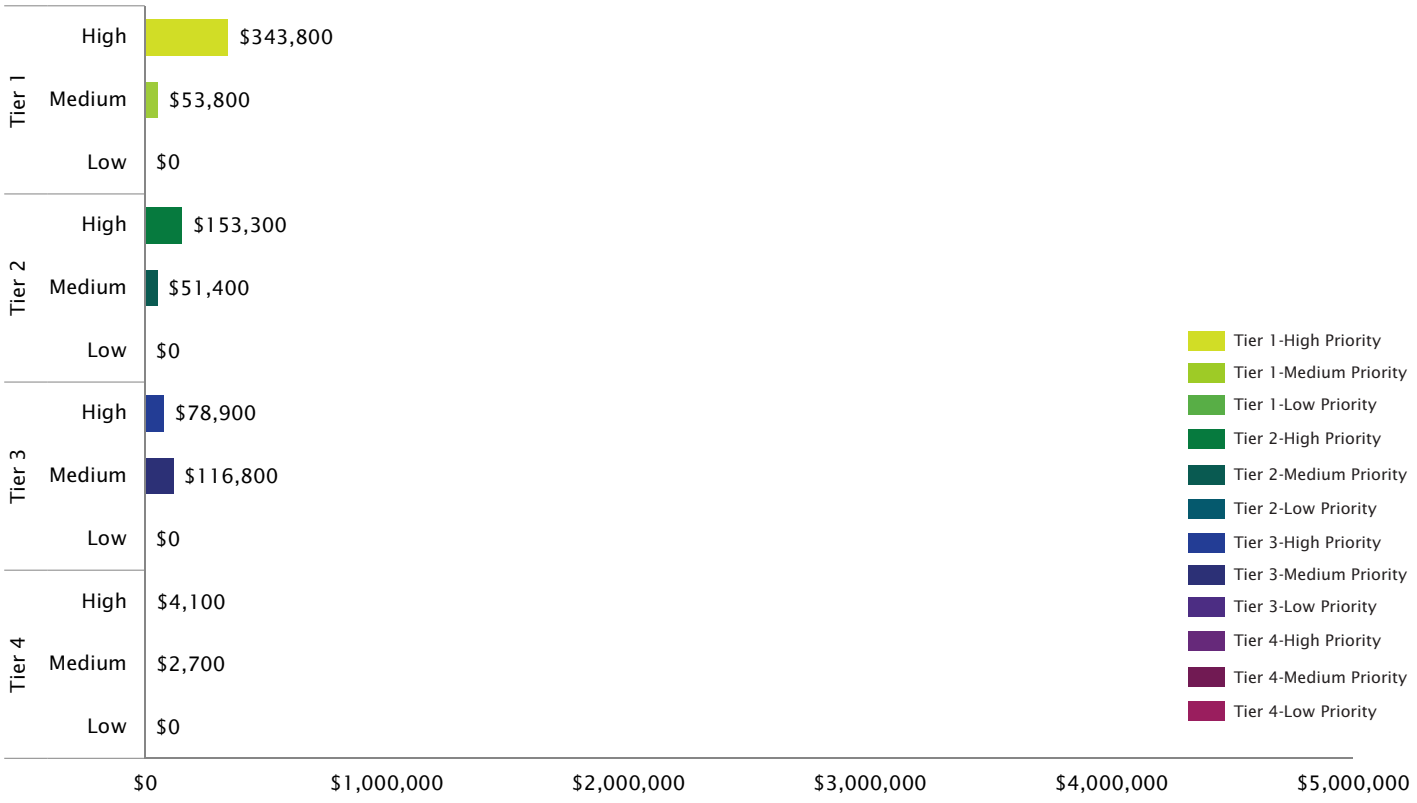
20151 Tallman Drive
Parker, CO 80138
Legend High School Feeder Area, K-5

Elementary School #28
Funded by 1997 Bond
Opened in 1998

Acreage:10
Original Square Feet: 51,020
Current Square Feet: 51,020

Iron Horse Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

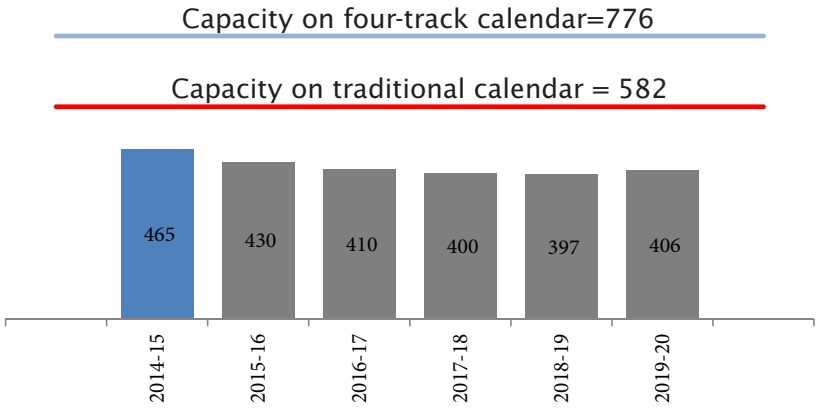


Estimated Total Construction Costs (in 2015 Dollars): $804,800

Estimated Total Project Costs: $925,740 - $1,324,232

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Iron Horse Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace ballasted roof with fully adhered**	**$251,700**	**$25,200-$108,300**	**$12,585-$54,115**
	High	**Repair/replace hot water distribution components**	**$14,800**	**$1,500-$6,400**	**$740-$3,182**
	High	**Replace roof flashings & trim**	**$3,400**	**$300-$1,500**	**$170-$731**
	High	**Replace door hardware**	**$46,300**	**$4,600-$19,900**	**$2,315-$9,954**
	High	**Repalce insulation in places**	**$6,700**	**$700-$2,900**	**$335-$1,440**
	High	**Replace and move bell schedule**	**$16,200**	**$1,600-$6,900**	**$810-$3,483**
	High	**Upgrade irrigation system**	**$4,700**	**$500-$2,000**	**$235-$1,010**
	Medium	Install restricted key system.	$23,100	$2,300-$10,000	$1,155-$4,966
	Medium	Upgrade boiler room piping	$26,900	$2,700-$11,600	$1,345-$5,783
	Medium	Upgrade site lighting controls	$3,800	$400-$1,700	$190-$817
Tier 2	High	Recaulk exterior wall control joints	$2,700	$300-$1,200	$135-$580
	High	Caulk storefront windows	$1,700	$200-$700	$85-$365
	High	Recaulk windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Paint roof cap, steel roof	$6,700	$700-$2,900	$335-$1,440
	High	Replace retractable partitions and curtains	$13,400	$1,300-$5,800	$670-$2,881
	High	Replace sink countertops-single surface	$18,300	$1,800-$7,900	$915-$3,934
	High	Replace restroom flooring	$48,900	$4,900-$21,000	$2,445-$10,513
	High	Replace water coolers with fountains.	$12,700	$1,300-$5,400	$635-$2,730
	High	Seal/repair exterior wall cracks	$14,500	$1,500-$6,300	$725-$3,117
	High	Update/add signage	$3,400	$300-$1,400	$170-$731
	High	Replace areas of sidewalk	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Replace kitchen flooring	$51,400	$5,100-$22,100	$2,570-$11,051
Tier 3	High	Repair slab on grade-differential settling	$3,400	$300-$1,500	$170-$731
	High	Repair boiler pipe insulation	$6,700	$700-$2,900	$335-$1,440
	High	Install synthetic turf for small multi-use field	$48,600	$4,900-$20,900	$2,430-$10,449
	High	Upgrade playing fields	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Replace ceiling tiles in the kitchen	$5,300	$500-$2,300	$265-$1,139
	Medium	Repair/replace interior wall finishes	$3,500	$400-$1,500	$175-$752
	Medium	Paint interior walls	$5,400	$500-$2,300	$270-$1,161
	Medium	Upgrade water closets-low flow, sensored	$71,500	$7,200-$30,800	$3575-$15,372
	Medium	Upgrade urinals-low flow, sensored	$13,900	$1,400-$6,000	$695-$2,988
	Medium	Upgrade faucets-low flow, sensored	$10,500	$1,100-$4,500	$525-$2,257
	Medium	Upgrade grease interceptor	$6,700	$700-$2,900	$335-$1,440
Tier 4	High	Seed and sod some areas	$4,100	$400-$1,700	$205-$881
	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $804,800
Estimated Project Management Costs Range: $80,700 - $346,400
Estimated Inflation Range: $40,240 - $173,032

Estimated Total Project Costs: $925,740 - $1,324,232

Larkspur Elementary

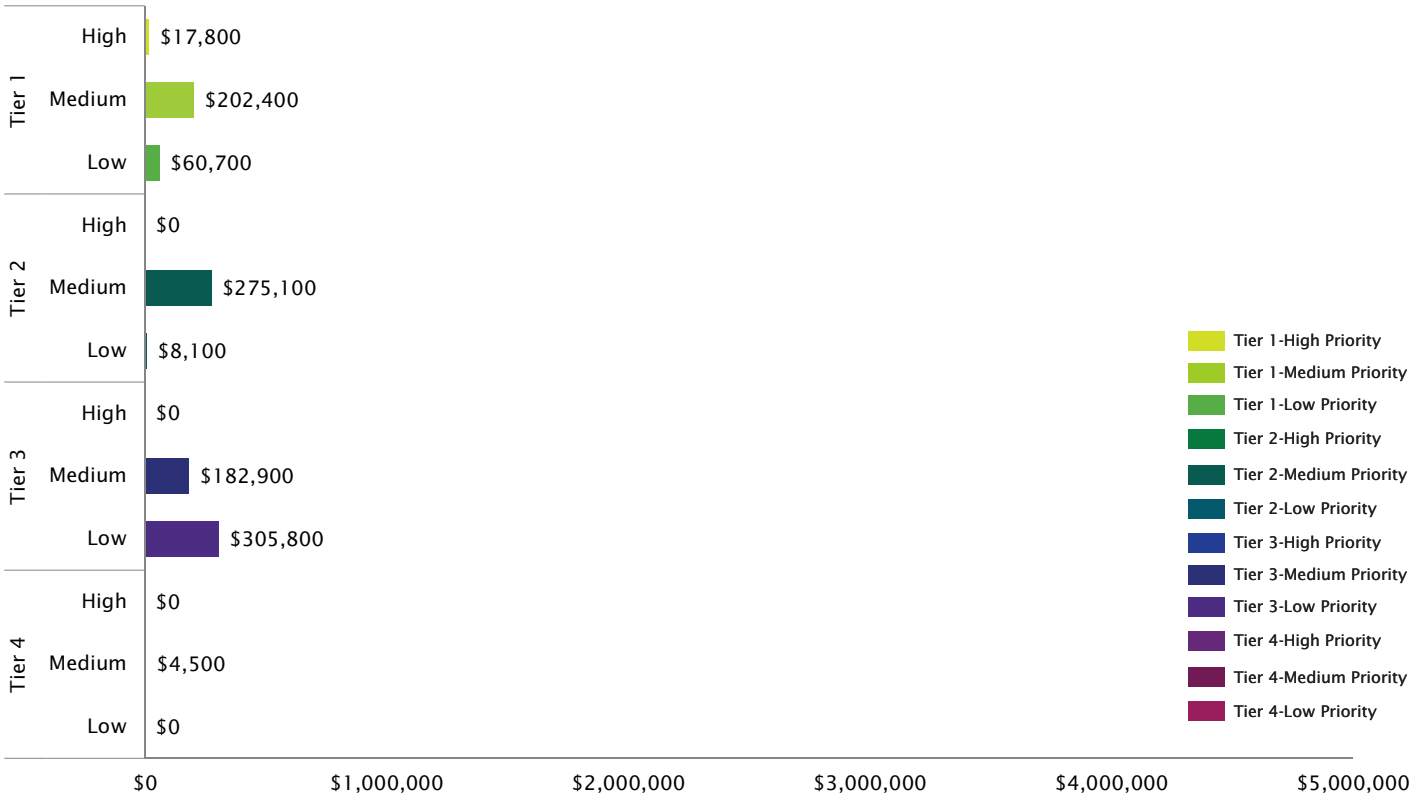
1103 West Perry Park Avenue
Larkspur, CO 80118
Castle View High School Feeder Area, K-6

Elementary School #5
Funded by 1970 Bond
Opened in 1972

Acreage: 10
Original square feet: 19,000
Current square feet: 30,675

Larkspur Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



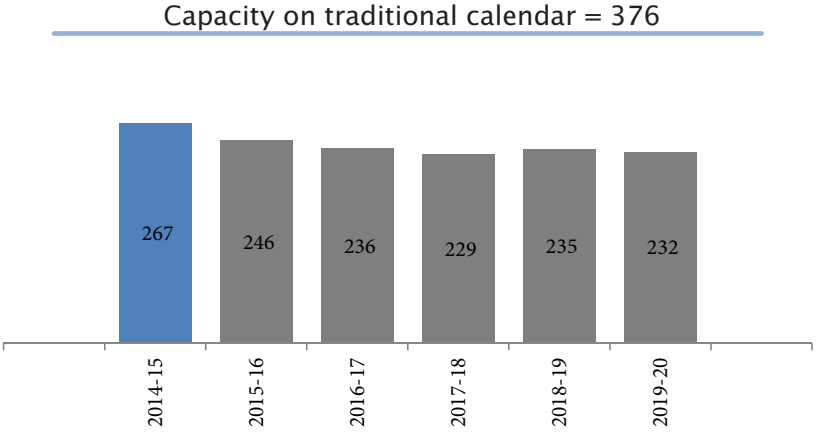
Estimated Total Construction Costs (in 2015 Dollars): $1,057,300

Estimated Total Project Costs: $1,215,765 - $1,738,920

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Larkspur Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Replace area E roof with fully adhered**	**$17,800**	**$1,800-$7,700**	**$890-$3,827**
Tier 1	Medium	Replace door hardware	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Replace irrigation system.	$81,000	$8,100-$34,800	$4,050-$17,415
	Low	Install new generator and associated emergency systems	$60,700	$6,100-$26,100	$3,035-$13,050
Tier 2	Medium	Recaulk windows	$6,100	$600-$2,600	$305-$1,311
	Medium	Repair, sand and paint exterior doors	$4,100	$400-$1,700	$205-$881
	Medium	Replace interior doors	$81,000	$8,100-$34,800	$4,050-$17,415
	Medium	Replace toilet partitions	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace restroom flooring	$28,300	$2,800-$12,200	$1,415-$6,084
	Medium	Replace trough washing stations with sinks	$4,600	$500-$2,000	$230-$989
	Medium	Replace casework in original building	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Replace 3 sinks in individual restrooms	$1,200	$100-$500	$60-$258
	Medium	Repair/replace areas of sidewalk, front entry	$12,200	$1,200-$5,200	$610-$2,623
	Low	Repair exterior wall metal siding	$8,100	$800-$3,500	$405-$1,741
Tier 3	Medium	Repair rusting columns at gym west side	$6,100	$600-$2,600	$305-$1,311
	Medium	Improve drainage at parking lot, mobile site, and northwest bus loop	$34,000	$3,400-$14,600	$1,700-$7,310
	Medium	Refinish all fixed walls	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Sand/paint interior door frames	$18,200	$1,800-$7,800	$910-$3,913
	Medium	Replace grid ceiling and tile	$33,400	$3,300-$14,300	$1,670-$7,181
	Medium	Replace sound panels(music room, gym)	$4,100	$400-$1,700	$205-$881
	Medium	Repair/replace fencing where needed	$6,100	$600-$2,600	$305-$1,311
	Medium	Renovate multi-use field	$64,800	$6,500-$27,800	$3,240-$13,932
	Low	Fire sprinkle building	$301,000	$30,100-$129,400	$15,050-$64,715
	Low	Repair or replace wall vinyl coverings	$4,800	$500-$2,100	$240-$1,032
Tier 4	Medium	Recaulk foundation where concrete meets	$4,500	$500-$1,900	$225-$967

Estimated Total Construction Costs (in 2015 Dollars): $1,057,300
Estimated Project Management Costs Range: $105,600 - $454,300
Estimated Inflation Range: $52,865 - $227,320

Estimated Total Project Costs: $1,215,765 - $1,738,920

Legacy Point Elementary

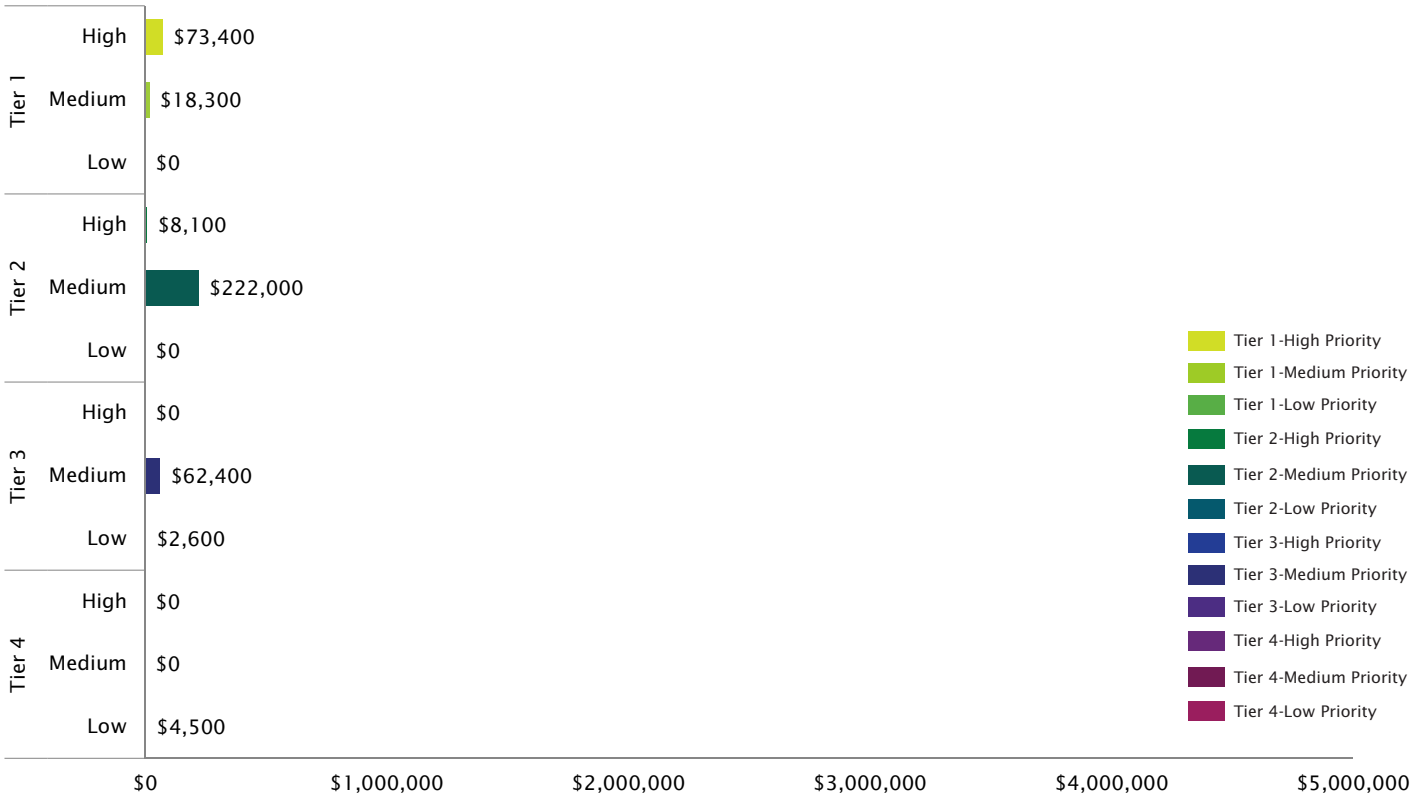
12736 South Red Rosa Circle
Parker, CO 80134
Ponderosa High School Feeder Area, K-5

Elementary School #38
Funded by 2000 Bond
Opened in 2003

Acreage:10
Original Square Feet: 56,868
Current Square Feet: 56,868

Legacy Point Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



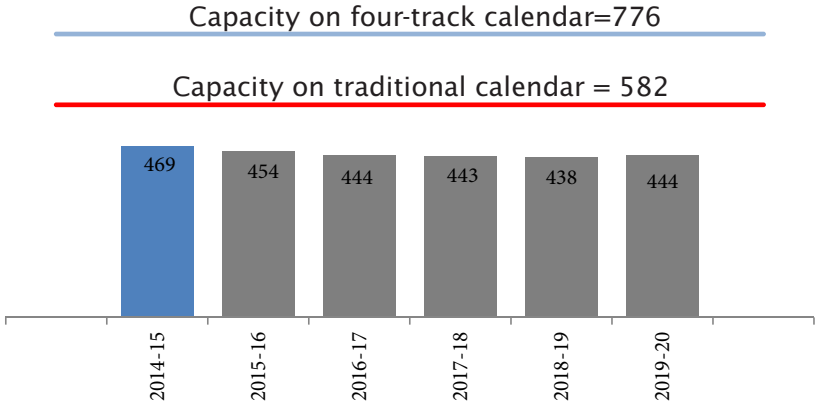
Estimated Total Construction Costs (in 2015 Dollars): $391,300

Estimated Total Project Costs: $450,065 - $644,030

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Legacy Pointe Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Upgrade fire alarm system**	**$73,400**	**$7,300-$31,600**	**$3,670-$15,781**
	Medium	Fix elevator deficiencies	$18,300	$1,800-$7,900	$915-$3,934
	High	Fix storefront window leakage	$8,100	$800-$3,500	$405-$1,741
	Medium	Recaulk control joints, cracks, water seal	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Recaulk windows	$12,100	$1,200-$5,200	$605-$2,601
	Medium	Paint exterior trim, windows and doors	$7,300	$700-$3,200	$365-$1,569
	Medium	Recaulk door frames	$800	$100-$300	$40-$172
	Medium	Replace sink countertops with single surface (countertop)	$18,300	$1,800-$7,900	$915-$3,934
Tier 2	Medium	Replace stair tread	$3,700	$400-$1,600	$185-$795
	Medium	Replace restroom flooring	$25,700	$2,600-$11,100	$1,285-$5,525
	Medium	Replace sink countertops, single surface (sinks and fixtures)	$11,000	$1,100-$4,700	$550-$2,365
	Medium	Replace walk off carpet at entries	$18,300	$1,800-$7,900	$915-$3,934
	Medium	Resurface asphalt bus loop	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Resurface asphalt parking lot	$66,100	$6,600-$28,400	$3,305-$14,211
	Medium	Repair/replace damage to sidewalks	$14,700	$1,500-$6,300	$735-$3,160
	Medium	Replace blinds in conference room	$3,700	$400-$1,600	$185-$795
Tier 3	Medium	Renovate multi-use field	$58,700	$5,900-$25,300	$2,935-$12,620
	Low	Repair areas of vinyl wall covering	$2,600	$300-$1,100	$130-$559
	Low	Recaulk areas where concrete meets foundation walls	$2,700	$300-$1,200	$135-$580
Tier 4	Low	Place bollards in front of conference room at front entry	$1,800	$200-$800	$90-$387

Estimated Total Construction Costs (in 2015 Dollars): $391,300
Estimated Project Management Costs Range: $39,200 - $168,600
Estimated Inflation Range: $19,565 - $84,130

Estimated Total Project Costs: $450,065 - $644,030

Legend High

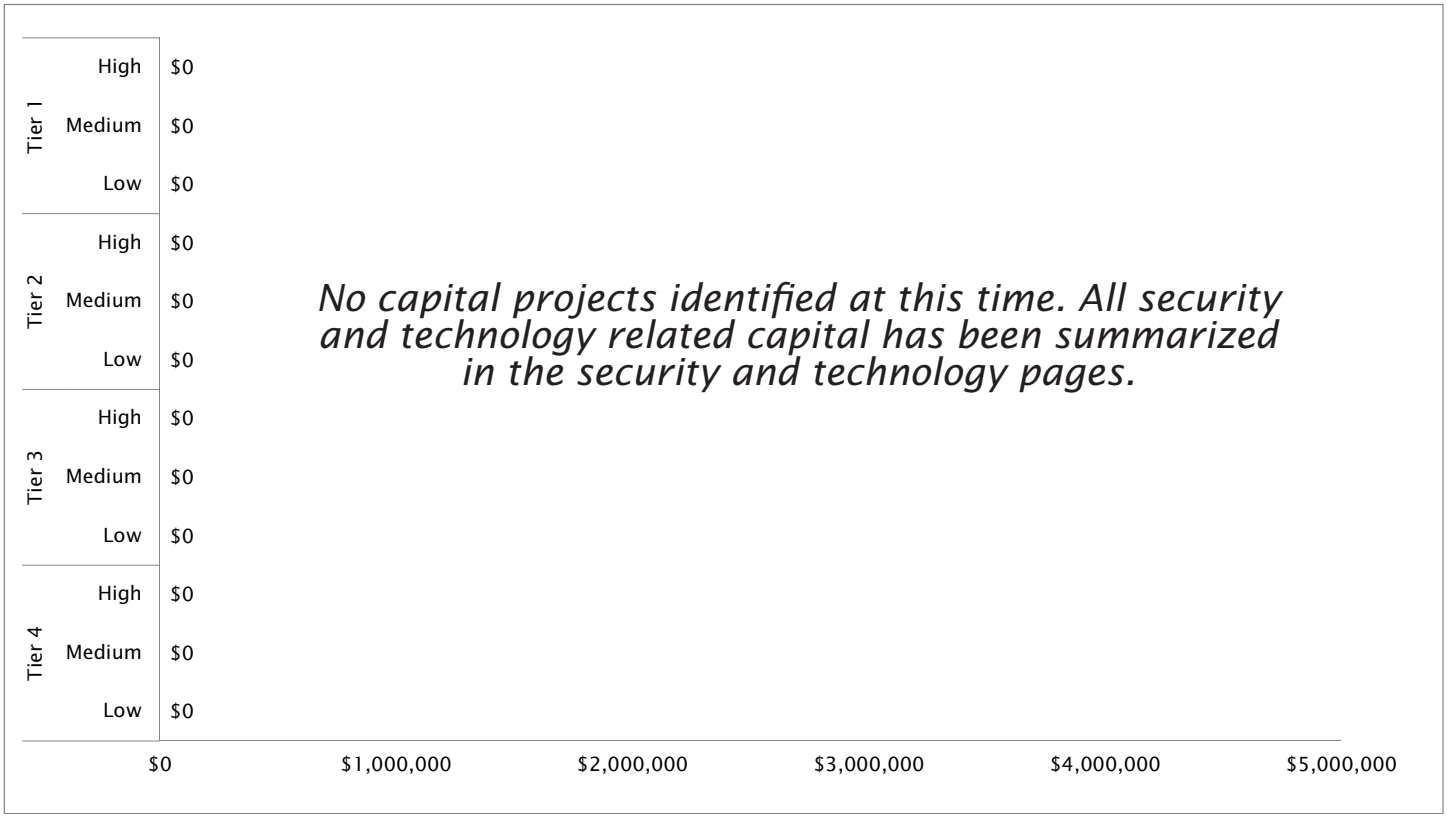
22219 Hilltop Road
Parker, CO 80134
Legend High School Feeder Area, K-6

Elementary School #9
Funded by 2003 Bond
Opened in 2008

Acreage: 45
Original Square Feet: 234,588
Current Square Feet: 234,588

Legend High School-Identified Facility Projects

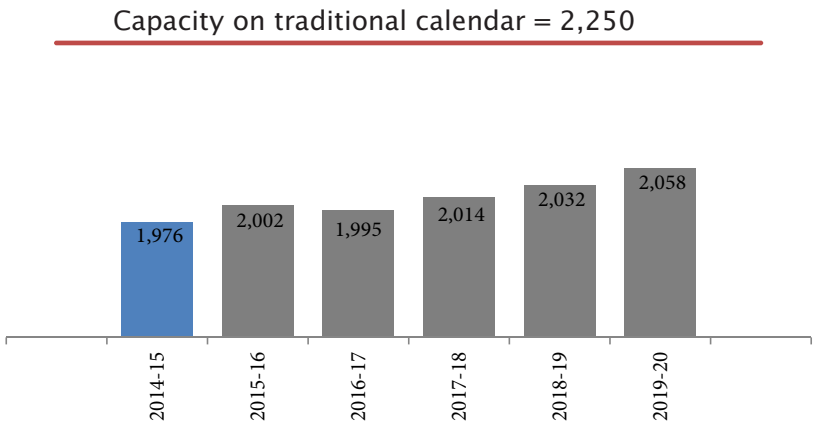
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Student Enrollment

October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Lone Tree Elementary

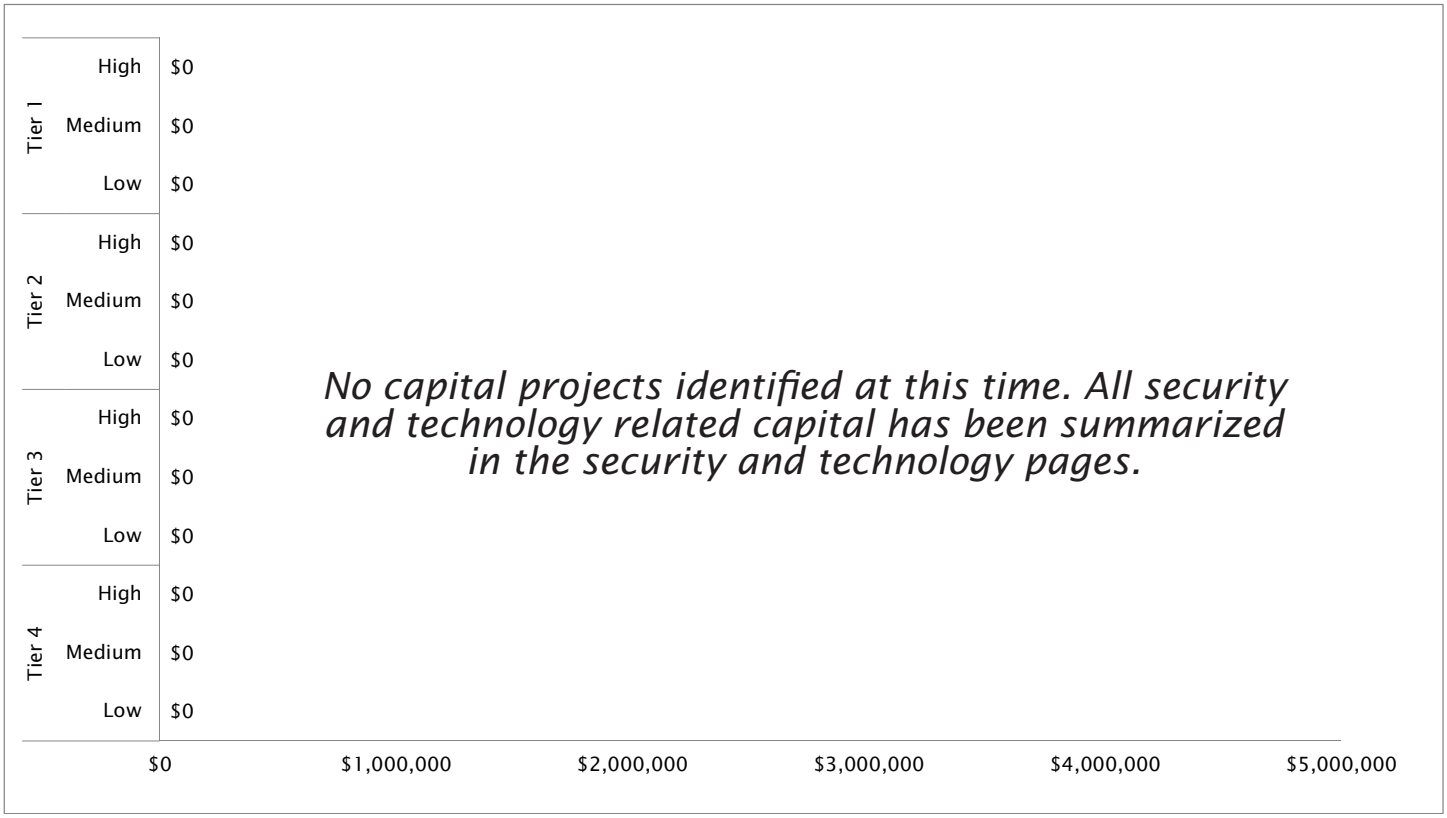
9375 Heritage Hills Circle
Lone Tree, CO 80124
District Magnet School, K-6

Elementary School #49
Funded by Certificate of Participation
Opened in 2007

Acreage: 9.7
Original Square Feet: 57,509
Current Square Feet: 57,509

Lone Tree Elementary-Identified Facility Projects

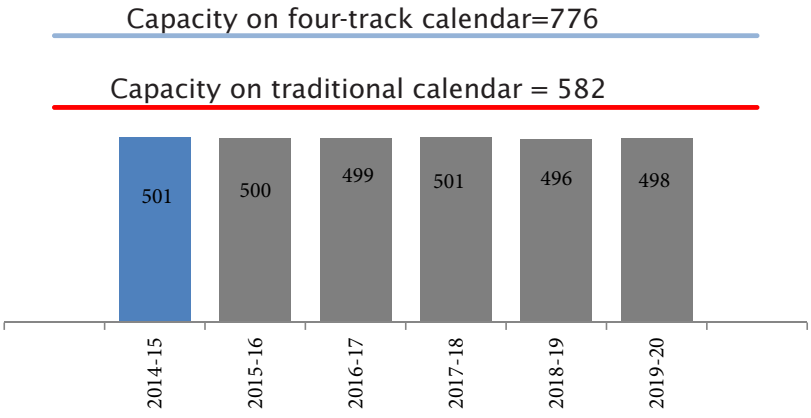
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Student Enrollment

October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Mammoth Heights Elementary

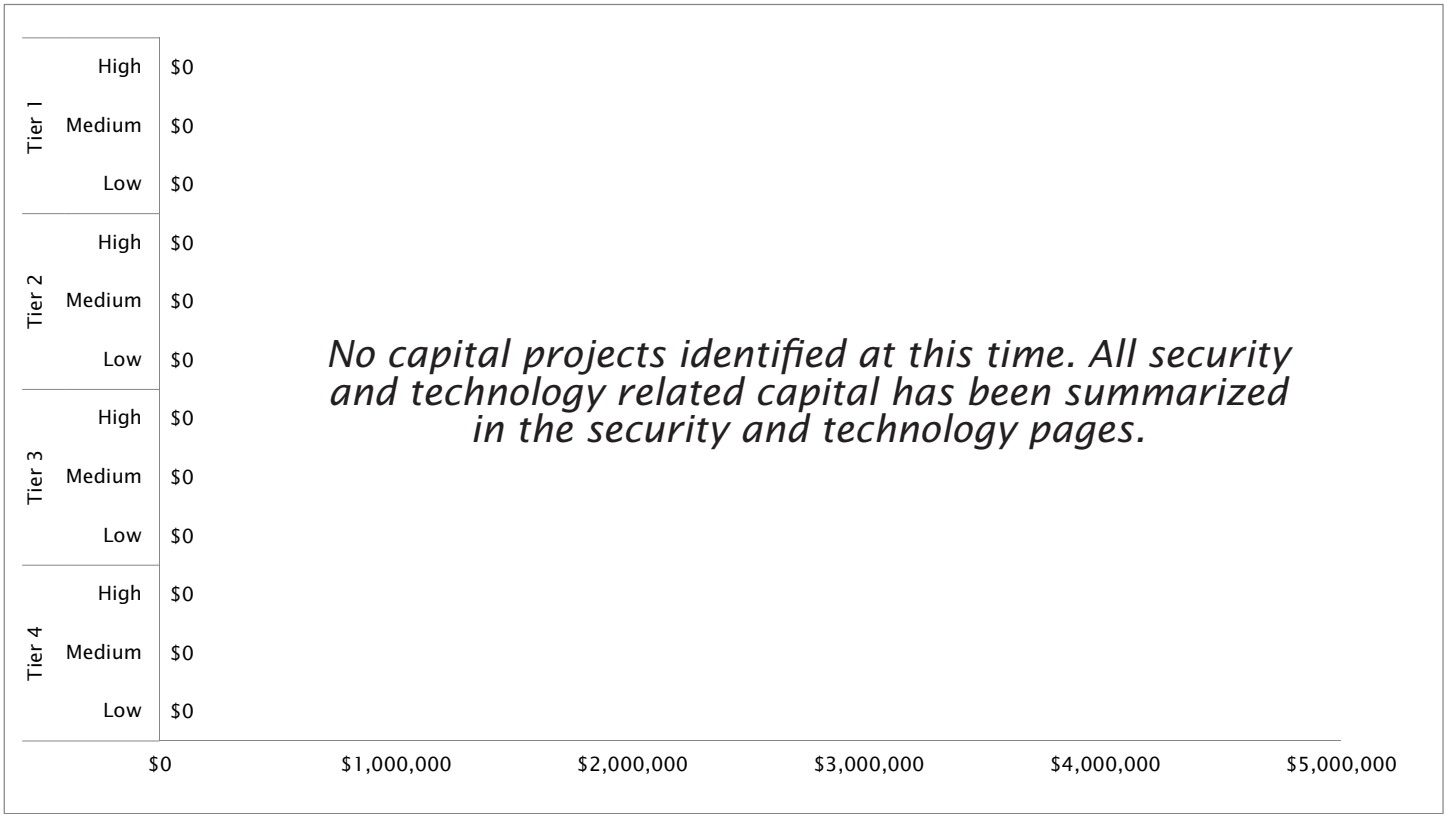
9500 Stonegate Parkway
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Elementary School #42
Funded by 2006 Bond
Opened in 2007

Acreage:10
Original Square Feet: 73,146
Current Square Feet: 73,146

Mammoth Heights Elementary-Identified Facility Projects

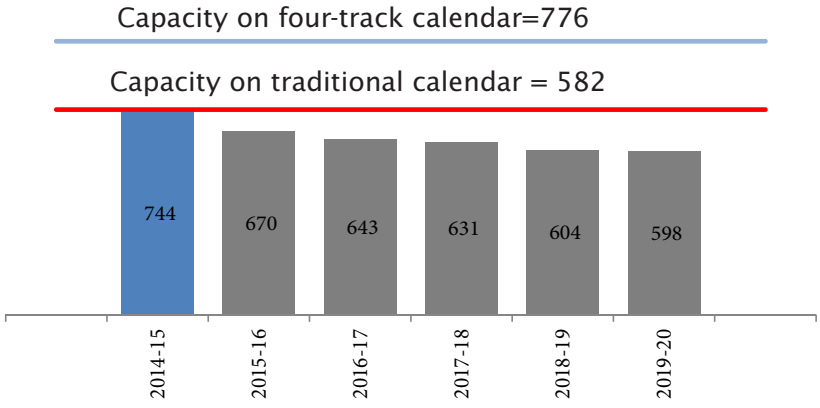
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Student Enrollment

October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Meadow View Elementary

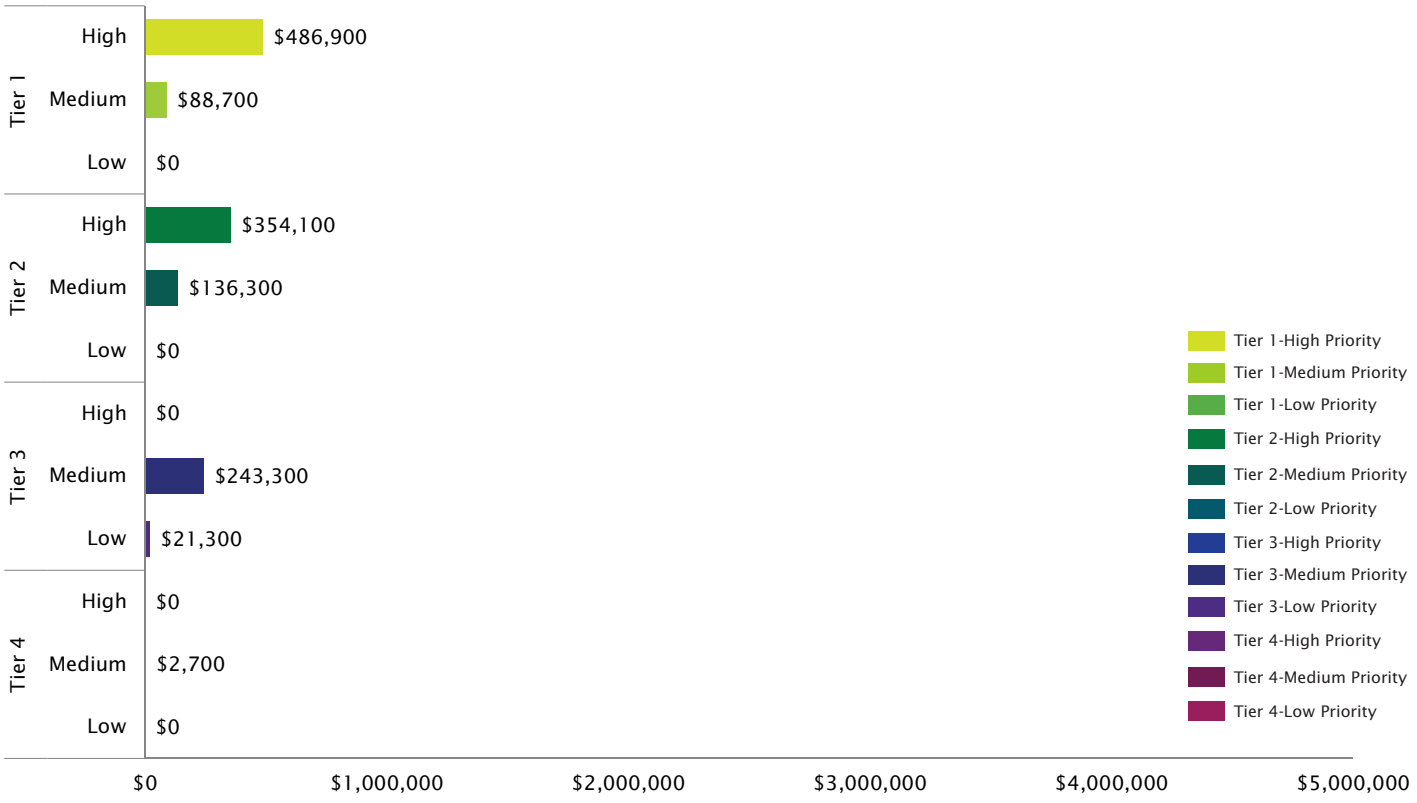
3700 Butterfield Crossing
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Elementary School #30
Funded by 1997 Bond
Opened in 2000

Acreage: 15
Original square feet: 51,668
Current square feet: 51,668

Meadow View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



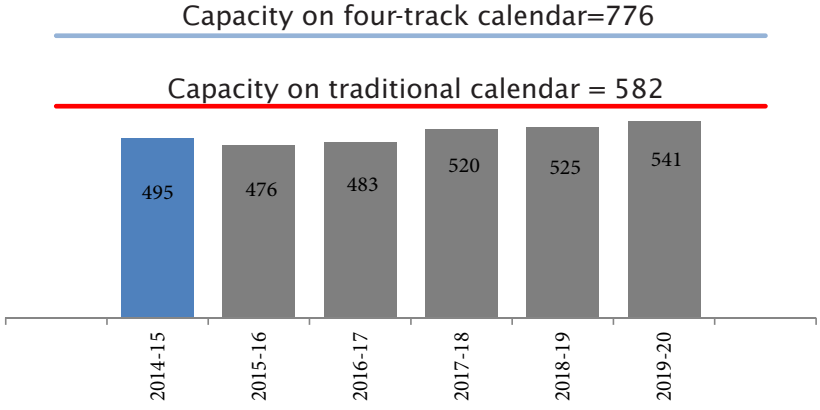
Estimated Total Construction Costs (in 2015 Dollars): $1,333,300

Estimated Total Project Costs: $1,533,465 - $2,193,460

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Meadow View Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade controllers**	**$173,500**	**$17,400-$74,600**	**$8,675-$37,302**
	High	**Upgrade fire alarm system**	**$81,000**	**$8,100-$34,800**	**$4,050-$17,415**
	High	**Replace ballasted roof with fully adhered**	**$232,400**	**$23,200-$100,000**	**$11,620-$49,966**
Tier 1	Medium	Replace door levers	$34,000	$3,400-$14,600	$1,700-$7,310
	Medium	Replace clock system	$14,600	$1,500-$6,300	$730-$3,139
	Medium	Upgrade irrigation controller	$13,400	$1,300-$5,800	$670-$2,881
	Medium	Replace non-restricted key system with restricted	$26,700	$2,700-$11,500	$1,335-$5,740
	High	Recaulk windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Reseal concrete block	$13,600	$1,400-$5,800	$680-$2,924
	High	Recaulk control joints, repair grout	$5,700	$600-$2,400	$285-$1,225
	High	Resurface bus loop	$71,400	$7,100-$30,700	$3,570-$15,351
	High	Resurface parking lot	$133,900	$13,400-$57,600	$6,695-$28,788
Tier 2	High	Replace curb with snow curb	$67,000	$6,700-$28,800	$3,350-$14,405
	High	Upgrade parking lot signage	$7,100	$700-$3,100	$355-$1,526
	High	Replace/repair areas of sidewalk	$44,600	$4,500-$19,200	$2,230-$9,589
	Medium	Replace operable partition at gym	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Replace toilet partitions	$25,500	$2,600-$11,000	$1,275-$5,482
	Medium	Replace sink countertops	$18,300	$1,800-$7,900	$915-$3,934
	Medium	Replace playground asphalt playpad	$80,300	$8,000-$34,600	$4,015-$17,264
	Medium	Repair column foundations	$800	$100-$400	$40-$172
	Medium	Renovate multi-use field	$80,300	$8,000-$34,600	$4,015-$17,264
Tier 3	Medium	Replace dumpster enclosurer, repair site fencing and backstop	$133,900	$13,400-$57,600	$6,695-$28,788
	Medium	Minor repairs on retaining wall	$4,500	$500-$1,900	$225-$967
	Medium	Replace vinyl coverings in hallways	$23,800	$2,400-$10,200	$1,190-$5,117
	Low	Paint restrooms, kitchen, door frames	$21,300	$2,100-$9,100	$1,065-$4,579
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $1,333,300
Estimated Project Management Costs Range: $133,500 - $573,500
Estimated Inflation Range: $66,665 - $286,660

Estimated Total Project Costs: $1,533,465 - $2,193,460

Mesa Middle

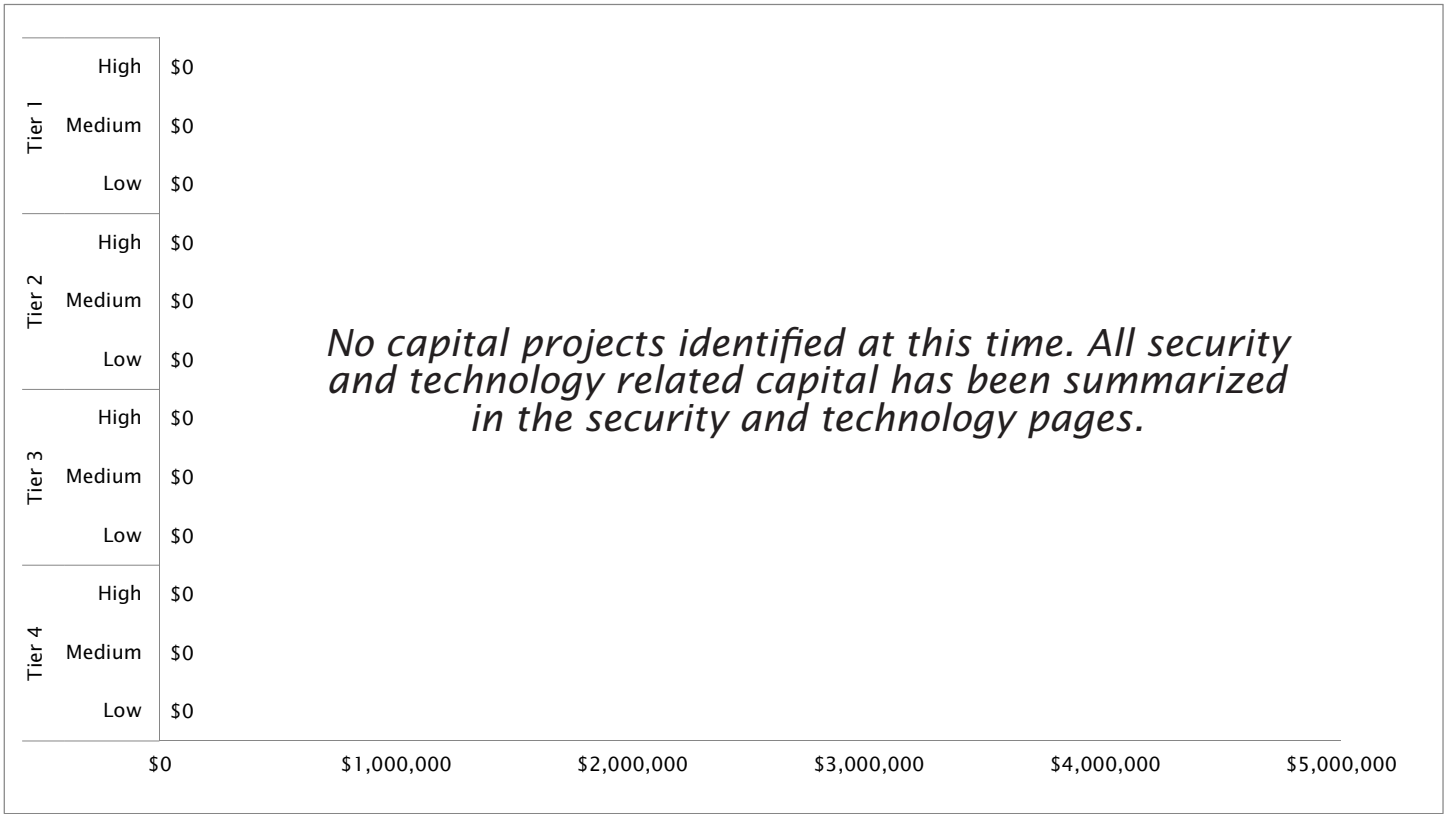
365 Mitchell Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 7-8

Elementary School #8
Funded by 2003 Bond
Opened in 2008

Acreage: 22
Original Square Feet: 132,414
Current Square Feet: 132,414

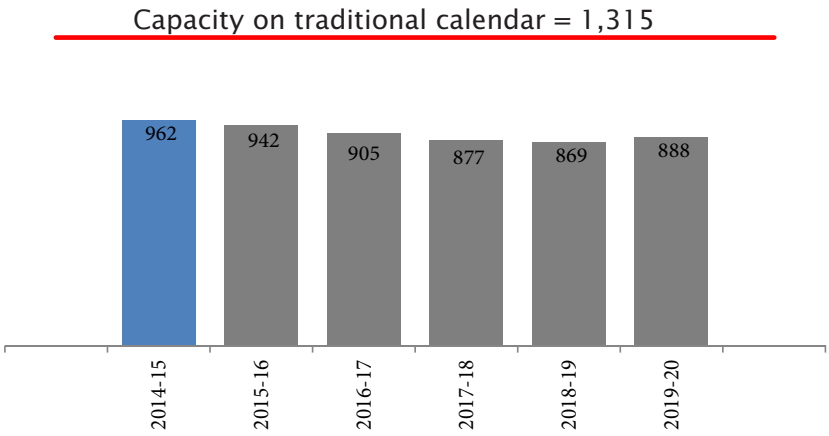
Mesa Middle School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Student Enrollment
October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Mountain Ridge Middle

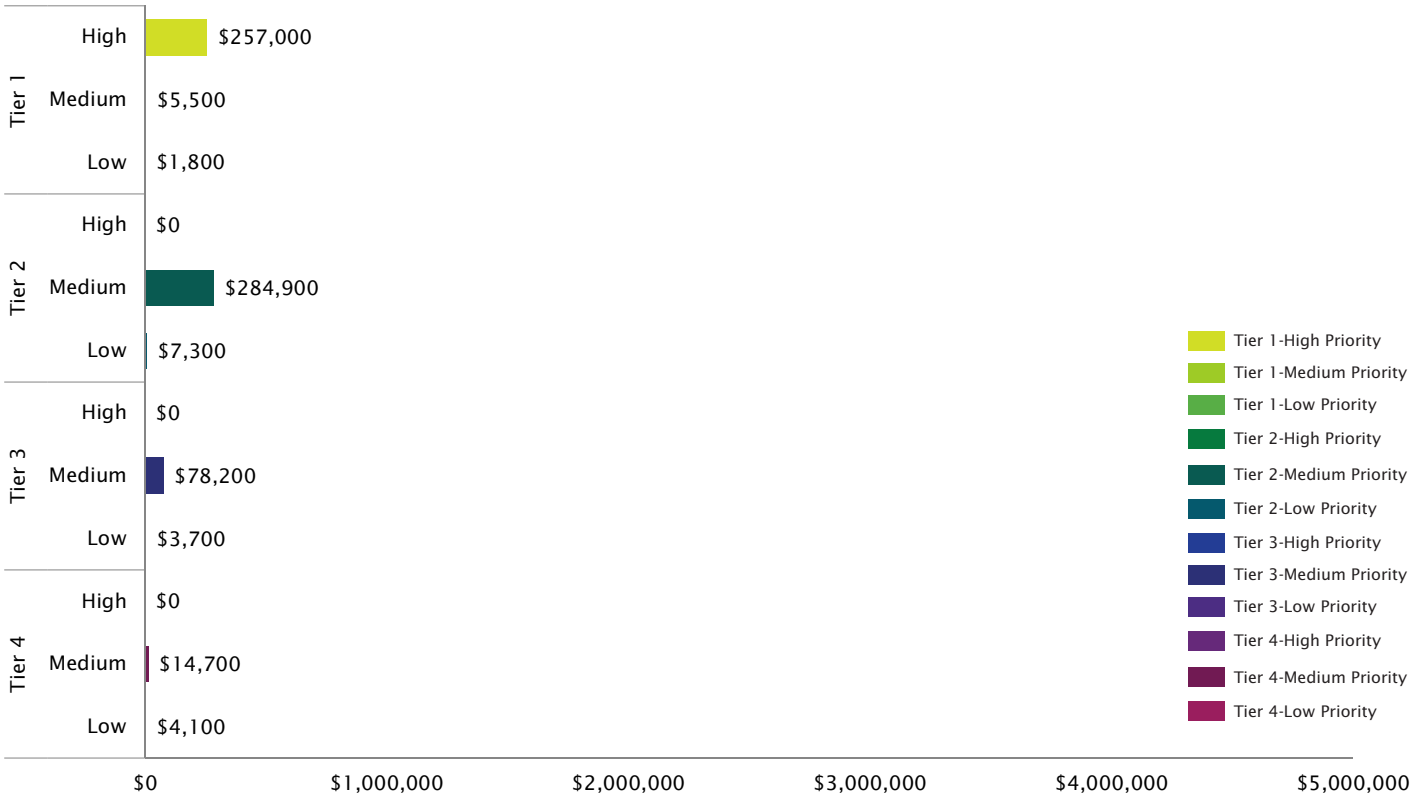
10590 Mountain Vista Ridge
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, 7-8

Middle School #6
Funded by 2000 Bond
Opened in 2003

Acreage: 31.7
Original square feet: 136,760
Current square feet: 136,760

Mountain Ridge Middle School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



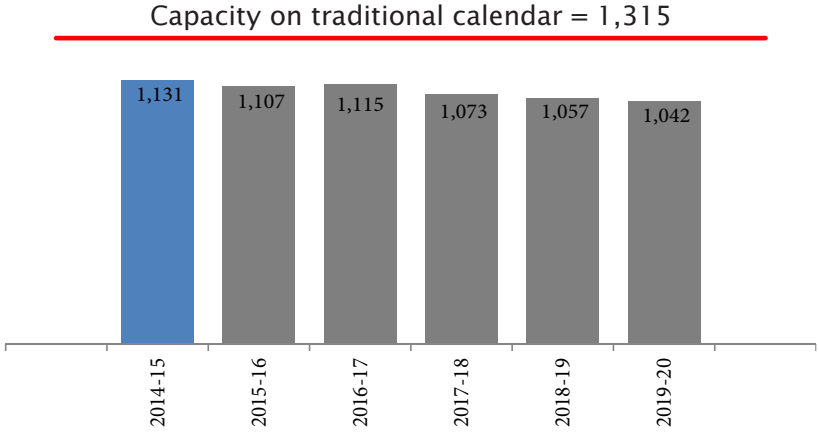
Estimated Total Construction Costs (in 2015 Dollars): $657,200

Estimated Total Project Costs: $755,860- $1,081,098

Student Enrollment

October 2014 and Projected





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

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade fire alarm system**	**$257,000**	**$25,700-$110,500**	**$12,850-$55,255**
Tier 1	Medium	Repair bleachers in gym	$5,500	$600-$2,400	$275-$1,182
	Low	Clean cooling tower	$1,800	$200-$800	$90-$387
	Medium	Recaulk building control joints, repair crack in gym wall	$4,200	$400-$1,800	$210-$903
	Medium	Mill and overlay all parking areas	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Recaulk windows	$20,600	$2,100-$8,800	$1,030-$4,429
	Medium	Paint exterior trim and doors	$7,300	$700-$3,200	$365-$1,569
	Medium	Recaulk door frames	$800	$100-$300	$40-$172
Tier 2	Medium	Repair operable partitions in pods	$18,300	$1,800-$7,900	$915-$3,934
	Medium	Replace toilet partitions in all restrooms	$55,100	$5,500-$23,700	$2,755-$11,846
	Medium	Replace sink countertops (countertop)	$33,000	$3,300-$14,200	$1,650-$7,095
	Medium	Replace restroom flooring	$44,100	$4,400-$18,900	$2,205-$9,481
	Medium	Replace sink countertops (sinks and fixtures)	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Replace cafeteria flooring	$11,000	$1,100-$4,700	$550-$2,365
	Medium	Repair/replace areas of concrete sidewalk	$3,700	$400-$1,600	$185-$795
	Low	Sand and refinish gym floor	$7,300	$700-$3,200	$365-$1,569
	Medium	Repair upper floor (cafeteria)	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Repair upper floor (admin area)	$7,300	$700-$3,200	$365-$1,569
Tier 3	Medium	Renovate multi-use field	$58,700	$5,900-$25,300	$2,935-$12,620
	Low	Repair areas of vinyl wall covering	$3,700	$400-$1,600	$185-$795
	Medium	Renovate areas of landscaping	$14,700	$1,500-$6,300	$735-$3,160
Tier 4	Low	Recaulk areas where concrete meets foundation walls	$4,100	$400-$1,700	$205-$881

Estimated Total Construction Costs (in 2015 Dollars): $657,200
Estimated Project Management Costs Range: $65,800 - $282,600
Estimated Inflation Range: $32,860 - $141,298

Estimated Total Project Costs: $755,860- $1,081,098

Mountain View Primary

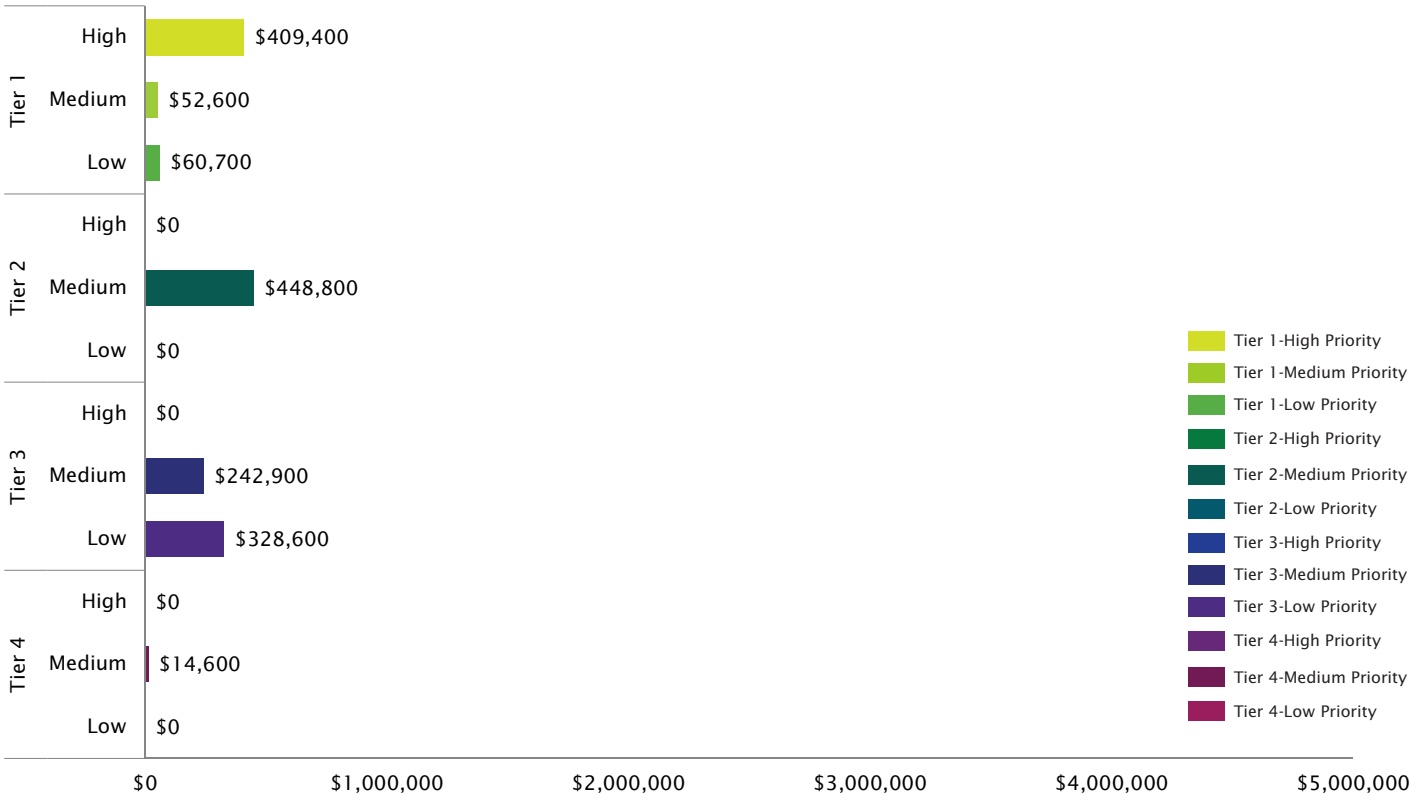
8502 East Pinery Parkway
Parker, CO 80134
Ponderosa High School Feeder Area, K-2

Elementary School #10
Funded by 1978 Bond
Opened in 1980

Acreage: 10
Original square feet: 43,360
Current square feet: 46,638

Mountain View Primary School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

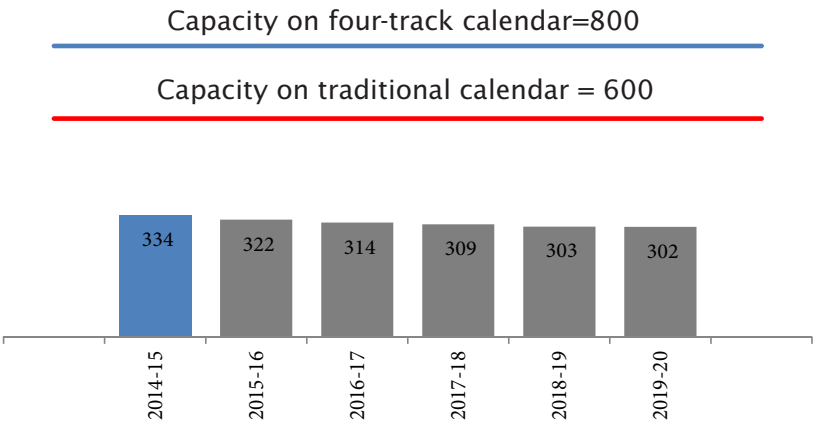


Estimated Total Construction Costs (in 2015 Dollars): $1,557,600

Estimated Total Project Costs: $1,791,380 - $2,562,184

Student Enrollment
October 2014 and Projected





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

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace rooftop units**	**$174,800**	**$17,500-$75,200**	**$8,740-$37,582**
	High	**Upgrade fire alarm system**	**$80,400**	**$8,000-$34,600**	**$4,020-$17,286**
	High	**Upgrade control system**	**$154,200**	**$15,400-$66,300**	**$7,710-$33,153**
	Medium	Silver coat roof parapet walls	$8,100	$800-$3,500	$405-$1,741
	Medium	Upgrade irrigation system	$44,500	$4,500-$19,200	$2,225-$9,567
	Low	Install new generator and associated emergency systems	$60,700	$6,100-$26,100	$3,035-$13,050
Tier 2	Medium	Repair/replace, sand/paint entry/classroom storefronts	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Mill and overlay bus loop	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Mill and overlay parking lot	$48,600	$4,900-$20,900	$2,430-$10,449
	Medium	Recaulk windows, repair rusting	$13,800	$1,400-$5,900	$690-$2,967
	Medium	Sand/paint exterior doors	$4,100	$400-$1,700	$205-$881
	Medium	Refurbish or replace classroom partitions	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Replace toilet partitions	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace restroom flooring	$28,300	$2,800-$12,200	$1,415-$6,084
	Medium	Replace trough washing stations with sinks	$13,800	$1,400-$5,900	$690-$2,967
	Medium	Replace older casework	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Refinish stage floor	$4,100	$400-$1,700	$205-$881
	Medium	Repair/replace areas of curb	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Repair/replace areas of sidewalk (also widen and provide drainage)	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Replace asphalt playground	$16,200	$1,600-$7,000	$810-$3,483
Tier 3	Medium	Install new synthetic turf for multi-use field	$242,900	$24,300-$104,400	$12,145-$52,223
	Low	Fire sprinkle building	$323,800	$32,400-$139,300	$16,190-$69,617
	Low	Repair/replace vinyl wall coverings	$4,800	$500-$2,100	$240-$1,032
Tier 4	Medium	Renovate grass area around school.	$8,100	$800-$3,500	$405-$1,741
	Medium	Recaulk foundation where concrete meets	$6,500	$700-$2,800	$325-$1,397

Estimated Total Construction Costs (in 2015 Dollars): $1,557,600
Estimated Project Management Costs Range: $155,900 - $669,700
Estimated Inflation Range: $77,880- $334,884

Estimated Total Project Costs: $1,791,380 - $2,562,184

Mountain Vista High

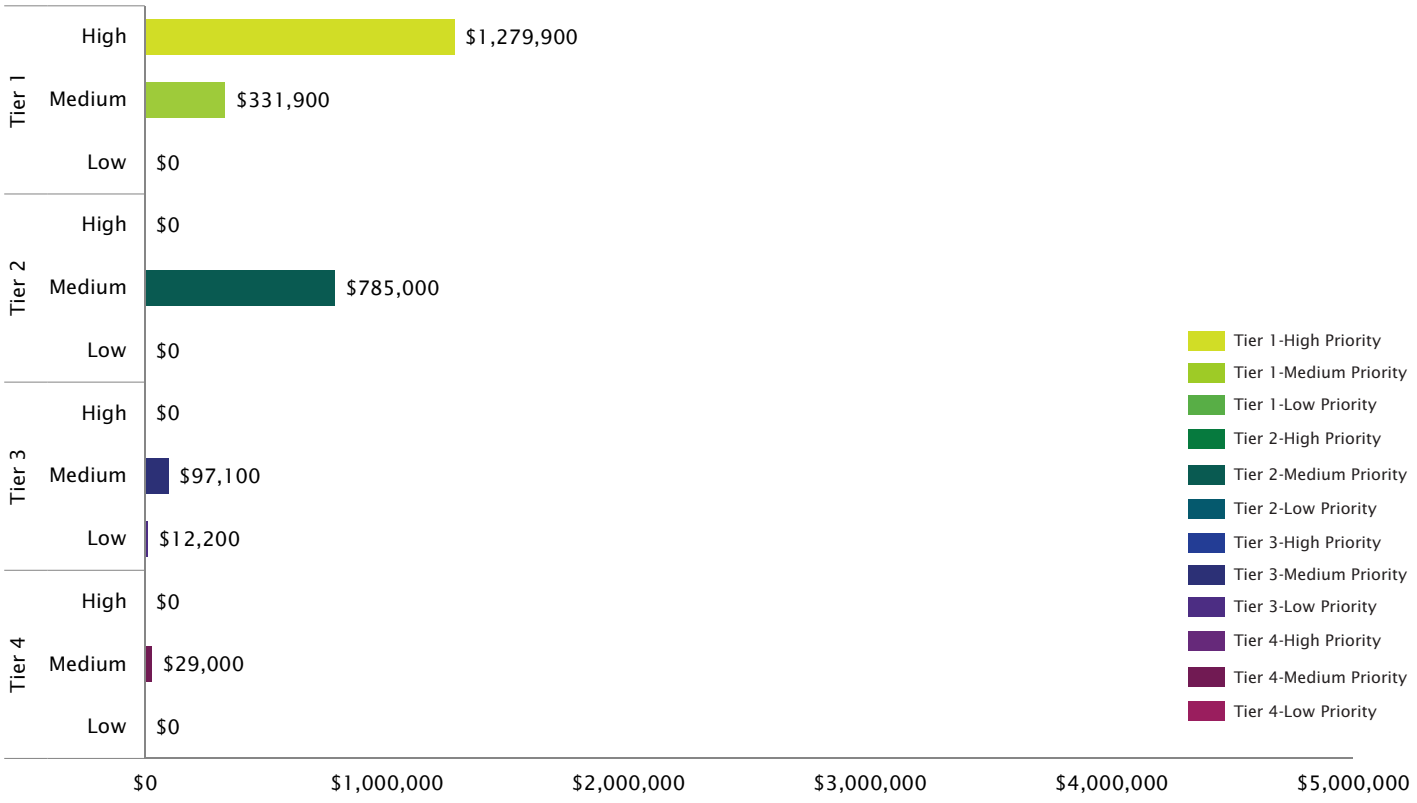
10585 Mountain Vista Ridge
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, 9-12

High School #6
Funded by 1997 Bond
Opened in 2001

Acreage: 93.2
Original square feet: 234,588
Current square feet: 256,685

Mountain Vista High School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

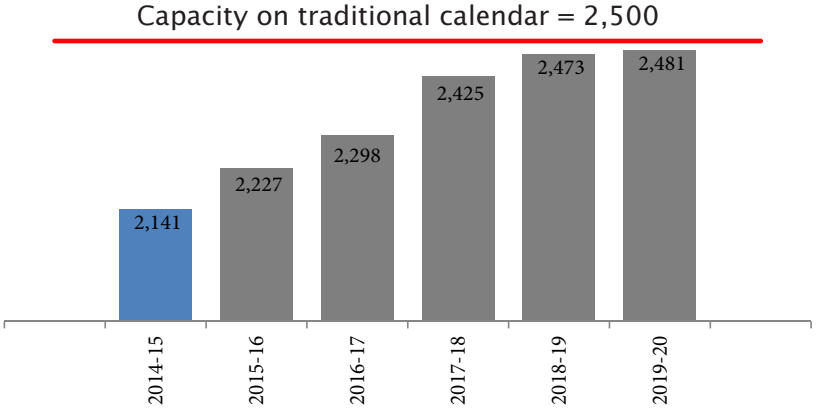


Estimated Total Construction Costs (in 2015 Dollars): $2,535,100

Estimated Total Project Costs: $2,915,355 - $4,170,447

Student Enrollment
October 2014 and Projected





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

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Upgrade control system**	**$308,400**	**$30,800-$132,600**	**$15,420-$66,306**
	High	**Replace ballasted roof with fully adhered**	**$971,500**	**$97,200-$417,700**	**$48,575-$208,872**
	Medium	Paint metal roof	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace current non-restricted key system with restricted	$323,800	$32,400-$139,300	$16,190-$69,617
Tier 2	Medium	Recaulk control joints. Seal masonry	$50,400	$5,000-$21,700	$2,520-$10,836
	Medium	Recaulk/reglaze curtain wall windows	$32,400	$3,200-$13,900	$1,620-$6,966
	Medium	Recaulk windows	$61,500	$6,200-$26,500	$3,075-$13,222
	Medium	Mill and overlay all parking areas	$526,200	$52,600-$226,300	$26,310-$113,133
	Medium	Paint exterior doors (8) total	$600	$100-$300	$30-$129
	Medium	Repair toilet partitions as necessary	$8,100	$800-$3,500	$405-$1,741
	Medium	Repair cracks in east wall	$2,400	$200-$1,100	$120-$516
	Medium	Replace/repair kitchen flooring	$48,600	$4,900-$20,900	$2,430-$10,449
	Medium	Replace/repair restroom flooring	$4,100	$400-$1,700	$205-$881
	Medium	Repair/replace areas of sidewalk	$8,100	$800-$3,500	$405-$1,741
	Medium	Additional parking and new roadways for traffic flow	$42,600	$4,300-$18,300	$2,130-$9,159
Tier 3	Medium	Renovate multi-use playing field	$97,100	$9,700-$41,800	$4,855-$20,876
	Low	Repair/replace areas of vinyl wall coverings	$12,200	$1,200-$5,200	$610-$2,623
Tier 4	Medium	Recaulk foundation where concrete meets	$29,000	$2,900-$12,500	$1,450-$6,235

Estimated Total Construction Costs (in 2015 Dollars): $2,535,100
Estimated Project Management Costs Range: $253,500 - $1,090,300
Estimated Inflation Range: $126,755 - $545,047

Estimated Total Project Costs: $2,915,355 - $4,170,447

North Star Academy

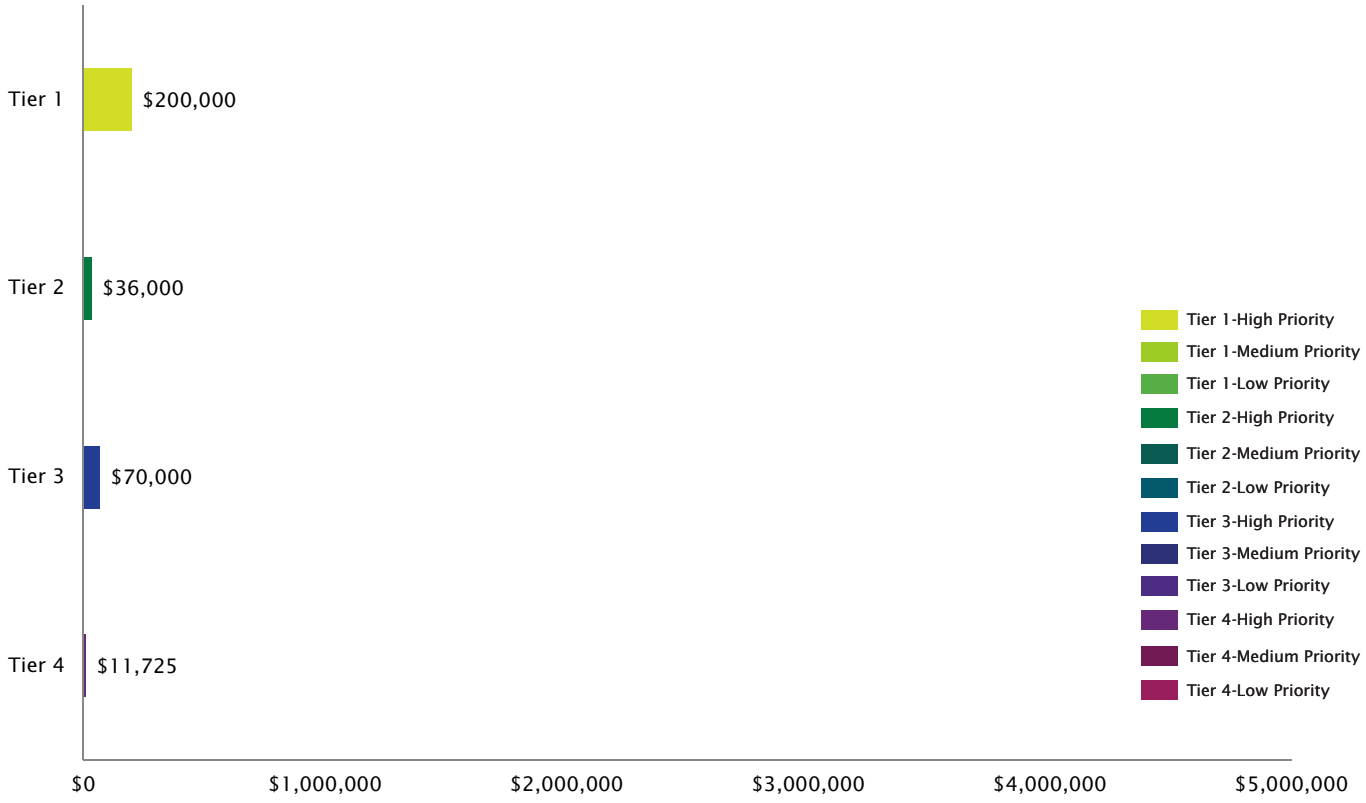
16700 Keystone Boulevard
Parker, CO 80134
District Charter School, K-8

Opened in 2005

Acreage: 4.8
Original Square Feet: 28,900
Current Square Feet: 28,900

North Star Academy-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

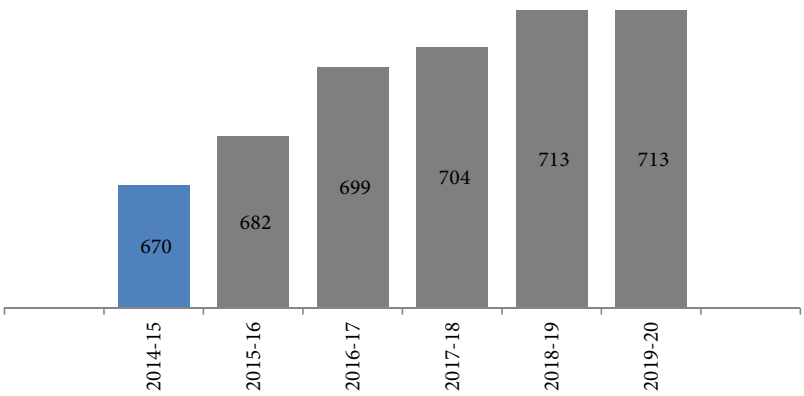


Estimated Total Construction Costs (in 2015 Dollars): $317,725

Estimated Total Project Costs: $365,384 - $522,658

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at North Star Academy Charter School

Site Component Tier	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Replace 11 HVAC units	$200,000	$20000-$86,000	$10,000-$43,000
Tier 2	Replace flooring in Art Room	$6,000	$600-$2,580	$300-$1,290
	Upgrade irrigation controller	$20,000	$2,000-$8,600	$1,000-$4,300
	Repair areas of damaged sidewalk	$10,000	$1,000-$4,300	$500-$2,150
Tier 3	Re-work playing field for drainage	$25,000	$2,500-$10,750	$1,250-$5,375
	Install access controlled security and detection system	$4,000	$400-$1,720	$200-$860
	Install facility security camera system	$38,000	$3,800-$16,340	$1,900-$8,170
	Install intrusion alarm system	$3,000	$300-$1,290	$150-$645
Tier 4	Fix drainage west of parking lot	$5,000	$500-$2,150	$250-$1,075
	Seed/sod areas west and north of playground	$6,725	$672-$2,891	$336-$1,445

Estimated Total Construction Costs (in 2015 Dollars): $317,725
Estimated Project Management Costs Range: $31,773 - $136,622
Estimated Inflation Range: $15,886 - $68,311

Estimated Total Project Costs: $365,384- $522,658

**Note* DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While reasonable efforts have been made to provide data on Charter needs, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.*

Northeast Intermediate

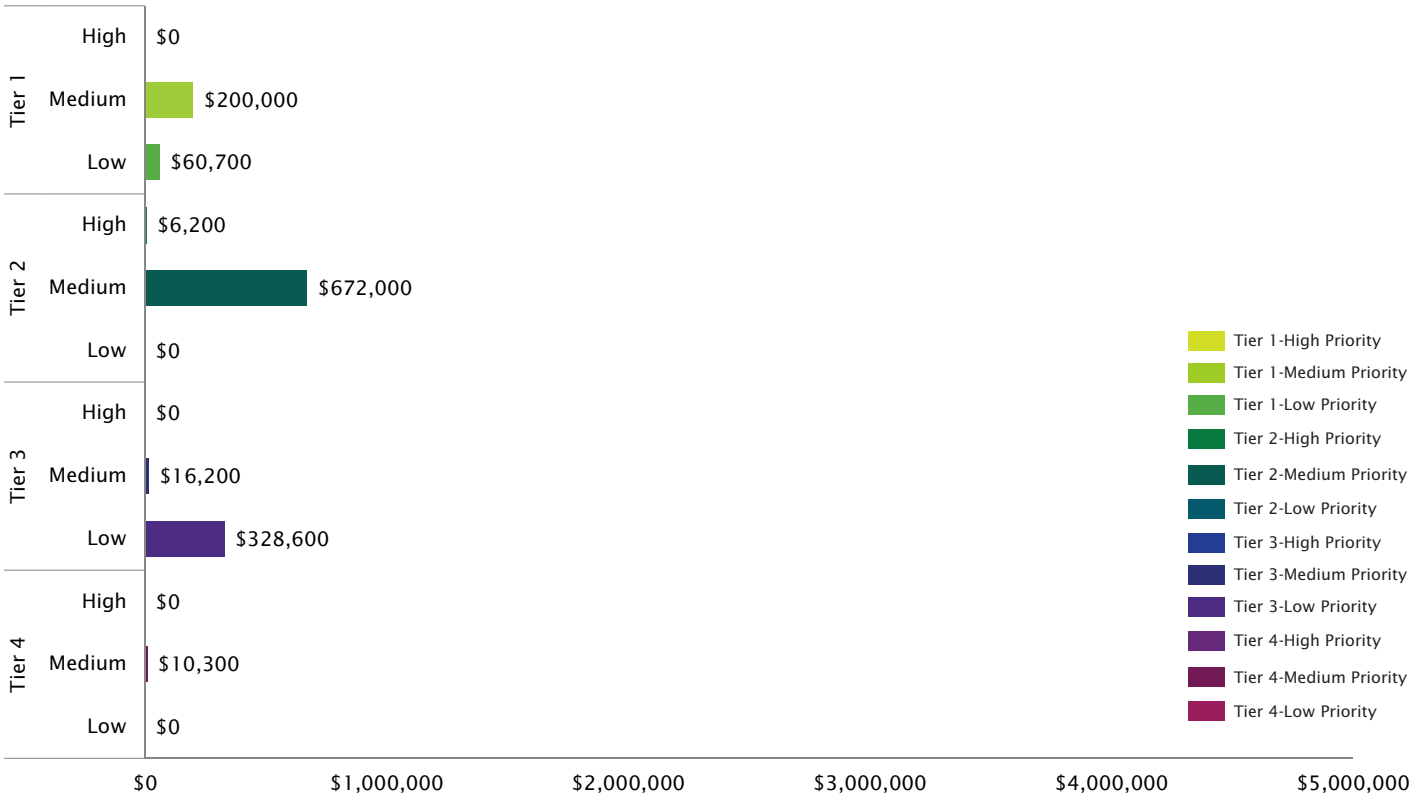
6598 North State Highway 83
Parker, CO 80134
Ponderosa High School Feeder Area, 3-5

Elementary School #4
Funded by 1960 Bond
Opened in 1966

Acreage:15
Original Square Feet: 34,698
Current Square Feet: 47,660

Northeast Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

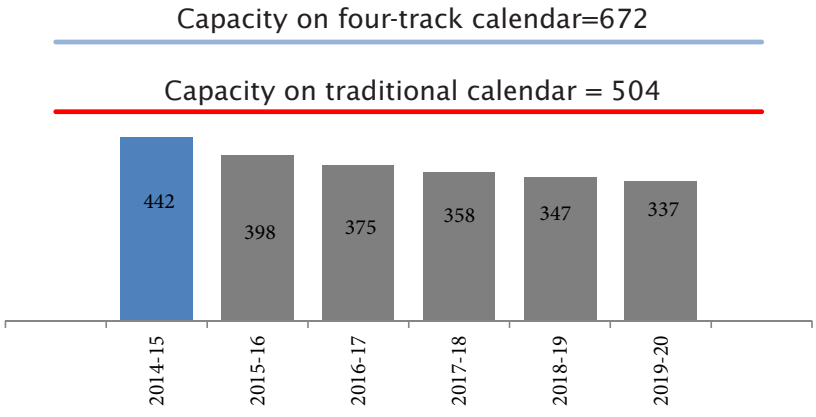


Estimated Total Construction Costs (in 2015 Dollars): $1,294,000

Estimated Total Project Costs: $1,487,900 - $2,128,710

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Northeast Intermediate School

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Replace original panels and transformers	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Update irrigation system	$16,200	$1,600-$7,000	$810-$3,483
	Medium	New blocks for roof piping	$4,100	$400-$1,700	$205-$881
	Medium	Fix gutter and downspout drainage issues	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace non-restricted key system with restricted	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Add site lighting controls	$9,700	$1,000-$4,200	$485-$2,085
	Low	Install new generator and associated emergency systems	$60,700	$6,100-$26,100	$3,035-$13,050
	High	Install new roof hatch inside building	$2,100	$200-$900	$105-$451
	High	Replace carpet (band room,office)	$4,100	$400-$1,700	$205-$881
Tier 2	Medium	Recaulk control joints, repair grout, fix crack on west side	$28,300	$2,800-$12,200	$1,415-$6,084
	Medium	Recaulk windows	$11,400	$1,100-$4,900	$570-$2,451
	Medium	Repair/replace, sand/paint entry/classroom storefronts	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Paint CMU chiller enclosure	$800	$100-$400	$40-$172
	Medium	Sand/paint exterior doors	$4,100	$400-$1,700	$205-$881
	Medium	Replace toilet partitions	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace restroom flooring	$28,300	$2,800-$12,200	$1,415-$6,084
	Medium	Replace carpet	$178,100	$17,800-$76,600	$8,905-$38,291
	Medium	Replace all old casework	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Replace cafeteria flooring	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace gym flooring	$32,400	$3,200-$13,900	$1,620-$6,966
	Medium	Replace kitchen flooring	$52,600	$5,300-$22,600	$2,630-$11,309
	Medium	Mill and overlay bus loop	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Mill and overlay parking lot	$48,600	$4,900-$20,900	$2,430-$10,449
	Medium	Repair/replace areas of sidewalk, front entry	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Replace playground play pads	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Fix site drainage issues around building	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Repair foundation wall on south side	$16,200	$1,600-$7,000	$810-$3,483
Tier 3	Low	Fire sprinkle building	$323,800	$32,400-$139,300	$16,190-$69,617
	Low	Repair/replace vinyl wall coverings	$4,800	$500-$2,100	$240-$1,032
Tier 4	Medium	Renovate grass areas around school.	$4,100	$400-$1,700	$205-$881
	Medium	Recaulk foundation where concrete meets	$6,200	$600-$2,700	$310-$1,333

Estimated Total Construction Costs (in 2015 Dollars): $1,294,000

Estimated Project Management Costs Range: $129,200 - $556,500

Estimated Inflation Range: $64,700 - $278,210

Estimated Total Project Costs: $1,487,900 - $2,128,710

Northridge Elementary

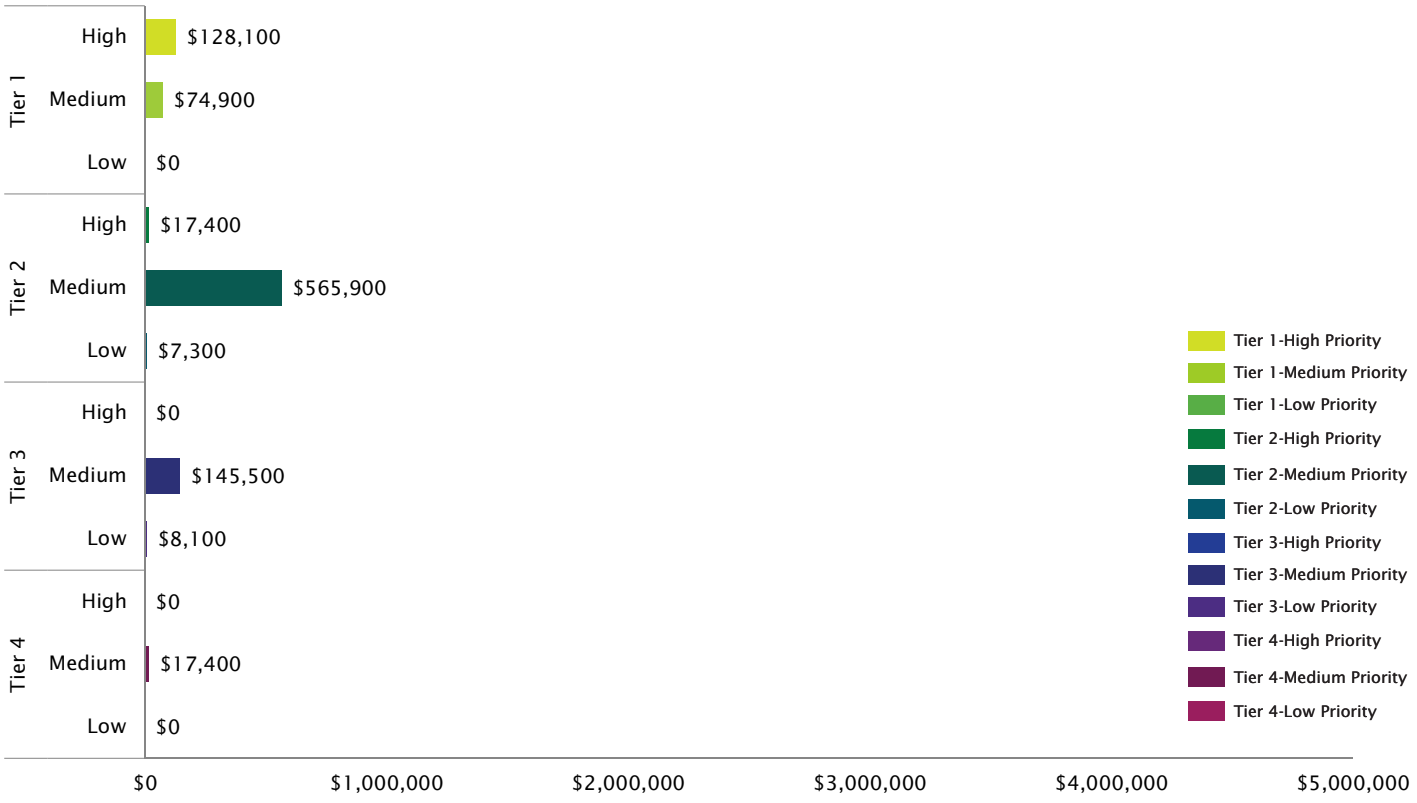
6555 Southpark Road
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Elementary School #12
Funded by Capital Reserve
Opened in 1982

Acreage:10
Original Square Feet: 44,465
Current Square Feet: 48,055

Northridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

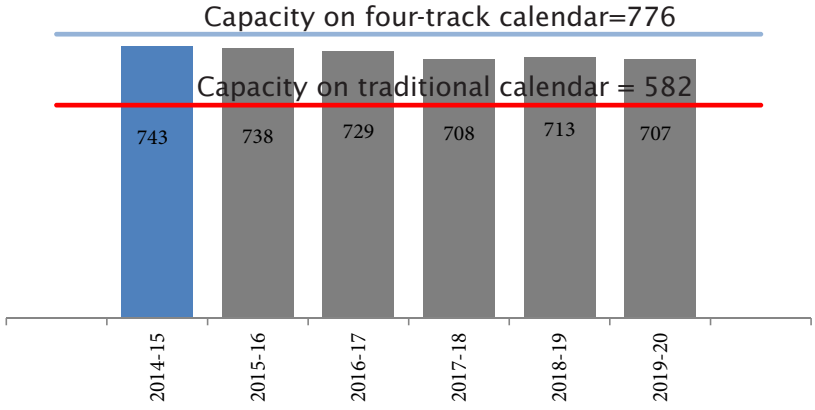


Estimated Total Construction Costs (in 2015 Dollars): $964,600

Estimated Total Project Costs: $1,109,330 - $1,586,689

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Northridge Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade fire alarm**	**$81,000**	**$8,100-$34,800**	**$4,050-$17,415**
Tier 1	**High**	**Upgrade kitchen exhaust ventilation system**	**$47,100**	**$4,700-$20,200**	**$2,355-$10,126**
	Medium	Replace domestic water heater and associated piping	$73,400	$7,300-$31,600	$3,670-$15,781
	Medium	Paint roof AHUs	$1,500	$200-$600	$75-$322
	High	Recaulk windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Exterior trim and doors need painted	$6,600	$700-$2,800	$330-$1,419
	Medium	Replace exterior windows	$57,800	$5,800-$24,900	$2,890-$12,427
	Medium	Mill and overlay bus loop	$32,400	$3,200-$13,900	$1,620-$6,966
	Medium	Mill and overlay parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Replace playground play pads	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Replace restroom flooring	$28,300	$2,800-$12,200	$1,415-$6,084
Tier 2	Medium	Repair/replace classroom partitions	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Replace toilet partitions in all restrooms	$29,400	$2,900-$12,600	$1,470-$6,321
	Medium	Replace carpet	$161,500	$16,200-$69,500	$8,075-$34,722
	Medium	Replace sinks in restrooms	$14,700	$1,500-$6,300	$735-$3,160
	Medium	Replace metal drinking fountains in hallways	$2,200	$200-$900	$110-$473
	Medium	Replace all original fixed casework in classrooms and offices	$117,500	$11,800-$50,500	$5,875-$25,262
	Medium	Repair flooring in art room and preschool	$3,700	$400-$1,600	$185-$795
	Medium	Repair/replace areas of sidewalk	$7,300	$700-$3,200	$365-$1,569
	Low	Repair CMU and brick at corners where cracked and broken off	$7,300	$700-$3,200	$365-$1,569
	Medium	Renovate multi-use field	$64,800	$6,500-$27,800	$3,240-$13,932
Tier 3	Medium	Replace ceiling grid and tile	$73,400	$7,300-$31,600	$3,670-$15,781
	Medium	Replace blinds at gym windows.	$7,300	$700-$3,200	$365-$1,569
	Low	Repair drainage issues at front of site	$8,100	$800-$3,500	$405-$1,741
	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580
Tier 4	Medium	Renovate grass areas around school	$14,700	$1,500-$6,300	$735-$3,160

Estimated Total Construction Costs (in 2015 Dollars): $964,600

Estimated Project Management Costs Range: $96,500 - $414,700

Estimated Inflation Range: $48,230 - $207,389

Estimated Total Project Costs: $1,109,330 - $1,586,689

Parker Core Knowledge

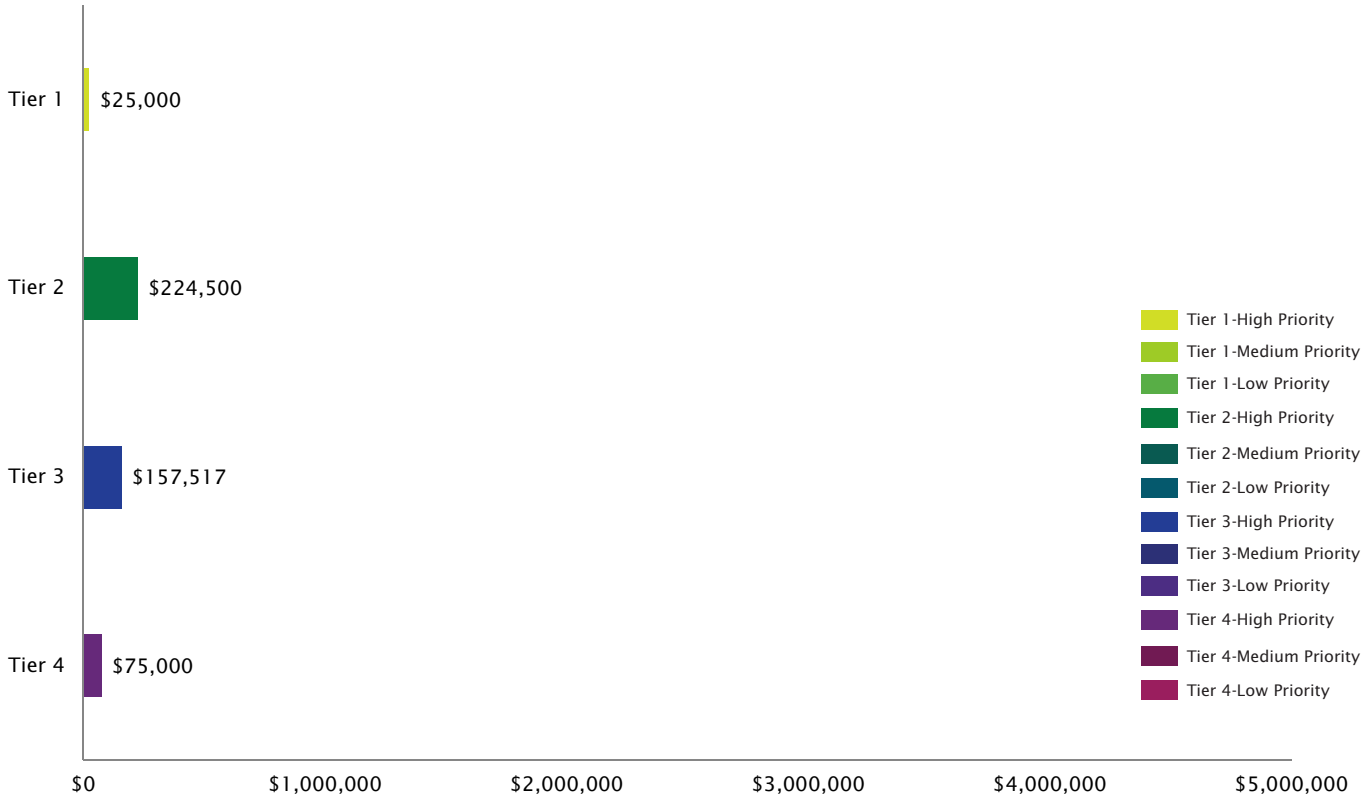
11661 Pine Drive
Parker, CO 80138
District Charter School, PK-8

School built in 2000
Opened in 2000

Acreage: 6.5
Original Square Feet: 30,000
Current Square Feet: 53,190

Parker Core Knowledge-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



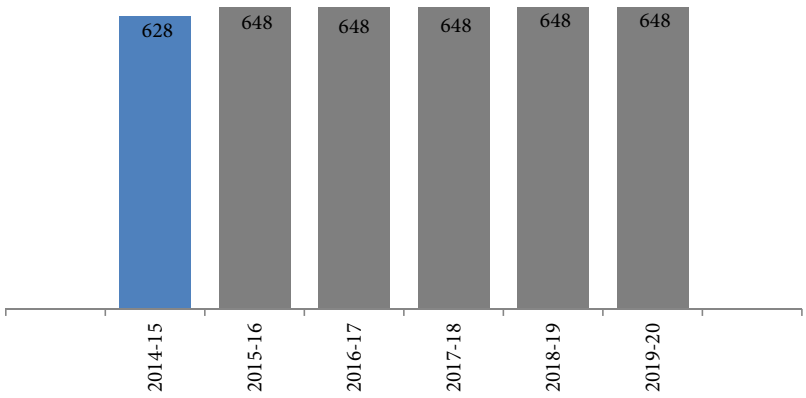
Estimated Total Construction Costs (in 2015 Dollars): $482,017

Estimated Total Project Costs: $554,320 - $792,919

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Parker Core Knowledge Charter School

Site Component Tier	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Replace water heater and piping	$25,000	$2,500-$10,750	$1,250-$5,375
Tier 2	Replace toilet partitions, 2 adult, 4 student	$20,000	$2,000-$8,600	$1,000-$4,300
	Replace art room casework	$7,500	$750-$3,225	$375-$1,612
	Upgrade irrigation system	$27,000	$2,700-$11,610	$1,350-$5,805
	Mill and overlay parking lot	$160,000	$16,000-$68,800	$8,000-$34,400
	Repair areas of damaged sidewalk	$10,000	$1,000-$4,300	$500-$2,150
	Replace 2 adult, 2 common, 1 art room		$0-$0	$0-$0
Tier 3	Install grab bars in staff restroom	$500	$50-$215	$25-$107
	Install van-accessible signage	$2,800	$280-$1,204	$140-$602
	Upgrade markings and signage	$12,000	$1,200-$5,160	$600-$2,580
	Asphalt repairs and crack sealing	$4,000	$400-$1,720	$200-$860
	Concrete sidewalk and curb repair	$5,000	$500-$2,150	$250-$1,075
	Renovate multi-use field	$60,000	$6,000-$25,800	$3,000-$12,900
	Install ramps, etc. playground	$10,000	$1,000-$4,300	$500-$2,150
	Install access controlled security and detection system	$26,901	$2,690-$11,567	$1,345-$5,783
	Install facility security camera system	$33,626	$3,362-$14,459	$1,681-$7,229
	Install intrusion alarm system	$2,690	$269-$1,156	$134-$578
Tier 4	Replace edging in places, areas around building	$5,000	$500-$2,150	$250-$1,075
	Replace dead trees	$70,000	$7,000-$30,100	$3,500-$15,050

Estimated Total Construction Costs (in 2015 Dollars): $482,017
Estimated Project Management Costs Range: $48,202 - $207,267
Estimated Inflation Range: $24,101 - $103,634

Estimated Total Project Costs: $554,320 - $792,919

**Note* DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While reasonable efforts have been made to provide data on Charter needs, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.*

Pine Grove Elementary

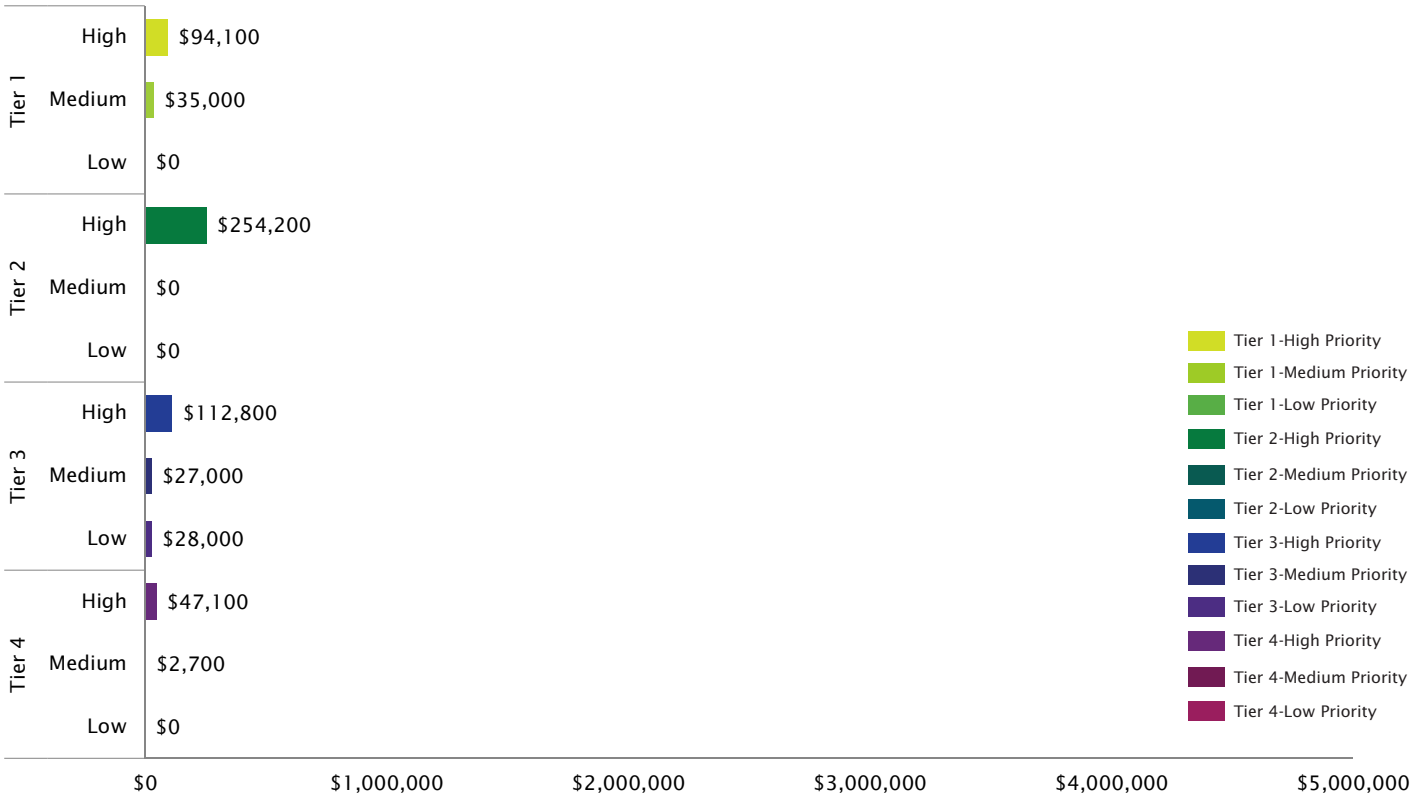
10450 Stonegate Parkway
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Elementary School #20
Funded by 1993 Bond
Opened in 1995

Acreage:10
Original Square Feet: 51,020
Current Square Feet: 54,020

Pine Grove Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



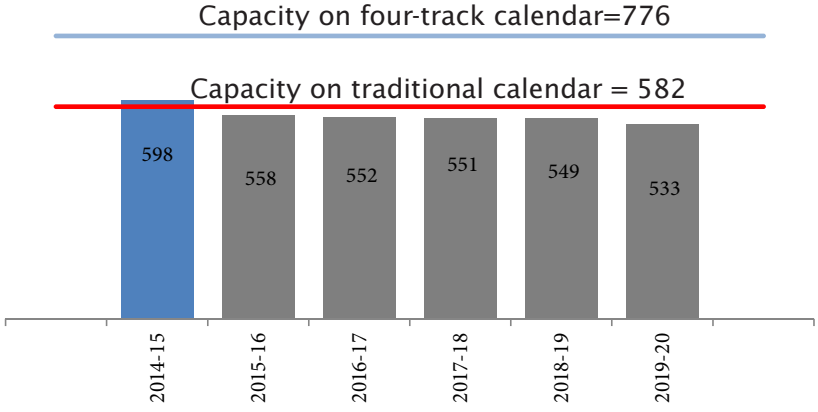
Estimated Total Construction Costs (in 2015 Dollars): $600,900

Estimated Total Project Costs: $691,045 - $988,294

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Pine Grove Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace exhaust fans**	**$94,100**	**$9,400-$40,400**	**$4,705-$20,231**
	Medium	Replace swamp cooling MUA units	$35,000	$3,500-$15,000	$1,750-$7,525
Tier 2	High	Recaulk control joints. Re-seal CMU	$15,400	$1,500-$6,600	$770-$3,311
	High	Recaulk windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Paint window frames and doors	$6,600	$700-$2,800	$330-$1,419
	High	Repair/adjust classroom partitions	$65,900	$6,600-$28,300	$3,295-$14,168
	High	Replace toilet partitions	$28,000	$2,800-$12,000	$1,400-$6,020
	High	Replace sink countertops	$19,300	$1,900-$8,300	$965-$4,149
	High	Replace kitchen flooring	$49,000	$4,900-$21,000	$2,450-$10,535
	High	Additional parking spaces, add irrigation and landscaping	$56,400	$5,600-$24,300	$2,820-$12,126
	High	Upgrade vehicle parking/circulation signage	$2,800	$300-$1,200	$140-$602
	High	Replace insulation due to valve leaks	$37,600	$3,800-$16,200	$1,880-$8,084
	High	Renovate/resod multi-use field	$75,200	$7,500-$32,400	$3,760-$16,168
Tier 3	Medium	Paint HM frames	$9,400	$900-$4,100	$470-$2,021
	Medium	Replace vinyl wall coverings	$14,100	$1,400-$6,100	$705-$3,031
	Medium	Upgrade urinal fixtures as sensor operated	$3,500	$400-$1,500	$175-$752
	Low	Upgrade faucets to low flow fixtures, sensor operated	$13,300	$1,300-$5,700	$665-$2,859
	Low	Upgrade water closets to low flow fixtures, sensor operated	$14,700	$1,500-$6,300	$735-$3,160
	High	Replace metal edger with concrete mow band, address hillside erosion	$47,100	$4,700-$20,200	$2,355-$10,126
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $600,900
Estimated Project Management Costs Range: $60,100 - $285,200
Estimated Inflation Range: $30,045 - $129,194

Estimated Total Project Costs: $691,045 - $988,294

Pine Lane Elementary

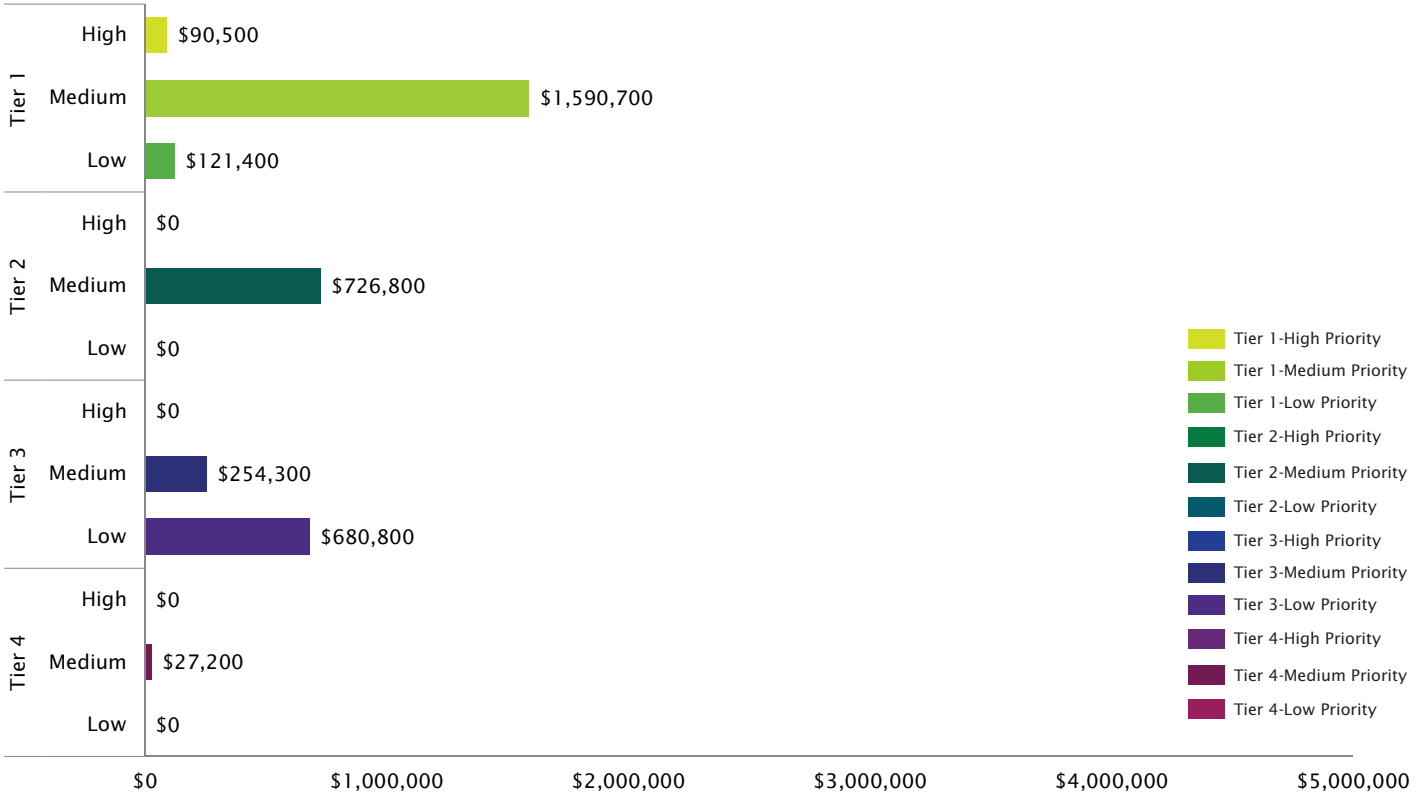
6475 East Ponderosa Drive
Parker, CO 80138
Chaparral High School Feeder Area, K-6

Elementary Schools #7 & #11
Funded by 1978 Bond
Opened in 1980

Acreage: 30 (North & South)
Original Square Feet: 43,547 (North), 44,987 (South)
Current Square Feet: 51,938 (North), 51,938 (South)

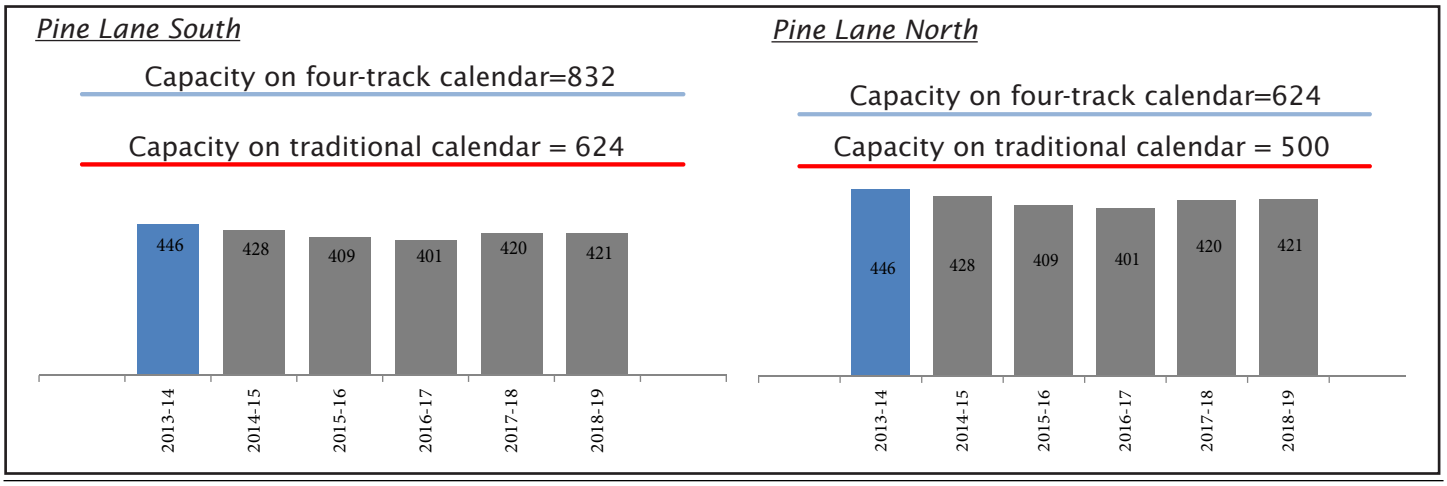
Pine Lane Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $3,491,700

Estimated Total Project Costs: $4,015,385 - $5,743,616



Following is the list of identified facility projects at Pine Lane Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Replace roofing beam**	**$2,400**	**$200-$1,100**	**$120-$516**
	High	**Upgrade fire alarm system**	**$88,100**	**$8,800-$37,900**	**$4,405-$18,941**
Tier 1	Medium	Replace roof top units	$809,500	$81,000-$348,100	$40,475-$174,042
	Medium	Rework gutters and downspouts	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Replace key system (restricted)	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Upgrade irrigation system	$101,200	$10,100-$43,500	$5,060-$21,758
	Medium	Upgrade control system (Pine Lane North)	$161,500	$16,200-$69,500	$8,075-$34,722
	Medium	Upgrade control system (Pine Lane South)	$154,200	$15,400-$66,300	$7,710-$33,153
	Medium	Coat roof parapet walls, seal brick	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace door hardware	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Upgrade irrigation system	$101,200	$10,100-$43,500	$5,060-$21,758
	Low	New generator and emergency systems (Pine Lane North)	$60,700	$6,100-$26,100	$3,035-$13,050
	Low	New generator and emergency systems (Pine Lane South)	$60,700	$6,100-$26,100	$3,035-$13,050
Tier 2	Medium	Recaulk windows	$6,100	$600-$2,600	$305-$1,311
	Medium	Repair/replace entry storefronts	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Mill and overlay bus loop	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Mill and overlay parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Replace class, gym and cafeteria partitions	$60,700	$6,100-$26,100	$3,035-$13,050
	Medium	Replace toilet partitions	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace casework in original building	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Replace kitchen flooring	$72,900	$7,300-$31,300	$3,645-$15,673
	Medium	Repair/replace areas of sidewalk, front entry	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Replace asphalt playground	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Recaulk control joints, repair grout	$5,700	$600-$2,400	$285-$1,225
	Medium	Recaulk windows	$12,900	$1,300-$5,600	$645-$2,773
	Medium	Sand/paint exterior doors	$4,100	$400-$1,700	$205-$881
	Medium	Refurbish or replace all classroom partitions	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Replace toilet partitions	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace restroom flooring	$28,300	$2,800-$12,200	$1,415-$6,084
	Medium	Replace trough washing stations with sinks	$13,800	$1,400-$5,900	$690-$2,967
	Medium	Replace casework room 109	$8,100	$800-$3,500	$405-$1,741
	Medium	Mill and overlay bus loop	$32,400	$3,200-$13,900	$1,620-$6,966
	Medium	Mill and overlay old parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Repair/replace areas of sidewalk	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace asphalt playground	$16,200	$1,600-$7,000	$810-$3,483
	Low	Fire sprinkle building (Pine Lane North)	$340,000	$34,000-$146,200	$17,000-$73,100
	Low	Repair or replace vinyl wall coverings	$4,800	$500-$2,100	$240-$1,032
	Low	Fire sprinkle building (Pine Lane South)	$323,800	$32,400-$139,300	$16,190-$69,617
	Low	Repair drainage issues at front of site	$8,100	$800-$3,500	$405-$1,741
	Low	Minor repair of vinyl coverings	$4,100	$400-$1,700	$205-$881
Tier 3	Medium	Renovate multi-use field (Pine Lane North)	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Refinish interior doors	$36,400	$3,600-$15,700	$1,820-$7,826
	Medium	Sand/repaint interior door frames	$18,200	$1,800-$7,800	$910-$3,913
	Medium	Replace grid ceiling and tile	$60,700	$6,100-$26,100	$3,035-$13,050
	Medium	Renovate multi-use field (Pine Lane South)	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Replace entry way tile	$9,400	$900-$4,100	$470-$2,021
Tier 4	Medium	Renovate grass area around school (Pine Lane North)	$8,100	$800-$3,500	$405-$1,741

For a complete listing of Pine Lane's capital needs see Appendix 2

Estimated Total Construction Costs (in 2015 Dollars): $3,491,700

Estimated Project Management Costs Range: $349,700 - $1,501,200

Estimated Inflation Range: $174,585 - $750,716

Estimated Total Project Costs: $4,015,385 - $5,743,616

Pioneer Elementary

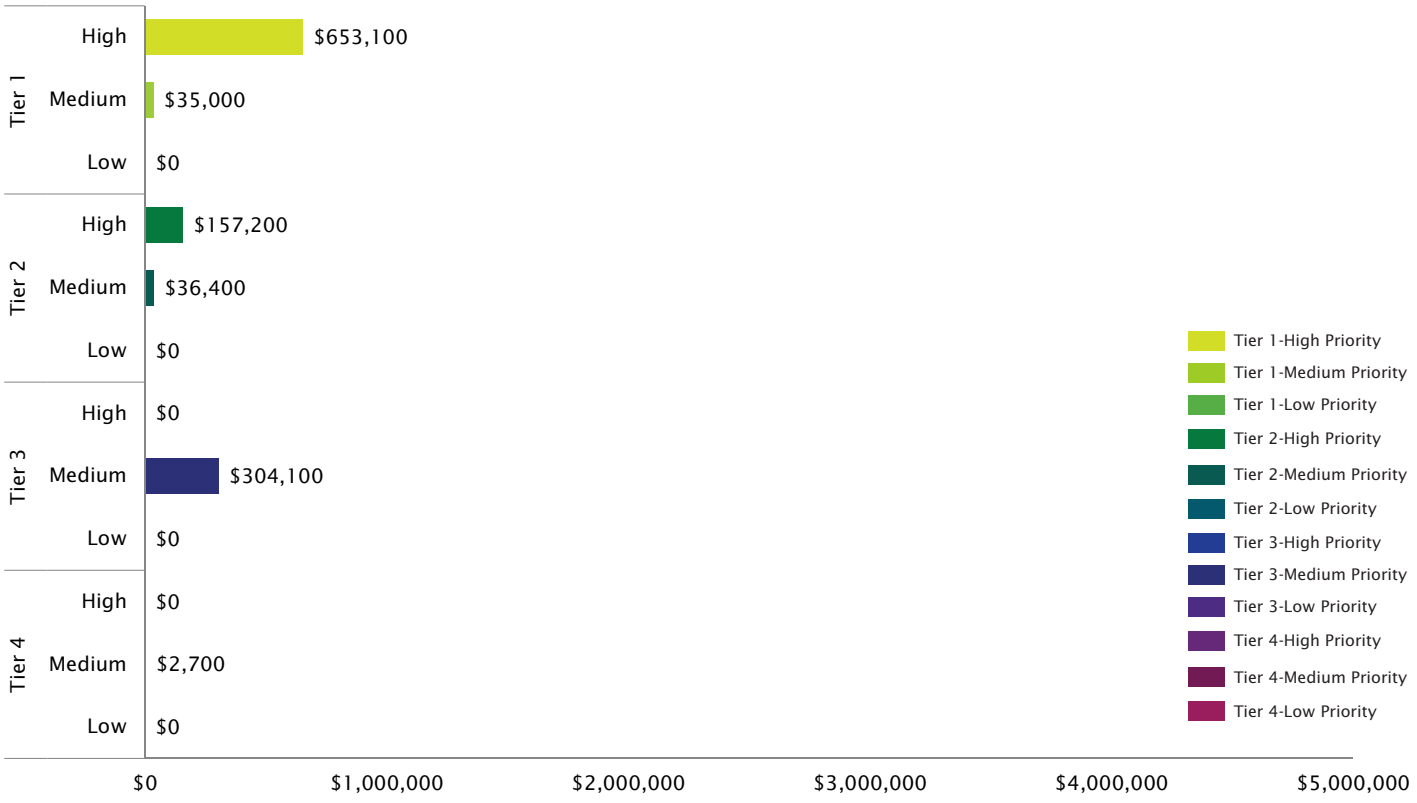
10881 Riva Ridge Street
Parker, CO 80134
Legend High School Feeder Area, K-5

Elementary School #24
Funded by 1993 Bond
Opened in 1997

Acreage:10
Original Square Feet: 51,020
Current Square Feet: 51,020

Pioneer Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

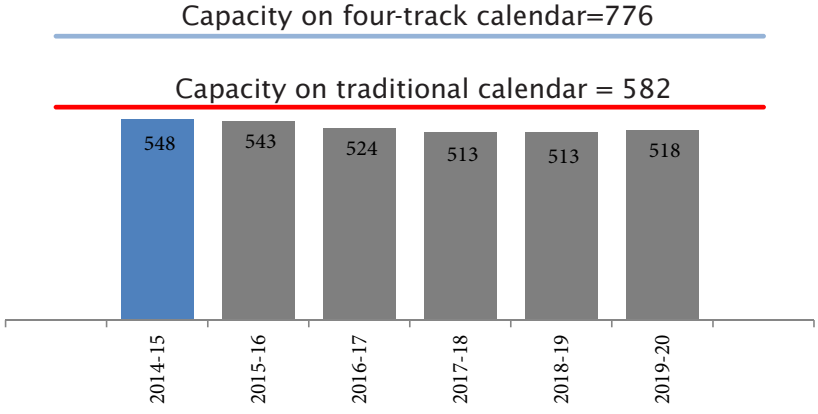


Estimated Total Construction Costs (in 2015 Dollars): $1,188,500

Estimated Total Project Costs: $1,366,725 - $1,954,928

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Pioneer Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace roof top units**	**$230,800**	**$23,100-$99,200**	**$11,540-$49,622**
	High	**Replace water heater storage tank**	**$6,100**	**$600-$2,600**	**$305-$1,311**
	High	**Upgrade controls**	**$269,900**	**$27,000-$116,000**	**$13,495-$5,8028**
	High	**Replace door hardware, install restricted key system**	**$121,400**	**$12,100-$52,200**	**$6,070-$26,101**
	High	**Replaced/upgrade exhaust ventilation system**	**$20,200**	**$2,000-$8,700**	**$1,010-$4,343**
	High	**New irrigation system controller**	**$4,700**	**$500-$2,000**	**$235-$1,010**
	Medium	Replace swamp cooling MUA units	$35,000	$3,500-$15,000	$1,750-$7,525
Tier 2	High	Reseal exterior CMU and brick	$14,400	$1,400-$6,200	$720-$3,096
	High	Caulk all storefront windows	$25,200	$2,500-$10,800	$1,260-$5,418
	High	Recaulk windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Paint exterior	$6,700	$700-$2,900	$335-$1,440
	High	Replace gym / cafeteria partitions	$13,400	$1,300-$5,800	$670-$2,881
	High	Replace sink countertops	$18,300	$1,800-$7,900	$915-$3,934
	High	Replace coolers with water fountains	$12,700	$1,300-$5,400	$635-$2,730
	High	Replace kitchen flooring	$49,000	$4,900-$21,000	$2,450-$10,535
	High	Replace sidewalk in spots	$6,700	$700-$2,900	$335-$1,440
	Medium	Replace playground play pads	$36,400	$3,600-$15,700	$1,820-$7,826
Tier 3	Medium	Repair playing field at hill area	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Replace all ceiling tiles in the kitchen	$5,300	$500-$2,300	$265-$1,139
	Medium	Fire sprinkle building	$260,500	$26,100-$112,000	$13,025-$56,007
	Medium	Paint metal door frames, interior window frames, rest rooms, cafeteria, lower metal door in gym	$8,000	$800-$3,500	$400-$1,720
	Medium	Repair/replace wall finishes	$3,400	$300-$1,400	$170-$731
	Medium	Remove/repair grease interceptor	$6,700	$700-$2,900	$335-$1,440
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $1,188,500
Estimated Project Management Costs Range: $118,800 - $510,900
Estimated Inflation Range: $59,425 - $255,528

Estimated Total Project Costs: $1,366,725 - $1,954,928

Platte River Academy

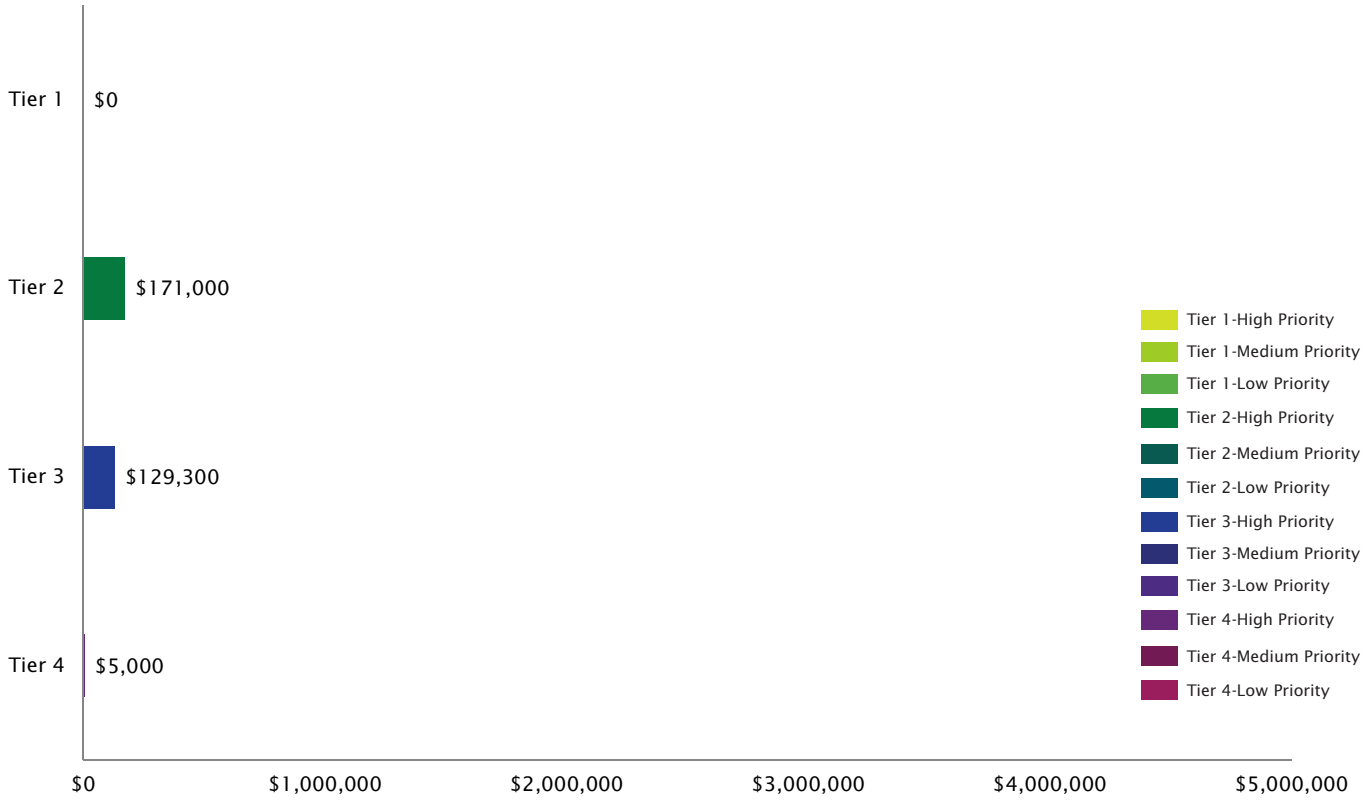
4085 Lark Sparrow Street
Highlands Ranch, CO 80126
District Charter School, K-8

School built in 1997
Opened in 2003

Acreage: 5.28
Original Square Feet: 35,533
Current Square Feet: 35,533

Platte River Academy-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



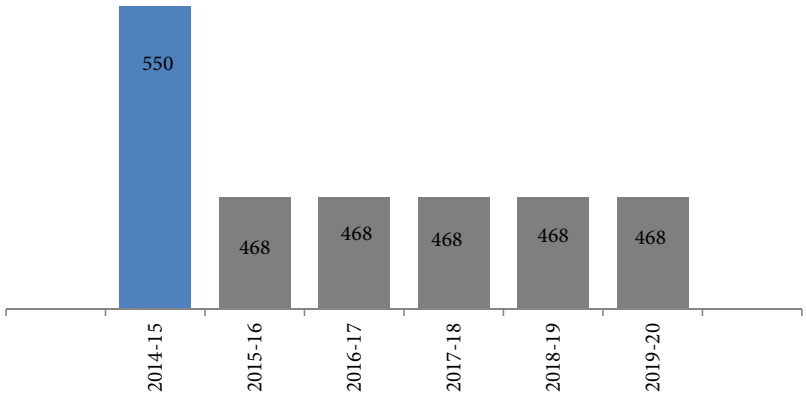
Estimated Total Construction Costs (in 2015 Dollars): $305,300

Estimated Total Project Costs: $351,095 - $502,219

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Platte River Academy Charter School

Site Component Tier	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	Resurface gym floor	$23,000	$2,300-$9,890	$1,150-$4,945
	Replace classroom,hallway, entry-way carpet and VCT	$20,000	$2,000-$8,600	$1,000-$4,300
	Install Handicap door opener at front door.	$8,000	$800-$3,440	$400-$1,720
	Mill and overlay parking lot	$100,000	$10,000-$43,000	$5,000-$21,500
	Repair areas of sidewalk	$6,000	$600-$2,580	$300-$1,290
	Replace art room and science room countertop	$4,000	$400-$1,720	$200-$860
	Repair slab heaving in three classrooms on the north end of the building	$10,000	$1,000-$4,300	$500-$2,150
Tier 3	12-Install enclosed space in Library for 15-20 students	$20,000	$2,000-$8,600	$1,000-$4,300
	Additional storage space outside (Sheds)	$15,000	$1,500-$6,450	$750-$3,225
	Upgrade irrigation controller	$20,000	$2,000-$8,600	$1,000-$4,300
	Replace/add parking lot signage	$5,000	$500-$2,150	$250-$1,075
	Maintenance work on playing field (drainage, aerate, seeding, top dress)	$15,000	$1,500-$6,450	$750-$3,225
	Install access controlled security and detection system	$13,500	$1,350-$5,805	$675-$2,902
	Install facility security camera system	$34,000	$3,400-$14,620	$1,700-$7,310
	Install intrusion alarm system	$6,800	$680-$2,924	$340-$1,462
Tier 4	Fencing around gas meter and transformer. Per CDE Audit	$5,000	$500-$2,150	$250-$1,075

Estimated Total Construction Costs (in 2015 Dollars): $305,300
Estimated Project Management Costs Range: $30,530 - $131,279
Estimated Inflation Range: $15,265 - $65,640

Estimated Total Project Costs: $351,095 - $502,219

**Note* DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While reasonable efforts have been made to provide data on Charter needs, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.*

Ponderosa High

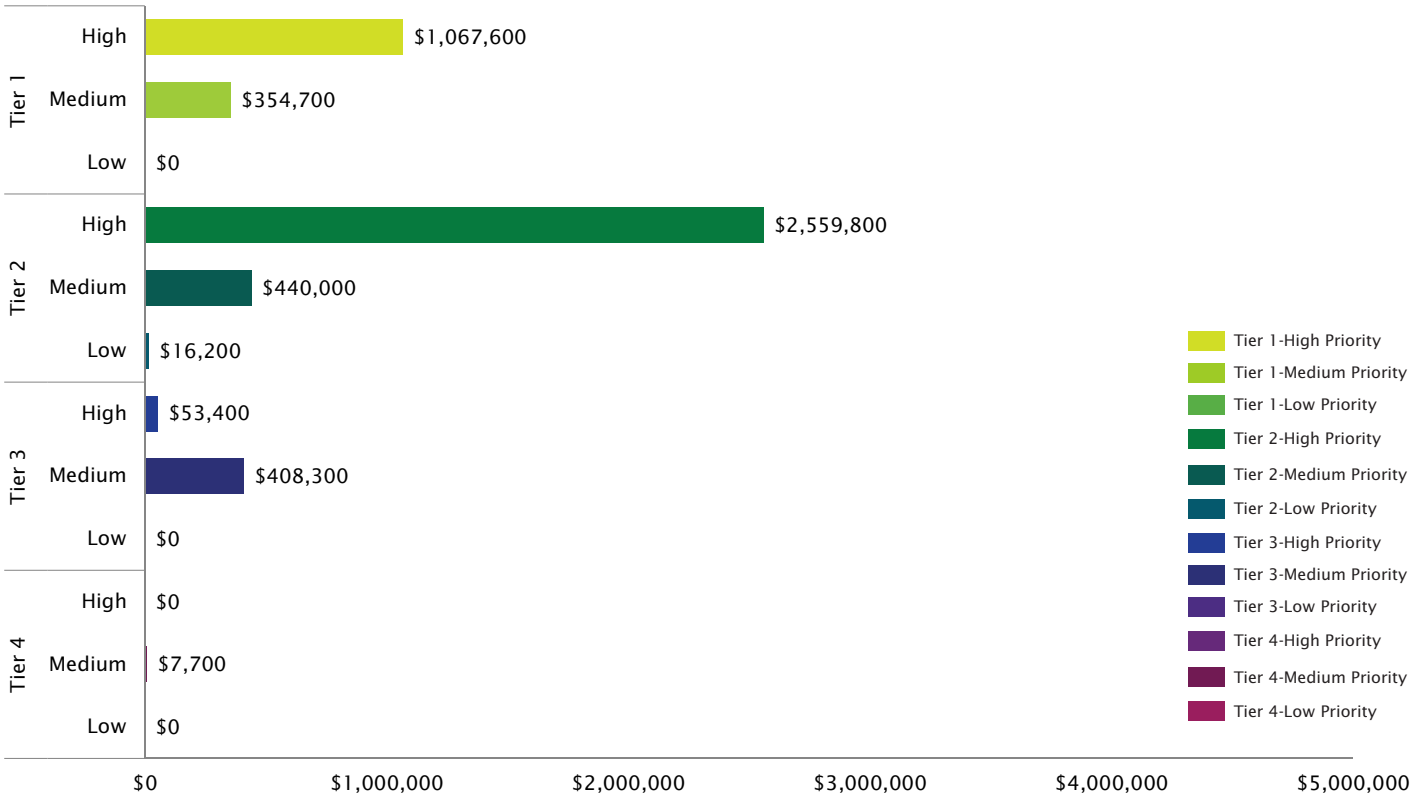
7007 East Bayou Gulch Road
Parker, CO 80134
Ponderosa High School Feeder Area, 9-12

High School #2
Funded by 1978 Bond
Opened in 1982

Acreage: 65
Original square feet: 165,000
Current square feet: 248,300

Ponderosa High School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



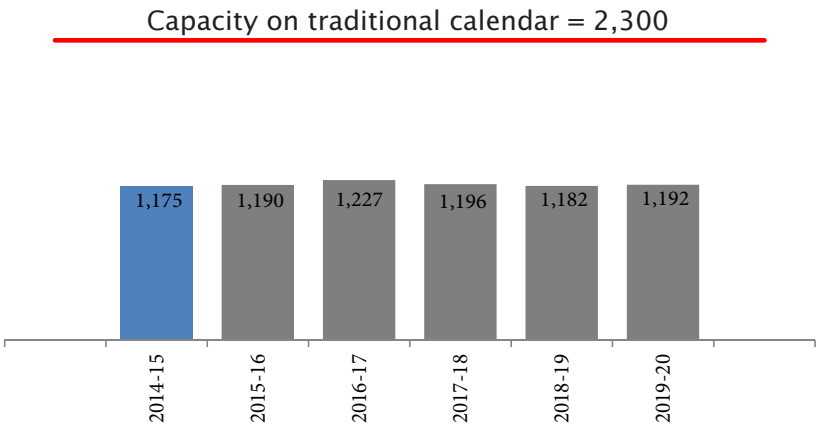
Estimated Total Construction Costs (in 2015 Dollars): $4,907,700

Estimated Total Project Costs: $5,643,685 - $8,062,056

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Ponderosa High School

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Upgrade hot water distribution**	**$47,100**	**$4,700-$20,200**	**$2,355-$10,126**
	High	**Upgrade controls**	**$350,000**	**$35,000-$150,500**	**$17,500-$75,250**
	High	**Upgrade fire alarm system**	**$385,500**	**$38,600-$165,800**	**$19,275-$82,882**
	High	**Replace MAU with a roof top unit.**	**$28,300**	**$2,800-$12,100**	**$1,415-$6,084**
	High	**Upgrade auxiliary equipment**	**$13,400**	**$1,300-$5,800**	**$670-$2,881**
	High	**Upgrade exhaust fans**	**$33,600**	**$3,400-$14,500**	**$1,680-$7,224**
	High	**Upgrade glycol distribution systems**	**$20,200**	**$2,000-$8,700**	**$1,010-$4,343**
	High	**Upgrade water treatment system**	**$13,400**	**$1,300-$5,800**	**$670-$2,881**
	High	**Upgrade terminal self-contained units**	**$67,300**	**$6,700-$28,900**	**$3,365-$14,469**
	High	**Replace portable wood bleachers**	**$47,100**	**$4,700-$20,200**	**$2,355-$10,126**
	High	**Evaluate/redesign/replacepackage units**	**$50,400**	**$5,000-$21,700**	**$2,520-$10,836**
	High	**Replace irrigation controllers**	**$11,300**	**$1,100-$4,800**	**$565-$2,429**
	Medium	Replace 2 boilers	$200,000	$20,000-$75,000	$10,000-$43,000
	Medium	Evaluate air distribution system	$67,300	$6,700-$28,900	$3,365-$14,469
	Medium	Upgrade change-over distribution system	$26,900	$2,700-$11,600	$1,345-$5,783
	Medium	Upgrade boiler room piping	$33,600	$3,400-$14,500	$1,680-$7,224
	Medium	Commissioning of air and water systems	$26,900	$2,700-$11,600	$1,345-$5,783
Tier 2	High	Recaulk control joints.	$7,700	$800-$3,300	$385-$1,655
	High	Recaulk window	$38,500	$3,900-$16,600	$1,925-$8,277
	High	Replace/repair windows	$308,400	$30,800-$132,600	$15,420-$66,306
	High	Replace exterior doors	$100,900	$10,100-$43,400	$5,045-$21,693
	High	Replace main roof hatch	$2,000	$200-$900	$100-$430
	High	Replace toilet partitions	$48,400	$4,800-$20,800	$2,420-$10,406
	High	Replace hallway, classroom flooring	$183,600	$18,400-$78,900	$9,180-$39,474
	High	Replace carpet (abatement for glue)	$1,607,100	$160,700-$691,000	$80,355-$345,526
	High	Upgrade water closets to autoflush valves	$20,200	$2,000-$8,700	$1,010-$4,343
	High	Upgrade lavatories to autosensor	$26,900	$2,700-$11,600	$1,345-$5,783
	High	Upgrade acid waste system	$13,400	$1,300-$5,800	$670-$2,881
	High	Replace wash fountains	$18,200	$1,800-$7,800	$910-$3,913
	High	Upgrade showers	$20,200	$2,000-$8,700	$1,010-$4,343
	High	Upgrade dust and flume collectors	$67,300	$6,700-$28,900	$3,365-$14,469
	High	Upgrade air purifiers	$33,600	$3,400-$14,500	$1,680-$7,224
	High	Upgrade paint spray booth ventilation	$60,600	$6,100-$26,000	$3,030-$13,029
	High	New parking lot signage	$2,800	$300-$1,200	$140-$602
	Medium	Seal kitchen floor	$4,100	$400-$1,700	$205-$881
	Medium	Seal restroom flooring and showers	$2,800	$300-$1,200	$140-$602
	Medium	Install gas supply lines in kitchen	$48,600	$4,900-$20,900	$2,430-$10,449
	Medium	Mill and overlay all parking areas	$364,300	$36,400-$156,600	$18,215-$78,324
	Medium	Upgrade grease interceptor	$20,200	$2,000-$8,700	$1,010-$4,343
	Low	Sand and resurface small gym floor	$16,200	$1,600-$7,000	$810-$3,483
Tier 3	High	Replace insulation	$10,100	$1,000-$4,300	$505-$2,171
	High	Install new blinds	$23,100	$2,300-$10,000	$1,155-$4,966
	High	Replace band lockers	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Repair/replace fence	$14,100	$1,400-$6,100	$705-$3,031
	Medium	Install new sprinkler system	$369,900	$37,000-$159,000	$18,495-$79,528
	Medium	Renovate kitchen area	$24,300	$2,400-$10,400	$1,215-$5,224
Tier 4	Medium	Recaulk foundation where concrete meets	$7,700	$800-$3,300	$385-$1,655

Estimated Total Construction Costs (in 2015 Dollars): $4,907,700

Estimated Project Management Costs Range: $490,600 - $2,099,200

Estimated Inflation Range: $245,385 - $1,055,156

Estimated Total Project Costs: $5,643,685 - $8,062,056

Prairie Crossing Elementary

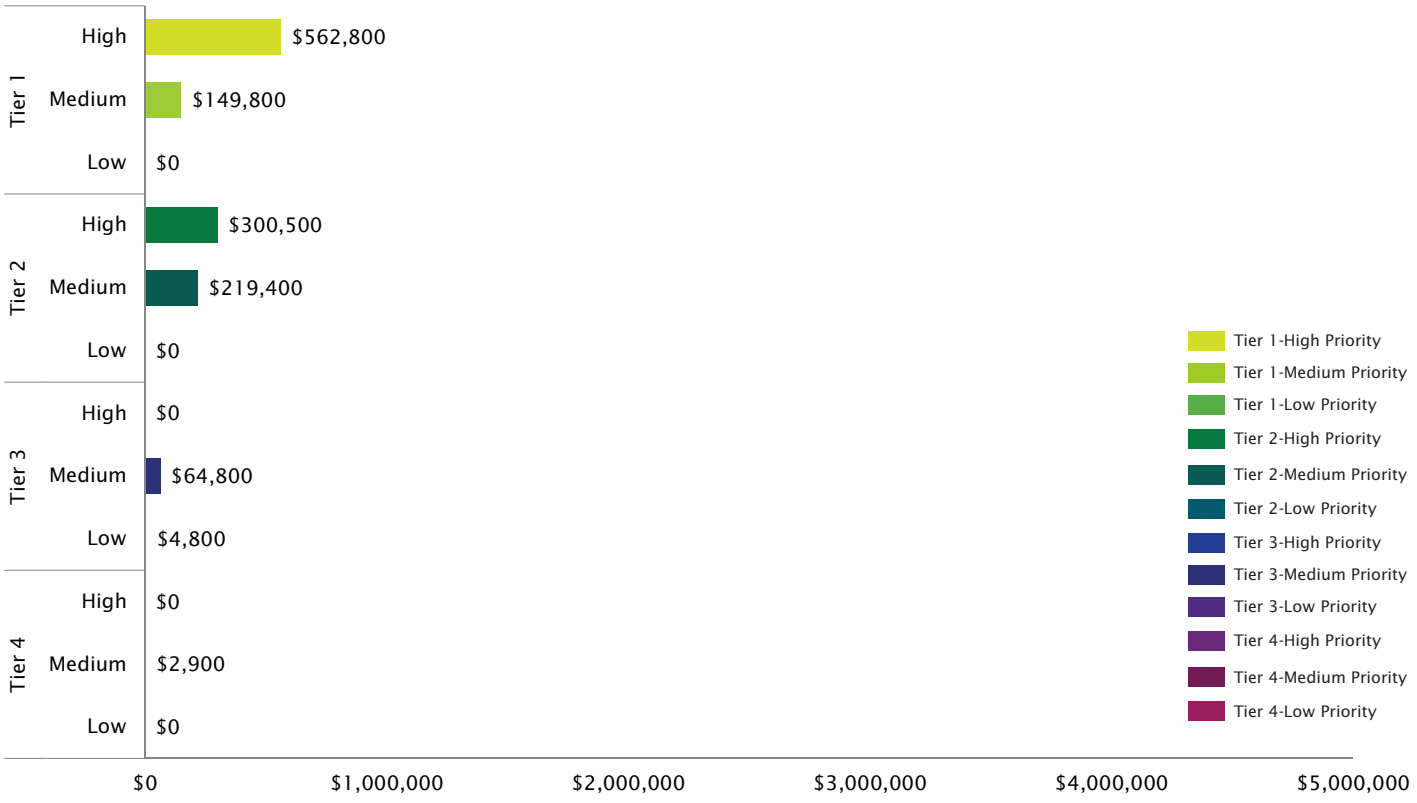
11605 S. Bradbury Ranch Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Elementary School #32
Funded by 1997 Bond
Opened in 2001

Acreage: 8.6
Original square feet: 51,668
Current square feet: 51,668

Prairie Crossing Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

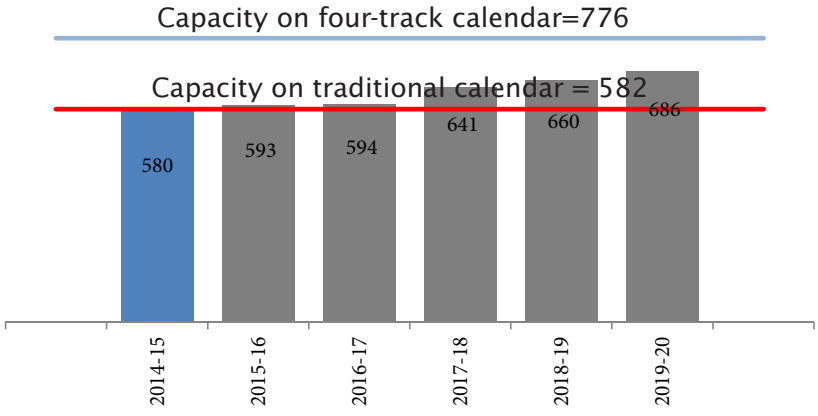


Estimated Total Construction Costs (in 2015 Dollars): $1,305,000

Estimated Total Project Costs: $1,500,650 - $2,146,575

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Prairie Crossing Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade fire alarm system**	**$81,000**	**$8,100-$34,800**	**$4,050-$17,415**
	High	**Upgrade controllers**	**$158,000**	**$15,800-$68,000**	**$7,900-$33,970**
Tier 1	**High**	**Replace ballasted roof fully adhered**	**$323,800**	**$32,400-$139,300**	**$16,190-$69,617**
	Medium	Paint metal roof	$4,100	$400-$1,700	$205-$881
	Medium	Re-glaze skylights	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Replace non-restricted key system with restricted	$121,400	$12,100-$52,200	$6,070-$26,101
	High	Replace sink countertops with single surface	$18,300	$1,800-$7,900	$915-$3,934
	High	Carpet replacement	$206,900	$20,700-$89,000	$10,345-$44,483
	High	Repair flooring in kitchen area	$2,800	$300-$1,200	$140-$602
	High	Replace cafeteria flooring	$11,300	$1,100-$4,800	$565-$2,429
	High	Carpet replacement	$14,100	$1,400-$6,100	$705-$3,031
Tier 2	High	Expand parking lot and or number of spaces, improve drop-off lane	$47,100	$4,700-$20,200	$2355-$10,126
	Medium	Recaulk control joints. Seal masonry CMU	$21,500	$2,200-$9,300	$1,075-$4,622
	Medium	Recaulk windows	$11,300	$1,100-$4,900	$565-$2,429
	Medium	Fix storefront window leakage	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Paint exterior doors	$300	$0-$200	$15-$64
	Medium	Replace restroom flooring	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Mill and overlay bus loop	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Mill and overlay parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Curbs, Rails and Barriers. Needs-	$4,100	$400-$1,700	$205-$881
	Medium	Repair/replace areas of sidewalk	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace asphalt playground	$24,300	$2,400-$10,400	$1,215-$5,224
Tier 3	Medium	Renovate multi-use playing field	$64,800	$6,500-$27,800	$3,240-$13,932
	Low	Repair/replace areas of vinyl wall coverings	$4,800	$500-$2,100	$240-$1,032
Tier 4	Medium	Recaulk foundation where concrete meets	$2,900	$300-$1,200	$145-$623

Estimated Total Construction Costs (in 2015 Dollars): $1,305,000
Estimated Project Management Costs Range: $130,400 - $561,000
Estimated Inflation Range: $65,250 - $280,575

Estimated Total Project Costs: $1,500,650 - $2,146,575

Ranch View Middle

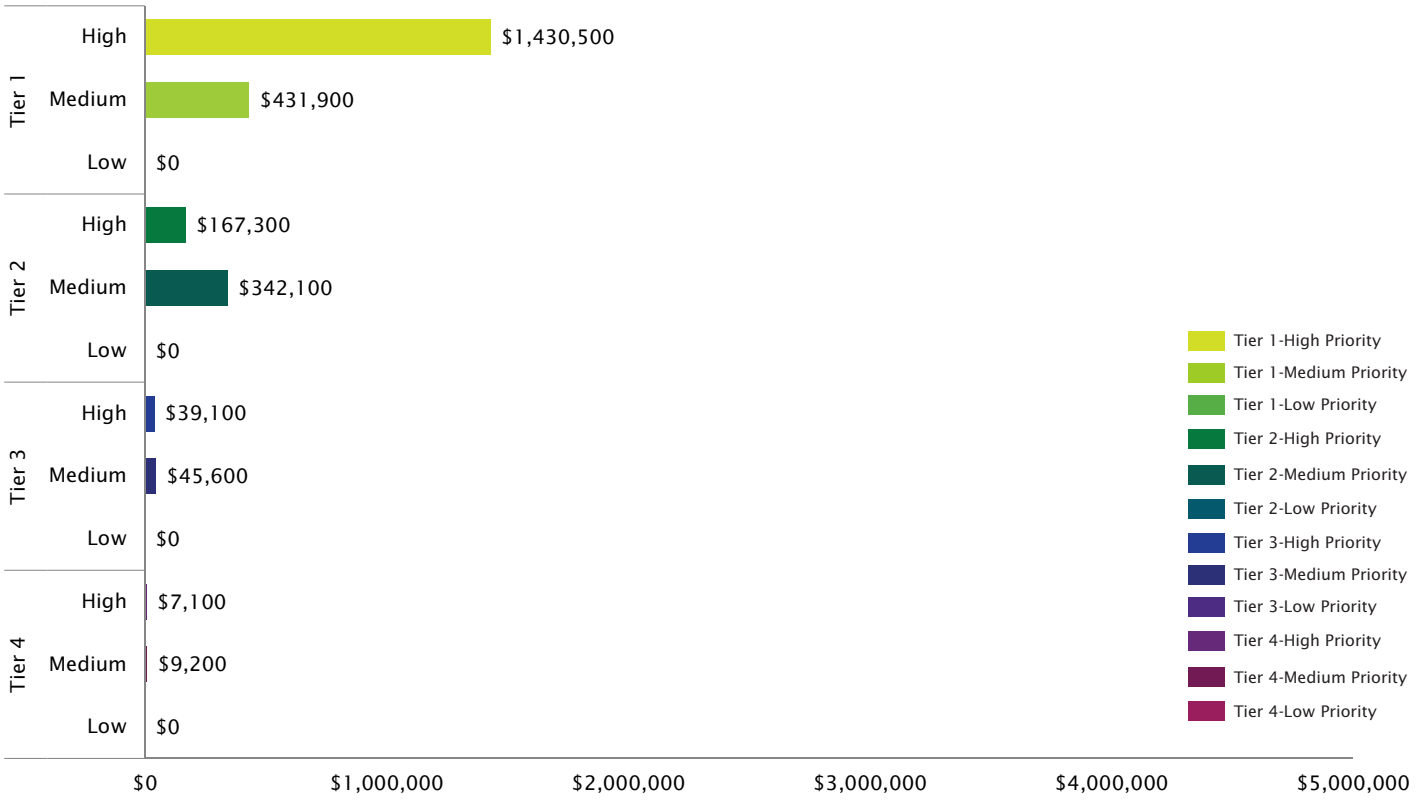
1731 Wildcat Reserve Parkway
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, 7-8

Middle School #4
Funded by 1996 Bond
Opened in 1997

Acreage: 20
Original square feet: 127,951
Current square feet: 127,951

Ranch View Middle School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

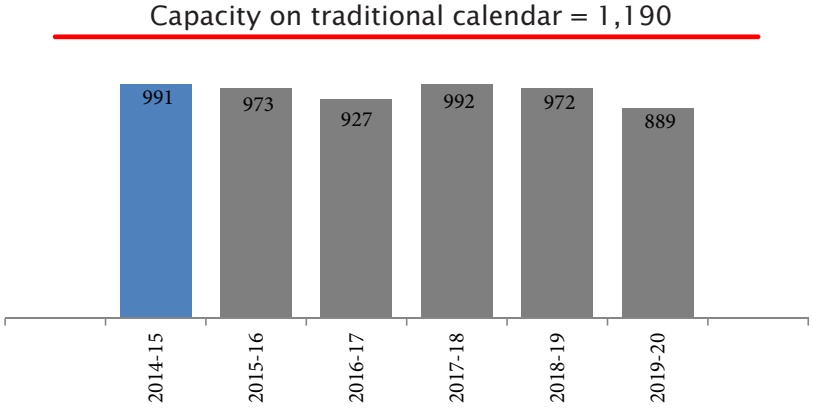


Estimated Total Construction Costs (in 2015 Dollars): $2,472,800

Estimated Total Project Costs: $2,843,740 - $4,067,852

Student Enrollment
October 2014 and Projected





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

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Upgrade fire alarm system**	**$308,400**	**$30,800-$132,600**	**$15,420-$66,306**
	High	**Replace roof top units**	**$307,700**	**$30,800-$132,300**	**$15,385-$66,155**
	High	**Replace domestic hot water system**	**$68,000**	**$6,800-$29,200**	**$3,400-$14,620**
	High	**Install restricted key system**	**$231,300**	**$23,100-$99,500**	**$11,565-$49,729**
	High	**Upgrade controllers**	**$303,000**	**$30,300-$130,300**	**$15,150-$65,145**
	High	**Replace clock system**	**$18,700**	**$1,900-$8,000**	**$935-$4,020**
	High	**Replace bleachers**	**$59,500**	**$6,000-$25,600**	**$2,975-$12792**
	High	**Update irrigation system**	**$133,900**	**$13,400-$57,600**	**$6,695-$28788**
	Medium	Replace roof with fully adhered	$385,500	$38,600-$165,800	$19,275-$82,882
	Medium	Replace site lighting controls	$5,900	$600-$2,600	$295-$1,268
	Medium	Expanded or new MDF closet	$40,500	$4,100-$17,400	$2,025-$8,707
Tier 2	High	Recaulk control joints and cracks	$4,300	$400-$1,800	$215-$924
	High	Recaulk windows	$19,300	$1,900-$8,300	$965-$4,149
	High	Mill and overlay bus loop	$44,600	$4,500-$19,200	$2,230-$9,589
	High	Mill and overlay parking lot	$71,400	$7,100-$30,700	$3,570-$1,5351
	High	Repair curb and gutter	$22,300	$2,200-$9,600	$1,115-$4,794
	High	Update signage at parking lot	$5,400	$500-$2,300	$270-$1,161
	Medium	Repair asphalt at basketball court	$6,700	$700-$2,900	$335-$1,440
	Medium	Replace toilet partitions in all restrooms	$34,700	$3,500-$14,900	$1,735-$7,460
	Medium	Replace sink counter tops in all restrooms	$34,700	$3,500-$14,900	$1,735-$7,460
	Medium	Replace restroom flooring	$34,700	$3,500-$14,900	$1,735-$7,460
	Medium	Replace carpet	$231,300	$23,100-$99,400	$11,565-$49,729
Tier 3	High	Repair cracks in commons floor	$11,900	$1,200-$5,100	$595-$2,558
	High	Repair upper floor	$9,400	$900-$4,100	$470-$2,021
	High	Reseed multi-use fields	$11,600	$1,200-$5,000	$580-$2,494
	High	Repair plant structure in front of school	$6,200	$600-$2,700	$310-$1,333
	Medium	Replace and add fencing at front entrance.	$5,400	$500-$2,300	$270-$1,161
	Medium	Replace and add retaining walls	$40,200	$4,000-$17,300	$2,010-$8,643
Tier 4	High	Replace turf around school	$7,100	$700-$3,100	$355-$1,526
	Medium	Recaulk foundation where concrete meets	$3,800	$400-$1,700	$190-$817
	Medium	Replace/add trees and bushes	$5,400	$500-$2,300	$270-$1,161

Estimated Total Construction Costs (in 2015 Dollars): $2,472,800

Estimated Project Management Costs Range: $247,300 - $1,063,400

Estimated Inflation Range: $123,640 - $531,652

Estimated Total Project Costs: $2,843,740 - $4,067,852

Redstone Elementary

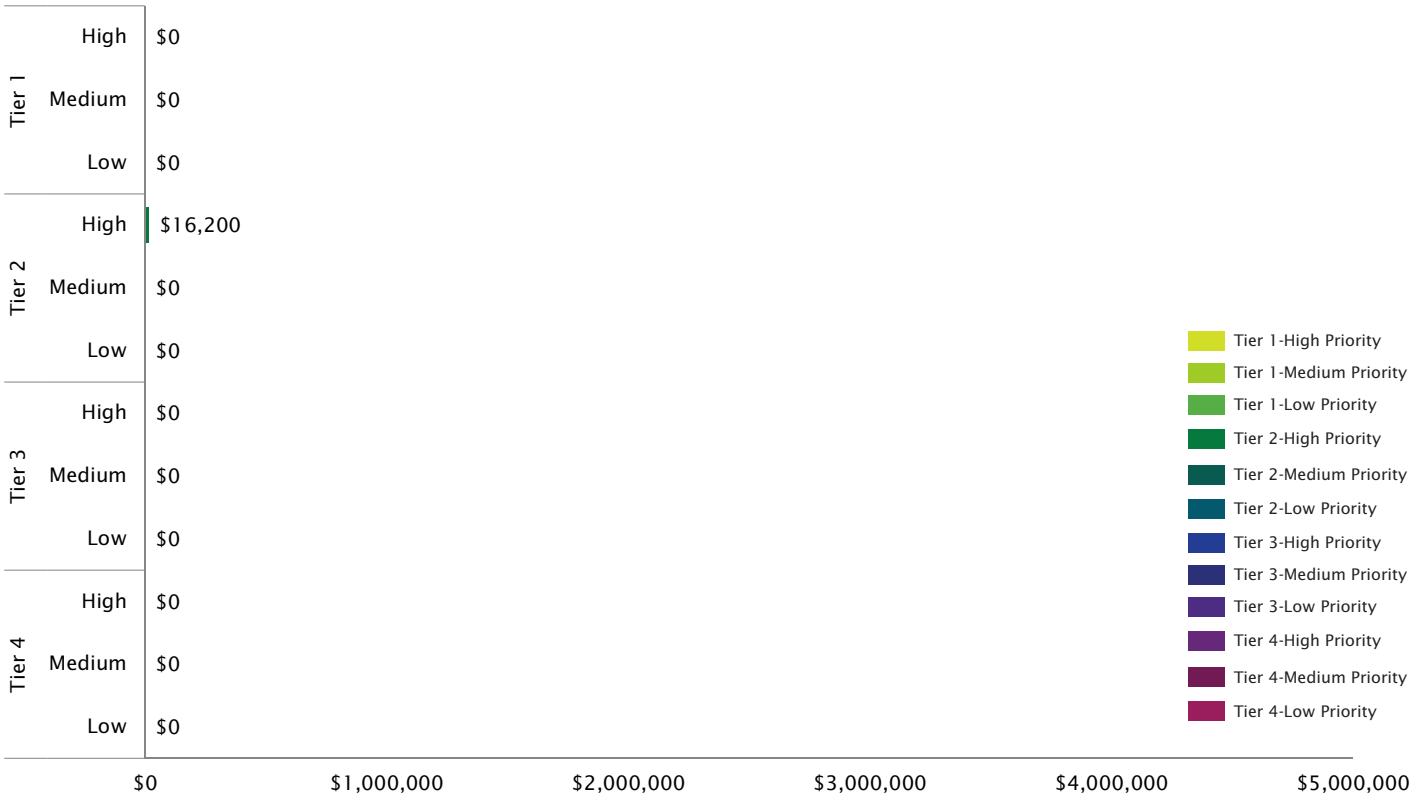
9970 Glenstone Circle
Highlands Ranch, CO 80130
Rock Canyon High School Feeder Area, K-5

Elementary School #39
Funded by 2000 Bond
Opened in 2005

Acreage:11.8
Original Square Feet: 56,566
Current Square Feet: 56,566

Redstone Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

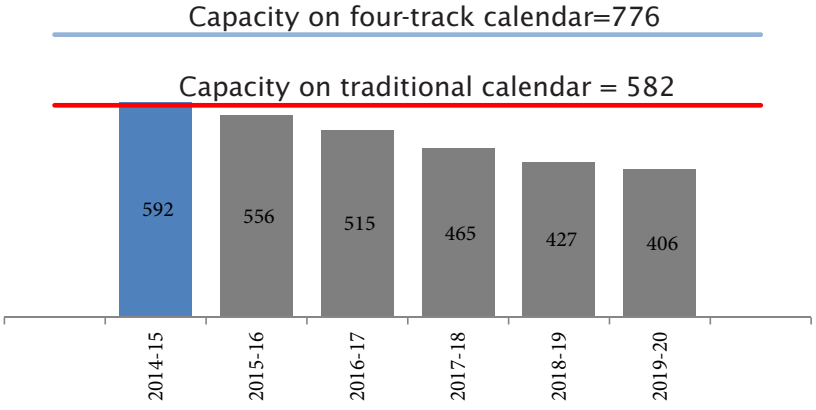


Estimated Total Construction Costs (in 2015 Dollars): $16,200

Estimated Total Project Costs: $18,610 - $26,683

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Redstone Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	High	Repair settling issues at north entry (raised ramp area)	$16,200	$1,600-$,7000	$810-$3,483

Estimated Total Construction Costs (in 2015 Dollars): $16,200
Estimated Project Management Costs Range: $1,600 - $7,000
Estimated Inflation Range: $810 - $3,483

Estimated Total Project Costs: $18,610 - $26,683

Renaissance Expeditionary

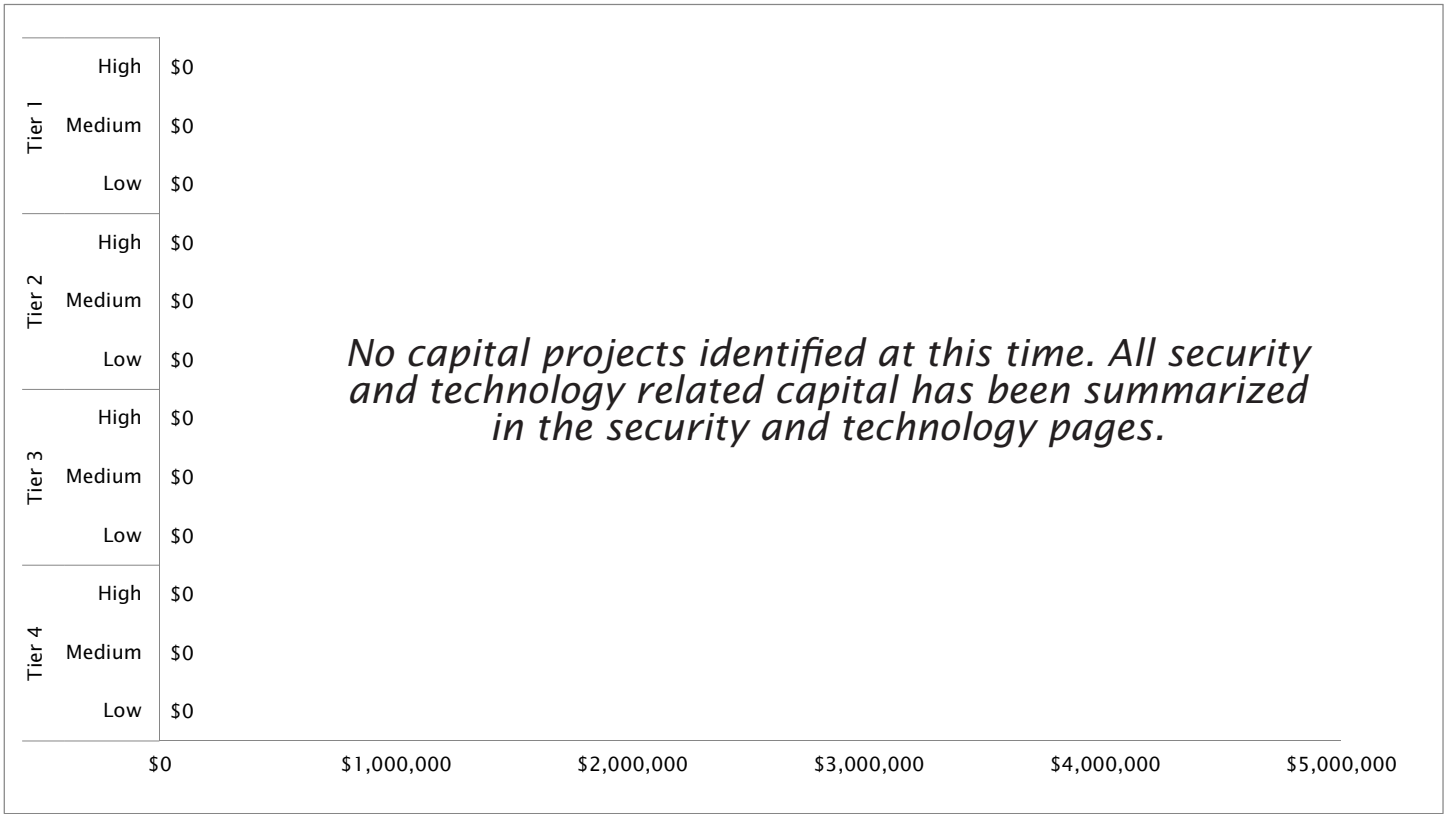
3960 Trail Boss Lane
Castle Rock, CO 80104
District Magnet School, K-6

Funded by 2000 Bond
Opened in 2006

Acreage: 16
Original Square Feet: 35,863
Current Square Feet: 35,863

Renaissance Expeditionary-Identified Facility Projects

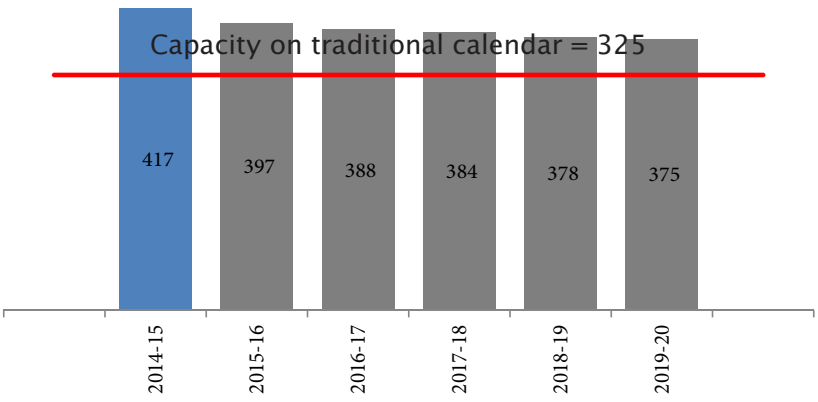
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Student Enrollment

October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Rock Canyon High

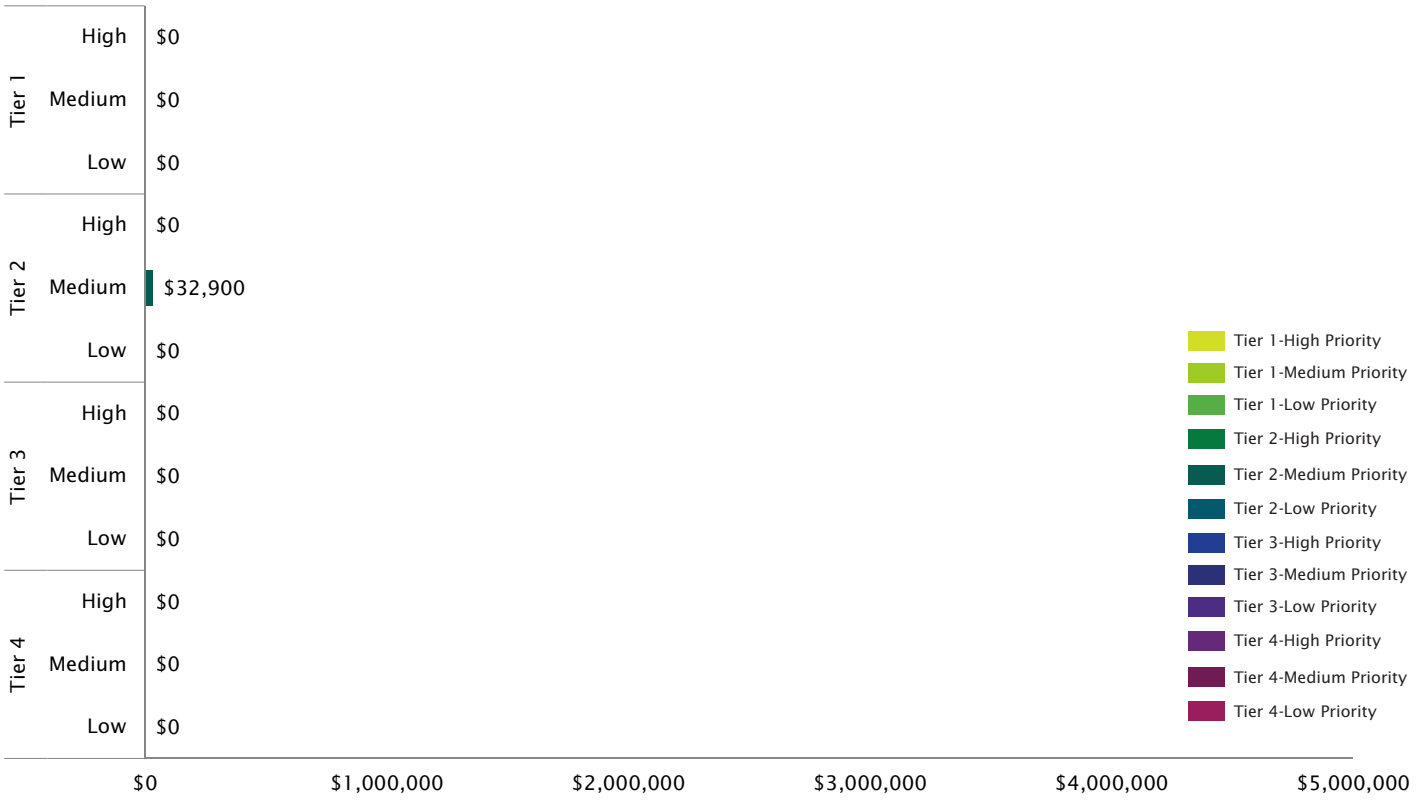
5810 McArthur Ranch Road
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 9-12

High School #7
Funded by 1997 Bond
Opened in 2003

Acreage: 80
Original square feet: 218,106
Current square feet: 246,355

Rock Canyon High School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



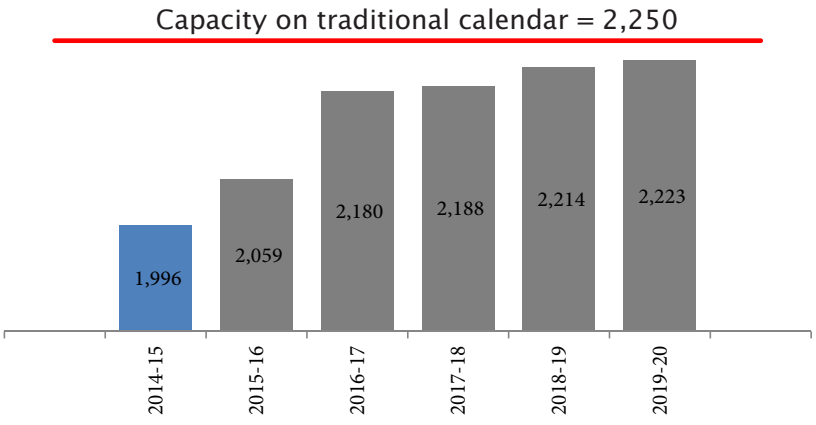
Estimated Total Construction Costs (in 2015 Dollars): $32,900

Estimated Total Project Costs: $37,845 - $54,074

Student Enrollment

October 2014 and Projected





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

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	Medium	Sand gym floor	$11,900	$1,200-$5,100	$595-$2,558
	Medium	Add additional expanded roadways and exit for traffic flow	$21,000	$2,100-$9,000	$1,050-$4,515

Estimated Total Construction Costs (in 2015 Dollars): $32,900
Estimated Project Management Costs Range: $3,300 - $14,100
Estimated Inflation Range: $1,645 - $7,074

Estimated Total Project Costs: $37,845 - $54,074

Rock Ridge Elementary

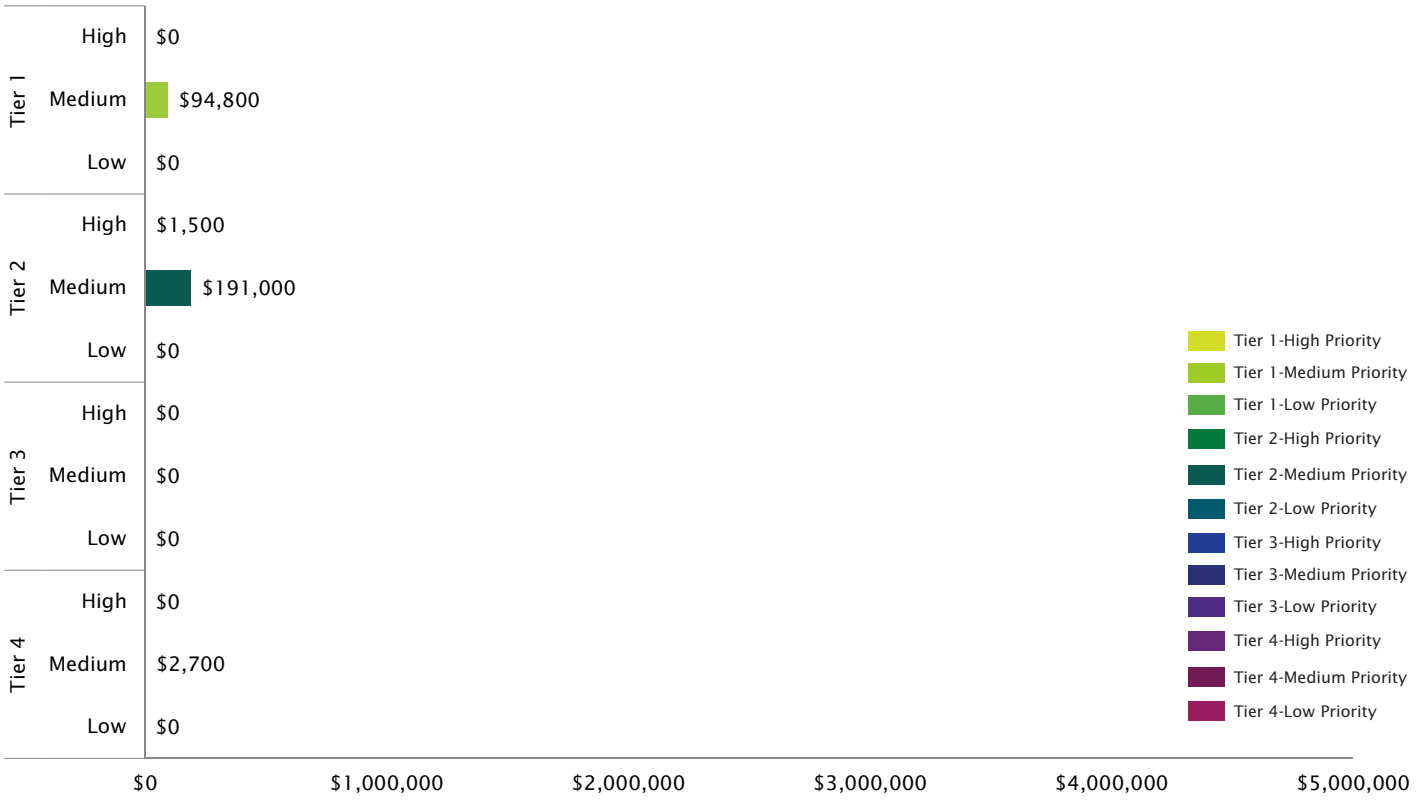
400 North Heritage Road
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Elementary School #15
Funded by 1984 Bond
Opened in 1988

Acreage: 7.5
Original Square Feet: 50,237
Current Square Feet: 53,237

Rock Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



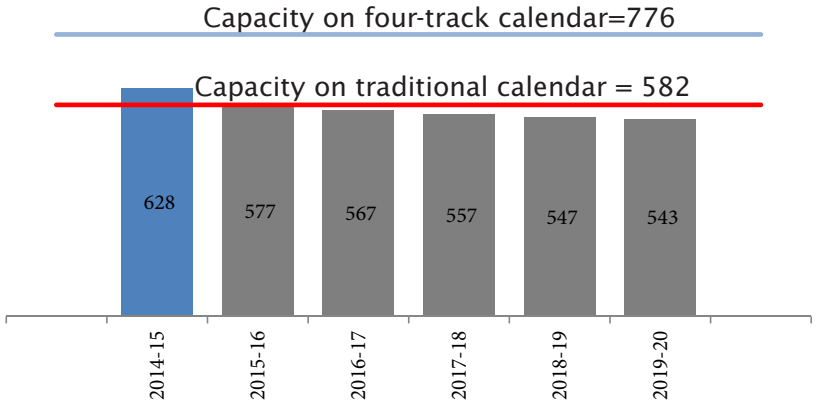
Estimated Total Construction Costs (in 2015 Dollars): $290,000

Estimated Total Project Costs: $333,700 - $477,150

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Rock Ridge Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Replace main switchgear	$38,500	$3,900-$16,600	$1,925-$8,277
	Medium	Replace original panels and transformers	$38,500	$3,900-$16,600	$1,925-$8,277
	Medium	Upgrade clock system	$17,800	$1,800-$7,700	$890-$3,827
	High	Replace restroom flooring	$1,500	$200-$700	$75-$322
Tier 2	Medium	Replace all original fixed casework in classrooms and offices	$146,900	$14,700-$63,100	$7,345-$31,583
	Medium	Replace kitchen flooring	$44,100	$4,400-$18,900	$2,205-$9,481
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $290,000
Estimated Project Management Costs Range: $29,200 - $124,800
Estimated Inflation Range: $14,500 - $62,350

Estimated Total Project Costs: $333,700 - $477,150

Rocky Heights Middle

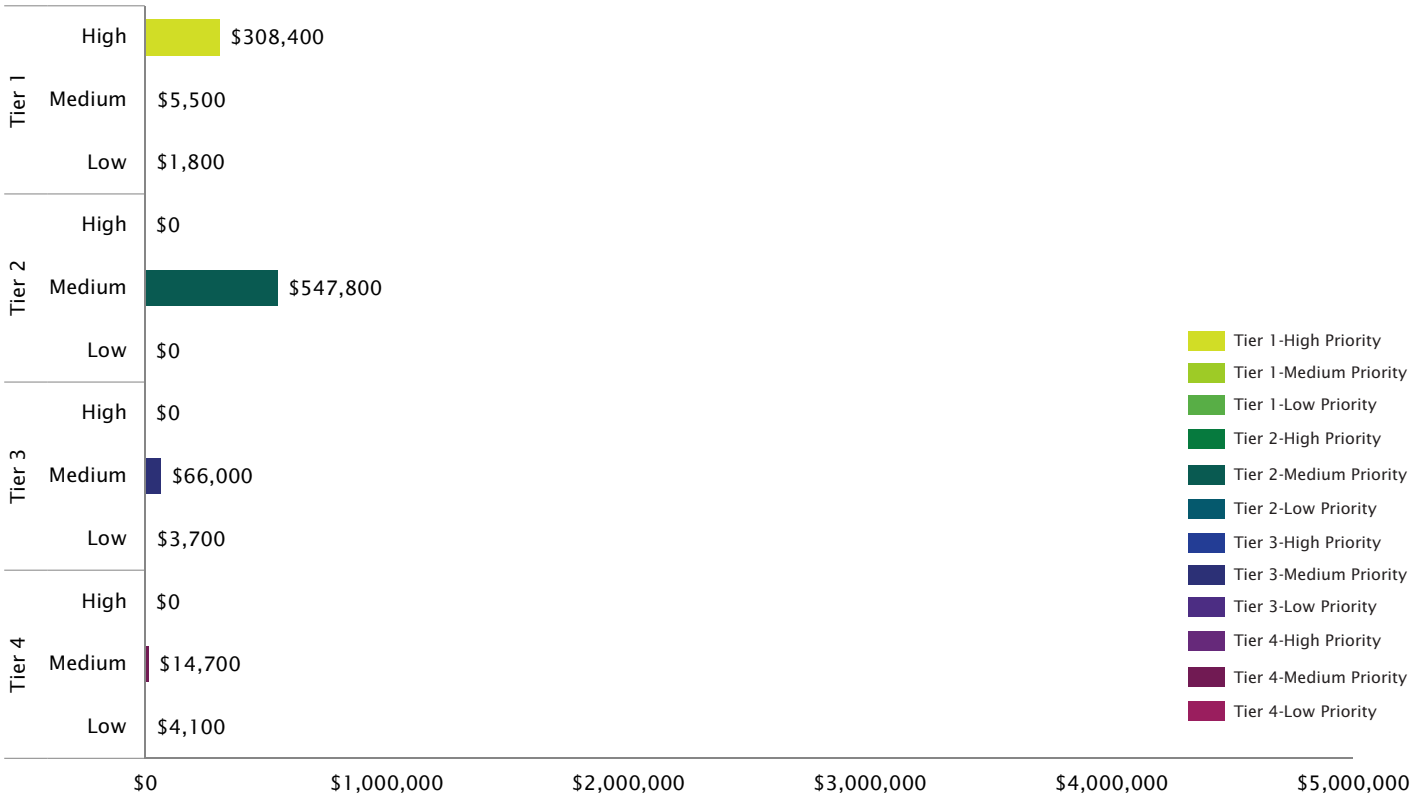
11033 Monarch Boulevard
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 6-8

Middle School #7
Funded by 1997 Bond
Opened in 2003

Acreage: 23.3
Original square feet: 127,951
Current square feet: 127,951

Rocky Heights Middle School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

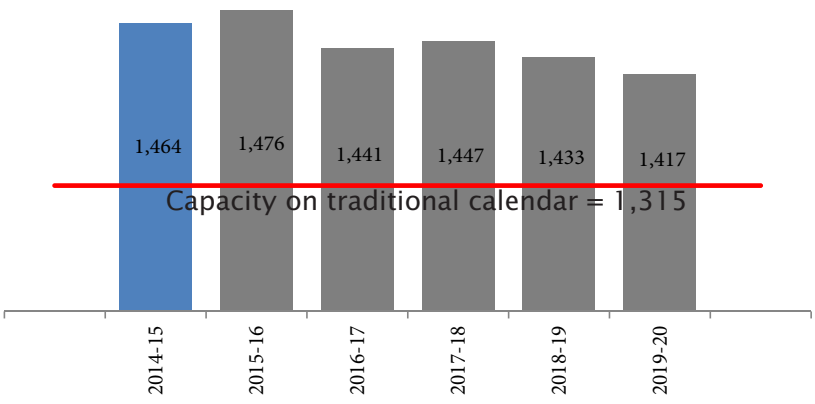


Estimated Total Construction Costs (in 2015 Dollars): $952,000

Estimated Total Project Costs: $1,094,900 - $1,566,080

Student Enrollment
October 2014 and Projected





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

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade fire alarm system**	**$308,400**	**$30,800-$132,600**	**$15,420-$66,306**
Tier 1	Medium	Repair bleachers in gym	$5,500	$600-$2,400	$275-$1,182
	Low	Clean cooling tower	$1,800	$200-$800	$90-$387
Tier 2	Medium	Recaulk building control joints	$4,200	$400-$1,800	$210-$903
	Medium	Sand gym floor	$11,900	$1,200-$5,100	$595-$2,558
	Medium	Recaulk windows	$20,600	$2,100-$8,800	$1,030-$4,429
	Medium	Paint exterior trim and doors	$7,300	$700-$3,200	$365-$1,569
	Medium	Recaulk door frames	$800	$100-$300	$40-$172
	Medium	Repair operable partitions in pods	$14,700	$1,500-$6,300	$735-$3,160
	Medium	Replace toilet partitions in all restrooms	$55,100	$5,500-$23,700	$2,755-$11,846
	Medium	Replace sink countertops in all restrooms	$33,000	$3,300-$14,200	$1,650-$7,095
	Medium	Replace bathroom flooring	$44,100	$4,400-$18,900	$2,205-$9,481
	Medium	Replace carpet in areas	$231,300	$23,100-$99,500	$11,565-$49,729
	Medium	Replace with sink countertops	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Replace cafeteria flooring	$11,000	$1,100-$4,700	$550-$2,365
	Medium	Resurface asphalt parking lot	$88,100	$8,800-$37,900	$4,405-$18,941
	Medium	Repair/replace areas of concrete sidewalk	$3,700	$400-$1,600	$185-$795
Tier 3	Medium	Repair upper floor movement (carpet splitting, wall joint seperation)	$7,300	$700-$3,200	$365-$1,569
	Medium	Renovate multi-use field	$58,700	$5,900-$25,300	$2,935-$12,620
	Low	Repair areas of vinyl wall covering	$3,700	$400-$1,600	$185-$795
Tier 4	Medium	Renovate areas of landscaping around school	$14,700	$1,500-$6,300	$735-$3,160
	Low	Recaulk areas where concrete meets foundation walls	$4,100	$400-$1,700	$205-$881

Estimated Total Construction Costs (in 2015 Dollars): $952,000
Estimated Project Management Costs Range: $95,300 - $409,400
Estimated Inflation Range: $47,600 - $204,680

Estimated Total Project Costs: $1,094,900 - $1,566,080

Roxborough Intermediate

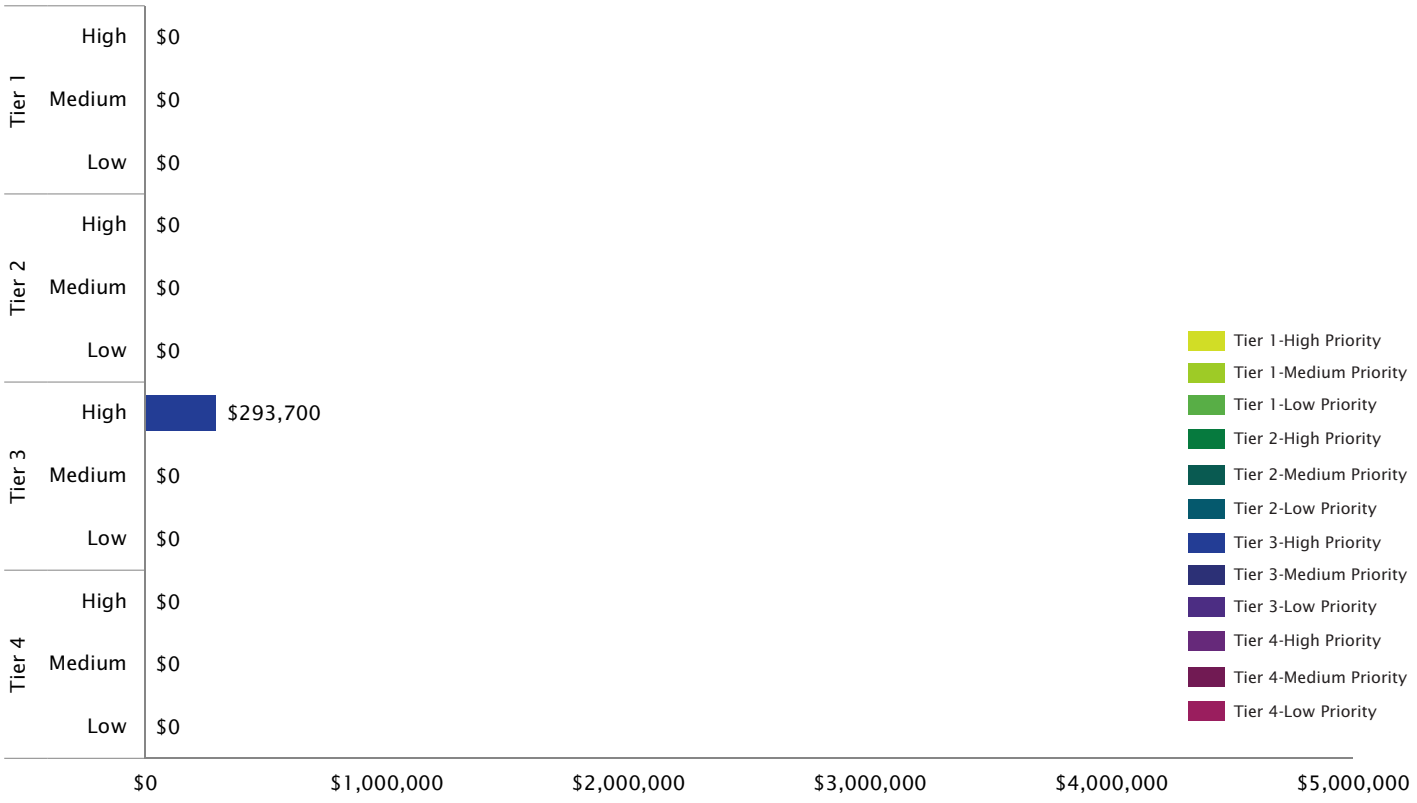
7370 Village Circle East
Littleton, CO 80125
ThunderRidge High School Feeder Area, 3-6

Elementary School #46
Funded by 2006 Bond
Opened in 2008

Acreage:14
Original Square Feet: 68,751
Current Square Feet: 68,751

Roxborough Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

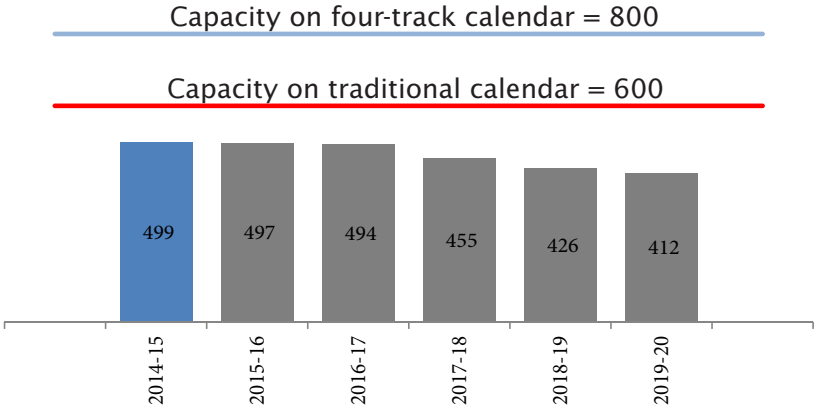


Estimated Total Construction Costs (in 2015 Dollars): $293,700

Estimated Total Project Costs: $337,785 - $483,146

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Roxborough Intermediate School

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	High	Install synthetic turf field in lieu of grass field.	$293,700	$29,400-$126,300	$14,685-$63,145

Estimated Total Construction Costs (in 2015 Dollars): $293,700
Estimated Project Management Costs Range: $29,400 - $126,300
Estimated Inflation Range: $14,685 - $63,146

Estimated Total Project Costs: $337,785 - $483,146

Roxborough Primary

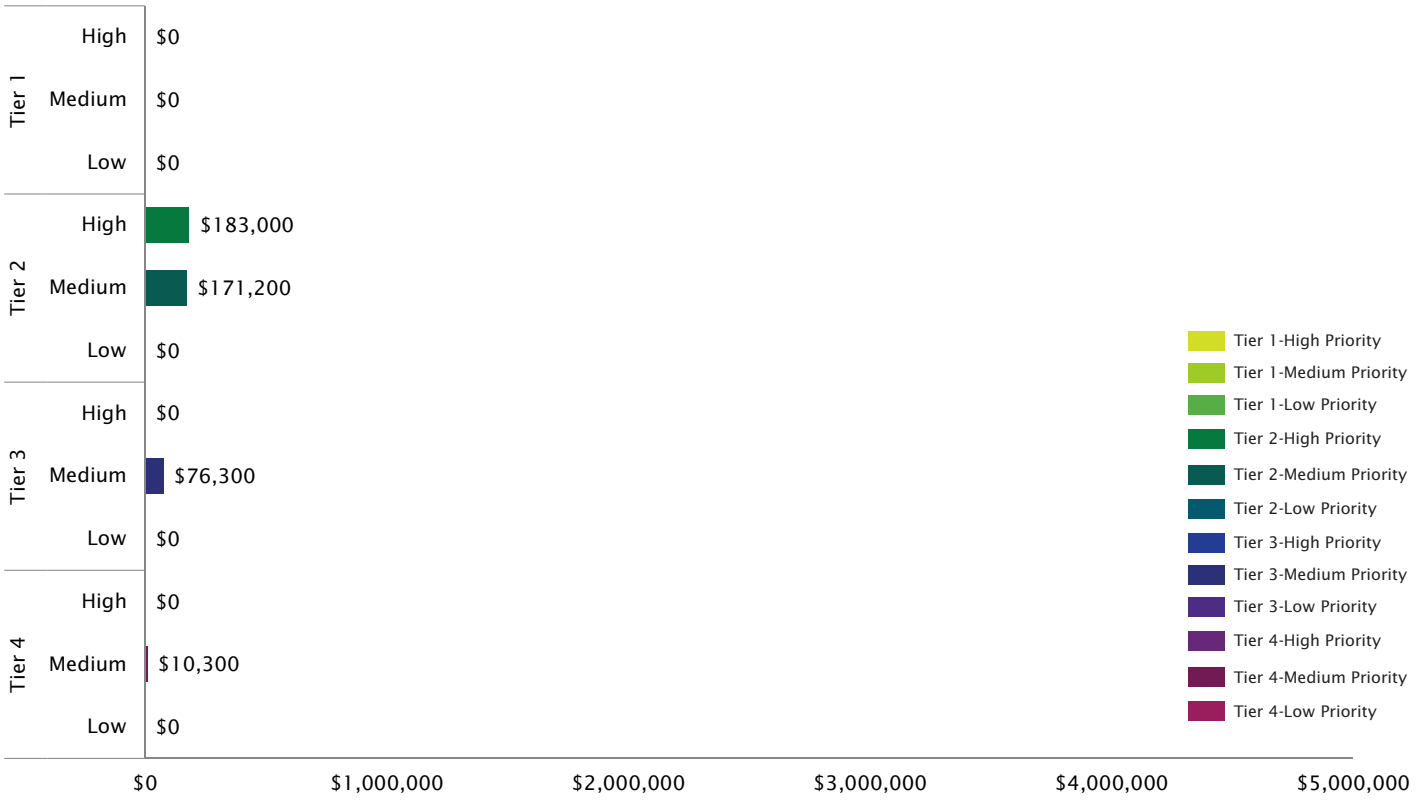
8000 Village Circle West
Littleton, CO 80125
ThunderRidge High School Feeder Area, K-2

Funded by 1989 Bond
Opened in 1991

Acreage: 12.4
Original square feet: 52,995
Current square feet: 53,995

Roxborough Primary School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



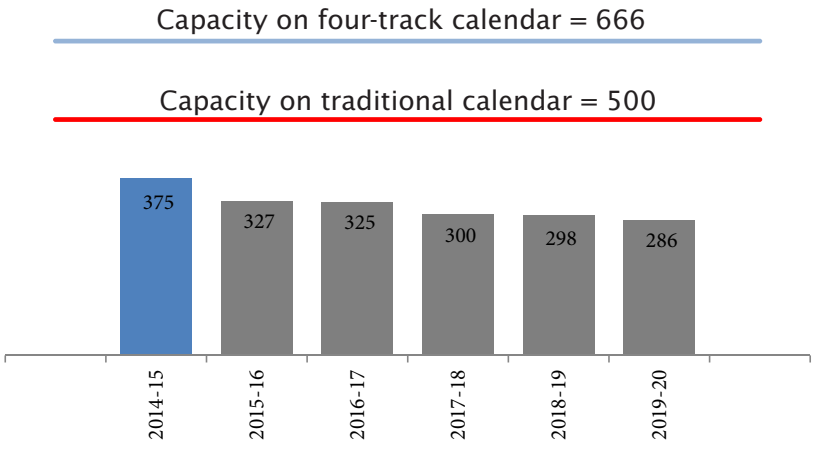
Estimated Total Construction Costs (in 2015 Dollars): $440,800

Estimated Total Project Costs: $507,040 - $725,072

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Roxborough Primary School

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	High	Recaulk control joints.	$2,700	$300-$1,200	$135-$580
	High	Recoat/weatherproof exterior wall. Repair cracks in block	$14,400	$1,400-$6,200	$720-$3,096
	High	Replace hollow metal exterior windows	$75,200	$7,500-$32,400	$3,760-$16,168
	High	Recaulk windows	$15,400	$1,500-$6,600	$770-$3,311
	High	Exterior trim needs painted	$11,300	$1,100-$4,800	$565-$2,429
	High	Replace faucets at all lavatories	$9,400	$900-$4,100	$470-$2,021
	High	Replace hollow metal doors at entry	$7,600	$800-$3,200	$380-$1,634
	High	Repair/Replace areas of sidewalk	$32,900	$3,300-$14,200	$1,645-$7,073
	High	Repair/reseal asphalt	$14,100	$1,400-$6,100	$705-$3,031
	Medium	Replace exterior windows	$57,800	$5,800-$24,900	$2,890-$12,427
	Medium	Mill and overlay bus loop	$48,600	$4,900-$20,900	$2,430-$10,449
	Medium	Mill and overlay parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
Tier 3	Medium	Paint interior	$70,600	$7,100-$30,300	$3,530-$15,179
	Medium	Repair sections of vinyl wall covering	$5,700	$600-$2,400	$285-$1,225
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580
	Medium	Repair drainage issues	$7,600	$800-$3,200	$380-$1,634

Estimated Total Construction Costs (in 2015 Dollars): $440,800
Estimated Project Management Costs Range: $44,200 - $189,500
Estimated Inflation Range: $22,040 - $94,772

Estimated Total Project Costs: $507,040 - $725,072

Saddle Ranch Elementary

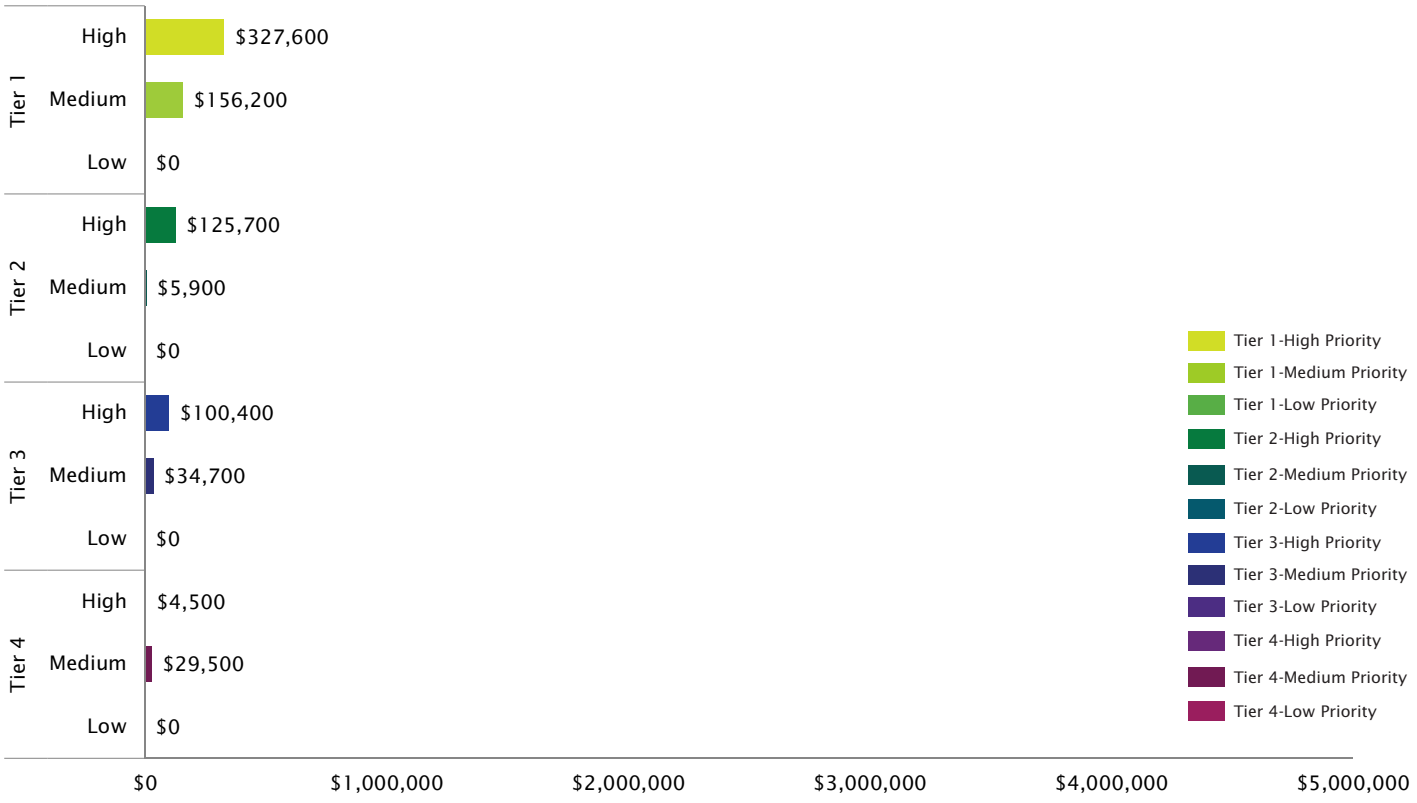
805 West English Sparrow Trail
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Elementary School #29
Funded by 1997 Bond
Opened in 2001

Acreage:10
Original Square Feet: 51,688
Current Square Feet: 51,688

Saddle Ranch Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

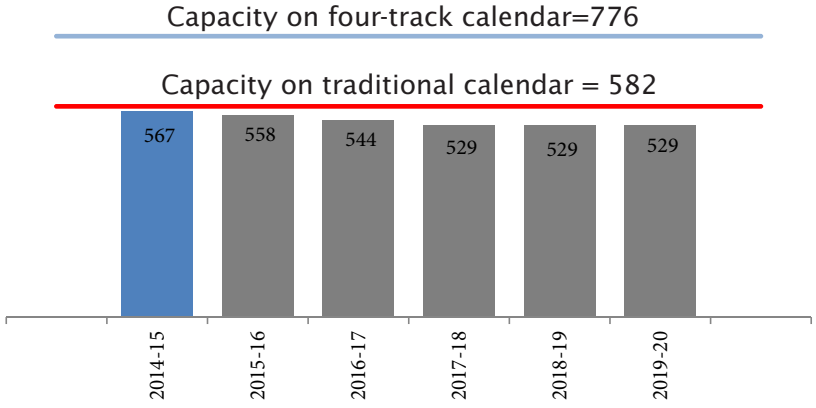


Estimated Total Construction Costs (in 2015 Dollars): $784,500

Estimated Total Project Costs: $902,425 - $1,290,368

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Saddle Ranch Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Upgrade fire alarm system**	**$72,900**	**$7,300-$31,300**	**$3,645-$15,673**
	High	**Replace ballasted roof with fully adhered**	**$232,400**	**$23,200-$100,000**	**$11,620-$49,966**
	High	**Replace irrigation controllers, sprinkler heads**	**$22,300**	**$2,200-$9,600**	**$1,115-$4,794**
	Medium	Install restricted key system	$115,700	$11,600-$49,700	$5,785-$24,875
	Medium	Expanded or new MDF closet	$40,500	$4,100-$17,400	$2,025-$8,707
Tier 2	High	Re-seal, repair, re-caulk exterior wall	$13,600	$1,400-$5,800	$680-$2,924
	High	Recaulk windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Fix storefront window and hallway skylight leakage	$16,200	$1,600-$7,000	$810-$3,483
	High	Replace roof hatch	$8,500	$900-$3,700	$425-$1,827
	High	Replace toilet partitions	$25,500	$2,600-$11,000	$1,275-$5,482
	High	Replace sink countertops	$18,300	$1,800-$7,900	$915-$3,934
	High	Replace restroom flooring	$24,300	$2,400-$10,400	$1,215-$5,224
	High	Replace gym sound system	$8,500	$900-$3,700	$425-$1,827
	Medium	Replace/repair areas of sidewalk	$5,900	$600-$2,500	$295-$1,268
	High	Renovate multi-use field	$100,400	$10,000-$43,200	$5,020-$21,586
Tier 3	Medium	Replace gates and dumpster enclosure	$5,400	$500-$2,300	$270-$1,161
	Medium	Replace top on shade structure	$4,500	$500-$1,900	$225-$967
	Medium	Install new fence	$2,700	$300-$1,100	$135-$580
	Medium	Install retaining walls	$5,400	$500-$2,300	$270-$1,161
	Medium	Paint metal window and door trim, lower gym walls	$12,700	$1,300-$5,500	$635-$2,730
	High	Seed, sod, and top dress areas around school	$4,500	$500-$1,900	$225-$967
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580
	Medium	Repair area between parking lot and main drive	$26,800	$2,700-$11,500	$1,340-$5,762
	Medium	Replace and add plant material around building	$4,000	$400-$1,700	$200-$860

Estimated Total Construction Costs (in 2015 Dollars): $784,500
Estimated Project Management Costs Range: $78,700 - $337,200
Estimated Inflation Range: $39,225 - $168,668

Estimated Total Project Costs: $902,425 - $1,290,368

Sage Canyon Elementary

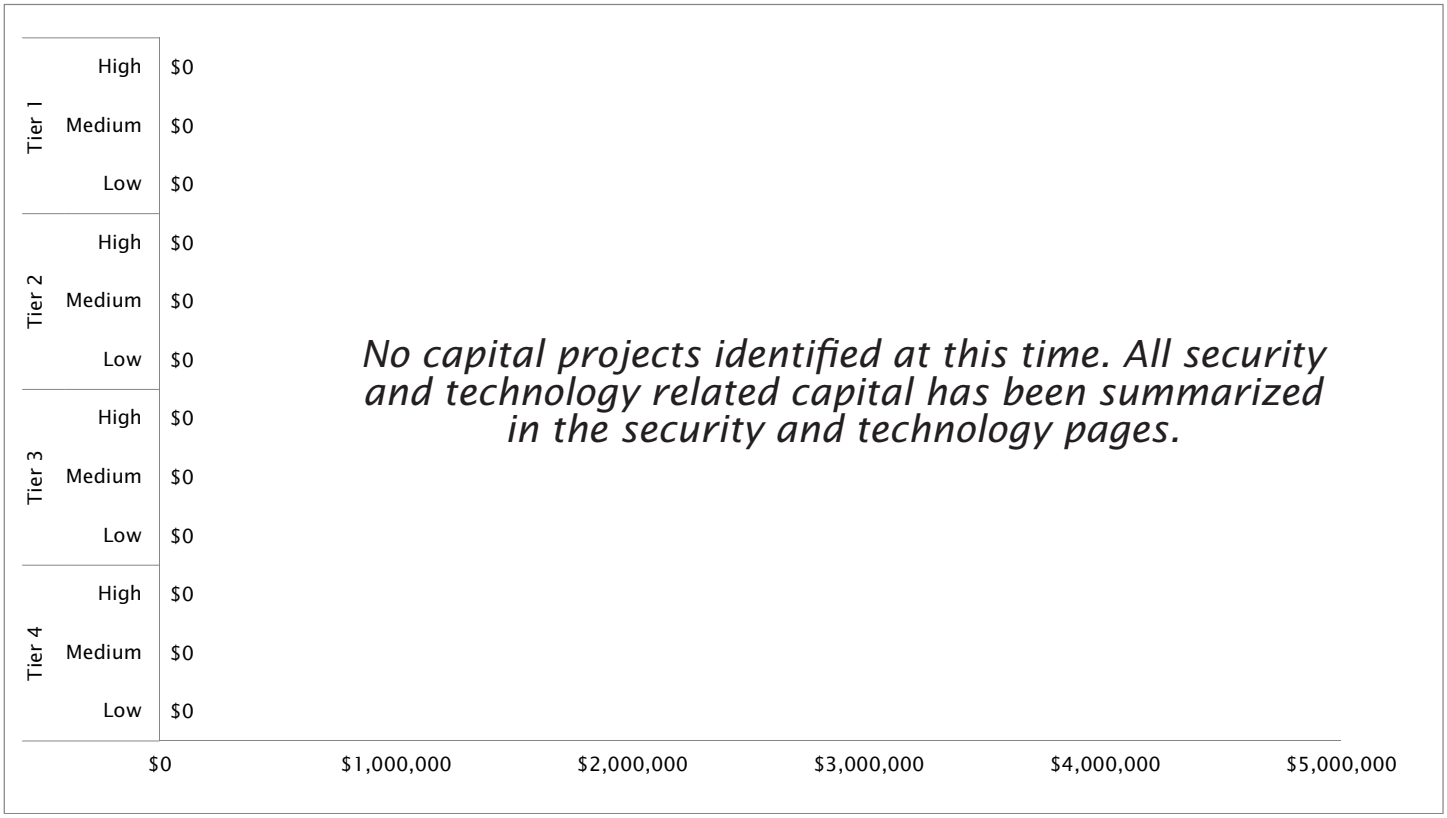
2420 Autumn Sage Street
Castle Rock, CO 80104
Mountain Vista High School Feeder Area, K-6

Elementary School #47
Funded by 2006 Bond
Opened in 2010

Acreage:10
Original Square Feet: 73,146
Current Square Feet: 73,146

Sage Canyon Elementary-Identified Facility Projects

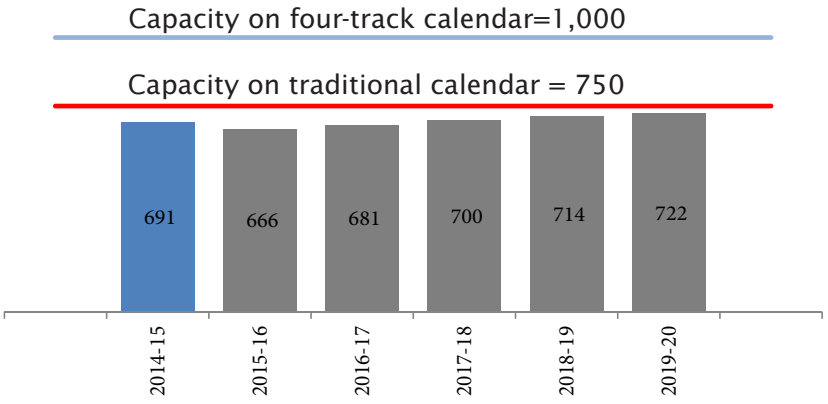
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Student Enrollment

October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

Sagewood Middle

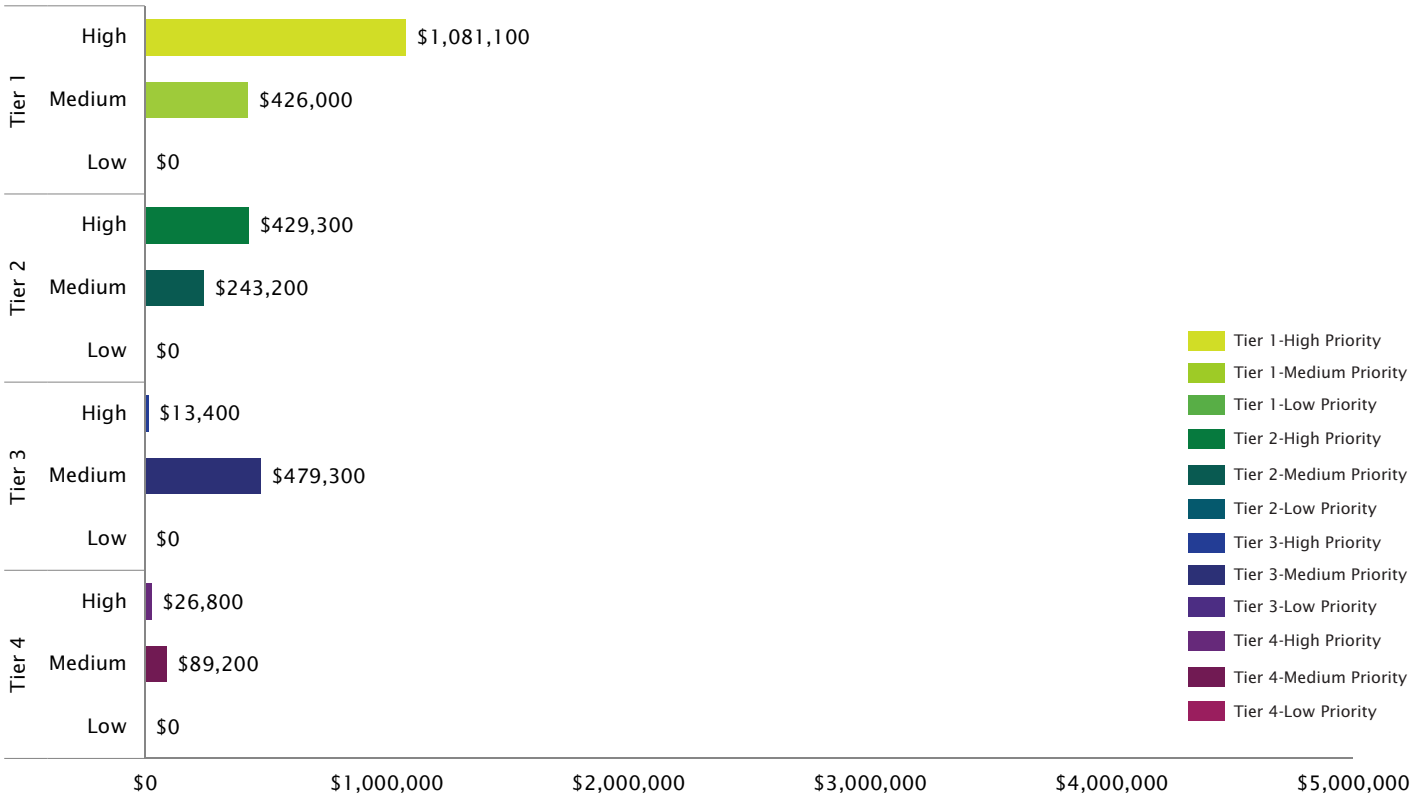
4725 Fox Sparrow Drive
Parker, CO 80134
Ponderosa High School Feeder Area, 6-8

Middle School #5
Funded by 1995 Bond
Opened in 1997

Acreage: 23.3
Original square feet: 127,951
Current square feet: 127,951

Sagewood Middle School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



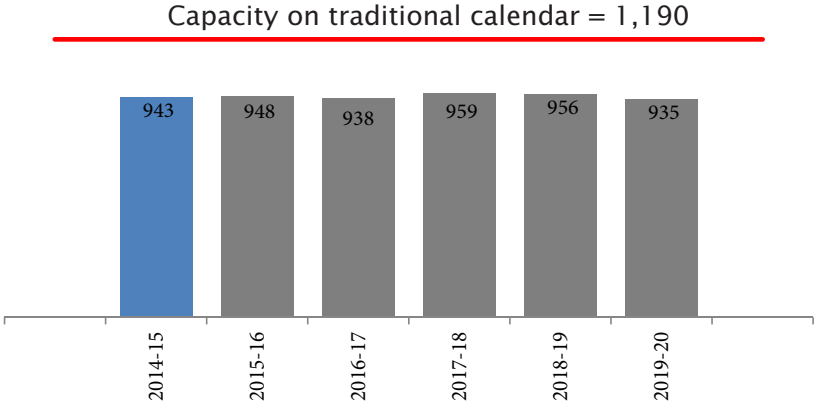
Estimated Total Construction Costs (in 2015 Dollars): $2,788,300

Estimated Total Project Costs: $3,206,715 - $4,586,585

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Sagewood Middle School

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace roof top units**	**$307,700**	**$30,800-$132,300**	**$15,385-$66,155**
	High	**Upgrade controls**	**$303,000**	**$30,300-$130,300**	**$15,150-$65,145**
	High	**Replace/add roof insulation**	**$34,000**	**$3,400-$14,600**	**$1,700-$7,310**
	High	**Replace roof flashings & trim**	**$17,000**	**$1,700-$7,300**	**$850-$3,655**
	High	**Replace 4 skylights**	**$17,000**	**$1,700-$7,300**	**$850-$3,655**
	High	**Install restricted key system**	**$231,300**	**$23,100-$99,500**	**$11,565-$49,729**
	High	**Replace gym bleachers**	**$59,500**	**$6,000-$25,600**	**$2,975-$12,792**
	High	**Upgrade irrigation system**	**$111,600**	**$11,200-$48,000**	**$5,580-$23,994**
	Medium	Replace roof with fully adhered	$385,500	$38,600-$165,800	$19,275-$82,882
	Medium	Expanded or new MDF closet	$40,500	$4,100-$17,400	$2,025-$8,707
Tier 2	High	Repair cracks and caulk exterior brick walls	$4,300	$400-$1,800	$215-$924
	High	Exterior Windows. Needs-Recaulk windows	$19,300	$1,900-$8,300	$965-$4,149
	High	Replace toilet partitions	$53,000	$5,300-$22,800	$2,650-$11,395
	High	Replace sink countertops	$18,300	$1,800-$7,900	$915-$3,934
	High	Health room flooring	$2,400	$200-$1,000	$120-$516
	High	Repair expansion joint strip that is lifting up in two places on the commons floor	$28,300	$2,800-$12,100	$1,415-$6,084
	High	Resurface bus loop	$67,000	$6,700-$28,800	$3,350-$14,405
	High	Resurface parking lot	$111,600	$11,200-$48,000	$5,580-$23,994
	High	Repair curbs at parking lot area	$89,300	$8,900-$38,400	$4,465-$19,199
	High	Upgrade parking lot signage	$9,000	$900-$3,800	$450-$1,935
	High	Repair sidewalks and concrete playpad	$26,800	$2,700-$11,500	$1,340-$5,762
	Medium	Sand gym floor	$11,900	$1,200-$5,100	$595-$2,558
	Medium	Replace carpet	$231,300	$23,100-$99,400	$11,565-$49,729
	High	Top dress and reseed multipurpose field.	$13,400	$1,300-$5,800	$670-$2,881
Tier 3	Medium	Repair/add retaining walls	$111,600	$11,200-$48,000	$5,580-$23,994
	Medium	Replace football and soccer goal posts	$4,300	$400-$1,800	$215-$924
	Medium	Renovate softball infield	$17,800	$1,800-$7,700	$890-$3,827
	Medium	Paint drywall and restrooms, all areas	$51,000	$5,100-$21,900	$2,550-$10,965
	Medium	Install fencing around fields and dumpster	$267,800	$26,800-$115,200	$13,390-$57,577
	Medium	New portable bleachers for football and multi-use field	$26,800	$2,700-$11,500	$1,340-$5,762
	High	Seed, sod, and top dress areas around school	$26,800	$2,700-$11,500	$1,340-$5,762
Tier 4	Medium	Install landscaping around ballfields	$44,600	$4,500-$19,200	$2,230-$9,589
	Medium	Plant trees around ballfields	$44,600	$4,500-$19,200	$2,230-$9,589

Estimated Total Construction Costs (in 2015 Dollars): $2,788,300

Estimated Project Management Costs Range: $279,000- $1,198,800

Estimated Inflation Range: $139,415 - $599,485

Estimated Total Project Costs: $3,206,715 - $4,586,585

Sand Creek Elementary

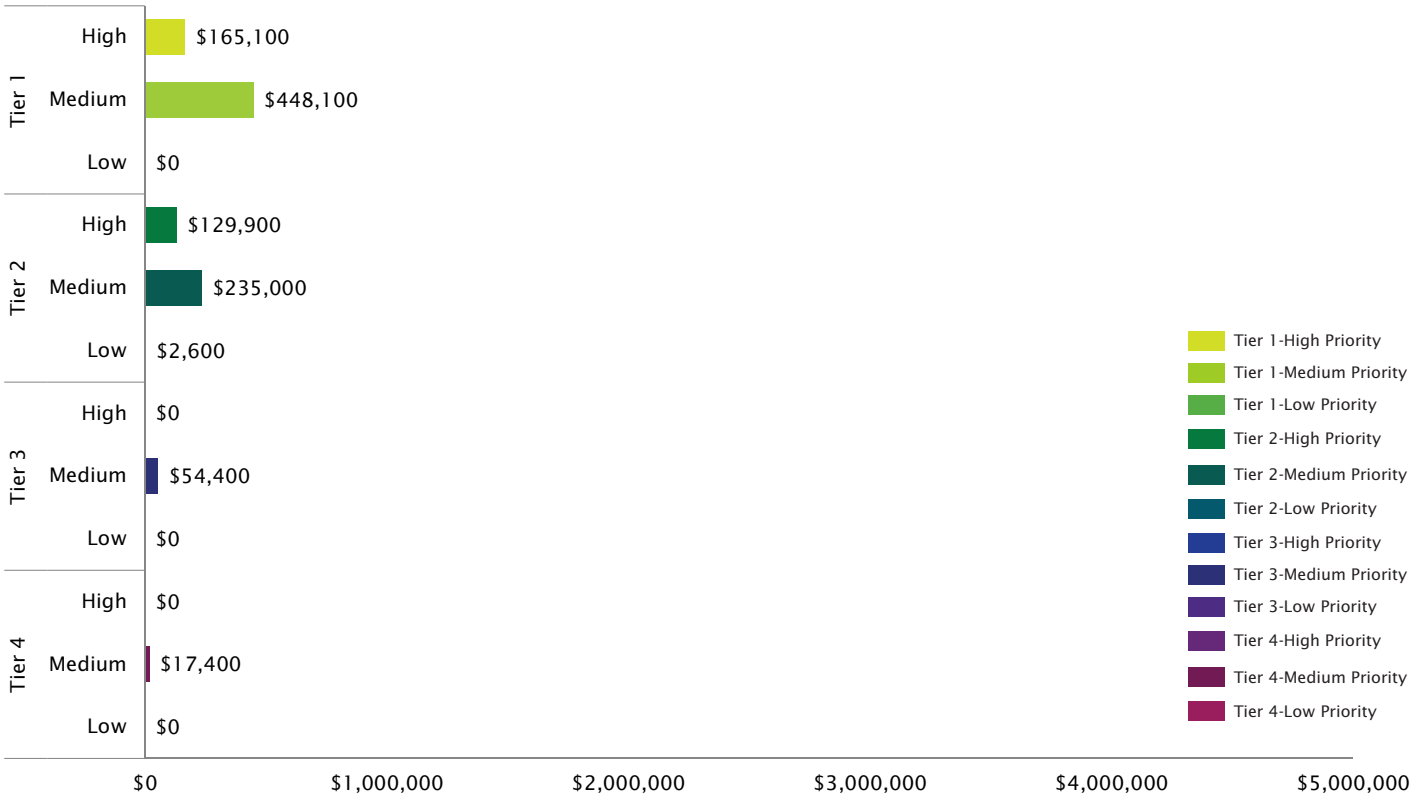
8898 South Maplewood Drive
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Elementary School #14
Funded by 1984 Bond
Opened in 1986

Acreage: 11.1
Original square feet: 42,000
Current square feet: 52,237

Sand Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

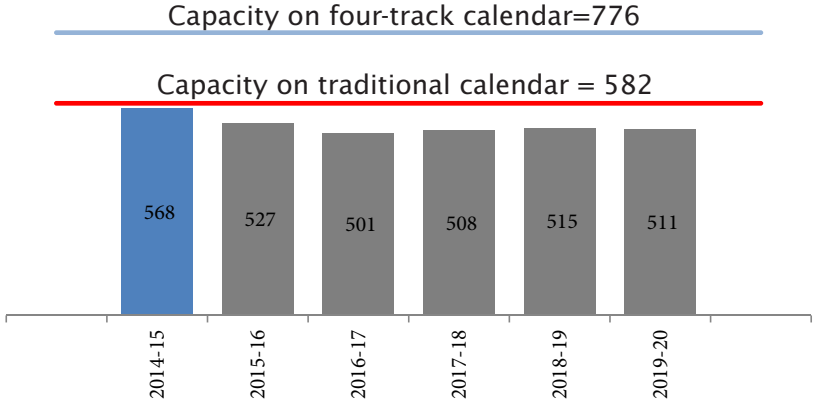


Estimated Total Construction Costs (in 2015 Dollars): $1,052,500

Estimated Total Project Costs: $1,210,725 - $1,731,388

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Sand Creek Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Replace main switchgear**	**$38,500**	**$3,900-$16,600**	**$1,925-$8,277**
	High	**Replace original panels and transformers**	**$38,500**	**$3,900-$16,600**	**$1,925-$8,277**
Tier 1	**High**	**Upgrade fire alarm system**	**$88,100**	**$8,800-$37,900**	**$4,405-$18,941**
	Medium	Upgrade control system	$154,200	$15,400-$66,300	$7,710-$33,153
	Medium	Replace rooftop units	$220,300	$22,000-$94,700	$11,015-$47,364
	Medium	Replace domestic water heater and piping	$73,400	$7,300-$31,600	$3,670-$15,781
	Medium	Replace two light fixtures in health room	$200	$0-$100	$10-$43
	High	Recaulk control joints.	$2,700	$300-$1,200	$135-$580
	High	Replace exterior windows	$57,800	$5,800-$24,900	$2,890-$12,427
	High	Recaulk windows	$15,400	$1,500-$6,600	$770-$3,311
	High	Replace toilet partitions	$27,000	$2,700-$11,600	$1,350-$5,805
Tier 2	High	Replace restroom flooring	$27,000	$2,700-$11,600	$1,350-$5,805
	Medium	Repair classroom, gym, cafeteria partitions	$14,700	$1,500-$6,300	$735-$3,160
	Medium	Replace flooring in classrooms and healthroom	$3,700	$400-$1,600	$185-$795
	Medium	Replace with sink countertops, single surface	$11,000	$1,100-$4,700	$550-$2,365
	Medium	Replace all original fixed casework in classrooms and offices	$117,500	$11,800-$50,500	$5,875-$25,262
	Medium	Resurface asphalt bus loop	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Resurface asphalt parking lot	$66,100	$6,600-$28,400	$3,305-$14,211
	Low	Repair brick where cracking at front retaining wall	$2,600	$300-$1,100	$130-$559
	Medium	Refinish interior doors	$36,700	$3,700-$15,800	$1,835-$7,890
Tier 3	Medium	Replace window blinds	$14,700	$1,500-$6,300	$735-$3,160
	Medium	Replace health room beds	$1,500	$200-$600	$75-$322
	Medium	Replace basketball backboards in gym	$1,500	$200-$600	$75-$322
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580
	Medium	Renovate grass areas around school	$14,700	$1,500-$6,300	$735-$3,160

Estimated Total Construction Costs (in 2015 Dollars): $1,052,500
Estimated Project Management Costs Range: $105,600- $452,600
Estimated Inflation Range: $52,625 - $226,288

Estimated Total Project Costs: $1,210,725 - $1,731,388

Sedalia Elementary

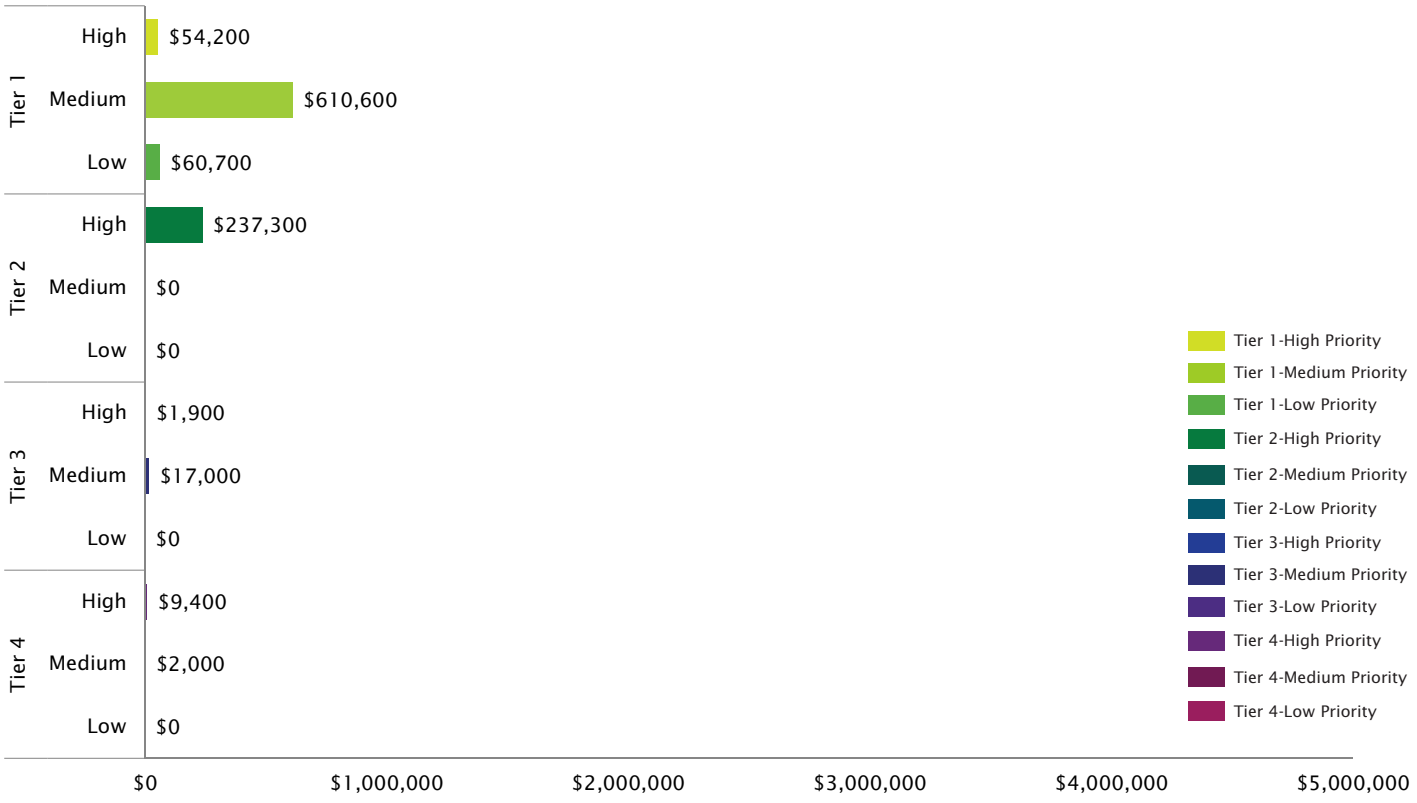
5449 North Huxtable Street
Sedalia, CO 80135
Castle View High School Feeder Area, K-6

Elementary School #3
Funded prior to 1952
Opened in 1952

Acreage:5
Original Square Feet: 21,658
Current Square Feet: 35,177

Sedalia Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



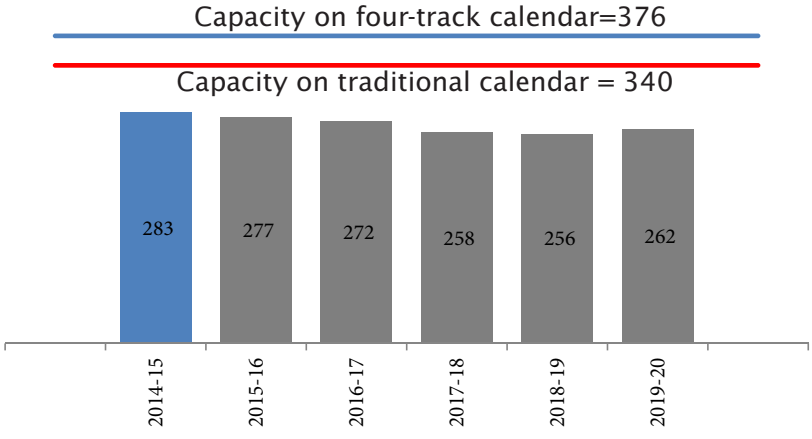
Estimated Total Construction Costs (in 2015 Dollars): $993,100

Estimated Total Project Costs: $1,142,155 - $1,633,617

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Sedalia Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Existing built up roof needs replaced.**	**$44,100**	**$4,400-$19,000**	**$2,205-$9,481**
	High	**Repair roof soffits**	**$10,100**	**$1,000-$4,300**	**$505-$2,171**
Tier 1	Medium	Upgrade air distribution system	$302,700	$30,300-$130,100	$15,135-$65,080
	Medium	Upgrade controls	$175,800	$17,600-$75,600	$8,790-$37,797
	Medium	Install restricted key system	$60,700	$6,100-$26,100	$3,035-$13,050
	Medium	Replace playground play pads, pea gravel, new basketball hoops.	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Commission HVAC system	$47,100	$4,700-$20,200	$2,355-$10,126
	Low	Install new generator, emergency systems	$60,700	$6,100-$26,100	$3,035-$13,050
Tier 2	High	Recaulk control joints.	$2,700	$300-$1,200	$135-$580
	High	Repair cracks, seal exterior wall	$13,400	$1,300-$5,800	$670-$2,881
	High	Recaulk windows	$11,500	$1,200-$5,000	$575-$2,472
	High	Replace sink counter tops	$10,100	$1,000-$4,300	$505-$2,171
	High	Replace all ceramic tile bathroom floors and walls	$24,300	$2,400-$10,400	$1,215-$5,224
	High	Replace coolers with water fountains	$10,800	$1,100-$4,600	$540-$2,322
	High	Replace projection screen	$23,600	$2,400-$10,100	$1,180-$5,074
	High	Replace plexiglass with insulated safety glass	$33,600	$3,400-$14,500	$1,680-$7,224
	High	Replace kitchen floor	$46,200	$4,600-$19,900	$2,310-$9,933
	High	Repair parking lot (asphalt and drainage work)	$56,400	$5,600-$24,300	$2,820-$12,126
	High	Paving & Surfacing, Sidewalks. Need-Repair areas of sidewalk	$4,700	$500-$2,000	$235-$1,010
	High	Large gap in foundation needs filled	$1,900	$200-$800	$95-$408
Tier 3	Medium	Remove/replace vinyl wall covering	$15,000	$1,500-$6,500	$750-$3,225
	Medium	Replace two light poles	$2,000	$200-$900	$100-$430
Tier 4	High	Address drainage issues on east side of school	$9,400	$900-$4,100	$470-$2,021
	Medium	Recaulk foundation where concrete meets	$2,000	$200-$800	$100-$430

Estimated Total Construction Costs (in 2015 Dollars): $993,100

Estimated Project Management Costs Range: $99,400 - $427,000

Estimated Inflation Range: $49,655 - $213,517

Estimated Total Project Costs: $1,142,155 - $1,633,617

Sierra Middle

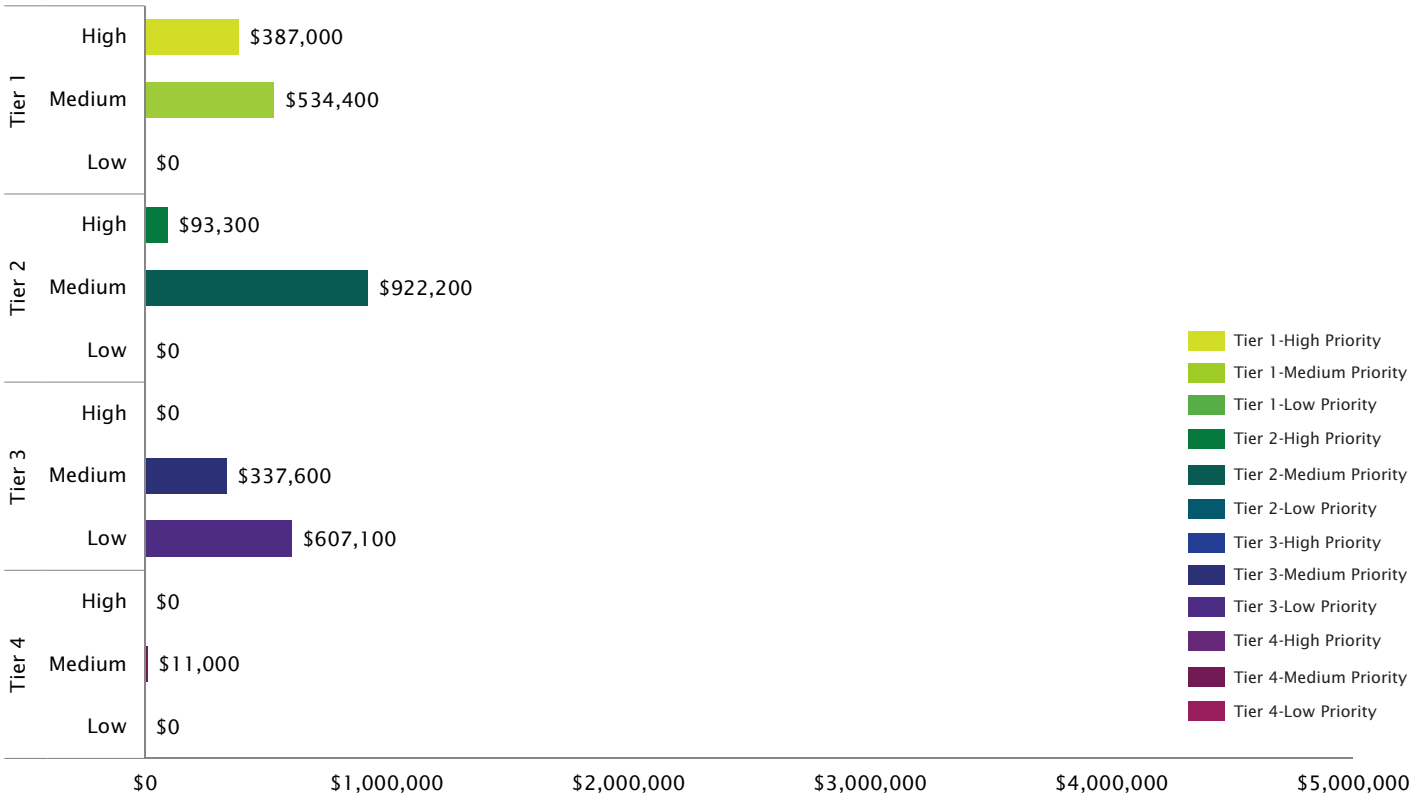
6651 Pine Lane Avenue
Parker, CO 80134
Chaparral High School Feeder Area, 7-8

Middle School #2
Funded by 1974 Bond
Opened in 1975

Acreage:50
Original Square Feet: 106,538
Current Square Feet: 115,538

Sierra Middle School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



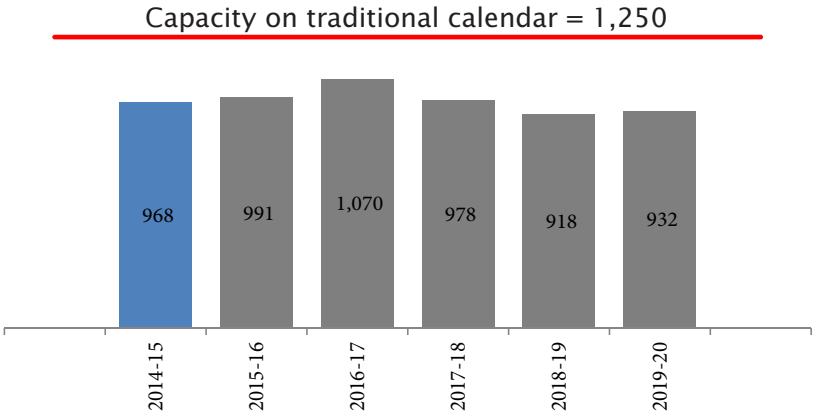
Estimated Total Construction Costs (in 2015 Dollars): $795,500

Estimated Total Project Costs: $$914,875-$1,308,733

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Sierra Middle School

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade fire alarm system**	**$202,000**	**$20,200-$86,800**	**$10,100-$43,430**
	High	**Upgrade controllers**	**$185,000**	**$18,500-$79,600**	**$9,250-$39,775**
Tier 1	Medium	Replace original panels and transformers	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Replace water heater, pressure tanks	$60,700	$6,100-$26,100	$3,035-$13,050
	Medium	Update entire irrigation system	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Repair metal soffit east side south end	$4,100	$400-$1,700	$205-$881
	Medium	Repair and paint downspouts	$4,100	$400-$1,700	$205-$881
	Medium	Install restricted key system	$202,400	$20,200-$87,000	$10,120-$43,516
	Medium	Upgrade fire alarm system	$202,400	$20,200-$87,000	$10,120-$43,516
	High	Recaulk windows	$77,100	$7,700-$33,100	$3,855-$16,576
	High	Doors and trim need painted	$16,200	$1,600-$7,000	$810-$3,483
Tier 2	Medium	Recaulk windows	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Repair and paint door entrances, rusting	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Mill and overlay bus loop	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Mill and overlay old parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Replace playground play pads	$36,400	$3,600-$15,700	$1,820-$7,826
	Medium	Repair/seal cracks in brick	$8,100	$800-$3,500	$405-$1,741
	Medium	Refurbish classroom retractable partitions	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Replace toilet partitions in girls locker room	$4,100	$400-$1,700	$205-$881
	Medium	Replace sink countertops as necessary	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Replace VCT flooring as needed	$161,900	$16,200-$69,600	$8,095-$34,808
	Medium	Replace restroom flooring	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Replace carpeting in classrooms	$115,700	$11,600-$49,700	$5,785-$24,875
	Medium	Replace original casework in building	$323,800	$32,400-$139,300	$16,190-$69,617
	Medium	Repair drywall at stage area	$800	$100-$400	$40-$172
	Medium	Replace cafeteria flooring	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Repair/replace areas of sidewalk	$8,100	$800-$3,500	$405-$1,741
Tier 3	Medium	Resurface track.	$28,300	$2,800-$12,100	$1,415-$6,084
	Medium	Repair concrete foundation walls below brick	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace/repair/refinish interior doors	$60,700	$6,100-$26,100	$3,035-$13,050
	Medium	Renovate football field	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Renovate multi-use playing fields	$161,900	$16,200-$69,600	$8,095-$34,808
	Medium	Repair retaining walls at double entry	$4,100	$400-$1,700	$205-$881
	Medium	Replace goal posts with multi-function goals	$1,600	$200-$700	$80-$344
	Low	Fire sprinkle building	$485,700	$48,600-$208,900	$24,285-$104,425
	Low	Paint classrooms	$121,400	$12,100-$52,200	$6,070-$26,101
Tier 4	Medium	Renovate areas of landscaping	$8,100	$800-$3,500	$405-$1,741
	Medium	Recaulk foundation where concrete meets	$2,900	$300-$1,200	$145-$623

Estimated Total Construction Costs (in 2015 Dollars): $2,892,600

Estimated Project Management Costs Range: $289,200 - $1,243,200

Estimated Inflation Range: $144,630 - $621,909

Estimated Total Project Costs: $3,326,430 - $4,757,709

SkyView Academy

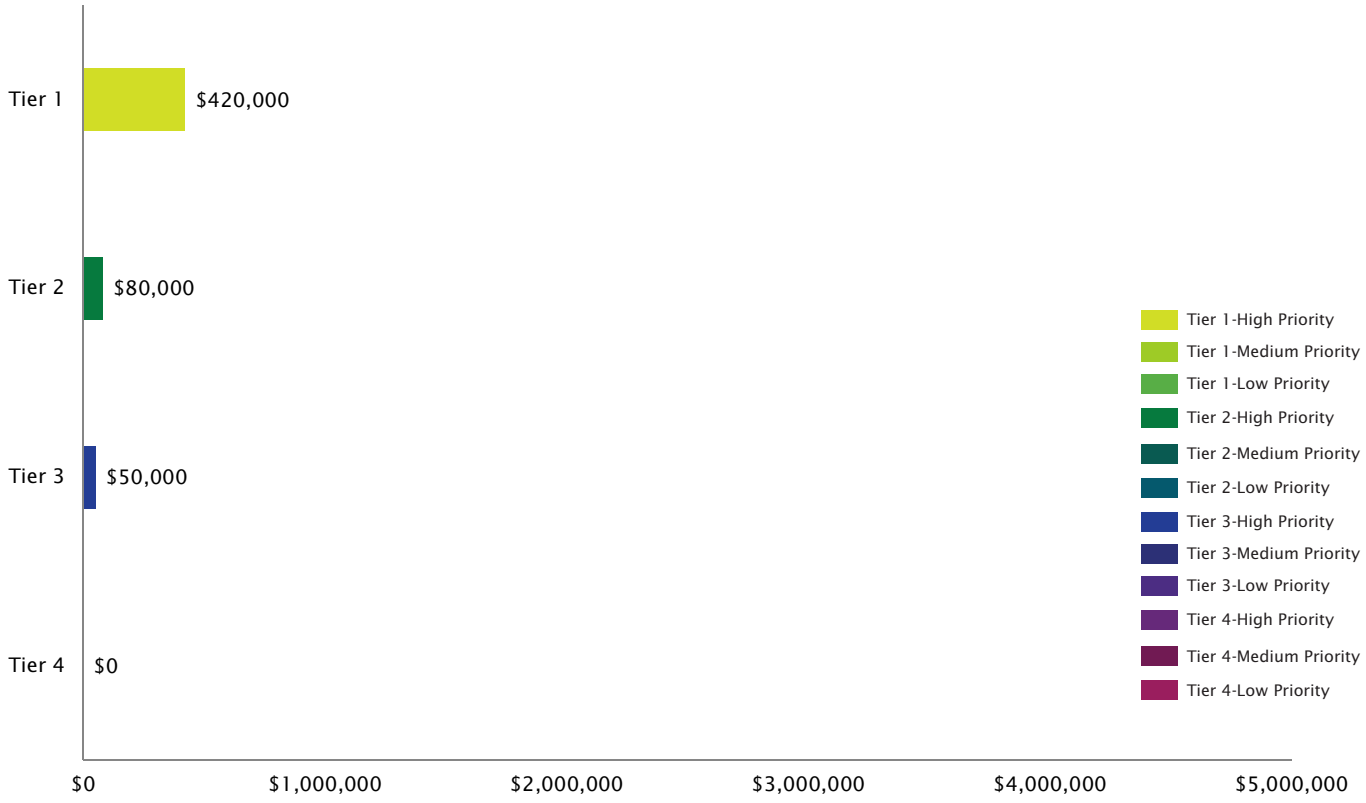
6161 Business Center Drive
Highlands Ranch, CO 80132
District Charter School, PK-12

Opened in 2010

Acreage: 14
Original Square Feet: 110,000
Current Square Feet: 110,000

Sky View Academy-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



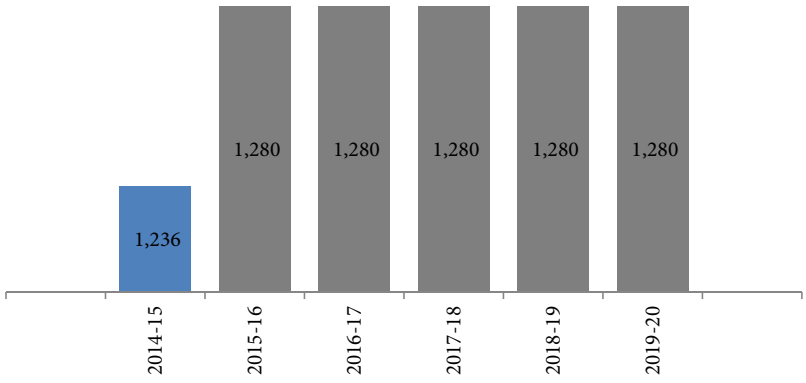
Estimated Total Construction Costs (in 2015 Dollars): $550,000

Estimated Total Project Costs: $632,500 - $904,750

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at SkyView Academy Charter School

Site Component Tier	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Roof Replacement - 110K sq. feet	$400,000	$40,000-$172,000	$20,000-$86,000
	Fire Sprinkler Replacement - 2/3 of the system left to replace	$20,000	$2,000-$8,600	$1,000-$4,300
Tier 2	Grading and paving on the north and south parking lots	$80,000	$8,000-$34,400	$4,000-$17,200
Tier 3	Install 4-6 site lighting poles at NE field	$50,000	$5,000-$21,500	$2,500-$10,750

Estimated Total Construction Costs (in 2015 Dollars): $550,000
Estimated Project Management Costs Range: $55,000 - $236,500
Estimated Inflation Range: $27,500 - $118,250

Estimated Total Project Costs: $632,500 - $904,750

**Note* DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While reasonable efforts have been made to provide data on Charter needs, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.*

Soaring Hawk Elementary

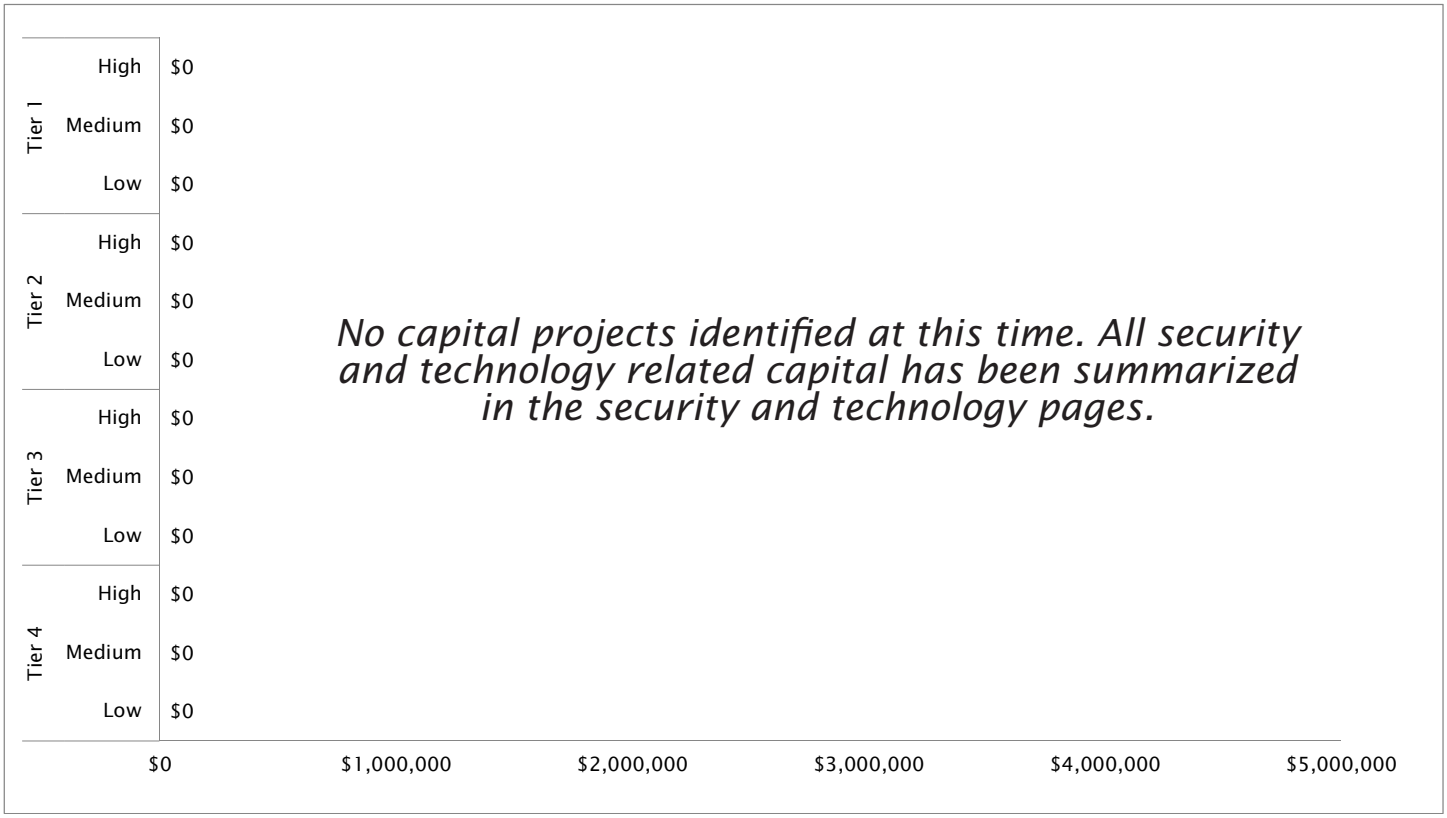
4665 Tanglevine Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Elementary School #37
Funded by 2000 Bond
Opened in 2004

Acreage:11
Original Square Feet: 56,566
Current Square Feet: 56,566

Soaring Hawk Elementary-Identified Facility Projects

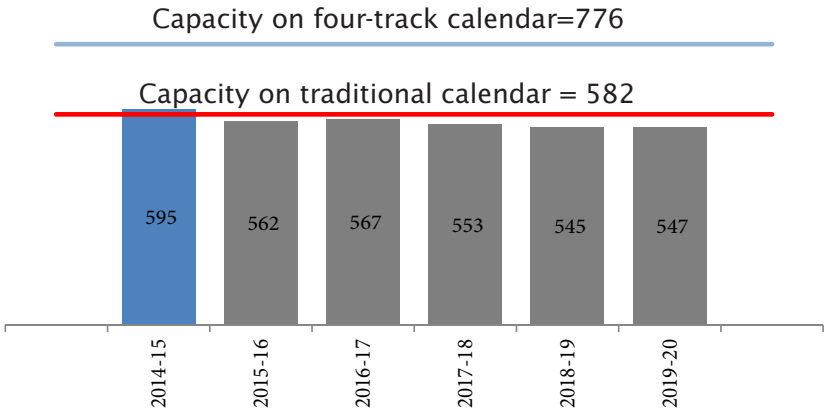
Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Student Enrollment

October 2014 and Projected





Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

No capital projects identified at this time. All security and technology related capital has been summarized in the security and technology pages.

South Ridge Elementary

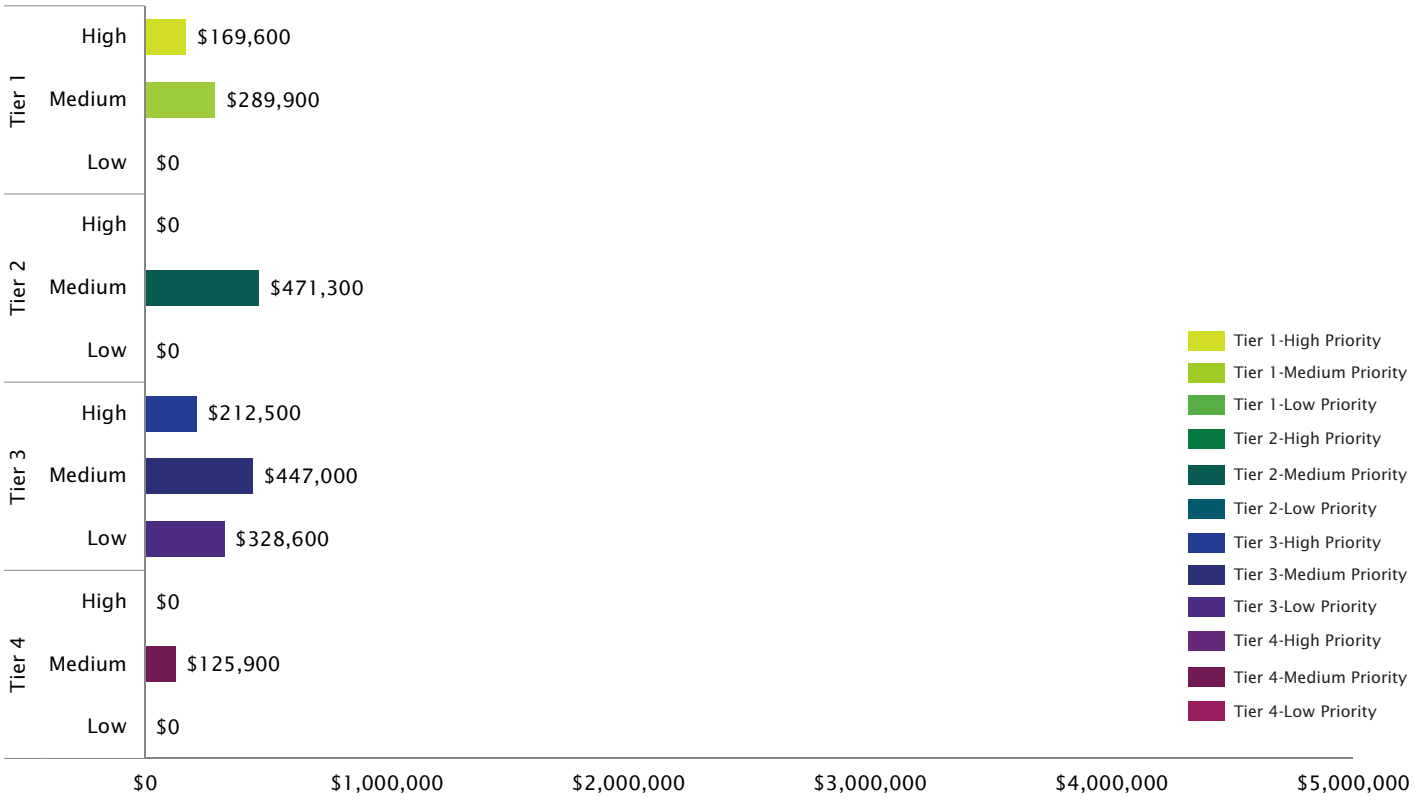
1100 South Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Elementary School #6
Funded by 1970 Bond
Opened in 1972

Acreage: 8.9
Original Square Feet: 34,887
Current Square Feet: 52,287

South Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



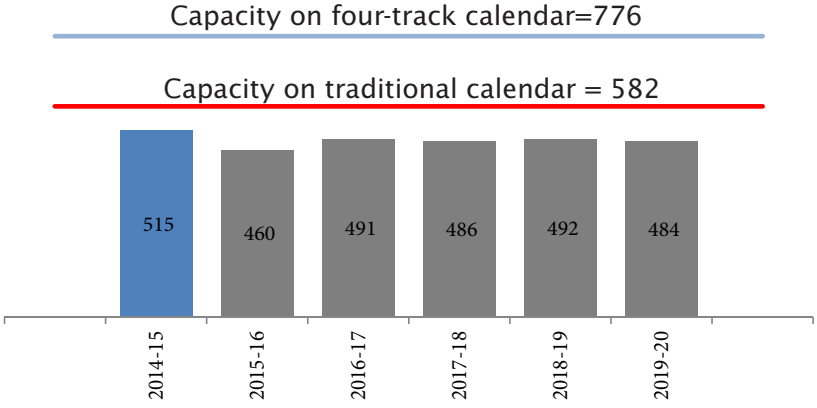
Estimated Total Construction Costs (in 2015 Dollars): $2,044,800

Estimated Total Project Costs: $2,351,440 - $3,363,232

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at South Ridge Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade controllers**	**$169,600**	**$17,000-$72,900**	**$8,480-$36,464**
Tier 1	Medium	Replace original panels and transformers	$81,000	$8,100-$34,800	$4,050-$17,415
	Medium	Rework gutters and downspouts	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Install restricted key system	$115,700	$11,600-$49,700	$5,785-$24,875
	Medium	Replace entire irrigation system	$81,000	$8,100-$34,800	$4,050-$17,415
Tier 2	Medium	Recaulk control joints	$4,400	$400-$1,900	$220-$946
	Medium	Recaulk windows	$6,100	$600-$2,600	$305-$1,311
	Medium	Repair/replace entry storefronts sand/paint.	$6,100	$600-$2,600	$305-$1,311
	Medium	Replace sound panels in music room	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Mill and overlay bus loop	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Mill and overlay parking lot	$81,000	$8,100-$34,800	$4,050-$17,415
	Medium	Sand and paint exterior doors	$4,100	$400-$1,700	$205-$881
	Medium	Refurbish or replace classroom partitions	$24,300	$2400-$10,400	$1,215-$5,224
	Medium	Replace interior doors	$81,000	$8,100-$34,800	$4,050-$17,415
	Medium	Replace toilet partitions	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace restroom flooring	$28,300	$2,800-$12,200	$1,415-$6,084
	Medium	Replace trough washing stations with sinks	$11,500	$1,200-$4,900	$575-$2,472
	Medium	Replace casework in original building	$81,000	$8,100-$34,800	$4,050-$17,415
	Medium	Repair/replace areas of sidewalk, front entry	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace asphalt playground	$24,300	$2,400-$10,400	$1,215-$5,224
Tier 3	High	Renovate play field, other site improvements	$212,500	$21,300-$91,400	$10,625-$45,687
	Medium	Install new synthetic turf for multi-use field	$242,900	$24,300-$104,400	$12,145-$52,223
	Medium	Repair rusting columns at gym south side	$8,100	$800-$3,500	$405-$1,741
	Medium	Refinish all fixed walls	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Sand/paint door frames	$18,200	$1,800-$7,800	$910-$3,913
	Medium	Replace grid ceiling and tile	$34,000	$3,400-$14,600	$1,700-$7,310
	Medium	Replace hallway tack boards	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Repair/replace fencing around perimeter	$4,100	$400-$1,700	$205-$881
	Medium	Repair/replace field backstop fencing	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Repair drainage issues, add retaining walls	$81,000	$8,100-$34,800	$4,050-$17,415
	Medium	Replace entry way tile	$14,100	$1,400-$6,100	$705-$3,031
	Low	Fire sprinkle building	$323,800	$32,400-$139,300	$16,190-$69,617
	Low	Repair or replace vinyl coverings	$4,800	$500-$2,100	$240-$1,032
Tier 4	Medium	Improve site landscape features	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Recaulk foundation where concrete meets	$4,500	$500-$1,900	$225-$967

Estimated Total Construction Costs (in 2015 Dollars): $2,044,800

Estimated Project Management Costs Range: $204,400 - $878,800

Estimated Inflation Range: $102,240 - $439,632

Estimated Total Project Costs: $2,351,440 - $3,363,232

STEM School and Academy

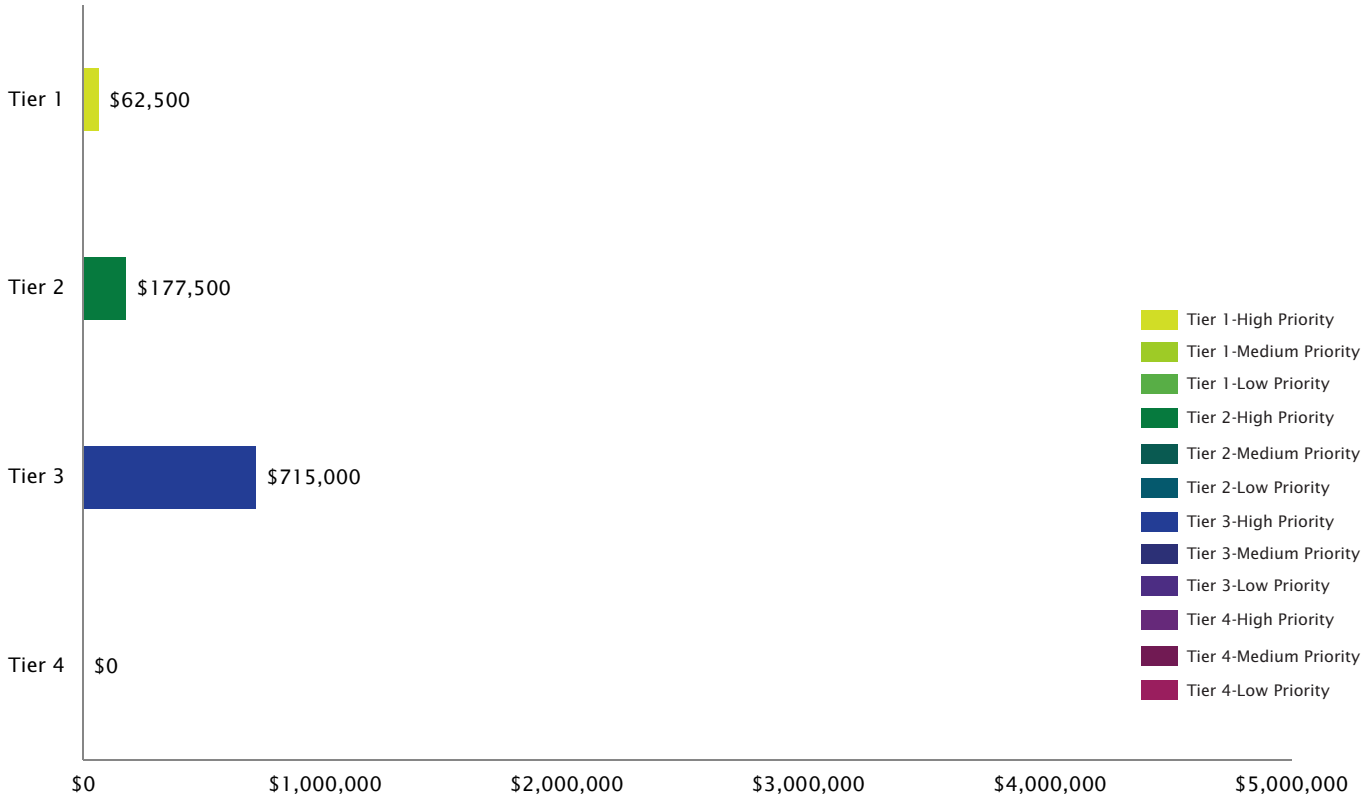
8773 Ridgeline Boulevard
Highlands Ranch, CO 80129
District Charter School, 5-11

Opened in 2011

Original Acreage: 4
Current Acreage: 10
Original Square Feet: 56,000
Current Square Feet: 134,000

STEM School and Academy-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

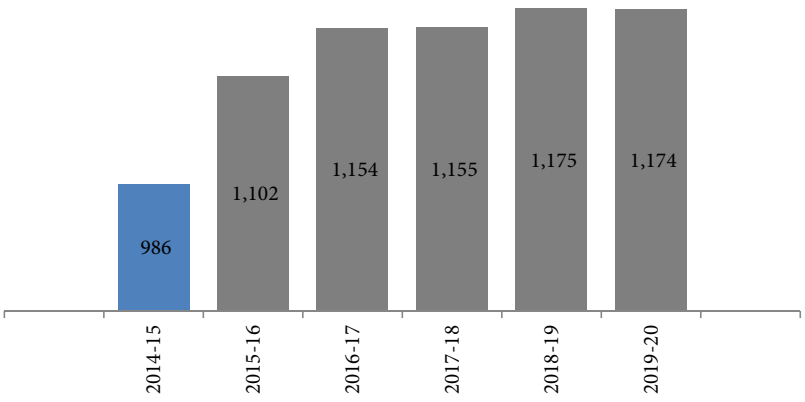


Estimated Total Construction Costs (in 2015 Dollars): $955,000

Estimated Total Project Costs: $1,098,250 - $1,570,975

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at STEM School and Academy Charter School

Site Component Tier	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Replace roof	$300,000	$30,000-$129,000	$15,000-$64,500
	Replace water heater and associated piping	$15,000	$1,500-$6,450	$750-$3,225
	Replace original root top units 1-12	$250,000	$25,000-$107,500	$12,500-$53,750
	Replace original exhaust fans	$10,000	$1,000-$4,300	$500-$2,150
	Install new control system when new roof top units installed	$20,000	$2,000-$8,600	$1,000-$4,300
	Install new switchgear	$30,000	$3,000-$12,900	$1,500-$6,450
	Replace panels and tranformers from the original building	$40,000	$4,000-$17,200	$2,000-$8,600
	Install new fire alarm panel	$50,000	$5,000-$21,500	$2,500-$10,750
Tier 2	Replace original toilet partitions	$10,000	$1,000-$4,300	$500-$2,150
	Replace original sink countertops	$15,000	$1,500-$6,450	$750-$3,225
	Replace flooring in hallway and classrooms	$20,000	$2,000-$8,600	$1,000-$4,300
	Replace sheeet vinyl in one restroom	$5,000	$500-$2,150	$250-$1,075
	Replace carpet	$50,000	$5,000-$21,500	$2,500-$10,750
	Replace original sinks	$2,500	$250-$1,075	$125-$537
	Mill and overlay parking lot	$75,000	$7,500-$32,250	$3,750-$16,125
Tier 3	Recaulk prestress concrete wall joints	$10,000	$1,000-$4,300	$500-$2,150
	Paint exterior	$15,000	$1,500-$6,450	$750-$3,225
	Recaulk windows to stop leaks	$7,500	$750-$3,225	$375-$1,612
	Replace original ceiling grid and tile	$25,000	$2,500-$10,750	$1250-$5,375
	Replace irrigation controller	$5,000	$500-$2,150	$250-$1,075

Estimated Total Construction Costs (in 2015 Dollars): $955,000
Estimated Project Management Costs Range: $95,500 - $410,650
Estimated Inflation Range: $47,750 - $205,325

Estimated Total Project Costs: $1,098,250 - $1,570,975

**Note* DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While reasonable efforts have been made to provide data on Charter needs, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs is based upon DCSD standards. These classifications may not reflect Charter preference and/or program needs. Charter schools currently fund their own capital needs.*

Stone Mountain Elementary

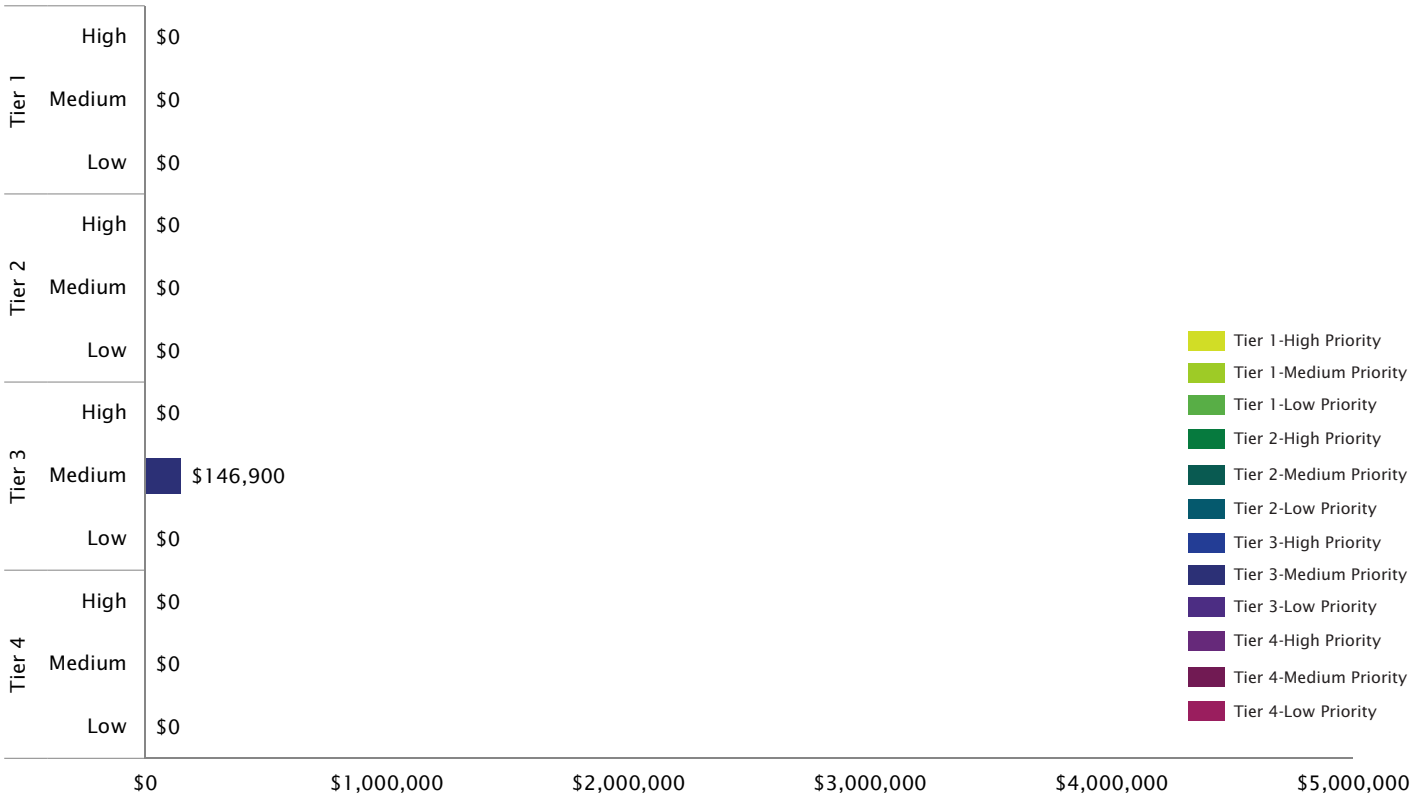
10625 Weathersfield Way
Highlands Ranch, CO 80130
ThunderRidge High School Feeder Area, K-6

Elementary School #43
Funded by 2006 Bond
Opened in 2007

Acreage:10
Original Square Feet: 73,146
Current Square Feet: 73,146

Stone Mountain Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



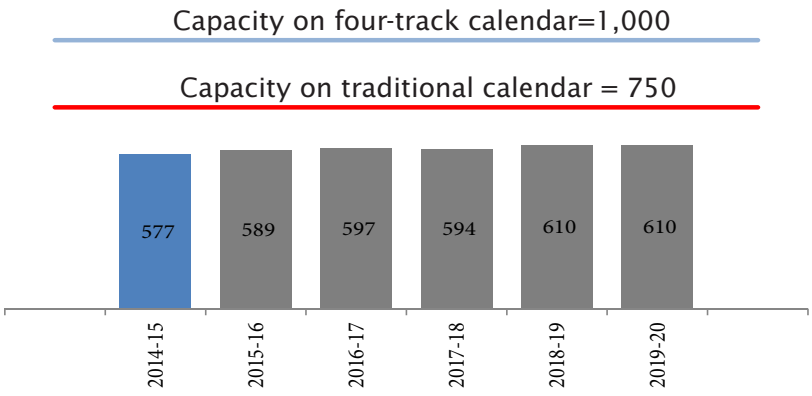
Estimated Total Construction Costs (in 2015 Dollars): $146,900

Estimated Total Project Costs: $168,945 - $241,584

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Stone Mountain Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Medium	Replace synthetic play field (1/2 costs shared with Highlands Ranch Metro District)	$146,900	$14,700-$63,100	$7,345-$31,583

Estimated Total Construction Costs (in 2015 Dollars): $146,900
Estimated Project Management Costs Range: $14,700 - $63,100
Estimated Inflation Range: $7,345 - $31,584

Estimated Total Project Costs: $168,945 - $241,584

Summit View Elementary

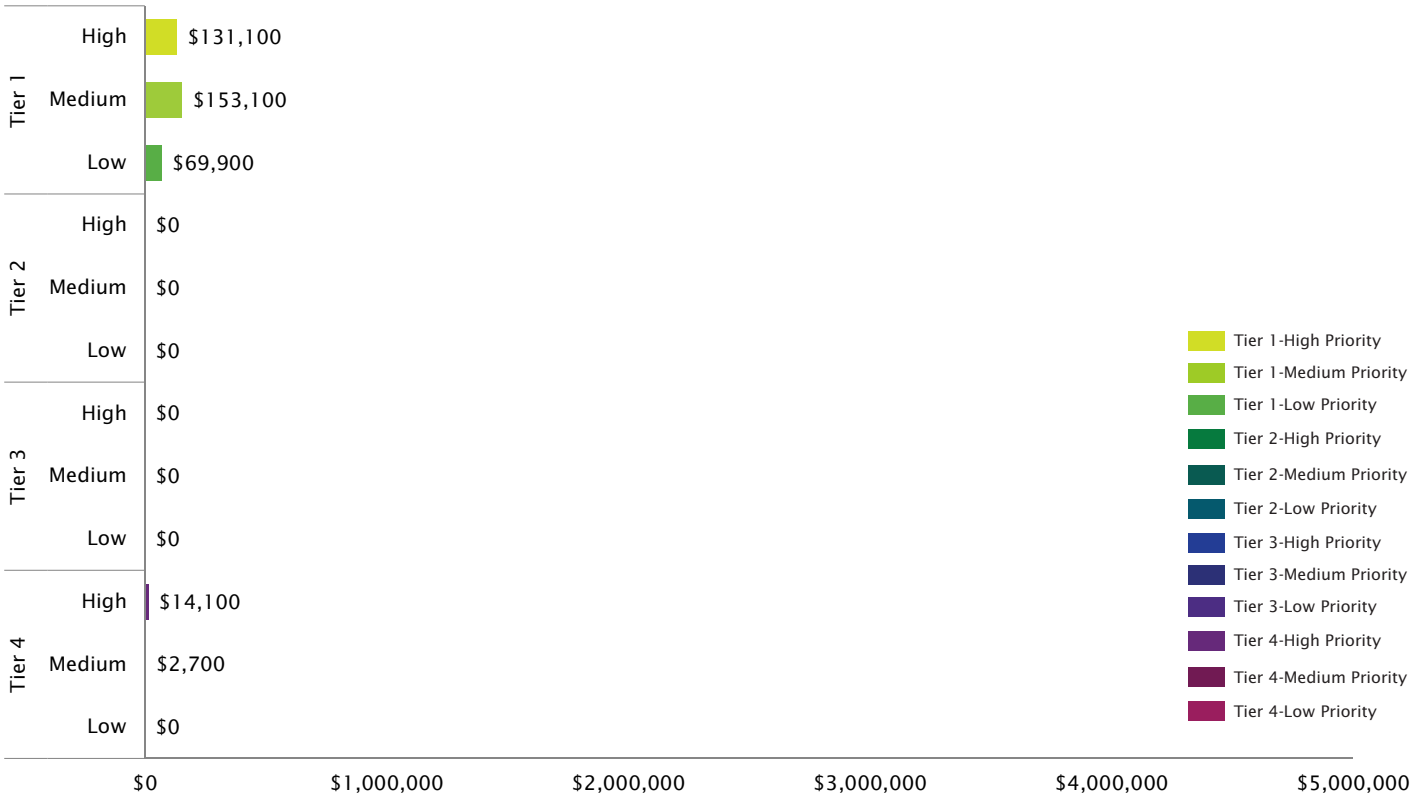
10200 South Piedmont Way
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Elementary School #19
Funded by Certificate of Participation
Opened in 1992

Acreage:10
Original Square Feet: 50,475
Current Square Feet: 53,159

Summit View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority

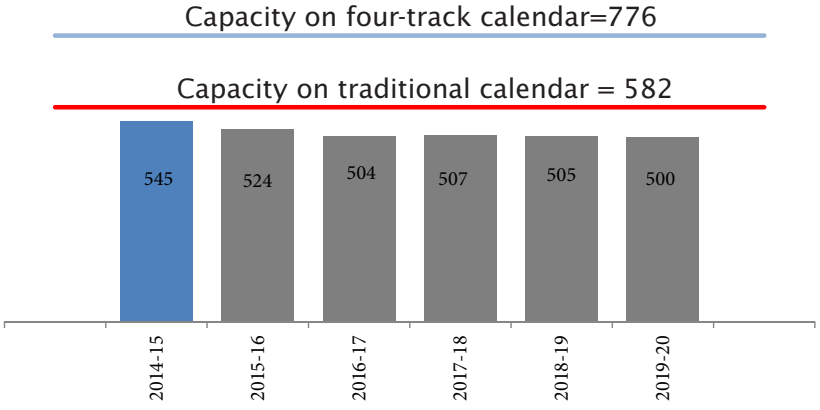


Estimated Total Construction Costs (in 2015 Dollars): $370,900

Estimated Total Project Costs: $426,545 - $610,344

Student Enrollment
October 2014 and Projected





Following is the list of identified facility projects at Summit View Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	Recaulk control joints.	$2,700	$300-$1,200	$135-$580
	High	Replace exterior windows	$57,800	$5,800-$24,900	$2,890-$12,427
	High	Recaulk windows	$15,400	$1,500-$6,600	$770-$3,311
	High	Replace restroom flooring	$27,000	$2,700-$11,600	$1,350-$5,805
	High	Repair/replace areas of sidewalk	$9,400	$900-$4,100	$470-$2,021
	High	Repair asphalt cracks at playground	$18,800	$1,900-$8,100	$940-$4,042
Tier 2	Medium	Minor asphalt crack repair, repair concrete service drive	$23,500	$2,400-$10,100	$1,175-$5,052
	Medium	Replace toilet partitions in 3 pods	$27,000	$2,700-$11,600	$1,350-$5,805
	Medium	Replace sink counter tops in 3 pods	$27,000	$2,700-$11,600	$1,350-$5,805
	Medium	Replace kitchen flooring	$46,200	$4,600-$19,900	$2,310-$9,933
	Medium	Repair partitions between classrooms and between gym/cafeteria	$14,000	$1,400-$6,000	$700-$3,010
	Medium	Replace VCT flooring in staff restrooms	$1,400	$100-$600	$70-$301
	Medium	Replace carpet in workrooms in stacked pods	$10,500	$1,100-$4,500	$525-$2,257
	Medium	Replace fixtures in staff restrooms (toilets)	$2,100	$200-$900	$105-$451
	Medium	Replace fixtures in staff restrooms (sinks)	$1,400	$100-$600	$70-$301
	Low	Replace ceiling grid and tile	$69,900	$7,000-$30,100	$3,495-$15,028
	High	Resod/reseed grass areas	$4,700	$500-$2,000	$235-$1,010
Tier 4	High	Replace metal edging with concrete mow strip	$9,400	$900-$4,100	$470-$2,021
	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $370,900
Estimated Project Management Costs Range: $37,100 - $159,700
Estimated Inflation Range: $18,545 - $79,744

Estimated Total Project Costs: $426,545 - $610,344

ThunderRidge High

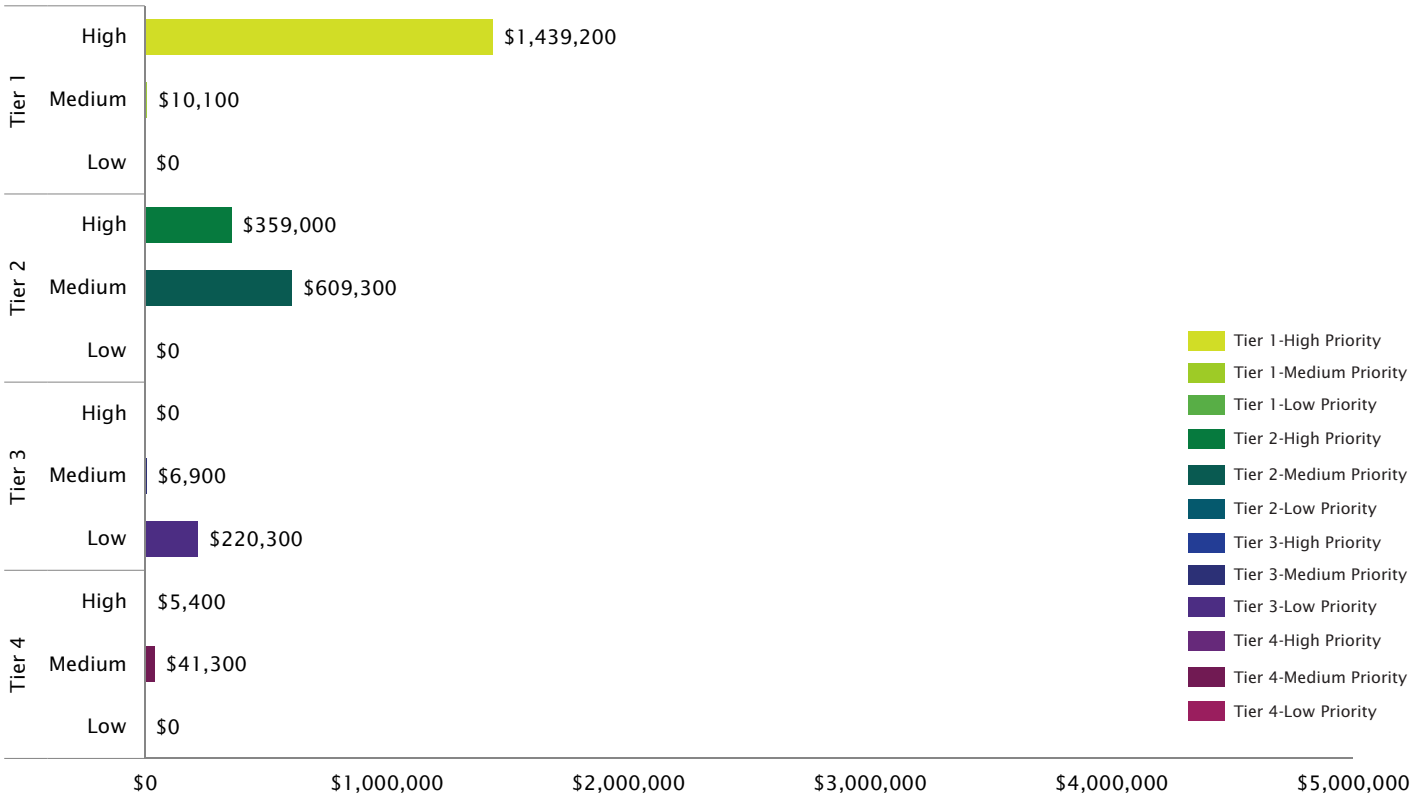
1991 Wildcat Reserve Parkway
Highlands Ranch, CO 801296
ThunderRidge High School Feeder Area, 9-12

High School #4
Funded by 1993 Bond
Opened in 1996

Acreage: 50
Original square feet: 206,272
Current square feet: 240,640

ThunderRidge High School-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



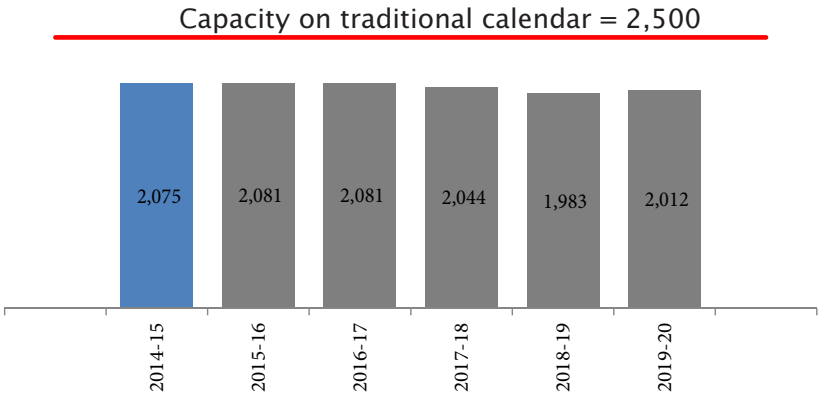
Estimated Total Construction Costs (in 2015 Dollars): $2,691,500

Estimated Total Project Costs: $3,095,275 - $4,427,673

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at ThunderRidge High School

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace sections of roof finishes with solar**	**$514,000**	**$51,400-$221,000**	**$25,700-$110,510**
	High	**Replace roof top units**	**$384,600**	**$38,500-$165,400**	**$19,230-$82,689**
	High	**Update air distribution system handlers**	**$168,100**	**$16,800-$72,300**	**$8,405-$36,141**
	High	**Upgrade all fan powered boxes**	**$168,100**	**$16,800-$72,300**	**$8,405-$36,141**
	High	**Upgrade Glycol Distribution Systems**	**$13,400**	**$1,300-$5,800**	**$670-$2,881**
	High	**Upgrade Water Treatment Systems**	**$16,200**	**$1,600-$6,900**	**$810-$3,483**
	High	**Replace main gym bleacher both sides**	**$161,400**	**$16,100-$69,400**	**$8,070-$34,701**
	High	**Upgrade irrigation controllers**	**$13,400**	**$1,300-$5,800**	**$670-$2,881**
	Medium	Upgrade site lighting control	$6,700	$700-$2,900	$335-$1,440
	Medium	Generator Cabinet needs minor repair	$3,400	$300-$1,400	$170-$731
Tier 2	High	Recaulk control joints. Re-seal CMU	$46,200	$4,600-$19,900	$2,310-$9,933
	High	Address leaks in storefront windows	$23,500	$2,400-$10,100	$1,175-$5,052
	High	Recaulk windows	$57,800	$5,800-$24,900	$2,890-$12,427
	High	Replace bathroom partitions	$38,500	$3,900-$16,600	$1,925-$8,277
	High	Replace sink countertops	$50,400	$5,000-$21,700	$2,520-$10,836
	High	Replace sink counter tops in all restrooms	$30,800	$3,100-$13,300	$1,540-$6,622
	High	Replace bathroom flooring	$34,700	$3,500-$14,900	$1,735-$7,460
	High	Repair showers	$9,400	$900-$4,100	$470-$2,021
	High	Replace coolers with water fountains	$8,000	$800-$3,500	$400-$1,720
	High	Replace auditorium drapes,some seating	$40,300	$4,000-$17,400	$2,015-$8,664
	High	Replace hinges on storefront doors	$6,700	$700-$2,900	$335-$1,440
	High	Replace kitchen doors	$2,700	$300-$1,100	$135-$580
	High	Replace carpet entry areas	$2,400	$200-$1,100	$120-$516
	High	Repair sections of concrete sidewalk	$7,600	$800-$3,200	$380-$1,634
	Medium	Fix leakage at commons and hallways windows	$60,700	$6,100-$26,100	$3,035-$13,050
	Medium	Repair cafeteria flooring	$7,700	$800-$3,300	$385-$1,655
	Medium	Replace kitchen rollup doors	$14,700	$1,500-$6,300	$735-$3,160
	Medium	Replace kitchen flooring	$51,400	$5,100-$22,100	$2,570-$11,051
	Medium	Repair/replace asphalt walks to athletic fields	$8,500	$900-$3,700	$425-$1,827
	Medium	Flooring Carpet. Needs-Replace carpet	$466,300	$46,600-$200,400	$23,315-$100,254
Tier 3	Medium	Replace kitchen tile with food grade	$6,900	$700-$2,900	$345-$1,483
	Low	Fire sprinkle building	$220,300	$22,000-$94,700	$11,015-$47,364
	High	Paint parking lot poles	$5,400	$500-$2,300	$270-$1,161
Tier 4	Medium	Recaulk foundation where concrete meets	$7,700	$800-$3,300	$385-$1,655
	Medium	Repair hillside in front of snack shack	$33,600	$3,400-$14,500	$1,680-$7,224

Estimated Total Construction Costs (in 2015 Dollars): $2,691,500
Estimated Project Management Costs Range: $269,200 - $1,157,500
Estimated Inflation Range: $134,575 - $578,673

Estimated Total Project Costs: $3,095,275 - $4,427,673

Timber Trail Elementary

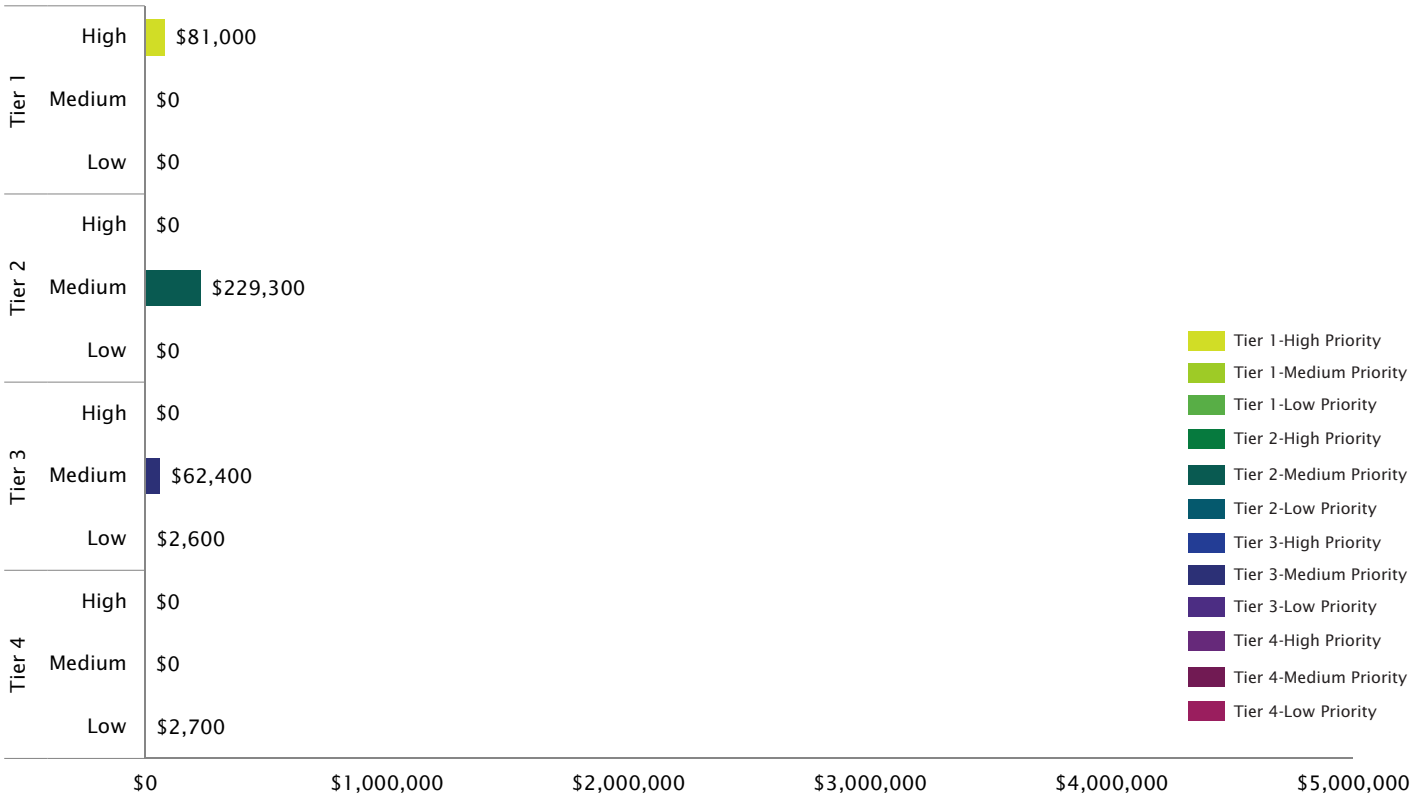
690 West Castle Pines Parkway
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Elementary School #35
Funded by 2000 Bond
Opened in 2003

Acreage: 6.98
Original Square Feet: 56,868
Current Square Feet: 57,868

Timber Trail Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



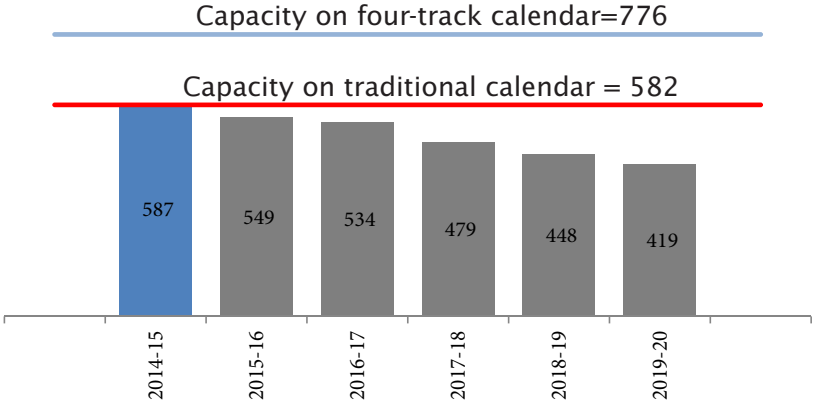
Estimated Total Construction Costs (in 2015 Dollars): $378,000

Estimated Total Project Costs: $434,800 - $621,970

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Timber Trail Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Upgrade fire alarm system**	**$81,000**	**$8,100-$34,800**	**$4,050-$1,7415**
Tier 2	Medium	Recaulk building control joints, patch cracks, water seal CMU	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Rebuild window wall frames	$36,700	$3,700-$15,800	$1,835-$7,890
	Medium	Recaulk windows	$12,100	$1,200-$5,200	$605-$2,601
	Medium	Paint exterior trim, windows and doors	$7,300	$700-$3,200	$365-$1,569
	Medium	Recaulk door frames	$800	$100-$300	$40-$172
	Medium	Replace sink countertops with single surface (countertops)	$18,300	$1,800-$7,900	$915-$3,934
	Medium	Replace sink countertops with single surface (sinks and faucets)	$11,000	$1,100-$4,700	$550-$2,365
	Medium	Replace walk off carpet at entries	$18,300	$1,800-$7,900	$915-$3,934
	Medium	Resurface asphalt bus loop	$22,000	$2,200-$9,500	$1,100-$4,730
	Medium	Resurface asphalt parking lot	$66,100	$6,600-$28,400	$3,305-$14,211
	Medium	Repair/replace damage to sidewalks	$14,700	$1,500-$6,300	$735-$3,160
Tier 3	Medium	Repair cracks on inside flooring and walls	$3,700	$400-$1,600	$185-$795
	Medium	Renovate multi-use field	$58,700	$5,900-$25,300	$2,935-$12,620
	Low	Repair areas of vinyl wall covering	$2,600	$300-$1,100	$130-$559
Tier 4	Low	Recaulk areas where concrete meets foundation walls	$2,700	$300-$1,200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $378,000
Estimated Project Management Costs Range: $37,900 - $162,700
Estimated Inflation Range: $18,900 - $81,270

Estimated Total Project Costs: $434,800 - $621,970

Trailblazer Elementary

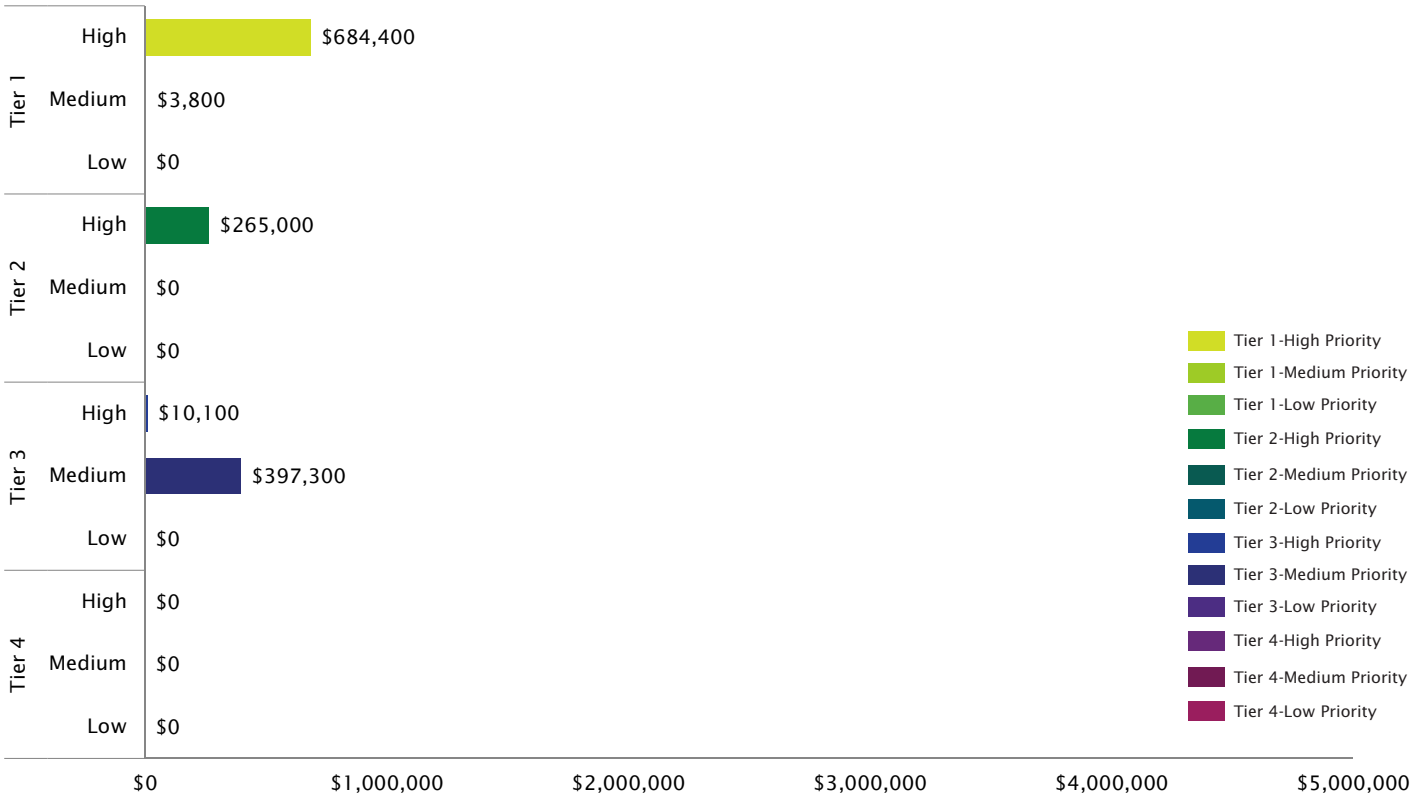
9760 South Hackberry
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Elementary School #26
Funded by DC Developers Trust Fund
Opened in 1997

Acreage:10
Original Square Feet: 51,020
Current Square Feet: 51,020

Trailblazer Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



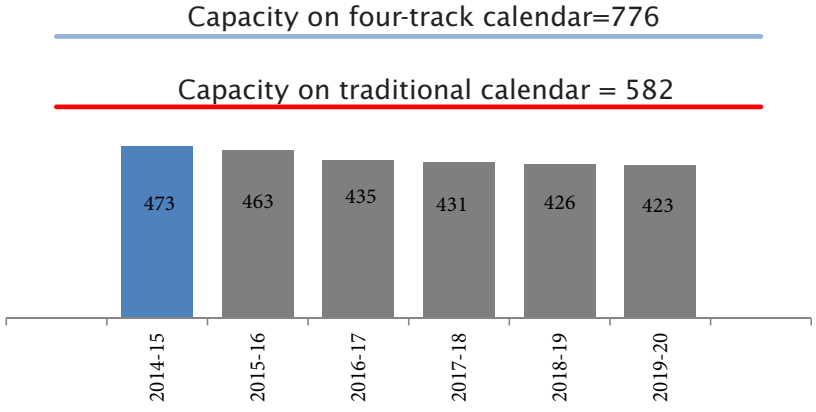
Estimated Total Construction Costs (in 2015 Dollars): $1,360,600

Estimated Total Project Costs: $1,564,730 - $2,238,129

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Trailblazer Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace roof top units**	**$230,800**	**$23,100-$99,200**	**$11,540-$49,622**
	High	**Upgrade controls**	**$266,000**	**$26,600-$114,400**	**$13,300-$57,190**
	High	**Install restricted key system**	**$115,700**	**$11,600-$49,700**	**$5,785-$24,875**
	High	**Upgrade water distribution backflow**	**$6,700**	**$700-$2,900**	**$335-$1,440**
	High	**Replace kitchen hood exhaust and MUA**	**$13,400**	**$1,300-$5,800**	**$670-$2,881**
	High	**Update irrigation system**	**$51,800**	**$5,200-$22,300**	**$2,590-$11,137**
	Medium	Upgrade site lighting control	$3,800	$400-$1,700	$190-$817
Tier 2	High	Seal, re-caulk exterior wall	$14,400	$1,400-$6,200	$720-$3,096
	High	Caulk storefront windows	$6,700	$700-$2,900	$335-$1,440
	High	Replace operable partitions, curtains	$13,400	$1,300-$5,800	$670-$2,881
	High	Replace toilet partitions	$30,800	$3,100-$13,300	$1,540-$6,622
	High	Replace coolers with fountains	$12,700	$1,300-$5,400	$635-$2,730
	High	Replace kitchen flooring	$49,000	$4,900-$21,000	$2,450-$10,535
	High	Mill and overlay bus loop	$67,300	$6,700-$28,900	$3,365-$14,469
	High	Update markings and signage	$3,400	$300-$1,400	$170-$731
	High	Replace sidewalk in areas	$20,200	$2,000-$8,700	$1,010-$4,343
	High	Replace, overlay playpads	$47,100	$4,700-$20,200	$2,355-$10,126
Tier 3	High	Repair cracks in wall foundations	$10,100	$1,000-$4,300	$505-$2,171
	Medium	Address drainage issue on north end of playground	$33,600	$3,400-$14,500	$1,680-$7,224
	Medium	Replace all ceiling tiles in the kitchen	$5,300	$500-$2,300	$265-$1,139
	Medium	Fire sprinkle building	$339,600	$34000-$146,000	$16,980-$73,014
	Medium	Repair, replace vinyl wall covering	$6,700	$700-$2,900	$335-$1,440
	Medium	Paint gym, cafeteria, rest rooms, block wall around rest rooms	$5,400	$500-$2,300	$270-$1,161
	Medium	Upgrade, bypass grease interceptor	$6,700	$700-$2,900	$335-$1,440

Estimated Total Construction Costs (in 2015 Dollars): $1,360,600
Estimated Project Management Costs Range: $136,100 - $585,000
Estimated Inflation Range: $68,030 - $292,529

Estimated Total Project Costs: $1,564,730 - $2,238,129

Wildcat Mountain Elementary

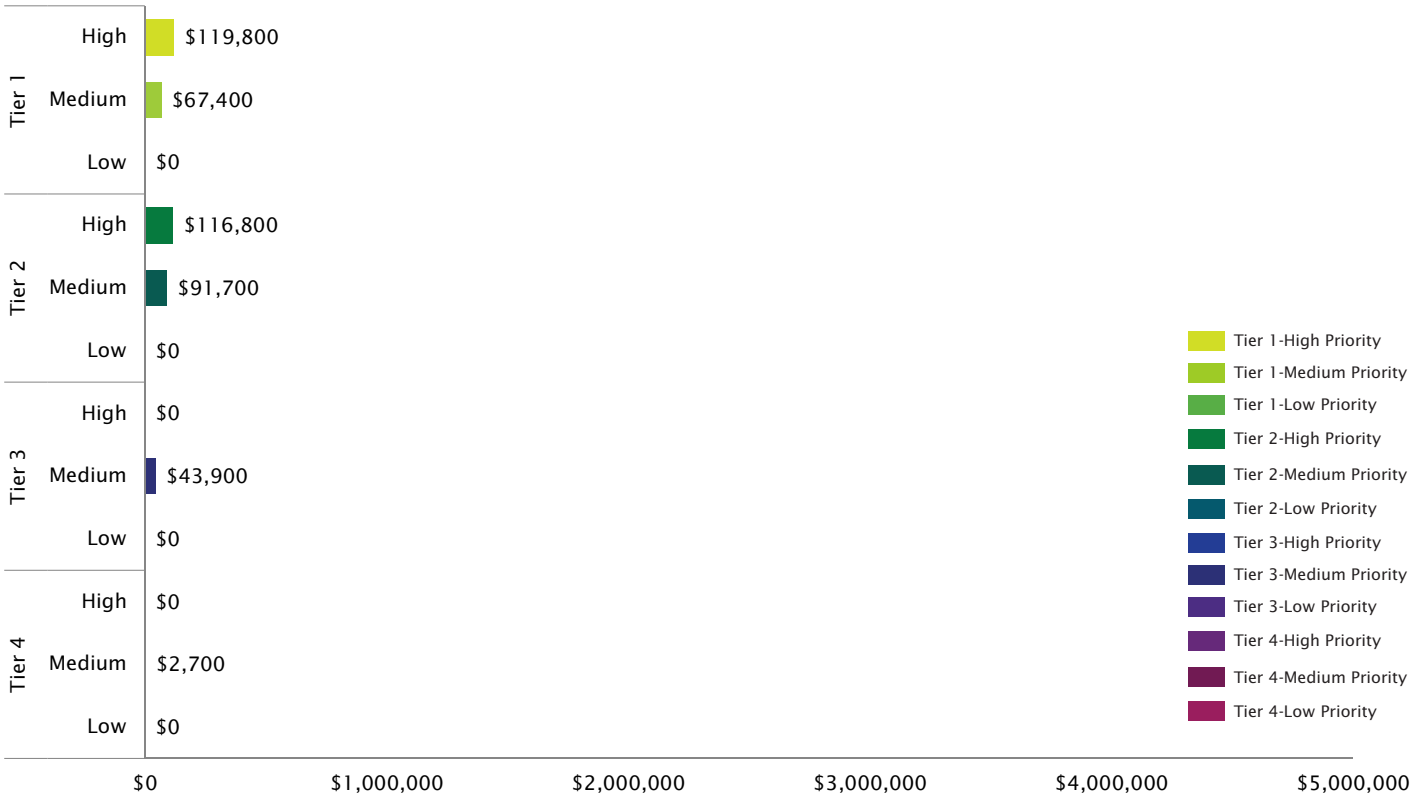
6585 Lionshead Parkway
Littleton, CO 80124
Rock Canyon High School Feeder Area, K-5

Elementary School #27
Funded by 1997 Bond
Opened in 1998

Acreage:10
Original Square Feet: 51,676
Current Square Feet: 51,676

Wildcat Mountain Elementary-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



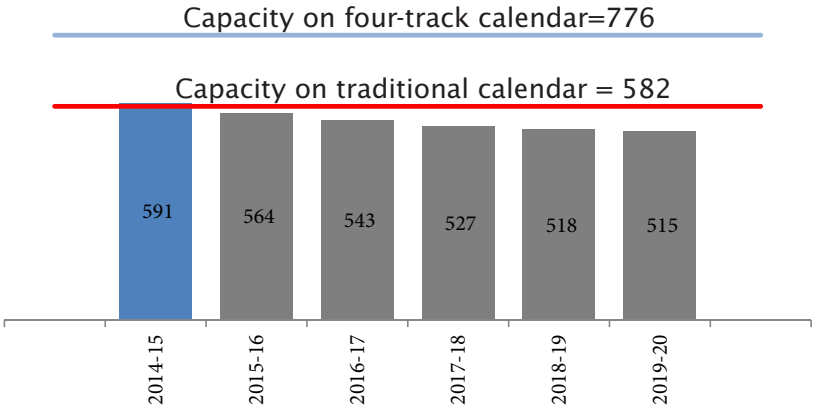
Estimated Total Construction Costs (in 2015 Dollars): $442,300

Estimated Total Project Costs: $508,615 - $727,595

Student Enrollment

October 2014 and Projected





Following is the list of identified facility projects at Wildcat Mountain Elementary

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Install restricted key system**	**$115,700**	**$11600-$49,700**	**$5,785-$24,875**
	High	**Change air distribution system ductwork, repair moisture damage**	**$4,100**	**$400-$1,700**	**$205-$881**
	Medium	Upgrade, replace some boiler room piping	$26,900	$2,700-$11,600	$1,345-$5,783
	Medium	Expanded or new MDF closet	$40,500	$4,100-$17,400	$2,025-$8,707
Tier 2	High	Recaulk control joints.	$2,700	$300-$1,200	$135-$580
	High	Seal and maintain gaps in windows	$3,100	$300-$1,300	$155-$666
	High	Seal and repair stress cracks,control joints	$14,500	$1,500-$6,300	$725-$3,117
	High	Recaulk windows	$10,800	$1,100-$4,600	$540-$2,322
	High	Fix storefront window and hallway skylight leakage	$16,200	$1,600-$7,000	$810-$3,483
	High	Fabricate and install filler plates in storefront windows	$25,200	$2,500-$10,800	$1260-$5,418
	High	Replace water coolers with fountains	$12,700	$1,300-$5,400	$635-$2,730
	High	Replace classroom VCT flooring	$8,000	$800-$3,500	$400-$1,720
	High	Replace signage	$3,400	$300-$1,400	$170-$731
	High	Replace sidewalks in some areas	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Overlay parking lot at east end by drain	$40,300	$4,000-$17,400	$2,015-$8,664
	Medium	Replace kitchen flooring	$51,400	$5,100-$22,100	$2,570-$11,051
Tier 3	Medium	Major wall finishing repair/ replacement needed due to building movement and water damage	$13,400	$1,300-$5,800	$670-$2,881
	Medium	Paint rest rooms, kitchen area around dishwasher, cafeteria around area of trash cans	$3,400	$300-$1,400	$170-$731
	Medium	Upgrade water closets to low flow, sensor operated.	$20,400	$2,000-$8,800	$1,020-$4,386
	Medium	Replace, bypass grease interceptor	$6,700	$700-$2,900	$335-$1,440
Tier 4	Medium	Recaulk foundation where concrete meets	$2,700	$300-$1200	$135-$580

Estimated Total Construction Costs (in 2015 Dollars): $442,300
Estimated Project Management Costs Range: $44,200 - $190,200
Estimated Inflation Range: $22,115- $95,095

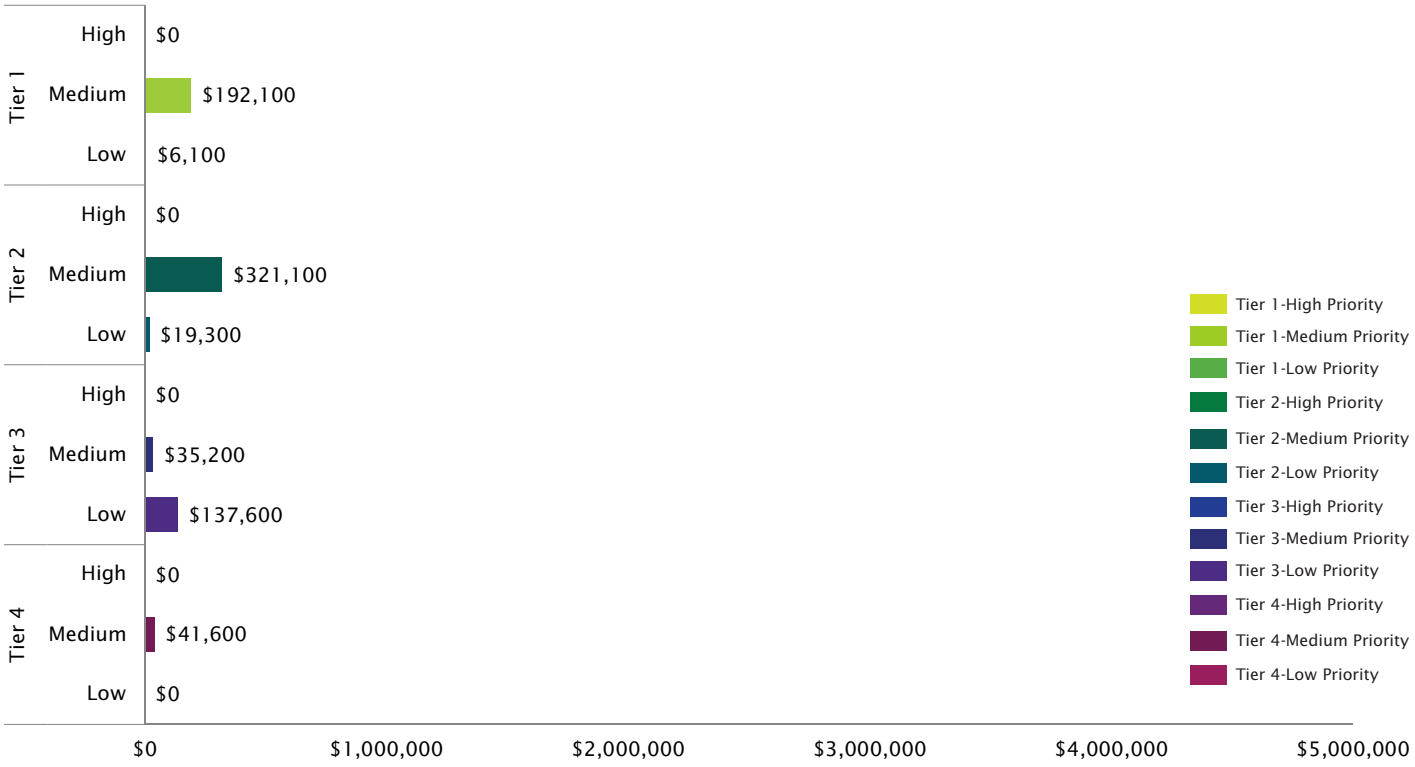
Estimated Total Project Costs: $508,615 - $727,595

Cantril Building

312 Cantril Street
Castle Rock, CO 80104
Administration/District Offices and PreSchool Facility

Cantril Building-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $753,000

Estimated Total Project Costs: $866,350 - $1,239,195

Following is the list of identified facility projects at the DCSD Cantril Building

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Upgrade branch wiring and devices to current code	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Repair/replace sanitary sewer system piping	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Install restricted key system	$23,100	$2,300-$10,000	$1,155-$4,966
	Medium	Upgrade steam distribution system	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Replace panel in furnace closet	$2,000	$200-$800	$100-$430
	Medium	Restoration of roof eaves and soffits	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Replace/reconfigure gutters and downspouts	$6,200	$600-$2,600	$310-$1,333
	Medium	Renovate steam distribution sytem	$15,400	$1500-$6,600	$770-$3,311
	Medium	Install new window AC units	$3,800	$400-$1,700	$190-$817
	Medium	Install new clock system	$3,800	$400-$1,700	$190-$817
	Medium	Install AC in gym	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Replace incandescent lighting fixtures	$2,300	$200-$1,000	$115-$494
	Medium	Add site lighting controls	$9,700	$1,000-$4,200	$485-$2,085
	Medium	Upgrade electrical wiring to current code	$3,800	$400-$1,700	$190-$817
	Medium	Replace panel on second level, small office	$2,300	$200-$1,000	$115-$494
	Medium	Replace old incandescent fixtures in hallways	$2,000	$200-$800	$100-$430
	Low	Add LED emergency/exit lighting	$3,800	$400-$1,700	$190-$817
	Low	Add LED emergency/exit lighting	$2,300	$200-$1,000	$115-$494
Tier 2	Medium	Restore or replace toilet partitions	$5,900	$600-$2,500	$295-$1,268
	Medium	Replace restoom flooring	$5,900	$600-$2,500	$295-$1,268
	Medium	Replace older sinks in restrooms	$2,200	$200-$1,000	$110-$473
	Medium	Update waste piping at restroom areas	$300	$0-$200	$15-$64
	Medium	Renovate all exterior windows (abatement)	$173,500	$17,400-$74,600	$8,675-$37,302
	Medium	Restoration of two front entrances	$2,300	$200-$1,000	$115-$494
	Medium	Replace carpet in gym	$11,300	$1,100-$4,800	$565-$2,429
	Medium	Repair stone masonry. Repair chimneys.	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Paint all exterior wood after restoration	$7,700	$800-$3,300	$385-$1,655
	Medium	Replace/refinish interior doors	$7,700	$800-$3,300	$385-$1,655
	Medium	Repair multiple cracks in plaster walls	$3,800	$400-$1,700	$190-$817
	Medium	Replace carpet in main hallway	$1,500	$200-$700	$75-$322
	Medium	Replace folding stage curtain	$6,200	$600-$2,600	$310-$1,333
	Medium	Repair, painting /stucco at restroom addition	$800	$100-$300	$40-$172
	Medium	Replace north entry storefront	$3,800	$400-$1,700	$190-$817
	Medium	Repair cracked plaster ceiling, Clean/ restain wood ceiling in gym	$11,500	$1,200-$5,000	$575-$2,472
	Medium	Repair cracked plaster ceiling, Clean/ restain wood ceiling in gym	$7,700	$800-$3,300	$385-$1,655

Not all capital needs for Cantril Building shown. For a complete listing of the Cantril Building's capital needs see Appendix 2

Estimated Total Construction Costs (in 2015 Dollars): $753,000
Estimated Project Management Costs Range: $75,700 - $324,300
Estimated Inflation Range: $37,650 - $161,895

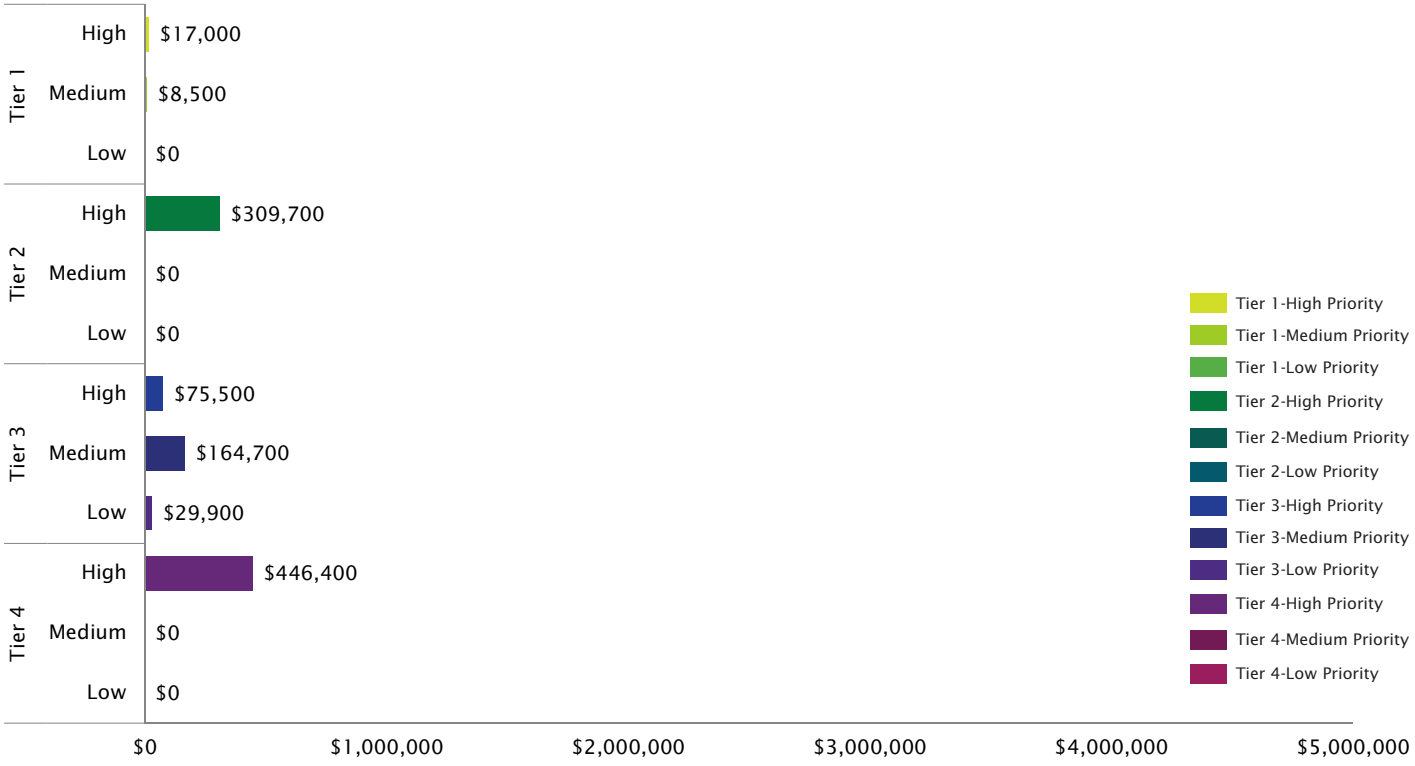
Estimated Total Project Costs: $866,350 - $1,239,195

Douglas County Schools Stadium

2842 Front Street
Castle Rock, CO 80104
DCSD Stadium

Douglas County Schools Stadium-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $1,051,700

Estimated Total Project Costs: $1,209,485 - $1,730,116

Following is the list of identified facility projects at the Douglas County Schools Stadium

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace continuous hinges, some levers and closures at press box, all hardware at locker room (interior doors)**	**$17,000**	**$1,700-$7,300**	**$850-$3,655**
	Medium	Replace non-restricted key system with restricted	$8,500	$900-$3,700	$425-$1,827
Tier 2	High	Replace toilet partitions in locker room	$8,200	$800-$3,500	$410-$1,763
	High	Replace sink countertops in locker room	$1,300	$100-$500	$65-$279
	High	Replace press box windows	$8,500	$900-$3,700	$425-$1,827
	High	Replace/repair areas of sidewalk around concession and bleachers	$89,300	$8,900-$38,400	$4,465-$19,199
	High	Replace bleachers including concrete supporting system	$202,400	$20,200-$87,000	$10,120-$43,516
	High	Replace lockers in locker room	$8,500	$900-$3,700	$425-$1,827
	High	Repair/replace sections of fence around site	$67,000	$6,700-$28,800	$3,350-$14,405
Tier 3	Medium	Install new retaining walls for drainage issues	$156,200	$15,600-$67,200	$7,810-$33,583
	Medium	Paint interior of press box and locker rooms, paint all doors	$8,500	$900-$3,700	$425-$1,827
	Low	Install concrete mow strip and crusher fines around new track	$29,900	$3,000-$12,900	$1,495-$6,428
Tier 4	High	Renovate areas inside and outside of immediate stadium area with new landscaping	$446,400	$44,600-$191,900	$22,320-$95,976

Estimated Total Construction Costs (in 2015 Dollars): $1,051,700
Estimated Project Management Costs Range: $105,200 - $452,300
Estimated Inflation Range: $52,585 - $226,116

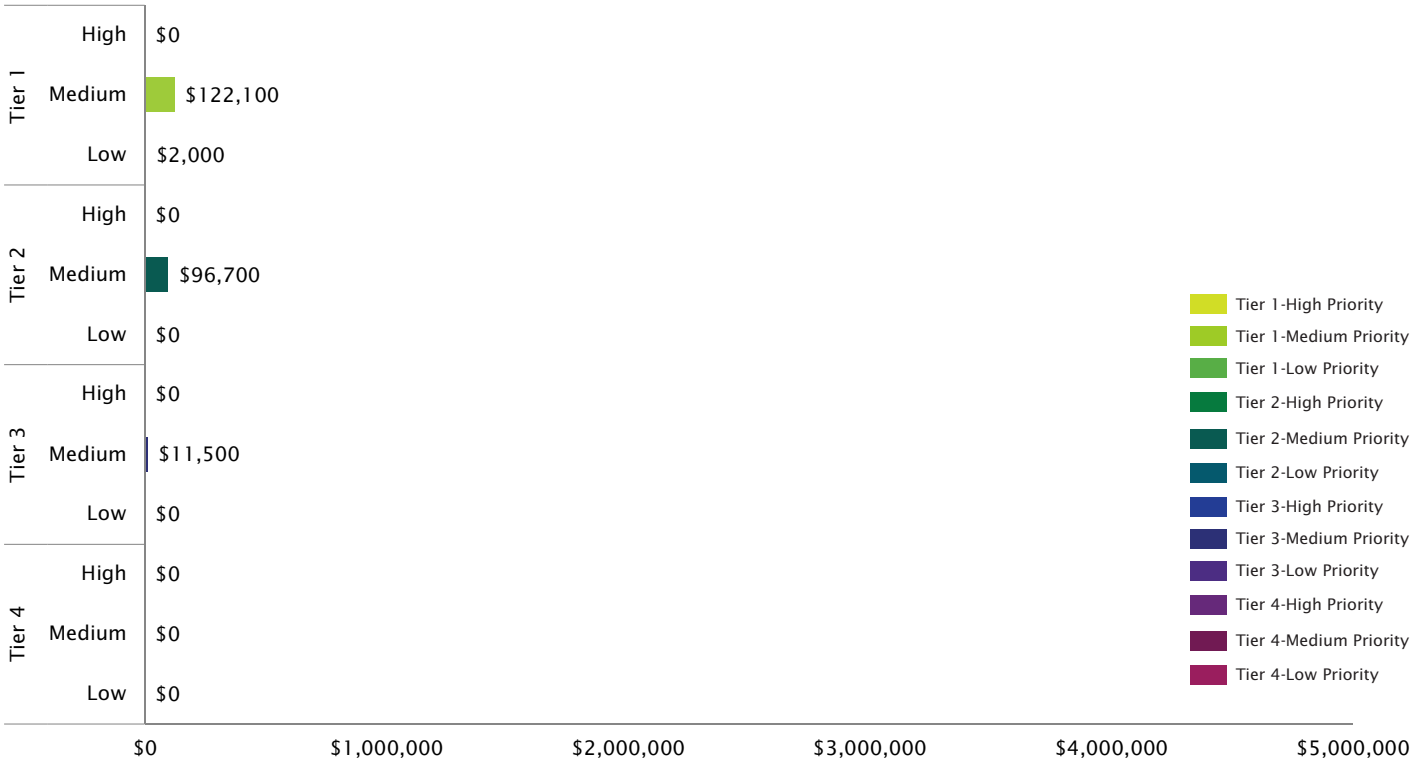
Estimated Total Project Costs: $1,209,485 - $1,730,116

Joint Service Center

9195 East Mineral Avenue
Centennial, CO 80112
DCSD Fleet and Bus Service Center

Joint Service Center-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $232,300

Estimated Total Project Costs: $267,215 - $382,145

Following is the list of identified facility projects at the DCSD Joint Service Center

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Install new roof over admin and garage areas	$89,300	$8,900-$38,400	$4,465-$19,199
	Medium	Exhaust fans need some type of sound insulation	$2,000	$200-$800	$100-$430
	Medium	Replace MAU for garage with DX heating and cooling unit	$30,800	$3,100-$13300	$1,540-$6,622
	Low	Repair concrete bollards protecing bus heater outlets	$2,000	$200-$800	$100-$430
Tier 2	Medium	Re-seal, recaulk exterior walls	$3,800	$400-$1,700	$190-$817
	Medium	Replace sink countertops in admin restrooms	$2,000	$200-$800	$100-$430
	Medium	Replace sheet vinyl flooring in restrooms	$6,200	$600-$2,600	$310-$1,333
	Medium	Repair garage doors, repair controls	$3,800	$400-$1,700	$190-$817
	Medium	Replace flooring in lounge	$3,100	$300-$1,300	$155-$666
	Medium	Replace wash fountain at garage area	$2,300	$200-$1,000	$115-$494
	Medium	Water drains into used oil holding area. Mitigate water flow into pit	$2,300	$200-$1,000	$115-$494
	Medium	Repair areas of concrete parking area. Recaulk all joints	$38,500	$3,900-$16,600	$1,925-$8,277
	Medium	Improve drainage in front of admin entrance	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Repair/replace areas of curb and gutter	$7,700	$800-$3,300	$385-$1,655
	Medium	Repair/replace areas or sidewalk	$7,700	$800-$3,300	$385-$1,655
Tier 3	Medium	Recoat garage flooring	$11,500	$1,200-$5,000	$575-$2,472

Estimated Total Construction Costs (in 2015 Dollars): $232,300
Estimated Project Management Costs Range: $23,300 - $99,900
Estimated Inflation Range: $11,615 - $49,945

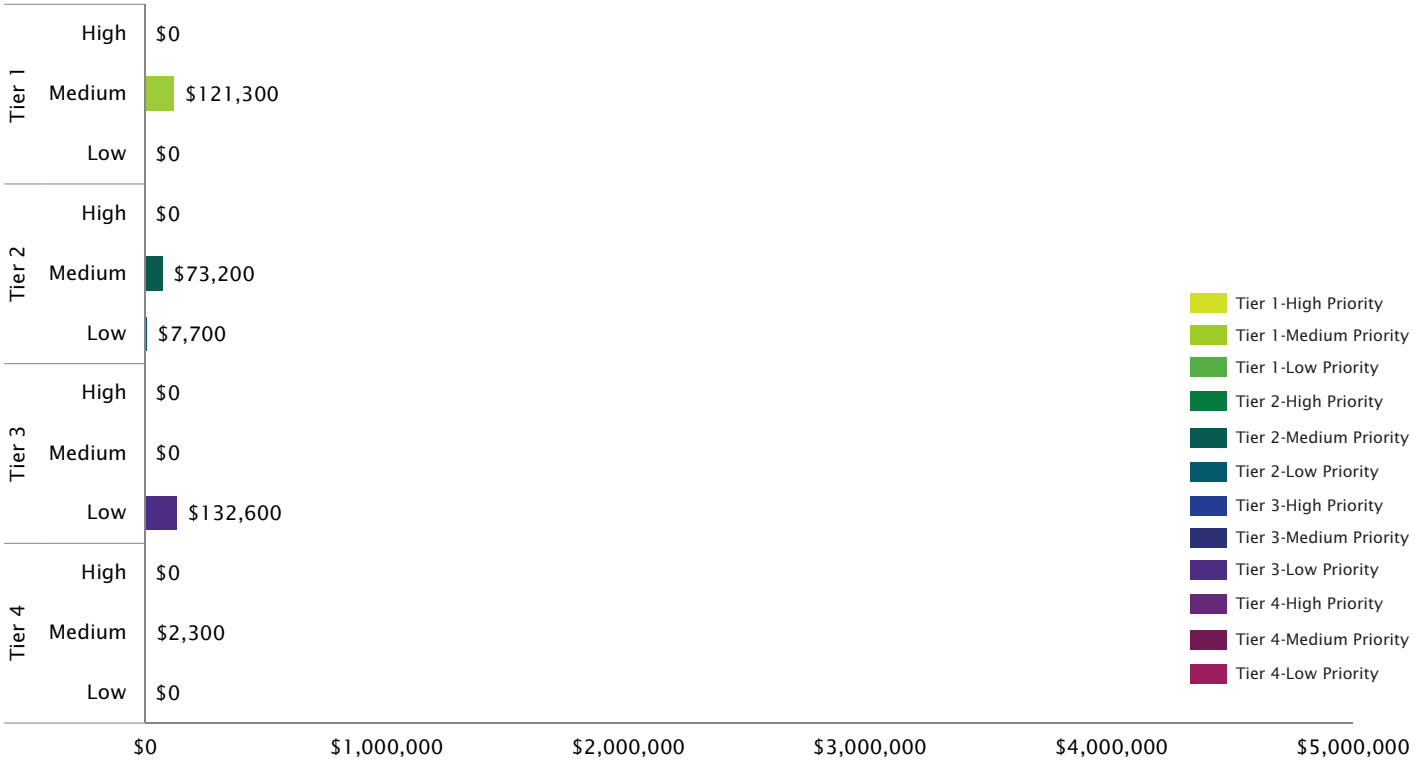
Estimated Total Project Costs: $267,215 - $382,145

Operations & Maintenance East Facility

3002 North State Highway 83
Franktown, CO 80116
DCSD Operations & Maintenance Facility

Operations & Maintenance East Facility-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $337,100

Estimated Total Project Costs: $387,655 - $554,777

Following is the list of identified facility projects at the Operations & Maintenance East Building

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Replace romex wiring with conduit system	$11,500	$1,200-$5,000	$575-$2,472
	Medium	Replace outside gas piping to inside of building.	$1,200	$100-$500	$60-$258
	Medium	Replace main switchgear	$30,800	$3,100-$13,300	$1,540-$6,622
	Medium	Replace panels and transformer	$11,500	$1,200-$5,000	$575-$2,472
	Medium	New roof on north wood structure	$13,500	$1,400-$5,800	$675-$2,902
	Medium	Re-key doors to district standard	$23,100	$2,300-$10,000	$1,155-$4,966
	Medium	Replace furnace units	$10,400	$1,000-$4,500	$520-$2,236
	Medium	Replace AC units	$19,300	$1,900-$8,300	$965-$4,149
Tier 2	Medium	Caulk windows	$2,300	$200-$1,000	$115-$494
	Medium	Re-point areas of brick, repair cracks	$3,800	$400-$1,700	$190-$817
	Medium	Replace faucets	$2,300	$200-$1,000	$115-$494
	Medium	Replace sinks in restrooms and in shop area	$2,000	$200-$800	$100-$430
	Medium	Replace electric drinking fountains	$6,200	$600-$2,600	$310-$1,333
	Medium	Replace wash fountain in shop area	$10,400	$1,000-$4,500	$520-$2,236
	Medium	Replace sections of concrete roadway around building	$23,100	$2,300-$10,000	$1,155-$4,966
	Medium	Replace sections of concrete parking areas	$15,400	$1,500-$6,600	$770-$3,311
	Medium	Replace areas of concrete sidewalks	$7,700	$800-$3,300	$385-$1,655
Tier 3	Low	Install curbs to improve drainage	$7,700	$800-$3,300	$385-$1,655
	Low	Repair retaining walls	$9,200	$900-$4,000	$460-$1,978
	Low	Install sprinkler system	$115,700	$11,600-$49,700	$5,785-$24,875
	Low	Paint interior office areas	$7,700	$800-$3,300	$385-$1,655
Tier 4	Medium	Re-caulk where sidewalks meet foundation walls	$2,300	$200-$1,000	$115-$494

Estimated Total Construction Costs (in 2015 Dollars): $337,100

Estimated Project Management Costs Range: $33,700 - $145,200

Estimated Inflation Range: $16,855 - $72,477

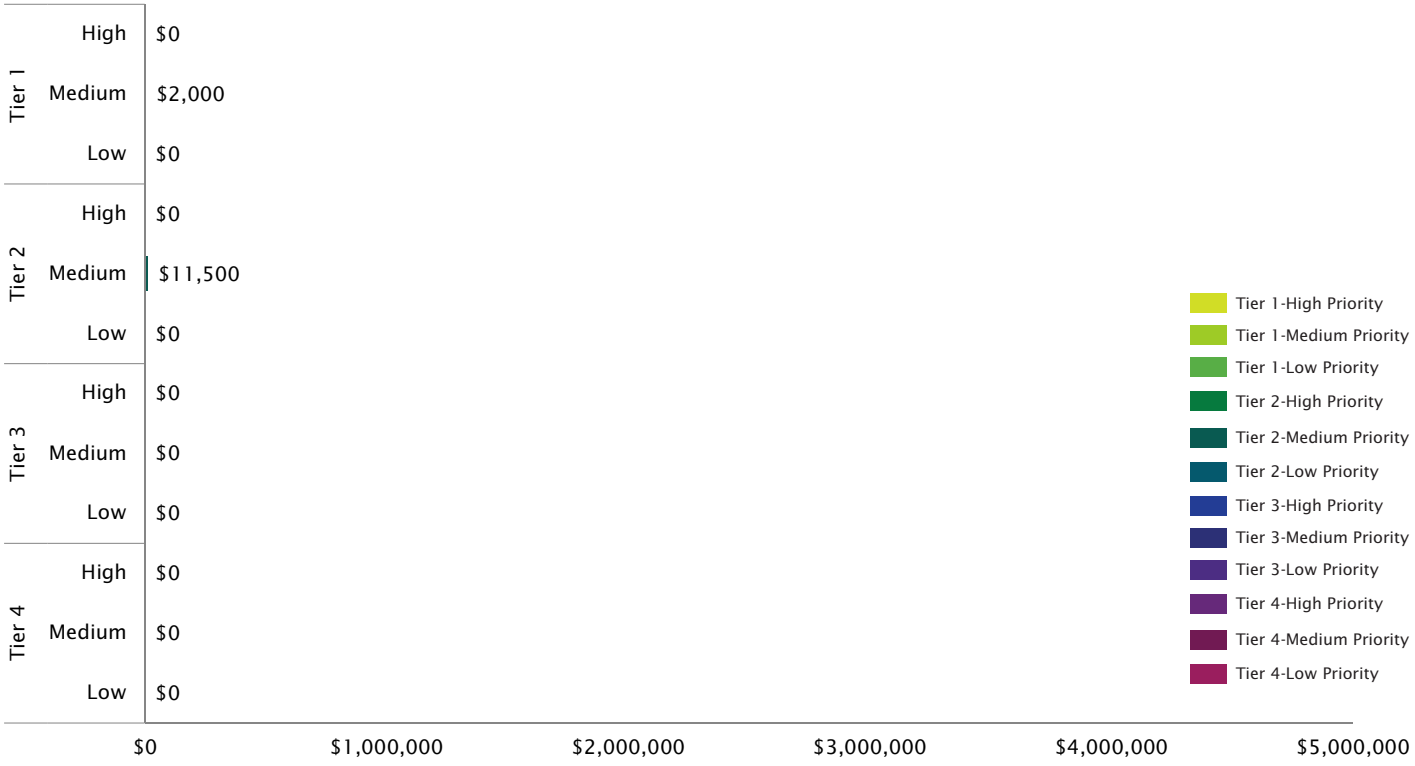
Estimated Total Project Costs: $387,655 - $554,777

Operations & Maintenance West Facility

2806 North US Highway 85, Building A
Castle Rock, CO 80109
DCSD Operations & Maintenance Facility

Operations & Maintenance West Facility-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $13,500

Estimated Total Project Costs: $15,675 - $22,203

Following is the list of identified facility projects at the Operations & Maintenance West Building

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Fix roof drainage issues at front and rear entries	$2,000	$200-$800	$100-$430
Tier 2	Medium	Replace basement windows	$1,500	$200-$700	$75-$322
	Medium	Paint exterior	$6,200	$600-$2,600	$310-$1,333
	Medium	Replace windows	$1,500	$200-$700	$75-$322
	Medium	Replace exterior door at NE office	$800	$100-$300	$40-$172
	Medium	Replace north and south entry doors	$1,500	$200-$700	$75-$322

Estimated Total Construction Costs (in 2015 Dollars): $13,500
Estimated Project Management Costs Range: $1,500 - $5,800
Estimated Inflation Range: $675 - $2,903

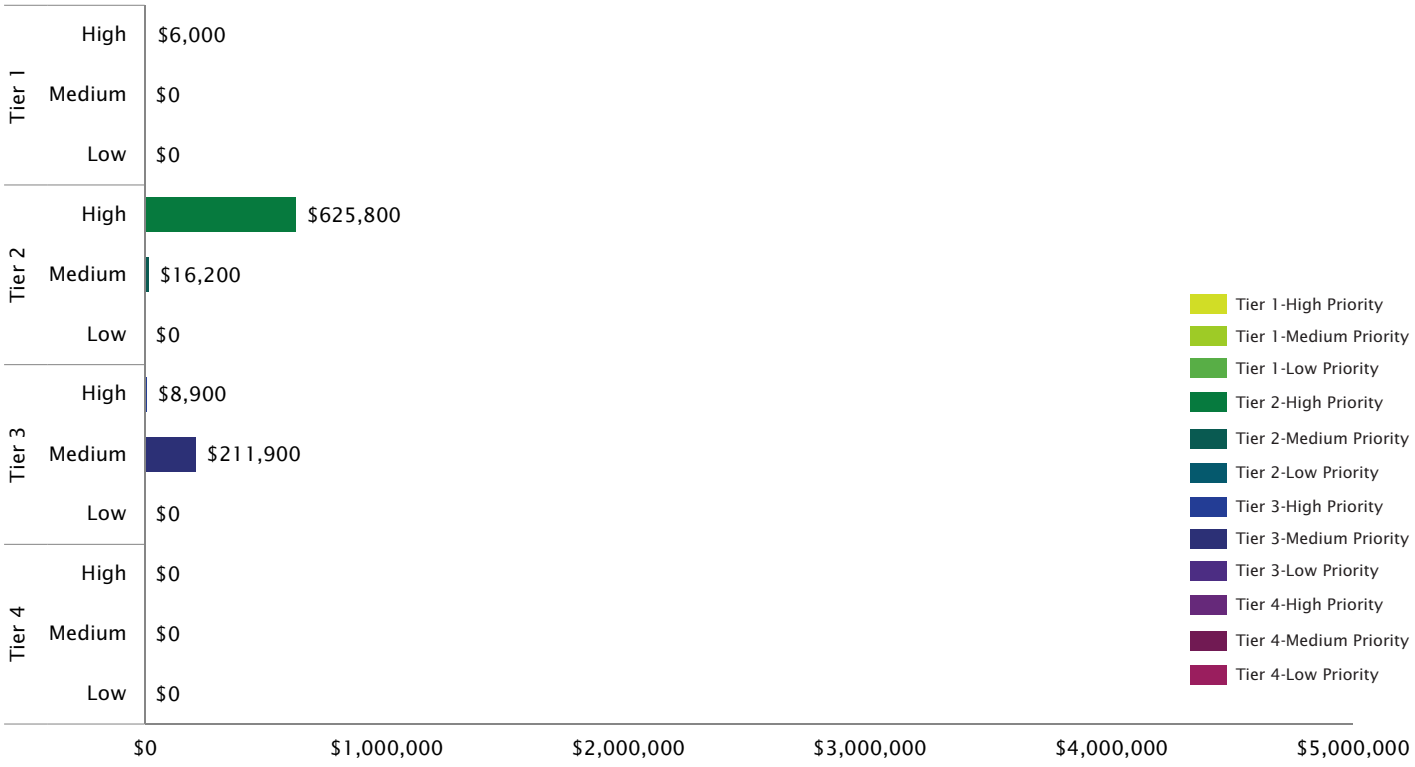
Estimated Total Project Costs: $15,675 - $22,203

Shea Stadium

3270 Redstone Park Circle
Littleton, CO 80129
DCSD Stadium

Shea Stadium-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $868,800

Estimated Total Project Costs: $999,340 - $1,429,392

Following is the list of identified facility projects at Shea Stadium

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	**High**	**Replace air distribution system vent piping**	**$3,000**	**$300-$1,300**	**$150-$645**
	High	**Replace vent pipe on north unit**	**$3,000**	**$300-$1,300**	**$150-$645**
Tier 2	High	Reseal and repair exterior wall	$8,500	$900-$3,700	$425-$1,827
	High	Repair foundation on bleacher walls	$69,800	$7,000-$30,000	$3,490-$15,007
	High	Paint red steel and handrails	$25,500	$2,600-$11,000	$1,275-$5,482
	High	Replace bleachers with stronger seating	$267,800	$26,800-$115,200	$13,390-$57,577
	High	Replace press box windows	$17,000	$1,700-$7,300	$850-$3,655
	High	Replace press box countertops	$5,100	$500-$2,200	$255-$1,096
	High	Mill and overlay parking lot	$178,500	$17,900-$76,800	$8,925-$38,377
	High	Repair curbs at parking lot	$17,800	$1,800-$7,700	$890-$3,827
	High	Upgrade makings and signage	$9,000	$900-$3,800	$450-$1,935
	High	Repair/replace sections of sidewalk	$26,800	$2,700-$11,500	$1,340-$5,762
	Medium	Paint all red iron and trim	$16,200	$1,600-$7,000	$810-$3,483
	High	Repairs needed on bleacher section, water leaks creating damage underneath	$8,500	$900-$3,700	$425-$1,827
	High	Replace ceiling tiles in storage areas due to water leaks	$400	$0-$200	$20-$86
Tier 3	Medium	Repair/replace fencing around site and bleacher areas	$178,500	$17,900-$76,800	$8,925-$38,377
	Medium	Repair work on retaining walls	$31,300	$3,100-$13,400	$1,565-$6,729
	Medium	Paint storage room due to water damage	$2,100	$200-$900	$105-$451

Estimated Total Construction Costs (in 2015 Dollars): $868,800
Estimated Project Management Costs Range: $87,100 - $373,800
Estimated Inflation Range: $43,440- $186,792

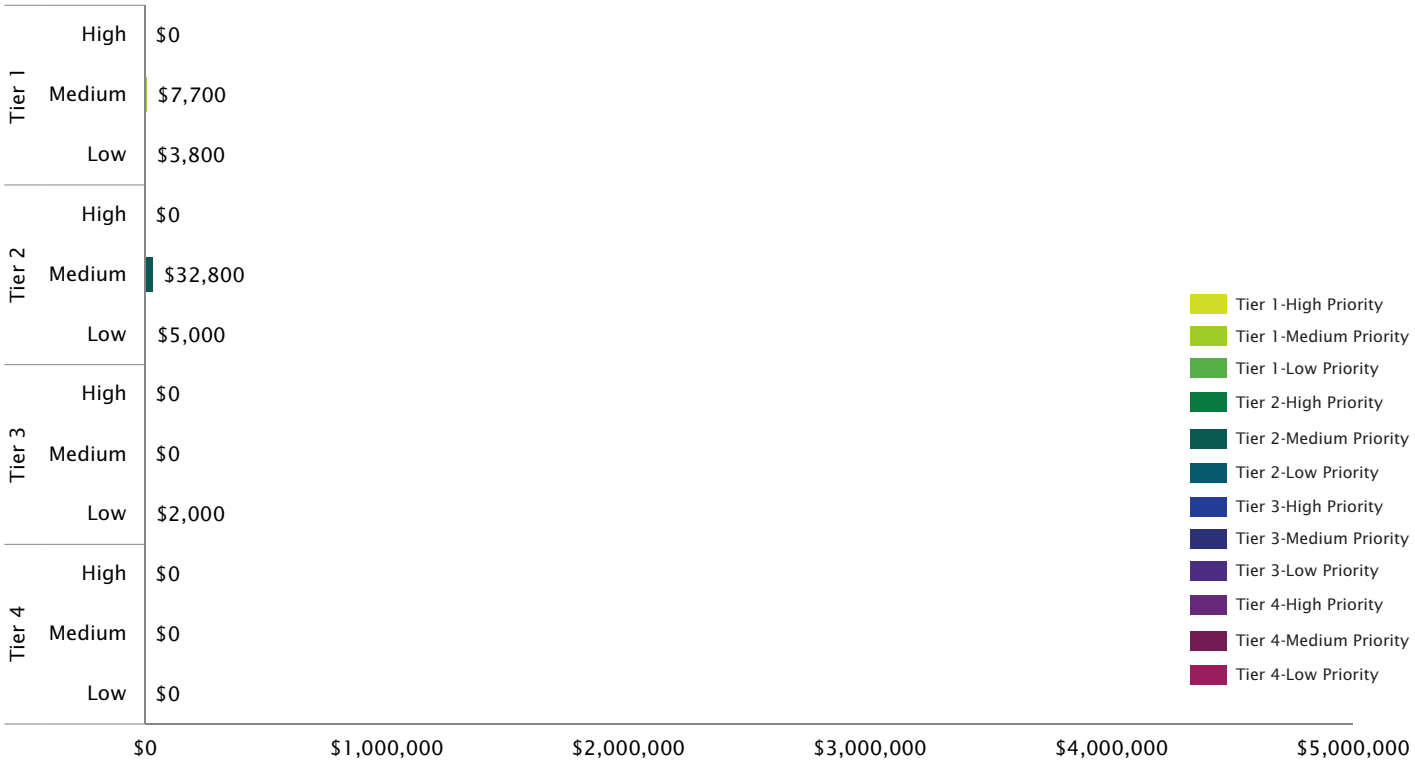
Estimated Total Project Costs: $999,340 - $1,429,392

Student Support Center

11722 Dransfeldt Road, Building B
Parker, CO 80134
DCSD Support Services

Student Support Center-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $51,300

Estimated Total Project Costs: $58,965 - $84,330

Following is the list of identified facility projects at the Student Support Center

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Replace roof. Asphalt shingle	$5,400	$500-$2,300	$270-$1,161
	Medium	Replace water baseboard heaters.	$2,300	$200-$1,000	$115-$494
	Low	Improve ventilation (air distribution system) in conference room	$3,800	$400-$1,700	$190-$817
Tier 2	Medium	Replace windows (10)	$6,200	$600-$2,600	$310-$1,333
	Medium	Paint exterior	$2,000	$200-$800	$100-$430
	Medium	Replace VCT flooring in 2 bathrooms	$800	$100-$300	$40-$172
	Medium	Replace carpet	$3,800	$400-$1,700	$190-$817
	Medium	Replace sinks	$800	$100-$300	$40-$172
	Medium	Replace wooden decks front and rear. Rear deck non-code compliant	$15,400	$1,500-$6,600	$770-$3,311
	Medium	Resurface parking area	$3,800	$400-$1,700	$190-$817
Tier 3	Low	Enlarge restroom on main floor	$3,800	$400-$1,700	$190-$817
	Low	Replace toilets (2)	$1,200	$100-$500	$60-$258
	Low	Paint interior. Repair drywall as necessary	$2,000	$200-$800	$100-$430

Estimated Total Construction Costs (in 2015 Dollars): $51,300
Estimated Project Management Costs Range: $5,100 - $22,000
Estimated Inflation Range: $2,565 - $11,030

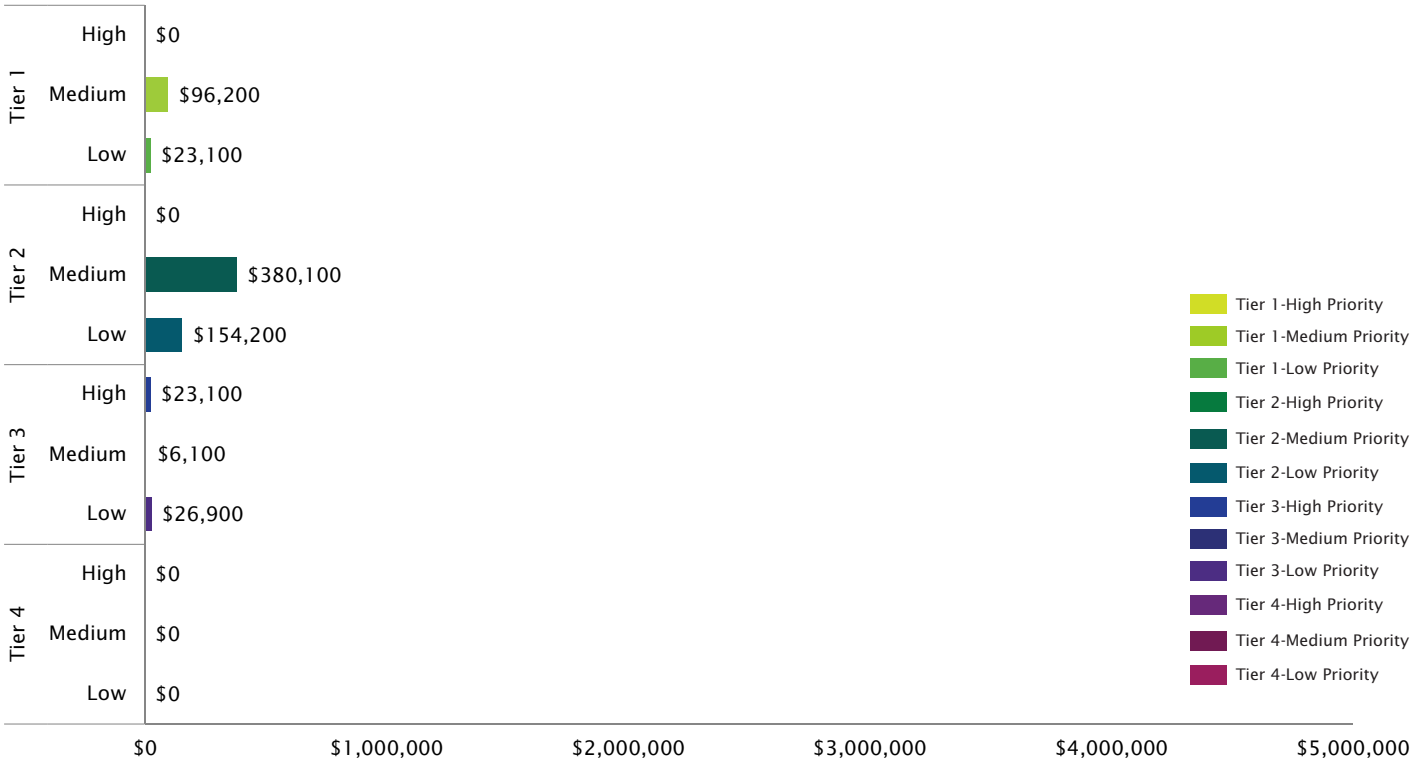
Estimated Total Project Costs: $58,965 - $84,330

Transportation Terminal West Facility

2808 North Highway 85, Building B
Castle Rock, CO 80109
DCSD Transportation Terminal

West Transportation Terminal-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $709,700

Estimated Total Project Costs: $816,485 - $1,167,986

Following is the list of identified facility projects at the West Transportation Terminal

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Replace electrical service with new switchgear	$57,800	$5,800-$24,900	$2,890-$12,427
	Medium	Replace panels inside and at bus parking	$7,700	$800-$3,300	$385-$1,655
	Medium	Apply roof coating	$11,500	$1,200-$5,000	$575-$2,472
	Medium	Replace interior door hardware	$11,500	$1,200-$5,000	$575-$2,472
	Medium	Replace outlets and wiring for bus outlets	$7,700	$800-$3,300	$385-$1,655
	Low	Repair glazed roof openings	$23,100	$2,300-$10,000	$1,155-$4,966
Tier 2	Medium	Mill and overlay parking lot	$323,800	$32,400-$139,300	$16,190-$69,617
	Medium	Replace garage doors, add windows for daylighting	$38,500	$3,900-$16,600	$1,925-$8,277
	Medium	Replace interior doors in admin area	$7,700	$800-$3,300	$385-$1,655
	Medium	Replace toilet partitions in both restrooms	$2,000	$200-$800	$100-$430
	Medium	Replace countertop in men's restroom	$1,200	$100-$500	$60-$258
	Medium	Replace ceramic tile with seamless acrylic	$3,800	$400-$1,700	$190-$817
	Medium	Replace faucets in mens restroom	$800	$100-$300	$40-$172
	Medium	Replace sinks in mens restroom	$800	$100-$300	$40-$172
	Medium	Replace railing of storage area above electrical room. Not code compliant	$1,500	$200-$700	$75-$322
	Low	Pave areas of asphalt for excess parking	$154,200	$15,400-$66,300	$7,710-$33,153
Tier 3	High	Apply coating to garage floor	$23,100	$2,300-$10,000	$1,155-$4,966
	Medium	Replace door jambs in admin area	$3,800	$400-$1,700	$190-$817
	Medium	Replace suspended ceiling in admin area	$2,300	$200-$1,000	$115-$494
	Low	Add site lighting to parking area	$23,100	$2,300-$10,000	$1,155-$4,966
	Low	Paint interior	$3,800	$400-$1,700	$190-$817

Estimated Total Construction Costs (in 2015 Dollars): $709,700

Estimated Project Management Costs Range: $71,300 - $305,700

Estimated Inflation Range: $35,485 - $152,586

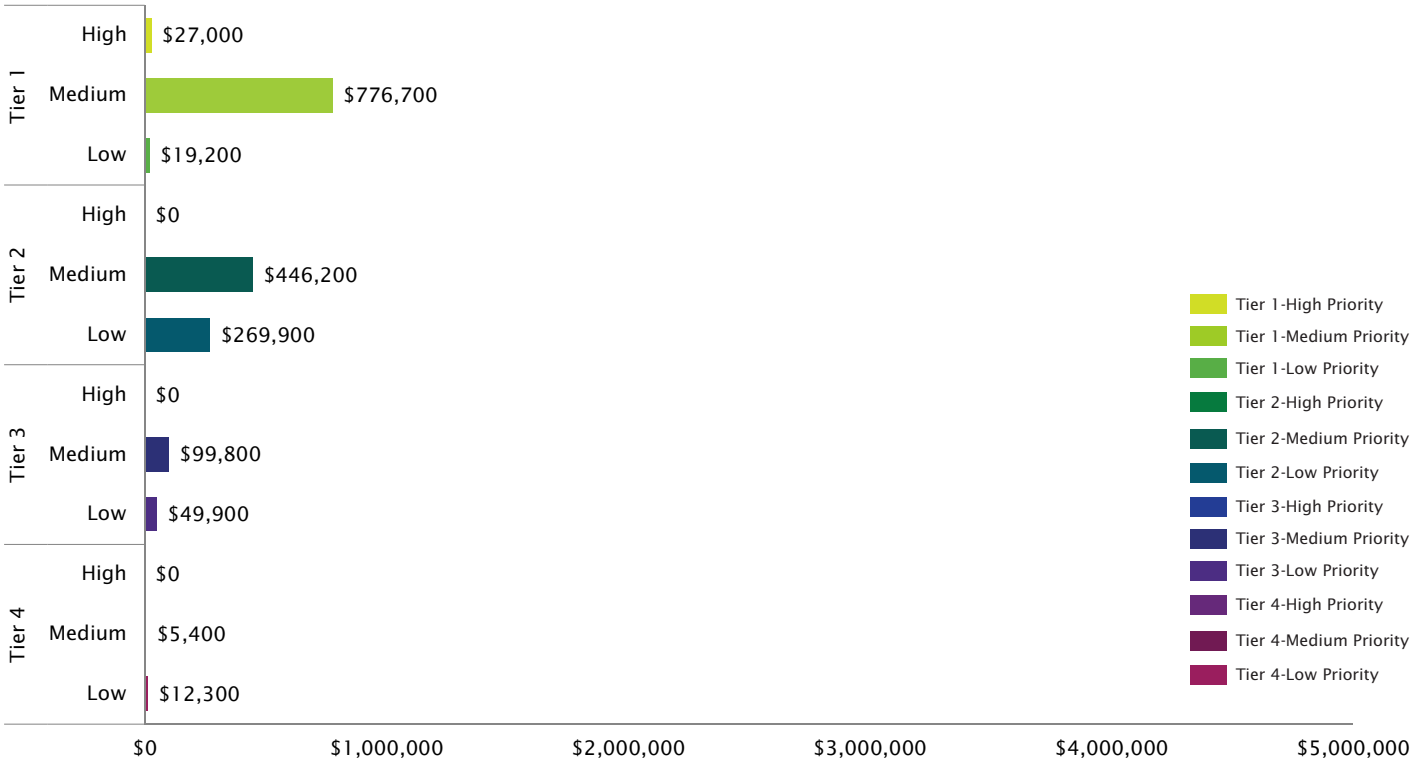
Estimated Total Project Costs: $816,485 - $1,167,986

Transportation Terminal North Facility

8236 Carter Court
Littleton, CO 80125
DCSD Transportation Terminal

North Transportation Terminal-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $1,706,400

Estimated Total Project Costs: $1,962,920 - $2,807,776

Following is the list of identified facility projects at the North Transportation Terminal

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Replace fire alarm system**	**$27,000**	**$2,700-$11,600**	**$1,350-$5,805**
Tier 1	Medium	Install new boiler	$23,100	$2,300-$10,000	$1,155-$4,966
	Medium	Remove boiler and hot water heating system	$3,800	$400-$1,700	$190-$817
	Medium	Replace roof top units	$212,000	$21,200-$91,200	$10,600-$45,580
	Medium	Replace roof top units	$269,900	$27,000-$116,000	$13,495-$58,028
	Medium	Replace radiators. Replace fin tube heaters	$3,800	$400-$1,700	$190-$817
	Medium	Upgrade DDC system	$127,200	$12,700-$54,700	$6,360-$27,348
	Medium	Replace three panels	$9,200	$900-$4,000	$460-$1,978
	Medium	Replace natural gas service	$15,400	$1,500-$6,600	$770-$3,311
	Medium	Replace facia board where necessary (roof)	$3,800	$400-$1,700	$190-$817
	Medium	Replace interior door hardware	$77,100	$7,700-$33,100	$3,855-$16,576
	Medium	Install water heaters for domestic service	$11,500	$1,200-$5,000	$575-$2,472
	Medium	heck roof drains for proper functionality	$800	$100-$300	$40-$172
	Medium	Replace piping at boiler room	$11,500	$1,200-$5,000	$575-$2,472
	Medium	Replace exhaust fans as necessary	$3,800	$400-$1,700	$190-$817
	Medium	Replace lighting fixtures	$3,800	$400-$1,700	$190-$817
	Low	Install/repair electrical power for bus heaters	$15,400	$1,500-$6,600	$770-$3,311
	Low	Rework retention pond	$3,800	$400-$1,700	$190-$817
Tier 2	Medium	Replace exterior windows	$38,500	$3,900-$16,600	$1,925-$8,277
	Medium	Repair/recaulk CMU and brick as necessary	$7,700	$800-$3,300	$385-$1,655
	Medium	Paint exterior of garage	$7,700	$800-$3,300	$385-$1,655
	Medium	Paint Exterior. Needs-Paint exterior	$7,700	$800-$3,300	$385-$1,655
	Medium	Replace exterior doors and jambs	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace interior doors	$17,000	$1,700-$7,300	$850-$3,655
	Medium	Piping and fittings need to be checked	$800	$100-$300	$40-$172
	Medium	Replace/refinish casework as necessary	$23,100	$2,300-$10,000	$1,155-$4,966
	Medium	Install carpet over gym tile, no abatement	$11,500	$1,200-$5,000	$575-$2,472
	Medium	Replace VCT in gym (abatement)(option1)	$38,500	$3,900-$16,600	$1,925-$8,277
	Medium	Mill and overlay parking lots	$231,300	$23,100-$99,400	$11,565-$49,729
	Medium	Repair/replace areas of sidewalk	$15,400	$1,500-$6,600	$770-$3,311
	Medium	Install paved sidewalk	$30,800	$3,100-$13,300	$1,540-$6,622
	Low	Install asphalt for parking	$269,900	$27,000-$116,000	$13,495-$58,028
Tier 3	Medium	Sand and refinish/paint interior windows	$3,800	$400-$1,700	$190-$817
	Medium	Replace door jambs as necessary	$6,200	$600-$2,600	$310-$1,333
	Medium	Remove/refinish ceilings	$34,700	$3,500-$14,900	$1,735-$7,460
	Medium	Replace window blinds	$7,700	$800-$3,300	$385-$1,655
	Medium	Replace ceiling tile	$8,900	$900-$3,800	$445-$1,913
	Medium	Add curb and gutter for proper drainage	$38,500	$3,900-$16,600	$1,925-$8,277
	Low	Repair/replace retaining walls	$3,800	$400-$1,700	$190-$817
	Low	Add site lighting to parking lots	$30,800	$3,100-$13,300	$1,540-$6,622
	Low	Paint interior	$11,500	$1,200-$5,000	$575-$2,472
	Low	Install marquis sign at front entry.	$3,800	$400-$1,700	$190-$817
Tier 4	Medium	Remove dirt pile at N end of lot	$5,400	$500-$2,300	$270-$1,161
	Low	Trim cottonwood trees to prevent damage	$3,800	$400-$1,700	$190-$817
	Low	Landscaping/replace dead trees	$7,700	$800-$3,300	$385-$1,655
	Low	Relocate flagpole to front entry	$800	$100-$300	$40-$172

Estimated Total Construction Costs (in 2015 Dollars): $1,706,400
Estimated Project Management Costs Range: $171,200 - $734,500
Estimated Inflation Range: $85,320 - $366,876

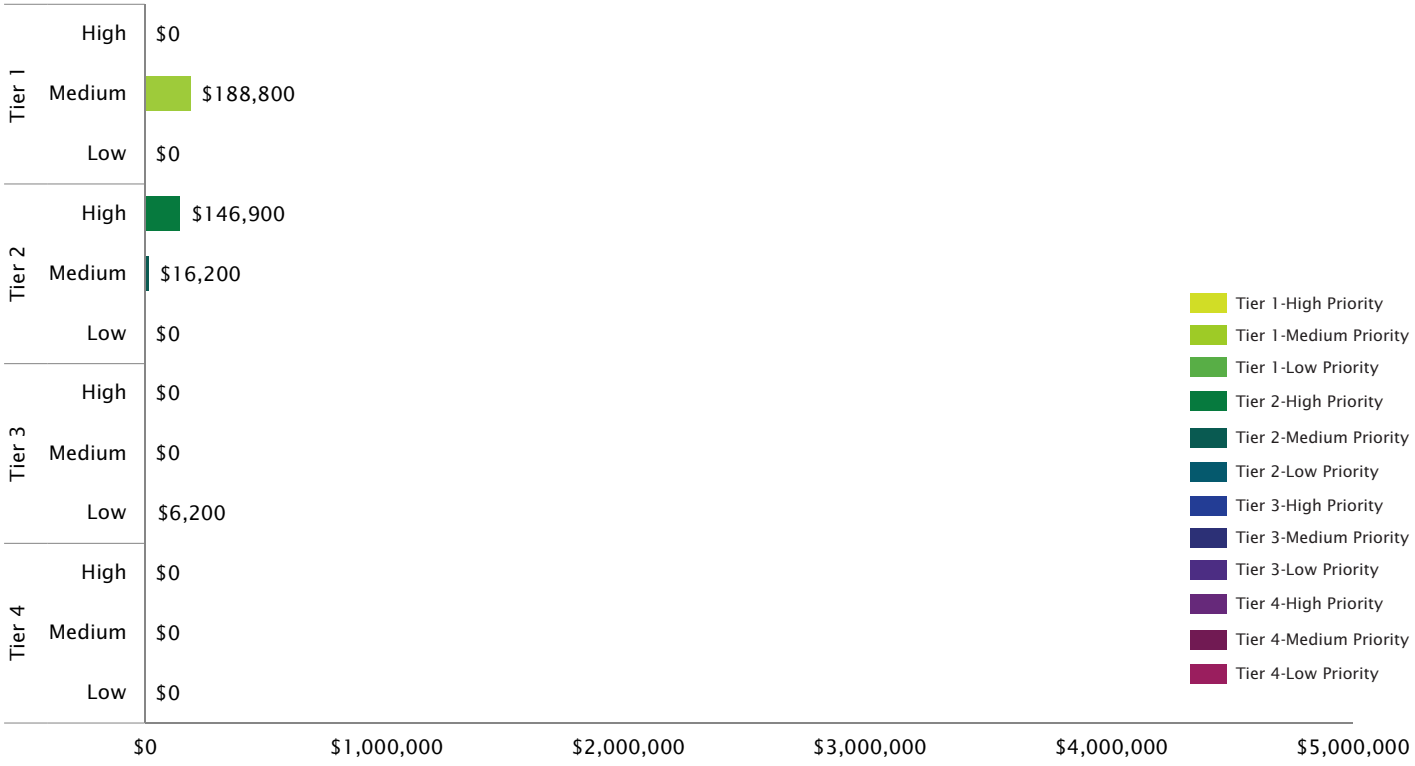
Estimated Total Project Costs: $1,962,920 - $2,807,776

Warehouse-Service Center

2812 North Highway 85, Building E
Castle Rock, CO 80109
Administration/District Offices Facility

Warehouse Service Center-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $358,100

Estimated Total Project Costs: $411,705 - $588,992

Following is the list of identified facility projects at the Warehouse-Service Center

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Replace current control system with Delta	$127,200	$12,700-$54,700	$6,360-$27,348
	Medium	Apply roof coating to metal roof of warehouse	$15,400	$1,500-$6,600	$770-$3,311
	Medium	Replace outdoor AC unit closest to rear entry door	$3,800	$400-$1,700	$190-$817
	Medium	Replace split system for print room	$27,000	$2,700-$11,600	$1,350-$5,805
	Medium	Replace Whirlpool unit for warehouse offices	$15,400	$1,500-$6,600	$770-$3,311
	High	Construct special command center room for district in TCAP space	$146,900	$14,700-$63,100	$7,345-$31,583
Tier 2	Medium	Reseal exterior wall	$3,800	$400-$1,700	$190-$817
	Medium	Paint exterior	$9,200	$900-$4,000	$460-$1,978
	Medium	Replace VCT flooring in restrooms by copier	$800	$100-$300	$40-$172
	Medium	Replace VCT flooring in hallway by breakroom	$400	$0-$200	$20-$86
	Medium	Replace VCT flooring in breakroom	$2,000	$200-$800	$100-$430
Tier 3	Low	Paint interior of Bld E and warehouse office areas	$6,200	$600-$2,600	$310-$1,333

Estimated Total Construction Costs (in 2015 Dollars): $358,100
Estimated Project Management Costs Range: $35,700 - $153,900
Estimated Inflation Range: $17,905 - $76,992

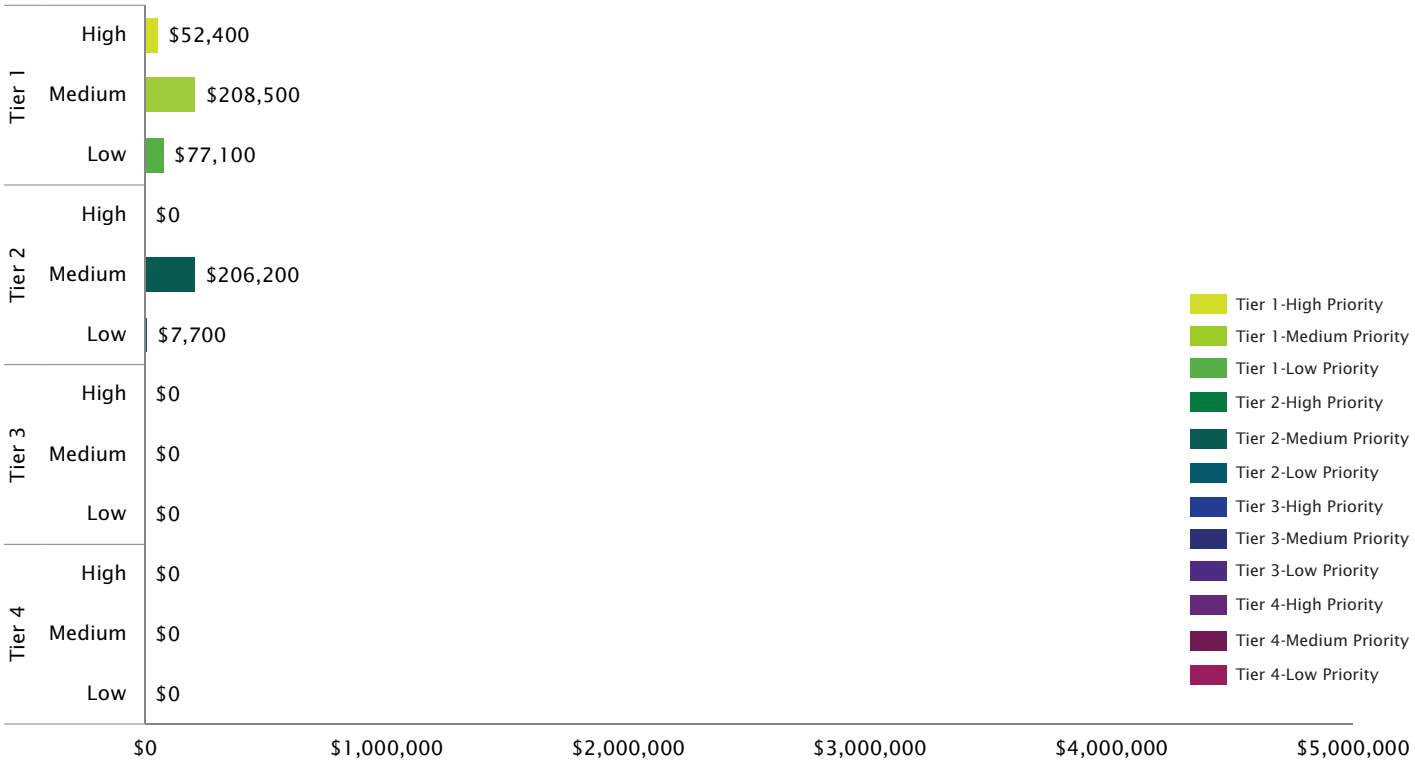
Estimated Total Project Costs: $411,705 - $588,992

West Support Center

701 Prairie Hawk Drive
Castle Rock, CO 80109
Administration/District Offices Facility

West Support Center-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $551,900

Estimated Total Project Costs: $634,695 - $908,059

Following is the list of identified facility projects at the West Support Center

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Replace roof top units**	**$52,400**	**$5,200-$22,600**	**$2,620-$11,266**
Tier 1	Medium	Apply roof coating to metal roof to extend life	$182,700	$18,300-$78,600	$9,135-$39,280
	Medium	Replace roof cap	$2,300	$200-$1,000	$115-$494
	Medium	Replace rooftop fiberglass translucent panels	$13,800	$1,400-$6,000	$690-$2,967
	Medium	Add site lighting controls	$9,700	$1,000-$4,200	$485-$2,085
	Low	Improve storm water drainage by adding more underground piping	$77,100	$7,700-$33,100	$3,855-$16,576
Tier 2	Medium	Mill and overlay parking lot	$202,400	$20,200-$87,000	$10,120-$43,516
	Medium	Replace or insulate original garage doors east side warehouse	$3,800	$400-$1,700	$190-$817
	Low	Improve insulation on warehouse walls	$7,700	$800-$3,300	$385-$1,655

Estimated Total Construction Costs (in 2015 Dollars): $551,900
Estimated Project Management Costs Range: $55,200 - $237,500
Estimated Inflation Range: $27,595 - $118,659

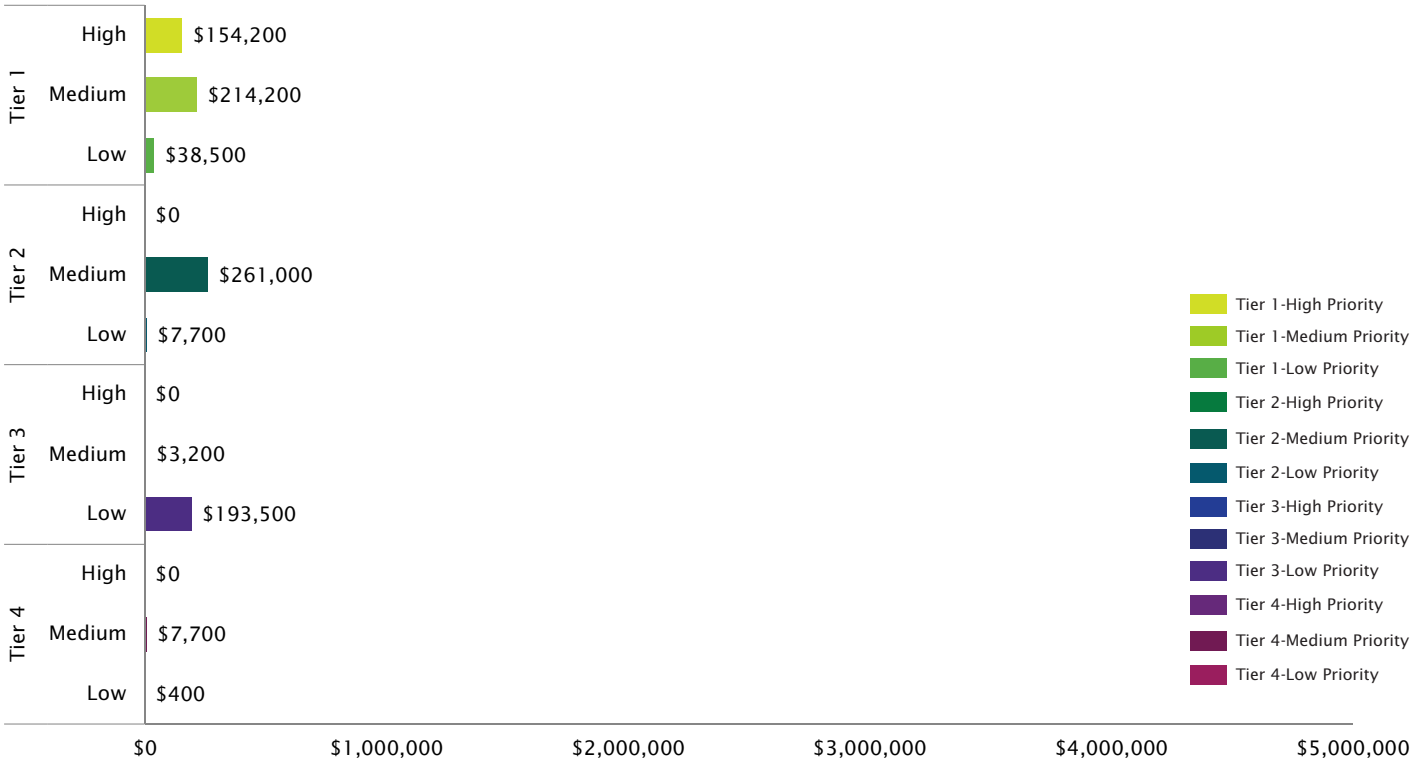
Estimated Total Project Costs: $634,695 - $908,059

Wilcox Building

620 Wilcox Street
Castle Rock, CO 80104
Administration/District Offices Facility

Wilcox Building-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $880,400

Estimated Total Project Costs: $1,012,720 - $1,448,286

Following is the list of identified facility projects at the DCSD Wilcox Building

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Upgrade fire alarm system**	**$154,200**	**$15,400-$66,300**	**$7,710-$33,153**
Tier 1	Medium	Upgrade elevators	$77,100	$7,700-$33,100	$3,855-$16,576
	Medium	Ceiling unit heater at front entrance needs reset into drywall	$200	$0-$100	$10-$43
	Medium	Replace main switchgear	$23,100	$2,300-$10,000	$1,155-$4,966
	Medium	Replace panels and transformers	$23,100	$2,300-$10,000	$1,155-$4,966
	Medium	Re-coat roof at main section	$46,200	$4,600-$19,900	$2,310-$9,933
	Medium	Paint roof flashings	$2,000	$200-$800	$100-$430
	Medium	Paint gutters and downspouts	$2,000	$200-$800	$100-$430
	Medium	Install key restricted system	$30,800	$3,100-$13,300	$1,540-$6,622
	Medium	Add site lighting controls	$9,700	$1,000-$4,200	$485-$2,085
	Low	Install new intercom system for building	$38,500	$3,900-$16,600	$1,925-$8,277
Tier 2	Medium	Mill and overlay parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Re-finish window frames, replace 3 windows	$5,800	$600-$2,500	$290-$1,247
	Medium	Replace carpet	$115,700	$11,600-$49,700	$5,785-$24,875
	Medium	Replace vinyl flooring	$1,500	$200-$700	$75-$322
	Medium	Mill and overlay parking lot	$61,700	$6,200-$26,500	$3,085-$13,265
	Medium	Repair/replace sections of curb, repair and paint railing at back entry	$7,700	$800-$3,300	$385-$1,655
	Medium	Repair/replace areas or cracked sidewalks	$3,800	$400-$1,700	$190-$817
	Low	Restain wood ceiling 2nd fl north	$7,700	$800-$3,300	$385-$1,655
Tier 3	Medium	Fix sagging ceiling grid (lower level hallway)	$800	$100-$300	$40-$172
	Medium	Re-attach blinds to wall in Board Rm	$400	$0-$200	$20-$86
	Medium	Recoat foundation walls on east side	$2,000	$200-$800	$100-$430
	Low	Install sprinkler system for entire building	$154,200	$15,400-$66,300	$7,710-$33,153
	Low	Paint interior, metal beams and ductwork 2nd fl north	$38,500	$3,900-$16,600	$1,925-$8,277
	Low	Clean brick and stone entry barriers	$800	$100-$300	$40-$172
Tier 4	Medium	Repair areas of lawn	$7,700	$800-$3,300	$385-$1,655
	Low	Paint lighting poles	$400	$40-$200	$20-$86

Estimated Total Construction Costs (in 2015 Dollars): $880,400

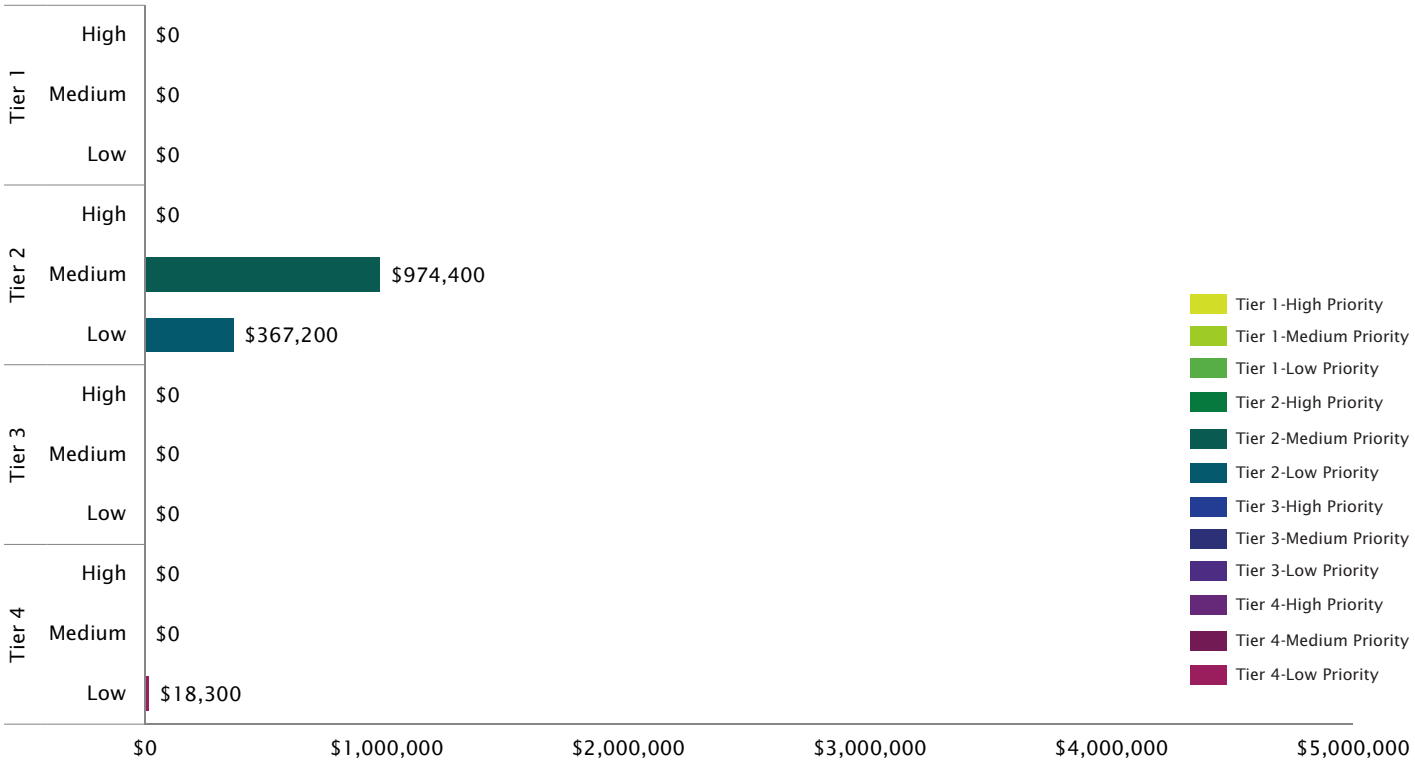
Estimated Project Management Costs Range: $88,300 - $378,600

Estimated Inflation Range: $44,020 - $189,286

Estimated Total Project Costs: $1,012,720 - $1,448,286

Athletics-Identified Items

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $1,359,900

Estimated Total Project Costs: $1,563,795 - $2,205,879

Following is the list of identified DCSD Athletics projects

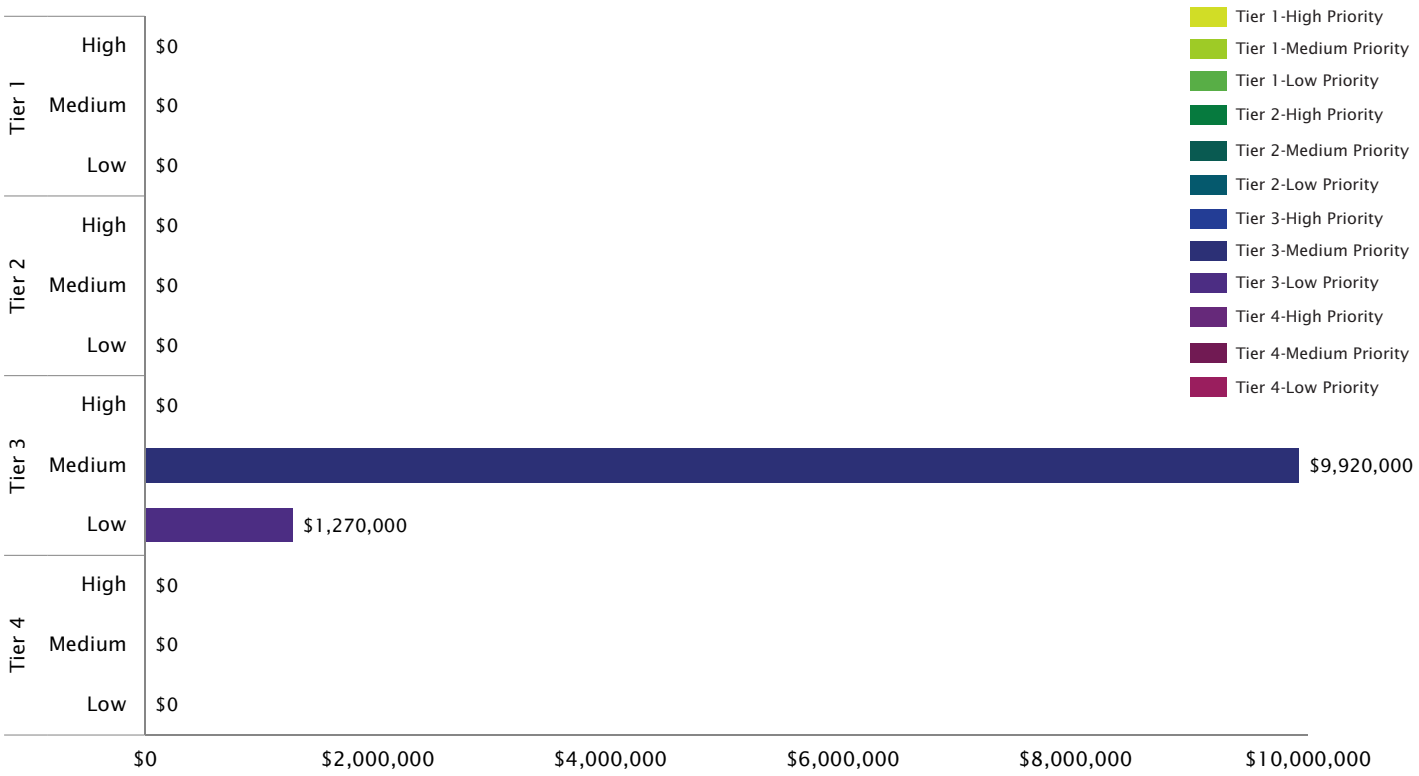
Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	Medium	Replace synthetic turf field-Mountain Vista High School	$367,200	$36,700-$157,900	$18,360-$78,948
	Medium	Fill cracks and spot resurface tennis court-Ponderosa High School	$45,000	$4,500-$13,500	$2,250-$9,675
	Medium	Resurface tennis court with asphalt resurfacer and fill cracks-Castle View High School	$65,000	$6,500-$19,500	$3,250-$13,975
	Medium	Resurface tennis court with asphalt resurfacer and fill cracks-Legend High School	$65,000	$6,500-$19,500	$3,250-$13,975
	Medium	Resurface tennis court with asphalt resurfacer and fill cracks-Rock Canyon High School	$65,000	$6,500-$19,500	$3,250-$13,975
	Medium	Replace synthetic turf football field-Castle View High School	$367,200	$36,700-$157,900	$18,360-$78,948
	Low	Replace synthetic turf footbal field-Legend High School	$367,200	$36,700-$157,900	$18,360-$78,948
Tier 4	Low	Remove old tennis courts-DCHS Stadium	$18,300	$1,800-$7,900	$915-$3,934

Estimated Total Construction Costs (in 2015 Dollars): $1,359,900
Estimated Project Management Costs Range: $135,900 - $553,600
Estimated Inflation Range: $67,995 - $292,379

Estimated Total Project Costs: $1,563,795 - $2,205,879

Furniture, Fixtures, and Equipment-Identified Items

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $11,190,000

Estimated Total Project Costs: $12,868,500 - $16,952,850

Following is the list of identified movable furniture, fixtures and equipment

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Medium	Replace classroom furniture-Acres Green ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Arrowwood ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Bear Canyon ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Buffalo Ridge ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Castle Rock ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Castle Rock MS	$300,000	$30,000-$90,000	$15,000-$64,500
	Medium	Replace classroom furniture-Chaparral HS	$400,000	$40,000-$120,000	$20,000-$86,000
	Medium	Replace classroom furniture-Cherokee Trail ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Cherry Valley ES	$30,000	$30,000-$90,000	$1,500-$6,450
	Medium	Replace classroom furniture-Cougar Run ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Coyote Creek ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Cresthill MS	$300,000	$30,000-$90,000	$15000-$64500
	Medium	Replace classroom furniture-Douglas County HS	$400,000	$40,000-$120,000	$20,000-$86,000
	Medium	Replace classroom furniture-Douglas County HS South Bldg	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Eagle Ridge ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Eldorado ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Fox Creek ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Franktown ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Frontier Valley ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Heritage ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Highlands Ranch HS	$400,000	$40,000-$120,000	$20,000-$86,000
	Medium	Replace classroom furniture-Iron Horse ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Mountain Vista HS	$400,000	$40,000-$120,000	$20,000-$86,000
	Medium	Replace classroom furniture-Northeast ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Pine Grove ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Pine Lane North	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Pine Lane South	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Pioneer ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Ponderosa HS	$400,000	$40,000-$120,000	$20,000-$86,000

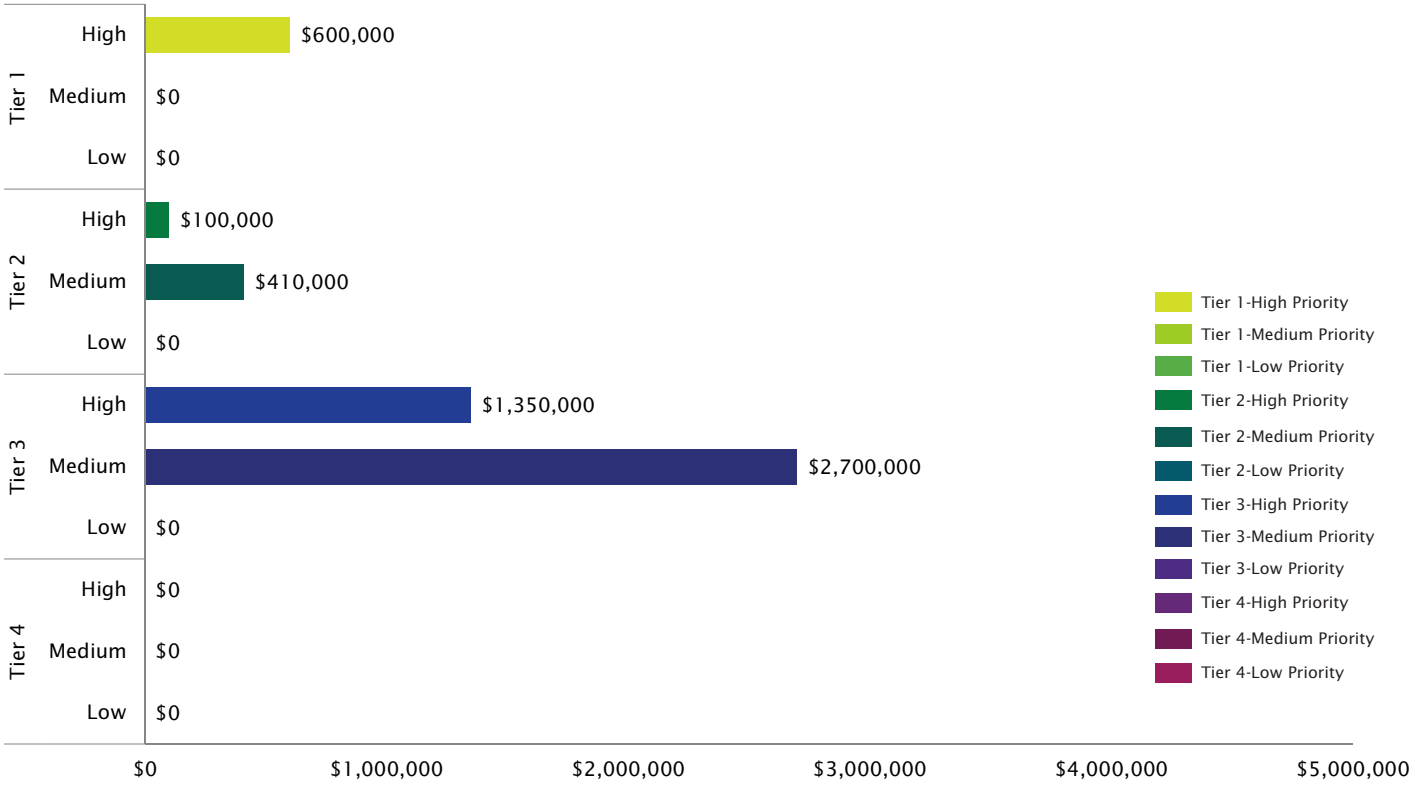
Not all furniture, fixtures, and equipment needs shown. For a complete listing of FF&E capital needs see Appendix 2

Estimated Total Construction Costs (in 2015 Dollars): $11,190,000
Estimated Project Management Costs Range: $1,119,000 - $3,357,000
Estimated Inflation Range: $559,500 - $2,405,850

Estimated Total Project Costs: $12,868,500 - $16,952,850

District-wide Facilities-Identified Facility Projects

Estimated Construction Costs (in 2015 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2015 Dollars): $5,360,000

Estimated Total Project Costs: $5,628,000 - $6,512,4000

**Note* Estimated total costs include ADA and Special Education contingency. Contingency needs are not prioritized and are not displayed by tier and priority*

Following is the list of identified projects for District-wide facilities

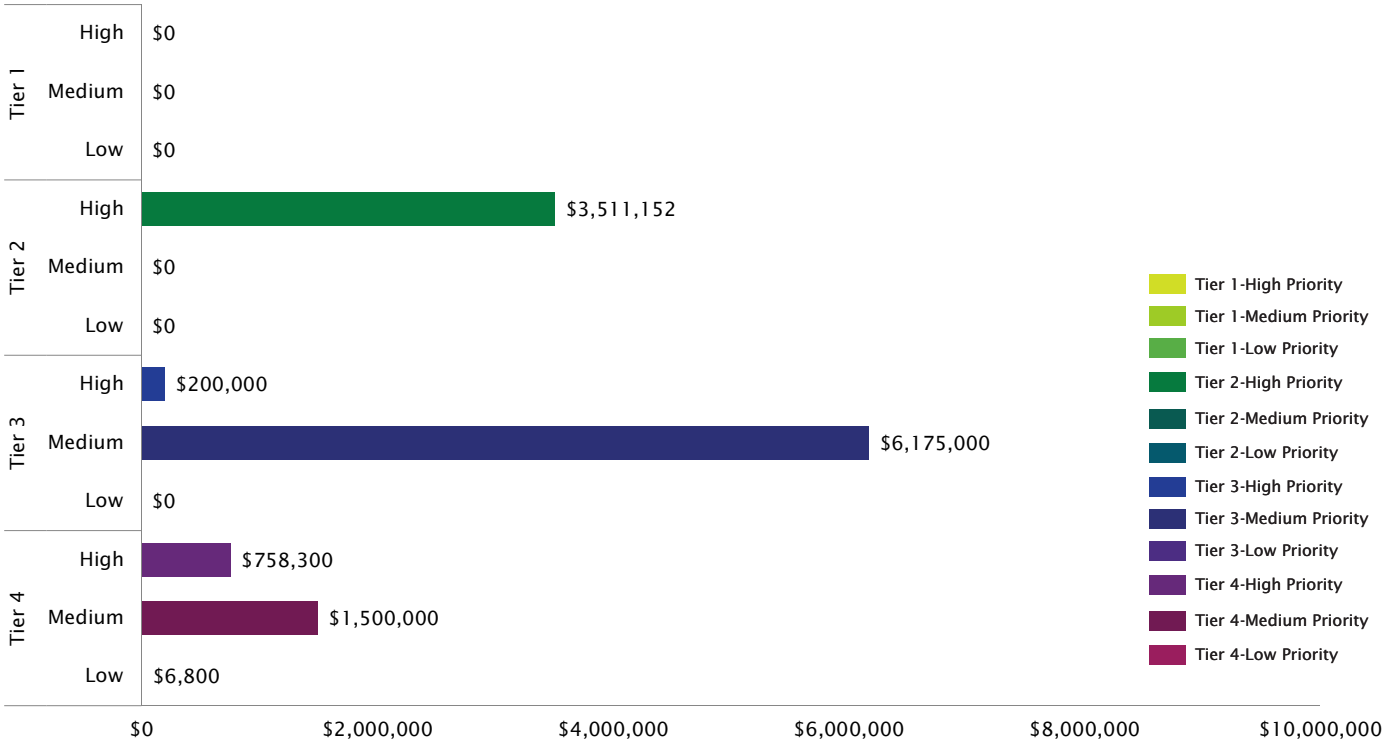
Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Replace non-compliant door hardware and re-key. Required by 2018 to comply with State mandate	$600,000	N/A	$30,000-$129,000
Tier 2	High	Replace 10 mobile decks	$100,000	N/A	$5,000-$21,500
	Medium	Replace 41 mobile decks	$410,000	N/A	$20,500-$88,150
Tier 3	High	Replace 9 mobiles	$1,350,000	N/A	$67,500-$290,250
	Medium	Replace 18 mobiles	$2,700,000	N/A	$135,000-$580,500
Contingency	Contingency	Contingency for ADA compliance projects	$100,000	N/A	$5,000-$21,500
	Contingency	Contingency for Special Education needs	$100,000	N/A	$5,000-$21,500

Estimated Total Construction Costs (in 2015 Dollars): $5,360,000
Estimated Project Management Costs Range: N/A
Estimated Inflation Range: $268,000 - $1,152,400

Estimated Total Project Costs: $5,628,000 - $6,512,400

Safety & Security-Identified Items

Estimated Capital Costs (in 2015 Dollars) by Tier and Priority



Estimated Capital Costs: $12,151,252

Estimated Project Management Costs: $959,694

Estimated Total Project Costs: $13,110,946

One Time Capital Costs

Tier	Priority	Project Description	5 Year Estimated Cost	Potential Regulatory, Professional Services, and Contracting Costs
Tier 2	High	Facility Cameras	$711,152	$959,694
	High	Transportation Bus Cameras	$2,800,000	$0
Tier 3	High	Incident Management Solution	$200,000	$0
	Medium	School Radio Upgrade	$5,975,000	$0
Tier 4	High	Security Doors	$758,300	$0
	Medium	Access Control Upgrade	$1,500,000	$0

Recurring Capital Costs

Priority		Project Description	5 Year Estimated Cost	Potential Regulatory, Professional Services, and Contracting Costs
Tier 3	Medium	Server Rotation	$200,000	$0
Tier 4	Low	Badge Printer	$6,800	$0

Project Details

Tier 1 Security Items:

Identified systems and components that fall in this category pose a high risk to the safety and security of individuals in Douglas County Schools or a mandate has been issued at the Federal/State/Local level and must be complied with. No vital security systems or components have been identified at this time.

Tier 2 Security Items:

Cameras: Replace existing analog Digital Video Recorder with a Network Video Recorder. Encode existing analog cameras to IP. Replace any failed cameras with IP cameras.

Transportation Bus Cameras: Provide a standardized digital system on all buses. Infrastructure is needed at terminals to provide access to systems on buses and to automate downloading of events.

Tier 3 Security Items:

Incident Management Solution: Implement an Incident Management Solution and services that can be used from minor incidents to major incidents. Solution will provide immediate collaboration between key personnel, instant updates as the incident progresses, workflow automation, and logging of all activity for debriefs and open record requests. Needed capital includes core software, software design and implementation, hosting or local hardware, and communication interface.

School Radio Upgrade: Phased project over 5 years to install new communications infrastructure. Increase coverage and reliability of communication at each District school and provide emergency communication paths and identification to District Security.

Tier 4 Security Items:

Access Control Upgrade: District-wide replacement of all access control systems and controlling software. New system will allow more cost effective upgrades and replacements.

Badge Printer: Life cycle replacement of badge printers.

Security Doors: Addition of doors and/or drop down gates to secure areas of facilities to better protect assets and property.

****A Note About Facility Cameras****

*Total costs are calculated using the **minimal camera renewal option**. This includes replacing the existing analog Digital Video Recorder with a Network Video Recorder, encoding analog cameras to IP, and replacing any failed cameras with IP cameras. Safety & Security has also estimated costs for a **recommended camera renewal option** and a **preferred camera renewal option**.*

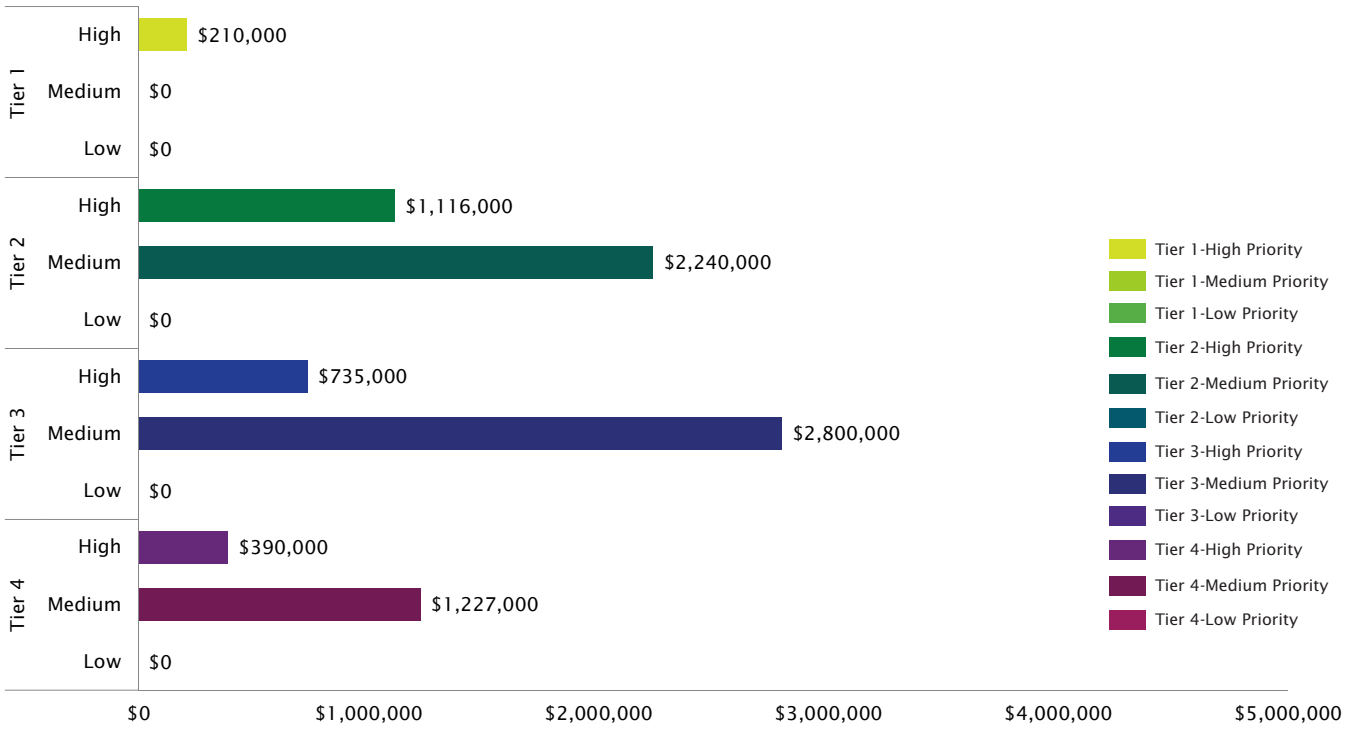
*The **recommended camera renewal option** would go beyond simple maintenance and would serve to provide new equipment that would last 10+ years. This would be achieved by replacing the analog Digital Video Recorder with a Network Video Recorder and replacing all analog cameras with IP cameras (one to one basis rather than waiting for analog cameras to fail).*

*The **preferred camera renewal option** would provide longer lasting, higher quality equipment and would serve to increase coverage by installing additional cameras. This would be achieved by replacing the analog Digital Video Recorder with a Network Video Recorder, replacing all analog cameras with IP cameras, and providing additional IP cameras as needed.*

To see how estimated costs would differ by funding cameral renewal to the recommended or preferred level see Appendix 3.

Transportation-Identified Items

Estimated Capital Costs (in 2015 Dollars) by Tier and Priority



Estimated Total Project Costs: $8,718,000

Tier	Priority	Quantity	Project Description	5 Year Estimated Cost
Tier 1	High	6	Six Support Vehicles (3 for winter operations and 3 Trucks)	3 each = $55,000 + 3 each=$15,000 = $210,000
Tier 2	High	18	Special Education Buses	$59,000 each = $1,062,000
	High	1	One Snow Plow	$24,000 truck $30,000 accessories = $54,000
	Medium	29	General Education Buses	$70,000 each = $2,030,000
	Medium	7	Seven Support Vehicles	$30,000 each = $210,000
Tier 3	High	5	General Education Buses (Growth)	$70,000 each used = $350,000
	High	5	Special Education Buses	$59,000 each = $295,000
	High	3	Support vehicles	$30,000 each = $90,000
	Medium	40	General Education Buses	$70,000 each used = $2,800,000
Tier 4	High	13	Support Vehicles	$30,000 each = $390,000
	Medium	15	General Education Buses	$70,000 each used = $1,050,000
	Medium	3	Special Education Buses	$59,000 each = $177,000

Project Details

Tier 1 Transportation Items:

Support Vehicle Replacement: Six support vehicles (3 used for winter operations and 3 trucks) that have high operating costs and experience regular component failures. These vehicles need to be replaced within the next year.

Tier 2 Transportation Items:

School Bus Replacement: Twenty-nine general education buses will need to be replaced within the next three years. Buses exceed normal range for repairs, experience multiple component failures, and some parts can no longer be found. Five special education buses will need to be added to the fleet due to growth of Special Needs student population within the district. Thirteen Special Needs buses will need to be replaced by the 2016-2017 school year. These buses exceed expected maintenance costs and they continue to experience multiple component failures. Some major components can no longer be repaired.

Support Vehicle Replacement: Three support vehicles that have high operating costs will need to be replaced in the 2016-2017 school year. Four vehicles with increasing cost of ownership will need to be replaced in the next 2-3 years.

Growth Related Vehicles: One grounds snow plow/sand truck will need to be acquired to accommodate projected student growth.

Tier 3 Transportation Items:

School Bus Replacement: Forty general education buses will need to be replaced in the 2017-19 school year due to increasing operating costs and diminishing parts availability.

Support Vehicle Replacement: Three vehicles with increasing operating costs will need to be replaced by the 2017-19 school year.

Growth Related Vehicles: Five general education buses and five special education buses will need to be acquired to accommodate projected student growth.

Tier 4 Transportation Items:

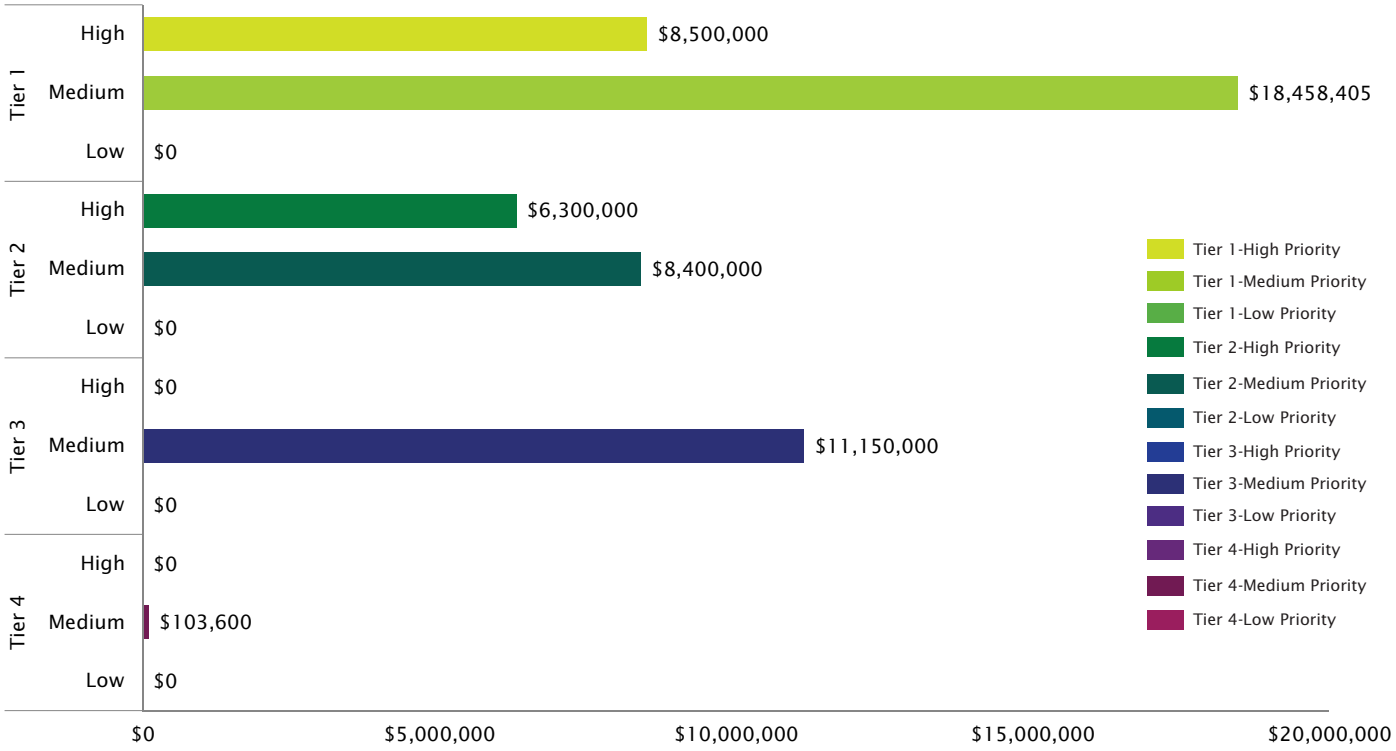
School Bus Replacement: Thirteen general education buses will need to be replaced by the 2019-20 school year due to increasing operating costs.

Support Vehicle Replacement: Ten support vehicles that are approaching or have exceeded their useful life will need to be replaced by the 2019-20 school year.

Growth Related Vehicles: Two general education buses, 3 special education buses, and 3 support service trucks will need to be acquired to accommodate student growth.

Information Technology-Identified Items

Estimated Capital Costs (in 2015 Dollars) by Tier and Priority



Estimated Total Project Costs: $52,912,005

One Time Capital Costs

Tier	Priority	Project Description	5 Year Estimated Cost
Tier 1	**High**	**System Performance Software**	**$4,750,000**
	High	**ERP - Financial System**	**$3,750,000**
Tier 2	High	Document Management Solution	$4,300,000
	High	Intranet Portal	$2,000,000
	Medium	Video Content Management	$1,500,000
	Medium	Business Analytics System	$5,600,000
	Medium	Cyber Security Enhancements	$1,300,000
Tier 3	Medium	Data Center Infrastructure Rotation	$2,400,000
	Medium	School Network Enhancements	$8,750,000
Tier 4	Medium	Web Printing Solution	$103,600

Recurring Capital Costs

Priority		Project Description	Estimated Cost 2015
Tier 1	Medium	Device Hardware Rotation	$18,458,405

Project Details

Tier 1 IT Items:

System Performance Software: Development and hardware services that empower teachers with the ability to (among other things) develop teaching plans, track student achievements, and work on professional development. This platform is used daily and requires funding to ensure that the tool continues to meet the needs of the district's World Class Education mission and vision.

ERP - Financial System: In an effort to reduce overall IT expenses, a single Enterprise Resource Management (ERP) system needs to be implemented to fully integrate and manage all core financial operations. This funding will ensure that our entire 20 year old Financial System is upgraded to align with our recently implemented HR and Payroll system. The effort will eventually reduce the overall cost of ownership and will also ensure accurate data reporting across the district.

Device Hardware Rotation: In order to support World Class Education with world class technology we refresh student and staff computers on a regular basis. This funding request allows continued upgrading of our aging device fleet (laptops, desktops, tablets) used by students and staff.

Tier 2 IT Items:

Document Management Solution: All employee and student paper records need to be managed and preserved for defined periods of time. A new content management solution would allow us to digitize all such paper records and help store all this critical data in a single repository enabling timely, accurate, and secure retrieval or removal of data.

Intranet Portal: Today's workforce demands efficient and timely access to relevant policies, forms and data. This solution consolidates various staff and administrative web site content into a central employee portal called the district intranet. The portal will act as a tool to enhance internal communication and collaboration across the district.

Video Content Management: In today's digital age video content is created at a rapid pace. We currently do not have a central platform to store and share such internally created video content. This capital need will allow us to purchase and implement a video content management system to allow school staff and students to store and publish original video content.

Business Analytics System: The district does not have a central data warehousing nor a business analytics solution. This effort will allow us to build a single place for storing and reporting on our student and staff data accurately. Accurate and timely access to student data enables our educators to make meaningful decisions based on student performance data and take appropriate corrective measures.

Cyber Security Enhancements: With digital safety as a key component of our overall Safety strategy, this funding will enable us to provide a robust district-wide network security management platform, an enhanced data loss prevention solution, an Internet-based software blocking solution for malicious content, firewall botnet protection, and device encryption. All of this serves to provide a safe educational environment and secure student and teacher data.

Tier 3 IT Items:

Data Center Infrastructure Rotation: Our district-wide technology systems are reliant on a robust data center infrastructure. This funding need will allow IT to keep systems up to date as demands on our servers, storage, network, and cloud infrastructure grow. Vital needs include core data center redundancy, wireless infrastructure, and back-end server and cloud support systems.

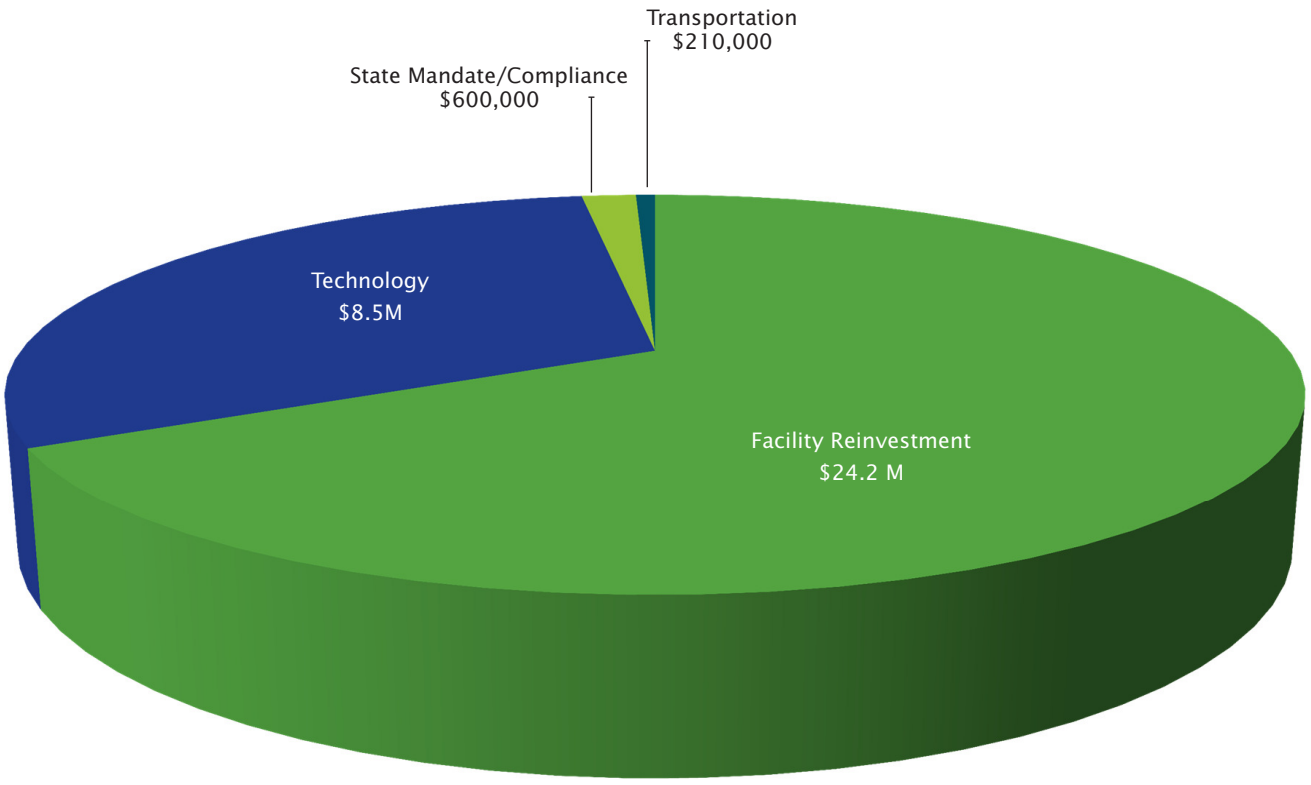
School Network Enhancements: The district network enables staff and students to connect wirelessly to high speed Internet and enable World Class Education services. Over the next five years, we anticipate district wide network capacity needs to double. Nearly all student educational activities and district administrative services depend on the network. Funding this will allow us to continue building and upgrading district site network switches, wireless hardware, and battery backup systems to meet the growing educational demands.

Tier 4 IT Items:

Web Printing Solution: The ability to print from any device (ipad, chromebook etc.) does not exist within the district. This web printing management solution would provide a web printing management solution that would allow students and staff to print from virtually all devices.

2015-2020 Tier 1-High Priority Items

Estimated Cost (in 2015 Dollars)



Capital Item	Estimated Capital Cost (in 2015 Dollars)	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
State Mandated Reinvestment	$600,000	$0	$30,000-$129,000	$630,000-$729,000
Transportation	$210,000	$0	$0	$210,000
Information Technology	$8,500,000	$0	$0	$8,500,000
Facility Reinvestment (Neighborhood Schools and Support Facilities)	$24,222,200	$2,422,100-$10,416,400	$1,211,110-$5,207,773	$27,855,410-$39,846,373
Grand Total	**$33,532,200**	**$2,422,100-$10,416,400**	**$1,241,110-$5,336,773**	**$37,195,410-$49,285,373**

Estimated Cost (in 2015 Dollars): $33,532,200

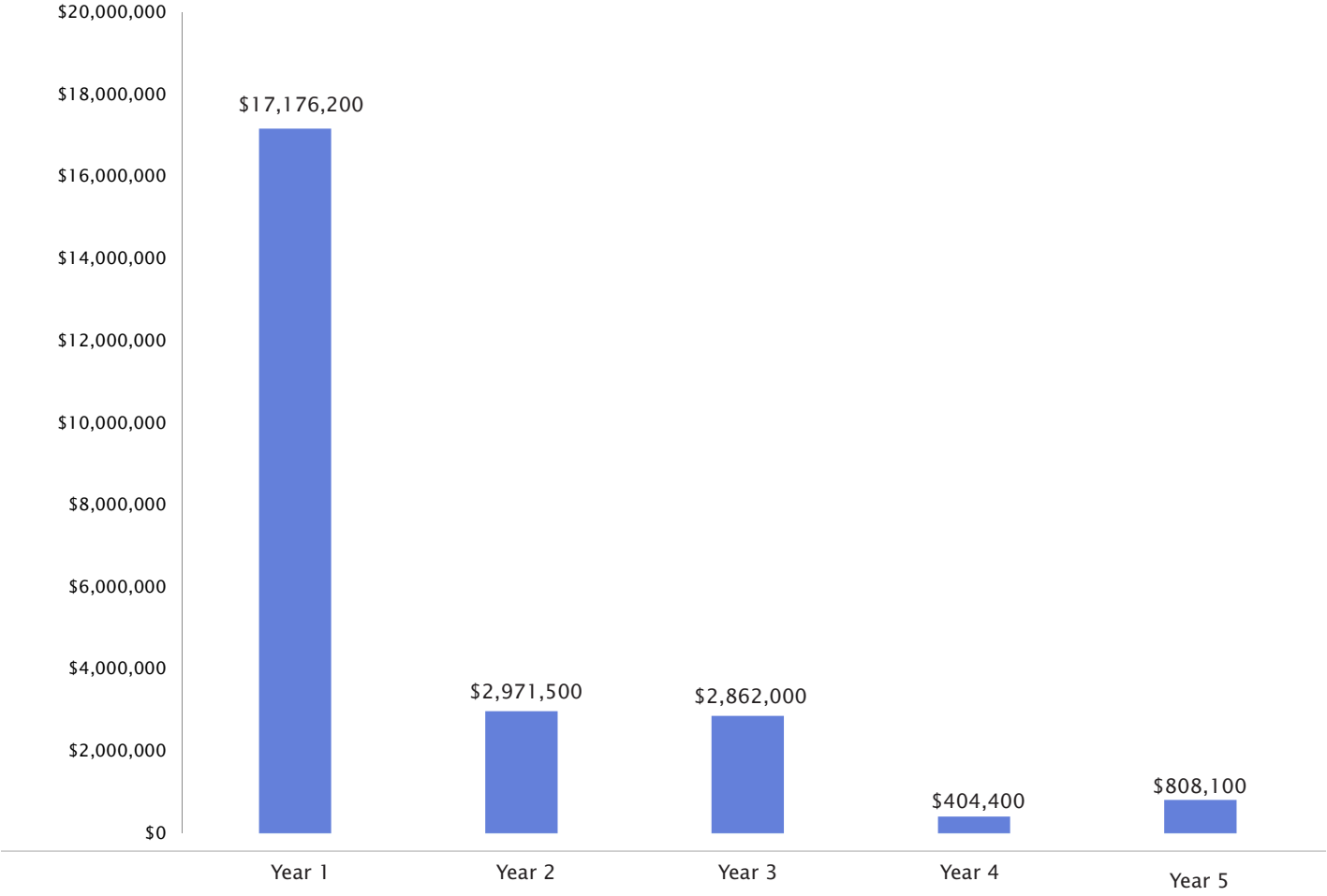
Estimated Project Management Costs Range: $2,422,100 - $10,416,400

Estimated Inflation Range: $1,241,110 - $5,336,773

Estimated Total Cost: $37,195,410 - $49,285,373

2015-2020 Tier 1-High Priority Facility Items by Year

Estimated Construction Costs (in 2015 Dollars)



Year	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
Year 1	$17,176,200	$1,717,400-$7,386,200	$0	$18,893,600-$24,562,400
Year 2	$2,971,500	$297,300-$1,277,800	$148,575	$3,417,375-$4,397,875
Year 3	$2,862,000	$286,300-$1,230,900	$293,355	$3,441,655-$4,386,255
Year 4	$404,400	$40,400-$174,000	$63,895	$508,695-$642,295
Year 5	$808,100	$80,700-$347,500	$173,742	$1,062,542-$1,329,342

Estimated Construction Costs (in 2015 Dollars): $24,222,200

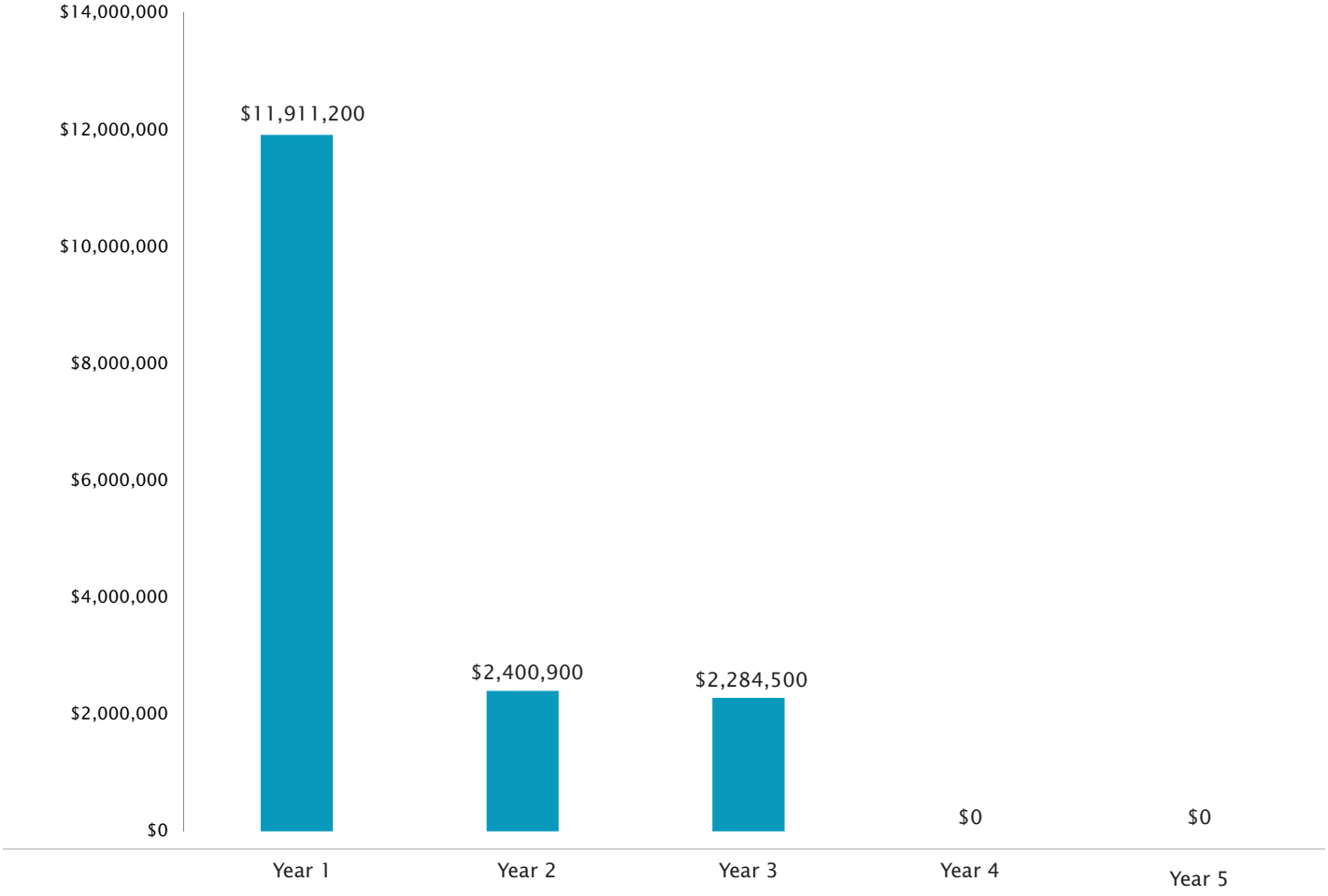
Estimated Project Management Costs Range: $2,422,100- $10,416,400

Estimated Inflation Costs: $679,567

Estimated Total Project Costs: $27,323,867 - $35,318,167

2015-2020 Items That May Interrupt the Education Program by Year

Estimated Construction Costs (in 2015 Dollars)

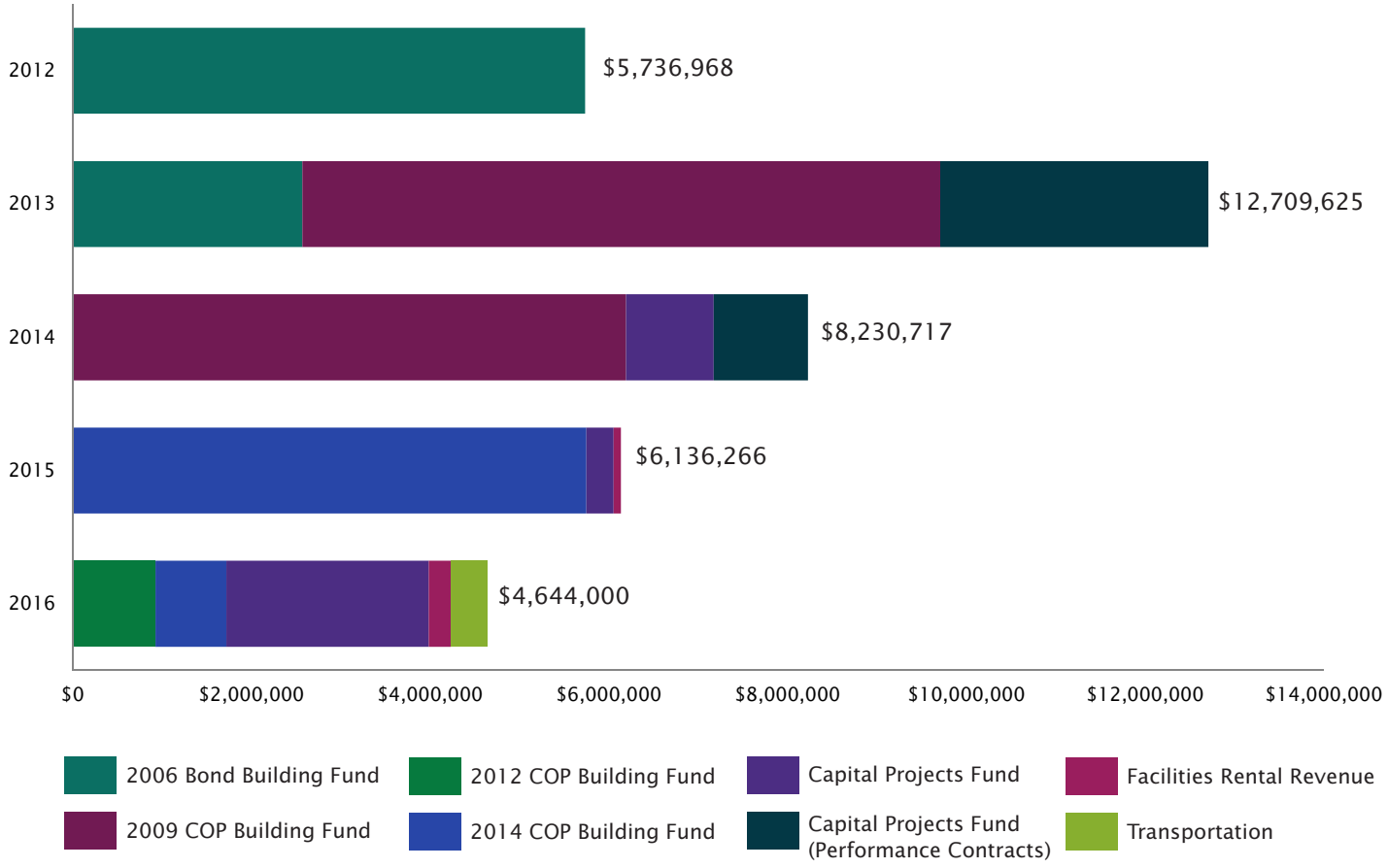


Year	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
Year 1	$11,911,200	$1,191,400-$5,122,000	$0	$13,102,600-$17,033,200
Year 2	$2,400,900	$240,200-$1,032,500	$120,045	$2,761,145-$3,553,445
Year 3	$2,284,500	$228,600-$982,600	$234,161	$2,747,261-$3,501,261

Estimated Total Construction Costs (in 2015 Dollars): $16,596,600
Estimated Project Management Costs Range: $1,660,200 - $7,137,100
Estimated Inflation Costs: $354,206

Estimated Total Project Cost: $18,611,006 - $24,087,906

Capital Funding by Source, 2012-2016

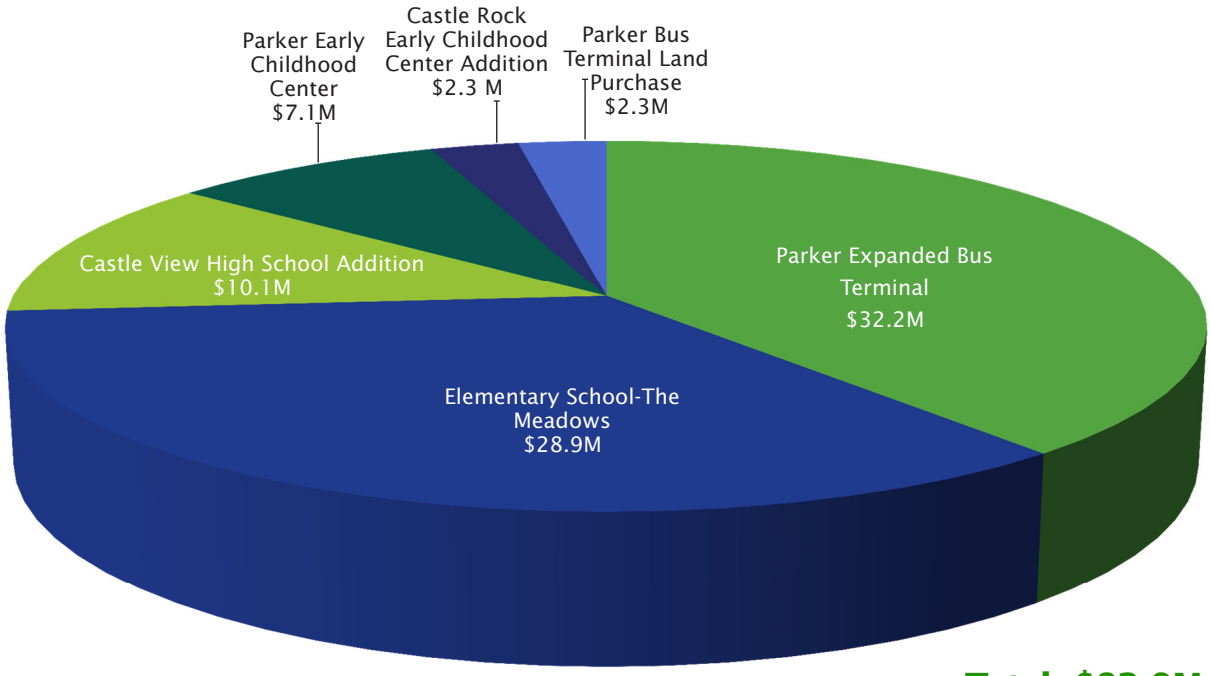


Funding Source	2012	2013	2014	2015	2016	Total (by Funding Source)
2006 Bond Building Fund	$5,736,968	$2,572,041	$0	$0	$0	**$8,309,009**
2009 COP Building Fund	$0	$7,137,584	$6,195,979	$0	$0	**$13,333,563**
2012 COP Building Fund	$0	$0	$0	$0	$931,000	**$931,000**
2014 COP Building Fund	$0	$0	$0	$5,751,380	$792,000	**$6,543,380**
Capital Projects Fund	$0	$0	$979,738	$304,875	$2,263,000	**$3,547,613**
Capital Projects Fund (Performance Contracts)	$0	$3,000,000	$1,055,000	$0	$0	**$4,055,000**
Facilities Rental Revenue	$0	$0	$0	$80,000	$250,000	**$330,000**
Transportation	$0	$0	$0	$0	$408,000	**$408,000**
Grand Total	**$5,738,980**	**$12,711,638**	**$8,232,731**	**$6,138,270**	**$4,646,016**	**$37,457,565**

Capital Funding 2012-2016: $37,457,565

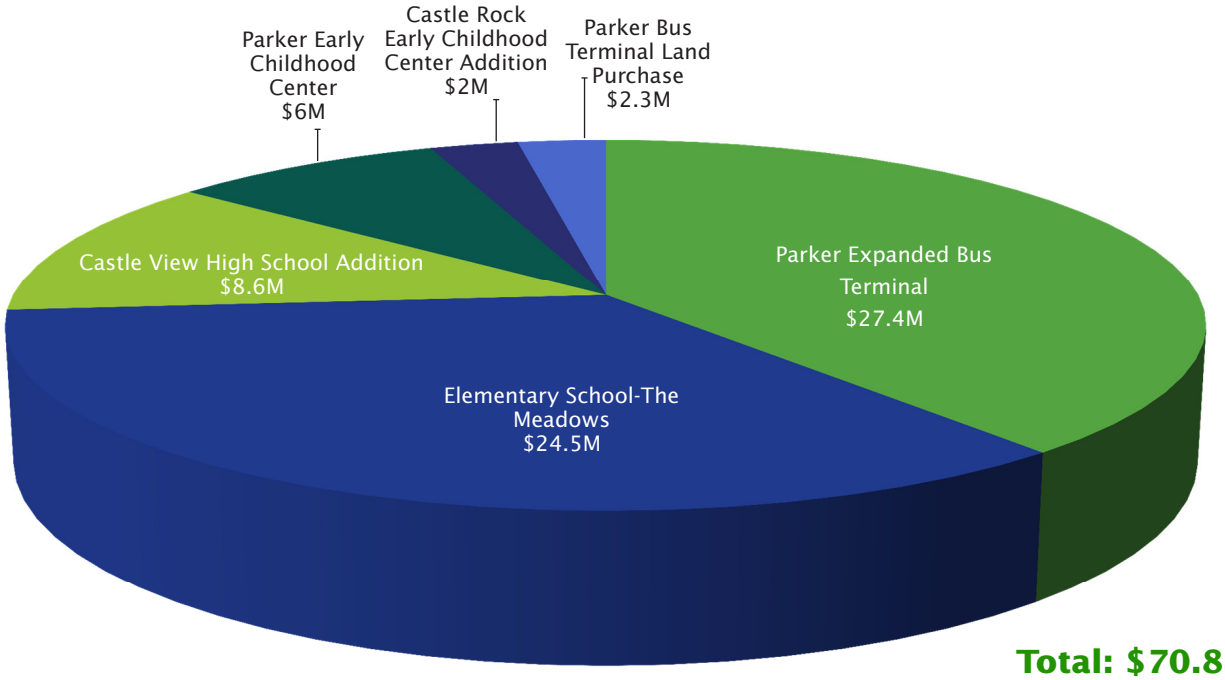
2015-2020 New Construction

Current DCSD Construction Standards



Total: $82.9M

Value Engineered Construction Standards

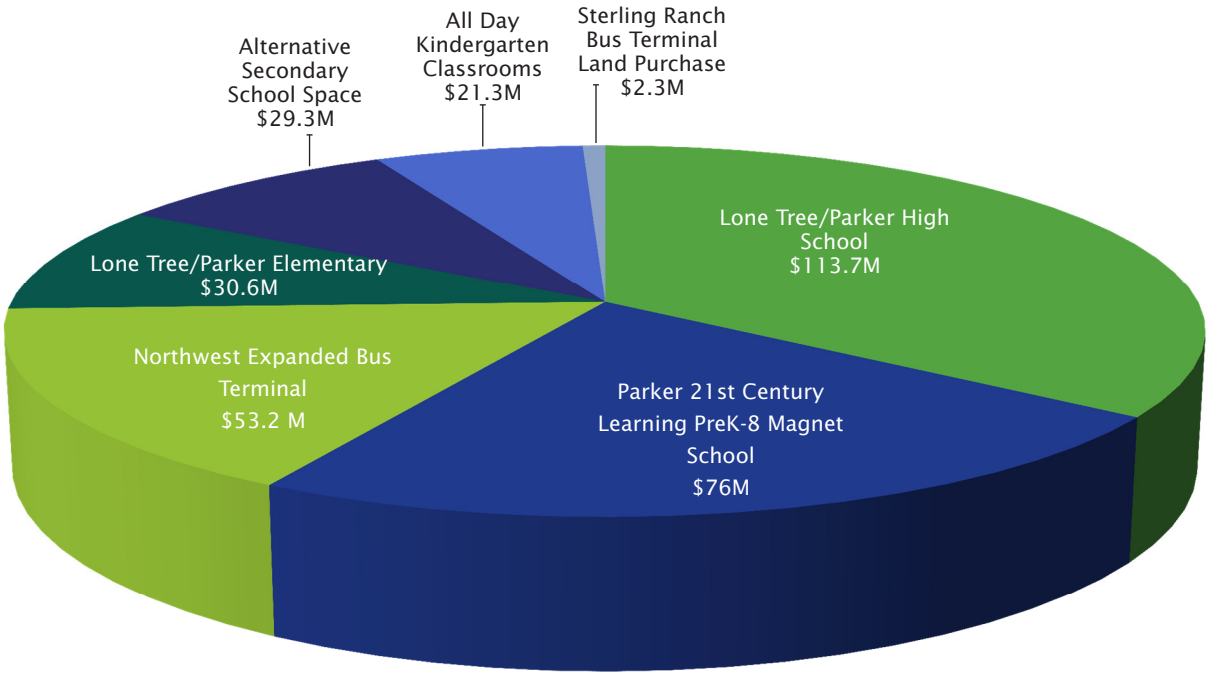


Total: $70.8M

**Note* Total estimated costs for new construction include estimates for inflation and project management costs.*

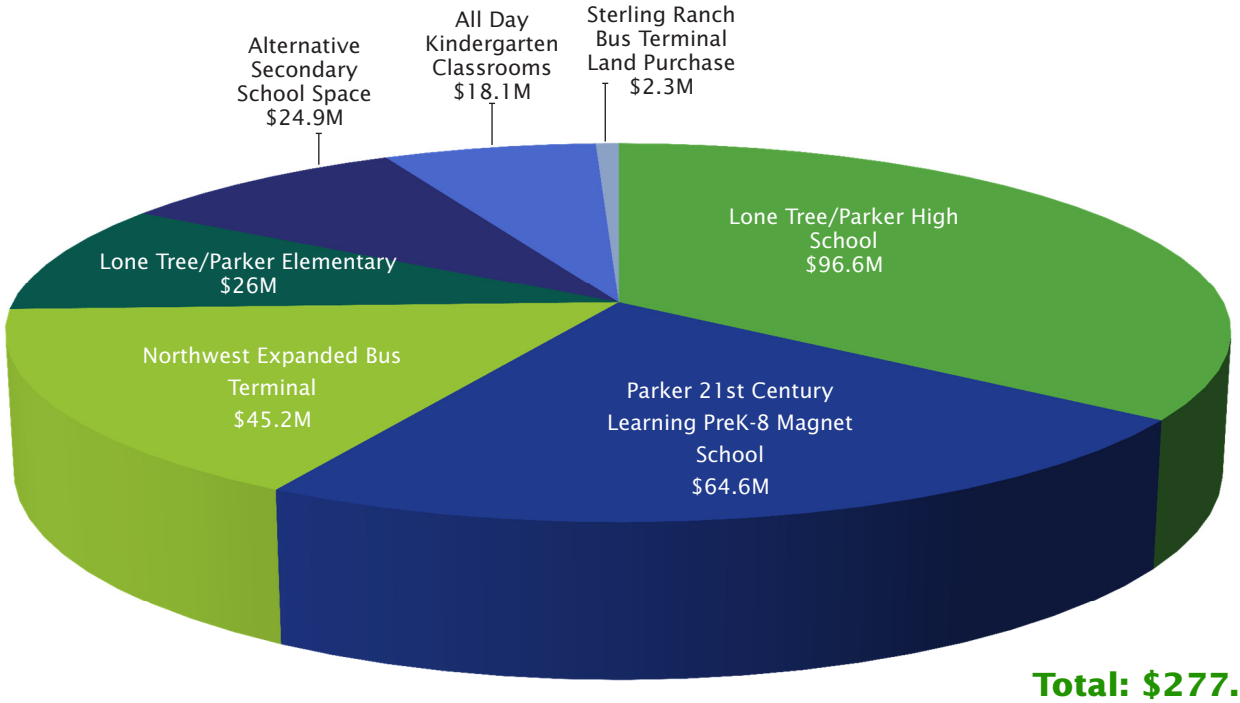
2020-2025 New Construction

Current DCSD Construction Standards



Total: $326.4M

Value Engineered Construction



Total: $277.7M

Note
-Total estimated costs for new construction include estimates for inflation and project management costs.
-All day Kindergarten is not currently required by the State of Colorado. New construction costs apply if mandated.

Appendix 1
History of 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

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

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

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

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

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

Castle View High School

2006 New Construction
2007 Parking Lot Expansion
2007 Technology Improvements
2007 Security Kiosk

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

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

Cherry Valley Elementary

1996 Roof Replacement	2004 Security Cameras/Radios	2006 Parking Lot Improvements
1998 Playground Improvements	2004 Technology Improvements	2008 Major Renovation
1999 981 SF Addition	2005 Security Access Control	2014 Update Water Well System

Cimarron Middle School

2010 New Construction	2011 Turn Lane and Stop Light	2012 Art & Computer Room Remodel

Clear Sky Elementary

2008 New Construction	2012 Carpet Replacement - Mobiles	

Copper Mesa Elementary

2008 New Construction		

Cougar Run Elementary

2003 Playground Improvements	2005 Security Access Control	2013 Restroom Flooring
2003 Flooring Improvements	2007 Carpet Replacement	2013 Roof Replacement
2004 Security Cameras/Radios	2013 Fire Alarm Replacement	2014 Clock System

Coyote Creek Elementary

2004 Security Cameras/Radios	2007 Carpet Replacement	2010 Playing Field Improvements
2004 Technology Upgrades	2007 Playground Improvements	
2005 Security Access Control	2010 3,200 SF Addition	

Cresthill Middle School

1998 Tile Replacement	2003 Site Improvements	2005 Security Access Control
1999 SPED, Science Rooms	2004 Carpet Replacement	2010 14,500 SF Addition
2000 Carpet Replacement	2004 Technology Improvements	2010 Bleachers
2002 Make-up Air	2004 Security Cameras/Radios	

Daniel C. Oakes High School

2002 Major Renovation	2007 Science Rooms	2007 Roof Replacement

Douglas County High School - North Building

1992 30,890 SF Addition	2003 Science Room Conversion	2011 Life Safety Upgrade
1995 Team Room/Tennis Courts	2004 Cooling Units	2012 Replace Carpet
1995 Replace DDC	2004 Security Cameras/Radios	2012 Bathroom Improvements
1997 Air Conditioning	2004 Technology Improvements	2012 Partial Roof Replacement
2000 Running Track	2005 Security Access Control	2013 Projector Mounting
2001 Water System	2005 Security Kiosk	2013 Blackboard Removal
2002 Parking Lot Improvements	2008 Renovation - Phase I	2013 Energy Performance Contracting
2002 Artificial Turf	2010 Renovation - Phase II	2014 Electrical Switchgear and Panel board Replacement
2003 Bell System	2010 Communications Equipment	
2003 Bathroom Improvements	2010 Addition - Athletic Complex	

Douglas County High School - South Building

1985 18,016 SF Addition	2001 Water System	2010 Communication Equipment
1993 Remodel - Phase I	2006 Sidewalk Improvements	
1997 Remodel - Phase II	2008 Roof Replacement	

Eagle Ridge Elementary

1997 Air Conditioning	2004 3,000 SF Addition	2013 Kitchen Floor Repair
1998 Tile Replacement	2004 Technology Improvements	2014 Cafeteria Flooring
2001 Carpet Replacement	2005 Security Access Control	2014 Resurface Gymnasium Floor
2003 Reballast	2007 Playground Improvements	

Eldorado Elementary

2001 New Construction	2005 Technology Improvements	2007 Technology Improvements
2004 Technology Improvements	2005 Security Access Control	
2004 Security Cameras/Radios	2006 Technology Improvements	

Flagstone Elementary

2003 New Construction
2004 Security Cameras/Radios
2005 Security Access Control
2005 Technology Improvements
2013 Carpet Replacement - Mobile

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

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

Frontier Valley Elementary

2002 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Technology Improvements
2013 Cafeteria Floor Replacement
2014 Clock System
2014 Update Water Well System

Gold Rush Elementary

2010 New Construction

Heritage Elementary

2001 New Construction
2004 Security Cameras/Radios
2005 Security Access Controls
2005 Technology Improvements
2012 Restroom Countertops
2013 Carpet Replacement - Mobile

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

Iron Horse Elementary

2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2010 Carpet Replacement
2010 Cafeteria Flooring Repairs
2012 Upgrade Controls System
2013 Water Main Repair
2013 Resurface Paved Areas
2014 Playpad Upgrade (Converted from Asphalt to Concrete)
2014 Fire Alarm System Replacement

Larkspur Elementary

1992 Addition
1994 Rooftop Units
1997 Carpet Replacement
2000 Addition/Remodel
2002 Playground Improvements
2003 Intercom
2004 Clock System
2004 Technology Improvements
2005 Security Access Control
2009 Carpet Replacement
2006 Entry Tile Replacement
2008 Elevator
2010 Gym Floor
2011 Roof Replacement
2010 Parking Lot Improvements
2013 Exterior Enhancement

Legacy Point Elementary

2003 New Construction
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2012 Carpet Replacement - Mobile
2014 Clock System

Legend High School

2008 New Construction
2008 22,097 SF Addition
2013 Resand Gymnasium Floor
2013 Repair Security Gate
2014 Hilltop Road Traffic Signal

Lone Tree Elementary

2007 New Construction

Mammoth Heights Elementary

2007 New Construction
2012 Carpet Replacement - Mobile

Meadow View Elementary

2000 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2012 Concrete Repairs - service entry
2013 Carpet Replacement - Mobile
2013 Window Replacement
2013 Interior Door Replacement
2014 Clock System
2014 Interior Doors
2014 Carpet

Mesa Middle School

2008 New Construction

Mountain Ridge Middle School

2003 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2014 Clock System

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

Mountain Vista High School

2001 New Construction
2004 Chiller
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2005 Artificial Turf Playfield
2005 "F" Pod Addition
2006 Clearstory windows
2007 Security Kiosk
2010 Site Improvements - Curb
2012 Tile Replacement - Halls/Classrooms
2013 Resand Gymnasium Floor
2013 Tennis Courts
2014 Clock System
2014 Resurface Track
2014 Intercom and Paging System Replacement
2014 Fire Alarm System Replacement

Northeast Elementary

1992 8,642 SF Addition
1999 Roof Replacement
1999 Sidewalk
2001 Playground Improvements
2001 Access Road
2002 1,540 SF Addition
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2006 Kitchen Make-up Air
2011 White Boards
2012 Site Lighting Poles
2012 Tile Replacement - Halls/Classrooms
2013 Daylighting Enhancement
2013 Playfield Replacement
2014 Clock System

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

Pine Grove Elementary

2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Controls
2006 Carpet Replacement
2010 3,996 SF Addition

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 Im0rovements
2005 Elevator
2010 Roof Replacement
2013 Daylighting Enhancement
2014 Carpet

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

Pioneer Primary

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

Ponderosa High School

1995 Parking Lot Improvements
1996 HVAC Improvements
1998 Roof Repair
1998 Water Main
1999 Gym Floor Replacement
2000 Boilers
2001 Running Track
2002 Addition/Remodel
2003 Artificial Turf Playfield
2004 Air Handling Units
2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvements
2006 Special Education Restrooms
2007 Security Kiosk
2010 Security Detection System
2011 Carpet Replacement
2012 Door Replacement/Repair
2012 Tile Replacement - Halls-Classrooms
2013 ADA Compliance
2014 Resurface Turf Field
2014 Autoshop Expansion
2014 Intercom
2014 Hallway/Classroom Flooring
2014 Roof Replacement

Prairie Crossing Elementary

2001 New Construction
2004 Technology Improvements
2004 Security Improvements
2012 Carpet Replacement - Mobile

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 Upgrade

Redstone Elementary

2005 New Construction
2013 Carpet Replacement - Mobile

Renaissance Elementary

2006 New Construction
2012 Restroom Countertops

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

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

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

Roxborough Intermediate

2008 New Construction

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

Saddle Ranch Elementary

1999 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2013 Flooring Replacement
2014 Clock System

Sage Canyon Elementary

2010 New Construction
2014 Repair to Handicap Ramp

Sagewood Middle School

2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvement
2006 HVAC Upgrade
2010 Track Resurface

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

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

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

Soaring Hawk Elementary

2004 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2012 Carpet Replacement - Mobile
2014 Clock System

South Ridge Elementary

1992 5,380 SF Addition
1994 Rooftop Units
1995 Mechanical Improvements
1997 Playground Improvements
1998 Drainage
2003 Rooftop Units
2003 Water Service
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2006 Roof Replacement
2006 Elevator
2012 Interior Door Hardware Replacement
2012 Carpet Replacement
2013 Daylighting Enhancement
2014 Clock System
2014 Resurface Gymnasium Floor

Stone Mountain Elementary

2007 New Construction

Summit View Elementary

2000 Playground Improvements
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2005 Carpet Replacement
2008 2,684 SF Addition
2014 Cafeteria Flooring
2014 Resurface Gymnasium Floor

ThunderRidge High School

1998 34,368 SF Addition
2004 Artificial Turf Playfield
2004 Batting Cages
2004 Chiller
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2006 Clearstory Windows
2007 Resurface Tennis Courts
2007 Security Kiosk
2008 Concrete Slab Repair
2012 Tile Replacement - Halls/Classrooms
2012 Resurface Track
2012 Resurface Tennis Courts
2014 Fire Alarm System Replacement
2014 Partial Roof Replacement
2014 Intercom and Paging System Replacement

Timber Trail Elementary

2003 New Construction	2012 Chiller Replacement
2004 Technology Improvements	2014 Clock System

Trailblazer Elementary

2004 Security Access Control	2006 Parking Lot Improvements	2013 Restroom Flooring
2004 Security Cameras/Radios	2007 Carpet Replacement	2014 Clock System
2004 Technology Improvements	2011 Security Door	

Wildcat Mountain Elementary

2004 Security Cameras/Radios	2006 Carpet Replacement	2013 Resurface Playground
2004 Security Access/Control	2010 Flooring Replacement	2014 Clock System
2004 Technology Improvements	2012 Controls System Upgrade	

Identified Facility Projects Not Shown on Facility Profile Pages

Douglas County High School

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Replace natural gas piping	$131,200	$13,100-$56,400	$6,560-$28,208
	High	Add panic devices to 4 doors	$3,700	$400-$1,600	$185-$795
	High	Replace elevator	$104,300	$10,400-$44,900	$5,215-$22,424
	High	Replace hot watersystem	$2,664,600	$266,500-$1,145,800	$133,230-$572,889
	High	Kitchen hot water distribution	$9,000	$900-$3,800	$450-$1,935
	High	Replace shop air units	$48,800	$4,900-$21,000	$2,440-$10,492
	High	Refinish roof (gyp board soffits)	$2,000	$200-$900	$100-$430
	High	Replace gutters and downspouts	$8,800	$900-$3,800	$440-$1,892
	High	Replace/repair skylights	$36,700	$3,700-$15,800	$1,835-$7,890
	High	Replace cold water service gate valves	$50,800	$5,100-$21,900	$2,540-$10,922
	High	Provide backflow prevention	$3,100	$300-$1,300	$155-$666
	High	Revise domestic water piping	$40,700	$4,100-$17,500	$2,035-$8,750
	High	Revise domestic waterdistribution	$289,000	$28,900-$124,200	$14,450-$62,135
	High	Replace ductwork and devices	$1,003,100	$100,300-$431,300	$50,155-$215,666
	High	Replace Kitchen air unit.	$47,100	$4,700-$20,200	$2,355-$10,126
	High	Replace cabinet unit heaters	$36,600	$3,700-$15,800	$1,830-$7,869
	High	Provide panic door hardware	$3,400	$300-$1,500	$170-$731
	High	Tempered water at showers	$2,000	$200-$900	$100-$430
	High	Provide interior roof drains in kitchen	$9,400	$900-$4,100	$470-$2,021
	High	Replace shop exhaust systems	$82,400	$8,200-$35,400	$4,120-$17,716
	High	Replace exhaust fans	$85,500	$8,600-$36,700	$4,275-$18,382
	High	Revise art room ventilation systems	$24,400	$2,400-$10,500	$1,220-$5,246
	High	Replace irrigation mainlines	$71,600	$7,200-$30,800	$3,580-$15,394
	High	Upgrade irrigation piping	$12,200	$1,200-$5,300	$610-$2,623
	High	Replace rusted roof deck areas	$10,100	$1,000-$4,300	$505-$2,171
	High	Refinish all roof Gyp Board soffits	$2,000	$200-$900	$100-$430
	High	Replace exterior downspouts	$19,300	$1,900-$8,300	$965-$4,149
	High	Remove and replace broken skylights	$11,000	$1,100-$4,700	$550-$2,365
	High	Replace kitchen hood and vent systems	$32,600	$3,300-$14,000	$1,630-$7,009
	High	Replace cabinet unit heaters.	$24,400	$2,400-$10,500	$1,220-$5,246
	High	Revise art room ventilation	$16,300	$1,600-$7,000	$815-$3,504
	High	Install smoke vents over stage	$20,300	$2,000-$8,800	$1,015-$4,364
	High	Ventilation for student bathrooms	$7,300	$700-$3,200	$365-$1,569

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Upgrade door hardware for ADA compliance	$220,300	$22000-$94700	$11015-$47364
	Medium	Replace storm inlets and reconnect to drain	$40,300	$4000-$17400	$2015-$8664
	Medium	Provide lighting in the south parking lot.	$57,000	$5700-$24500	$2850-$12255
	Medium	Replace water distribution meter	$4,900	$500-$2100	$245-$1053
	Medium	Upgrade door hardware for ADA compliance	$36,700	$3700-$15800	$1835-$7890
	Medium	Install sound seals on music area doors	$4,100	$400-$1700	$205-$881
Tier 2	High	Recaulk exterior wall control joints	$5,500	$600-$2400	$275-$1182
	High	Caulk windows	$2,000	$200-$900	$100-$430
	High	Install new astragal/coordinator to doors	$200	$0-$100	$10-$43
	High	Replace grease interceptor	$25,900	$2600-$11200	$1295-$5568
	High	Wheel chair spaces for ADA (auditorium)	$500	$100-$200	$25-$107
	High	Fire seal area separation wall penetrations	$9,000	$900-$3800	$450-$1935
	High	Repair rusting on windows	$200	$0-$100	$10-$43
	High	Fire rate suspended grid ceiling	$16,700	$1700-$7200	$835-$3590
	High	Plaster sink with large capacity plaster trap	$8,300	$800-$3600	$415-$1784
	High	Revise sink drainage to comply with code	$7,300	$700-$3200	$365-$1569
	High	Access into shops non ADA conforming	$4,100	$400-$1700	$205-$881
	High	Provide lift or ramp access to main stage	$37,400	$3700-$16100	$1870-$8041
	High	Upgrade stairs (ADA compliance)	$10,800	$1100-$4700	$540-$2322
	High	Repair rust on exterior north doors	$2,000	$200-$900	$100-$430
	High	Replace flex locker room door	$900	$100-$400	$45-$193
	High	Replace cience sinks with epoxy sinks	$30,500	$3100-$13100	$1525-$6557
	High	Replace stainless steel sink in darkroom 45	$2,000	$200-$900	$100-$430
	High	Replace coolers and drinking fountains	$42,700	$4300-$18400	$2135-$9180
	High	Replace deck mounted gas turrets	$13,800	$1400-$6000	$690-$2967
	High	Upgrade auditorium theatrical equipment	$227,900	$22800-$98000	$11395-$48998
	High	Replace theatre curtain and track system.	$13,000	$1300-$5600	$650-$2795
	High	ADA access/compliance to control room	$13,000	$1300-$5600	$650-$2795
	High	Repair brick veneer joints,vertical joints	$5,100	$500-$2200	$255-$1096
	High	Repair 2 holes in exterior masonry	$800	$100-$400	$40-$172
	High	Repair loose brick mortar on exterior wall	$4,900	$500-$2100	$245-$1053
	High	Repair masonry where water infiltrates	$18,300	$1800-$7900	$915-$3934

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	High	Paint steel beams,columns,transoms,soffit	$12,200	$1200-$5300	$610-$2623
	High	Paint exterior walls,downspouts, monitor	$8,100	$800-$3500	$405-$1741
	High	Upgrade rolling counter doors	$7,800	$800-$3400	$390-$1677
	High	New exit doors, frames, hardware	$24,800	$2500-$10600	$1240-$5332
	High	Recessed mats at entries	$1,000	$100-$400	$50-$215
	High	Replace all tile (Science room)	$5,900	$600-$2600	$295-$1268
	High	Replace faucets at art sinks	$2,000	$200-$900	$100-$430
	High	Replace leaking lounge sink and faucet	$2,000	$200-$900	$100-$430
	High	Revise piping at sinks in classroom 53	$4,100	$400-$1700	$205-$881
	High	Replace the wash fountain & DF-wood shop	$7,900	$800-$3400	$395-$1698
	High	Replace floor sinks, drains, waste piping	$139,400	$13900-$59900	$6970-$29971
	High	Replace floor drains/revise drainage connections	$10,600	$1100-$4500	$530-$2279
	High	Replace sand,oil interceptors-auto shop	$32,700	$3300-$14100	$1635-$7030
	High	Upgrade countertops to be ADA accessible	$18,300	$1800-$7800	$915-$3934
	High	Upgrade countertops to be ADA accessible	$13,700	$1400-$5900	$685-$2945
	High	Upgrade countertops to be ADA accessible	$4,900	$500-$2100	$245-$1053
	High	Upgrade countertops to be ADA accessible	$1,300	$100-$600	$65-$279
	High	Upgrade countertops to be ADA accessible	$7,100	$700-$3100	$355-$1526
	High	Upgrade countertops to be ADA accessible	$5,900	$600-$2500	$295-$1268
	High	Upgrade countertops to be ADA accessible	$3,300	$300-$1400	$165-$709
	High	Upgrade countertops/sinks to be ADA accessible	$7,800	$800-$3400	$390-$1677
	High	Add more casework in SPED Kitchen	$10,100	$1000-$4400	$505-$2171
	High	Replace display case doors and hardware	$7,300	$700-$3200	$365-$1569
	High	Replace counters in Sci 36, 37, 60, 61.	$4,100	$400-$1700	$205-$881
	High	Mill and overlay SD west parking lot	$161,100	$16100-$69300	$8055-$34636
	High	Regrade/replace asphalt,curbing	$30,500	$3100-$13100	$1525-$6557
	High	Cut out / patch areas NW parking lot	$23,400	$2300-$10000	$1170-$5031
	High	Repair cracking asphalt areas	$2,000	$200-$900	$100-$430
	High	Remove and replace broken concrete, curbing	$4,100	$400-$1700	$205-$881
	High	Upgrade and supplement signage for parking and circulation	$8,100	$800-$3500	$405-$1741

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	High	Add concrete walks along north side west parking lot, regrade drive in front of Main Entrance and reconstruct w/in ADA; add retaining walls, hdcp parking spaces	$413,300	$41300-$177700	$20665-$88859
	High	Install accessible route to grade outside Commons 100 and gym 103 west exits	$19,700	$2000-$8500	$985-$4235
	High	Install ramp at North Bldg Main entry. Revise accessible route from Parking lot.	$9,400	$900-$4100	$470-$2021
	High	Regrade / replace concrete walk from NE corner South Bldg. to new track location	$13,000	$1300-$5600	$650-$2795
	High	Clarify pedestrian route thru parking lot, remove dead end aisle, enlarge adjacent concrete island/add crosswalk; widen sidewalk to Main E	$18,800	$1900-$8100	$940-$4042
	High	Large concrete expansion/contraction joints at many concrete walks and curbs need repair and sealing.	$8,100	$800-$3500	$405-$1741
	High	Repair sidewalks displace more than 1/2".	$9,800	$1000-$4200	$490-$2107
	High	Steep walk at southeast corner of East parking lot of South Bldg. Remove existing walk and replace with new concrete walk adjacent to driveway curb	$4,900	$500-$2100	$245-$1053
	High	Repair CMU exterior wall of greenhouse, cracked and paint blistering	$1,000	$100-$500	$50-$215
	High	Seal window frames and repair sills	$1,100	$100-$500	$55-$236
	High	Caulk perimeters at all South windows	$20,300	$2000-$8800	$1015-$4364
	High	Install complying HC stall, accessories or grab bars in restrooms 100N, 100O, 103E, 103I, 43D, 43F	$21,500	$2200-$9200	$1075-$4622
	High	Upgrade staff toilet rooms to meet ADA accessibility	$104,200	$10400-$44800	$5210-$22403
	High	Fire seal some area separation wall penetrations and top of walls	$5,400	$500-$2300	$270-$1161
	High	Reconfigure, add handrails, rebuild stairs at stage 100	$20,300	$2000-$8800	$1015-$4364
	High	New aluminum storefront framing with insulated glass at south commons & lobby windows	$135,900	$13600-$58500	$6795-$29218
	High	Replace corridor stair handrails, rectangular and not ADA compliant	$11,800	$1200-$5100	$590-$2537
	High	DOORS SOUTH / Exterior HM windows, doors/frames rusting; refinish all locations	$6,100	$600-$2600	$305-$1311
	High	Upgrade restrooms throughout building as needed	$38,500	$3900-$16600	$1925-$8277
	High	South/ Locker Room doors damaged. Provide new HM door and hardware.	$3,200	$300-$1400	$160-$688
	High	Replace toilet partitions (North)	$43,400	$4300-$18600	$2170-$9331
	High	Replace toilet partitions (South Locker Room)	$2,200	$200-$1000	$110-$473

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	High	Repair VCT flooring throughout building	$4,300	$400-$1800	$215-$924
	High	Replace VCT flooring in all corridors	$47,800	$4800-$20600	$2390-$10277
	High	Replace carpet throughout school	$112,900	$11300-$48500	$5645-$24273
	High	Repair/replace casework	$2,400	$200-$1100	$120-$516
	High	Repair cracks in exterior stone façade	$11,400	$1100-$4900	$570-$2451
	High	Repair cracks in Stucco	$6,900	$700-$3000	$345-$1483
	High	Remove and replace all broken rowlock trim and replace with new flush rowlock brick (SE entrance)	$24,000	$2400-$10300	$1200-$5160
	High	Caulk all control joints at South Bldg	$1,000	$100-$500	$50-$215
	High	Compression seal at ext wall located east of main north entry missing above 4' and loose below 4' - replace with ej cover	$2,100	$200-$900	$105-$451
	High	Provide ej cover at exterior brick wall west of main north entry where previous addition meets existing building	$2,100	$200-$900	$105-$451
	High	Infill south wall masonry openings	$2,000	$200-$900	$100-$430
	High	Upgrade stage, stage office, dressing rooms and costume storage room for ADA	$19,500	$2000-$8400	$975-$4192
	High	Repair broken cement block and wall crack in gym	$1,700	$200-$700	$85-$365
	High	Replace carpet with VCT	$2,900	$300-$1200	$145-$623
	High	Replace carpet with VCT	$9,200	$900-$3900	$460-$1978
	High	Replace ramp wood flooring boards	$2,000	$200-$900	$100-$430
	High	Remove and replace VCT in south offices	$6,500	$700-$2800	$325-$1397
	High	Provide new carpet and rubber base	$1,000	$100-$500	$50-$215
	High	Replace VCT flooring	$2,200	$200-$1000	$110-$473
	High	Replace sink faucet	$1,000	$100-$500	$50-$215
	High	Upgrade countertop to be ADA compliant	$3,600	$400-$1500	$180-$774
	High	Replace wood transaction desk	$2,000	$200-$900	$100-$430
	High	Replace cabinets and coutertops	$13,000	$1300-$5600	$650-$2795
	High	Patch cracks in asphalt drive and seal	$1,600	$200-$700	$80-$344
	Medium	Provide HVAC key switch and push button style to meet code for gas control stations	$36,600	$3700-$15800	$1830-$7869
	Medium	Regrade and repave concrete paving areas	$26,900	$2700-$11500	$1345-$5783
	Medium	Regrade and repave flat parking area, add drains	$131,300	$13100-$56400	$6565-$28229
	Medium	Reposition dumpster area for direct truck access	$1,600	$200-$700	$80-$344
	Medium	Upgrade restrooms	$36,700	$3700-$15800	$1835-$7890
	Medium	Additional vent in Jewelry classroom	$13,900	$1400-$6000	$695-$2988

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	Medium	Repair edge of wood stage floor	$2,400	$200-$1100	$120-$516
	Medium	Replace toilet partitions	$7,300	$700-$3200	$365-$1569
	Medium	Replace carpeting	$73,400	$7300-$31600	$3670-$15781
	Medium	Replace lavatories and sinks	$19,300	$1900-$8300	$965-$4149
	Medium	Remove abandoned water and waste piping	$2,000	$200-$900	$100-$430
	Medium	Add turn lane, relocate traffic pole and electrical box (vehicle circulation)	$1,600	$200-$700	$80-$344
	Medium	Replace restroom ceramic tile flooring	$11,000	$1100-$4700	$550-$2365
	Medium	Revise natural gas piping feeding to the north classroom wing to be overhead	$40,700	$4100-$17500	$2035-$8750
	Medium	Eliminate neutralization at specific locations in the south building	$4,100	$400-$1700	$205-$881
	Medium	Replace stairtread	$2,200	$200-$900	$110-$473
Tier 3	High	Replace 33% of ceiling tiles, stained or damaged. Replace grid in classrooms	$33,400	$3300-$14300	$1670-$7181
	High	Minor repairs and seal and missing rollers in Auto Shop sectional doors	$600	$100-$300	$30-$129
	High	Fix leaks in middle hall	$600	$100-$300	$30-$129
	High	Repair cracked masonry	$10,100	$1000-$4400	$505-$2171
	High	Repair cracked masonry	$3,100	$300-$1300	$155-$666
	High	Repair masonry mortar	$2,000	$200-$900	$100-$430
	High	Replace exit doors	$9,600	$1000-$4100	$480-$2064
	High	Paint North Bldg groundface CMU	$16,300	$1600-$7000	$815-$3504
	High	Replace pipe insulation on all domestic hot water and circulation piping	$96,600	$9700-$41600	$4830-$20769
	High	Re-grade, reseed temp CR area at South Bldg	$3,600	$400-$1600	$180-$774
	High	Repair inner wall is separating from pillar.	$28,300	$2800-$12100	$1415-$6084
	High	Replace ceiling tiles entire building as needed.	$19,900	$2000-$8600	$995-$4278
	High	Repair raised/sloping concrete slabe-Classroom #54	$20,300	$2000-$8800	$1015-$4364
	High	Repair floor slab cracks or joints	$12,200	$1200-$5300	$610-$2623
	High	Repair cracks in concrete column	$14,700	$1500-$6300	$735-$3160
	High	Install new floor expansion joint cover along east wall of South restroom	$1,500	$200-$600	$75-$322
	High	Patch cracks in bulkheads	$6,100	$600-$2600	$305-$1311
	High	Repair cracked masonry	$12,200	$1200-$5300	$610-$2623
	High	Repair cracked masonry	$4,100	$400-$1700	$205-$881
	High	Repair cracked masonry	$4,100	$400-$1700	$205-$881
	High	Repair masonry	$2,000	$200-$900	$100-$430
	High	Replace loose brick cap at truss location	$1,000	$100-$500	$50-$215

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	Replace missing east wall (Room 60G)	$1,000	$100-$500	$50-$215
	High	Replace broken face shell and infill gap	$1,000	$100-$500	$50-$215
	High	Replace gyp board with more durable material	$5,000	$500-$2100	$250-$1075
	High	Remove and replace water damaged portion of gyp. Board	$1,500	$200-$700	$75-$322
	High	Replace missing and damaged ceiling tiles	$100	$0-$100	$5-$21
	High	Repair/replace suspended ceiling	$600	$100-$300	$30-$129
	High	Provide window coverings	$7,300	$700-$3200	$365-$1569
Tier 3	Medium	Upgrade Metal Shop fence	$2,000	$200-$800	$100-$430
	Medium	Add site fencing to limit cutting through grounds by students.	$13,000	$1300-$5600	$650-$2795
	Medium	Fix chain link fence (barbed in areas)	$25,200	$2500-$10900	$1260-$5418
	Medium	Repair/replace fence	$8,100	$800-$3500	$405-$1741
	Medium	Install underground storm drain	$52,500	$5300-$22600	$2625-$11287
	Medium	Add cobble, shrub beds, irrigation, and sod w/ mow band.	$48,800	$4900-$21000	$2440-$10492
	Medium	Replaceold wooden furnishings	$7,800	$800-$3300	$390-$1677
	Medium	Re-landscape dirt path to stop pedestrian traffic	$9,800	$1000-$4200	$490-$2107
	Medium	Pipe downspouts to existing storm system.	$3,400	$300-$1500	$170-$731
	Medium	Replace rusted edger w/ bend-a-board.	$2,000	$200-$800	$100-$430
	Medium	Reseed, sod, irrigate and add fence to control traffic.	$17,100	$1700-$7300	$855-$3676
	Medium	Erosion and poor drainage at southwest corner of South Bldg parking lot. Regrade, repair asphalt, curb & gutter / enlarge inlet.	$24,400	$2400-$10500	$1220-$5246
	Medium	Erosion of hill east of South Bldg. Regrade, add fence, native seed and irrigation	$24,900	$2500-$10700	$1245-$5353
	Medium	Ponding water at riprap clogged inlet south of south Stadium building. Regrade area and clean out riprap	$18,300	$1800-$7900	$915-$3934
	Medium	Poor drainage at north side of South Bldg and at greenhouse. Regrade and modify storm pipes at existing downspouts.	$28,500	$2900-$12200	$1425-$6127
	Medium	Poor drainage in Courtyard of North bldg. Rework grading, flatwork, storm system.	$131,200	$13100-$56400	$6560-$28208
	Medium	Install headwalls at each end of CMP northeast corner South Bldg.	$8,100	$800-$3500	$405-$1741
	Medium	Backfill needed at low areas at edge of sidewalks and curbs east side of bus loop	$4,100	$400-$1700	$205-$881
	Medium	Backfill needed atedge of sidewalks and curbs	$2,000	$200-$800	$100-$430
	Medium	Paint cmu & gyp board in main, center and east halls	$40,700	$4100-$17500	$2035-$8750

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Medium	Replace water damaged sheetrock below skylights in south hallway	$3,700	$400-$1600	$185-$795
	Medium	Add fence with mesh along southwest playfield	$14,600	$1500-$6300	$730-$3139
	Medium	Install acoustical wall panels in Vocal Room	$30,500	$3100-$13100	$1525-$6557
	Medium	Paint peeling at GB & concrete ceilings in Training Room and Flex Locker Room	$4,700	$500-$2000	$235-$1010
	Medium	Repair walls & door frames	$85,500	$8600-$36700	$4275-$18382
	Medium	Filler, plaster and paint kitchen and dishwash area	$38,700	$3900-$16600	$1935-$8320
Tier 4	Medium	Erosion control at east stadium entrance	$1,800	$200-$800	$90-$387
	Medium	Landscaping on south side of building	$7,300	$700-$3200	$365-$1569
	Medium	Remove existing dirt road to Central Playfield	$12,200	$1200-$5300	$610-$2623
	Medium	Repair & replace landscape and mulch	$26,900	$2700-$11500	$1345-$5783
	Medium	Replace mulch	$24,400	$2400-$10500	$1220-$5246
	Medium	Add shade trees	$23,500	$2400-$10100	$1175-$5052
	Medium	Install dishwasher in teacher's lounge	$2,000	$200-$900	$100-$430
	Medium	Upgrade playing fields	$4,900	$500-$2100	$245-$1053
	Medium	Replace shotput backstop	$3,800	$400-$1700	$190-$817
	Medium	Landscaping and irrigation along frontage	$143,200	$14300-$61600	$7160-$30788
	Medium	Provide disposer at teacher's lounge sink	$1,000	$100-$500	$50-$215

Cantril Building

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Upgrade branch wiring and devices to current code	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Repair/replace sanitary sewer system piping	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Install restricted key system	$23,100	$2,300-$10,000	$1,155-$4,966
	Medium	Upgrade steam distribution system	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Replace panel in furnace closet	$2,000	$200-$800	$100-$430
	Medium	Restoration of roof eaves and soffits	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Replace/reconfigure gutters and downspouts	$6,200	$600-$2,600	$310-$1,333
	Medium	Renovate steam distribution sytem	$15,400	$1500-$6,600	$770-$3,311
	Medium	Install new window AC units	$3,800	$400-$1,700	$190-$817
	Medium	Install new clock system	$3,800	$400-$1,700	$190-$817
	Medium	Install AC in gym	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Replace incandescent lighting fixtures	$2,300	$200-$1,000	$115-$494
	Medium	Add site lighting controls	$9,700	$1,000-$4,200	$485-$2,085
	Medium	Upgrade electrical wiring to current code	$3,800	$400-$1,700	$190-$817
	Medium	Replace panel on second level, small office	$2,300	$200-$1,000	$115-$494
	Medium	Replace old incandescent fixtures in hallways	$2,000	$200-$800	$100-$430
	Low	Add LED emergency/exit lighting	$3,800	$400-$1,700	$190-$817
	Low	Add LED emergency/exit lighting	$2,300	$200-$1,000	$115-$494
Tier 2	Medium	Restore or replace toilet partitions	$5,900	$600-$2,500	$295-$1,268
	Medium	Replace restoom flooring	$5,900	$600-$2,500	$295-$1,268
	Medium	Replace older sinks in restrooms	$2,200	$200-$1,000	$110-$473
	Medium	Update waste piping at restroom areas	$300	$0-$200	$15-$64
	Medium	Renovate all exterior windows (abatement)	$173,500	$17,400-$74,600	$8,675-$37,302
	Medium	Restoration of two front entrances	$2,300	$200-$1,000	$115-$494
	Medium	Replace carpet in gym	$11,300	$1,100-$4,800	$565-$2,429
	Medium	Repair stone masonry. Repair chimneys.	$19,300	$1,900-$8,300	$965-$4,149
	Medium	Paint all exterior wood after restoration	$7,700	$800-$3,300	$385-$1,655
	Medium	Replace/refinish interior doors	$7,700	$800-$3,300	$385-$1,655
	Medium	Repair multiple cracks in plaster walls	$3,800	$400-$1,700	$190-$817
	Medium	Replace carpet in main hallway	$1,500	$200-$700	$75-$322
	Medium	Replace folding stage curtain	$6,200	$600-$2,600	$310-$1,333
	Medium	Repair, painting /stucco at restroom addition	$800	$100-$300	$40-$172
	Medium	Replace north entry storefront	$3,800	$400-$1,700	$190-$817
	Medium	Repair cracked plaster ceiling, Clean/ restain wood ceiling in gym	$11,500	$1,200-$5,000	$575-$2,472
	Medium	Repair cracked plaster ceiling, Clean/ restain wood ceiling in gym	$7,700	$800-$3,300	$385-$1,655

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	Medium	Refinish existing storage cupboards and cabinets	$1,500	$200-$700	$75-$322
	Medium	Replace sidewalk at SE entry, fix drainage issues	$7,700	$800-$3300	$385-$1655
	Medium	Refinish window frames	$800	$100-$300	$40-$172
	Medium	Refinish doors	$3,800	$400-$1700	$190-$817
	Medium	Refinish door frames	$3,800	$400-$1700	$190-$817
	Medium	Refurbish or replace toilet partitions	$800	$100-$300	$40-$172
	Medium	Replace all sink countertops	$2,300	$200-$1000	$115-$494
	Medium	Replace VCT in preschool classroms and offices, includes abatement	$7,700	$800-$3300	$385-$1655
	Medium	Replace VCT in all restrooms, includes abatement PS	$1,500	$200-$700	$75-$322
	Medium	Replace/remove glue down tiles in hallway, abatement may be needed	$2,000	$200-$800	$100-$430
	Medium	Upgrade lavatories	$2,000	$200-$800	$100-$430
	Medium	Replace sinks at preschool hall and boys restroom	$1,200	$100-$500	$60-$258
	Medium	Refurbish storage cabinets in main hallway	$800	$100-$300	$40-$172
	Medium	Replace carpet	$11,500	$1200-$5000	$575-$2472
	Medium	Replace section of sidewalk (trip hazard)	$2,300	$200-$1000	$115-$494
	Low	Sand and refinish all wood flooring	$19,300	$1900-$8300	$965-$4149
Tier 3	Medium	Paint Interior	$14,100	$1400-$6100	$705-$3031
	Medium	Refinish/replace interior door frames	$7,700	$800-$3300	$385-$1655
	Medium	Restore outside stairs	$2,300	$200-$1000	$115-$494
	Medium	Replace blinds	$3,800	$400-$1700	$190-$817
	Medium	Repair buckling at men's restroom floor	$3,800	$400-$1700	$190-$817
	Medium	Repair fence around front perimeter	$1,500	$200-$700	$75-$322
	Medium	Replace casework in classrooms, sink in preschool	$2,000	$200-$800	$100-$430
	Low	Install sprinkler system	$77,100	$7700-$33100	$3855-$16576
	Low	Install sprinkler service and standpipe	$30,800	$3100-$13300	$1540-$6622
	Low	Repair/refinish interior wall	$19,300	$1900-$8300	$965-$4149
	Low	Re-install glass windows on hallway walls for daylighting	$4,600	$500-$2000	$230-$989
	Low	Paint Interior. Needs-Paint Interior PS	$5,800	$600-$2500	$290-$1247
Tier 4	Medium	Recaulk areas to prevent water infiltration	$3,100	$300-$1300	$155-$666
	Medium	Re-landscape area in front of building	$38,500	$3900-$16600	$1925-$8277

Furniture, Fixtures & Equipment

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Medium	Replace classroom furniture-Acres Green ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Arrowwood ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Bear Canyon ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Buffalo Ridge ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Castle Rock ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Castle Rock MS	$300,000	$30,000-$90,000	$15,000-$64,500
	Medium	Replace classroom furniture-Chaparral HS	$400,000	$40,000-$120,000	$20,000-$86,000
	Medium	Replace classroom furniture-Cherokee Trail ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Cherry Valley ES	$30,000	$30,000-$90,000	$1,500-$6,450
	Medium	Replace classroom furniture-Cougar Run ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Coyote Creek ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Cresthill MS	$300,000	$30,000-$90,000	$15000-$64500
	Medium	Replace classroom furniture-Douglas County HS	$400,000	$40,000-$120,000	$20,000-$86,000
	Medium	Replace classroom furniture-Douglas County HS South Bldg	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Eagle Ridge ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Eldorado ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Fox Creek ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Franktown ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Frontier Valley ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Heritage ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Highlands Ranch HS	$400,000	$40,000-$120,000	$20,000-$86,000
	Medium	Replace classroom furniture-Iron Horse ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Mountain Vista HS	$400,000	$40,000-$120,000	$20,000-$86,000
	Medium	Replace classroom furniture-Northeast ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Pine Grove ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Pine Lane North	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Pine Lane South	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Pioneer ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Ponderosa HS	$400,000	$40,000-$120,000	$20,000-$86,000

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Medium	Replace classroom furniture-Prairie Crossing ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Ranch View MS	$400,000	$40,000-$120,000	$20,000-$86,000
	Medium	Replace classroom furniture-Rock Ridge ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Roxborough Primary	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Saddle Ranch ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Sagewood MS	$300,000	$30,000-$90,000	$15,000-$64,500
	Medium	Replace classroom furniture-Sand Creek ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Sedalia ES	$90,000	$9,000-$27,000	$4,500-$19,350
	Medium	Replace classroom furniture-Sierra MS	$300,000	$30,000-$90,000	$15,000-$64,500
	Medium	Replace classroom furniture-South Ridge ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-ThunderRidge HS	$400,000	$40,000-$120,000	$20,000-$86,000
	Medium	Replace classroom furniture-Trailblazer ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Medium	Replace classroom furniture-Wildcat Mountain ES	$200,000	$20,000-$60,000	$10,000-$43,000
	Low	Replace classroom furniture-Northridge ES	$70,000	$7000-$21000	$3,500-$15,050
	Low	Replace furniture with 21st century learning furniture-Flagstone ES	$200,000	$20000-$60000	$10,000-$43,000
	Low	Replace furniture with 21st century learning furniture-Legacy Point ES	$200,000	$20000-$60000	$10,000-$43,000
	Low	Replace furniture with 21st century learning furniture-Rocky Heights MS	$300,000	$30000-$90000	$15,000-$64,500
	Low	Replace furniture with 21st century learning furniture-Timber Trail ES	$200,000	$20000-$60000	$10,000-$43,000
	Low	Replace furniture with 21st century learning furniture-Mountain Ridge MS	$300,000	$30000-$90000	$15,000-$64,500

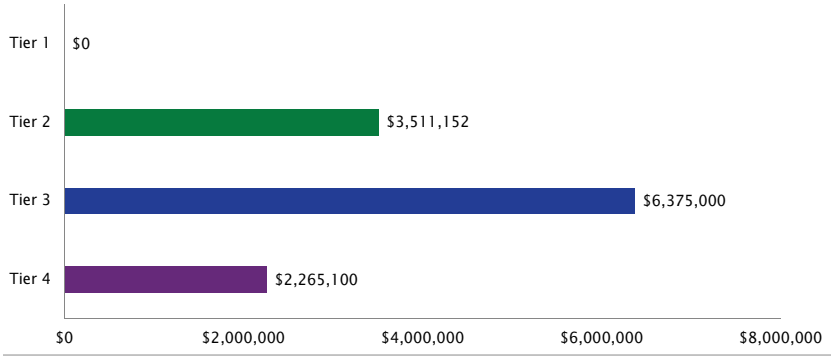
Pine Lane

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	**Replace roofing beam**	**$2,400**	**$200-$1,100**	**$120-$516**
	High	**Upgrade fire alarm system**	**$88,100**	**$8,800-$37,900**	**$4,405-$18,941**
Tier 1	Medium	Replace roof top units	$809,500	$81,000-$348,100	$40,475-$174,042
	Medium	Rework gutters and downspouts	$12,200	$1,200-$5,200	$610-$2,623
	Medium	Replace key system (restricted)	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Upgrade irrigation system	$101,200	$10,100-$43,500	$5,060-$21,758
	Medium	Upgrade control system (Pine Lane North)	$161,500	$16,200-$69,500	$8,075-$34,722
	Medium	Upgrade control system (Pine Lane South)	$154,200	$15,400-$66,300	$7,710-$33,153
	Medium	Coat roof parapet walls, seal brick	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace door hardware	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Upgrade irrigation system	$101,200	$10,100-$43,500	$5,060-$21,758
	Low	New generator and emergency systems (Pine Lane North)	$60,700	$6,100-$26,100	$3,035-$13,050
	Low	New generator and emergency systems (Pine Lane South)	$60,700	$6,100-$26,100	$3,035-$13,050
Tier 2	Medium	Recaulk windows	$6,100	$600-$2,600	$305-$1,311
	Medium	Repair/replace entry storefronts	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Mill and overlay bus loop	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Mill and overlay parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Replace class, gym and cafeteria partitions	$60,700	$6,100-$26,100	$3,035-$13,050
	Medium	Replace toilet partitions	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace casework in original building	$121,400	$12,100-$52,200	$6,070-$26,101
	Medium	Replace kitchen flooring	$72,900	$7,300-$31,300	$3,645-$15,673
	Medium	Repair/replace areas of sidewalk, front entry	$20,200	$2,000-$8,700	$1,010-$4,343
	Medium	Replace asphalt playground	$24,300	$2,400-$10,400	$1,215-$5,224
	Medium	Recaulk control joints, repair grout	$5,700	$600-$2,400	$285-$1,225
	Medium	Recaulk windows	$12,900	$1,300-$5,600	$645-$2,773
	Medium	Sand/paint exterior doors	$4,100	$400-$1,700	$205-$881
	Medium	Refurbish or replace all classroom partitions	$40,500	$4,100-$17,400	$2,025-$8,707
	Medium	Replace toilet partitions	$16,200	$1,600-$7,000	$810-$3,483
	Medium	Replace restroom flooring	$28,300	$2,800-$12,200	$1,415-$6,084
	Medium	Replace trough washing stations with sinks	$13,800	$1,400-$5,900	$690-$2,967
	Medium	Replace casework room 109	$8,100	$800-$3,500	$405-$1,741
	Medium	Mill and overlay bus loop	$32,400	$3,200-$13,900	$1,620-$6,966
	Medium	Mill and overlay old parking lot	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Repair/replace areas of sidewalk	$8,100	$800-$3,500	$405-$1,741
	Medium	Replace asphalt playground	$16,200	$1,600-$7,000	$810-$3,483
	Low	Fire sprinkle building (Pine Lane North)	$340,000	$34,000-$146,200	$17,000-$73,100
	Low	Repair or replace vinyl wall coverings	$4,800	$500-$2,100	$240-$1,032
	Low	Fire sprinkle building (Pine Lane South)	$323,800	$32,400-$139,300	$16,190-$69,617
	Low	Repair drainage issues at front of site	$8,100	$800-$3,500	$405-$1,741
	Low	Minor repair of vinyl coverings	$4,100	$400-$1,700	$205-$881
Tier 3	Medium	Renovate multi-use field (Pine Lane North)	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Refinish interior doors	$36,400	$3,600-$15,700	$1,820-$7,826
	Medium	Sand/repaint interior door frames	$18,200	$1,800-$7,800	$910-$3,913
	Medium	Replace grid ceiling and tile	$60,700	$6,100-$26,100	$3,035-$13,050
	Medium	Renovate multi-use field (Pine Lane South)	$64,800	$6,500-$27,800	$3,240-$13,932
	Medium	Replace entry way tile	$9,400	$900-$4,100	$470-$2,021
Tier 4	Medium	Renovate grass area around school (Pine Lane North)	$8,100	$800-$3,500	$405-$1,741

Tier 4	Medium	Recaulk foundation where concrete meets (Pine Lane North)	$4,500	$500-$1,900	$225-$967
	Medium	Renovate grass area around school (Pine Lane South)	$8,100	$800-$3,500	$405-$1,741
	Medium	Recaulk foundation where concrete meets (Pine Lane South)	$6,500	$700-$2,800	$325-$1,397

Appendix 3
Security Facility Camera Options

Minimum Funding Option



One Time Capital Costs

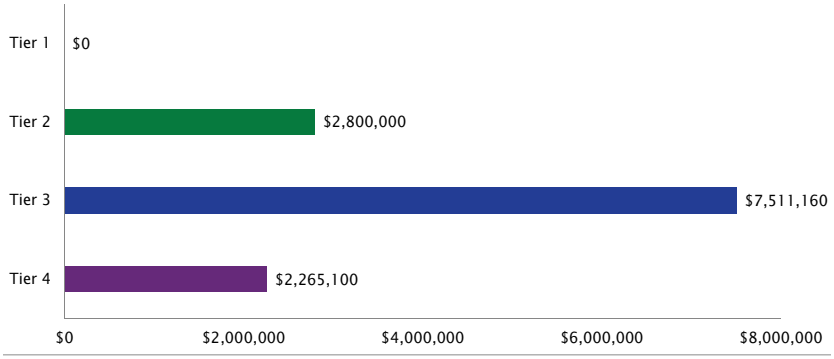
Priority	Project Description	Estimated Cost 2015	Potential Regulatory, Professional Services, and Contracting Costs
Tier 2	Facility Cameras	$711,152	$959,694
	Transportation Bus Cameras	$2,800,000	$0
Tier 3	Incident Management Solution	$200,000	$0
	School Radio Upgrade	$5,975,000	$0
Tier 4	Security Doors	$758,300	$0
	Access Control Upgrade	$1,500,000	$0

Recurring Capital Costs

Priority	Project Description	5 Year Estimated Cost	Regulatory, Professional Services, and
Tier 3	Server Rotation	$200,000	$0
Tier 4	Badge Printer	$6,800	$0

Estimated Total Unfunded Capital Needs: $12,151,252
Estimated Project Management Costs: $959,694
Estimated Total Project Cost: $13,110,946

Recommended Funding Option



One Time Capital Costs

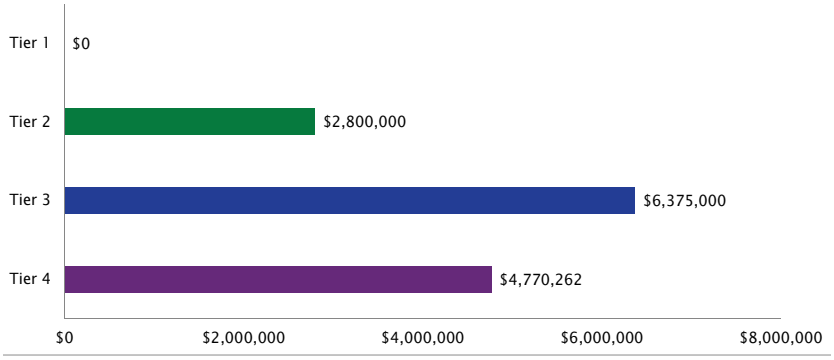
Priority	Project Description	Estimated Cost 2015	Potential Regulatory, Professional Services, and Contracting Costs
Tier 2	Transportation Bus Cameras	$2,800,000	$0
Tier 3	Facility Cameras	$1,136,160	$1,533,861
	Incident Management Solution	$200,000	$0
	School Radio Upgrade	$5,975,000	$0
Tier 4	Access Control Upgrade	$1,500,000	$0
	Security Doors	$758,300	$0

Recurring Capital Costs

Priority	Project Description	Estimated Cost-2015	Regulatory, Professional Services, and
Tier 3	Server Rotation	$200,000	$0
Tier 4	Badge Printer	$6,800	$0

Estimated Total Unfunded Capital Needs: $12,576,260
Estimated Project Management Costs: $1,533,861
Estimated Total Project Cost: $14,110,121

Preferred Funding Option



One Time Capital Costs

Priority	Project Description	Estimated Cost 2015	Regulatory, Professional Services, and Contracting Costs
Tier 2	Transportation Bus Cameras	$2,800,000	$0
Tier 3	Incident Management Solution	$200,000	$0
	School Radio Upgrade	$5,975,000	$0
Tier 4	Access Control Upgrade	$1,500,000	$0
	Facility Cameras	$2,505,162	$383,651
	Security Doors	$758,300	$0

Recurring Capital Costs

Priority	Project Description	Estimated Cost 2015	Regulatory, Professional Services, and
Tier 3	Server Rotation	$200,000	$0
Tier 4	Badge Printer	$6,800	$0

Estimated Total Unfunded Capital Needs: $13,945,262
Estimated Project Management Costs: $3,383,651
Estimated Total Project Cost: $17,328,913

LONG RANGE PLANNING COMMITTEE RECOMMENDATION

The Long Range Planning Committee recommends the 2015-2016 Master Capital Plan be presented to the Douglas County School District Board of Education.

The total estimated cost for all projects in the 2015-16 Master Capital Plan over the next five years is $280 million - $329.7 million. This includes all forecasted reinvestment projects for Facilities (including charter schools), Security, Transportation and Technology for all four tiers of all priorities estimated at $197.1 million - $246.8 million. This amount includes elective projects identified in Tier 4. This also includes new construction over the next five years estimated at $82.9 million. If the District were to revise its standards to value engineered facilities, the estimated new construction costs for the next five years is estimate at $70.8 million.

The 2015-16 Master Capital Plan incorporates a new approach of communicating forecasted projects. In the past, projects were listed in general categories by year. The new approach improves the clarity by listing projects in Tiers which rank the significance of assets and their effect on the functionality of the building or equipment item, and projects are prioritized within each Tier to reflect the condition of the asset.

Capital Reinvestment for Facilities, Security, Transportation and Technology

Douglas County School District's most important reinvestment items over the next 5 years are estimated to cost approximately $37.2 -$49.3 million (depending on potential regulatory, project management, and inflation costs). Of this total, $27.9 -$39.8 million is for facility reinvestment, $8.5 million is for technology, $630,000-$729,000 is to comply with State of Colorado code and mandates, and $210,000 is for transportation.

The most important reinvestment items in year 1 are estimated to cost approximately $18.9-$24.6 million. Of these items in year 1, it is estimated that approximately $13-$17 million would address those items that may interrupt the education program if a failure were to occur. The projects in the MCP are proactive in nature. Nevertheless, all functional components and systems will eventually experience deterioration. When that happens, immediate action and funding is always prioritized to ensure a safe and code compliant environment for students. All our schools are 100% safe and code compliant.

The total of all forecasted reinvestment projects in the 2015-16 Master Capital Plan for Facilities (including charter schools), Security, Transportation and Technology for all four tiers of all priorities is approximately $197.1 million - $246.8 million. This amount includes elective projects identified in Tier 4.

New Construction for Growth and Programming

New construction over the next 5 years is estimated at approximately $82.9 million. If the District were to revise its standards to value engineered facilities, the estimated new construction costs for the next 5 years are approximately $70.8 million.

In the next 5 years Castle View High School is projected to exceed capacity. The Meadows community in Castle Rock continues to grow and will eventually need a new elementary school. Additional growth is expected in the Early Childhood Education preschool program across the District. Increased capacity will also be needed for a bus terminal and maintenance facility in Parker. Capacity options to consider for implementation are:

-An addition to Castle View High School
-One new Elementary School in the Meadows in Castle Rock
-One new Early Childhood Center in Castle Rock
-One new Bus Terminal and Maintenance Facility in Parker

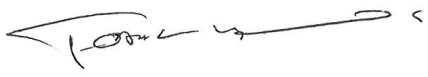
The Planning and Construction Department also monitors projected new construction needs beyond the next 5 years. New construction over the next 5-10 years is estimated at approximately $326.4 million. If the District were to revise its standards to value engineered facilities, the estimated new construction costs for the next 5-10 years are approximately $277.7 million. In the next 5-10 years the following capacity options to consider are:

-One new High School in the Lone Tree/Parker area
-One new 21st Century Learning Pre K-8 Magnet School in Parker
-One new Elementary School in the Lone Tree/Parker area
-Space for Alternative Secondary School Programming
-One new Bus Terminal and Maintenance Facility in the Northwest
-Space for All-Day Kindergarten (if mandated)

The Master Capital Plan outlines the projects that assist the Board of Education on future funding strategies.

Approved by:

Todd Warnkey, Chair
November 17, 2015



Caryn Becker, Vice Chair
November 17, 2015





Douglas County
School District
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