



JEFFCO PUBLIC SCHOOLS

2024-25 Facility Condition Assessment Summary of Findings

Facilities: Planning and Property

2024-25 Facilities Condition Assessment—Summary of Findings

Acknowledgments

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

Board of Education

Mary Parker, President - District 5

Paula Reed, First Vice President - District 2

Erin Kenworthy, Second Vice President - District 4

Danielle Varda, Treasurer - District 1

Michelle Applegate, Secretary - District 3

Superintendent

Tracy Dorland

2024-25 Facilities Condition Assessment—Summary of Findings

Table of Contents

<i>Acknowledgments</i>	2
<i>Table of Contents</i>	3

1

Section 1:

Executive Summary	4
Key Findings	5
Projected Capacity Changes	6

2

Section 2:

Facility Portfolio	8
---------------------------------	---

3

Section 3:

Educational Adequacy	10
-----------------------------------	----

4

Section 4:

Building Condition Assessment	12
--	----

5

Section 5:

Life Cycle Renewal	17
---------------------------------	----

6

Section 6:

Current Deficiencies and Life Cycle Forecast	18
---	----

7

Section 7:

School/Facility Condition Summary	20
--	----

8

Section 8

Capacity Summary	25
-------------------------------	----

2024-25 Facilities Condition Assessment—Summary of Findings

EXECUTIVE SUMMARY

This Summary of Findings publication represents the full Jeffco Public Schools real estate portfolio and identifies critical and non-critical aspects of each facility in the district. The current portfolio includes approximately 12.2 million square feet of total building area on 3,100 acres of land.

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

OBJECTIVES

The broad objectives of the annual assessment are to:

- Assess educational adequacy for all instructional spaces districtwide.

- Identify costs to correct existing building conditions and educational adequacy deficiencies districtwide.

- Provide data necessary to maintain all facilities in a safe and secure manner.

- Understand future life cycle renewal requirements for the district's existing facility portfolio.

EDUCATIONAL ADEQUACY

Educational adequacy assessments compare all schools to ensure minimum guidelines are met. Of the five educational adequacy categories, learning environment and program & instructional support are the two highest cost categories. The total correctable educational adequacy deficiencies are \$161.6 million. The identified Building Conditions and Educational Adequacies increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies.

CURRENT FACILITIES CONDITIONS AND NEEDED REPAIRS

The facilities conditions assessment evaluates each building's overall condition, including its site, roof, structural integrity, the exterior building envelope, the interior, and the mechanical, electrical, and plumbing systems. The district has \$363.4 million in current identified needs, excluding the educational adequacy needs identified above, distributed across the 168 instructional and administrative campuses included in this assessment. Charter Schools are not included in this report.

Summary 2020-21 to 2023-24					
Category	2020-21	2021-22	2022-23	2023-24	2024-25
Membership (No Charters)	70,621	68,044	68,003	67,038	65,419
Campuses	171	174	173	171	168
Area in SF (No Temps)	12,059,392	12,236,474	12,237,018	12,242,988	12,191,855
District FCI	15.4%	13.4%	10.4%	9.8%	9.9%
Deficiency Value	\$ 477,559,640	\$ 483,402,583	\$ 498,568,977	\$ 499,422,209	\$ 525,048,171

2024-25 Facilities Condition Assessment—Summary of Findings

KEY FINDINGS

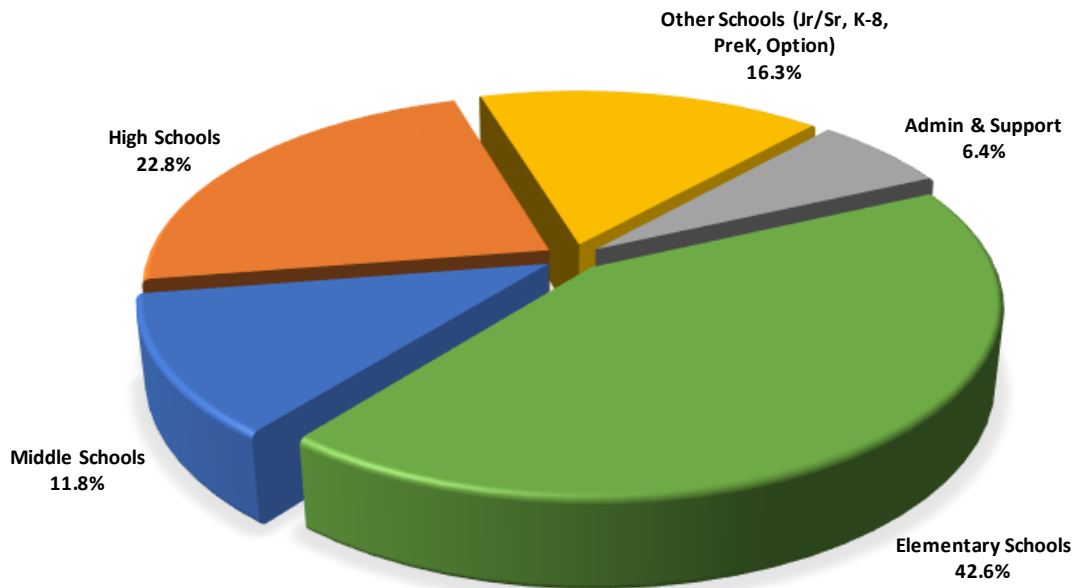
- The district portfolio includes 386 permanent buildings and cottages and 82 transportable buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between one and 168 years old. 32.0 percent of these buildings were built since 1990, 66.6 percent were constructed between 1950 and 1989, and 1.4 percent were constructed prior to 1950.
- There is 71,522 square feet of space contained in 73 portable buildings used as classrooms. In the last six years, 295 portable buildings have been removed districtwide.
- Currently, cottage buildings comprise 0.3%, and transportable buildings comprise 0.7% of the district's total portfolio, in square feet.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$525 million. Of that total, \$363.4 million are related to the general condition of the site and buildings, while \$161.6 million are related to educational adequacy deficiencies that contribute to functional equity district-wide.
- Sixteen Articulation Areas show membership trends as flat or decreasing.
- In addition to identified current deficiencies, information is included regarding site and building systems. These systems each have a projected life expectancy, at which point they may no longer be serviceable. When this occurs, an investment is generally required to replace these systems. The assessment forecasts that over the next twenty years, \$1.0 billion, stated in un-escalated dollars, will be required for life cycle renewal.
- The Facility Condition Index (FCI) is an industry recognized formula that provides a general indicator of a building's health. This index is calculated by dividing the total repair costs into the total replacement costs for a like facility and site. The district-wide FCI for Jeffco Public Schools is currently 9.9%, up from 9.8% in 2023-24.

DISTRICT-WIDE HISTORIC TRACKING										
Year	2017-18 Pre H Bond	2018-19 H Bond Year 1	2019-20 H Bond Year 2	2020-21 H Bond Year 3	2021-22 H Bond Year 4	2022-23 H Bond Year 5	2023-24 H Bond Year 6	2024-25	% Change from Previous Bond	% Change from Previous Year
FCI	20.4%	19.7%	18.1%	15.4%	13.4%	10.4%	9.8%	9.9%	-51.57%	0.97%
% Utilization	80%	78%	77%	72%	69%	67%	71%	67%	-16.03%	-5.69%
Ed Adequacy	\$134,776,211	\$115,453,143	\$99,083,769	\$85,808,637	\$167,318,885	\$171,954,402	\$169,593,183	\$161,616,271	19.91%	-4.94%
Condition Assmnt	\$588,177,919	\$580,255,317	\$549,916,109	\$477,559,640	\$483,402,583	\$498,568,977	\$499,422,209	\$525,048,171	-10.73%	4.88%

District-Wide Historic Tracking: Since 2017-18, the District has decreased its FCI a total of 51.57%. The District has increased its Educational Adequacy by 19.91% and decreased its Condition Assessment Needs by 10.73%. The percent Utilization is following membership trends, showing a decline. This chart will be expanded each year to show changes to facilities relative to the previous bond and the current H Bond. The identified Building Conditions increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies, which have contributed to this.

2024-25 Facilities Condition Assessment—Summary of Findings

CURRENT DEFICIENCIES BY FACILITY TYPE



PROJECTED CAPACITY CHANGES

The following chart lists those schools that are anticipated to increase or decrease capacity for this-coming 2025-26 school year. These are known changes to the facilities that will occur after publication of this Summary of Findings and should be considered when reviewing the data within this publication.

2018 CIP Program - 2025 Projects Adding or Modifying Capacity				
Facility	Articulation Area	Major Program Scope	2024 Current Permanent Capacity (Applied)	2025 Estimated Permanent Capacity (Applied)
Fletcher Miller School	Special	New Construction	128	TBD

2024-25 Facilities Condition Assessment—Summary of Findings

SCHOOL CLOSURES, PROGRAM UPDATES, AND MOVES

- A building addition was opened during the 2024-25 school year at Bergen ES.
- Johnson Planetarium was demolished.
- Thomson ES sold to Evoke Behavioral Health.
- Allendale ES & Zerger ES approved purchase and sale agreements with due diligence to Cardel Homes.
- Glennon Heights ES sold to Jacob Academy.
- Vivian ES under contract with Carlson Associates.
- Coal Creek Canyon K-8 moved to charter programming under Jefferson Academy.
- City of Lakewood considering purchase of Emory ES property.
- Witt ES leased to ACES Special Education Program.

2024-25 Facilities Condition Assessment—Summary of Findings

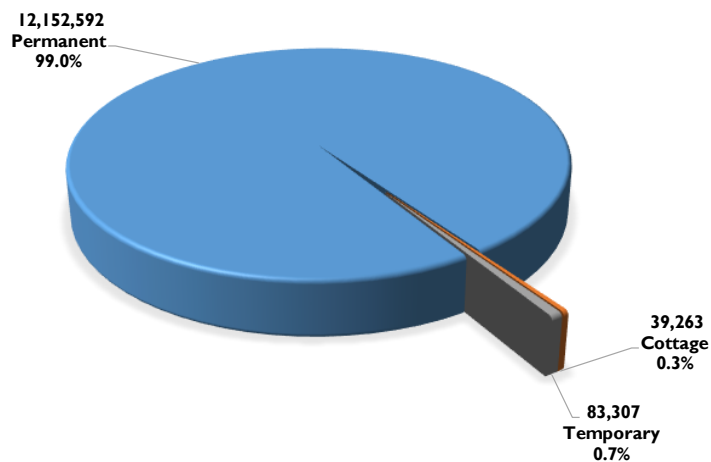
FACILITY PORTFOLIO

FACILITY PORTFOLIO OVERVIEW

Jeffco Public Schools currently manages approximately 12.1 million square feet of facilities on about 3,100 acres of real estate. The replacement value of the improvements is \$5.3 billion. Total replacement value includes values from both buildings and sites. This is a change from previous values that only included the buildings. This change was made to better capture full replacement values for full campuses. These facilities support a 2024-25 membership of 65,419 students (excluding charter schools, Jeffco Virtual, JRLP, and Mountview). The inventory includes 14 high schools, three Junior/Senior schools, 17 middle schools, six K-8 schools, 83 elementary schools, two Pre-K centers, and 19 other educational campuses with alternative grade configurations. Eight administrative, four stadiums, six support, and six maintenance and transportation sites are also included in these figures. The following summary of facilities by campus type identifies the total count and area of permanent space versus temporary space. The district has 0.7 percent of its overall facility portfolio in temporary facilities, which is down from .8 percent from the previous year. The pie chart below represents the magnitude of difference between the quantity of permanent building square footage and temporary building square footage.

School/Facility Type	Campuses	Permanent Buildings		Cottage Buildings		Transportable Buildings	
		Count	Sq Ft	Count	Sq Ft	Count	Sq Ft
Pre-K Centers	2	2	57,229	0	0	0	0
Elementary Schools	83	125	4,149,735	2	6,808	45	42,152
K-8 Schools	6	7	475,277	0	0	1	1,008
Middle Schools	17	36	1,920,925	0	0	0	0
Jr-Sr Schools	3	8	557,745	0	0	1	1,680
High Schools	14	34	3,207,556	0	0	7	7,509
Districtwide / Option	19	99	1,116,938	2	6,790	22	25,146
Stadiums	4	22	33,659	0	0	2	1,920
Administrative	8	21	484,054	4	11,844	0	0
Support	6	8	7,978	4	13,820	0	0
Maintenance and Transportation	6	12	141,496	0	0	4	3,892
Decommissioned	0	0	0	0	0	0	0
Total	168	374	12,152,592	12	39,263	82	83,307
			99.0%		0.3%		0.7%

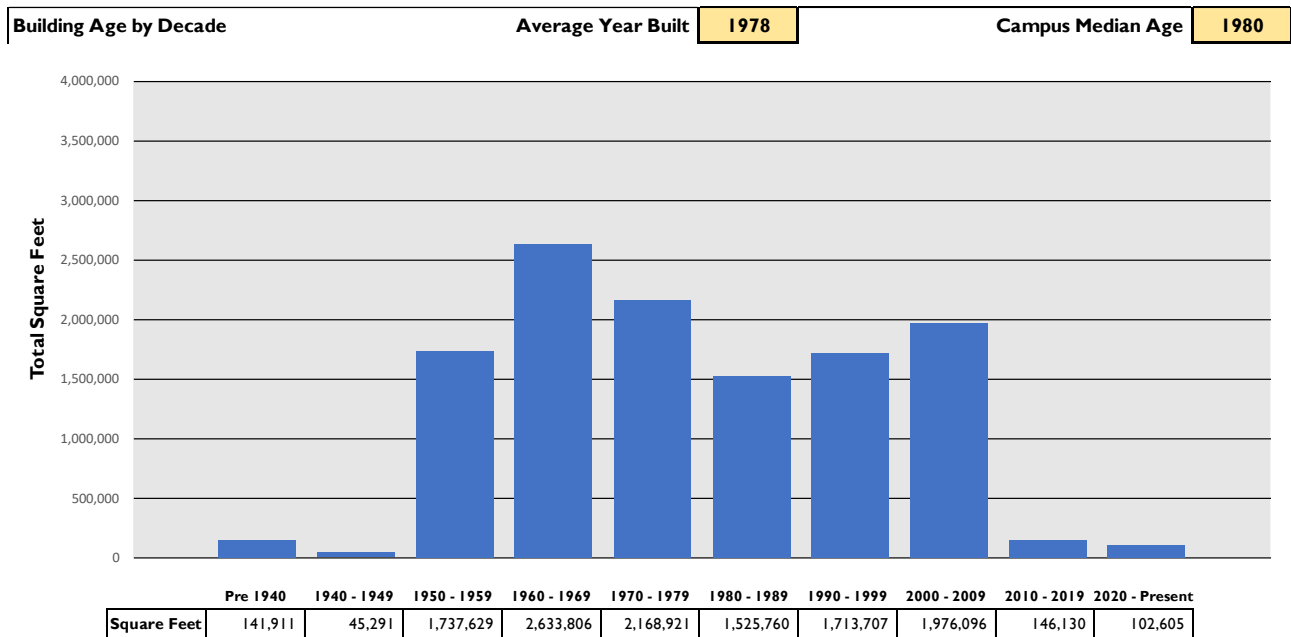
Permanent vs. Temporary Space



2024-25 Facilities Condition Assessment—Summary of Findings

BUILDING AGE

Of the 12.1 million square feet of permanent building space, the majority of the district’s portfolio was constructed between 1950 and 2009. Thirty-two percent of the district’s portfolio has been built since 1990, 66.2% was built between 1950 and 1989, and 1.5% was built prior to 1950. The buildings in the 50+ year range generally need both current deficiency correction as well as life cycle replacement of building systems, many of which have reached or will reach the end of their serviceable lives in the near future. The following chart depicts the original age of each building and, in most cases, may not include additions made to a building over the course of several years. The chart is organized by decade.



SQUARE FEET PER STUDENT

At Jeffco Public Schools, there are 123 academic facilities with nearly 11.5 million square feet of permanent educational building space housing 65,419 students (not including charter schools, Jeffco Virtual, JRLP, or Mountview). This averages out to 176 gross square feet per student. This figure includes total square feet at a campus as well as gymnasiums, media centers, cafeterias, administrative offices, and other building support spaces. The following chart indicates the breakdown of students, permanent square footage, and square feet per student for each type of school.

Square Feet per Student					
School Type	Type	# of Schools	# of Students	Permanent SF	SF/Student
Pre-K Centers	Pre-K	2	310	57,229	185
Elementary Schools	ES	68	25,947	4,156,544	160
K-8 Schools	K-8	4	2,634	475,277	180
Middle Schools	MS	16	10,032	1,920,925	191
Jr-Sr Schools	Jr/Sr	3	2,855	557,745	195
High Schools	HS	14	18,751	3,207,556	171
Districtwide / Option	DW / Option	16	4,890	1,123,728	230
Total		123	65,419	11,499,004	176

2024-25 Facilities Condition Assessment—Summary of Findings

EDUCATIONAL ADEQUACY

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

FIVE CATEGORIES OF EDUCATIONAL ADEQUACY

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

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

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

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

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

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

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

2024-25 Facilities Condition Assessment—Summary of Findings

The following chart compares the costs associated with the five educational adequacy categories among the different school types. The total correctable educational adequacy costs are \$161.6 million. The identified Educational Adequacies increased this year over last year due to the annual re-evaluation of current conditions, significant construction and material price escalations, construction project close-outs, and newly identified deficiencies have contributed to this. This figure includes furniture, fixtures, and equipment (FFE). The questions for school renovation are twofold. First, what can and must be done to bring a particular school to a standard of adequacy that meets educational and instructional needs? And second, at what point does a school's inability to meet educational and instructional needs suggest that it should be altogether replaced?

Educational Adequacy Crosstab

Categories	Educational Adequacy								Total
	Pre-K	ES	K-8	MS	HS	Jr-Sr	Districtwide / Option	Other	
Capacity	\$ -	\$ 154,755	\$ -	\$ -	\$ 247,081	\$ -	\$ -	\$ -	\$ 401,835
Program and Instructional Support	\$ 55,500	\$ 17,126,838	\$ 2,659,218	\$ 5,069,893	\$ 12,528,419	\$ 437,034	\$ 3,664,673	\$ 315,248	\$ 41,856,822
Educational Technology	\$ -	\$ 2,376,266	\$ 72,320	\$ 358,352	\$ 144,640	\$ 72,320	\$ 72,320	\$ 427,424	\$ 3,523,642
Safety and Security	\$ 80,136	\$ 1,731,563	\$ 443,761	\$ 1,596,170	\$ 1,085,491	\$ -	\$ 771,788	\$ 91,293	\$ 5,800,203
Learning Environment	\$ 956,334	\$ 59,712,763	\$ 3,060,858	\$ 12,391,548	\$ 18,816,845	\$ 1,184,201	\$ 8,081,951	\$ 5,829,270	\$ 110,033,769
Total	\$ 1,091,970	\$ 81,102,184	\$ 6,236,156	\$ 19,415,962	\$ 32,822,475	\$ 1,693,555	\$ 12,590,733	\$ 6,663,235	\$ 161,616,271

These two questions continue to be the basis for the educational adequacy review. At Jeffco, the educational adequacy cost is nearly 31 percent of the total identified deficiencies. It is critical to consider not only the building condition but also the educational adequacy in any assessment. It is no longer enough to provide a sound building; schools must also be educationally effective learning environments. The educational adequacy assessment process parallels the building condition assessment process.

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

EDUCATIONAL ADEQUACY ASSESSMENT

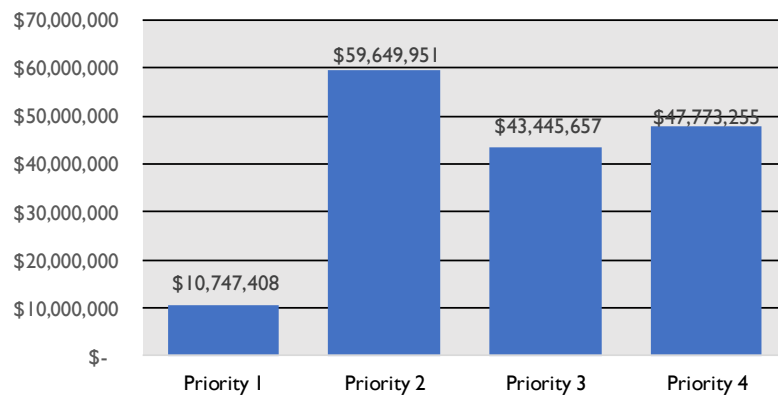
Educational adequacy assessments include school capacities, program and instructional support, educational technology, safety and security, and learning environment. Each of these factors has an impact on how well the spaces support the various educational programs within a school. Facilities publishes Educational Specifications that define infrastructure and space needs to support all programs; assessments are compared to the Educational Specifications and deficiencies identified. Jeffco Public Schools currently has \$161.6 million in identified educational adequacy items.

2024-25 Facilities Condition Assessment—Summary of Findings

Districtwide Crosstab by Priority by Educational Adequacy Category

Categories	Facility Condition Assessment Priority				Total
	Priority 1	Priority 2	Priority 3	Priority 4	
Capacity	\$ -	\$ 138,750	\$ 263,085	\$ -	\$ 401,835
Program and Instructional Support	\$ 28,825	\$ 408,397	\$ 4,921,962	\$ 36,497,639	\$ 41,856,822
Educational Technology	\$ -	\$ -	\$ -	\$ 3,523,642	\$ 3,523,642
Safety and Security	\$ 139,722	\$ 2,774,744	\$ 1,493,063	\$ 1,392,673	\$ 5,800,203
Learning Environment	\$ 10,578,862	\$ 56,328,060	\$ 36,767,546	\$ 6,359,302	\$ 110,033,769
Total	\$ 10,747,408	\$ 59,649,951	\$ 43,445,657	\$ 47,773,255	\$ 161,616,271

Total Cost by Priority



BUILDING CONDITION ASSESSMENT

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

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

COST BASIS AND REPLACEMENT COST MODELS

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

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

2024-25 Facilities Condition Assessment—Summary of Findings

IMPROVEMENT PRIORITY LEVELS

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

PRIORITY 1: Potentially Critical Building and Site Impact:

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

PRIORITY 2: Potentially Significant Building and Site Impact:

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

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

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

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

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

BUILDING SYSTEMS

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

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

2024-25 Facilities Condition Assessment—Summary of Findings

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

Districtwide Crosstab by Priority by System

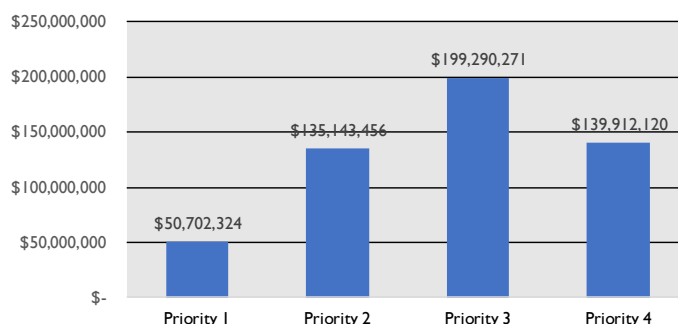
Building System	Facility Condition Assessment Priority				Total
	Priority 1	Priority 2	Priority 3	Priority 4	
Site	\$ 754,079	\$ 4,002,347	\$ 57,414,719	\$ 18,630,385	\$ 80,801,531
Roofing	\$ 9,073,957	\$ 3,632,199	\$ 11,102,289	\$ 135,511	\$ 23,943,956
Structure	\$ 404,987	\$ 787,777	\$ 1,065,798	\$ 750,161	\$ 3,008,723
Exterior	\$ 431,285	\$ 9,918,749	\$ 1,660,478	\$ 2,893,367	\$ 14,903,879
Interior	\$ 115,424	\$ 2,046,255	\$ 35,969,600	\$ 79,370,238	\$ 117,501,517
HVAC	\$ 35,607,339	\$ 97,439,139	\$ 37,970,599	\$ 4,990,787	\$ 176,007,865
Electrical	\$ 2,142,205	\$ 11,697,983	\$ 40,245,136	\$ 2,915,930	\$ 57,001,254
Plumbing	\$ 899,412	\$ 2,984,507	\$ 4,296,454	\$ 3,956,772	\$ 12,137,145
Fire and Life Safety	\$ 610,668	\$ 109,756	\$ 1,440,297	\$ 16,689	\$ 2,177,410
Educational Technology	\$ 85,635	\$ -	\$ 99,841	\$ -	\$ 185,476
Stairs and Elevators	\$ 73,130	\$ 723,397	\$ 564,323	\$ 2,782,036	\$ 4,142,885
Specialties	\$ 451,977	\$ 788,211	\$ 4,752,256	\$ 23,395,954	\$ 29,388,399
Other	\$ 52,225	\$ 1,013,136	\$ 2,708,481	\$ 74,290	\$ 3,848,132
Total	\$ 50,702,324	\$ 135,143,456	\$ 199,290,271	\$ 139,912,120	\$ 525,048,171

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

Campuswide Renovation Cost by Priority

Type	Priority 1	Priority 2	Priority 3	Priority 4	Total
Schools					
Pre-K	\$ 519,436	\$ 867,277	\$ 332,443	\$ 236,752	\$ 1,955,908
ES	\$ 10,799,181	\$ 65,312,501	\$ 82,297,019	\$ 65,373,146	\$ 223,781,847
K-8	\$ 970,405	\$ 2,876,221	\$ 5,752,701	\$ 5,102,638	\$ 14,701,964
MS	\$ 1,344,199	\$ 10,881,570	\$ 31,017,639	\$ 18,660,835	\$ 61,904,242
Jr-Sr	\$ 10,162,504	\$ 5,065,999	\$ 5,060,106	\$ 3,181,933	\$ 23,470,542
HS	\$ 20,107,944	\$ 28,279,161	\$ 44,341,946	\$ 27,092,110	\$ 119,821,160
Districtwide / Option	\$ 1,988,563	\$ 12,467,758	\$ 17,937,928	\$ 13,175,005	\$ 45,569,254
Total Schools	\$ 45,892,230	\$ 125,750,486	\$ 186,739,782	\$ 132,822,418	\$ 491,204,917
Other District Facilities					
Admin	\$ 734,383	\$ 5,624,119	\$ 5,586,033	\$ 4,340,099	\$ 16,284,634
Maintenance - Transportation	\$ 3,803,080	\$ 1,705,435	\$ 661,027	\$ 1,271,711	\$ 7,441,254
Stadia	\$ 268,299	\$ 1,773,361	\$ 5,952,442	\$ 1,238,016	\$ 9,232,118
Support	\$ 4,331	\$ 290,054	\$ 350,988	\$ 239,876	\$ 885,249
Decommissioned	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Facilities	\$ 4,810,093	\$ 9,392,970	\$ 12,550,489	\$ 7,089,702	\$ 33,843,254
Grand Total	\$ 50,702,324	\$ 135,143,456	\$ 199,290,271	\$ 139,912,120	\$ 525,048,171

Campus Wide Renovation Cost by Priority



2024-25 Facilities Condition Assessment—Summary of Findings

FACILITY CONDITION INDEX

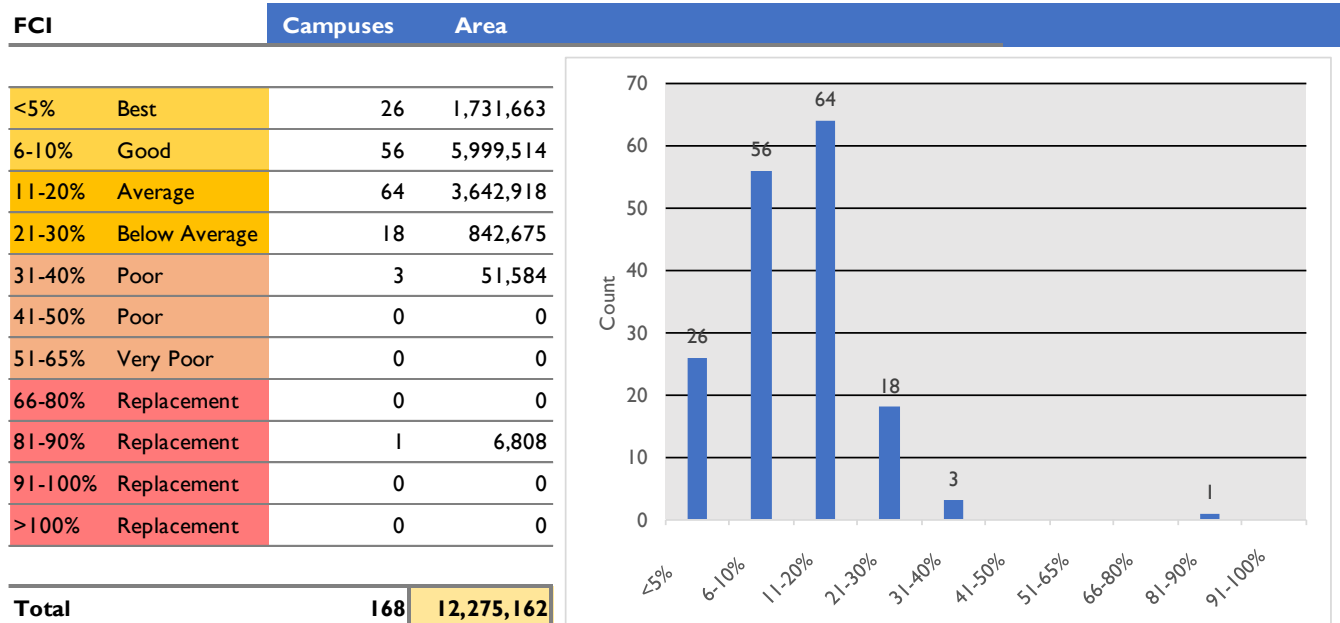
The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a facility portfolio. The index is derived by dividing the total repair cost, including educational adequacy and site-related repairs,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

At Jeffco Public Schools, the total current deficiencies district-wide equal \$525 million, while the overall portfolio replacement value is estimated to be \$5.3 billion. As a result, the district-wide FCI is 9.9 percent and is considered to reflect district-wide facilities in average condition for a large urban district.

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

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

Districtwide Facility Condition Index (FCI) by Site Location



Facilities Greater than 65% FCI with Reasons for High FCI

- Long View HS - temporary buildings

2024-25 Facilities Condition Assessment—Summary of Findings

ASSESSMENT CATEGORIES

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

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

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

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

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

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

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

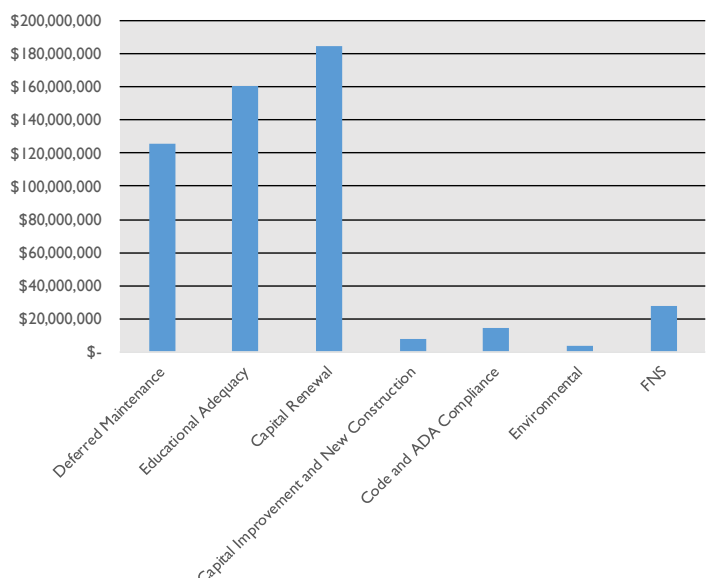
FNS: Food and Nutrition Services commercial kitchen equipment that require replacement or have exceeded their useful life.

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

The following chart describes the total cost by category of Jeffco Public Schools' facilities. The capital renewal category tops the list at \$184.9 million most commonly as older systems have reached the end of their life. Not surprisingly, the next largest category concerning current deficiencies is educational adequacy at \$160.9 million.

Districtwide by Category

Assessment Categories	Total	% of Total
Deferred Maintenance	\$ 125,346,168	23.87%
Educational Adequacy	\$ 160,982,442	30.66%
Capital Renewal	\$ 184,924,489	35.22%
Capital Improvement and New Construction	\$ 7,823,224	1.49%
Code and ADA Compliance	\$ 14,760,952	2.81%
Environmental	\$ 3,291,066	0.63%
FNS	\$ 27,919,830	5.32%
Total	\$ 525,048,171	100.00%



2024-25 Facilities Condition Assessment—Summary of Findings

LIFE CYCLE RENEWAL

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

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

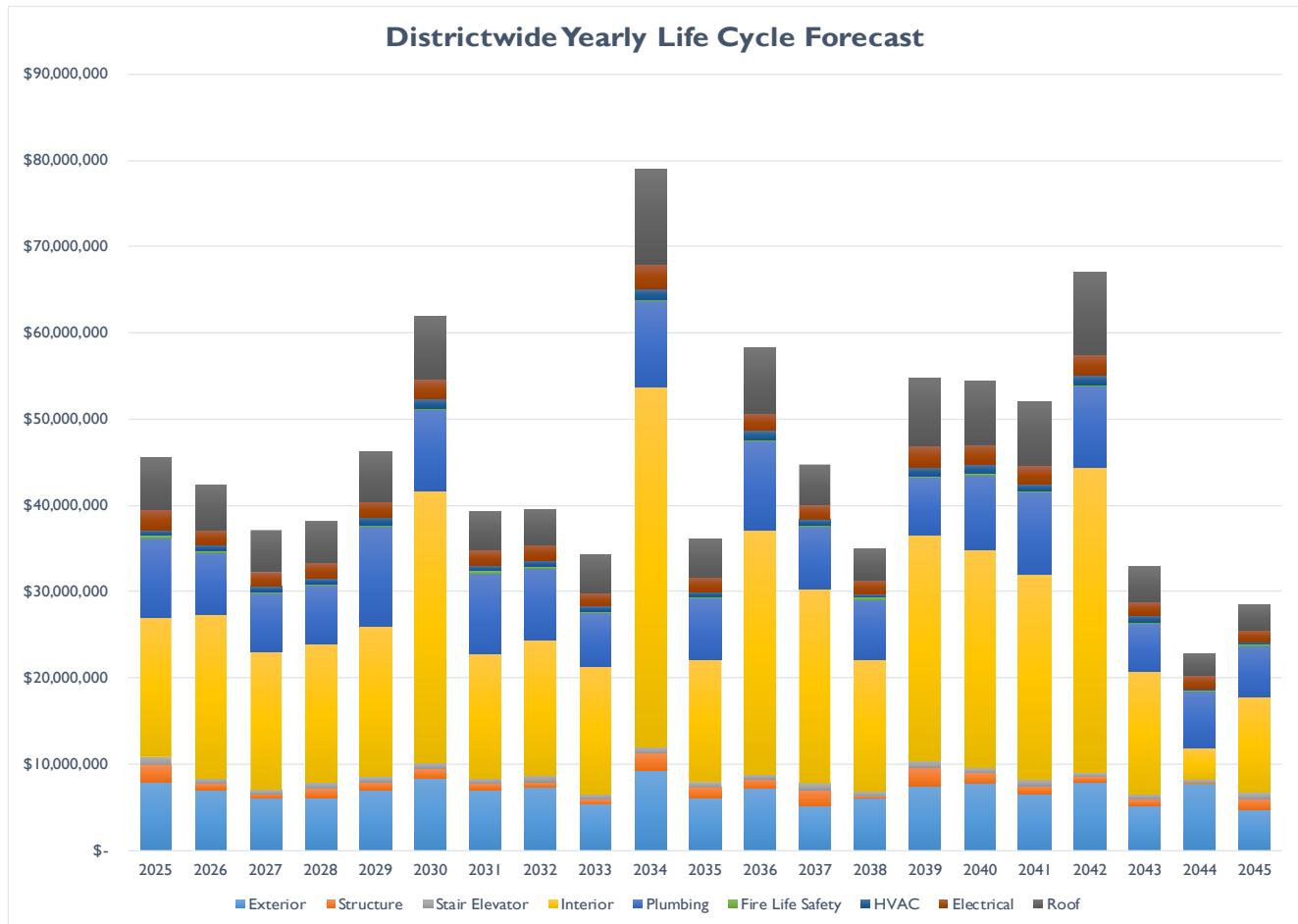
This year, Jeffco Public Schools used a modified RS Means Sustainment Model, which is based on the Uniformat Model. This modified model takes into account price de-escalation and is scaled to original construction costs rather than gross square footage.

Currently, district deficiencies total \$525 million with another \$921 million projected in new life cycle needs over the next twenty years. The following charts depict the next twenty years' life cycle renewal forecast allocated across each of the nine building systems. The table is broken down into five-year increments. As systems or equipment reach the end of their life cycles, their conditions are assessed and deficiencies may be created. Currently identified deficiencies are not included.

Districtwide 5-Year Increment Life Cycle Forecast

Building System	Life Cycle Forecast Year Range				Total
	2025-29	2030-34	2035-39	2040-44	
Exterior	\$ 34,129,237	\$ 37,395,710	\$ 32,048,203	\$ 35,235,358	\$ 138,808,508
Structure	\$ 5,142,015	\$ 5,079,757	\$ 6,510,529	\$ 3,502,792	\$ 20,235,093
Stairs and Elevators	\$ 3,487,084	\$ 3,414,561	\$ 3,317,017	\$ 2,954,835	\$ 13,173,497
Interior	\$ 84,661,430	\$ 118,162,774	\$ 106,195,509	\$ 102,157,536	\$ 411,177,249
Plumbing/HVAC	\$ 45,075,944	\$ 47,629,523	\$ 42,307,394	\$ 43,697,700	\$ 178,710,562
Fire Life Safety	\$ 939,566	\$ 921,689	\$ 825,686	\$ 875,702	\$ 3,562,643
Electrical	\$ 9,401,890	\$ 10,166,152	\$ 9,413,984	\$ 9,710,252	\$ 38,692,277
Roof	\$ 26,413,794	\$ 31,366,605	\$ 28,260,802	\$ 31,086,865	\$ 117,128,066
Total	\$ 209,250,961	\$ 254,136,772	\$ 228,879,124	\$ 229,221,038	\$ 921,487,895

2024-25 Facilities Condition Assessment—Summary of Findings



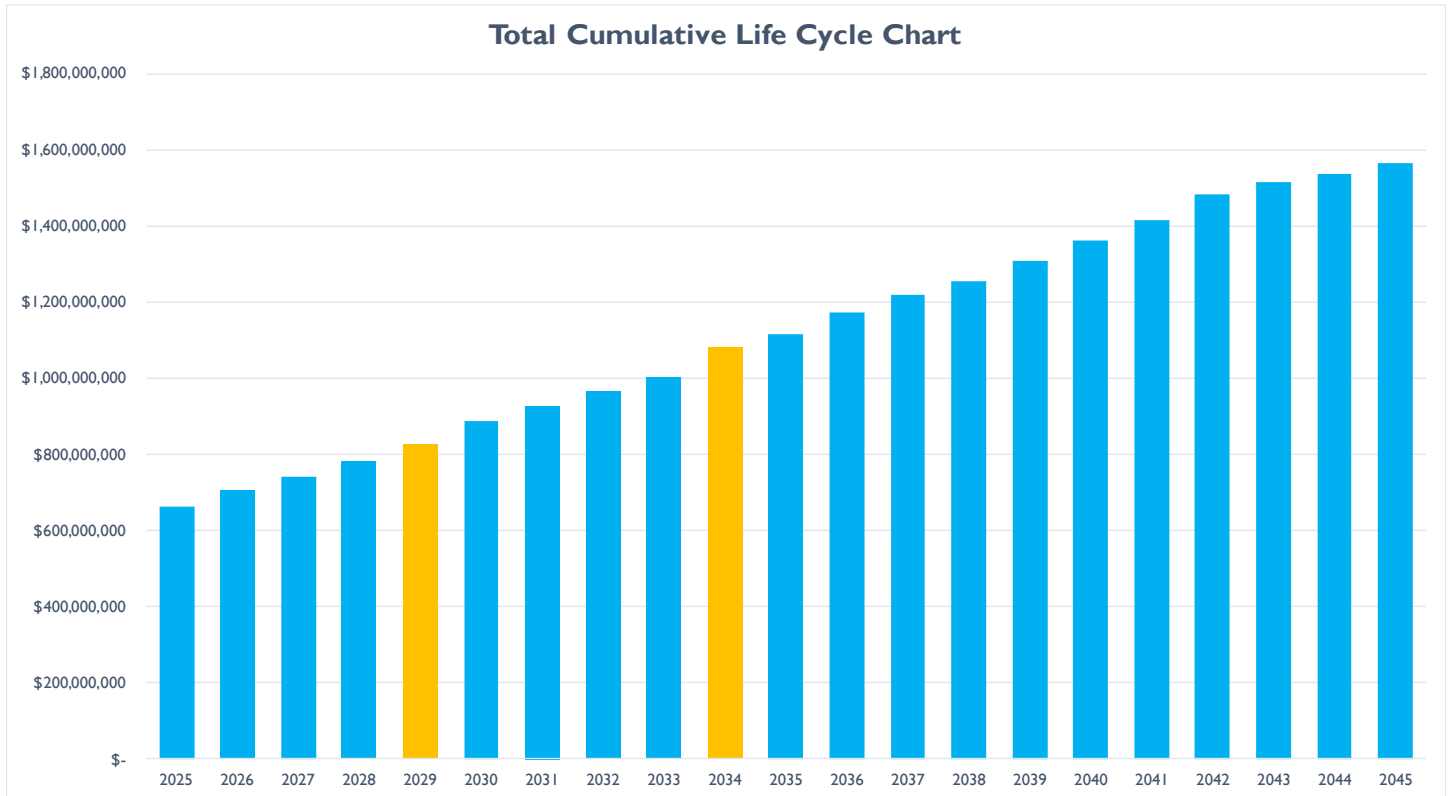
CURRENT DEFICIENCIES AND LIFE CYCLE FORECAST

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

Districtwide 10-Year Increment Life Cycle Forecast			
Building Type	2034	2044	Total
Elementary Schools (K-5)			
Life Cycle Renewal Forecast	\$269,018,716	\$236,677,551	\$ 505,696,268
Middle Schools (6-8, K-8)			
Life Cycle Renewal Forecast	\$104,729,111	\$ 93,198,269	\$ 197,927,380
High Schools (9-12, Jr/Sr)			
Life Cycle Renewal Forecast	\$ 55,529,475	\$ 99,800,156	\$ 155,329,631
Support			
Life Cycle Renewal Forecast	\$ 34,110,431	\$ 28,424,186	\$ 62,534,616
Total Need	\$ 463,387,733	\$ 458,100,162	\$ 921,487,895

2024-25 Facilities Condition Assessment—Summary of Findings

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



Combining the current need with the next twenty years of anticipated life cycle renewal forecast, the district can anticipate \$1.4 billion in facility-related improvements. These figures exclude any expansion for classroom additions or new construction for additional membership growth or consolidation. The five-year and ten-year totals are highlighted, as these are typical planning horizons for districts the size of Jeffco Public Schools.

2024-25 Facilities Condition Assessment—Summary of Findings

SCHOOL / FACILITY CONDITION SUMMARY

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

Jeffco Assessment Summary by Articulation Area				
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI
Alameda				
Deane Elementary School	1954	46,118	\$ 4,238,277	22.1%
Emory Elementary School	1994	107,786	\$ 3,848,236	8.9%
Lasley Elementary School	1961	67,155	\$ 1,481,111	5.6%
Patterson International School	1964	48,895	\$ 3,308,588	16.8%
Patterson Cottages	1965	13,820	\$ 1,002,318	23.6%
Rose Stein International Elementary School	1954	47,986	\$ 3,985,489	20.3%
Alameda International Jr-Sr High School	1961	206,168	\$ 3,498,423	4.4%
			\$ 21,362,441	
Arvada				
Fitzmorris Elementary School	1960	51,259	\$ 2,211,415	9.6%
Hackberry Hill Elementary School	1966	52,414	\$ 2,816,436	13.8%
Lawrence Elementary School	1996	47,473	\$ 1,716,887	9.8%
Peck Elementary School	1966	42,834	\$ 2,249,505	12.9%
Secrest Elementary School	1955	46,373	\$ 2,759,682	14.7%
Swanson Elementary School	1964	54,462	\$ 5,031,368	23.2%
Arvada K-8	1952	115,750	\$ 6,235,328	13.5%
North Arvada Middle School	1962	113,656	\$ 4,217,427	8.8%
Arvada High School	1971	245,431	\$ 11,602,748	12.3%
			\$ 38,840,796	
Arvada West				
Allendale Elementary School	1964	40,644	\$ 1,829,422	10.4%
Fairmount Elementary School	1962	65,146	\$ 5,657,202	21.0%
Fremont Elementary School	1953	45,920	\$ 3,506,763	18.3%
Stott Elementary School	1972	45,526	\$ 2,924,313	15.2%
Vanderhoof Elementary School	1969	44,263	\$ 4,237,741	22.6%
Drake Middle School	1962	129,098	\$ 3,482,759	6.6%
Arvada West High School	2003	237,053	\$ 9,370,150	10.2%
			\$ 31,008,350	
Bear Creek				
Green Gables Elementary School	1969	36,920	\$ 3,535,566	22.1%
Kendallvue Elementary School	1982	45,418	\$ 3,256,708	15.6%
Kendrick Lakes Elementary School	2020	58,511	\$ 2,775	0.0%
Peiffer Elementary School	1973	44,016	\$ 2,873,720	14.9%
Red Rocks Elementary School	1955	29,176	\$ 2,331,726	12.2%
Westgate Elementary School	1972	51,616	\$ 3,102,303	16.7%
Bear Creek K-8 School	2008	122,367	\$ 1,891,669	4.1%
Carmody Middle School	1965	99,694	\$ 3,586,534	8.3%
Bear Creek High School	2008	255,560	\$ 5,452,368	5.7%
			\$ 26,033,369	

2024-25 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area				
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI
Chatfield				
Coronado Elementary School	1987	46,544	\$ 2,059,230	10.5%
Mortensen Elementary School	1994	52,158	\$ 2,203,337	10.0%
Shaffer Elementary School	1998	53,368	\$ 1,687,637	7.7%
Stony Creek Elementary School	1983	45,230	\$ 2,545,666	12.3%
Ute Meadows Elementary School	1987	46,466	\$ 2,953,206	14.6%
Bradford K-8 North	1994	46,070	\$ 2,029,895	8.3%
Bradford K-8 South	1990	48,682	\$ 1,590,500	7.5%
Deer Creek Middle School	1980	120,277	\$ 3,732,524	7.5%
Falcon Bluffs Middle School	2003	113,572	\$ 1,994,642	4.4%
Chatfield High School	1986	272,641	\$ 6,697,989	6.3%
			\$ 27,494,625	
Columbine				
Columbine Hills Elementary School	1964	47,380	\$ 2,769,015	14.1%
Dutch Creek Elementary School	1973	49,780	\$ 4,127,454	21.5%
Governor's Ranch Elementary School	1987	46,907	\$ 3,053,552	15.3%
Leawood Elementary School	1972	48,383	\$ 2,755,910	13.1%
Normandy Elementary School	1970	55,702	\$ 3,623,663	16.0%
Ken Caryl Middle School	1970	102,014	\$ 4,576,742	10.9%
Columbine High School	1973	256,560	\$ 8,887,791	9.0%
			\$ 29,794,127	
Conifer				
Elk Creek Elementary School	1989	51,181	\$ 2,283,843	9.8%
Marshdale Elementary School	2022	52,023	\$ -	0.0%
West Jefferson Elementary School	2001	48,100	\$ 1,025,112	4.3%
West Jefferson Middle School	1974	104,164	\$ 4,887,033	9.3%
Conifer High School	1996	183,556	\$ 7,955,853	7.5%
			\$ 16,151,841	
Dakota Ridge				
Blue Heron Elementary School	2002	55,083	\$ 1,656,813	7.5%
Colorow Elementary School	1977	44,227	\$ 3,577,576	18.8%
Mount Carbon Elementary School	1996	51,928	\$ 2,251,072	10.7%
Powderhorn Elementary School	1994	62,386	\$ 2,113,785	8.5%
Westridge Elementary School	1987	47,105	\$ 1,756,296	8.4%
Summit Ridge Middle School	1994	133,872	\$ 4,383,157	8.0%
Dakota Ridge High School	1996	236,407	\$ 6,468,900	6.8%
			\$ 22,207,600	

2024-25 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area				
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI
Evergreen				
Bergen Meadow Elementary School	1970	50,555	\$ 3,571,128	15.9%
Bergen Elementary School	1997	57,315	\$ 1,082,803	4.1%
Parmalee Elementary School	1963	37,239	\$ 1,699,390	9.7%
Wilmot Elementary School	1877	56,727	\$ 1,596,622	6.0%
Evergreen Middle School	1969	111,279	\$ 2,654,848	5.7%
Evergreen High School	1954	209,798	\$ 5,030,522	6.1%
			\$ 15,635,313	
Golden				
Kyffin Elementary School	1972	49,472	\$ 2,607,934	12.6%
Mitchell Elementary School	1997	53,034	\$ 2,980,223	13.9%
Ralston Elementary School	1955	51,304	\$ 1,105,252	5.2%
Shelton Elementary School	1998	53,530	\$ 2,656,331	11.7%
Welchester Elementary School	1961	44,263	\$ 1,766,199	9.4%
Bell Middle School	1964	135,762	\$ 4,967,798	9.0%
Golden High School	2008	186,972	\$ 5,619,491	7.5%
			\$ 21,703,228	
Green Mountain				
Devinny Elementary School	1964	52,618	\$ 1,931,858	9.1%
Foothills Elementary School	1970	40,063	\$ 1,568,446	8.7%
Green Mountain Elementary School	1962	40,301	\$ 2,574,539	15.3%
Hutchinson Elementary School	1973	44,400	\$ 3,310,019	17.4%
Rooney Ranch Elementary School	1994	53,635	\$ 1,945,809	8.8%
Dunstan Middle School	2006	137,501	\$ 2,107,623	3.9%
Green Mountain High School	1973	206,532	\$ 7,457,798	8.8%
			\$ 20,896,092	
Jefferson				
Edgewater Elementary School	1949	45,204	\$ 1,954,117	11.3%
Lumberg Elementary School	1955	56,314	\$ 2,000,318	9.0%
Molholm Elementary School	1954	46,524	\$ 6,719,057	34.1%
Jefferson Jr-Sr High School	1959	136,796	\$ 9,779,752	18.5%
			\$ 20,453,244	
Lakewood				
Belmar School of Integrated Arts	1961	41,599	\$ 1,305,609	7.0%
Eiber Elementary School	1955	52,018	\$ 2,488,787	11.9%
Slater Elementary School	1953	46,085	\$ 4,575,083	23.7%
South Lakewood Elementary School	1995	51,794	\$ 2,616,840	13.6%
Creighton Middle School	1962	133,165	\$ 4,122,867	7.2%
Lakewood High School	1958	248,133	\$ 6,510,322	7.0%
			\$ 21,619,508	

2024-25 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area				
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI
Pomona				
Little Elementary School	1973	40,712	\$ 3,543,025	20.6%
Parr Elementary School	1969	33,602	\$ 2,553,778	15.0%
Warder Elementary School	1973	41,934	\$ 3,131,358	17.5%
Weber Elementary School	1972	51,052	\$ 3,316,714	15.8%
Zerger Elementary School	1977	43,876	\$ 2,573,429	14.3%
Moore Middle School	1978	83,756	\$ 3,772,779	10.6%
Pomona Junior/Senior High School	1973	214,781	\$ 10,192,367	12.4%
			\$ 29,083,450	
Ralston Valley				
Meiklejohn Elementary School	2006	69,795	\$ 2,063,471	8.0%
Sierra Elementary School	2009	69,882	\$ 667,417	2.4%
Van Arsdale Elementary School	1994	50,511	\$ 5,457,873	21.5%
West Woods Elementary School	1996	53,379	\$ 3,767,135	17.9%
Coal Creek Canyon K-8 School	1963	25,361	\$ 2,954,574	22.3%
Three Creeks K-8	2017	117,047	\$ -	0.0%
Oberon Middle School	1965	91,755	\$ 4,671,236	11.5%
Ralston Valley High School	2001	253,037	\$ 8,225,929	8.0%
			\$ 27,807,636	
Standley Lake				
Adams Elementary School	1988	47,737	\$ 2,958,906	16.4%
Lukas Elementary School	1988	47,742	\$ 1,652,322	9.0%
Ryan Elementary School	1994	50,545	\$ 1,158,252	5.1%
Semper Elementary School	1996	53,756	\$ 4,346,343	20.0%
Witt Elementary School	1980	44,341	\$ 3,572,166	19.6%
Mandalay Middle School	1983	88,997	\$ 2,823,139	6.8%
Wayne Carle Middle School	2006	118,667	\$ 2,145,238	4.2%
Standley Lake High School	1988	204,569	\$ 11,822,200	13.9%
			\$ 30,478,564	
Wheat Ridge				
Kullerstrand Elementary School	1961	35,533	\$ 3,123,693	19.5%
Maple Grove Elementary School	1960	42,409	\$ 3,360,903	15.5%
Peak Expeditionary School at Pennington	1961	36,877	\$ 2,655,187	14.7%
Prospect Valley Elementary School	2022	62,421	\$ -	0.0%
Stevens Elementary School	1995	111,703	\$ 2,968,817	7.0%
Stober Elementary School	1965	42,339	\$ 2,582,334	15.0%
New Classical Academy at Vivian	1953	33,138	\$ 1,760,484	11.5%
Wilmore-Davis Elementary School	1955	38,596	\$ 3,065,645	19.2%
Everitt Middle School	1966	103,698	\$ 3,777,894	8.7%
Wheat Ridge High School	1956	211,307	\$ 18,719,098	23.6%
			\$ 42,014,055	

2024-25 Facilities Condition Assessment—Summary of Findings

Jeffco Assessment Summary by Articulation Area				
Campus Name	Age	Permanent Square Feet	Facility Condition Cost	FCI
Districtwide / Option Schools				
Brady Exploration School	1940	66,111	\$ 4,914,100	21.3%
Connections Learning Center	2010	27,222	\$ 1,141,209	7.9%
D'Evelyn Jr-Sr High School	2000	169,557	\$ 3,073,177	4.3%
Dennison Elementary School	1958	45,059	\$ 1,811,414	9.2%
Foster Dual Language PK-8	1953	55,392	\$ 3,380,063	14.4%
Free Horizon Montessori	1950	49,079	\$ 1,826,917	9.5%
Jeffco Virtual Academy (Irwin)	2009	10,710	\$ 224,831	3.2%
Jefferson County Open School	1930	112,625	\$ 1,649,312	4.0%
Long View High School	1967	-	\$ 729,013	83.9%
Manning School	1958	83,680	\$ 4,268,836	12.1%
McLain Community High School	2000	79,127	\$ 2,901,715	11.2%
Miller Special Education	1963	54,227	\$ 2,340,065	9.1%
Sobesky Academy	1994	53,724	\$ 2,008,365	9.8%
Stein Cottages	1961	6,790	\$ 487,084	23.9%
Warren Tech Central	1972	167,445	\$ 6,695,468	8.0%
Warren Tech North	1995	34,593	\$ 1,762,113	19.0%
Warren Tech South	2021	27,750	\$ -	0.0%
Mount Blue Sky Outdoor Lab School	1929	46,916	\$ 3,696,865	1.6%
Windy Peak Outdoor Lab School	1857	33,721	\$ 2,658,706	2.7%
			\$ 45,569,254	
Administration, Stadiums, and Support Facilities				
581 Conference Place	1980	35,371	\$ 557,775	5.1%
Applewood Cottages	1958	8,534	\$ 545,673	20.4%
Campbell Elementary School	1964	43,487	\$ 2,100,607	11.8%
Conifer Fire Protection Pump House	2018	613	\$ -	0.0%
Conifer Wastewater Treatment Plant	1988	4,960	\$ 480,184	36.0%
Conifer Water Treatment Plant	-	1,270	\$ -	0.0%
Driving Training Center	1975	961	\$ 267,522	4.9%
Education Service Center	1985	124,219	\$ 3,587,452	9.8%
Elk Creek Gallery Well	-	199	\$ -	0.0%
Frank DeAngelis Center	1954	43,457	\$ 2,873,982	21.0%
Jefferson County Stadium	1960	13,701	\$ 3,381,682	29.1%
John and Karen Litz Preschool	2007	9,673	\$ 69,290	1.9%
Lakewood Memorial Stadium	1983	1,721	\$ 694,954	19.7%
Landscape Services	1980	10,972	\$ 878,798	29.8%
Lobo Creek Reservoir Pump House	1996	240	\$ -	0.0%
Maple Grove Cottages	1964	6,808	\$ -	0.0%
Norma Anderson Preschool	2007	13,742	\$ 953,590	19.9%
North Area Athletic Complex	2000	10,391	\$ 4,486,960	20.6%
North Area Transportation Center - Indiana	1975	6,555	\$ 819,787	20.0%
North Area Transportation Center - Joyce	1980	97,803	\$ 4,889,495	16.0%
Secrest Cottage	1964	3,310	\$ 192,643	19.4%
Shadow Mountain Gallery Well	1996	100	\$ 35,929	35.3%
Shop Facility for Zones 1 & 2	1980	4,160	\$ 195,308	17.5%
South Area Transportation Center	1981	17,238	\$ 465,731	5.6%
Support Services Campus	1967	260,362	\$ 7,771,662	9.8%
Trailblazer Stadium	1996	7,846	\$ 668,522	12.0%
West Area Transportation Center	1980	14,779	\$ 803,410	8.8%
West Jefferson Reservoir	1988	596	\$ 173,718	5.0%
			\$ 36,894,676	
TOTAL		12,191,855	\$ 525,048,171	

Sites with FCI greater than 65% are highlighted in Red

2024-25 Facilities Condition Assessment—Summary of Findings

CAPACITY SUMMARY

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

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

UTILIZATION

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

Utilization by Program		
Program	2024-25 Membership	Utilization
Elementary Schools	25,947	82%
K-8 Schools	2,634	85%
Middle Schools	10,032	74%
Jr/Sr Schools	2,855	60%
High Schools	18,751	69%
Option / Districtwide	4,890	70%
Pre-K Center	310	90%
Total	65,419	76%

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

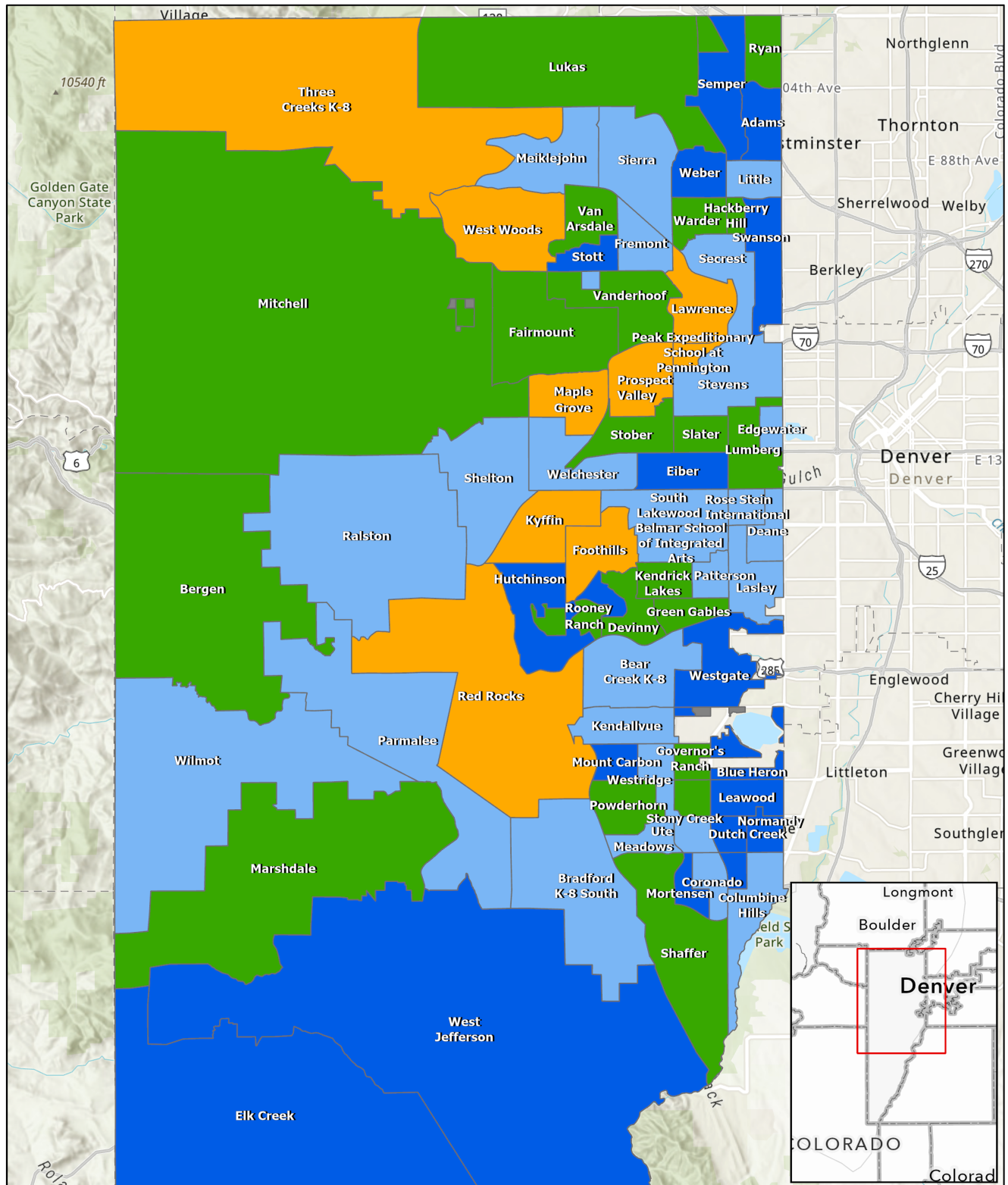
Typically, 95% capacity is considered full capacity to allow for some flexibility in space and program use.

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

Applied Capacity by Articulation Area		
Articulation Area	2024-25 Membership	Utilization
Alameda	2,601	76%
Arvada	2,677	75%
Arvada West	4,486	90%
Bear Creek	4,482	83%
Chatfield	5,501	72%
Columbine	4,077	69%
Conifer	2,271	74%
Dakota Ridge	3,742	75%
Evergreen	2,448	73%
Golden	4,200	83%
Green Mountain	3,557	83%
Jefferson	1,462	76%
Lakewood	3,697	81%
Pomona	2,306	72%
Ralston Valley	5,677	89%
Standley Lake	3,541	72%
Wheat Ridge	3,494	88%

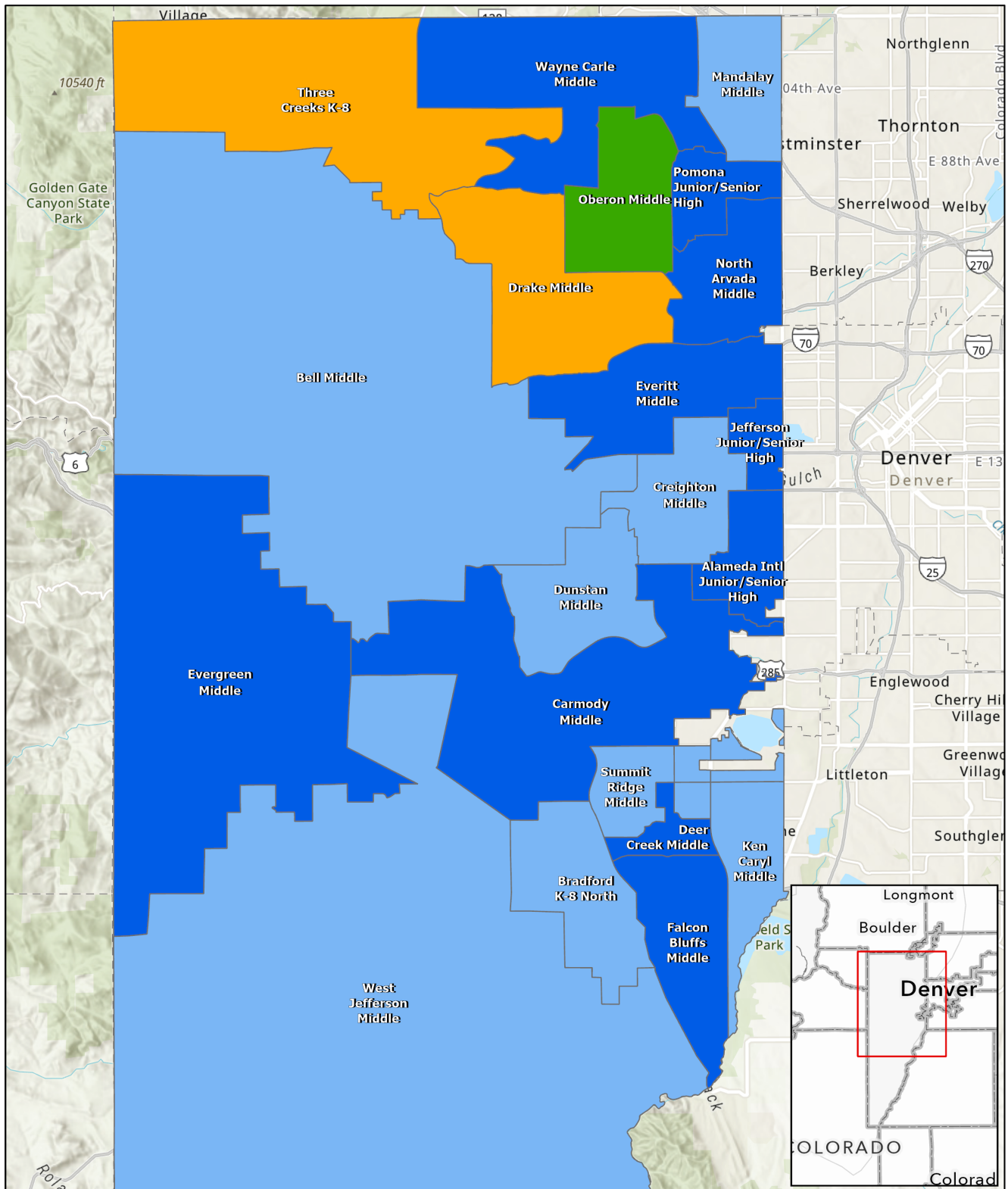
2024-25 Facilities Condition Assessment—Summary of Findings

2024-25 Elementary School Utilization by Attendance Boundary

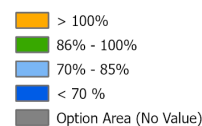


2024-25 Facilities Condition Assessment—Summary of Findings

2024-25 Middle School Utilization by Attendance Boundary

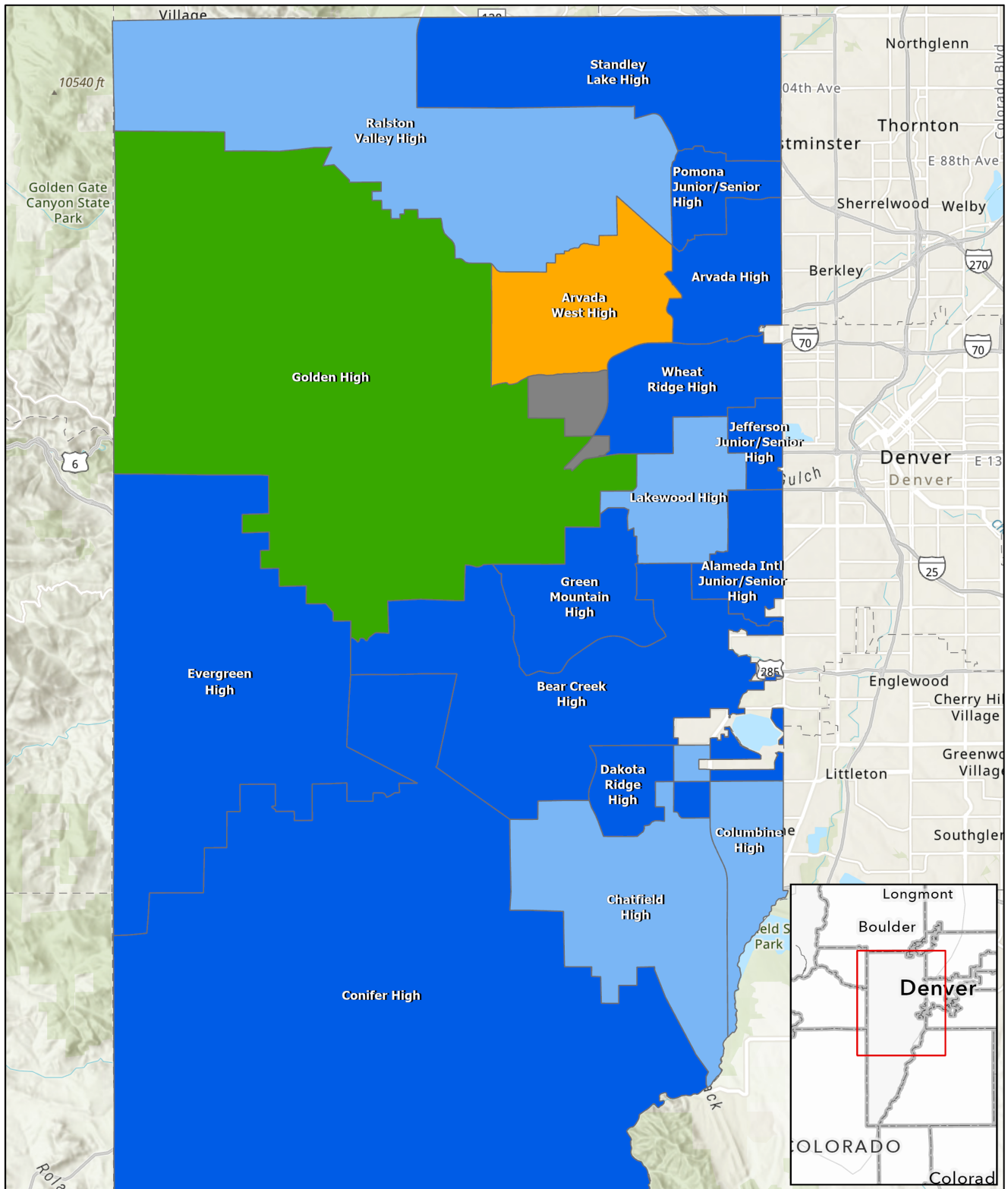


Middle School Utilization



2024-25 Facilities Condition Assessment—Summary of Findings

2024-25 High School Utilization by Attendance Boundary



High School Utilization

- > 100 %
- 86% - 100%
- 70% - 85%
- < 70%
- Option Area (No Value)

2024-25 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type

Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership	
		Designed Capacity	Program Factor	Applied Capacity	Designed Capacity	Program Factor	Applied Capacity		2024-25 October Count	Utilization
High Schools										
Arvada High School	Arvada	2,057	85%	1,748	-	85%	-	1,748	754	43%
Arvada West High School	Arvada West	2,261	85%	1,922	28	85%	24	1,946	1,923	100%
Bear Creek High School	Bear Creek	2,709	85%	2,303	-	85%	-	2,303	1,344	58%
Chatfield High School	Chatfield	2,841	85%	2,415	-	85%	-	2,415	1,808	75%
Columbine High School	Columbine	2,597	85%	2,207	-	85%	-	2,207	1,710	77%
Conifer High School	Conifer	1,561	85%	1,327	84	85%	71	1,398	821	62%
Dakota Ridge High School	Dakota Ridge	2,401	85%	2,041	-	85%	-	2,041	1,277	63%
Evergreen High School	Evergreen	1,869	85%	1,589	-	85%	-	1,589	909	57%
Golden High School	Golden	1,777	85%	1,510	28	85%	24	1,534	1,469	97%
Green Mountain High School	Green Mountain	2,225	85%	1,891	56	85%	48	1,939	1,071	57%
Lakewood High School	Lakewood	2,401	85%	2,041	-	85%	-	2,041	1,735	85%
Ralston Valley High School	Ralston Valley	2,709	85%	2,303	-	85%	-	2,303	1,875	81%
Standley Lake High School	Standley Lake	2,197	85%	1,867	-	85%	-	1,867	1,123	60%
Wheat Ridge High School	Wheat Ridge	2,141	85%	1,820	-	85%	-	1,820	932	51%
		31,746		26,984	196		167	27,151	18,751	
Jr/Sr Schools										
Alameda International Jr-Sr High School	Alameda	1,729	85%	1,470	28	85%	24	1,493	1,002	68%
Jefferson Jr-Sr High School	Jefferson	1,335	85%	1,135	-	85%	-	1,135	601	53%
Pomona Jr-Sr High School	Pomona	2,476	85%	2,105	-	85%	-	2,105	1,252	59%
		5,540		4,709	28		24	4,733	2,855	
Middle Schools										
Bell Middle School	Golden	1,120	90%	1,008	-	90%	-	1,008	774	77%
Carmody Middle School	Bear Creek	932	90%	839	-	90%	-	839	550	66%
Creighton Middle School	Lakewood	1,016	90%	914	-	90%	-	914	741	81%
Deer Creek Middle School	Chatfield	1,176	90%	1,058	-	90%	-	1,058	541	51%
Drake Middle School	Arvada West	1,100	90%	990	-	90%	-	990	1,003	101%
Dunstan Middle School	Green Mountain	1,120	90%	1,008	-	90%	-	1,008	798	79%
Evergreen Middle School	Evergreen	784	90%	706	-	90%	-	706	478	68%
Everitt Middle School	Wheat Ridge	820	90%	738	-	90%	-	738	456	62%
Falcon Bluffs Middle School	Chatfield	952	90%	857	-	90%	-	857	567	66%
Ken Caryl Middle School	Columbine	1,008	90%	907	-	90%	-	907	725	80%
Mandalay Middle School	Standley Lake	700	90%	630	-	90%	-	630	443	70%
Moore Middle School	Pomona	736	90%	662	-	90%	-	662	-	0%
North Arvada Middle School	Arvada	840	90%	756	-	90%	-	756	464	61%
Oberon Middle School	Ralston Valley	840	90%	756	-	90%	-	756	704	93%
Summit Ridge Middle School	Dakota Ridge	1,120	90%	1,008	-	90%	-	1,008	851	84%
Wayne Carle Middle School	Standley Lake	784	90%	706	-	90%	-	706	438	62%
West Jefferson Middle School	Conifer	728	90%	655	-	90%	-	655	499	76%
		15,776		14,198	-		-	14,198	10,032	
K-8 Schools										
Arvada K-8	Arvada	848	90%	763	-	90%	-	763	-	0%
Bear Creek K-8	Bear Creek	1,264	90%	1,138	-	90%	-	1,138	863	76%
Bradford K-8 North	Chatfield	456	90%	410	-	90%	-	410	350	85%
Bradford K-8 South	Chatfield	552	90%	497	-	90%	-	497	371	75%
Coal Creek Canyon K-8	Charter	244	90%	220	24	90%	22	241	-	0%
Three Creeks K-8	Ralston Valley	1,112	90%	1,001	-	90%	-	1,001	1,050	105%
		4,476		4,028	24		22	4,050	2,634	

2024-25 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type

Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership	
		Designed Capacity	Program Factor	Applied Capacity	Designed Capacity	Program Factor	Applied Capacity		2024-25 October Count	Utilization
Elementary Schools										
Adams Elementary School	Standley Lake	552	90%	497	-	90%	-	497	310	62%
Allendale Elementary School	Arvada West	360	90%	324	-	90%	-	324	-	-
Belmar School of Integrated Arts	Lakewood	392	90%	353	48	90%	43	396	293	83%
Bergen Meadow Elementary School	Evergreen	504	90%	454	-	90%	-	454	-	0%
Bergen Elementary School	Evergreen	576	90%	518	-	90%	-	518	456	88%
Blue Heron Elementary School	Dakota Ridge	576	90%	518	-	90%	-	518	325	63%
Colorow Elementary School	Dakota Ridge	528	90%	475	-	90%	-	475	-	-
Columbine Hills Elementary School	Columbine	480	90%	432	-	90%	-	432	315	73%
Coronado Elementary School	Chatfield	528	90%	475	-	90%	-	475	384	81%
Deane Elementary School	Alameda	536	90%	482	-	90%	-	482	341	71%
Devinny Elementary School	Green Mountain	576	90%	518	-	90%	-	518	505	97%
Dutch Creek Elementary School	Columbine	624	90%	562	-	90%	-	562	286	51%
Edgewater Elementary School	Jefferson	480	90%	432	72	90%	65	497	335	78%
Eiber Elementary School	Lakewood	440	90%	396	-	90%	-	396	255	64%
Elk Creek Elementary School	Conifer	528	90%	475	-	90%	-	475	324	68%
Emory Elementary School	Alameda	792	90%	713	-	90%	-	713	-	-
Fairmount Elementary School	Arvada West	672	90%	605	-	90%	-	605	601	99%
Fitzmorris Elementary School	Arvada	504	90%	454	-	90%	-	454	-	-
Foothills Elementary School	Green Mountain	392	90%	353	72	90%	65	418	363	103%
Fremont Elementary School	Arvada West	376	90%	338	24	90%	22	360	268	79%
Glennon Heights Elementary School	Lakewood	336	90%	302	-	90%	-	302	-	-
Governor's Ranch Elementary School	Columbine	552	90%	497	-	90%	-	497	458	92%
Green Gables Elementary School	Bear Creek	384	90%	346	-	90%	-	346	315	91%
Green Mountain Elementary School	Green Mountain	360	90%	324	-	90%	-	324	-	-
Hackberry Hill Elementary School	Arvada	480	90%	432	-	90%	-	432	430	100%
Hutchinson Elementary School	Green Mountain	528	90%	475	-	90%	-	475	328	69%
Kendallvue Elementary School	Bear Creek	552	90%	497	-	90%	-	497	370	74%
Kendrick Lakes Elementary School	Bear Creek	512	90%	461	-	90%	-	461	443	96%
Kullerstrand Elementary School	Wheat Ridge	336	90%	302	-	90%	-	302	-	-
Kyffin Elementary School	Golden	552	90%	497	48	90%	43	540	503	101%
Lasley Elementary School	Alameda	768	90%	691	-	90%	-	691	576	83%
Lawrence Elementary School	Arvada	408	90%	367	-	90%	-	367	412	112%
Leawood Elementary School	Columbine	576	90%	518	-	90%	-	518	321	62%
Little Elementary School	Pomona	456	90%	410	-	90%	-	410	310	76%
Lukas Elementary School	Standley Lake	496	90%	446	-	90%	-	446	402	90%
Lumberg Elementary School	Jefferson	600	90%	540	-	90%	-	540	526	97%
Maple Grove Elementary School	Wheat Ridge	392	90%	353	-	90%	-	353	390	111%
Marshdale Elementary School	Conifer	440	90%	396	-	90%	-	396	375	95%
Meiklejohn Elementary School	Ralston Valley	768	90%	691	-	90%	-	691	521	75%
Mitchell Elementary School	Golden	576	90%	518	-	90%	-	518	478	92%
Molholm Elementary School	Jefferson	504	90%	454	-	90%	-	454	-	-
Mortensen Elementary School	Chatfield	600	90%	540	-	90%	-	540	260	48%
Mount Carbon Elementary School	Dakota Ridge	600	90%	540	-	90%	-	540	367	68%

2024-25 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type

Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership	
		Designed Capacity	Program Factor	Applied Capacity	Designed Capacity	Program Factor	Applied Capacity		2024-25 October Count	Utilization
Elementary Schools (cont.)										
New Classical Academy at Vivian	Wheat Ridge	336	90%	302	-	90%	-	302	-	-
Normandy Elementary School	Columbine	600	90%	540	-	90%	-	540	262	49%
Parmalee Elementary School	Evergreen	384	90%	346	-	90%	-	346	278	80%
Parr Elementary School	Pomona	336	90%	302	-	90%	-	302	-	-
Patterson International School	Alameda	456	90%	410	-	90%	-	410	346	84%
Peak Expeditionary School at Pennington	Wheat Ridge	320	90%	288	48	90%	43	331	316	110%
Peck Elementary School	Arvada	480	90%	432	-	90%	-	432	-	-
Peiffer Elementary School	Bear Creek	528	90%	475	-	90%	-	475	-	-
Powderhorn Elementary School	Dakota Ridge	632	90%	569	-	90%	-	569	522	92%
Prospect Valley Elementary School	Wheat Ridge	624	90%	562	-	90%	-	562	583	104%
Ralston Elementary School	Golden	456	90%	410	-	90%	-	410	289	70%
Red Rocks Elementary School	Bear Creek	216	90%	194	144	90%	130	324	292	150%
Rooney Ranch Elementary School	Green Mountain	600	90%	540	48	90%	43	583	492	91%
Rose Stein International Elementary School	Alameda	520	90%	468	-	90%	-	468	336	72%
Ryan Elementary School	Standley Lake	584	90%	526	72	90%	65	590	511	97%
Secrest Elementary School	Arvada	464	90%	418	-	90%	-	418	334	80%
Semper Elementary School	Standley Lake	576	90%	518	-	90%	-	518	314	61%
Shaffer Elementary School	Chatfield	576	90%	518	-	90%	-	518	497	96%
Shelton Elementary School	Golden	600	90%	540	-	90%	-	540	394	73%
Sierra Elementary School	Ralston Valley	728	90%	655	-	90%	-	655	493	75%
Slater Elementary School	Lakewood	344	90%	310	-	90%	-	310	280	90%
South Lakewood Elementary School	Lakewood	552	90%	497	-	90%	-	497	393	79%
Stevens Elementary School	Wheat Ridge	632	90%	569	-	90%	-	569	469	82%
Stober Elementary School	Wheat Ridge	408	90%	367	96	90%	86	454	348	95%
Stony Creek Elementary School	Chatfield	552	90%	497	-	90%	-	497	349	70%
Stott Elementary School	Arvada West	480	90%	432	-	90%	-	432	288	67%
Swanson Elementary School	Arvada	576	90%	518	-	90%	-	518	283	55%
Thomson Elementary School	Arvada	576	90%	518	-	90%	-	518	-	-
Ute Meadows Elementary School	Chatfield	552	90%	497	48	90%	43	540	374	75%
Van Arsdale Elementary School	Ralston Valley	576	90%	518	72	90%	65	583	492	95%
Vanderhoof Elementary School	Arvada West	472	90%	425	72	90%	65	490	403	95%
Warder Elementary School	Pomona	528	90%	475	-	90%	-	475	432	91%
Weber Elementary School	Pomona	576	90%	518	-	90%	-	518	312	60%
Welchester Elementary School	Golden	456	90%	410	-	90%	-	410	293	71%
West Jefferson Elementary School	Conifer	408	90%	367	48	90%	43	410	252	69%
West Woods Elementary School	Ralston Valley	600	90%	540	120	90%	108	648	542	100%
Westgate Elementary School	Bear Creek	648	90%	583	48	90%	43	626	305	52%
Westridge Elementary School	Dakota Ridge	552	90%	497	-	90%	-	497	400	81%
Wilmore-Davis Elementary School	Wheat Ridge	408	90%	367	-	90%	-	367	-	-
Wilmot Elementary School	Evergreen	504	90%	454	-	90%	-	454	327	72%
Witt Elementary School	Standley Lake	528	90%	475	-	90%	-	475	-	-
Zerger Elementary School	Pomona	552	90%	497	-	90%	-	497	-	-
		43,688		39,319	1,080		972	40,291	25,947	

2024-25 Facilities Condition Assessment—Summary of Findings

Capacity Summary by Program Type

Name	Articulation	Applied Permanent			Applied Temporary			Total Applied Capacity	Membership	
		Designed Capacity	Program Factor	Applied Capacity	Designed Capacity	Program Factor	Applied Capacity		2024-25 October Count	Utilization
Pre-K Centers										
Campbell Early Learning Center	Arvada West	312	100%	312	-	100%	-	312	198	63%
Norma Anderson Early Learning Center	Wheat Ridge	96	100%	96	-	100%	-	96	112	117%
		408		408	-		-	408	310	
Districtwide / Option Schools										
Brady Exploration School	Option	476	85%	405	-	85%	-	405	294	73%
Connections Learning Center	Special	308	85%	262	24	85%	20	282	22	8%
Dennison Elementary School	Option	528	90%	475	192	90%	173	648	575	121%
D'Evelyn Jr-Sr High School	Option	1,553	85%	1,320	-	85%	-	1,320	1,212	92%
Foster Dual Language PK-8	Option	504	90%	454	-	90%	-	454	454	100%
Free Horizon Montessori	Option	472	90%	425	-	90%	-	425	382	90%
Jefferson County Open School	Option	980	90%	882	24	90%	22	904	551	62%
Literacy Center	Special	16	85%	14	-	85%	-	14	-	0%
Long View High School	Option	56	85%	48	140	85%	119	167	20	17%
Manning School	Option	728	90%	655	-	90%	-	655	685	105%
McLain Community High School	Option	868	85%	738	-	85%	-	738	349	47%
Miller Special Education	Special	128	85%	109	-	85%	-	109	97	89%
Sobesky Academy	Special	528	85%	449	-	85%	-	449	101	23%
Stein Cottages (JTS)	Special	112	85%	95	-	85%	-	95	116	122%
Warren Tech Central	Option	868	85%	738	28	85%	24	762	32	4%
Warren Tech North	Option	616	85%	524	-	85%	-	524	-	0%
Warren Tech South	Option	168	85%	143	-	85%	-	143	-	0%
Mount Blue Sky Outdoor Lab School	OELS		85%	-	56	85%	48	48	-	-
Windy Peak Outdoor Lab School	OELS		85%	-	112	85%	95	95	-	-
		8,909		7,733	576		500	8,234	4,890	
TOTAL		110,543		97,380	1,904		1,684	99,065	65,419	

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

** Schools highlighted in orange were closed prior to the 2024-25 school year.

