Long Range Planning Committee
May 7th, 2025
Dinner : 5:30 pm
Meeting: 6:00 pm - 8:00 pm

DCSD Legacy Campus
Room 249
10035 South Peoria Street
Lone Tree, CO 80134

Agenda

Time	Topic	Facilitator
6:00	**Meeting Logistics (10 min)** ● Roll call/Confirm quorum ● April meeting minutes ● Welcome to Visitors and Public Participation	LRPC Chair
6:10	**Master Capital Plan (30-45 min)** ● Review final draft ● Vote for adoption ● LRPC letter ● Presentation at June BOE meeting	DCSD Planning Staff
7:00	**SCBA Update (15 min)** ● Macanta update	DCSD Planning Staff
7:15	**Bylaws-Operational Procedures (15 min)** ● Vote for adoption ○ Current bylaws and operational procedures in packet for committee member reference	Bylaws Subcommittee
7:30	**CART Update (10 min)**	CART Representative(s)
7:40	**Board of Education Liaison Update (10 min)**	Board of Education Liaisons
7:40	**Other**	LRPC Chair
8:00	**Adjournment**	LRPC Chair

Master Capital Plan

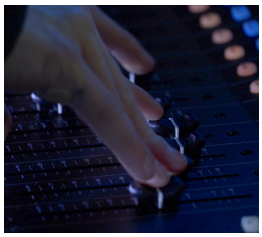
2025-2026






















Douglas County School District

Douglas County School District

Master Capital Plan

2025-2026







2025-2026



Master Capital Plan

Douglas County School District

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Master Capital Plan

2025-2026







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Master Capital Plan Overview

The Douglas County School District Master Capital Plan encompasses a five-year period (2025-2029) and represents an important tool in the district's planning decisions. It is used to identify and prioritize school sites for future schools in order to satisfy student enrollment needs. It is also used to prioritize funding for capital reinvestment and new construction. Recognizing that school facilities must adapt to fluid educational requirements and the district exists in a dynamic community, it is imperative that planning for future educational and facility needs of the district is ongoing. This document is updated on an annual basis in coordination with the Long Range Planning Committee.

DCSD Leadership and Partners

Administration

Erin Kane, Superintendent of Schools
Steve Colella, Chief of Staff
Danelle Hiatt, Deputy Superintendent
Danny Winsor, Assistant Superintendent
Mark Blair, Chief Technology Officer
Brian S. Condon, Chief Human Resources Officer
Richard D. Cosgrove, P.E., Chief Operations Officer
Mary Kay Klimesh, General Counsel
Jana Schleusner, CPA, Chief Financial Officer
Stacy Rader, Chief Communications Officer
Matt Reynolds, Chief Learning Services Officer

Board of Education

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

Long RangePlanning Committee

East Planning Area (Parker Region)

Patti Anderson
Serena Hendon
Chris Spyke

West Planning Area (Castle Rock Region)

Larry Mugler
Levi Schroder
Gilbert Chavez

North Planning Area (East Highlands Ranch)

John Freeman
Christa Gilstrap
Steven Franger
Melissa Park

North Planning Area (West Highlands Ranch)

Brice Kahler
Michael Kemp
Shelly Becker

Charters

Rudy Lukez
Katie Van Kooten
Courtney Tucker

At Large

Michelle Major
Cathy Lees

Non-Voting Members and Board Liaisons

Stacey Roberson, Elementary School Representative
Rex Corr, Secondary School Representative
Kaylin Garcia, DCSD Student Body Member
Heidi Marlin, DCSD Student Body Member
Brad Geiger, Board Director LRPC Liaison
Tim Moore, Board Director LRPC Liason
Richard Cosgrove, Chief Operations Officer
Shavon Caldwell, Planning Manager
Chris Meehan, Planning Specialist

Long Range Planning Committee

The Long Range Planning Committee (LRPC) was created in 1983 to work with Douglas County School District. The committee is comprised of two representatives from each high school feeder area, two at-large members, two charter school representatives, and a representative of the development and home building community. The Long Range Planning Committee is one of five committees of the Board of Education. The charge of the Long Range Planning Committee is to continually analyze community population data, evaluate population impacts on district education and support facilities, and collect community feedback. The committee also recommends appropriate actions to the Board of Education regarding school attendance boundaries, facility usage (including facility construction, renovation, or closure) and anticipated capital outlay requirements. Every year the committee presents the updated Master Capital Plan to the Board of Education with recommendations for specific projects that may be needed in the next five years. The Board of Education adopted the following priorities in 2024 for the Long Range Planning Committee.

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

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

2. **Master Capital Plan.** The LRPC will review and make recommendations to the Board of Education regarding the Master Capital Plan (MCP), which will include, but not be limited to, making recommendations for capital maintenance, safety enhancements (at a general level of detail), and construction that may be needed in the next six years. The LRPC explore opportunities to make MCP more accessible and usable.

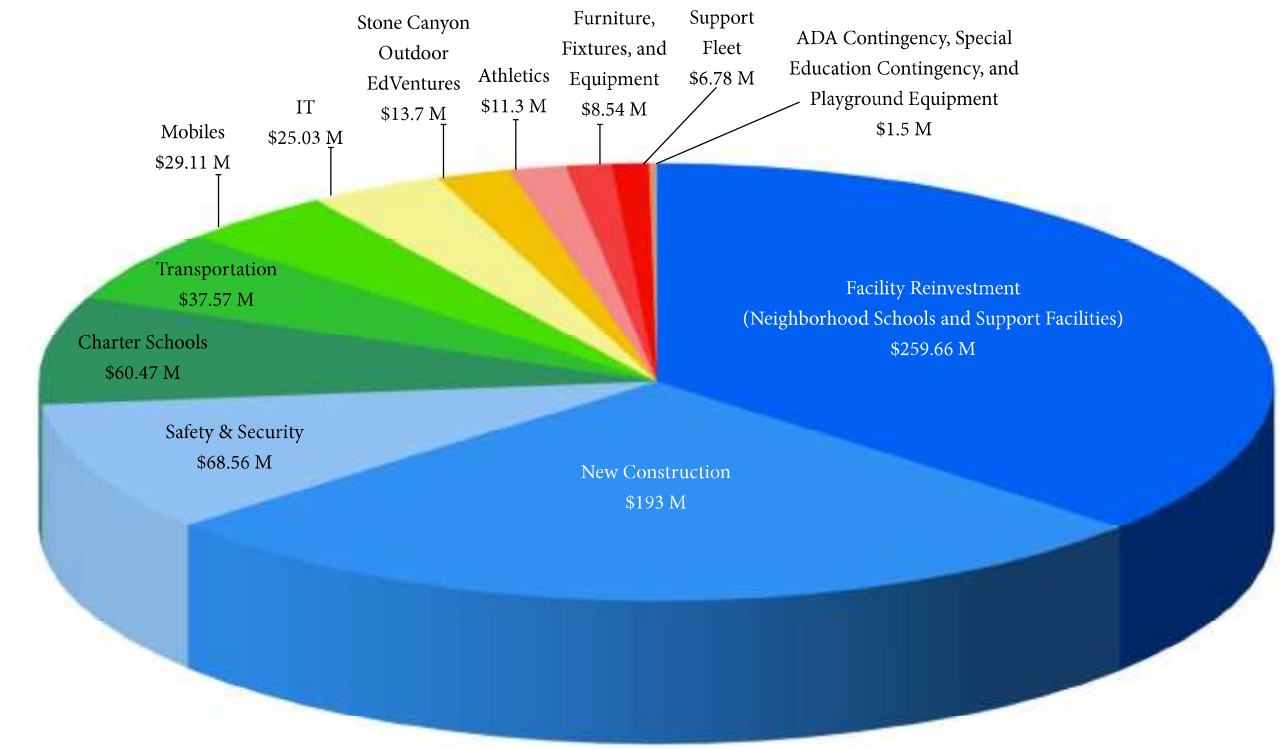
3. **Property, Facility and Land Inventory.** The LRPC will review and provide recommendations to the Board of Education regarding properties and facilities in which DCSD has an ownership interest, including the use classification for each. Upon request from the Board of Education, the LRPC will assess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

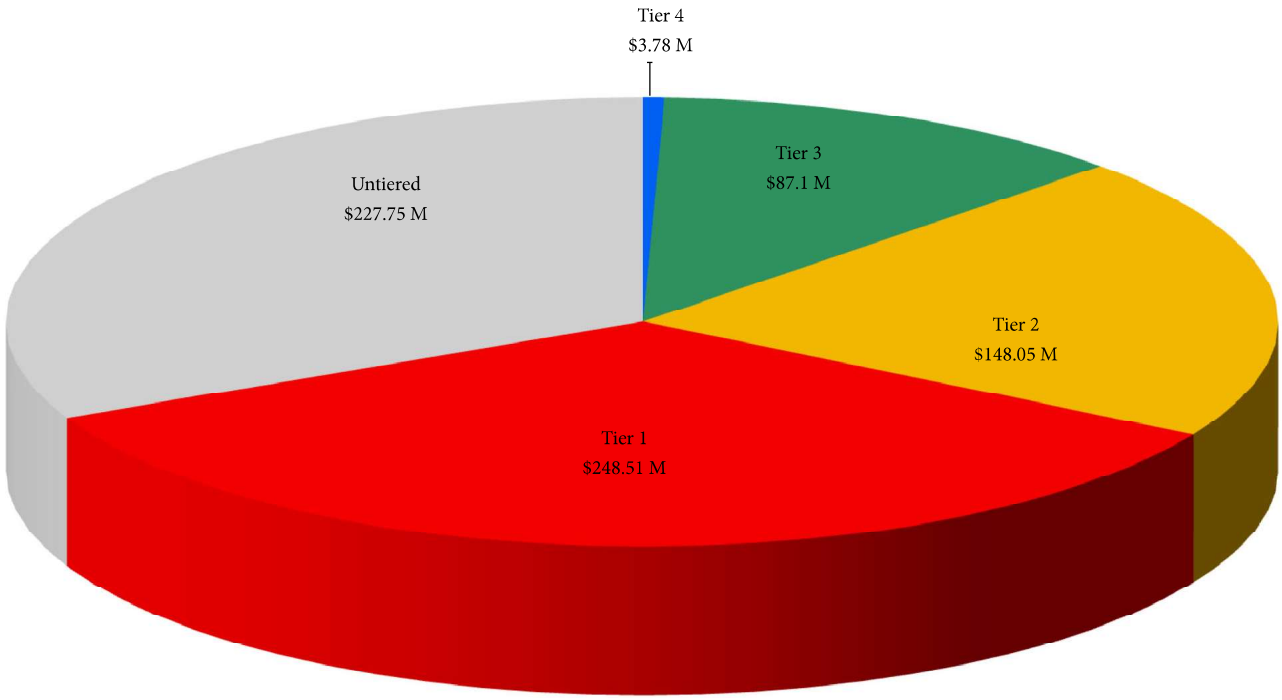
4. **Charter Application Review Team (CART).** The LRPC will continue to provide LRPC representation on the Charter Application Review Team (CART), which results in CART recommendations to the Board of Education.

Executive Summary

2025-2029 Capital Needs

Estimated Cost (in 2025 Dollars)





Estimated Cost (in 2025 Dollars): $715,191,658

Estimated Project Management Costs Range: $35,279,365-$155,656,265

Estimated Inflation Range: $22,796,270-$98,005,327

Estimated Total Cost: $773,267,293-$968,853,250

**Totals for remaining capital needs not funded by the 2024 bond or emergency $20 million reserve fund can be viewed in the Summary section as well as in appendices 3 and 4.*

Over the next 5 years, it is estimated that the total cost of Douglas County School District's capital needs will be approximately $773 million to $969 million dollars. Of that total:

•$299-$427 million is for reinvestment in the district's neighborhood, magnet and alternative school facilities and support facilities
•$70-$99 million is needed for district charter school needs
• $71 -$83 million is needed for safety & security needs
•$44-45 million is needed for transportation needs (includes costs for buses and support fleet)
•$193 million is needed for new construction
•$30 to $35 million is needed to replace the district's aging mobiles
•$25-$29 million is needed for information technology needs
•$16-$22 million is for capital investment at the Stone Canyon Outdoor EdVenture campus
•$13-$18 million is needed to maintain the numerous tracks and fields located at district high schools and stadiums
•$10-$14 million is needed to upgrade furniture, fixtures, and equipment in the over 100 facilities managed and operated by DCSC
•$1.5 million is contingency for unanticipated playground, ADA, or special education related projects

Identified capital needs have been classified into a four-tier system with a Tier 1 classification representing the most critical items and a Tier 4 classification representing the least. Douglas County School District's most important reinvestment items are estimated to cost approximately $276-$370 million over the next five years. The cost for tier 2 needs is $166-$226 million and tier 3 needs are estimated to cost approximately $94-$118 million. Tier 4 needs are estimated at approximately $4.3-$6.2 million. Costs associated with new construction, contingency (playgrounds, ADA, and special education projects), and district charter needs that are not capital reinvestment are not tiered and have been summed separately, outside the tier and priority classification. In total, these projects total approximately $233-$248 million over the next five years.

When accounting for those projects to be funded by the $20M emergency fund or funds from the 2024 bond, the estimated cost of the district's remaining capital needs over the next five years is approximately $421-$547 million dollars. Of this total;

•$185-$264 million is needed for continual reinvestment in the district's neighborhood, magnet and alternative school facilities and district support facilities
•$61-$70 million is needed for remaining safety related capital investment
•$43 million is needed for the construction of a new transportation terminal in the Parker region
•$53-$76 million would be required to fund the entirety of additional capital reinvestment, facility modifications, facility upgrades, mobile purchases, and building additions or expansions that have been identified as needs by district charter school leaders
•$30-$32 million is needed for additional school buses and support fleet
•$29 million is needed to replace the district's aging portable classrooms
•$10-$14 million is needed to upgrade furniture, fixtures, and equipment in the over 100 facilities managed and operated by DCSD
•$5 million is needed to fund information technology infrastructure beyond the urgently needed device refresh for students and staff that will be funded by 2024 bond dollars
•An additional $100,000 is included in this plan for potential additional needed contingency for unanticipated ADA compliance or special education related project

You can read more about those projects and needs that are to be funded by the 2024 bond at https://funding.dcsdk12.org/.

Methodology

Identifying and Prioritizing Facility and Site Needs

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

Facility Assessments

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

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

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

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

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

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

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

Prioritizing Needs

Tier Classification

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

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

Methodology cont.

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

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

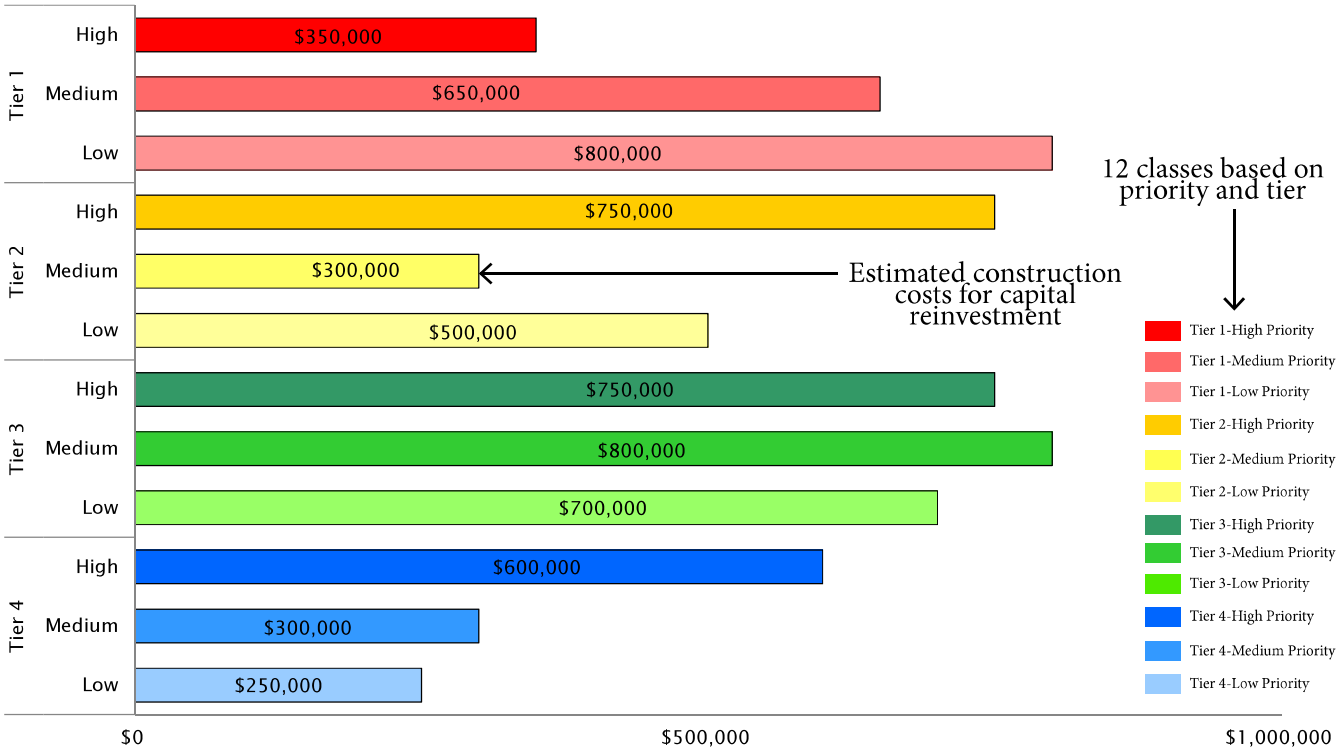
The IT Department identifies and prioritizes solutions and projects based on the effectiveness and impact to student education delivery. District technology initiatives are proposed by the IT Department based on continual review of school staff and student educational requirements, administrative leadership,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

Priority Classification

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

How to Assess Capital Priorities

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



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

Estimating Cost of Capital Needs

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

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

The method used for calculating these three separate costs is discussed below. Reinvestment costs which are displayed in the 'Estimated Construction Cost-2025' field are contract materials and labor costs only. In general, capital reinvestment work will always require some level of regulatory, professional services, and contracting costs.

Calculating Estimated Costs

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

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

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

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

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

Calculating Estimated Project Management Costs

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

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

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

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

Calculating Estimated Inflation Costs

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

Cost Estimate Accuracy

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

Assessing Total Project Cost

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

Materials and labor

10%-43% Mark-up

Inflation

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade domestic hot water service	$112,500	$11,300-$48,400	$5,625-$24,188
	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080

Estimated Total Construction Costs (in 2025 Dollars): $660,100 ← Materials and labor cost for all facility

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

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

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

Estimated total project cost range

The Douglas County School District is Colorado's third-largest school district, serving more than 62,000 students in preschool through twelfth-grade and employing nearly 7,500 dedicated educators and staff.

Douglas County School District teachers and staff are leaders of public education in Colorado, with many innovative educational approaches tailored to our students. Support and coordination can be found at the District level, but each school has the flexibility to build its own instructional programs. Parents can find many different choices through the District such as open enrollment, charter schools, instruction for gifted and talented students, magnet schools, an International Baccalaureate program, Advanced Placement courses and other special programs. With 92 schools spread across the 850 square miles of our nationally renowned county, DCSD has options galore, whether you're looking for a comprehensive neighborhood school, a charter school with specialized curriculum, or support for students with special needs.

DCSD has continued with a track record of success in the most recent school year. In the 2023-2024 school year, DCSD regained the rank of top-scoring district in the Denver/Metro area, ranked number 11 on the list of the 250 "most envied" school districts in the country by Test Prep Insight (DCSD is the only Colorado school district in the top 65!). In addition, 2023-24 scores exceeded 2019 district scores in every subject and grade. This is especially noteworthy considering the average American student is less than halfway to a full academic recovery.

DCSD By the Numbers

92 SCHOOLS

- 48 elementary schools
- 9 middle schools
- 9 high schools
- 6 alternative schools
- 20 charter schools

plus 41 preschool locations!

GRADUATION RATE

- **92.2%** according to the Colorado Dept. of Education as of 2022-23, the year with the most recent data.
- The statewide average is 84.2%.

TEACHER EFFECTIVENESS

- 74.34% of DCSD teachers are rated "**Highly Qualified**" as of 2022-23, the year with the most recent data.
- The statewide average is 40.75%

Douglas County Demographic Summary Updated March 2025

Population[1&2]
The Douglas County population estimate for 2025 is 393,899 persons, a 1.2% increase from the 2024 estimate of 389,071. The Census Bureau and the State of Colorado also produce population estimates using different methodologies. The most current estimate available from the Census Bureau for July 1, 2024 is 393,995 for Douglas County.

Permit Trends[4]
Permits issued for new housing in Douglas County decreased 0.2% compared to 2023, with 2,252 housing units permitted in 2024.

Residential Development[1&4]
In 2024, 3,376 new housing units were completed in Douglas County. The County's total housing stock as of July 1, 2023 was 148,736 units, per the Census Bureau. Data for 2024 or 2025 is unavailable for the total housing stock per the Census Bureau.

Residential Sales[3]
The median price of all homes sold in Douglas County in the 4th Quarter of 2024 was $669,950 which is a 1% increase compared to the same quarter last year.

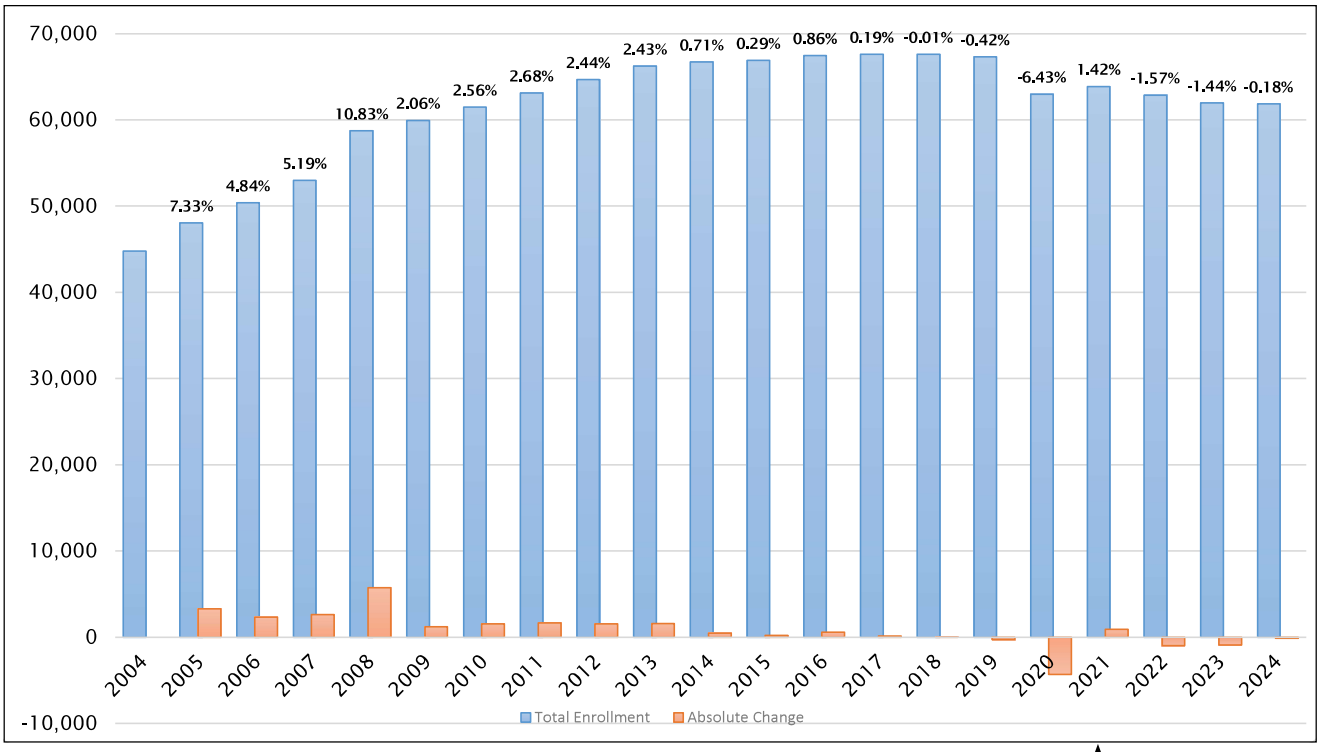
Annual Income[2]
The 2023 per capita income for Douglas County was $66,810, which was a 9.3% increase from 2022. The median household income in Douglas County was $145,737, a 4.1% increase from 2022. Douglas County had 3.7% of the population with incomes below the poverty level. This is a 0.6% increase from 2022. Data for 2024 or 2025 is unavailable.

Annual Employment[1]
The number of jobs located in Douglas County increased 2.8% from 2022 to 2023, bringing the average annual total to 192,333 jobs. Data for 2024 or 2025 is unavailable. The largest super sectors in the County in 2023 were professional and business services, professional and technical services, and retail

1 Data sourced by the Colorado State Demography Office.
2 Data sourced by the U.S. Census Bureau.
3 Data sourced by the Coloradoan, which pulls data from Realtor.com.
4 Data sourced by the Douglas County Assessor's Office.

Enrollment Trends and Changes in 2024-25

Based on the Colorado Department of Education's official 2024 October count, Douglas County School District saw a decrease in enrollment of 113 students from the 2023-24 school year to the 2024-25 school year. The total funded pupil count of the district decreased from 61,964 to 61,851. This represents a 0.2% decline in enrollment over the past year. Over the last 10 (ten) years DCSD's total funded pupil count has declined by 4,851 students, or by approximately 7.3%.



Year	Total Enrollment	Absolute Change	Growth Rate
2004	44,762		
2005	48,043	3,281	7.33%
2006	50,370	2,327	4.84%
2007	52,983	2,613	5.19%
2008	58,723	5,740	10.83%
2009	59,932	1,209	2.06%
2010	61,465	1,533	2.56%
2011	63,114	1,649	2.68%
2012	64,657	1,543	2.44%
2013	66,230	1,573	2.43%
2014	66,702	472	0.71%
2015	66,896	194	0.29%
2016	67,470	574	0.86%
2017	67,597	127	0.19%
2018	67,591	-6	-0.01%
2019	67,305	-286	-0.42%
2020	62,979	-4,326	-6.43%
2021	63,876	897	1.42%
2022	62,872	-1,004	-1.57%
2023	61,964	-908	-1.44%
2024	61,851	-113	-0.18%

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

Neighborhood school enrollment decreased by 958 students and Charter school enrollment increased by 823 students over the last school year. Enrollment at DCSD's magnet schools, alternative education schools, online/home schools all remained stable with slight increases experienced from 2023 to 2024 in home schools and magnet schools and slight decreases experienced from 2023 to 2024 in alternative education schools and online schools.

DCSD Program Type	2022 Pupil Count (PK-12)	2023 Pupil Count (PK-12)	2024 Pupil Count (PK-12)	Absolute Delta 2022 vs 2023	Percent Change 2022 vs 2023	Absolute Delta 2023 vs 2024	Percent Change 2023 vs 2024
Neighborhood Schools	45,643	44,874	43,916	(769)	-1.68%	(958)	-2.13%
Magnet Schools	769	745	753	(24)	-3.12%	8	1.07%
Alt Ed Schools	272	329	316	57	20.96%	(13)	-3.95%
Online (eDCSD)	67	67	61	0	0.00%	(6)	-8.96%
Home School (Cloverleaf)	215	220	250	5	2.33%	30	13.64%
Early Childhood Center	119	107	110	(12)	-10.08%	3	2.80%
DCSD Administered Total	**47,085**	**46,342**	**45,406**	**(743)**	**-1.58%**	**(936)**	**-2.02%**
Charter Schools	14,032	14,254	15,138	222	1.58%	884	6.20%
Online Charter Schools (Hope Online)	1,755	1,368	1,307	(387)	-22.05%	(61)	-4.46%
Charter Total	**15,787**	**15,622**	**16,445**	**(165)**	**-1.05%**	**823**	**5.27%**
Grand Total	**62,872**	**61,964**	**61,851**	**(908)**	**-1.44%**	**(113)**	**-0.18%**

2022, 2023, and 2024 Pupil Count Totals by DCSD program type. The above table includes all DCSD enrollment.

All neighborhood school enrollments saw decreases from last year over 1% with elementary at 2.4%, middle at 3.17% and high school at 1.35% decreases.

Level	2022 Pupil Count (PK-12)	2023 Pupil Count (PK-12)	2024 Pupil Count (PK-12)	Absolute Delta 2022 vs 2023	Percent Change 2022 vs 2023	Absolute Delta 2023 vs 2024	Percent Change 2023 vs 2024
Elementary School	20,258	20,092	19,609	(166)	-0.82%	(483)	-2.40%
Middle School	7,943	7,697	7,453	(246)	-3.10%	(244)	-3.17%
High School	17,442	17,085	16,854	(357)	-2.05%	(231)	-1.35%
Grand Total	**45,643**	**44,874**	**43,916**	**(769)**	**-1.68%**	**(958)**	**-2.13%**

2022, 2023 and 2024 Pupil Count Totals by school level. The above table includes only DCSD neighborhood school enrollment

After a year of growth in the East Planning Area between 2022 and 2023, all planning areas returned to decreasing enrollment between 2023 and 2024. Neighborhood schools in the East Planning Area (Chaparral, Legend, and Ponderosa feeders) decreased by 311 students, or by 2.08% from last year's count. This is a reversal of the 0.52% growth seen between 2022 and 2023.

Neighborhood schools in the West Planning Area (Castle View and Douglas County feeders) decreased by 204 students, or 2.13% from last year's count.

Neighborhood schools in the North Planning Area (Highlands Ranch, Mountain Vista, Rock Canyon, and ThunderRidge feeders) decreased by 443 students, or 2.18% from last year's count.

Feeder *Neighborhood School Enrollment Only*	2022 Pupil Count (PK-12)	2023 Pupil Count (PK-12)	2024 Pupil Count (PK-12)	Absolute Delta 2022 vs 2023	Percent Change 2022 vs 2023	Absolute Delta 2023 vs 2024	Percent Change 2023 vs 2024
Castle View Feeder	4,814	4,577	4,537	(237)	-4.92%	(40)	-0.87%
Douglas County Feeder	5,129	5,009	4,845	(120)	-2.34%	(164)	-3.27%
West Planning Area Total	**9,943**	**9,586**	**9,382**	**(357)**	**-3.59%**	**(204)**	**-2.13%**
Chaparral Feeder	5,980	5,916	5,799	(64)	-1.07%	(117)	-1.98%
Ponderosa Feeder	3,634	3,807	3,729	173	4.76%	(78)	-2.05%
Legend Feeder	5,292	5,261	5,145	(31)	-0.59%	(116)	-2.20%
East Planning Area Total	**14,906**	**14,984**	**14,673**	**78**	**0.52%**	**(311)**	**-2.08%**
Highlands Ranch Feeder	4,444	4,185	4,011	(259)	-5.83%	(174)	-4.16%
Mountain Vista Feeder	5,569	5,392	5,204	(177)	-3.18%	(188)	-3.49%
Rock Canyon Feeder	5,257	5,202	5,179	(55)	-1.05%	(23)	-0.44%
ThunderRidge Feeder	5,524	5,525	5,467	1	0.02%	(58)	-1.05%
North Planning Area Total	**20,794**	**20,304**	**19,861**	**(490)**	**-2.36%**	**(443)**	**-2.18%**
Grand Total	**45,643**	**44,874**	**43,916**	**(769)**	**-1.68%**	**(958)**	**-2.13%**

2022, 2023, and 2024 Pupil County totals by DCSD Middle and High School Feeder. The above table includes only DCSD neighborhood school enrollment

2023-24 Enrollment Projections Summary

The Planning department projects PK-12 enrollment by grade and year via the cohort survival method. Estimated totals are then adjusted based upon a variety of factors and available data inputs including birth rates, historic kindergarten enrollment and capture rates, historic open enrollment and other school choice totals and trends, residential development data, and data collected on any known or anticipated future school openings.

DCSD's funded pupil count is projected to decrease by 581 students, (i.e., by approximately 1%) over the next year. Enrollment at DCSD operated schools only (neighborhood, magnet, alternative education, online, and home school programs) are forecasted to decline by 738 students, or by ~1.65% over the next year. DCSD charter school enrollment is forecasted to increase by 157 students, or by ~1% over the next school year. Following the 2025-26 school year, enrollment is forecasted to remain flat over the next couple years and then continuously decline by approximately 0.5% per year.

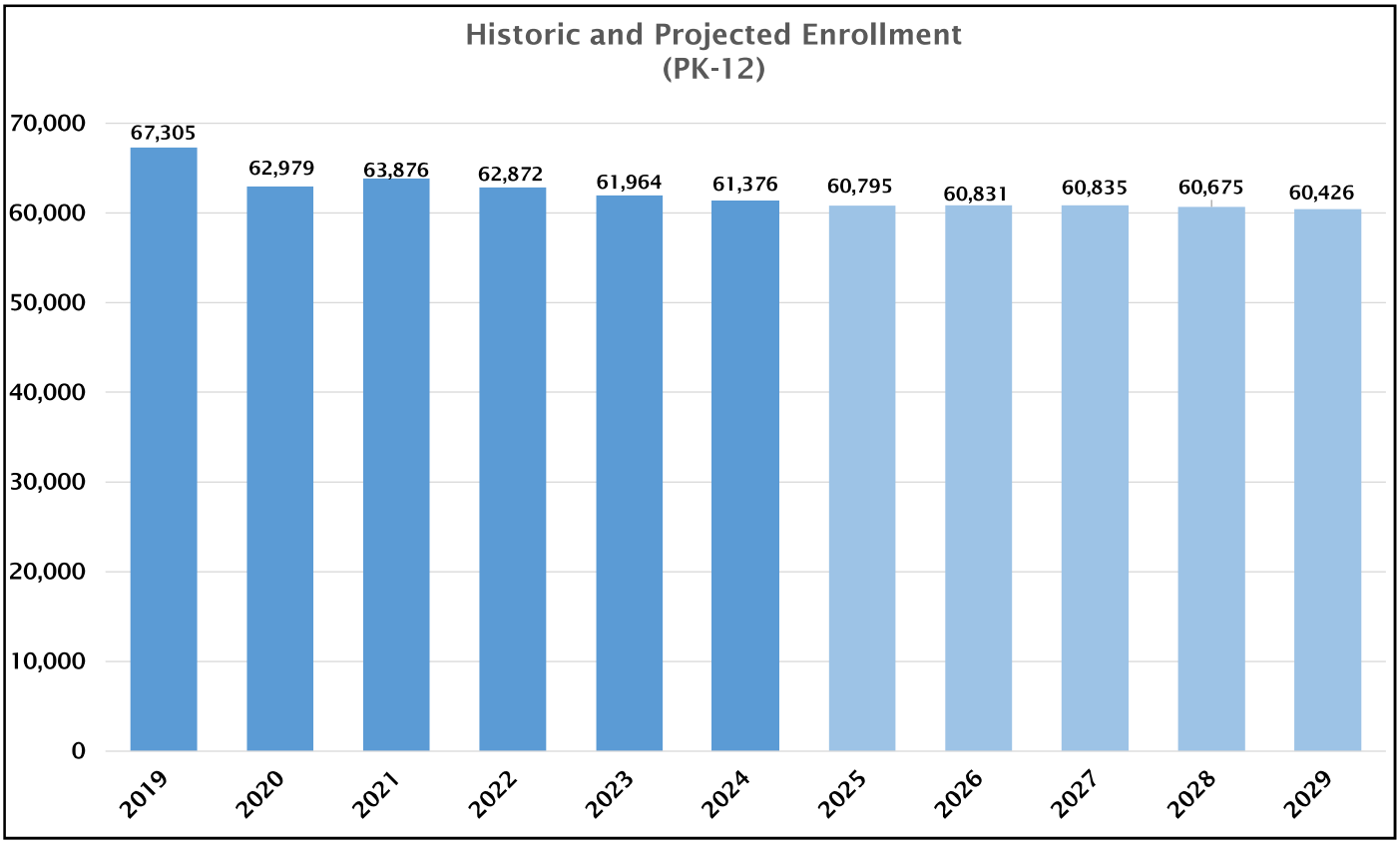
Although total DCSD enrollment is forecasted to decline, enrollment growth is anticipated to continue where areas of new residential development are occurring throughout the district. Elementary grade level (K-6) enrollment totals are anticipated to increase by ~1,200 students, or by ~4.5% over the next 5 years as large residential developments in the district such as Sterling Ranch, RidgeGate, The Canyons of Castle Pines, Tanterra, and Looking Glass continue to build out.

Although total DCSD enrollment is forecasted to decline, enrollment growth is anticipated to continue where areas of new residential development are occurring throughout the district. Elementary grade level (K-6) enrollment totals are anticipated to increase by ~1,200 students, or by ~4.5% over the next 5 years as large residential developments in the district such as Sterling Ranch, RidgeGate, The Canyons of Castle Pines, Tanterra, and Looking Glass continue to build out. DCSD is opening two new elementary schools and a middle school addition in 2027 to accommodate these growing communities. All of the facilities are projected to grow into their full capacities over the next five to six years.

**All totals exclude Hope Online enrollment as the majority of students enrolled at Hope Online do not reside within the DCSD service area. **

Year	CDE Funded Pupil Count (PK-12)	Absolute Change from Previous Year	Percent Change from Previous Year
2019	67,305	(286)	-0.40%
2020	62,979	(4326)	-6.40%
2021	63,876	897	1.40%
2022	62,872	(1004)	-1.60%
2023	61,964	(908)	-1.40%
2024	61,376	(588)	-0.95%
2025	60,795	(581)	-0.95%
2026	60,831	36	0.06%
2027	60,835	4	0.01%
2028	60,675	(160)	-0.26%
2029	60,426	(249)	-0.41%

2019-2029 historic and projected DCSD enrollment. The above table includes historic enrollment totals from the CDE pupil count for years 2019-2024 and forecasted totals for years 2025-2029.



2019-2029 Historic and Projected DCSD enrollment. The above graph includes historic enrollment totals from the CDE pupil count for years 2019-2024 and forecasted totals for years 2025-2029.

Master Planned Approach for Facilities Supporting District-Wide Needs

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

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

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

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

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

Cantril Facility

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

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



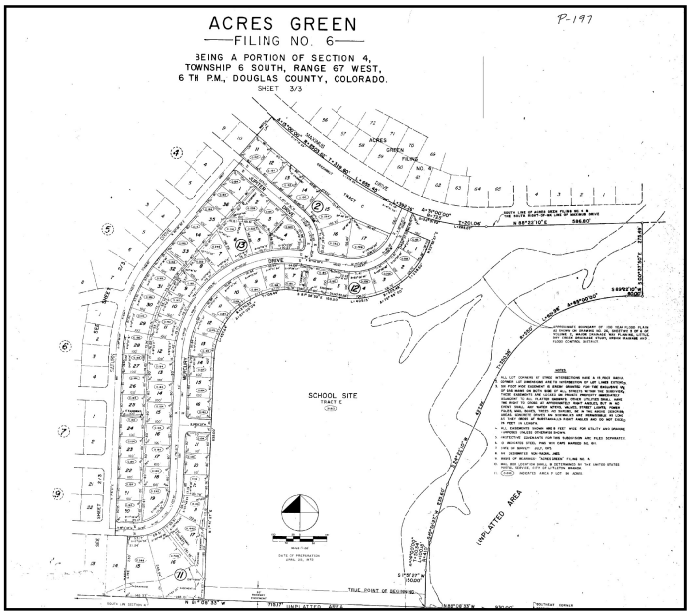
Sweetwater and Toepfer Park Sites

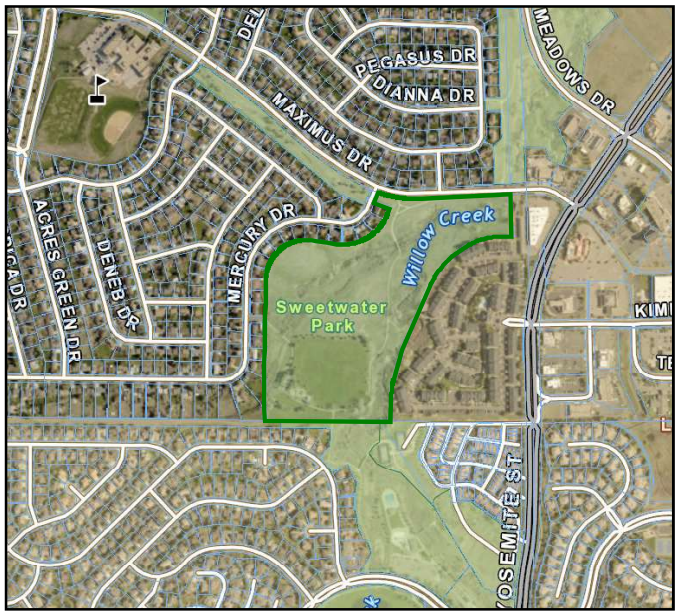
The Sweetwater Park property is generally located southwest of the intersection of Yosemite Street and Maximus Drive. The 31.813 acre property was dedicated as a future school site in 1975 via the Acres Green Filing 6 Final Plat. At the time of sale the property had existing park improvements on it including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

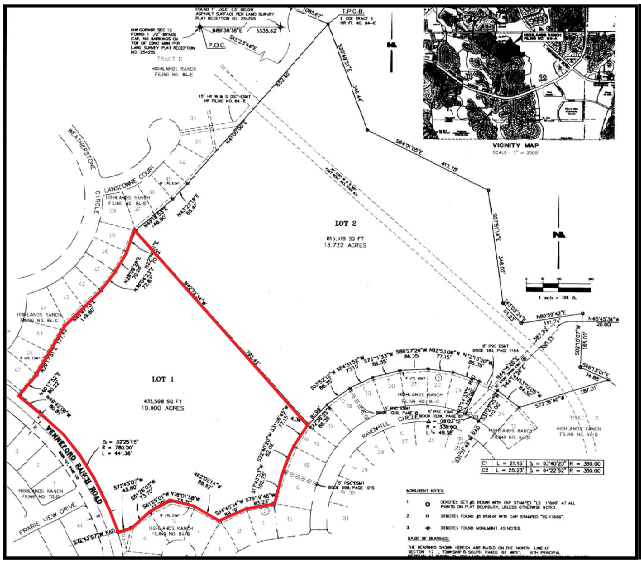
The Toepfer Park site is generally located southeast of the intersection of Venneford Ranch Road and Weatherstone Lane . The 10 acre site was dedicated in 1995 for parks, schools and open space purposes via the Highlands Ranch Filing 130A MinorDevelopment Plat. At the time of sale the property had existing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

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

Sweetwater Park and Toepfer Park Sites cont.







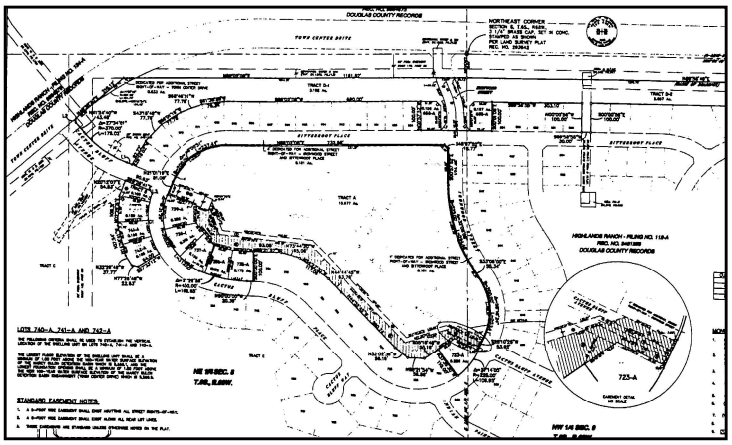


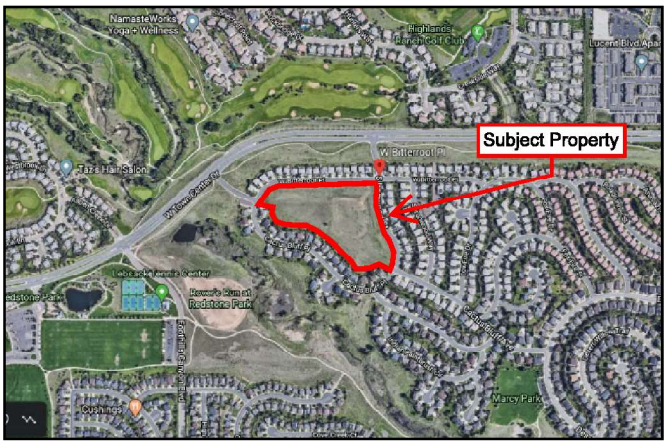
Westridge Glen Site

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

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

Westridge Glen Site cont.

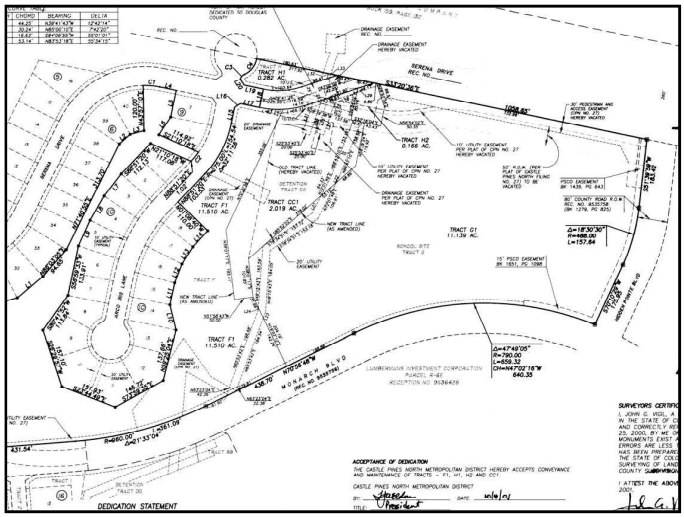


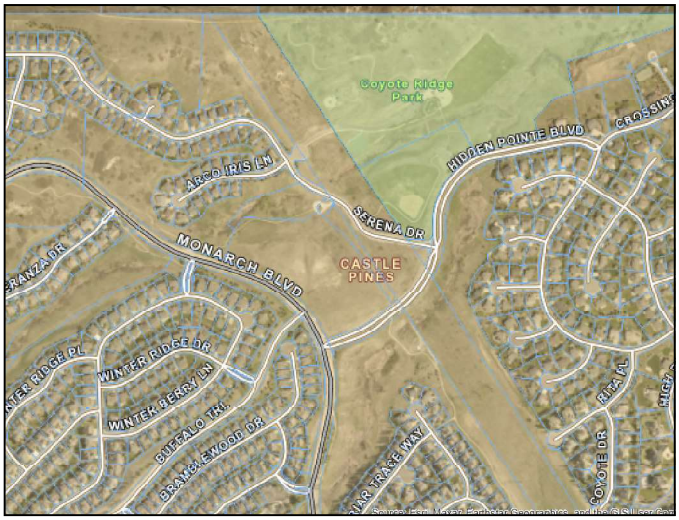


Hidden Point Site

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

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



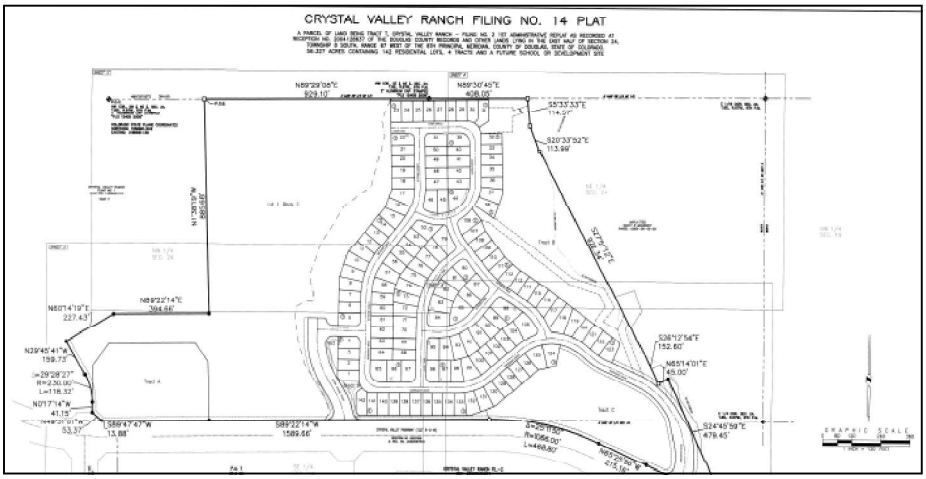


Crystal Valley Ranch Middle School Site

The Crystal Valley Ranch Middle School site is 20.17 acre site and is generally located north of Crystal Valley Parkway and directly east of Rhyolite Regional Park. The property was Identified for future school use in 2015 via the Crystal Valley Ranch Filing 14 Final Plat.

On January 28th, 2025 the Board of Education approved a resolution declaring this site surplus. The site has access and configuration constraints and is undersized for the intended secondary school use. In addition, DCSD staff performed a long range build out study in 2024 and determined the site not needed upon full build out of the region. The Long Range Planning Committee had previously reviewed the site and recommended it be declared surplus and sold or conveyed in accordance with applicable law. Upon final conveyance of the property, the district will receive a one-time revenue of $500,000 for the property.

Crystal Valley Ranch Middle School Site cont.



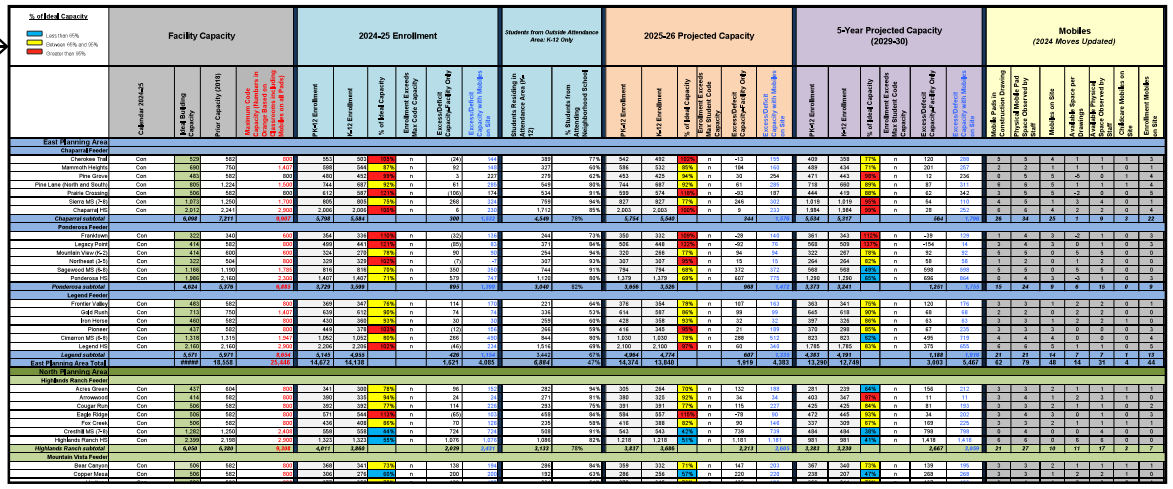


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Monitoring and Estimating Capacity Needs

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

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



% of Ideal Capacity: Less than 65% / Between 65% and 95% / Greater than 95%	Facility Capacity			2024-25 Enrollment					Students from Outside Attendance Area: K-12 Only		2025-26 Projected Capacity						5-Year Projected Capacity (2029-30)						Mobiles (2024 Moves Updated)							
	Calendar 2024-25	Ideal Building Capacity	Prior Capacity (2019)	Maximum Code Capacity (Facilities in Orange Based on Classroom Loss Due to Mobile Placement)	PreK-12 Enrollment	K-12 Enrollment	% of Ideal Capacity	Enrollment Exceeds Max Student Code Capacity	Excess/Deficit Capacity/Facility Only	Excess/Deficit Capacity with Mobile on Site	Students Residing in Attendance Area (K-12)	% Students from Attendance Area Attending Neighborhood School	PreK-12 Enrollment	K-12 Enrollment	% of Ideal Capacity	Enrollment Exceeds Max Student Code Capacity	Excess/Deficit Capacity/Facility Only	Excess/Deficit Capacity with Mobile on Site	PreK-12 Enrollment	K-12 Enrollment	% of Ideal Capacity	Enrollment Exceeds Max Student Code Capacity	Excess/Deficit Capacity/Facility Only	Excess/Deficit Capacity with Mobile on Site	Mobile Pads in Construction Drawing	Physical Mobile Pad Space Observed Empty	Mobiles on Site	Available Space per Physical Mobile Pad	Available Physical Space Observed by Staff	Additional Mobiles on Site	Enrollment Mobiles on Site
East Planning Area																													
Chaparral Feeder																													
Cherokee Trail	Con	529	582	582	563	563	106%	n	(24)	142	389	77%	542	492	93%	n	-13	155	409	359	77%	n	120	288	6	5	4	1	1	1	3
Mammoth Heights	Con	690	759	1,437	599	544	87%	n	82	142	327	61%	586	532	85%	n	104	193	439	434	71%	n	201	367	6	5	5	1	1	0	1
Pine Grove	Con	483	582	800	480	452	93%	n	3	227	278	62%	453	425	94%	n	30	254	471	443	98%	n	12	236	6	5	5	-5	0	1	4
Pine Lane (North and South)	Con	655	1,224	1,309	744	687	91%	n	61	231	548	81%	744	687	92%	n	61	231	738	682	90%	n	67	311	6	5	5	1	1	1	4
Prairie Crossing	Con	506	582	800	612	587	121%	n	(106)	174	534	91%	559	574	113%	n	-83	197	444	419	83%	n	62	342	5	5	5	-2	0	0	5
Sierra MS (>5)	Con	1,073	1,250	1,150	805	801	75%	n	268	324	759	94%	827	827	77%	n	246	302	1,019	1,019	95%	n	54	110	4	0	1	3	4	0	1
Chaparral HS	Con	2,072	2,241	2,300	2,066	2,066	100%	n	6	234	1,712	83%	2,063	2,063	100%	n	9	243	1,984	1,984	96%	n	28	262	8	6	4	2	2	0	4
Chaparral subtotal		*6,008*	*7,711*	*8,982*	*5,798*	*5,584*			*300*	*1,508*	*4,549*	*78%*		*5,754*	*5,540*			*344*	*1,508*	*5,534*	*5,317*			*564*	*1,768*	*36*	*34*	*25*	*7*	*9*	*2*	*22*
Ponderosa Feeder																													
Franklin	Con	322	340	600	354	339	105%	n	(32)	158	244	72%	350	332	103%	n	-28	148	361	343	107%	n	-39	129	1	4	3	-2	1	0	3
Legacy Point	Con	414	582	600	489	441	107%	n	(65)	83	371	84%	506	448	122%	n	-92	76	568	509	137%	n	-154	14	3	4	3	0	1	0	3
Mountain View (K-5)	Con	414	600	600	324	270	78%	n	90	90	294	91%	320	266	77%	n	94	94	322	267	78%	n	92	92	5	5	0	5	5	0	0
Northeast (>5)	Con	322	506	506	329	329	102%	n	(7)	0	307	93%	307	307	95%	n	15	15	264	264	82%	n	58	58	1	2	0	1	2	0	0
Sagewood MS (>5)	Con	1,160	1,160	1,160	816	816	70%	n	350	350	744	91%	794	794	68%	n	372	372	568	568	49%	n	598	598	5	5	0	5	5	0	0
Ponderosa HS	Con	1,885	2,160	2,160	1,407	1,407	71%	n	579	741	1,120	80%	1,379	1,379	69%	n	607	775	1,288	1,288	65%	n	696	864	6	4	3	-2	1	0	3
Ponderosa subtotal		*4,624*	*5,378*	*6,085*	*3,729*	*3,599*			*895*	*1,990*	*3,040*	*82%*		*3,658*	*3,526*			*968*	*1,872*	*3,373*	*3,241*			*1,291*	*2,783*	*15*	*24*	*9*	*6*	*10*	*0*	*9*
Legend Feeder																													
Frontier Valley	Con	483	582	600	369	347	76%	n	114	170	221	64%	376	334	78%	n	107	163	363	341	75%	n	120	176	3	3	1	2	2	0	1
Gold Rush	Con	713	760	1,400	639	612	90%	n	74	74	336	53%	614	587	86%	n	99	99	645	618	90%	n	68	68	2	2	0	2	2	0	0
Iron Horse	Con	460	582	600	430	360	78%	n	30	30	293	81%	428	358	83%	n	32	32	397	328	86%	n	63	63	3	3	1	2	3	0	0
Pioneer	Con	437	582	600	449	378	103%	n	(12)	156	266	59%	416	345	95%	n	21	189	370	298	85%	n	67	235	3	3	3	0	0	0	3
Cimarron MS (>5)	Con	1,319	1,319	1,187	1,062	1,062	81%	n	269	488	844	91%	1,000	1,000	73%	n	288	512	823	823	62%	n	499	719	4	4	4	0	0	0	4
Legend HS	Con	2,160	2,160	2,300	2,206	2,206	102%	n	(46)	234	1,516	69%	2,100	2,100	97%	n	60	348	1,785	1,785	83%	n	375	660	6	6	5	1	1	0	5
Legend subtotal		*5,573*	*5,973*	*6,854*	*5,145*	*4,935*			*426*	*1,160*	*3,442*	*67%*		*4,984*	*4,774*			*607*	*1,383*	*4,383*	*4,191*			*1,187*	*2,169*	*21*	*21*	*14*	*7*	*7*	*1*	*13*
East Planning Area Total	#####	*16,558*	*20,648*	*14,672*	*14,138*			*1,621*	*4,885*	*6,884*	*47%*		*14,374*	*13,840*			*1,919*	*4,383*	*13,290*	*12,748*			*3,003*	*5,467*	*62*	*79*	*48*	*14*	*31*	*4*	*44*
North Planning Area																													
Highlands Ranch Feeder																													
Acres Green	Con	437	604	800	341	330	76%	n	96	152	282	94%	305	284	70%	n	132	188	281	239	64%	n	156	212	3	3	2	1	1	1	1
Arrowwood	Con	414	582	600	360	333	94%	n	24	24	271	91%	380	320	92%	n	34	34	403	347	97%	n	11	11	3	4	1	2	3	1	0
Cougar Run	Con	506	582	600	382	382	77%	n	114	224	293	76%	391	391	77%	n	115	227	425	425	84%	n	81	193	3	3	2	1	1	0	2
Eagle Ridge	Con	506	582	600	571	544	113%	n	(65)	103	458	94%	584	557	115%	n	-78	90	472	445	93%	n	34	202	3	4	3	0	1	0	3
Fox Creek	Con	506	582	600	438	408	86%	n	70	126	235	58%	416	388	82%	n	90	146	337	309	67%	n	169	225	3	3	2	1	1	1	1
Cresthill MS (>5)	Con	1,260	1,260	1,400	668	668	54%	n	724	724	508	91%	543	543	43%	n	738	738	494	494	39%	n	798	798	4	4	0	4	4	0	0
Highlands Ranch HS	Con	2,399	2,198	2,500	1,323	1,323	55%	n	1,076	1,076	1,036	82%	1,218	1,218	51%	n	1,181	1,181	981	981	41%	n	1,418	1,418	8	6	0	6	6	0	0
Highlands Ranch subtotal		*6,008*	*6,389*	*6,300*	*4,917*	*3,868*			*2,039*	*2,431*	*3,137*	*78%*		*3,837*	*3,686*			*3,213*	*3,883*	*3,239*			*2,667*	*3,056*	*31*	*27*	*10*	*17*	*17*	*2*	*7*
Mountain Vista Feeder																													
Bear Canyon	Con	506	582	600	368	341	73%	n	108	164	286	84%	359	332	71%	n	147	203	367	340	73%	n	139	195	3	3	2	1	1	1	1
Copper Mesa	Con	506	582	600	386	374	76%	n	200	356	182	61%	286	286	57%	n	220	220	238	207	47%	n	268	268	3	3	1	2	2	0	0

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

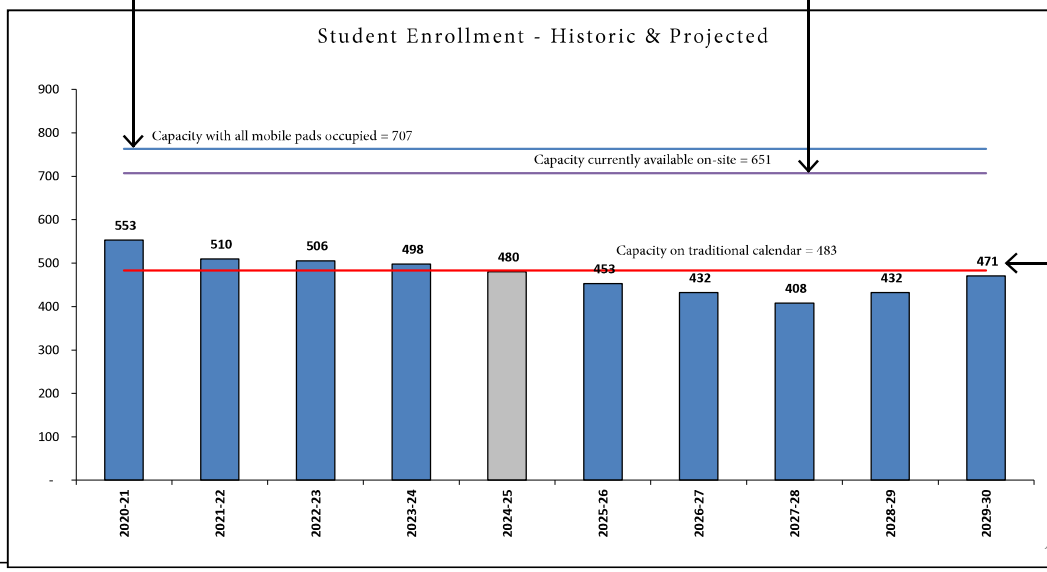
A chart showing facility and mobile capacity available at each neighborhood school in comparison to current and projected enrollment is on each individual school page in this document. Below is a description of each capacity total shown in the chart and a brief explanation of how each figure is derived.

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

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

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

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



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

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

Overcrowded and Under Enrolled Neighborhood Schools

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

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

East Planning Area

Feeder	Schools Projected to be Overcrowded in 2025	Schools Projected to be Undersized in 2025	Schools Projected to be Overcrowded in 2029	Schools Projected to be Undersized in 2029
Chaparral	Cherokee Trail Elementary		Pine Grove Elementary	
	Prairie Crossing Elementary		Sierra Middle School	
	Chaparral High School		Chaparral High School	
Ponderosa	Franktown Elementary		Franktown Elementary	Sagewood Middle School
	Legacy Point Elementary		Legacy Point Elementary	Ponderosa High School
	Northeast Elementary			
Legend	Pioneer Elementary			Cimarron Middle School
	Legend High School			

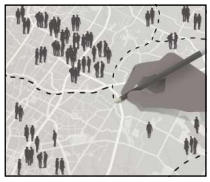
West Planning Area				
Feeder	Schools Projected to be Overcrowded in 2025	Schools Projected to be Undersized in 2025	Schools Projected to be Overcrowded in 2029	Schools Projected to be Undersized in 2029
Castle View HS	Meadow View ES	Larkspur ES	Meadow View ES	Larkspur ES
		Castle Rock MS		Castle Rock MS
Douglas County HS	Castle Rock ES	Cherry Valley ES	Castle Rock ES	Cherry Valley ES
	Flagstone ES		Flagstone ES	
			Rock Ridge ES	
			South Ridge ES	

North Planning Area				
Feeder	Schools Projected to be Overcrowded in 2025	Schools Projected to be Undersized in 2025	Schools Projected to be Overcrowded in 2029	Schools Projected to be Undersized in 2029
Highlands Ranch HS	Eagle Ridge ES	Cresthill MS	Arrowwood ES	Acres Green ES
		Highlands Ranch HS		Cresthill MS
				Highlands Ranch HS
Mountain Vista HS	Northridge ES	Copper Mesa ES	Northridge ES	Copper Mesa ES
	Moutain Vista HS	Sand Creek ES		Sand Creek ES
		Summit View ES		Summit View ES
		Mountain Ridge MS		Mountain Ridge MS
Rock Canyon HS	Buffalo Ridge ES		Buffalo Ridge ES	Redstone ES
	Rock Canyon HS		Wildcat Mountain ES	
			Rock Canyon HS	
ThunderRidge HS	Coyote Creek ES	Saddle Ranch ES		Coyote Creek ES
		Stone Mountain ES		Eldorado ES
				Saddle Ranch ES
				Stone Mountain ES

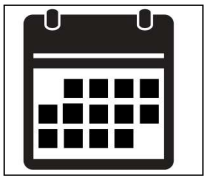
Capacity Relief Alternatives and Implementation

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

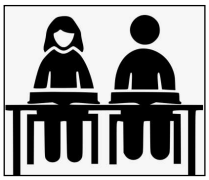
Alternatives Using Existing Capacity



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



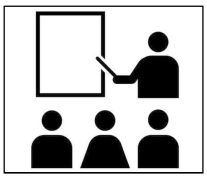
Calendar Change: Altering school calendar and class scheduling to reduce the number of students simultaneously utilizing school facilities. This approach makes greater use of existing facilities, keeps current attendance areas and neighborhoods intact, keeps current programming intact, and is relatively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



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



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

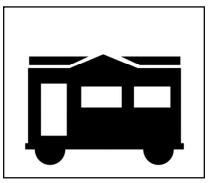


Program Change: Moving or replicating stand-alone programs to underutilized space. In addition to making use of existing facilities, keeping current attendance areas intact, and being relatively quick to implement, this approach can also benefit students living in other attendance areas. However, this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

Alternatives Which Provide Additional Capacity



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



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



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

New Construction Needs

1-5 Year Needs

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

- New terminal and land for bus and support vehicle fleet maintenance and operations (Parker)

1-5 Year Needs Funded by the 2024 Bond

Two new elementary schools and an expansion to one existing middle school are needed to accommodate current and forecasted enrollment growth. The below listed schools and expansion are scheduled to open for student enrollment and attendance in August 2027.

- New elementary school in Sterling Ranch development (Northwest Douglas County)
- New elementary school in the RidgeGate development (Lone Tree)
- An addition to Sierra Middle School (Parker)

6-10 Year Needs

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

- New elementary school in the Canyons/Crowfoot Valley Corridor area (North Castle Rock/Southeast Castle Pines/Southwest Parker)
- New elementary school in East/Southeast Castle Rock (Castle Rock)
- New elementary school in Dawson Trails development (Castle Rock)
- New middle school and high school in the RidgeGate or the Canyons of Castle Pines development (East Lone Tree/West Parker or East Castle Pines)
- New secondary school in the Sterling Ranch development (Northwest Douglas County
- New terminal and land for bus and support vehicle maintenance and operations (Northwest Douglas County)

Land Needs

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

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

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

New Construction Costs

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

Scenario 1: Current DCSD Standards

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

Scenario 2: Value Engineered Standards

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

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

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

Scenario 3: Least Expensive Facility Standard

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

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

1-5 Year Needs

New Construction Need	DCSD Standards Cost	Value Engineered Standards Cost
Support Facilities		
Parker Bus Terminal Land Purchase	$8,683,000	$8,683,000
Parker Bus Terminal	$34,313,000	$29,166,000
Total (Includes Estimated Inflation)	**$42,996,000**	**$37,849,000**

1-5 Year Needs Funded by the 2024 Bond

New Construction Need	DCSD Standards Cost	Value Engineered Standards Cost
Typical Enrollment/Neighborhood Schools		
Sterling Ranch Elementary School	$60,000,000	$51,000,000
RidgeGate Elementary School	$60,000,000	$51,000,000
Sierra Middle School Addition	$30,000,000	$25,500,000
Total (Includes Estimated Inflation)	**$150,000,000**	**$102,000,000**

6-10 Year Needs

New Construction Need	DCSD Standards Cost	Value Engineered Standards Cost
Typical Enrollment/Neighborhood Schools		
Canyons/Crowfoot Valley Road Corridor Elementary School	$81,057,000	$68,899,000
East/Southeast Castle Rock Elementary School	$81,057,000	$68,899,000
Dawson Trails Elementary School	$81,057,000	$68,899,000
Northeast I-25 Middle School	$148,064,000	$125,855,000
Northeast I-25 High School	$273,432,000	$232,418,000
Sterling Ranch Secondary School	$148,064,000	$125,855,000
Support Facilities		
Northwest Bus Terminal Land Purchase	$8,443,000	$8,443,000
Northwest Bus Terminal	$41,707,000	$35,451,000
Total (Includes Estimated Inflation)	**$862,881,000**	**$734,719,000**

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

Alternatives to New Construction

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

Neighborhood Schools

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

Alternative to New Construction	*Alternative Risk*	*Time Of Need*
Canyons/Crowfoot Valley Road Corridor Elementary School		
1) Identify additional overflow schools and make accompanying boundary adjustments to bus students to nearby schools with capacity	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth. May require reassigning households to more than one overflow school facility/location. May result in incoherent, disjointed, and/or inefficient attendance areas. May require overflow bussing students to school facilities located in different feeders.	*10 Years*
2) Reboundary elementary attendance areas in Ponderosa feeder to utilize existing capacity and accommodate student generation from this development	2) Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries will need to cross major roads and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school. The need to accommodate areas of new residential growth at the facilities that are within the closest proximity may result in incoherent, disjointed, and/or inefficient attendance areas.	
East/Southeast Castle Rock Elementary School		
1) Identify additional overflow school(s) and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth. May require reassigning households to more than one overflow school facility/location. May result in incoherent, disjointed, and/or inefficient attendance areas. May require overflow bussing students to school facilities located in different middle/high school feeder systems. ***Note**All currently existing neighborhood elementary schools in the Douglas County High School feeder are likely to be at or over capacity within the 10-year outlook. In this instance, overflow would need to be directed to closest schools with capacity located in adjacent middle and high school feeder systems.*	

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

Dawson Trails Elementary School		
4) Expand facility and reconfigure grades at Castle Rock Middle School	3) Impact on existing school staff and programming. May be inconvenient for staff, parents, and students and likely to result in increased transportation cost/time. Approach is preferable only when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth and if it doesn't under or over enroll other schools. A full deployment of all 6th graders within a feeder is preferable as a partial reconfiguration is difficult to implement and communicate. Existing facilities may not have the amenities and features needed for 6th grade programming necessitating additional capital investment. May need to be done in conjunction with reboundary option to provide needed capacity and balance enrollment.	*10 Years*
Northeast I-25 Middle and High School		
1) Identify overflow schools near growth areas and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.	*10 Years*
2) Reboundary middle and high school feeders to utilize existing capacity and balance enrollment	2) Reboundary of middle and high school feeders would affect all schools and levels. It may not be logistically possible to balance enrollment while achieving/maintaining ideal school programming and providing transportation connectivity and efficiency.	
3) Fully utilize existing capacity at existing middle and high schools through addition and/or relocation of community desired programming	3) Potential for increased commute time for students and/or no access to district bussing. If not monitored carefully, could under or over enroll schools.	
Sterling Ranch Secondary School		
1) Identify overflow schools near Sterling Ranch and Solstice developments and make accompanying boundary adjustment to bus students to nearby schools with capacity.	1) May be inconvenient for staff, parents, and students and likely to result in increased transportation costs. Approach is only preferable when capacity is available at facilities in relatively close proximity to areas experiencing enrollment growth.	*10 Years*
2) Reboundary middle and high school feeders to utilize existing capacity and balance enrollment	2) Reboundary of middle and high school feeders would affect all schools and levels. It may not be logistically possible to balance enrollment while achieving/maintaining ideal school programming and providing transportation connectivity and efficiency.	
3) Fully utilize existing capacity at existing middle and high schools through addition and/or relocation of community desired programming	3) Potential for increased commute time for students and/or no access to district bussing. If not monitored carefully, could under or over enroll schools.	

Support Facilities

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

Alternative to New Construction	*Alternative Risk*	*Time of Need*
Parker and Northwest Douglas County Bus Terminals and Land Purchase		
1) Utilize available parking at existing schools	Increased operational costs to shuttle drivers to and from buses. Increased operational costs to shuttle buses to central terminals for cleaning and maintenance. Potential security concerns and vandalism to vehicles if site is not fenced, lit and/or patrolled properly. Dedicated school sites may need rezoning to allow for this use.	*5 Years for Parker Terminal* *10 Years for NW Douglas County Terminal*
2) Plan for satellite transportation parking on dedicated school sites (DCSD owned sites with no schools)		

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Acres Green Elementary

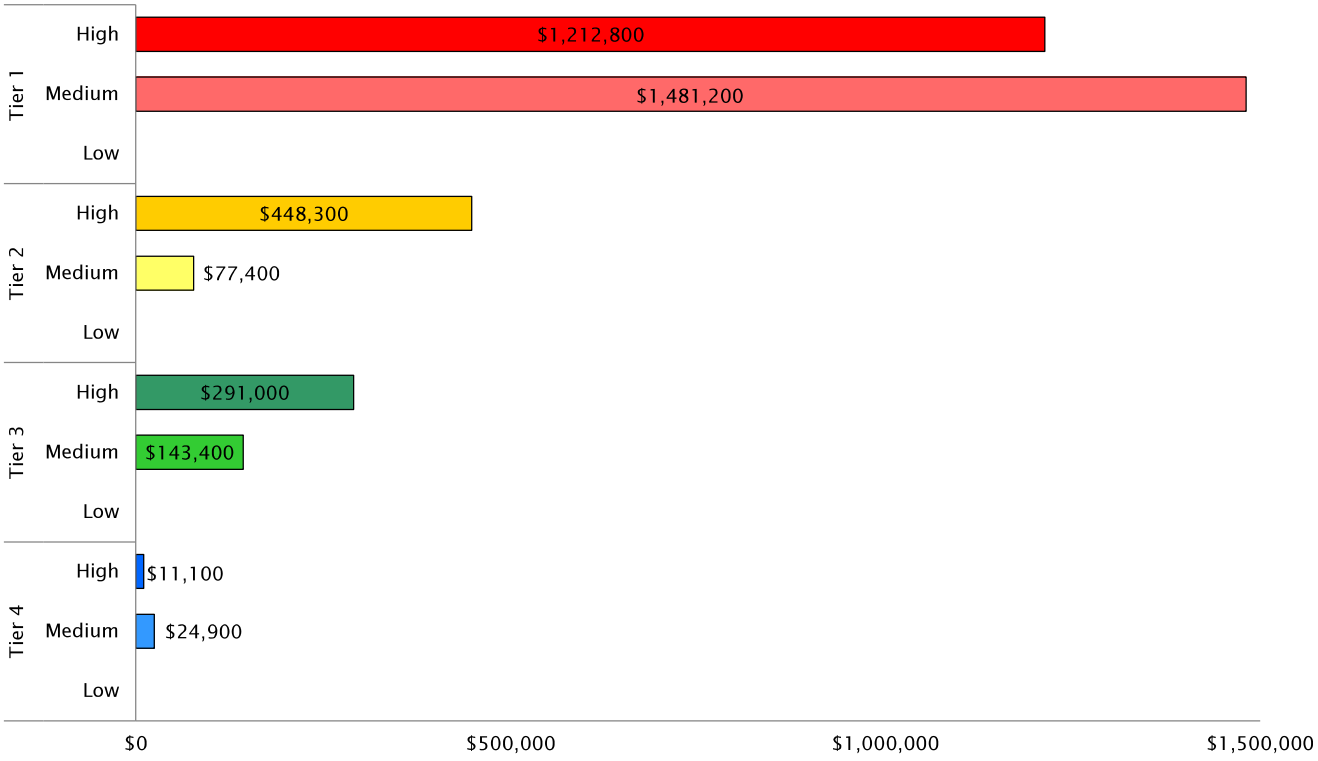
13524 Acres Green Drive
Littleton, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by 1974 Bond
Opened in 1975

Site Acreage: 8.94
Facility Square Feet: 50,480
Mobiles on-site: 3

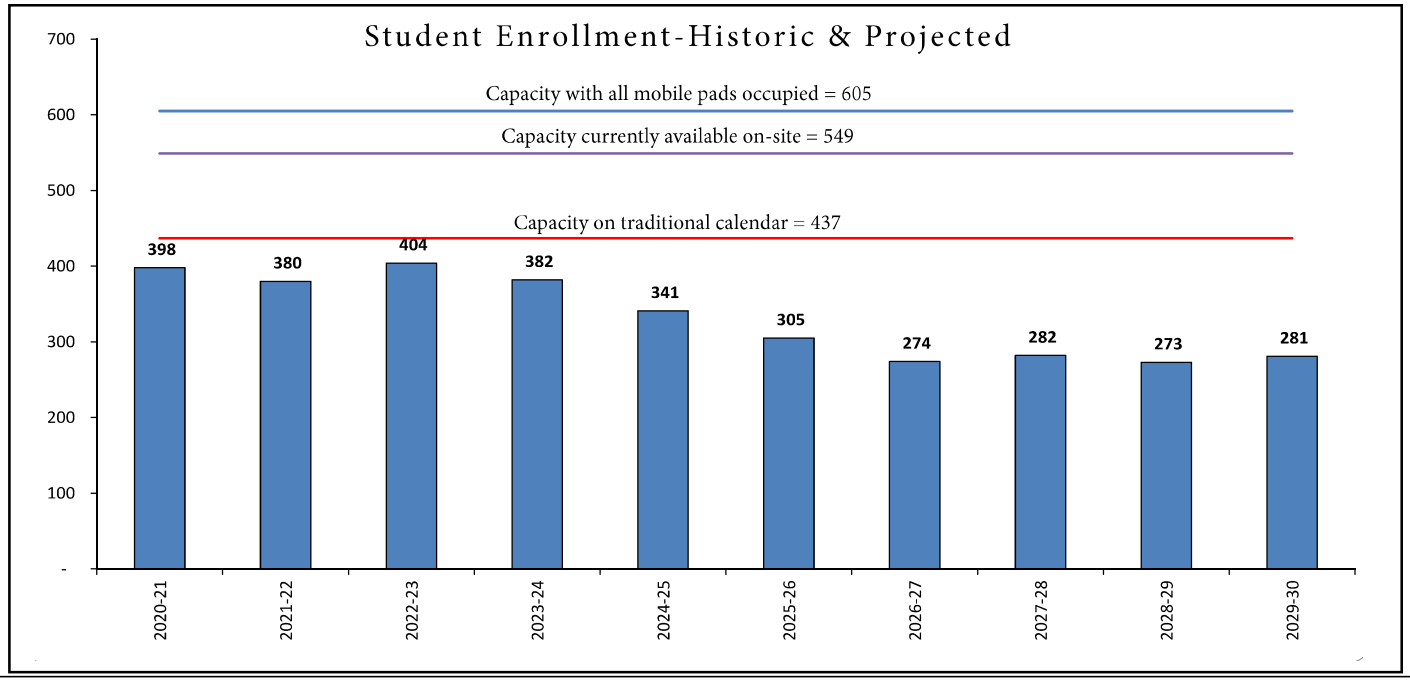
Acres Green Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,690,100

Estimated Total Project Costs: $4,243,805-$6,070,072



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace RTUs	$1,212,800	$121,300-$521,500	$60,640-$260,752
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Fire sprinkle building	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace domestic water heater/boiler and hot water storage tank	$178,500	$17,900-$76,800	$8,925-$38,378
2-High	Resurface bus loop	$66,200	$6,600-$28,400	$3,310-$14,233
	Repair/replace asphalt walkways	$60,700	$6,100-$26,100	$3,035-$13,051
	Repair/replace areas of sidewalk	$27,600	$2,800-$11,900	$1,380-$5,934
	Recaulk windows	$19,900	$2,000-$8,600	$995-$4,279
	Resurface asphalt parking lot	$132,300	$13,300-$56,900	$6,615-$28,445
	Refurbish/replace classroom partitions (3)	$53,400	$5,300-$23,000	$2,670-$11,481
	Replace asphalt playground	$88,200	$8,900-$38,000	$4,410-$18,963
2-Medium	Replace VCT flooring at wash-stations in classrooms	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace operable partition between cafeteria and gymnasium	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace classroom storefronts	$11,100	$1,100-$4,700	$555-$2,387
	Replace wash-stations in hallways at student restrooms	$22,100	$2,200-$9,500	$1,105-$4,752
3-High	Renovate upper baseball fields	$18,900	$1,800-$8,000	$945-$4,064
	Recaulk where concrete meets foundation walls	$9,500	$1,000-$4,100	$475-$2,043
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Replace casework in original building	$72,800	$7,300-$31,300	$3,640-$15,652
	Replace grid ceiling and tile in original building	$101,600	$10,100-$43,600	$5,080-$21,844
3-Medium	Address exterior drainage issues at classrooms 37,38,49	$55,200	$5,500-$23,700	$2,760-$11,868
	Replace all original fixed casework in classrooms and offices	$88,200	$8,900-$38,000	$4,410-$18,963
4-High	Renovate grass area around school.	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Add landscaping at NW corner of school site	$16,600	$1,600-$7,100	$830-$3,569
	Repair retaining walls at 2 locations at the rear of the school	$8,300	$800-$3,600	$415-$1,785

Estimated Total Construction Costs (in 2025 Dollars): $3,690,100
Estimated Project Management Costs Range: $369,200-$1,586,600
Estimated Inflation Range: $184,505-$793,372

Estimated Total Project Costs: $4,243,805-$6,070,072

Arrowwood Elementary

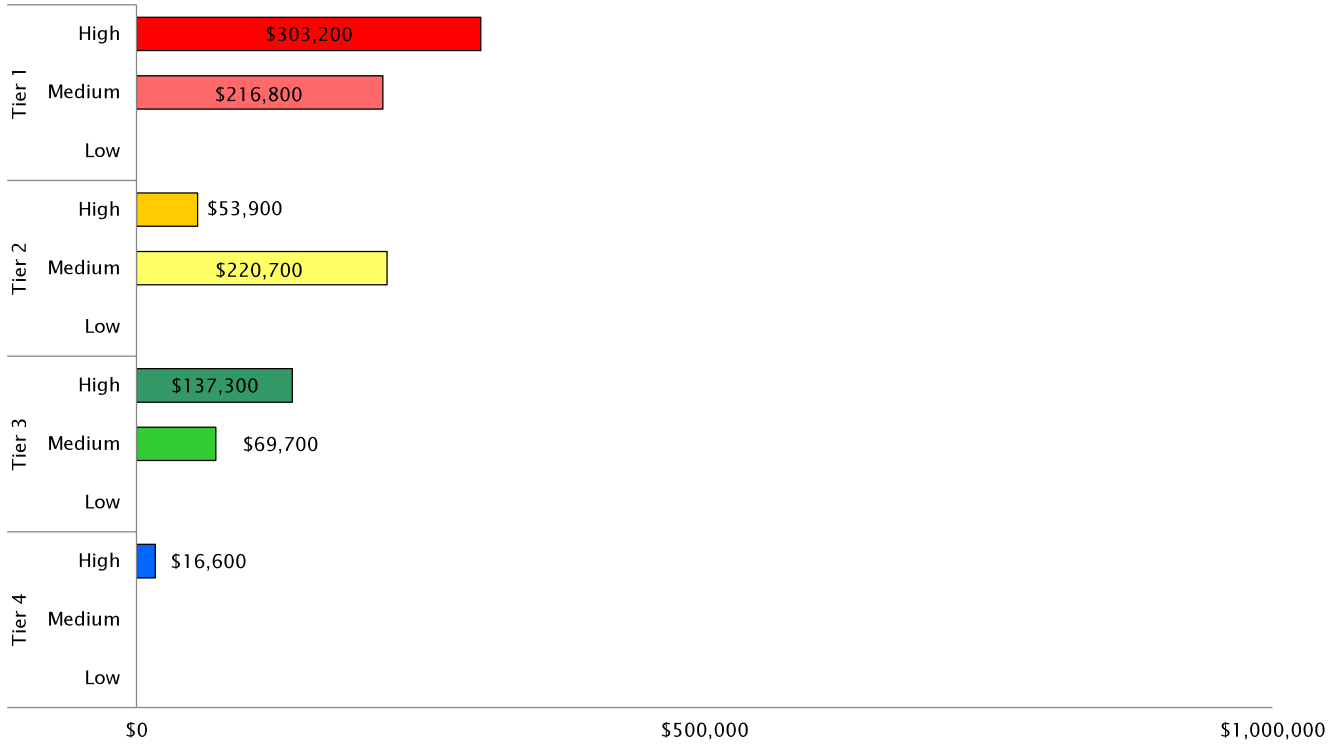
10345 Arrowwood Drive
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2000

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

Arrowwood Elementary-Identified Facility Projects

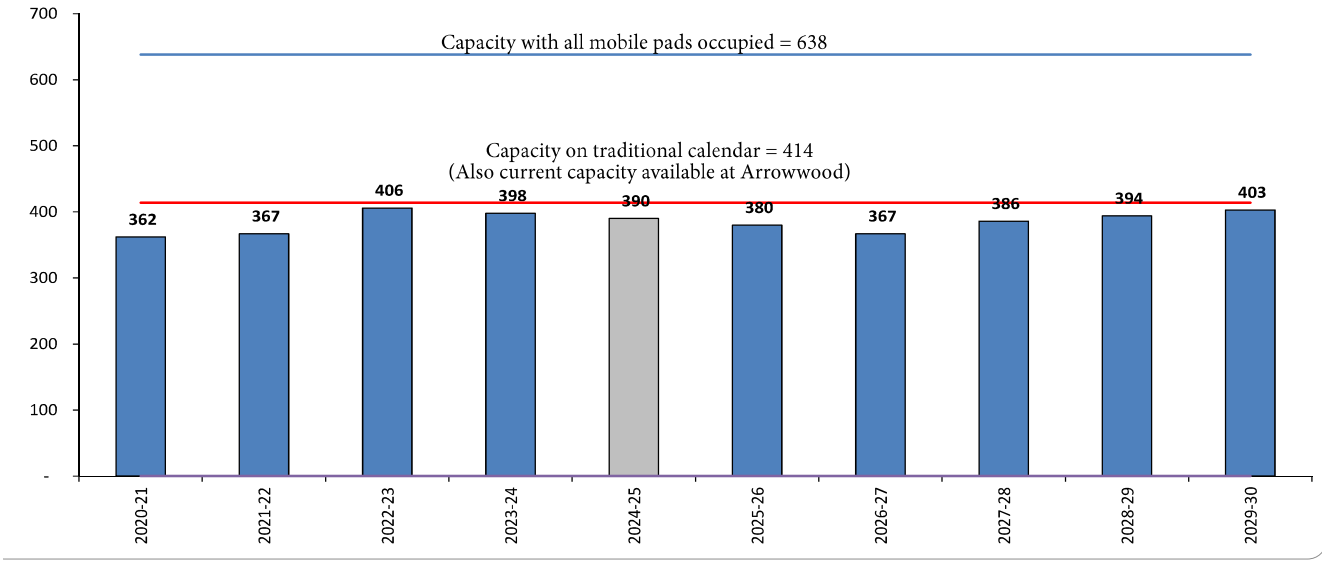
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars):$1,018,200

Estimated Total Project Costs: $1,170,710-$1,674,313

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Arrowwood Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace the heating boiler(s)	$303,200	$30,400-$130,400	$15,160-$65,188
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace roof top condensing units (2)	$16,600	$1,600-$7,100	$830-$3,569
2-High	**Repair CMU wall at cooling tower	$2,700	$300-$1,200	$135-$581
	Repair operable partitions as necessary at gym and classrooms	$14,700	$1,500-$6,300	$735-$3,161
	Repair/replace sections of sidewalk	$33,100	$3,300-$14,200	$1,655-$7,117
	**Repair CMU in Pod 1 on wall near restroom	$3,400	$300-$1,400	$170-$731
2-Medium	Repaint exterior supplemental steel above classroom windows	$5,600	$500-$2,300	$280-$1,204
	Replace toilet partitions	$49,700	$4,900-$21,300	$2,485-$10,686
	Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
3-High	Repair footings at playground entrance	$25,400	$2,500-$10,900	$1,270-$5,461
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Repair cafeteria floor damage due to movement issues	$23,700	$2,300-$10,100	$1,185-$5,096
3-Medium	Mitigate exterior water infiltration into crawlspace	$55,200	$5,500-$23,700	$2,760-$11,868
	Repair vinyl covering in hallways	$3,400	$300-$1,400	$170-$731
	Replace dumpster enclosure with new block enclosure, repair site fencing	$11,100	$1,100-$4,700	$555-$2,387
4-High	Renovate/replace areas of landscaping around site	$16,600	$1,600-$7,100	$830-$3,569

Estimated Total Construction Costs (in 2025 Dollars): $1,018,200
Estimated Project Management Costs Range: $101,600-$437,200
Estimated Inflation Range: $50,910-$218,913

Estimated Total Project Costs: $1,170,710-$1,674,313

Bear Canyon Elementary

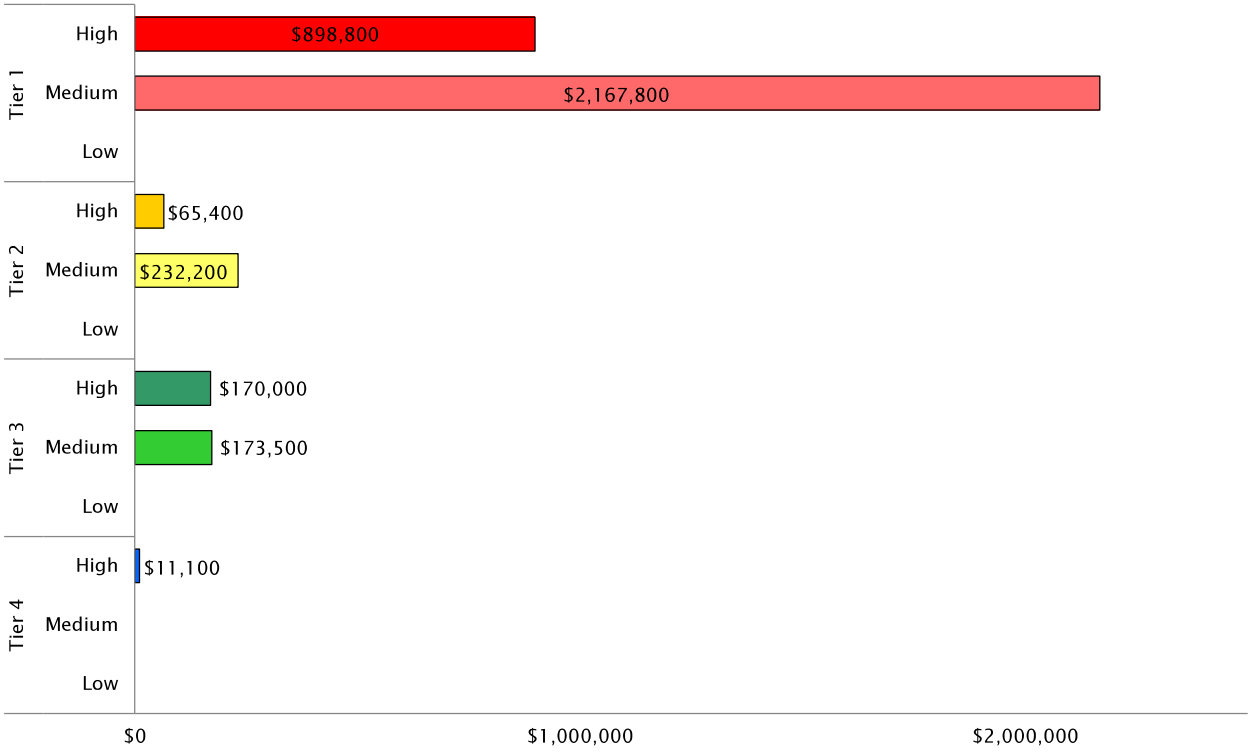
9660 Salford Lane
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1989 Bond
Opened in 1990

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

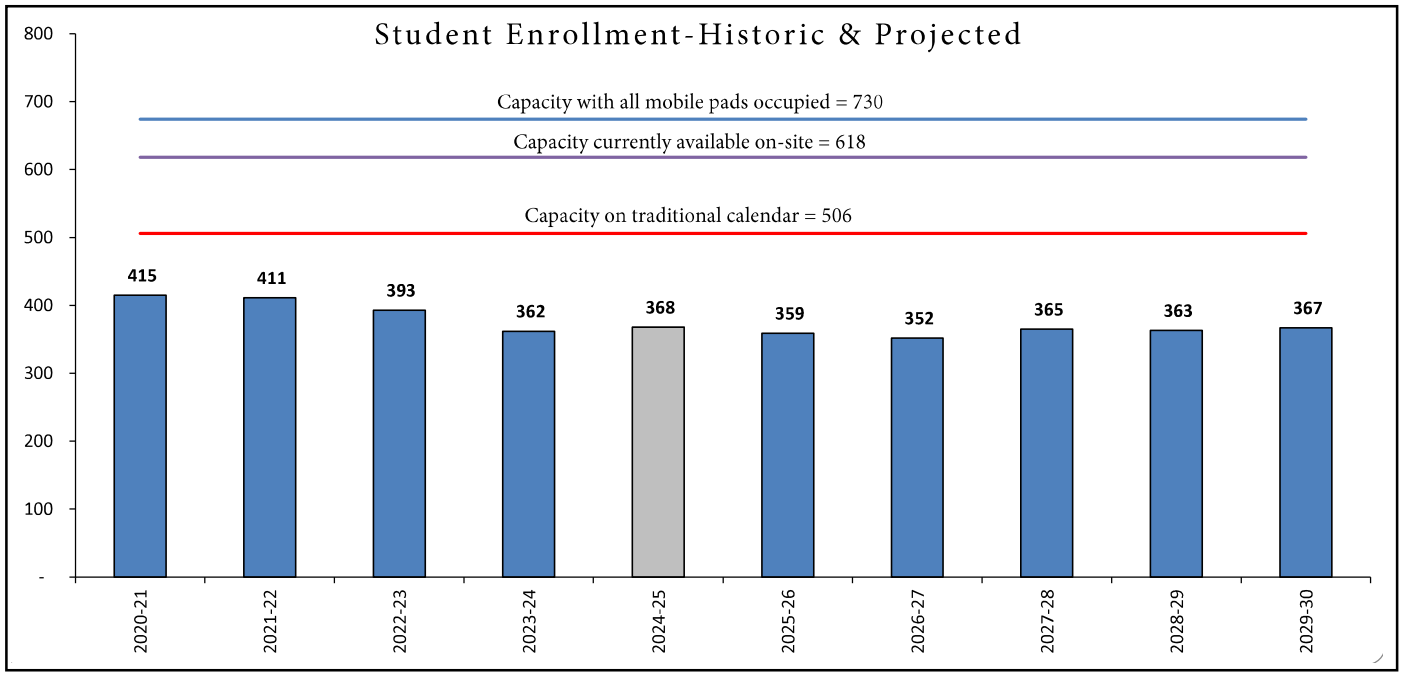
Bear Canyon Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,718,800

Estimated Total Project Costs: $4,276,740-$6,116,642



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace original panels and transformers	$133,500	$13,300-$57,300	$6,675-$28,703
	**Upgrade control system	$363,900	$36,400-$156,400	$18,195-$78,239
	**Upgrade fire alarm system	$236,000	$23,600-$101,400	$11,800-$50,740
	*Replace main switchgear	$165,400	$16,600-$71,100	$8,270-$35,561
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Repaint all exterior natural gas piping	$6,300	$700-$2,800	$315-$1,355
	Perform a test & balance procedure and make HVAC adjustments as needed.	$13,200	$1,300-$5,600	$660-$2,838
	Replace condensing heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
	Replace roof	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace the six, wall-mounted domestic water heaters with a water heater/boiler and hot water storage tank	$178,500	$17,900-$76,800	$8,925-$38,378
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Replace VCT flooring in staff restrooms	$4,900	$500-$2,100	$245-$1,054
	Repair/replace areas of sidewalk	$33,100	$3,300-$14,200	$1,655-$7,117
	Replace fixtures in staff restrooms	$3,400	$300-$1,400	$170-$731
	Repair operable partitions between classrooms and between gym/cafeteria	$21,700	$2,100-$9,300	$1,085-$4,666
	Replace sink fixtures in staff restrooms	$2,300	$200-$1,000	$115-$495
2-Medium	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
	Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
3-High	Recaulk foundation where concrete meets foundation walls	$9,000	$900-$3,800	$450-$1,935
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Replace all original fixed casework in classrooms and offices	$72,800	$7,300-$31,300	$3,640-$15,652
3-Medium	Replace damaged ceiling grid and tile	$173,500	$17,300-$74,500	$8,675-$37,303
4-High	Resod/reseed grass areas	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $3,718,800
Estimated Project Management Costs Range: $372,000-$1,598,300
Estimated Inflation Range: $185,940-$799,542

Estimated Total Project Costs: $4,276,740-$6,116,642

Buffalo Ridge Elementary

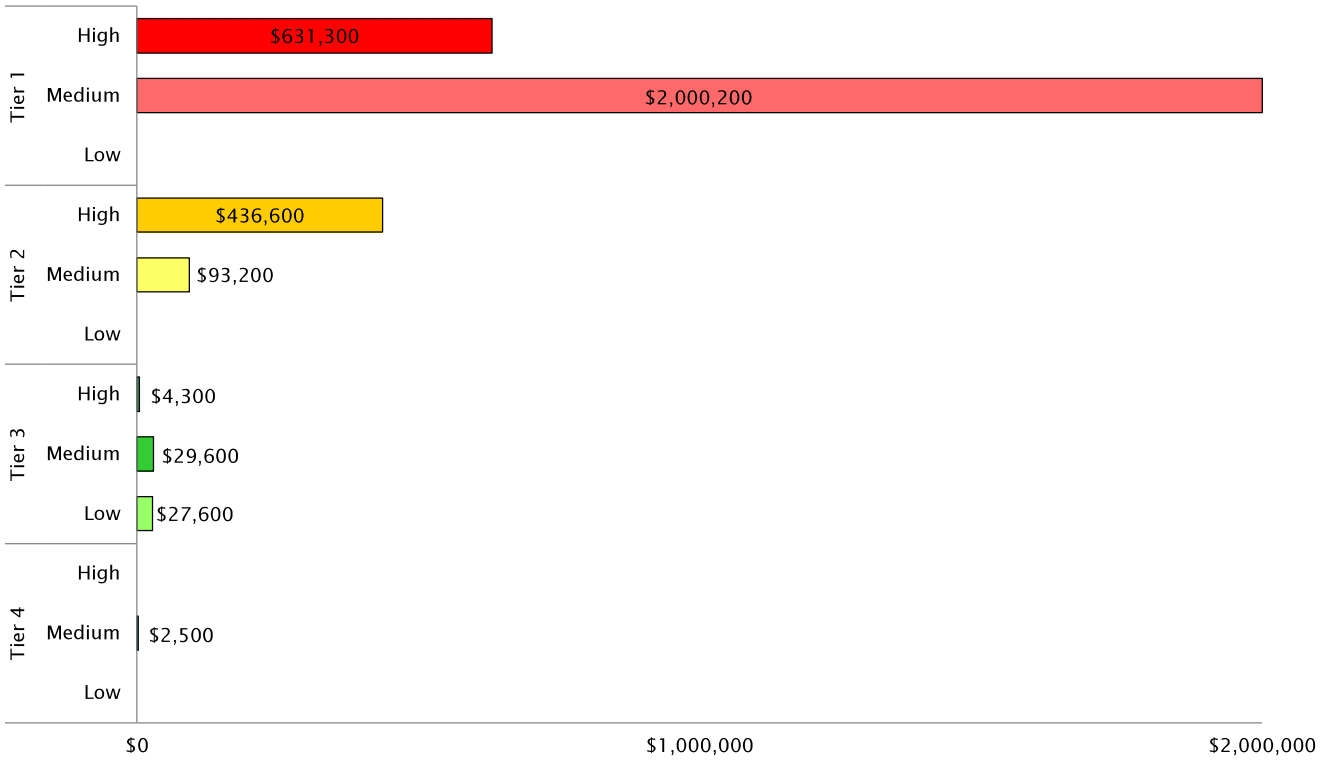
7075 N. Shoreham Drive
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Funded by 1993 Bond
Opened in 1997

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

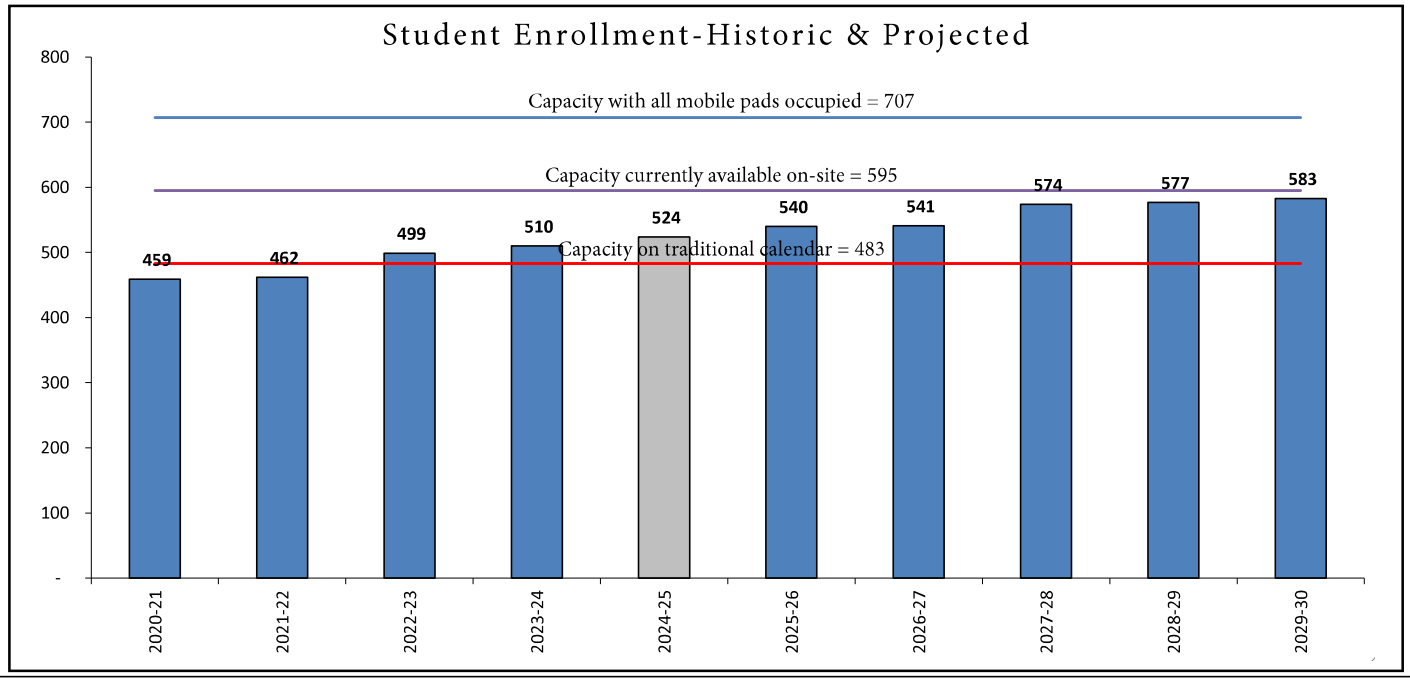
Buffalo Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,225,300

Estimated Total Project Costs: $3,709,165-$5,305,140



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace the heating boiler(s)	$303,200	$30,400-$130,400	$15,160-$65,188
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	Upgrade fire alarm system	$237,100	$23,700-$101,900	$11,855-$50,977
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Fire sprinkle full building (code compliance)	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
	Replace original panels and transformers	$121,300	$12,200-$52,200	$6,065-$26,080
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Repair/replace gym/cafeteria partition, replace curtains	$20,600	$2,000-$8,800	$1,030-$4,429
	**Replace VCT cafeteria flooring	$30,400	$3,000-$13,000	$1,520-$6,536
	**Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
	**Resurface play-pad	$88,200	$8,900-$38,000	$4,410-$18,963
	Paint exterior	$10,300	$1,000-$4,400	$515-$2,215
	Replace sidewalk as needed	$16,600	$1,600-$7,100	$830-$3,569
	Recaulk windows	$16,700	$1,700-$7,200	$835-$3,591
	Replace toilet partitions	$49,700	$4,900-$21,300	$2,485-$10,686
	Rpair/replace storefront windows as-needed	$38,700	$3,900-$16,700	$1,935-$8,321
2-Medium	Grease interceptor Bypass if allowable	$10,300	$1,000-$4,400	$515-$2,215
	Replace original toilet fixtures	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace original urinals	$12,200	$1,200-$5,200	$610-$2,623
	Replace sink countertops with single surface	$46,400	$4,600-$19,900	$2,320-$9,976
3-High	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
3-Medium	Repair or replace vinyl covering	$7,500	$800-$3,200	$375-$1,613
	Settling issues with slab on grade in kitchen area, foam jack as necessary	$22,100	$2,200-$9,500	$1,105-$4,752
3-Low	Replace wooden fencing & hardware cloth around the school's perimeter	$27,600	$2,800-$11,900	$1,380-$5,934
4-Medium	Tie wall for hillside off playground area	$2,500	$200-$1,000	$125-$538

Estimated Total Construction Costs (in 2025 Dollars): $3,225,300
Estimated Project Management Costs Range: $322,600-$1,386,400
Estimated Inflation Range: $161,265-$693,440

Estimated Total Project Costs: $3,709,165-$5,305,140

Castle Rock Elementary

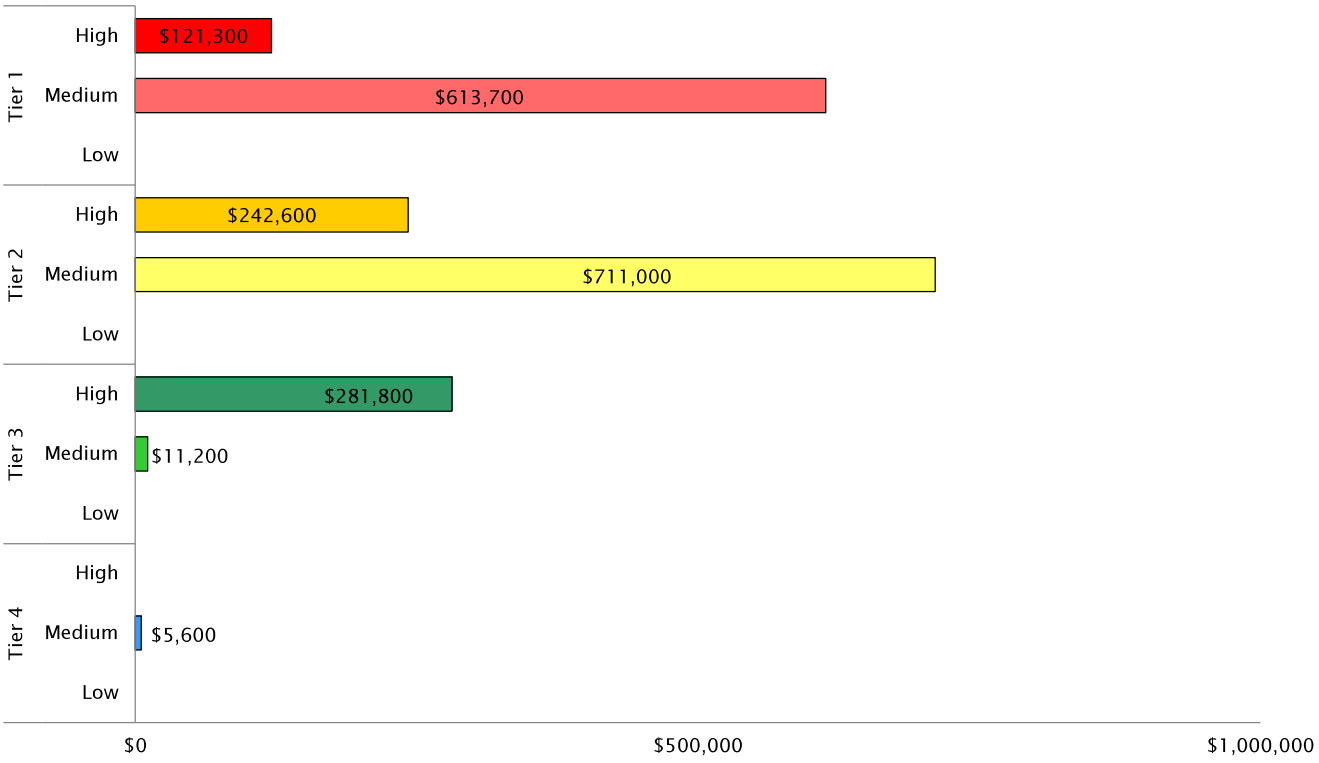
1103 Canyon Drive
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1984

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

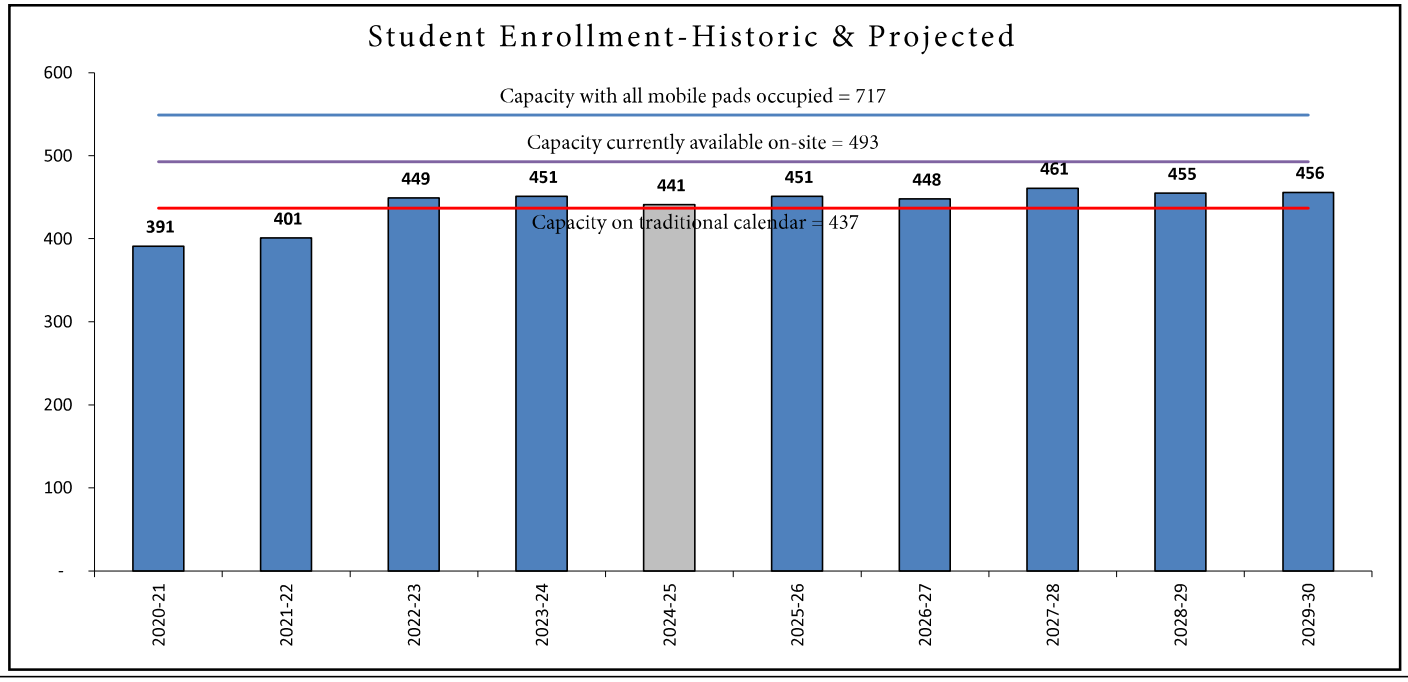
Castle Rock Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,987,200

Estimated Total Project Costs: $2,284,960-$3,267,748



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Replace condensing heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
	Add VFDs to motors/pumps (boiler room)	$110,300	$11,000-$47,400	$5,515-$23,715
2-High	**Recplace kitchen flooring with poured acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace original ceramic tile bathroom flooring with poured acrylic	$48,600	$4,800-$20,800	$2,430-$10,449
	**Replace VCT cafeteria flooring	$30,400	$3,000-$13,000	$1,520-$6,536
	Paint exterior trim, windows and doors	$11,400	$1,100-$4,900	$570-$2,451
	Repair areas of sidewalk and loading dock	$11,100	$1,100-$4,700	$555-$2,387
	Replace metal drinking fountains	$5,300	$500-$2,200	$265-$1,140
	Resurface parking lot	$16,600	$1,600-$7,100	$830-$3,569
	Repair operable partitions between classrooms	$22,700	$2,300-$9,800	$1,135-$4,881
	Replace stair tread	$5,500	$600-$2,400	$275-$1,183
2-Medium	**Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace original ceramic tile with poured arcylic (adult restroom)	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace original formica countertop and sink in cafeteria	$3,900	$400-$1,700	$195-$839
	Replace toilet partitions	$49,700	$4,900-$21,300	$2,485-$10,686
	Replace VCT flooring at hallway washing stations	$11,100	$1,100-$4,700	$555-$2,387
	Replace windows	$151,100	$15,100-$64,900	$7,555-$32,487
3-High	Replace wooden basketball backboards in gym, 6 total	$11,100	$1,100-$4,700	$555-$2,387
	Recaulk foundation where concrete meets foundation walls	$9,000	$900-$3,800	$450-$1,935
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Replace ceiling grid and tile	$173,500	$17,300-$74,500	$8,675-$37,303
3-Medium	Bead-blast and repaint iron handrails	$5,600	$500-$2,300	$280-$1,204
	Replace split-rail fence at preschool playground	$5,600	$500-$2,300	$280-$1,204
4-Medium	Repair/replace retaining wall at playground	$5,600	$500-$2,300	$280-$1,204

Estimated Total Construction Costs (in 2025 Dollars):$1,987,200
Estimated Project Management Costs Range: $198,400-$853,300
Estimated Inflation Range: $99,360-$427,248
Estimated Total Project Costs: $2,284,960-$3,267,748

Castle Rock Middle

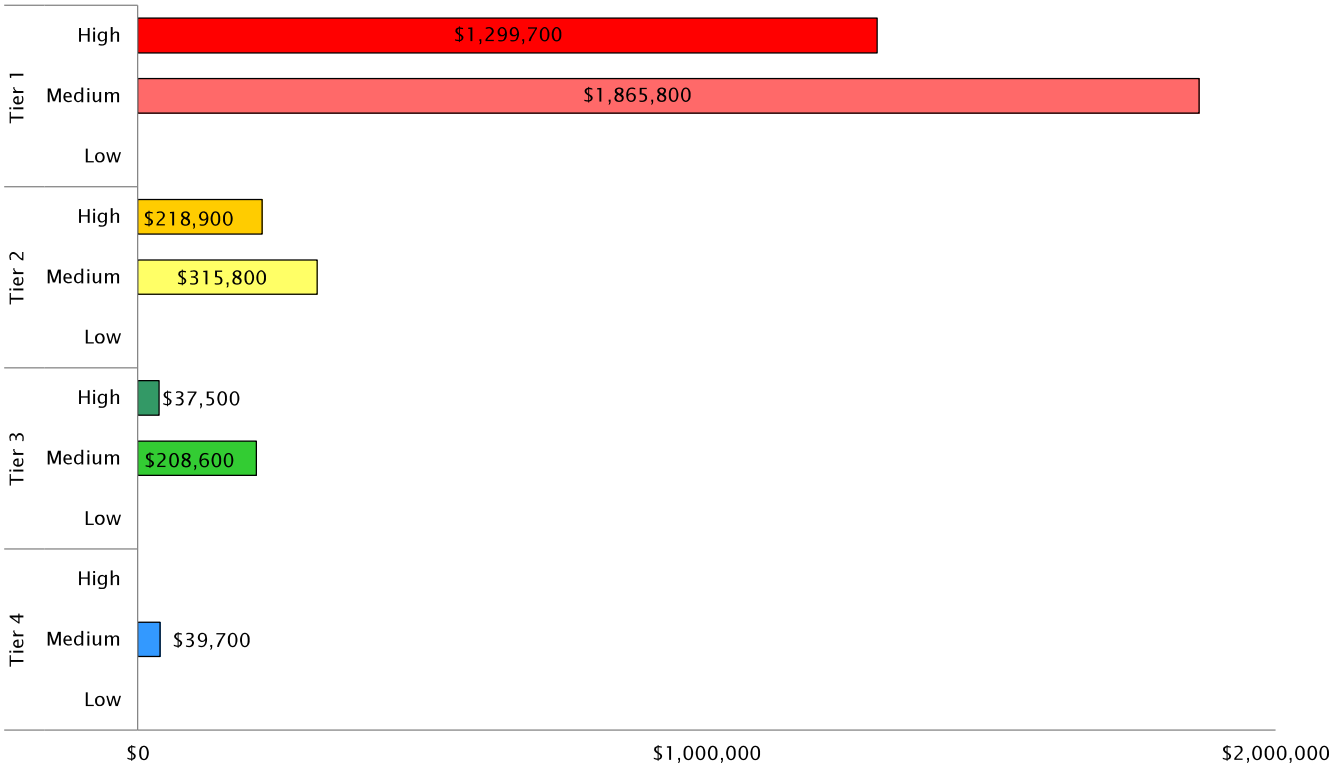
2575 Meadows Boulevard
Castle Rock, CO 80126
Castle View High School Feeder Area, 7-8

Funded by 1993 Bond
Opened in 1996

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

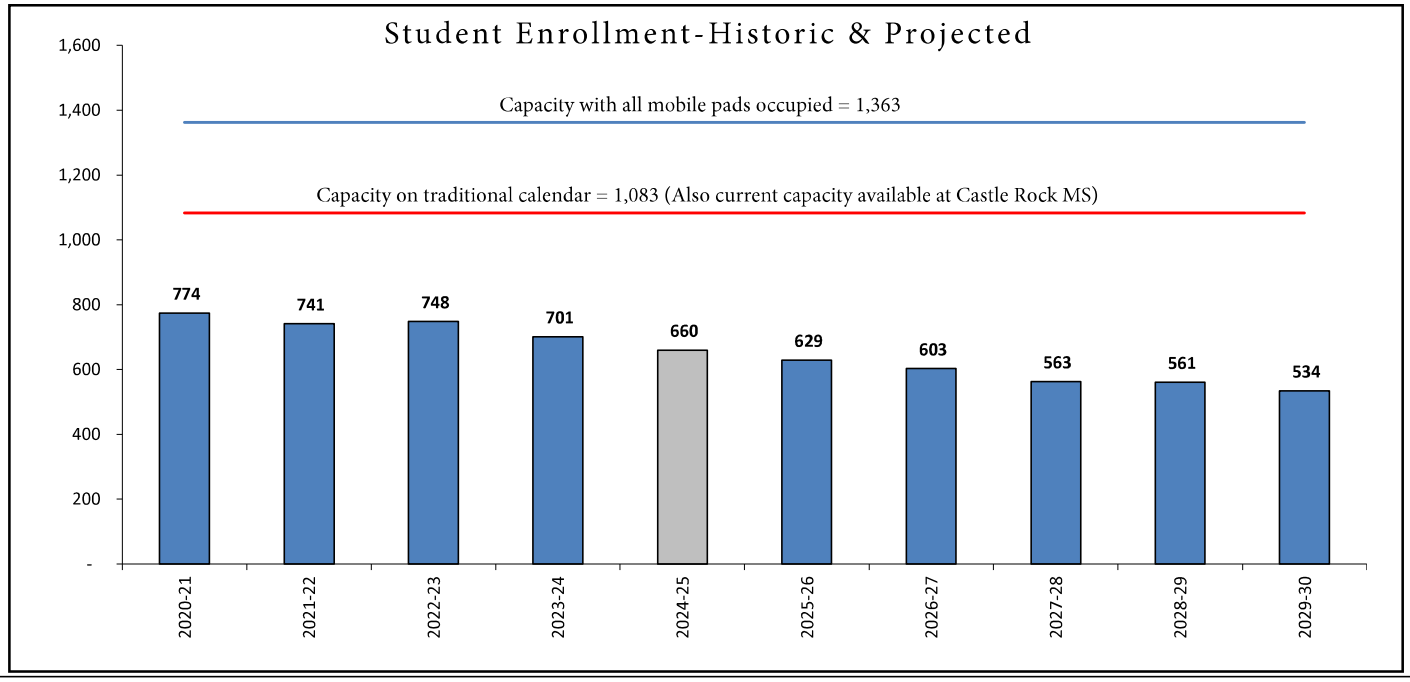
Castle Rock Middle School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,986,000

Estimated Total Project Costs: $4,583,800-$6,556,190



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace main switchgear	$157,500	$15,800-$67,800	$7,875-$33,863
	*Replace the heating boiler(s)	$551,300	$55,100-$237,000	$27,565-$118,530
	Replace original panels and transformers	$178,500	$17,900-$76,800	$8,925-$38,378
	Upgrade fire alarm system	$412,400	$41,200-$177,300	$20,620-$88,666
1-Medium	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
	Replace the one leaking skylight	$11,100	$1,100-$4,700	$555-$2,387
	Replace the one leaking skylight	$11,100	$1,100-$4,700	$555-$2,387
	Upgrade control system	$727,700	$72,800-$312,900	$36,385-$156,456
	Upgrade domestic water system	$849,000	$84,900-$365,000	$42,450-$182,535
2-High	**Recaulk control joints.	$5,900	$600-$2,500	$295-$1,269
	**Replace kitchen flooring. Currently red hubblelite.	$91,000	$9,100-$39,100	$4,550-$19,565
	**Upgrade Strand controller (theater and stage)	$11,100	$1,100-$4,700	$555-$2,387
	Remove and repour fractured sidewalks and curbs as-needed	$11,100	$1,100-$4,700	$555-$2,387
	Recaulk windows	$29,700	$2,900-$12,700	$1,485-$6,386
	Replace toilet partitions with solid plastic in all wings upper and lower	$54,600	$5,500-$23,500	$2,730-$11,739
	Repair/refurbish operable partitions at pod areas	$15,500	$1,600-$6,700	$775-$3,333
2-Medium	Replace original toilet fixtures	$54,600	$5,500-$23,500	$2,730-$11,739
	Replace original urinals	$36,400	$3,700-$15,700	$1,820-$7,826
	Tech area needs better sink, better exhaust ventilation system, better storage cabinets	$224,800	$22,500-$96,700	$11,240-$48,332
3-High	Computer counter tops need to be raised in the library	$18,200	$1,900-$7,900	$910-$3,913
	Recaulk foundation where concrete meets foundation walls	$11,900	$1,200-$5,100	$595-$2,559
	Regular Stairs. Reseal concrete stairs	$7,400	$700-$3,100	$370-$1,591
3-Medium	Replace goal posts on athletic field	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace kitchen tile with food grade	$4,500	$400-$1,800	$225-$968
	Replace/refinish casework as necessary	$182,000	$18,200-$78,200	$9,100-$39,130
4-Medium	Fix drainage problem on east side of school	$16,600	$1,600-$7,100	$830-$3,569
	Replace some trees	$16,600	$1,600-$7,100	$830-$3,569
	Repair retaining walls at crawlspace entrance	$6,500	$600-$2,700	$325-$1,398

Estimated Total Construction Costs (in 2025 Dollars): $3,986,000
Estimated Project Management Costs Range: $398,500-$1,713,200
Estimated Inflation Range: $199,300-$856,990

Estimated Total Project Costs: $4,583,800-$6,556,190

Castle View High

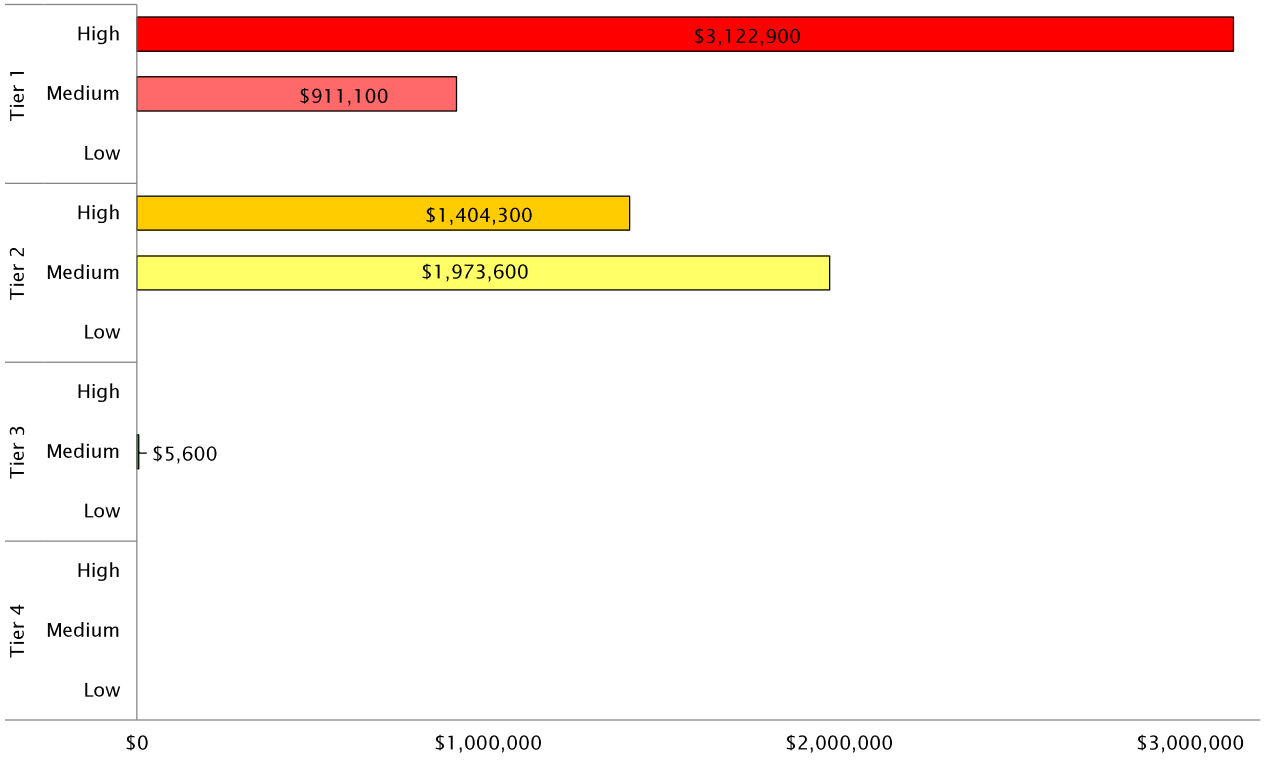
5254 North Meadows Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, 9-12

Funded by 2003 Bond
Opened in 2006

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

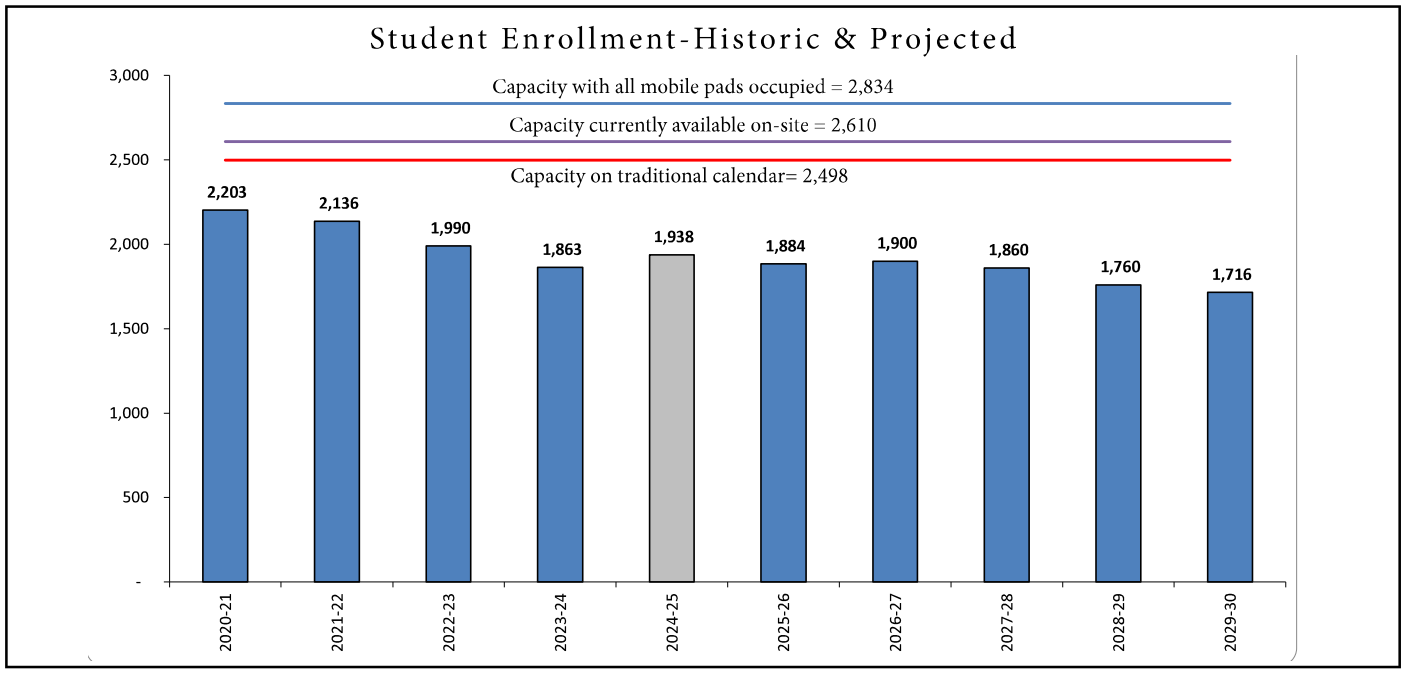
Castle View High School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $7,417,500

Estimated Total Project Costs: $8,530,175-$12,201,563



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace RTUs	$3,031,900	$303,200-$1,303,700	$151,595-$651,859
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	**Install new IP intercom system for building	$333,600	$33,300-$143,400	$16,680-$71,724
	Replace domestic water heater/boilers 1 & 2 with one standalone unit	$577,500	$57,800-$248,400	$28,875-$124,163
2-High	**Re-seal exterior wall CMU, recaulk control joints	$76,400	$7,600-$32,800	$3,820-$16,426
	**Upgrade lighting and sound systems (theater and stage)	$121,300	$12,200-$52,200	$6,065-$26,080
	Mill and resurface parking lot	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Repair sidewalks as necessary	$11,100	$1,100-$4,700	$555-$2,387
	Recaulk windows	$93,000	$9,300-$40,000	$4,650-$19,995
2-Medium	Replace carpet	$909,600	$91,000-$391,100	$45,480-$195,564
	Replace poured acrylic flooring in all restrooms	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace VCT flooring (hallways/classrooms)	$882,000	$88,200-$379,300	$44,100-$189,630
3-Medium	Railing at steps by loading dock needs to be bead-blasted and repainted.	$5,600	$500-$2,300	$280-$1,204

Estimated Total Construction Costs (in 2025 Dollars): $7,417,500
Estimated Project Management Costs Range: $741,800-$3,189,300
Estimated Inflation Range: $370,875-$1,594,763

Estimated Total Project Costs: $8,530,175-$12,201,563

Chaparral High

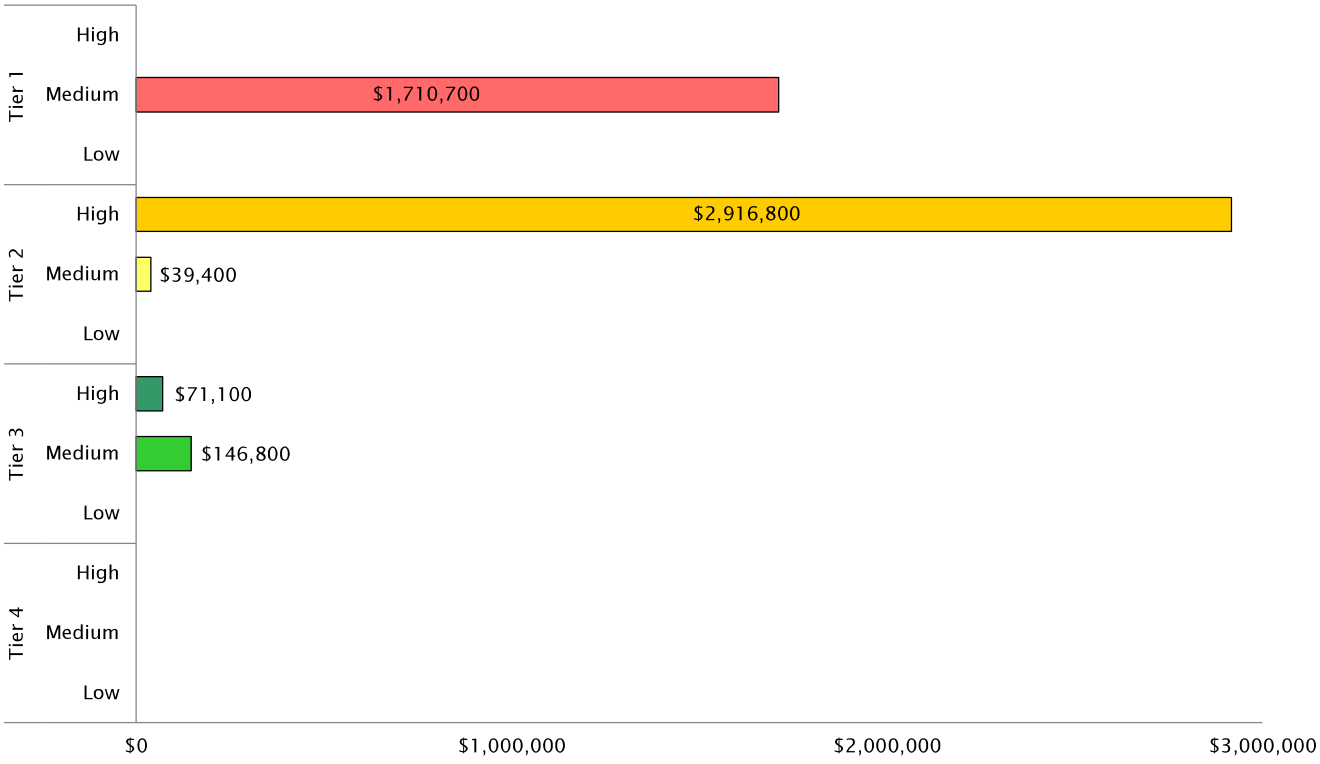
15665 Brookstone Drive
Parker, CO 80134
Chaparral High School Feeder Area, 9-12

Funded by 1993 Bond
Opened in 1997

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

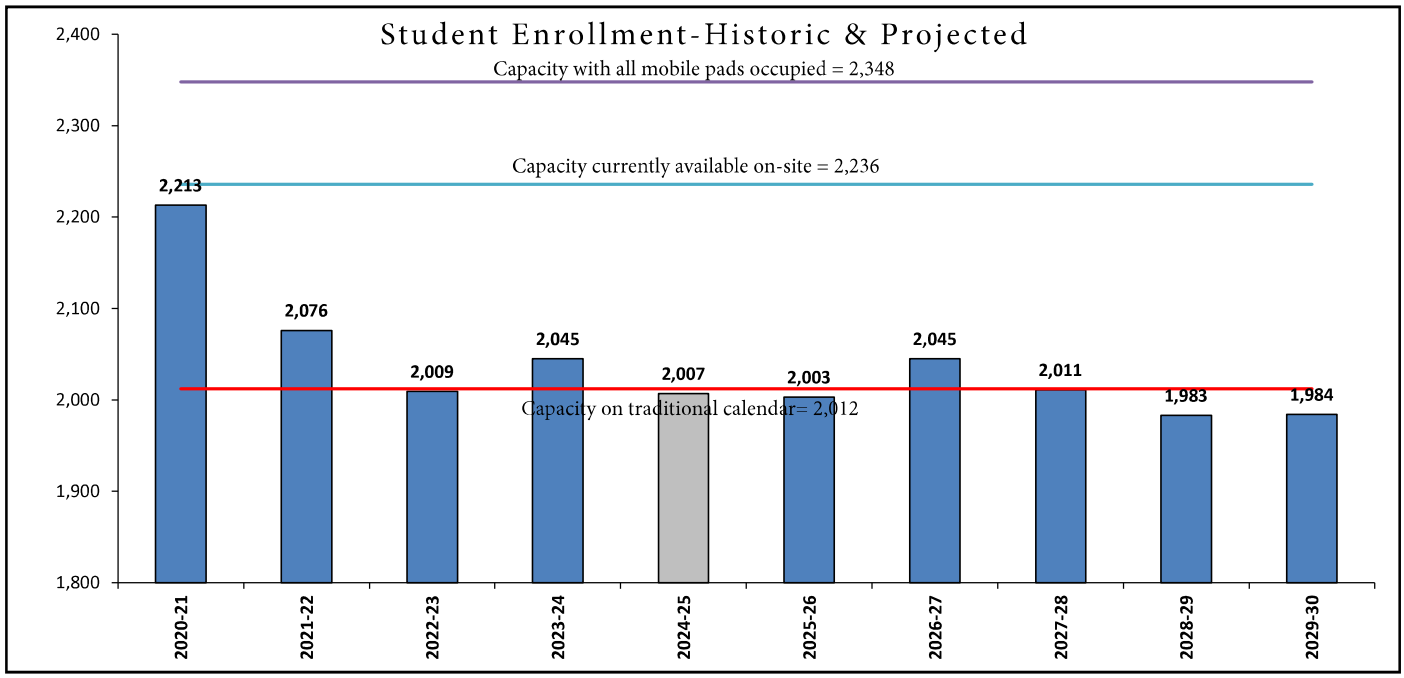
Chaparral High School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $4,884,800

Estimated Total Project Costs: $5,617,840-$8,034,832



Following is the list of needed facility projects at Chaparral High School

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Fully sprinkle building (upon renovtion)	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Overhaul elevator #2	$165,400	$16,600-$71,100	$8,270-$35,561
	Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
	Replace original panels and transformers	$121,300	$12,200-$52,200	$6,065-$26,080
2-High	**Recaulk control joints. Re-seal CMU	$70,900	$7,100-$30,400	$3,545-$15,244
	**Replace approximately 100 seats in auditorium due to backs cracking.	$11,100	$1,100-$4,700	$555-$2,387
	**Replace original hubblelite kitchen floor with poured-acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace sink counter tops in all restrooms	$51,100	$5,200-$22,000	$2,555-$10,987
	Fix curtain wall exterior window leakage at commons and hallways.	$185,900	$18,600-$79,900	$9,295-$39,969
	Continuous hinges on storefront doors need replaced	$11,800	$1,200-$5,000	$590-$2,537
	Repair asphalt sidewalks to athletic fields	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Resurface parking areas, many patches and cracks	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Recaulk windows	$88,600	$8,900-$38,100	$4,430-$19,049
	Replace fabricated toilet partitions (men's & women's PE restrooms, bathroom partitions in all wings and main area)	$80,100	$8,000-$34,400	$4,005-$17,222
	**Upgrade lighting and sound systems (theater and stage)	$121,300	$12,200-$52,200	$6,065-$26,080
2-Medium	Refurbish and recaulk around exterior doors	$2,900	$200-$1,200	$145-$624
	Replace original toilet fixtures	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace original urinals	$12,200	$1,200-$5,200	$610-$2,623
3-High	Replace kitchen entry doors from cafeteria with metal doors	$6,500	$600-$2,700	$325-$1,398
	Replace (4) four rollup doors at kitchen	$18,700	$1,900-$8,100	$935-$4,021
	Recaulk foundation where concrete meets foundation walls	$41,400	$4,100-$17,800	$2,070-$8,901
	Under slab foam jacking on closet floor between rooms 322 and 207	$4,500	$400-$1,800	$225-$968
3-Medium	Most wings needs vinyl repair or replacement	$128,900	$12,900-$55,400	$6,445-$27,714
	Replace fence around softball fields	$10,100	$1,000-$4,300	$505-$2,172
	Replace kitchen tile with food grade	$7,800	$800-$3,300	$390-$1,677

Estimated Total Construction Costs (in 2025 Dollars): $4,884,800
Estimated Project Management Costs Range: $488,800-$2,099,800
Estimated Inflation Range: $244,240-$1,050,232
Estimated Total Project Costs: $5,617,840-$8,034,832

Cherokee Trail Elementary

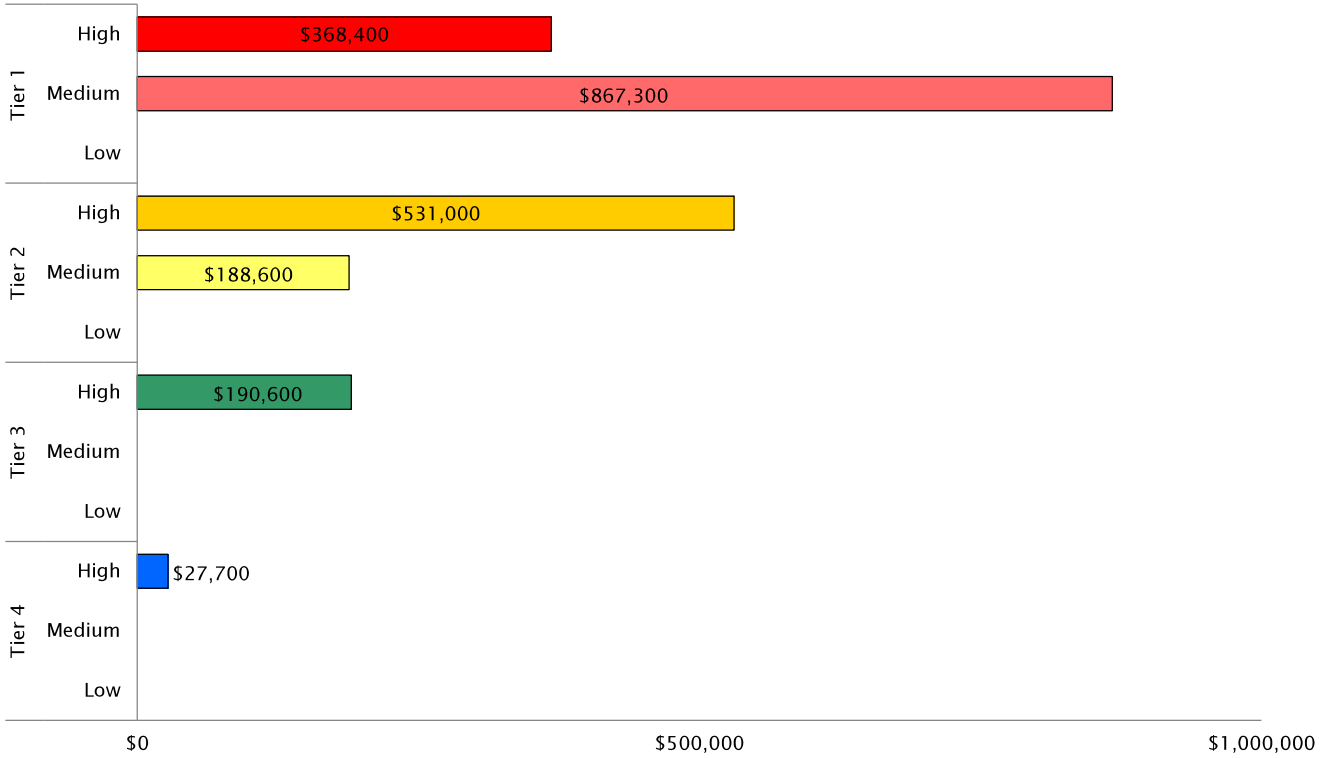
17302 Clarke Farms Dr.
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1989

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

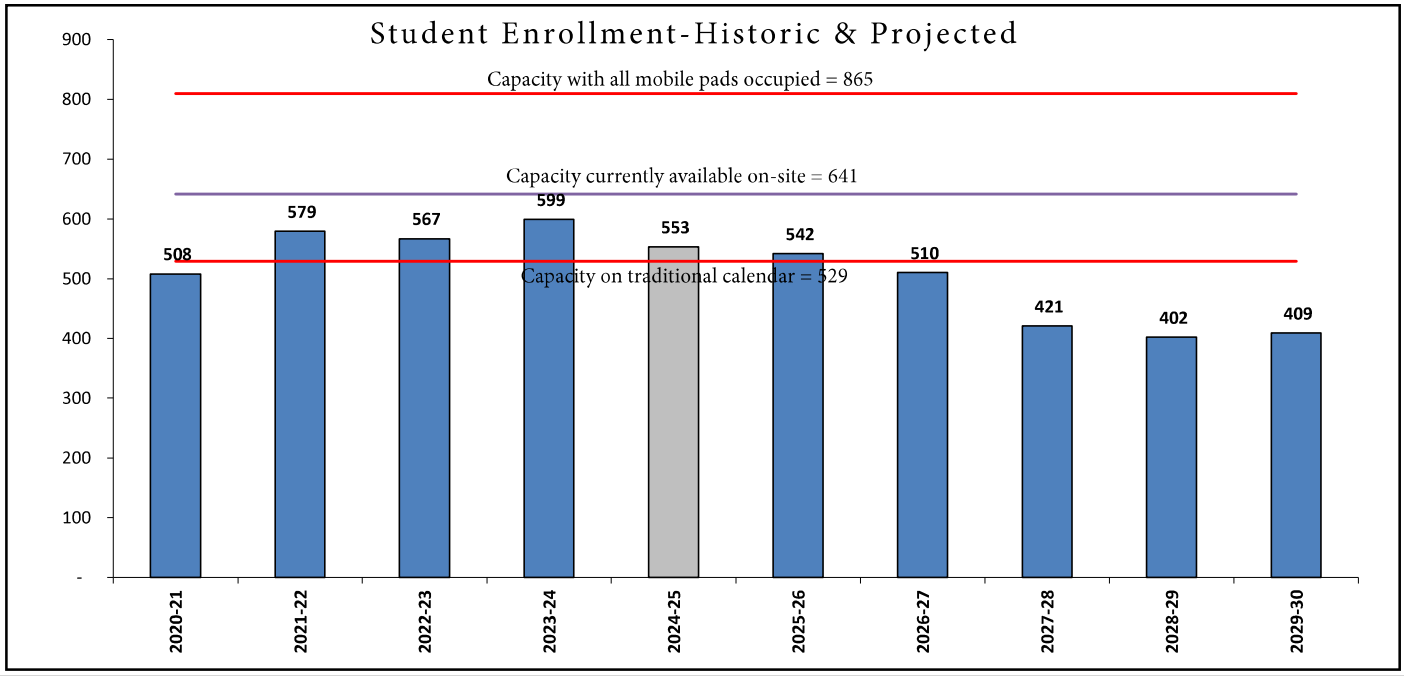
Cherokee Trail Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,173,600

Estimated Total Project Costs: $2,499,880-$3,575,124



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade control system	$363,900	$36,400-$156,400	$18,195-$78,239
	Replace gas piping on roof	$4,500	$400-$1,900	$225-$968
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Replace the heating boiler(s)	$303,200	$30,400-$130,400	$15,160-$65,188
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	**Replace kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	Repair and replace vinyl on the portable wall partitions	$15,500	$1,600-$6,700	$775-$3,333
2-Medium	Replace flooring in main hall restrooms	$18,200	$1,900-$7,900	$910-$3,913
	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace sink counter tops in all restrooms	$51,100	$5,200-$22,000	$2,555-$10,987
	Replace toilet partitions	$49,700	$4,900-$21,300	$2,485-$10,686
	Replace gasket at roof hatch	$2,800	$300-$1,200	$140-$602
3-High	Recaulk foundation where concrete meets foundation walls	$9,000	$900-$3,800	$450-$1,935
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Replace all original fixed casework in classrooms and offices	$93,400	$9,400-$40,200	$4,670-$20,081
4-High	Replace metal edging with concrete mow strip	$16,600	$1,600-$7,100	$830-$3,569
	Resod/reseed grass areas	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $2,173,600
Estimated Project Management Costs Range: $217,600-$934,200
Estimated Inflation Range: $108,680-$467,324
Estimated Total Project Costs: $2,499,880-$3,575,124

Cherry Valley Elementary

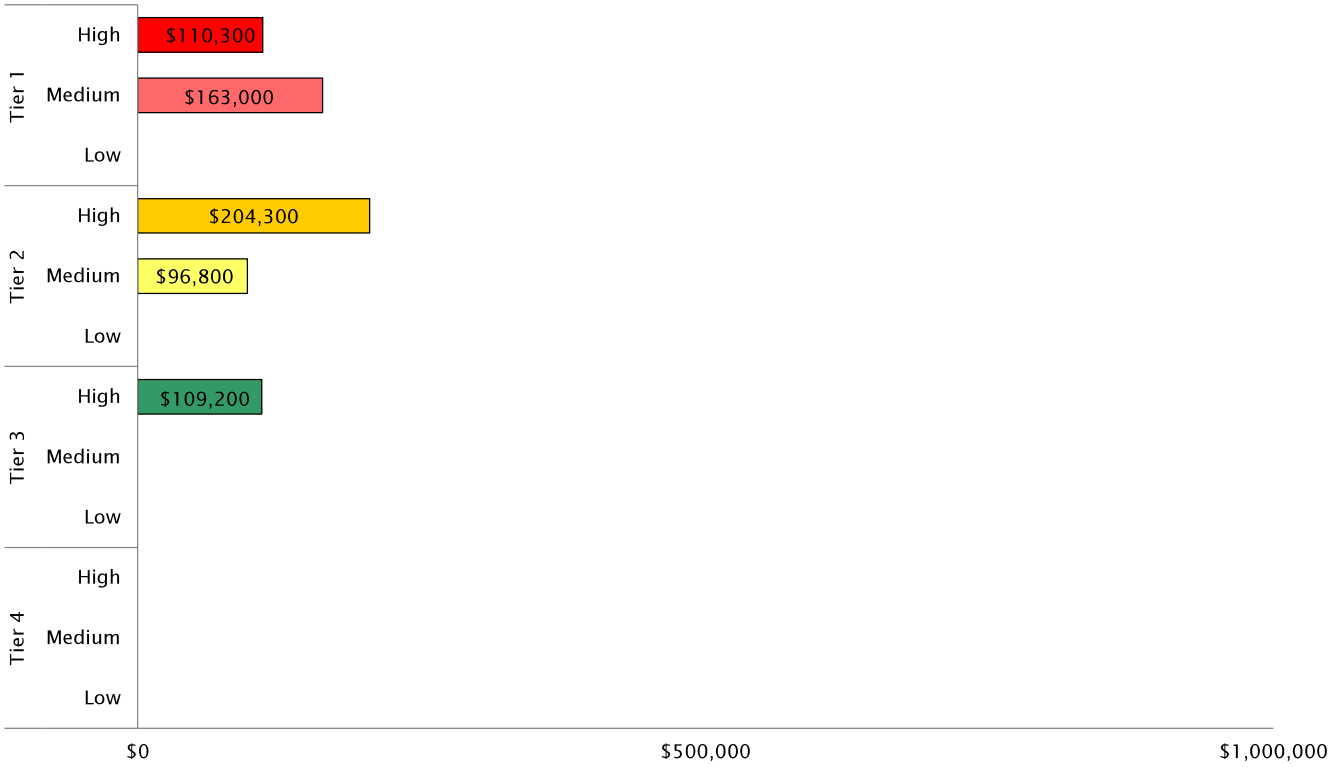
9244 South State Highway 83
Franktown, CO 80116
Douglas County High School Feeder Area, K-6

Funded prior to 1952
Opened in 1952

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

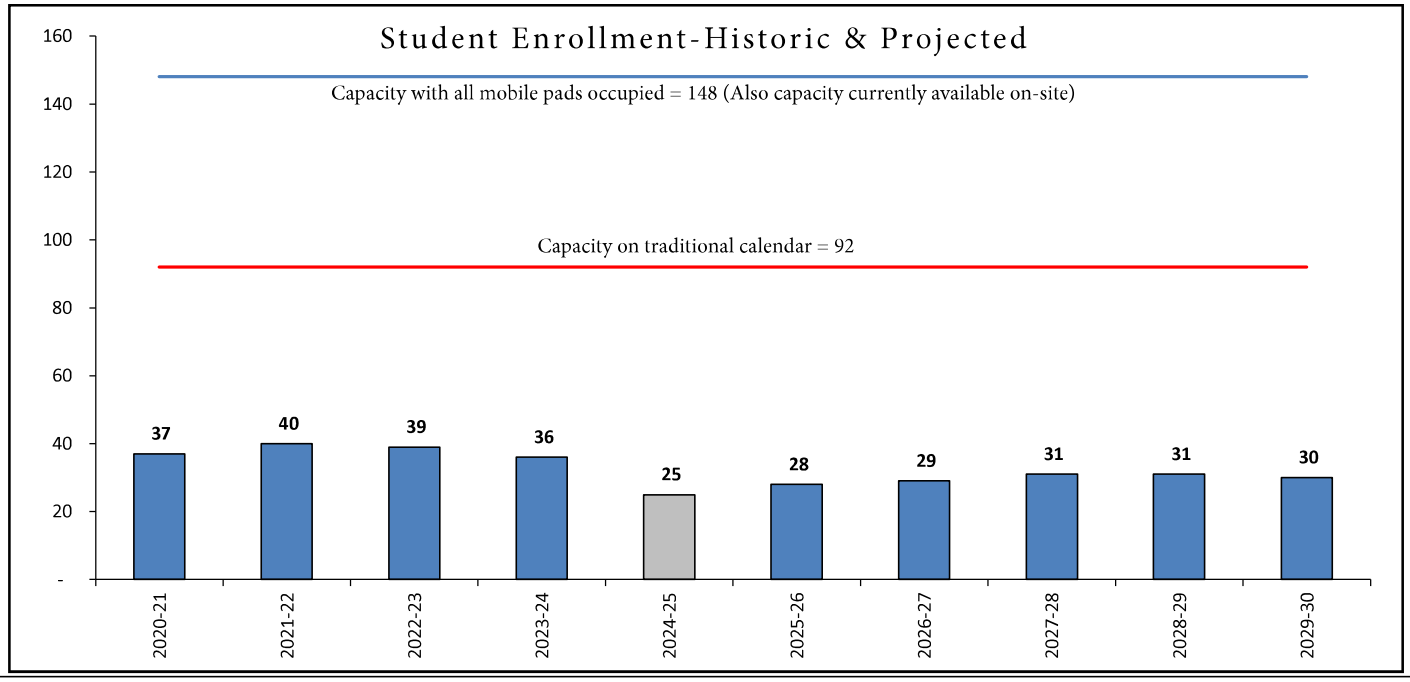
Cherry Valley Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $683,600

Estimated Total Project Costs: $785,980-$1,124,274



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace piping at propane tanks	$22,100	$2,200-$9,500	$1,105-$4,752
	Upgrade fire alarm system	$88,200	$8,900-$38,000	$4,410-$18,963
1-Medium	**Install new IP intercom system for building	$66,800	$6,600-$28,600	$3,340-$14,362
	**Upgrade control system	$55,200	$5,500-$23,700	$2,760-$11,868
	Replace heating boiler in the old schoolhouse	$41,000	$4,100-$17,600	$2,050-$8,815
2-High	**Replace carpet in all buildings, includes modular classrooms	$111,000	$11,100-$47,800	$5,550-$23,865
	**Replace sinks in restrooms and custodial closet	$4,700	$500-$2,000	$235-$1,011
	Replace floor urinals with wall mount	$33,400	$3,300-$14,300	$1,670-$7,181
	Install new asphalt parking lot	$55,200	$5,500-$23,700	$2,760-$11,868
2-Medium	**Install poured-acrylic flooring in the kitchen	$55,200	$5,500-$23,700	$2,760-$11,868
	Piping and fittings need to be checked for replacement	$27,600	$2,800-$11,900	$1,380-$5,934
	Refurbish exterior doors	$2,900	$200-$1,200	$145-$624
	Replace VCT flooring in the old schoolhouse.	$11,100	$1,100-$4,700	$555-$2,387
3-High	Install new synthetic turf for multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Replace all fencing at around school perimeter, parking areas	$5,800	$600-$2,500	$290-$1,247
	Replace 1x1 glue on ceiling tiles in hallways and office	$12,600	$1,200-$5,400	$630-$2,709
	Replace ceiling tiles in old school house.	$2,600	$200-$1,100	$130-$559

Estimated Total Construction Costs (in 2025 Dollars): $683,600
Estimated Project Management Costs Range: $68,200-$293,700
Estimated Inflation Range: $34,180-$146,974

Estimated Total Project Costs: $785,980-$1,124,274

Cimarron Middle

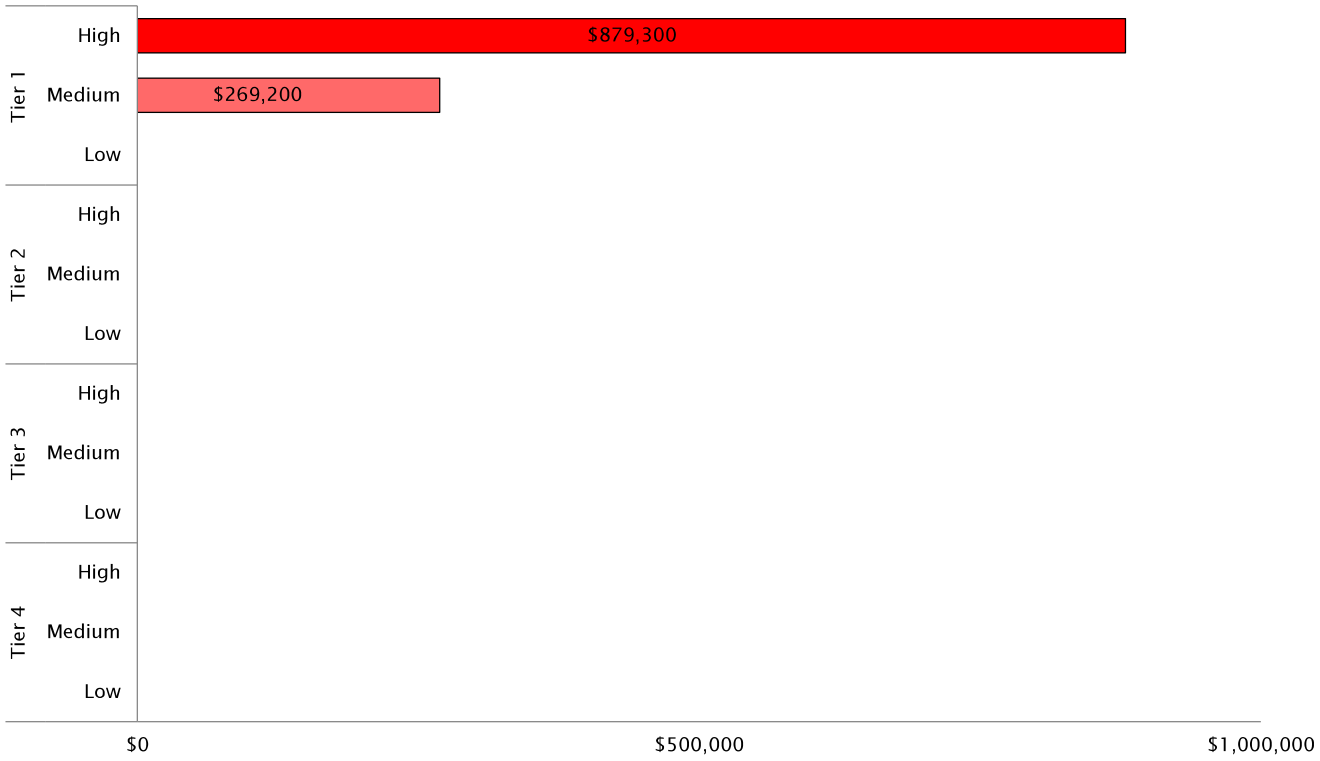
12130 Canterberry Parkway
Parker, CO 80134
Legend High School Feeder Area, 6-8

Funded by 2006 Bond
Opened in 2010

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

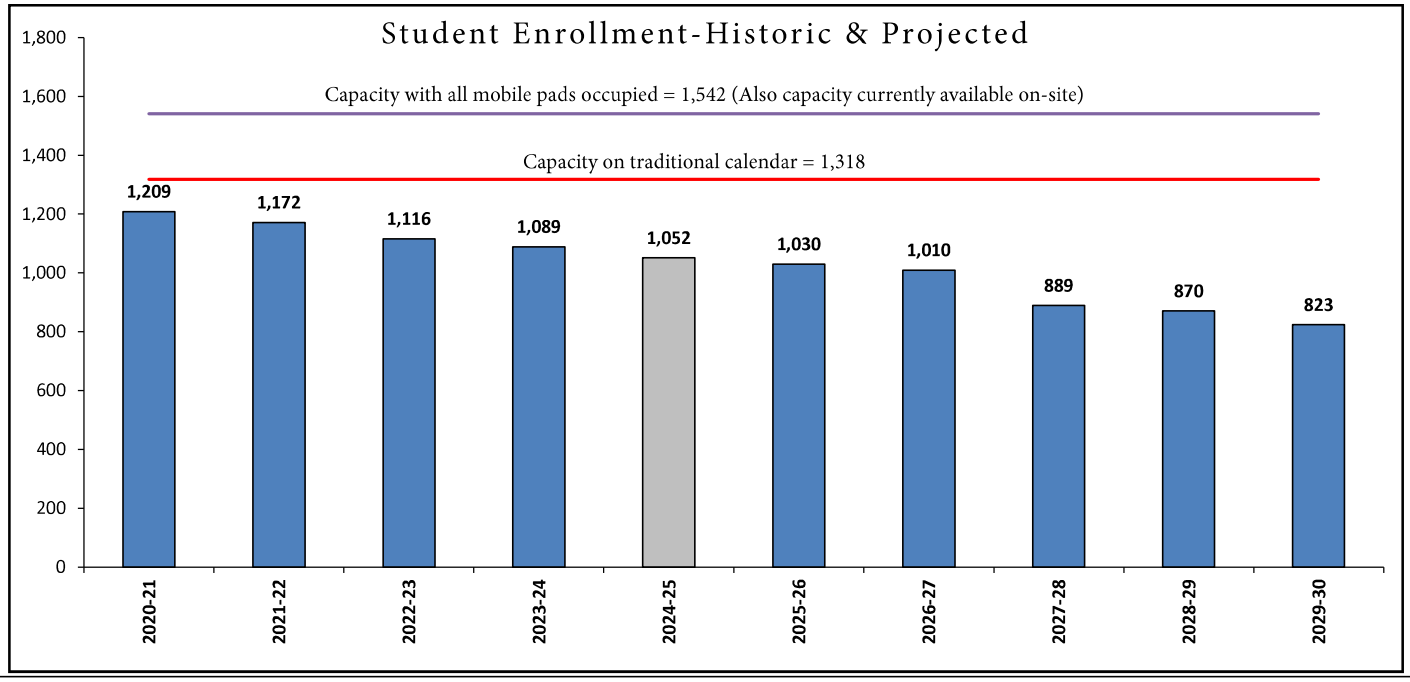
Cimarron Middle School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,148,500

Estimated Total Project Costs: $1,320,725-$1,889,128



Following is the list of needed facility projects at Cimarron Middle School

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade control system	$424,500	$42,500-$182,500	$21,225-$91,268
	**Upgrade fire alarm system	$454,800	$45,500-$195,600	$22,740-$97,782
1-Medium	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
	Repaint condensor water piping at cooling tower	$2,300	$200-$900	$115-$495

Estimated Total Construction Costs (in 2025 Dollars): $1,148,500
Estimated Project Management Costs Range: $114,800-$493,700
Estimated Inflation Range: $57,425-$246,928

Estimated Total Project Costs: $1,320,725-$1,889,128

Clear Sky Elementary

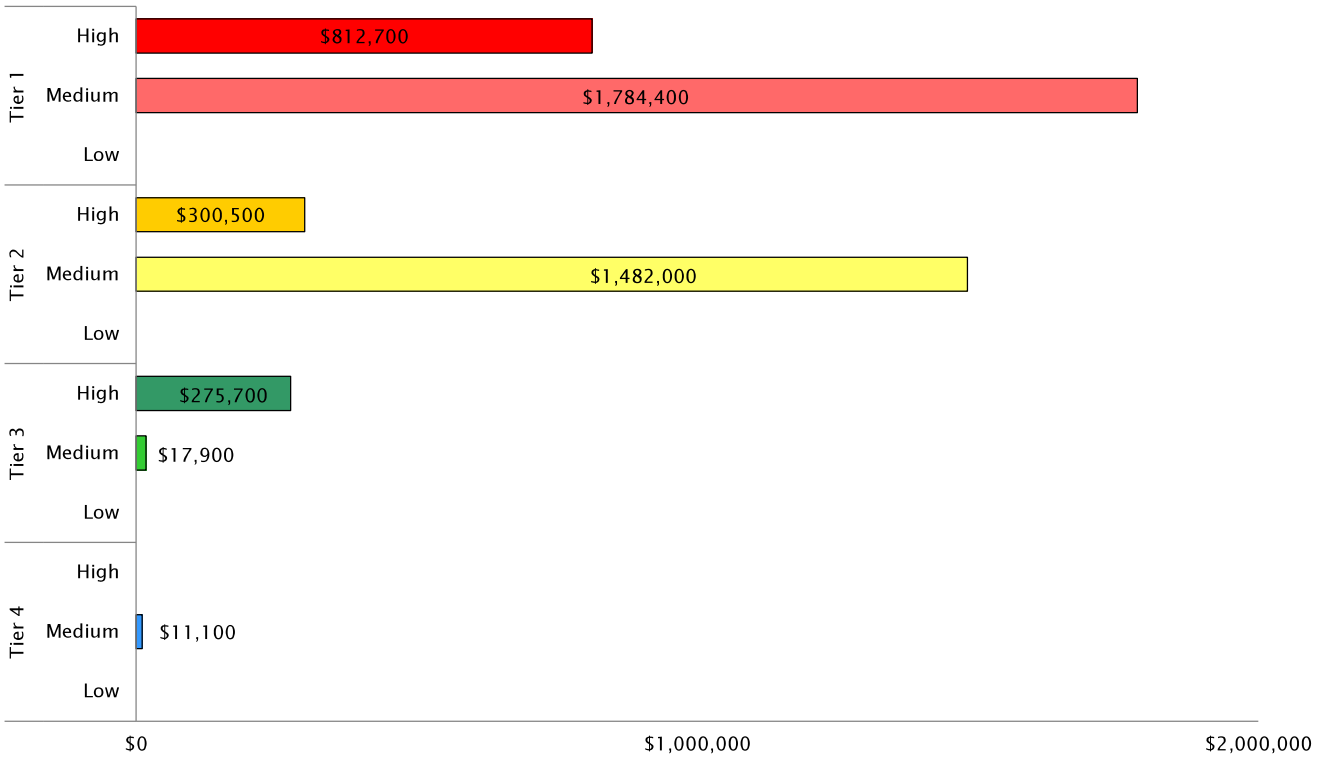
1470 Clear Sky Way
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2008

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

Clear Sky Elementary-Identified Facility Projects

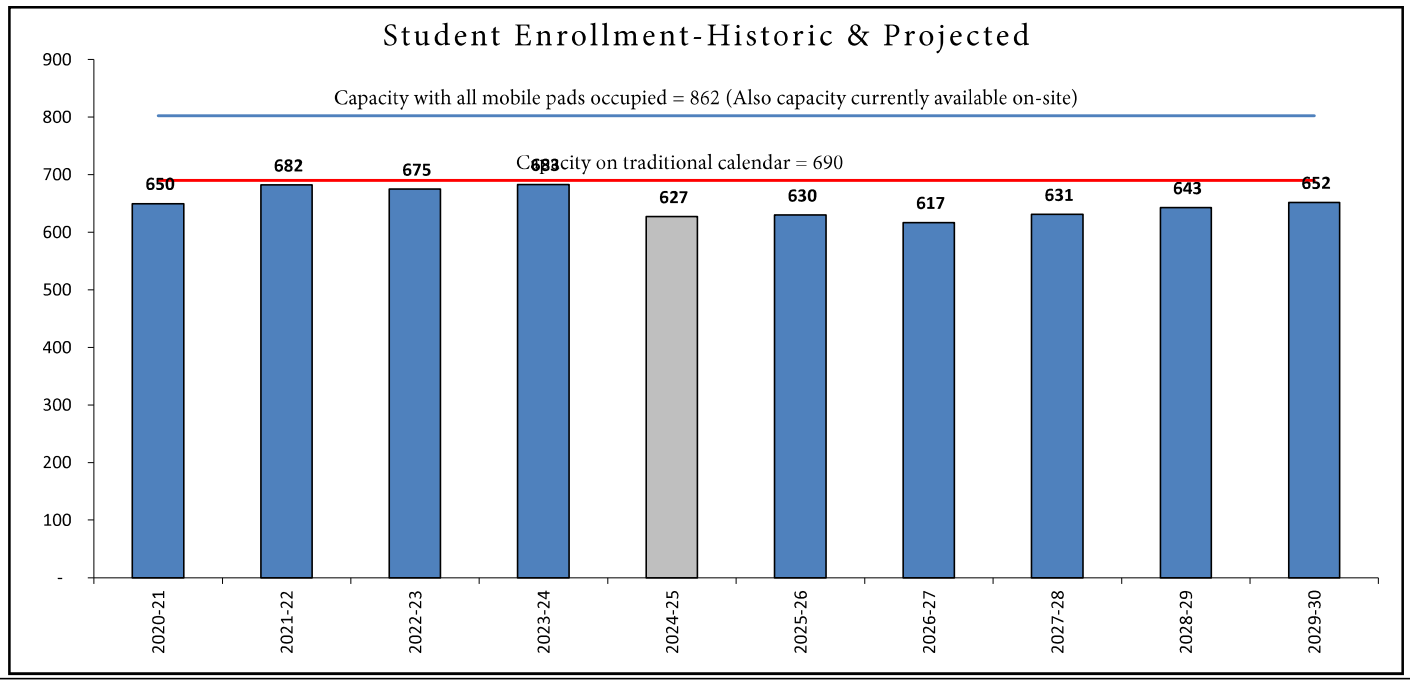
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $4,684,300

Estimated Total Project Costs: $5,387,015-$7,704,925

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Clear Sky Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade control system	$467,000	$46,600-$200,700	$23,350-$100,405
	**Upgrade fire alarm system	$254,700	$25,500-$109,500	$12,735-$54,761
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	Replace condensing domestic water heater/boiler and hot water storage tank	$178,500	$17,900-$76,800	$8,925-$38,378
	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace condensing heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
	Replace roof	$1,102,500	$110,300-$474,100	$55,125-$237,038
2-High	**Recaulk expansion joints. Reseal CMU	$20,100	$2,000-$8,600	$1,005-$4,322
	Paint metal at window shades, metal stantions, all blue metal	$6,700	$700-$2,900	$335-$1,441
	Recaulk windows	$20,100	$2,000-$8,600	$1,005-$4,322
	Resurface parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
	Resurface asphalt playground	$88,200	$8,900-$38,000	$4,410-$18,963
2-Medium	Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace kitchen flooring	$909,600	$91,000-$391,100	$45,480-$195,564
	Replace poured acrylic flooring in all restrooms	$66,200	$6,600-$28,400	$3,310-$14,233
	Replace VCT cafeteria flooring	$33,100	$3,300-$14,200	$1,655-$7,117
3-High	Replace artficial turf	$275,700	$27,500-$118,500	$13,785-$59,276
3-Medium	Bead-blast & repaint railing between playground and main entrance	$5,600	$500-$2,300	$280-$1,204
	Minor repair to vinyl coveringseams as necessary	$3,400	$300-$1,400	$170-$731
	Recaulk foundation where concrete meets foundation walls	$8,900	$900-$3,800	$445-$1,914
4-Medium	Repair areas of grass around school	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $4,684,300
Estimated Project Management Costs Range: $468,500-$2,013,500
Estimated Inflation Range: $234,215-$1,007,125

Estimated Total Project Costs: $5,387,015-$7,704,925

Copper Mesa Elementary

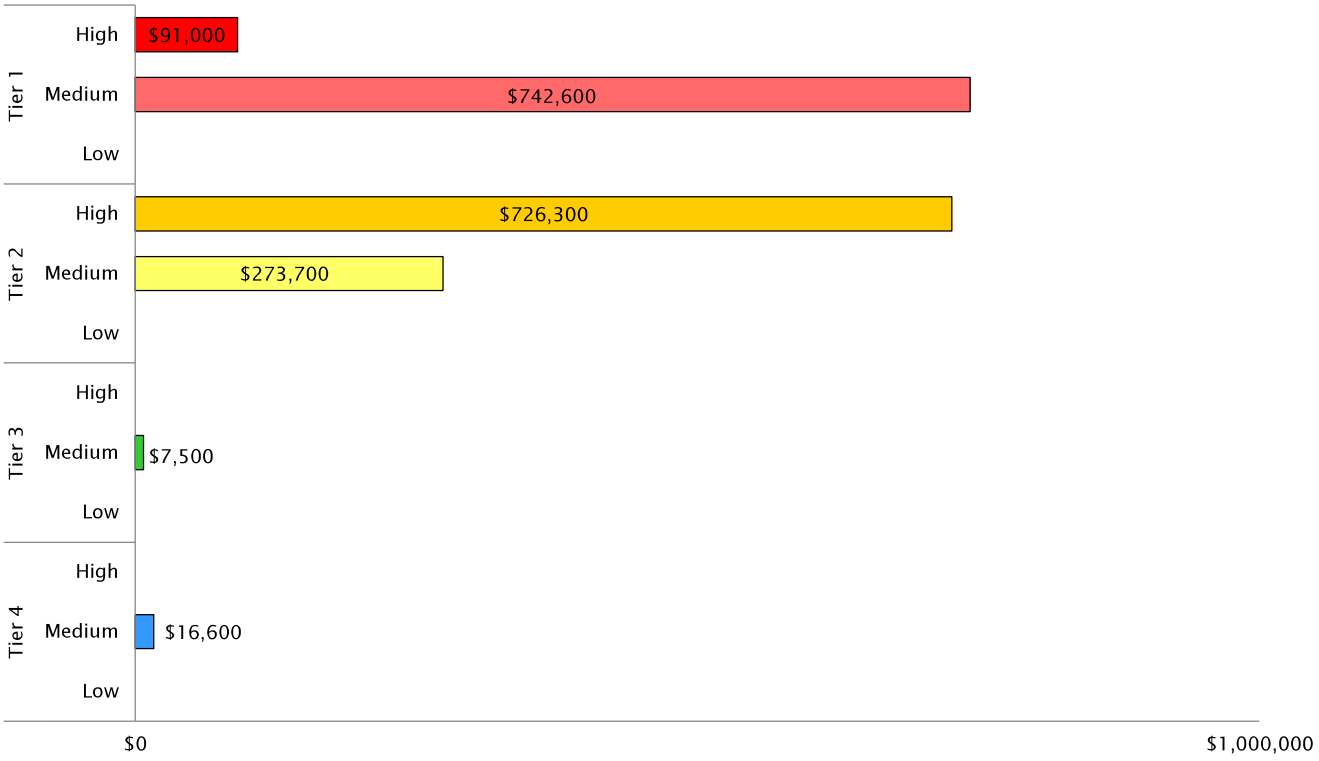
3501 Poston Parkway
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2006

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

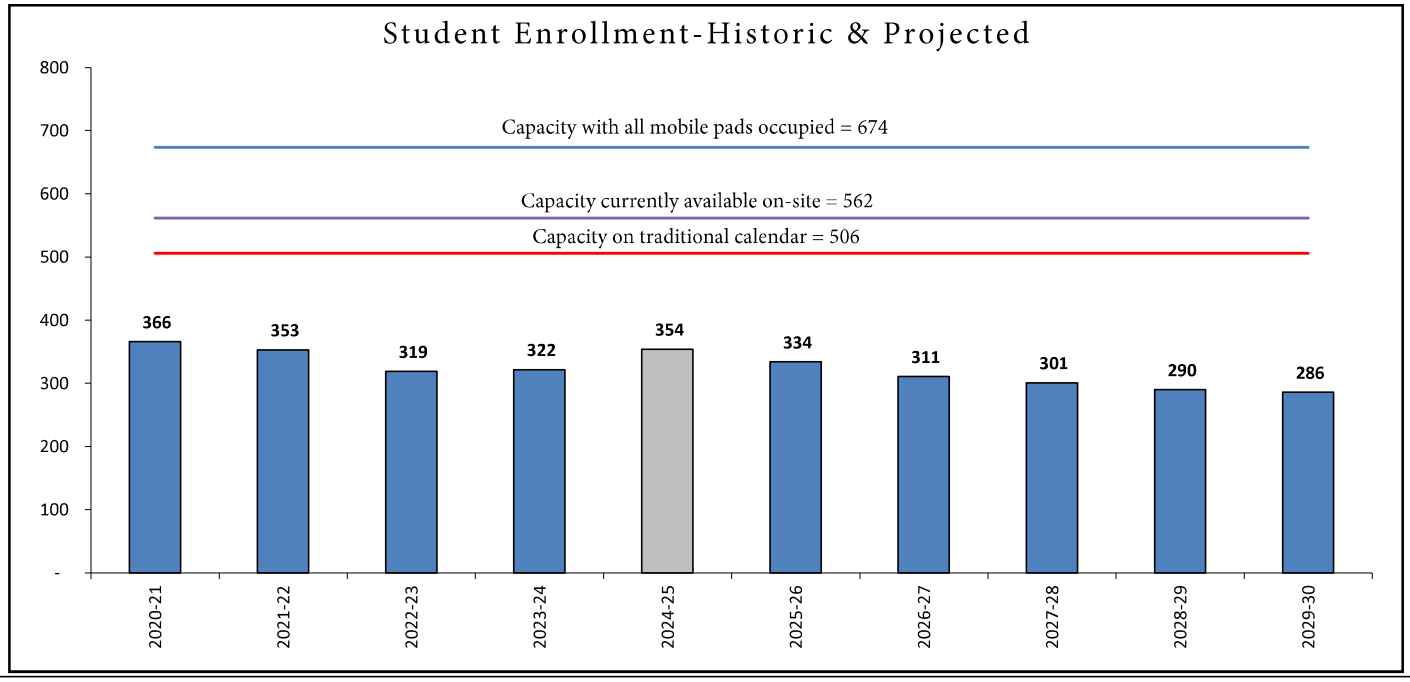
Copper Mesa Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,857,700

Estimated Total Project Costs: $2,136,285-$3,055,306



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace chiller	$198,500	$19,800-$85,300	$9,925-$42,678
	Replace cooling tower	$165,400	$16,600-$71,100	$8,270-$35,561
	Replace domestic water heater/boiler and hot water storage tank	$178,500	$17,900-$76,800	$8,925-$38,378
2-High	**Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	**Replace poured acrylic flooring in all restrooms	$48,600	$4,800-$20,800	$2,430-$10,449
	Resurface bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Repair areas of sidewalk at west entry	$11,100	$1,100-$4,700	$555-$2,387
	Recaulk windows	$18,600	$1,800-$8,000	$930-$3,999
	Replace toilet partitions	$42,500	$4,200-$18,200	$2,125-$9,138
	Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
	Repair operable partition between stage and gym	$15,500	$1,600-$6,700	$775-$3,333
2-Medium	**Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	**Replace VCT cafeteria flooring	$30,400	$3,000-$13,000	$1,520-$6,536
	Repair insulation at water heater	$15,500	$1,600-$6,700	$775-$3,333
	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	Resurface asphalt playground	$88,200	$8,900-$38,000	$4,410-$18,963
3-Medium	Minor wall vinyl repair. Most walls are vinyl	$7,500	$800-$3,200	$375-$1,613
4-Medium	Replace plants in north playground area	$16,600	$1,600-$7,100	$830-$3,569

Estimated Total Construction Costs (in 2025 Dollars): $1,857,700
Estimated Project Management Costs Range: $185,700-$798,200
Estimated Inflation Range: $92,885-$399,406

Estimated Total Project Costs: $2,136,285-$3,055,306

Cougar Run Elementary

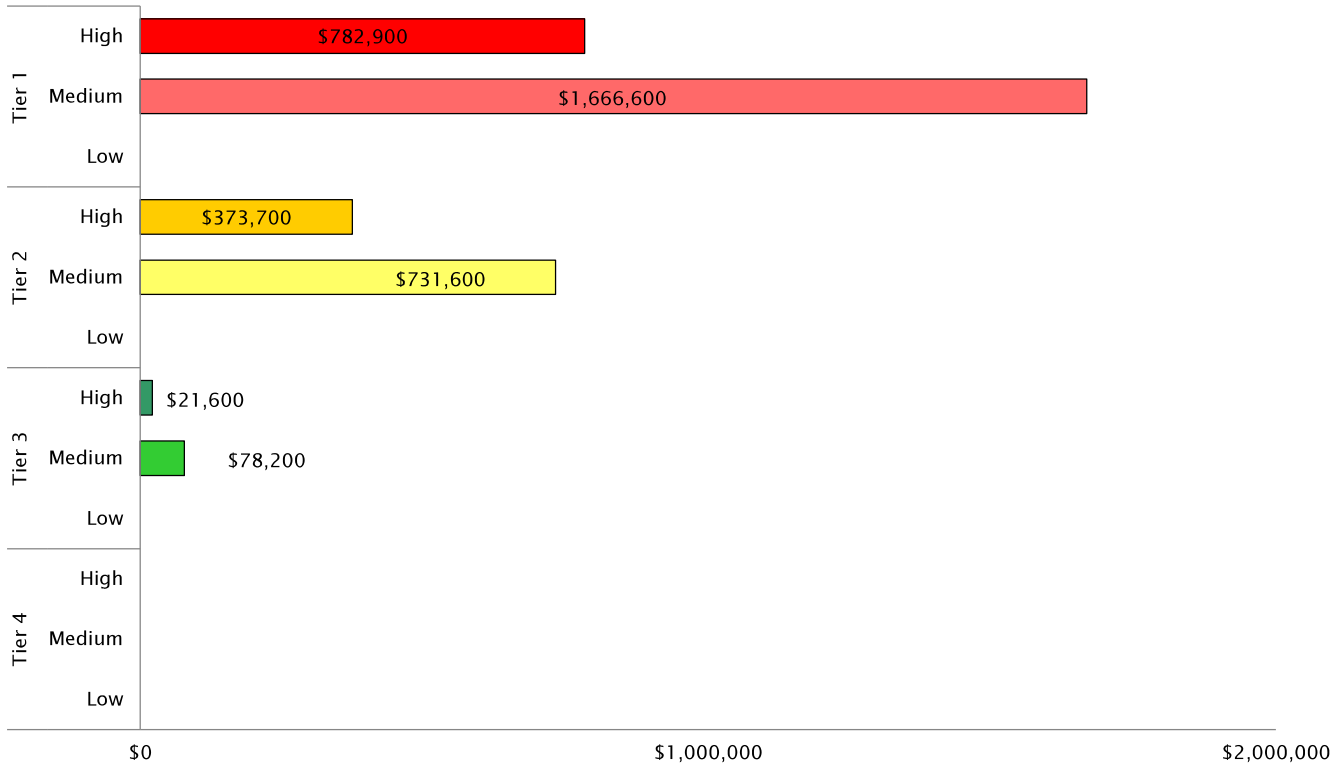
8780 Venneford Ranch Road
Highlands Ranch, CO 80126
Highlands Ranch High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

Cougar Run Elementary-Identified Facility Projects

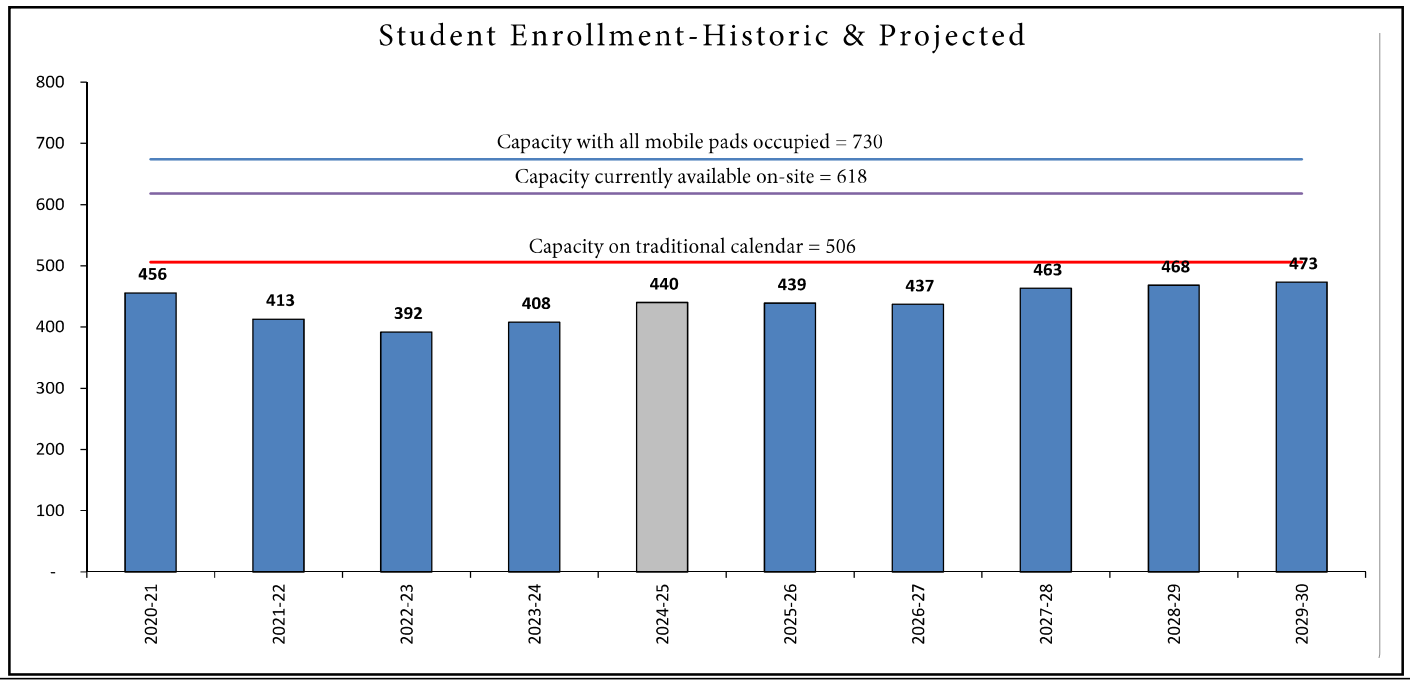
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,654,600

Estimated Total Project Costs: $4,202,730-$6,010,939

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
	*Replace the heating boiler(s)	$303,200	$30,400-$130,400	$15,160-$65,188
	Replace original panels and transformers	$121,300	$12,200-$52,200	$6,065-$26,080
	Upgrade fire alarm system	$237,100	$23,700-$101,900	$11,855-$50,977
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Fire sprinkle building upon remodel (code compliance)	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Replace VCT in classrooms	$27,100	$2,700-$11,600	$1,355-$5,827
	**Repair VCT in cafeteria	$2,300	$200-$900	$115-$495
	**Replace red hubblelite kitchen floor with poured acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace sheet vinyl flooring in art room	$15,500	$1,600-$6,700	$775-$3,333
	**Replace sink countertops with single surface	$46,400	$4,600-$19,900	$2,320-$9,976
	**Replace VCT cafeteria flooring	$24,300	$2,400-$10,400	$1,215-$5,225
	**Upgrade gym sound system	$55,200	$5,500-$23,700	$2,760-$11,868
	Replace floor drain in kitchen	$2,300	$200-$900	$115-$495
	Paint exterior window, doors & frames	$5,000	$500-$2,100	$250-$1,075
	Replace toilet partitions	$49,700	$4,900-$21,300	$2,485-$10,686
	Repair/replace Gym/Cafeteria folding wall.	$15,500	$1,600-$6,700	$775-$3,333
	Replace storefront windows componenets as needed	$39,400	$3,900-$16,900	$1,970-$8,471
2-Medium	Grease interceptor bypass	$10,900	$1,000-$4,600	$545-$2,344
	Replace carpet	$400,300	$40,000-$172,000	$20,015-$86,065
	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
	Resurface parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
	Resurface play-pad	$88,200	$8,900-$38,000	$4,410-$18,963
3-High	Repair structural damage to column foundations	$17,300	$1,700-$7,400	$865-$3,720
	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
3-Medium	Replace/refinish casework as necessary	$72,800	$7,300-$31,300	$3,640-$15,652
	Repair wall vinyl	$5,400	$500-$2,300	$270-$1,161

Estimated Total Construction Costs (in 2025 Dollars): $3,654,600
Estimated Project Management Costs Range: $365,400-$1,570,600
Estimated Inflation Range: $182,730-$785,739
Estimated Total Project Costs: $4,202,730-$6,010,939

Coyote Creek Elementary

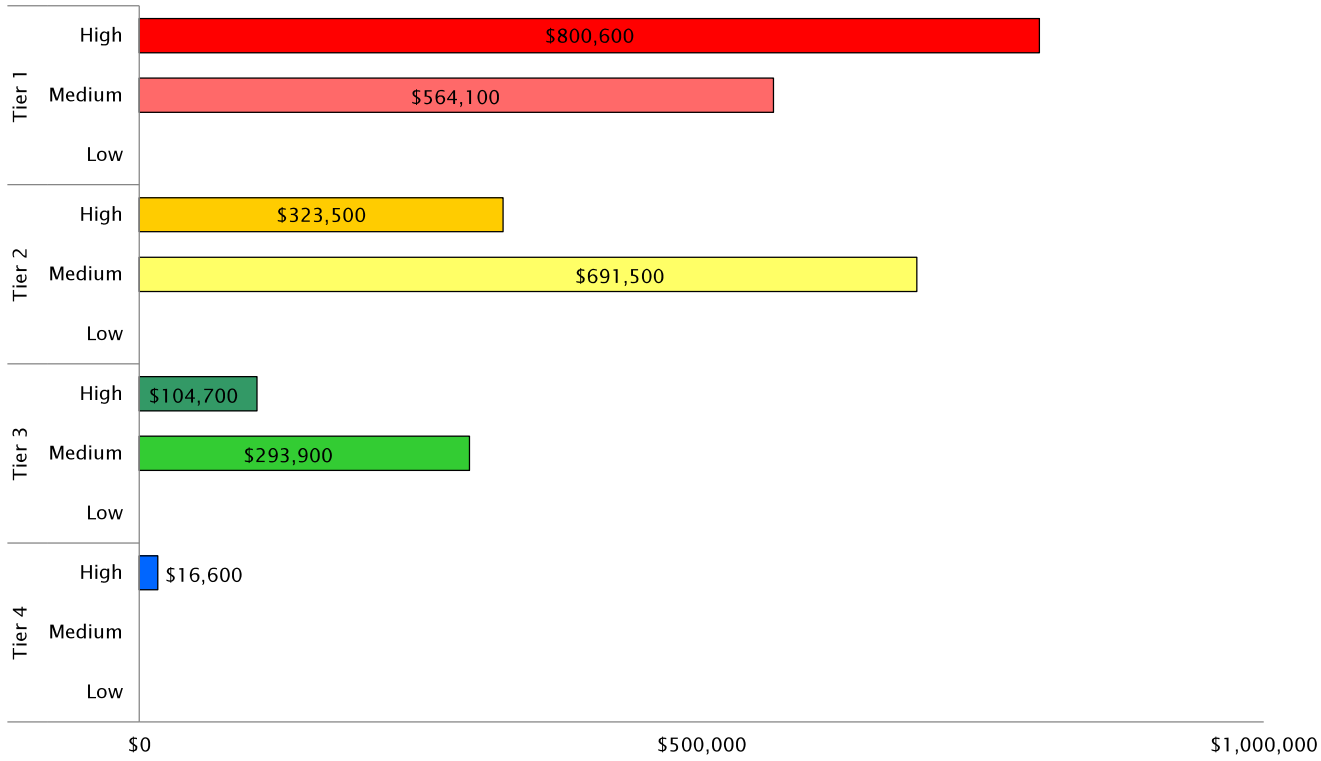
2861 Baneberry Court
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

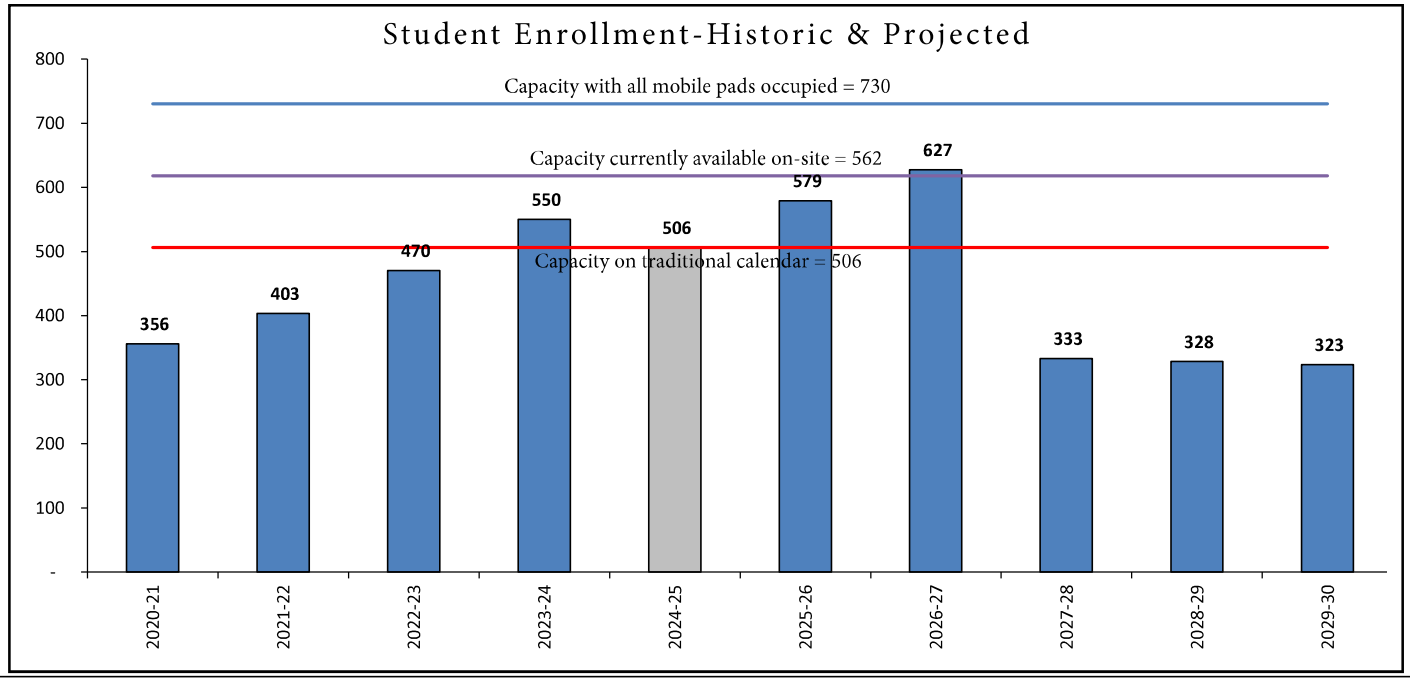
Coyote Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,794,900

Estimated Total Project Costs: $3,214,345-$4,596,904



Following is the list ofneeded facility projects at Coyote Creek Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace original panels and transformers	$121,300	$12,200-$52,200	$6,065-$26,080
	**Upgrade control system	$363,900	$36,400-$156,400	$18,195-$78,239
	**Upgrade fire alarm system	$194,100	$19,400-$83,400	$9,705-$41,732
	*Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Recplace kitchen flooring with poured acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
	Recaulk NE entry	$13,900	$1,400-$6,000	$695-$2,989
	Replace faucets	$21,800	$2,200-$9,300	$1,090-$4,687
	Repair partitions as needed (classrooms, cafeteria/gym)	$14,700	$1,500-$6,300	$735-$3,161
	Recaulk windows	$16,700	$1,700-$7,200	$835-$3,591
	Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
2-Medium	**Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	**Replace poured acrylic flooring in all restrooms	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace windows	$151,600	$15,200-$65,200	$7,580-$32,594
3-High	Art room counter tops need replaced	$12,200	$1,200-$5,200	$610-$2,623
	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Renovate grass playfields	$88,200	$8,900-$38,000	$4,410-$18,963
3-Medium	Minor repairs to vinyl covering needed, seams splitting	$7,000	$700-$3,000	$350-$1,505
	Replace vinyl wall covering, Art 502	$5,900	$600-$2,500	$295-$1,269
	Replace ceiling grid	$208,200	$20,800-$89,400	$10,410-$44,763
	Replace/refinish casework as necessary	$72,800	$7,300-$31,300	$3,640-$15,652
4-High	Replace metal edger at shrub beds with concrete mow band	$16,600	$1,600-$7,100	$830-$3,569

Estimated Total Construction Costs (in 2025 Dollars): $2,794,900
Estimated Project Management Costs Range: $279,700-$1,201,100
Estimated Inflation Range: $139,745-$600,904

Estimated Total Project Costs: $3,214,345-$4,596,904

Cresthill Middle

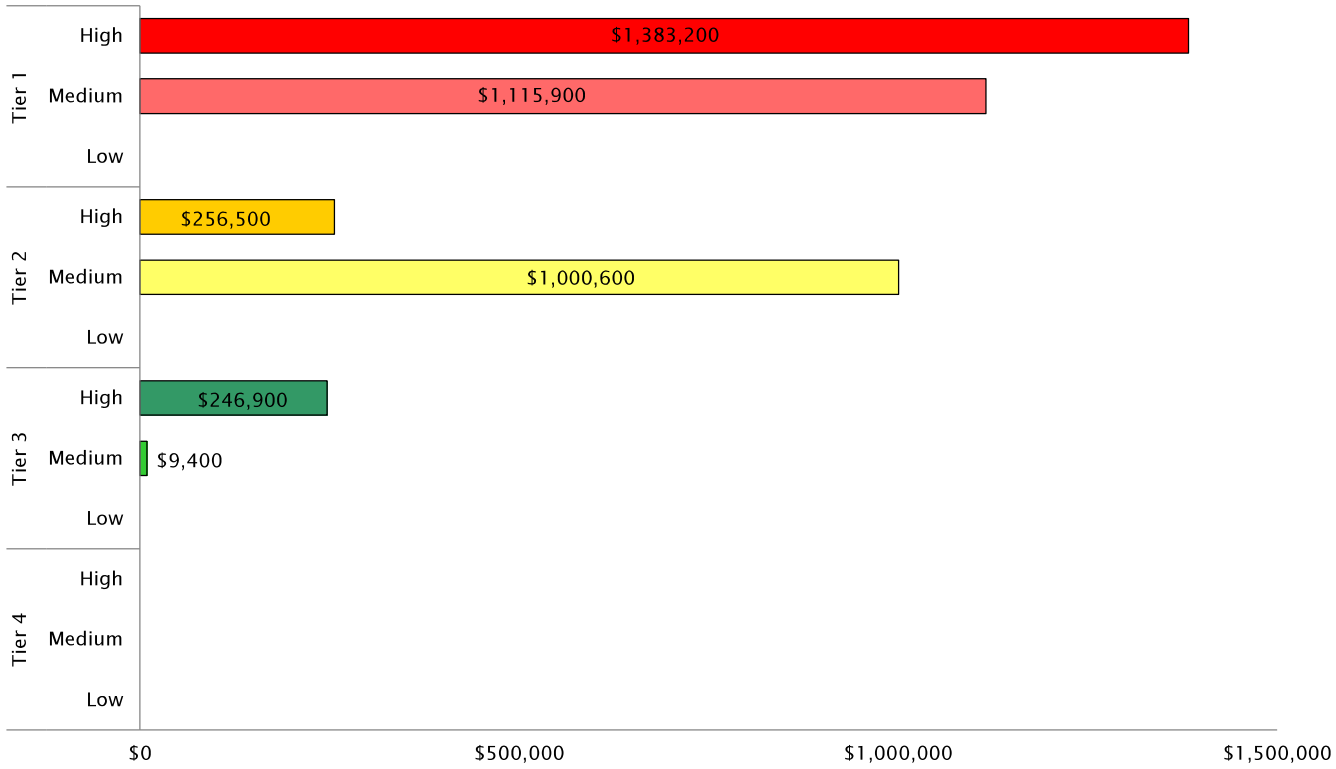
9195 Cresthill Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, 7-8

Funded by 1989 Bond
Opened in 1990

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

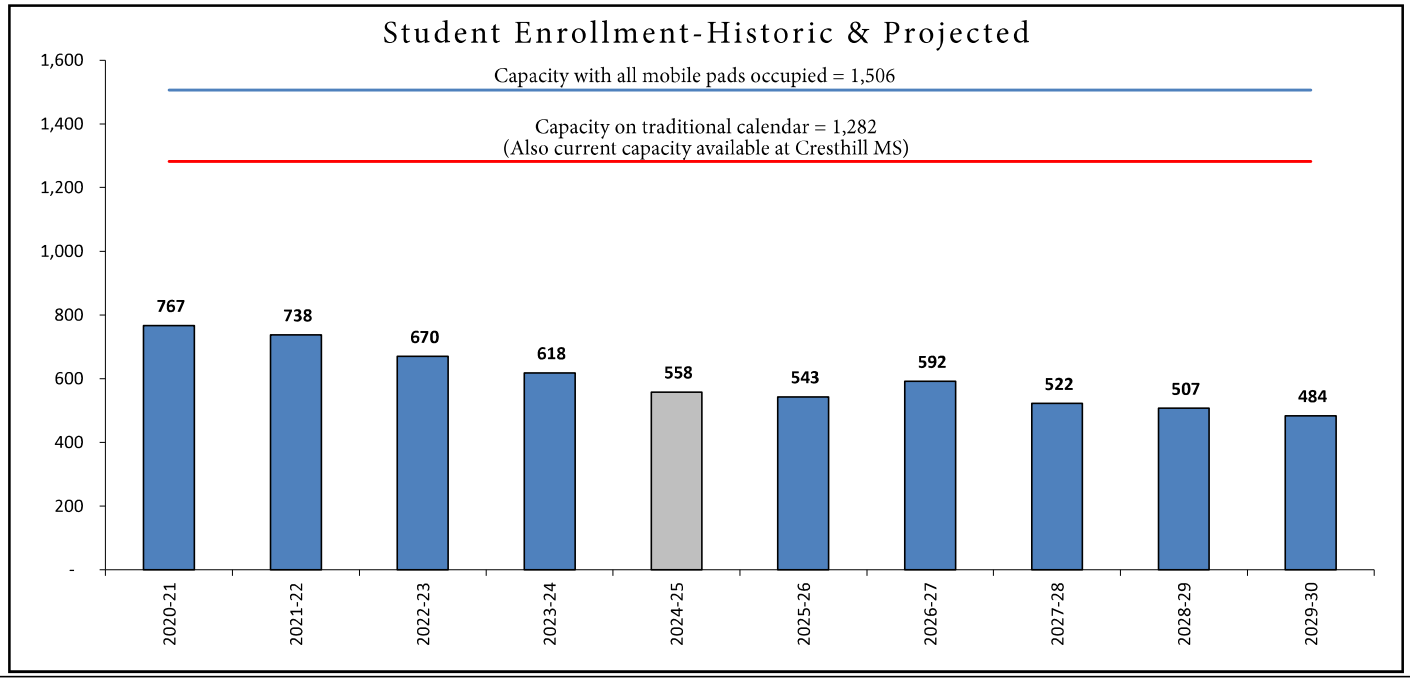
Cresthill Middle School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $4,012,500

Estimated Total Project Costs: $4,614,625-$6,600,488



Following is the list of needed facility projects at Cresthill Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace all original electrical panels and transformers	$178,500	$17,900-$76,800	$8,925-$38,378
	**Upgrade control system	$727,700	$72,800-$312,900	$36,385-$156,456
	**Upgrade fire alarm system	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace all 120V branch circuit devices. Verify integrity of electrical connections	$52,500	$5,300-$22,600	$2,625-$11,288
1-Medium	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
	Upgrade domestic water system	$849,000	$84,900-$365,000	$42,450-$182,535
2-High	**Recplace kitchen flooring with poured acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
	Recaulk windows (partial)	$47,300	$4,700-$20,300	$2,365-$10,170
	Replace exterior windows	$118,200	$11,900-$50,900	$5,910-$25,413
2-Medium	**Replace carpet in classrooms	$909,600	$91,000-$391,100	$45,480-$195,564
	Bead-blast and repaint exterior railings	$54,600	$5,500-$23,500	$2,730-$11,739
	Replace original urinals	$36,400	$3,700-$15,700	$1,820-$7,826
3-High	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Replace/refinish casework as necessary	$242,600	$24,300-$104,300	$12,130-$52,159
3-Medium	Repair vinyl wall Covering as necessary	$9,400	$900-$4,000	$470-$2,021

Estimated Total Construction Costs (in 2025 Dollars): $4,012,500
Estimated Project Management Costs Range: $401,500-$1,725,300
Estimated Inflation Range: $200,625-$862,688

Estimated Total Project Costs: $4,614,625-$6,600,488

DCSD Opportunity Center

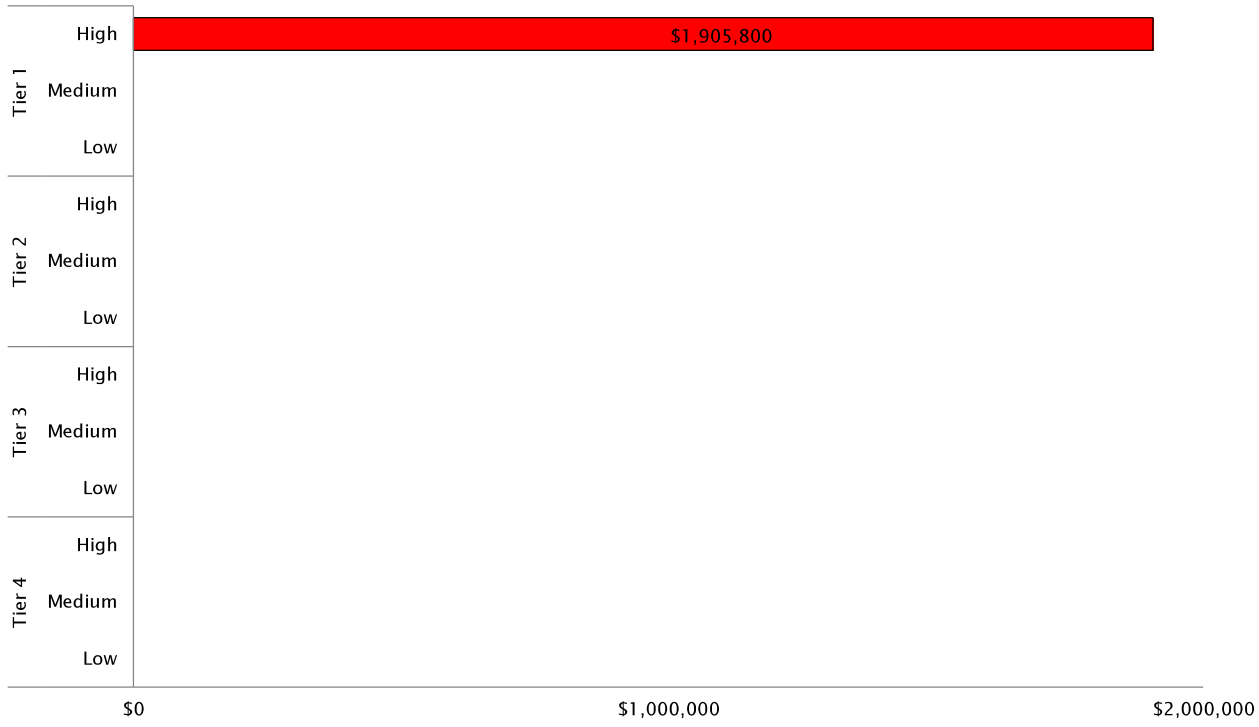
9350 Teddy Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, Alternative Education

Funded by General Fund
Opened in 2017

Site Acreage:1.7
Facility Square Feet: 26,121

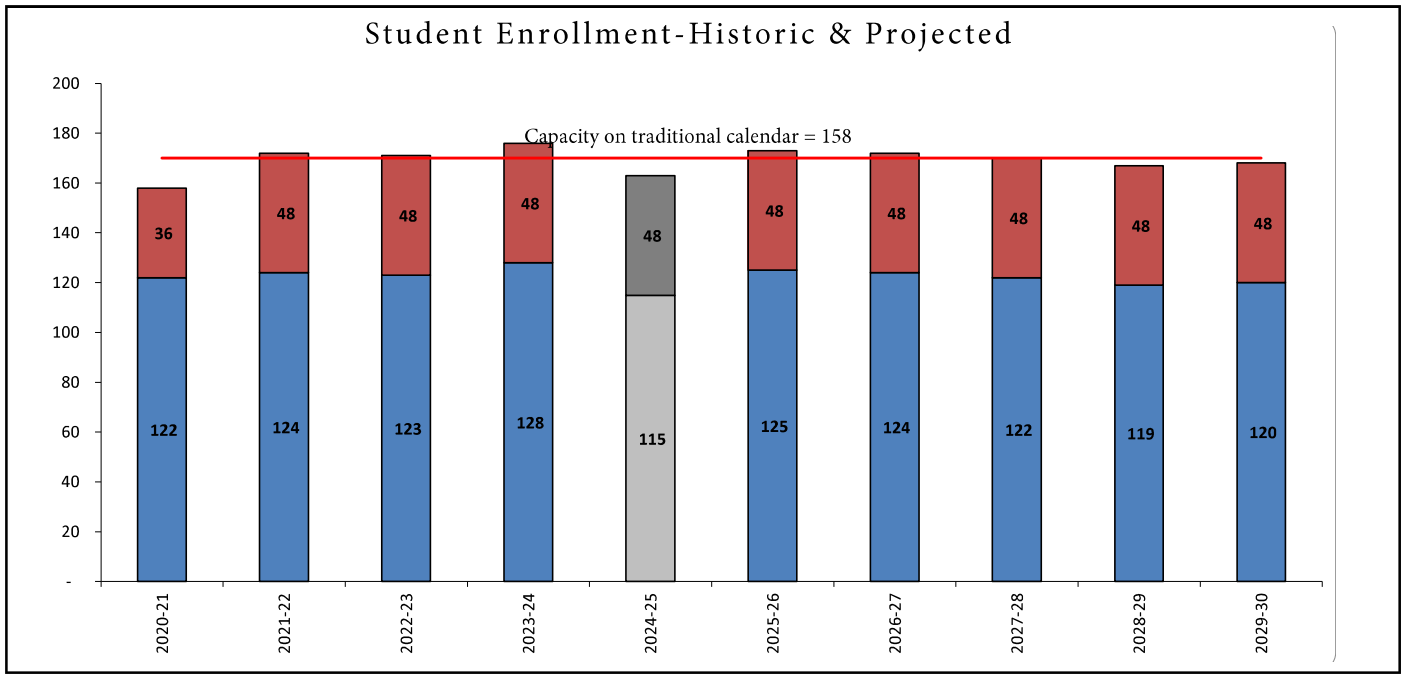
DCSD Opportunity Center-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,001,100

Estimated Total Project Costs: $2,301,255-$3,291,737



Following is the list of needed facility projects at DCSD Opportunity Center

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace RTU	$2,001,100	$200,100-$860,400	$100,055-$430,237

Estimated Total Construction Costs (in 2025 Dollars): $2,001,100
Estimated Project Management Costs Range: $200,100-$860,400
Estimated Inflation Range: $100,055-$430,237

Estimated Total Project Costs: $2,301,255-$3,291,737

DC Oakes/District Library Media Center

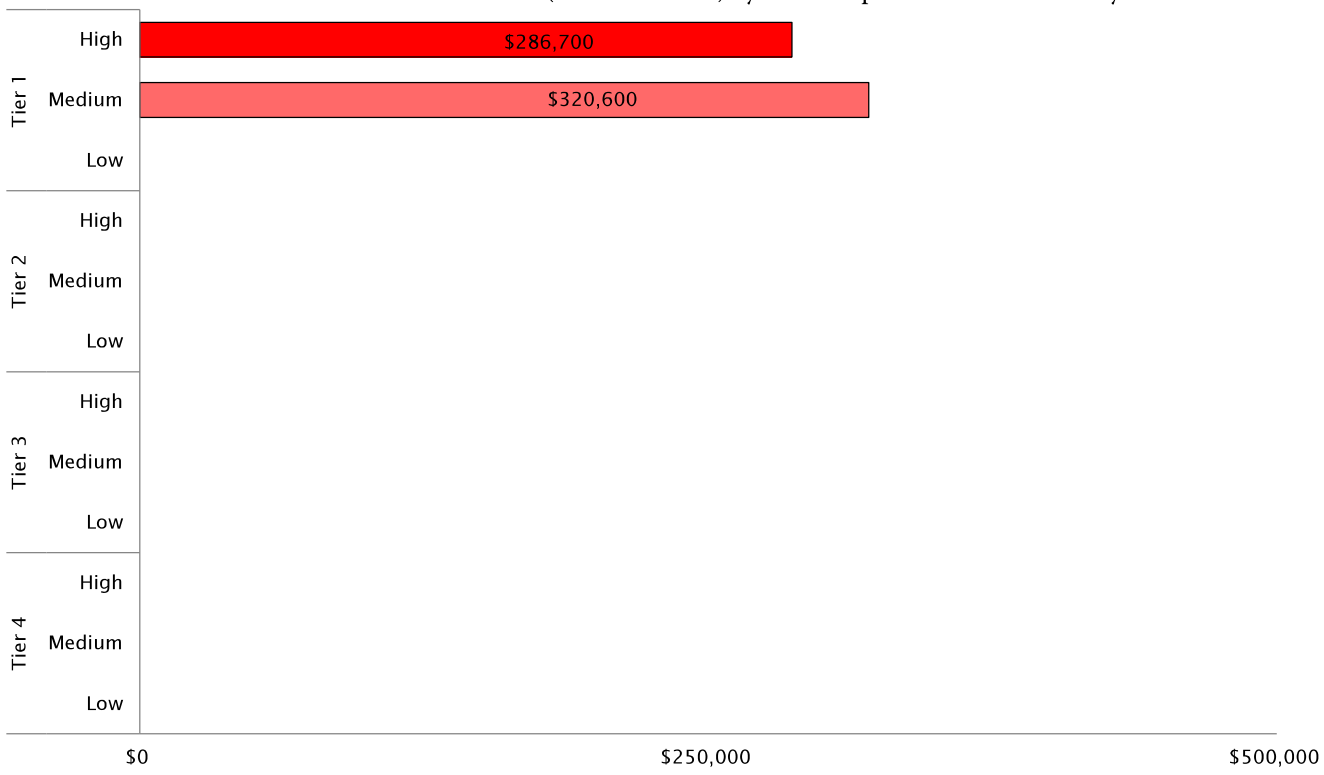
961 South Plum Creek Boulevard
Castle Rock, CO 80104
Douglas County High School Feeder Area, 9-12

Funded by Certificate of Participation
Building Purchased: 2002

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

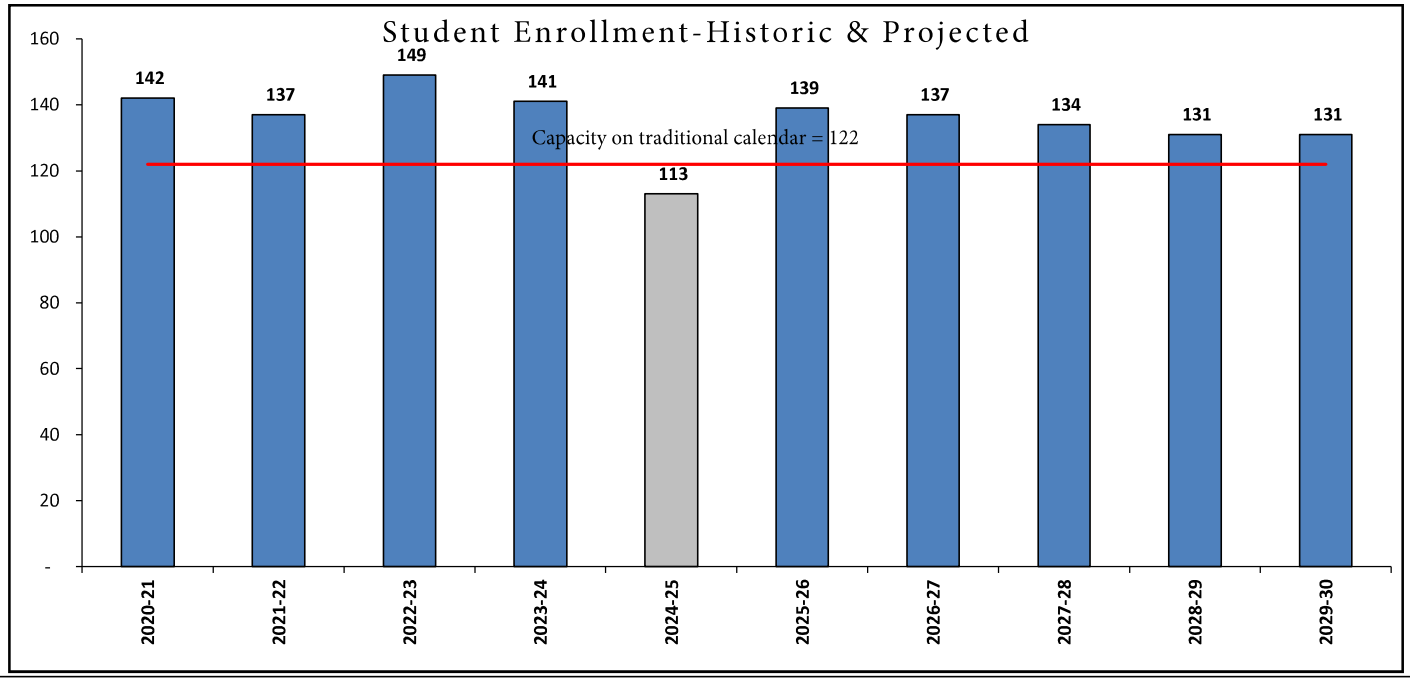
DC Oakes High School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $607,300

Estimated Total Project Costs: $698,565-$999,070



Following is the list of needed facility projects at DC Oakes

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace pad-mounted AC condensing units	$165,400	$16,600-$71,100	$8,270-$35,561
	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$100,100	$10,000-$43,000	$5,005-$21,522
	Reroof clay tile roof	$220,500	$22,100-$94,900	$11,025-$47,408

Estimated Total Construction Costs (in 2025 Dollars): $607,300
Estimated Project Management Costs Range: $60,900-$261,200
Estimated Inflation Range: $30,365-$130,570

Estimated Total Project Costs: $698,565-$999,070

Douglas County High

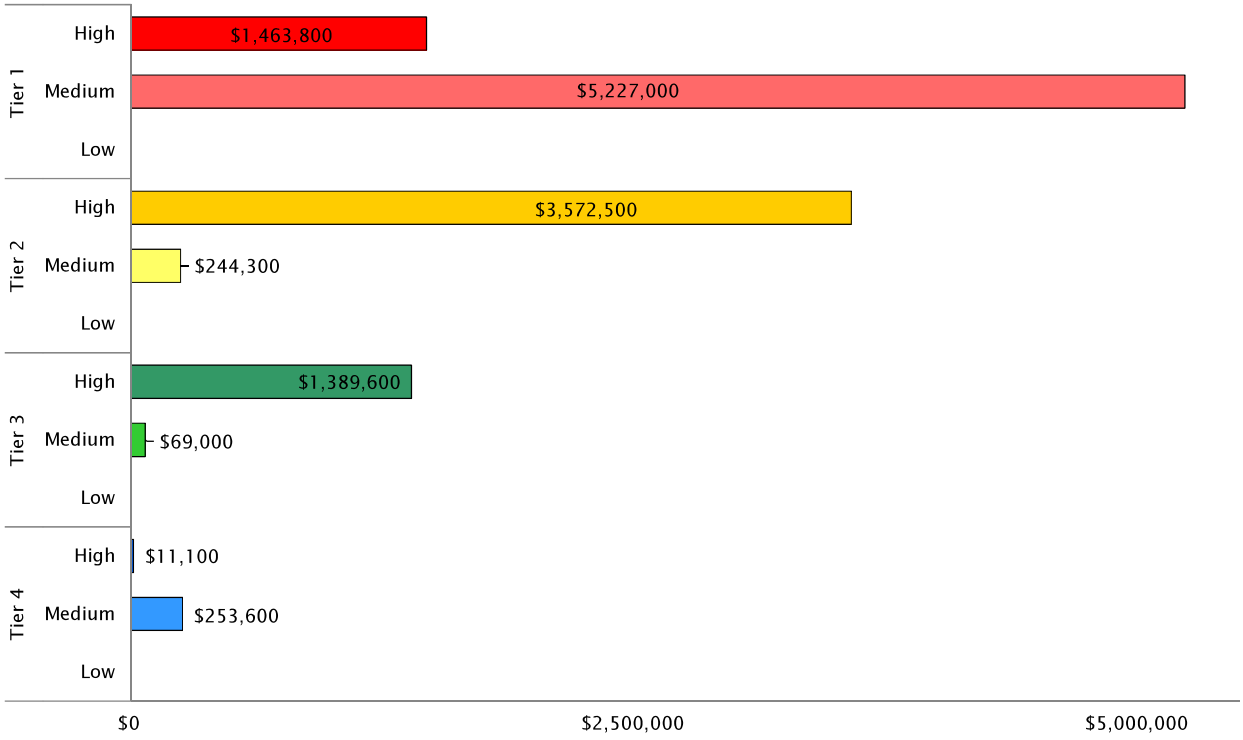
2842 Front Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 9-12

Funded by 1960 Bond
Opened in 1961

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

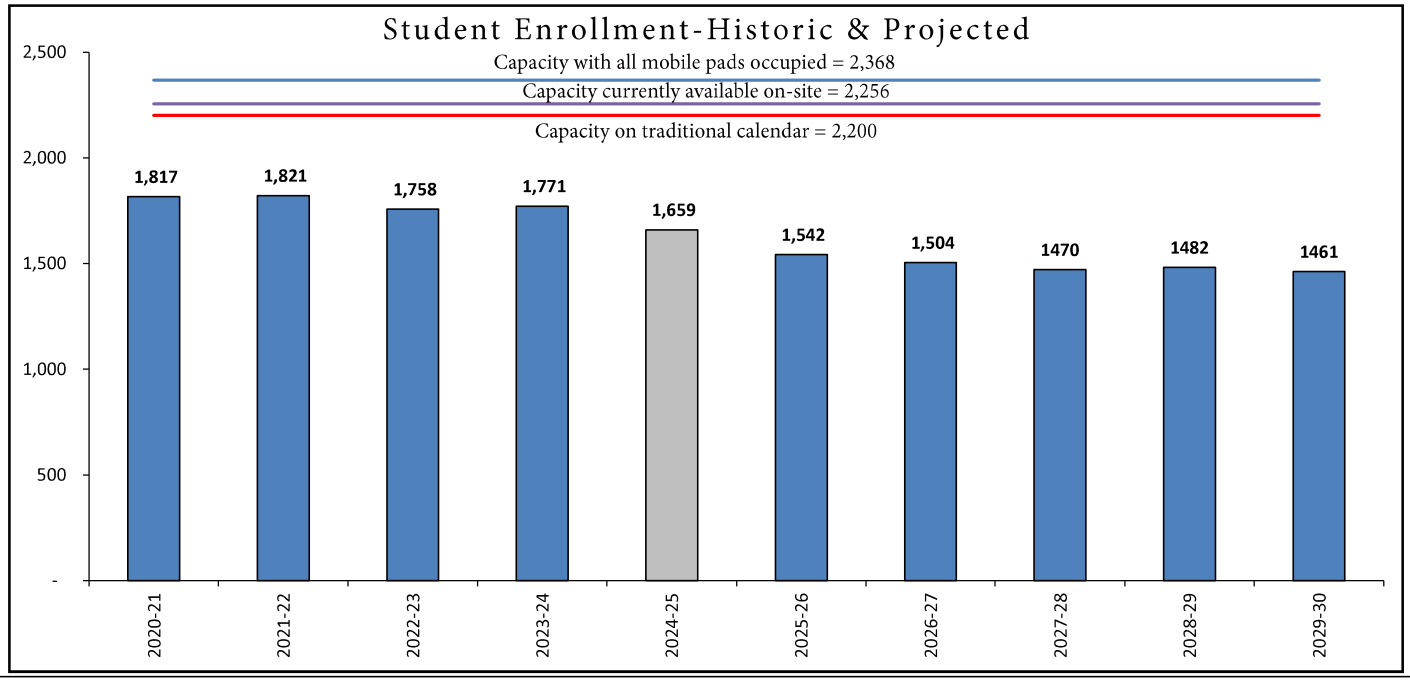
Douglas County High School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $12,230,900

Estimated Total Project Costs: $14,065,545-$20,118,244



Following is the list of needed facility projects at Douglas County High

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	Repair/replace sanitary sewer system piping	$110,300	$11,000-$47,400	$5,515-$23,715
	Upgrade fire alarm system	$424,500	$42,500-$182,500	$21,225-$91,268
	Repair/replace sanitary sewer system piping	$110,300	$11,000-$47,400	$5,515-$23,715
	Upgrade fire alarm system	$727,700	$72,800-$312,900	$36,385-$156,456
1-Medium	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
	Upgrade domestic water system	$849,000	$84,900-$365,000	$42,450-$182,535
	Upgrade domestic water system	$849,000	$84,900-$365,000	$42,450-$182,535
	Reroof built up sections	$551,300	$55,100-$237,000	$27,565-$118,530
	Remove and replace the small, AC condensing unit on the roof	$23,100	$2,400-$10,000	$1,155-$4,967
	Upgrade control system	$882,000	$88,200-$379,300	$44,100-$189,630
	Replace roof top unit (RTU-17)	$420,000	$42,000-$180,600	$21,000-$90,300
	Replace the original Westinghouse main switchgear	$236,800	$23,700-$101,800	$11,840-$50,912
	Upgrade control system	$882,000	$88,200-$379,300	$44,100-$189,630
2-High	**Replace auditorium theatrical equipment	$106,800	$10,600-$45,900	$5,340-$22,962
	**Replace ceramic tile flooring with poured acrylic in all restrooms	$110,300	$11,000-$47,400	$5,515-$23,715
	**Upgrade lighting and sound systems (theater and stage)	$121,300	$12,200-$52,200	$6,065-$26,080
	Replace lavs and sinks in 2 sets of restrooms at 2 story addition, restroom in north hall, and old locker rooms	$29,700	$2,900-$12,700	$1,485-$6,386
	Resurface all asphalt areas as necessary	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Repair concrete sidewalks as necessary. Large concrete expansion/contraction joints at many concrete walks and curbs need repair and sealing.	$110,300	$11,000-$47,400	$5,515-$23,715
	Recaulk windows (as necessary)	$3,300	$300-$1,300	$165-$710
	Refinish solid exterior doors	$3,300	$300-$1,300	$165-$710
	Replace fabricated toilet partitions	$63,900	$6,400-$27,500	$3,195-$13,739
	Replace toilet partitions (2 sets of restrooms at 2 story addition)	$16,600	$1,600-$7,100	$830-$3,569
	Provide plaster sink with large capacity plaster trap at north building art 41	$12,900	$1,200-$5,500	$645-$2,774
	Replace stainless steel science sinks where classroom program dictates with epoxy sinks	$46,900	$4,700-$20,100	$2,345-$10,084
	Replace stainless steel sink in darkroom 45	$3,300	$300-$1,300	$165-$710
	Revise piping at sinks in classroom 53 of north building to allow for proper fixture operation	$6,500	$600-$2,700	$325-$1,398
	Replace floor sinks and drains and all connected waste piping below the floor within the kitchen of the north building	$551,300	$55,100-$237,000	$27,565-$118,530
	Replace windows as necessary	$600	$-$200	$30-$129
	**Repair CMU exterior walls as necessary at greenhouse	$1,800	$200-$700	$90-$387
	**Replace poured acrylic flooring in all restrooms	$60,700	$6,100-$26,100	$3,035-$13,051
	Exterior HM windows, doors/frames rusting; refinish all locations	$9,500	$1,000-$4,100	$475-$2,043
	Replace fabricated toilet partitions (south locker room)	$5,600	$500-$2,300	$280-$1,204
	Replace floor drains and revise drainage connections within kitchen at south building	$27,600	$2,800-$11,900	$1,380-$5,934

Estimated Total Construction Costs (in 2025 Dollars): $12,230,900

Estimated Project Management Costs Range: $1,223,100-$5,257,700

Estimated Inflation Range: $611,545-$2,629,644

Estimated Total Project Costs: $14,065,545-$20,118,244

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Resurface parking lot	$1,102,500	$110,300-$474,100	$55,125-$237,038
	South 101 Dance, ramp wood flooring boards cupped,replace	$27,600	$2,800-$11,900	$1,380-$5,934
	Caulk perimeters at all windows	$31,100	$3,100-$13,400	$1,555-$6,687
	Repair cracked masonry around building perimeter	$16,600	$1,600-$7,100	$830-$3,569
2-Medium	Provide key switch and push button style to meet code for gas control stations at all science classrooms	$62,300	$6,300-$26,800	$3,115-$13,395
	Replace original toilet fixtures	$54,600	$5,500-$23,500	$2,730-$11,739
	Replace original urinals	$36,400	$3,700-$15,700	$1,820-$7,826
	Replace original toilet fixtures	$54,600	$5,500-$23,500	$2,730-$11,739
	Replace original urinals	$36,400	$3,700-$15,700	$1,820-$7,826
3-High	Add more casework in SPED Kitchen	$18,200	$1,900-$7,900	$910-$3,913
	Replace display case doors and sliding hardware	$36,400	$3,700-$15,700	$1,820-$7,826
	Auditorium control room ADA access	$20,100	$2,000-$8,600	$1,005-$4,322
	Upgrade auditorium with wheel chair spaces for ADA	$11,100	$1,100-$4,700	$555-$2,387
	Upgrade restrooms in two story addition, restroom in north hall and old locker rooms.	$66,200	$6,600-$28,400	$3,310-$14,233
	North Bldg -rolling counter doors ADA revisions	$12,100	$1,200-$5,100	$605-$2,602
	Provide lift or ramp to stage (north auditorium)	$57,400	$5,700-$24,700	$2,870-$12,341
	Replace handrails on stairs in east wing	$16,700	$1,700-$7,200	$835-$3,591
	Replace casework, classroom sink countertops-ADA	$20,100	$2,000-$8,600	$1,005-$4,322
	Replace grid in classrooms as necessary	$48,900	$4,900-$21,000	$2,445-$10,514
	Replace suspended grid ceiling in admin offices, not fire rated	$25,800	$2,600-$11,100	$1,290-$5,547
	South west corner court yd inner wall is separating from pillar.	$43,500	$4,400-$18,700	$2,175-$9,353
	Install complying HC stall, accessories or grab bars in restrooms 100N, 100O, 103E, 103I, 43D, 43F	$33,100	$3,300-$14,300	$1,655-$7,117
	ADA staff toilets- one men & women per floor	$159,500	$15,900-$68,500	$7,975-$34,293
	Upgrade restrooms throughout building as needed	$220,500	$22,100-$94,900	$11,025-$47,408
	Replace corridor stair handrails	$18,300	$1,900-$7,900	$915-$3,935
	Repair cracked and broken masonry troughout building	$16,600	$1,600-$7,100	$830-$3,569
	Repair/replace casework as necessary	$242,600	$24,300-$104,300	$12,130-$52,159
	Replace casework throughout building. Make ADA accesible	$247,800	$24,800-$106,500	$12,390-$53,277
	Repair floor slab cracks or joints multiple locations	$18,900	$1,800-$8,000	$945-$4,064
	Repair cracks in concrete columns	$22,700	$2,300-$9,800	$1,135-$4,881
	Replace ceiling tiles entire building as needed.	$30,600	$3,100-$13,100	$1,530-$6,579
	South Restroom 7P, install new floor expansion joint cover	$2,500	$200-$1,000	$125-$538
3-Medium	Acoustical wall panels in Vocal Room	$46,900	$4,700-$20,100	$2,345-$10,084
	Repair all fences as necessary	$22,100	$2,200-$9,500	$1,105-$4,752
4-High	Renovate all grass areas as necessary	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Add cobble, shrub beds, irrigation, and sod w/ mow band	$33,100	$3,300-$14,200	$1,655-$7,117
	Improve landscape and drainage problems on entire site	$220,500	$22,100-$94,900	$11,025-$47,408

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Early Childhood Center South

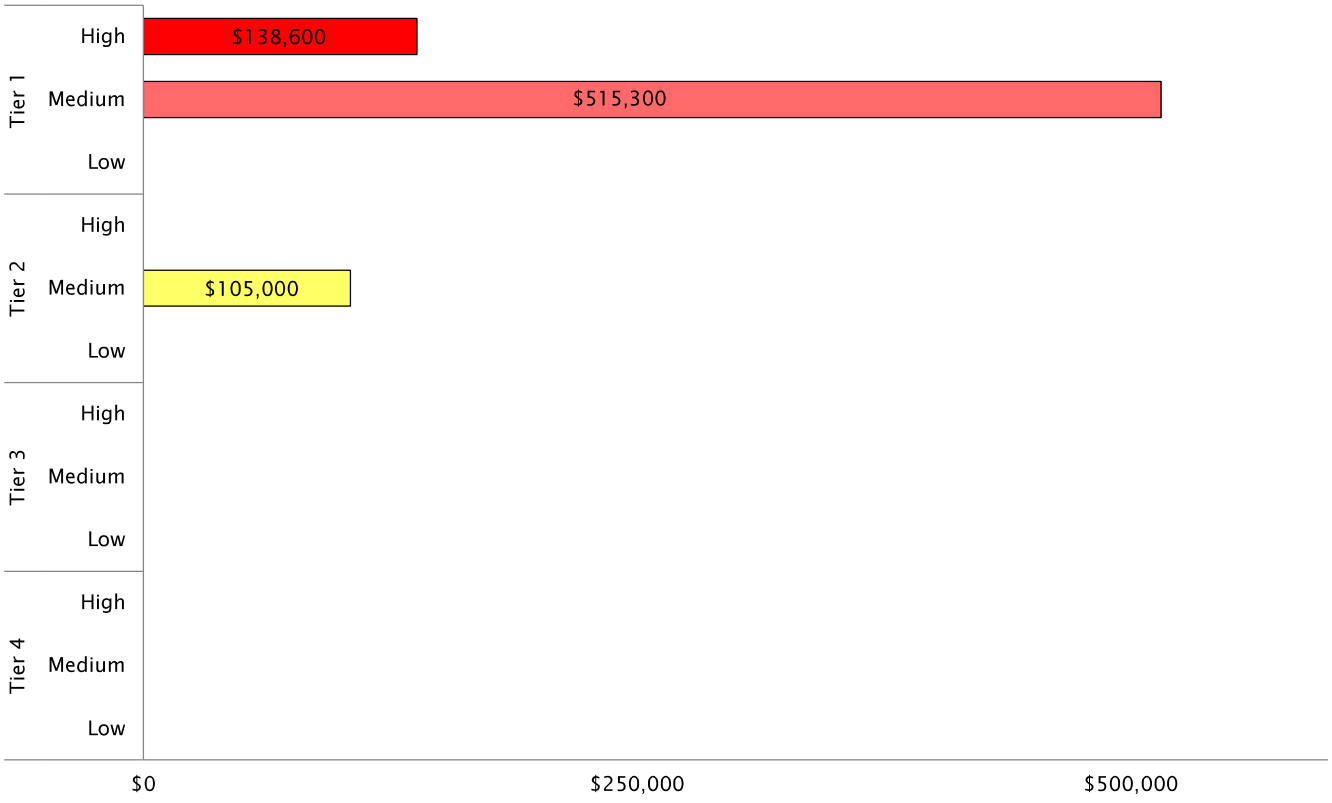
3950 Trail Boss Lane
Castle Rock, CO 80104
Early Childhood Center

Funded by 2006 Bond
Opened in 2009

Facility Square Feet: 15,542

Early Childhood Center-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $797,000

Estimated Total Project Costs: $916,450-$1,311,055

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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade fire alarm system	$145,600	$14,500-$62,600	$7,280-$31,304
1-Medium	**Install new IP intercom system for building	$100,100	$10,000-$43,000	$5,005-$21,522
	**Replace RTUs	$441,000	$44,100-$189,700	$22,050-$94,815
2-Medium	Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715

Estimated Total Construction Costs (in 2025 Dollars): $797,000
Estimated Project Management Costs Range: $79,600-$342,700
Estimated Inflation Range: $39,850-$171,355

Estimated Total Project Costs: $916,450-$1,311,055

Eagle Ridge Elementary

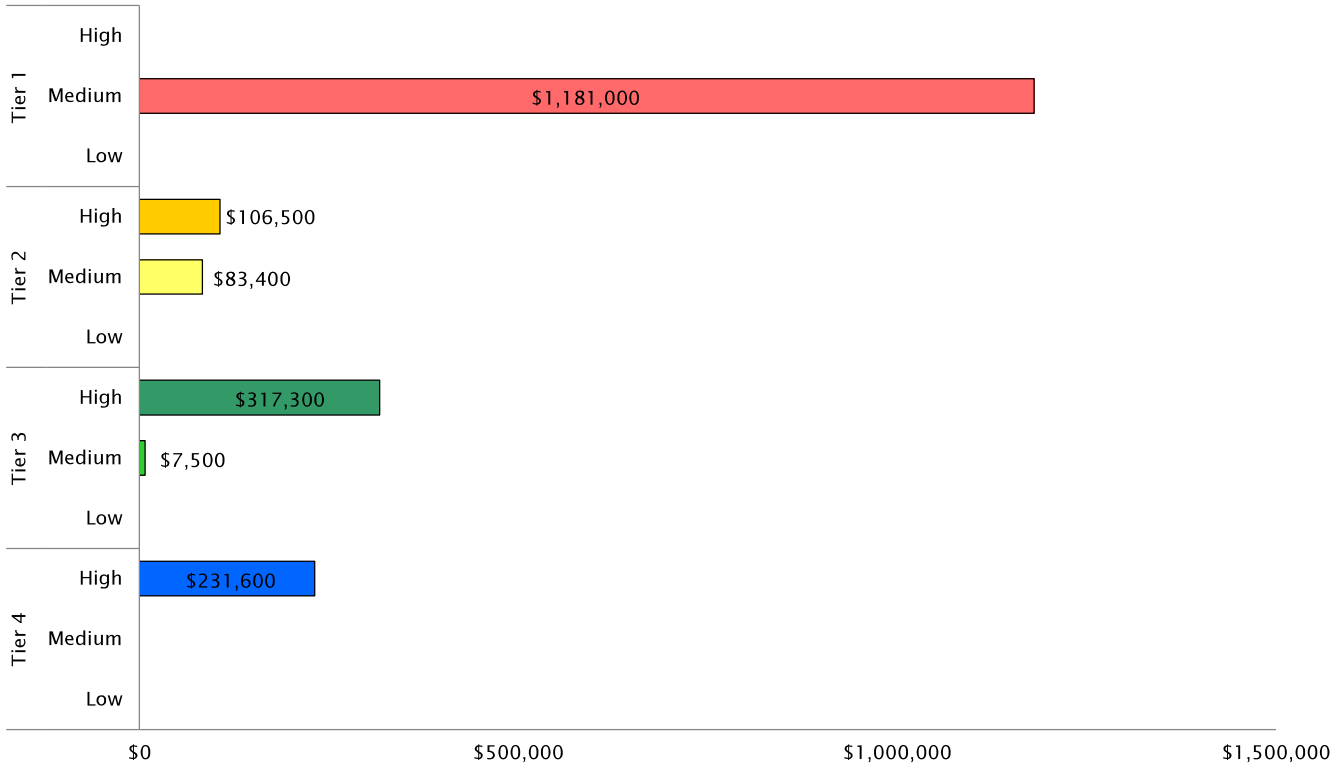
7716 Timberline Road
Lone Tree, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1989

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

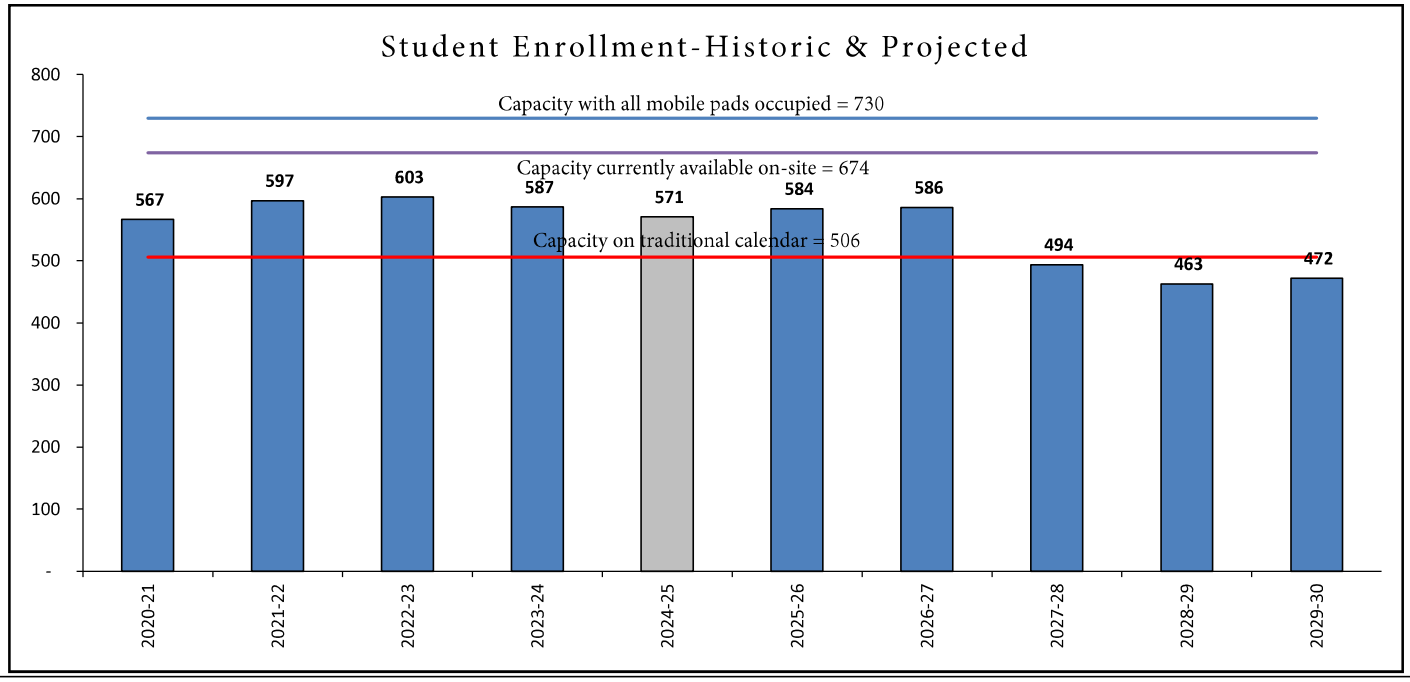
Eagle Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,927,300

Estimated Total Project Costs: $2,216,565-$3,170,270



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	Reseed grass and assess irrigation across the property	$44,200	$4,400-$19,000	$2,210-$9,503
	Replace condensing heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
	Replace domestic water heater/boiler and hot water storage tank	$178,500	$17,900-$76,800	$8,925-$38,378
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Recplace kitchen flooring with poured acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
	Refurbish operable partitions as necessary	$15,500	$1,600-$6,700	$775-$3,333
2-Medium	Repair service drive (concrete cracking)	$16,600	$1,600-$7,100	$830-$3,569
	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
3-High	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Replace all original fixed casework in classrooms and offices	$224,800	$22,500-$96,700	$11,240-$48,332
3-Medium	Repair vinyl walls as necessary	$7,500	$800-$3,200	$375-$1,613
4-High	Replace metal edging with concrete mow strip	$220,500	$22,100-$94,900	$11,025-$47,408
	Resod/reseed grass areas	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $1,927,300
Estimated Project Management Costs Rage: $192,900-$828,600
Estimated Inflation Range: $96,365-$414,370

Estimated Total Project Costs: $2,216,565-$3,170,270

Eldorado Elementary

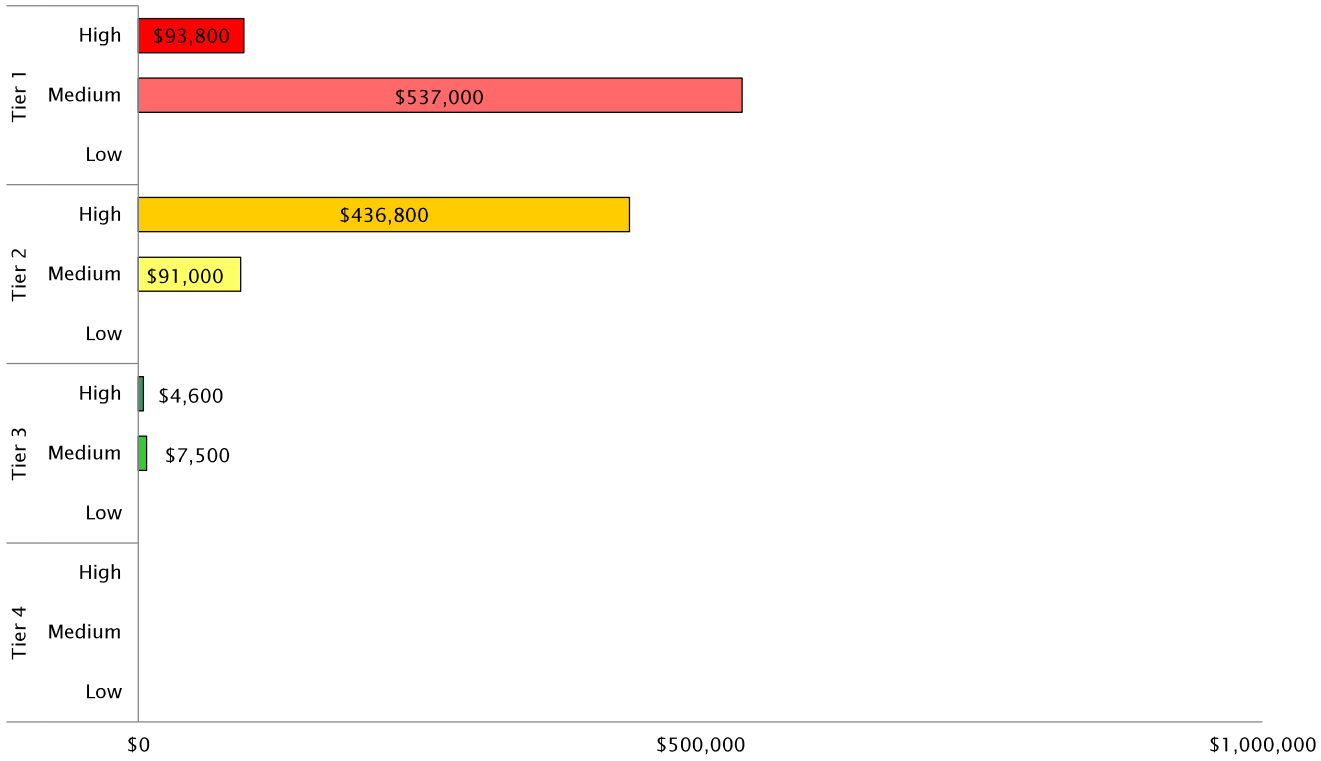
1305 Timbervale Trail
Highlands Ranch, CO 80126
ThunderRidge High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2001

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

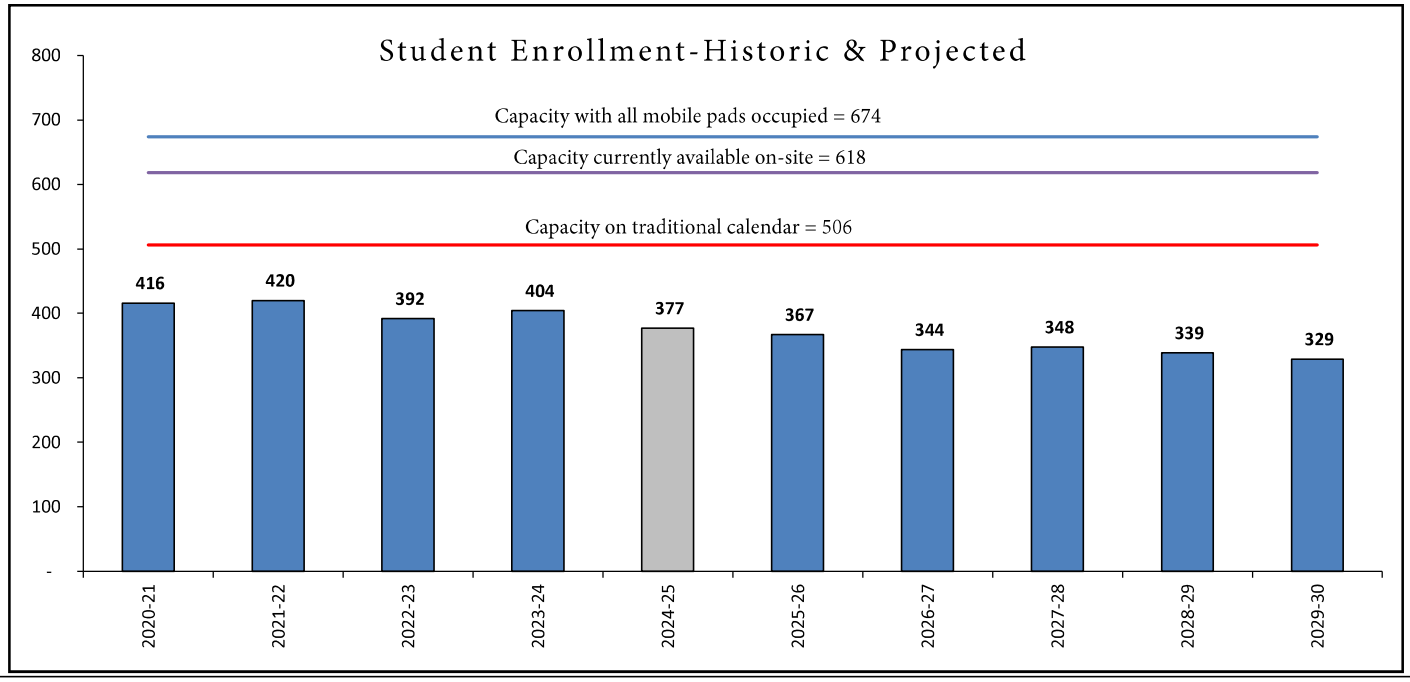
Eldorado Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,170,700

Estimated Total Project Costs: $1,346,135-$1,925,101



Following is the list of needed facility projects at Eldorado Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace boiler pumps and piping around them	$55,200	$5,500-$23,700	$2,760-$11,868
	Re-glaze skylights	$38,600	$3,900-$16,600	$1,930-$8,299
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Replace the heating boiler(s)	$303,200	$30,400-$130,400	$15,160-$65,188
	Remove and replace the two, small AC condensors on the roof	$33,600	$3,400-$14,500	$1,680-$7,224
2-High	**Replace sheet vinyl flooring with with poured accrylic	$48,600	$4,800-$20,800	$2,430-$10,449
	**Replace sink countertops with single surface	$46,400	$4,600-$19,900	$2,320-$9,976
	**Replace VCT flooring (hallways/classrooms)	$10,100	$1,000-$4,300	$505-$2,172
	Paint solid exterior doors	$700	$100-$300	$35-$151
	Recaulk windows	$17,400	$1,700-$7,400	$870-$3,741
	Re-glaze all storefronts as necessary to stop water infiltration	$10,100	$1,000-$4,300	$505-$2,172
	Repair operable partition between gym and cafeteria	$16,600	$1,600-$7,100	$830-$3,569
	Repair/replace sections of sidewalk as necessary	$16,600	$1,600-$7,100	$830-$3,569
	Replace toilet partitions	$49,700	$4,900-$21,300	$2,485-$10,686
	Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
2-Medium	**Recplace kitchen flooring with poured acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
3-High	Recaulk foundation where concrete meets foundation walls	$4,600	$400-$1,900	$230-$989
3-Medium	Repair/replace areas of vinyl	$7,500	$800-$3,200	$375-$1,613

Estimated Total Construction Costs (in 2025 Dollars): $1,170,700
Estimated Project Management Costs Range: $116,900-$502,700
Estimated Inflation Range: $58,535-$251,701

Estimated Total Project Costs: $1,346,135-$1,925,101

Flagstone Elementary

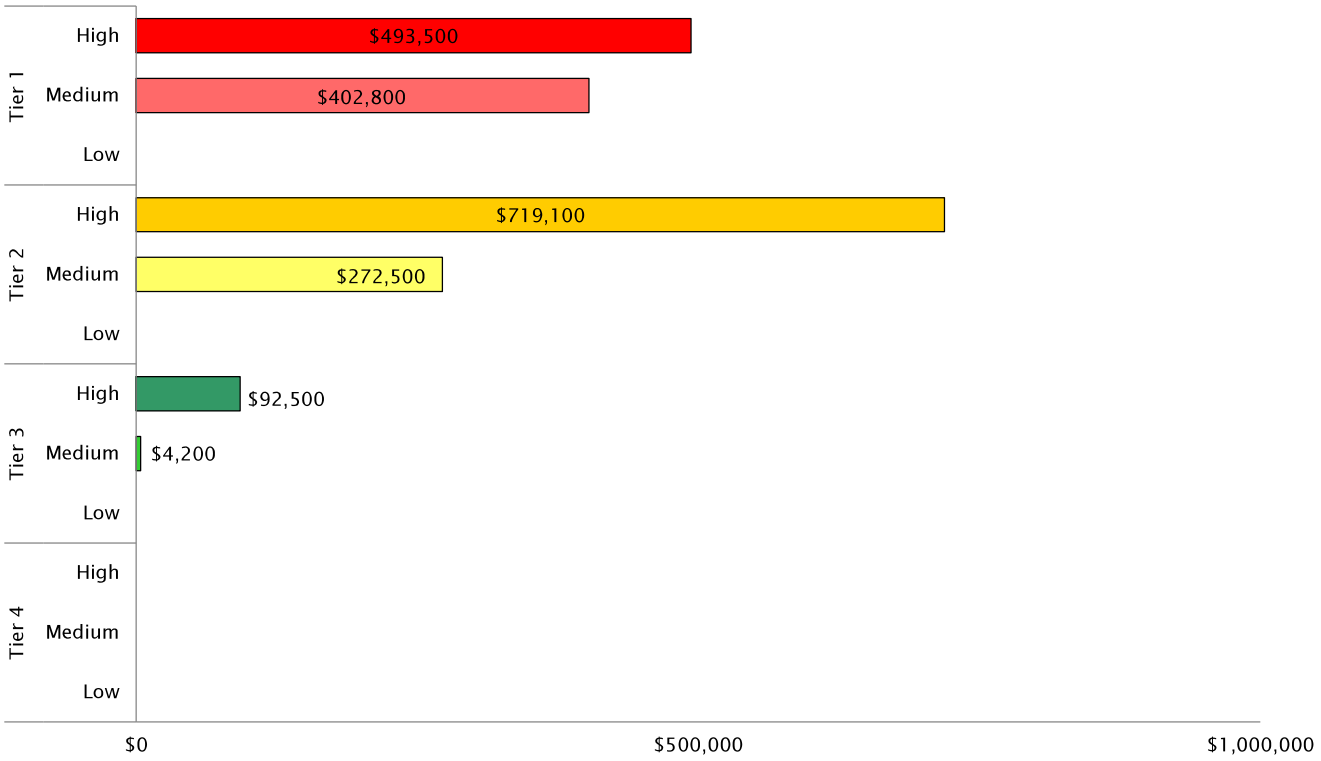
104 Lovington Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2003

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

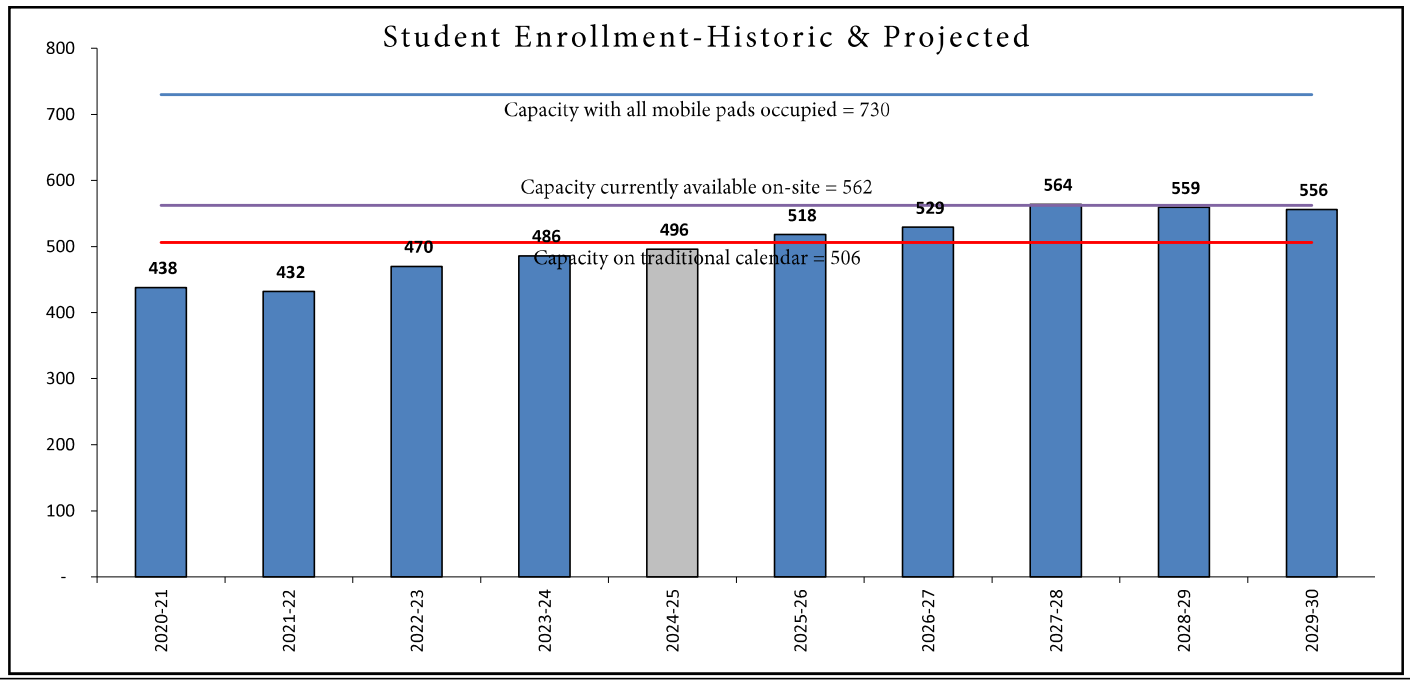
Flagstone Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,984,600

Estimated Total Project Costs: $2,282,330-$3,264,289



Following is the list of needed facility projects at Flagstone Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	*Replace cooling tower	$165,400	$16,600-$71,100	$8,270-$35,561
	Upgrade fire alarm system	$237,100	$23,700-$101,900	$11,855-$50,977
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Remove and replace corroded heating water supply piping	$4,100	$500-$1,800	$205-$882
	Replace chiller	$198,500	$19,800-$85,300	$9,925-$42,678
2-High	**Recaulk door frames	$1,400	$100-$600	$70-$301
	**Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Paint exterior trim, windows and doors	$11,400	$1,100-$4,900	$570-$2,451
	Recaulk windows	$18,700	$1,900-$8,100	$935-$4,021
	Replace toilet partitions	$42,500	$4,200-$18,200	$2,125-$9,138
	Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
2-Medium	**Replace VCT cafeteria flooring	$30,400	$3,000-$13,000	$1,520-$6,536
	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace windows	$151,100	$15,100-$64,900	$7,555-$32,487
3-High	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
3-Medium	Repair areas of vinyl wall covering	$4,200	$400-$1,800	$210-$903

Estimated Total Construction Costs (in 2025 Dollars): $1,984,600
Estimated Project Management Costs Range: $198,500-$853,000
Estimated Inflation Range: $99,230-$426,689

Estimated Total Project Costs: $2,282,330-$3,264,289

Fox Creek Elementary

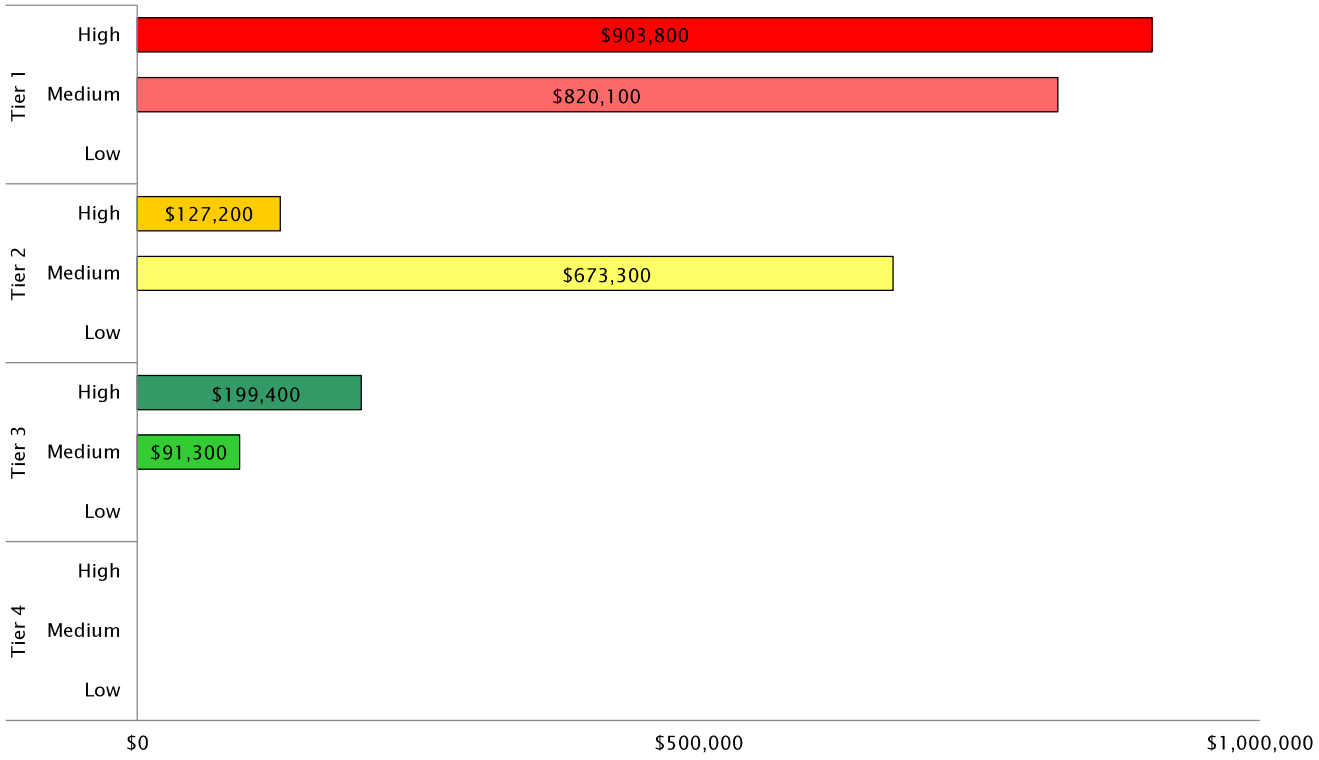
6585 Collegiate Drive
Highlands Ranch, CO 801306
Highlands Ranch High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

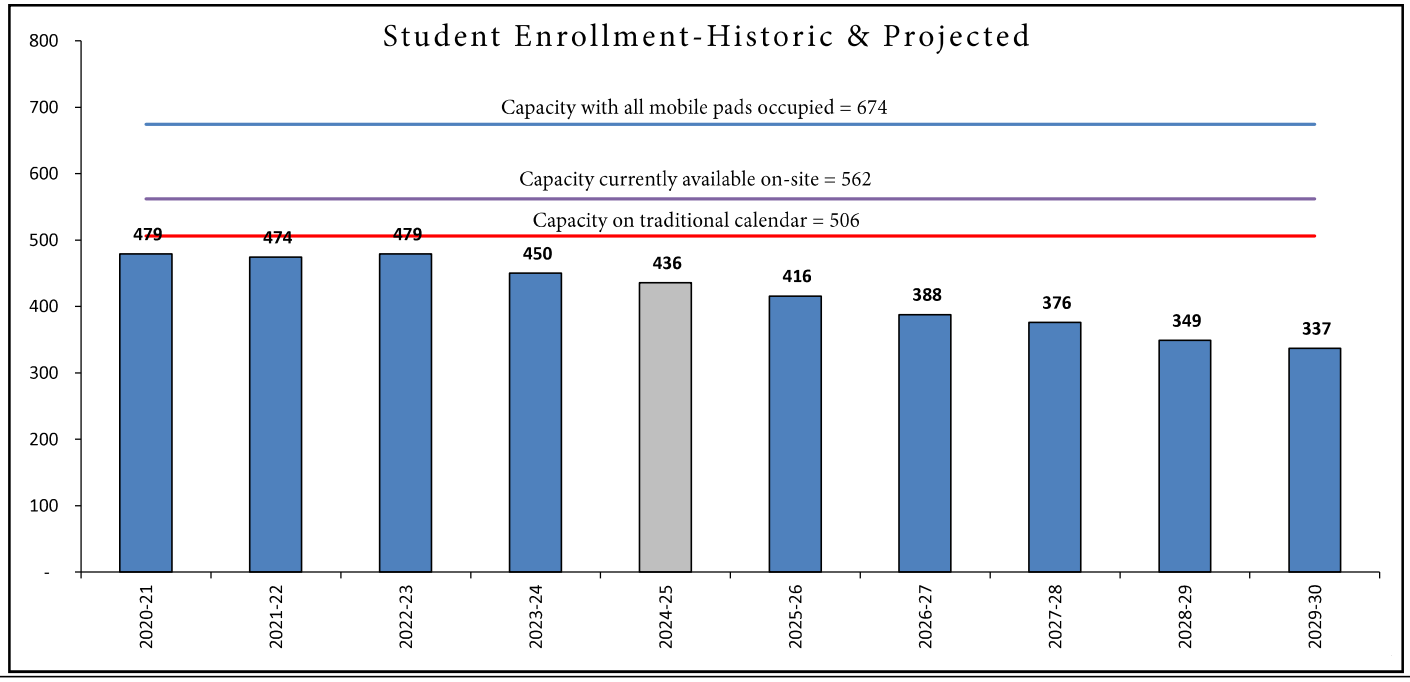
Fox Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,815,100

Estimated Total Project Costs: $3,237,655-$4,630,347



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace original panels and transformers	$121,300	$12,200-$52,200	$6,065-$26,080
	**Replace seals at main corridor skylights	$12,200	$1,200-$5,200	$610-$2,623
	**Upgrade control system	$363,900	$36,400-$156,400	$18,195-$78,239
	**Upgrade fire alarm system	$194,100	$19,400-$83,400	$9,705-$41,732
	*Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Reglaze one pane of the main corridor skylights - west side	$6,100	$600-$2,600	$305-$1,312
	Remove and replace the small, AC condensing unit on the roof	$23,100	$2,400-$10,000	$1,155-$4,967
	Replace domestic water heater/boiler and hot water storage tank	$178,500	$17,900-$76,800	$8,925-$38,378
	Replace heating water expansion tank	$48,300	$4,900-$20,800	$2,415-$10,385
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Recplace kitchen flooring with poured acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace VCT flooring (hallways/classrooms)	$36,200	$3,600-$15,500	$1,810-$7,783
2-Medium	**Replace VCT cafeteria flooring	$30,400	$3,000-$13,000	$1,520-$6,536
	Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace windows	$151,600	$15,200-$65,200	$7,580-$32,594
3-High	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Fill large gap between foundation and sidewalk	$106,900	$10,700-$46,000	$5,345-$22,984
3-Medium	Replace backstop pads in gym. Replace chalkboards with white boards	$11,100	$1,100-$4,700	$555-$2,387
	Replace vinyl covering main corridors (50%), office 507	$7,400	$700-$3,100	$370-$1,591
	Replace/refinish casework as necessary	$72,800	$7,300-$31,300	$3,640-$15,652

Estimated Total Construction Costs (in 2025 Dollars): $2,815,100
Estimated Project Management Costs Range: $281,800-$1,210,000
Inflation Range: $140,755-$605,247

Estimated Total Project Costs: $3,237,655-$4,630,347

Franktown Elementary

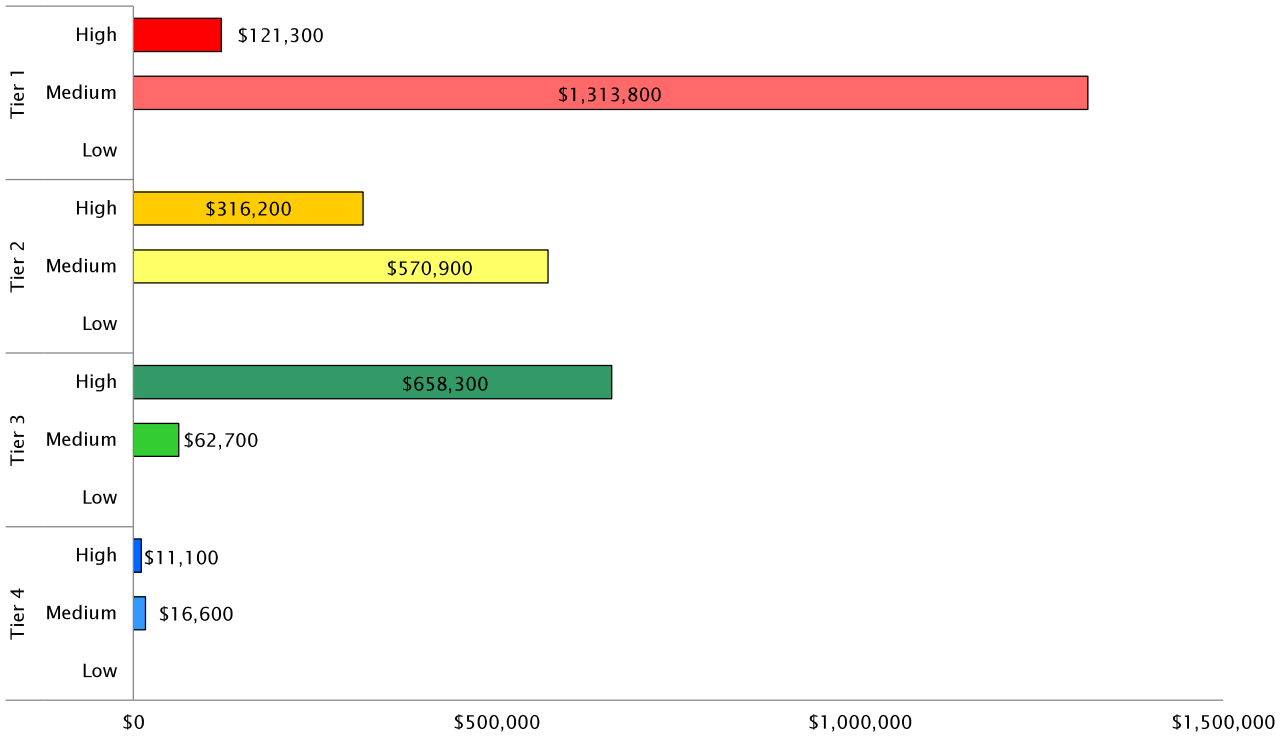
1384 North State Highway 83
Franktown, CO 80116
Ponderosa High School Feeder Area, K-5

Funded by 1978 Bond
Opened in 1980

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

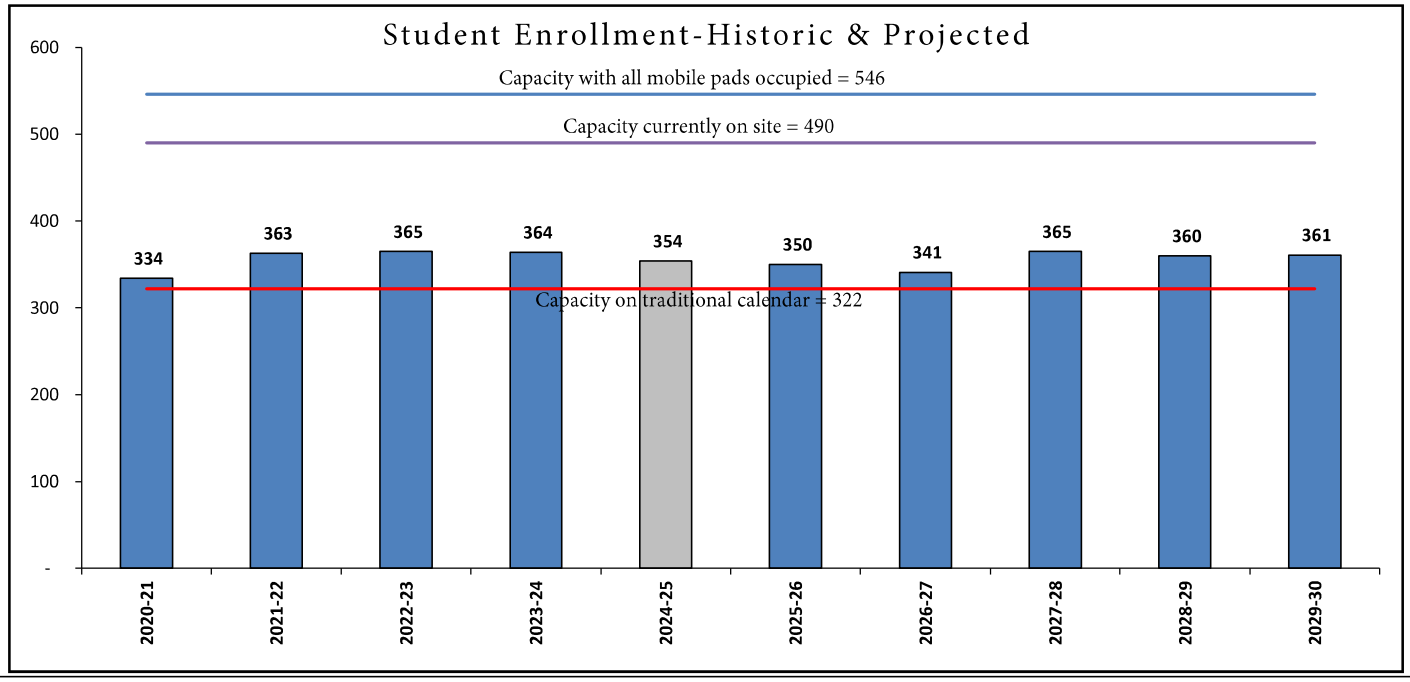
Franktown Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,070,900

Estimated Total Project Costs: $3,531,445-$5,051,144



Following is the list of needed facility projects at Franktown Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Fire sprinkle building	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Re-glaze skylights	$11,100	$1,100-$4,700	$555-$2,387
2-High	**Replace sinks, countertops and casework as-needed	$221,000	$22,100-$95,100	$11,050-$47,515
	Repair/replace sections of sidewalk as necessary	$33,100	$3,300-$14,200	$1,655-$7,117
	Refurbish or replace classroom partitions	$62,100	$6,200-$26,700	$3,105-$13,352
2-Medium	Refinish stage flooring	$38,600	$3,900-$16,600	$1,930-$8,299
	Replace gym flooring with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace original formica countertop and sink in cafeteria	$3,900	$400-$1,700	$195-$839
	Replace VCT flooring in classrooms at sink areas	$16,600	$1,600-$7,100	$830-$3,569
	Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
	Replace basketball hoops and backboards with retractable units	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace classroom storefronts and doors	$330,800	$33,100-$142,200	$16,540-$71,122
3-High	Install new synthetic turf for multi-use field	$551,300	$55,100-$237,000	$27,565-$118,530
	Correct drainage issues (NW corner of multi-use field)	$24,000	$2,400-$10,400	$1,200-$5,160
	Recaulk foundation where concrete meets foundation walls	$10,200	$1,000-$4,300	$510-$2,193
	Replace older casework	$72,800	$7,300-$31,300	$3,640-$15,652
3-Medium	Repair/replace interior doors	$55,200	$5,500-$23,700	$2,760-$11,868
	Repair/replace areas of vinyl covering	$7,500	$800-$3,200	$375-$1,613
4-High	Renovate grass area around school.	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Remove dead plants and bushes	$16,600	$1,600-$7,100	$830-$3,569

Estimated Total Construction Costs (in 2025 Dollars): $3,070,900
Estimated Project Management Costs Range: $307,000-$1,320,000
Estimated Inflation Range: $153,545-$660,244

Estimated Total Project Costs: $3,531,445-$5,051,144

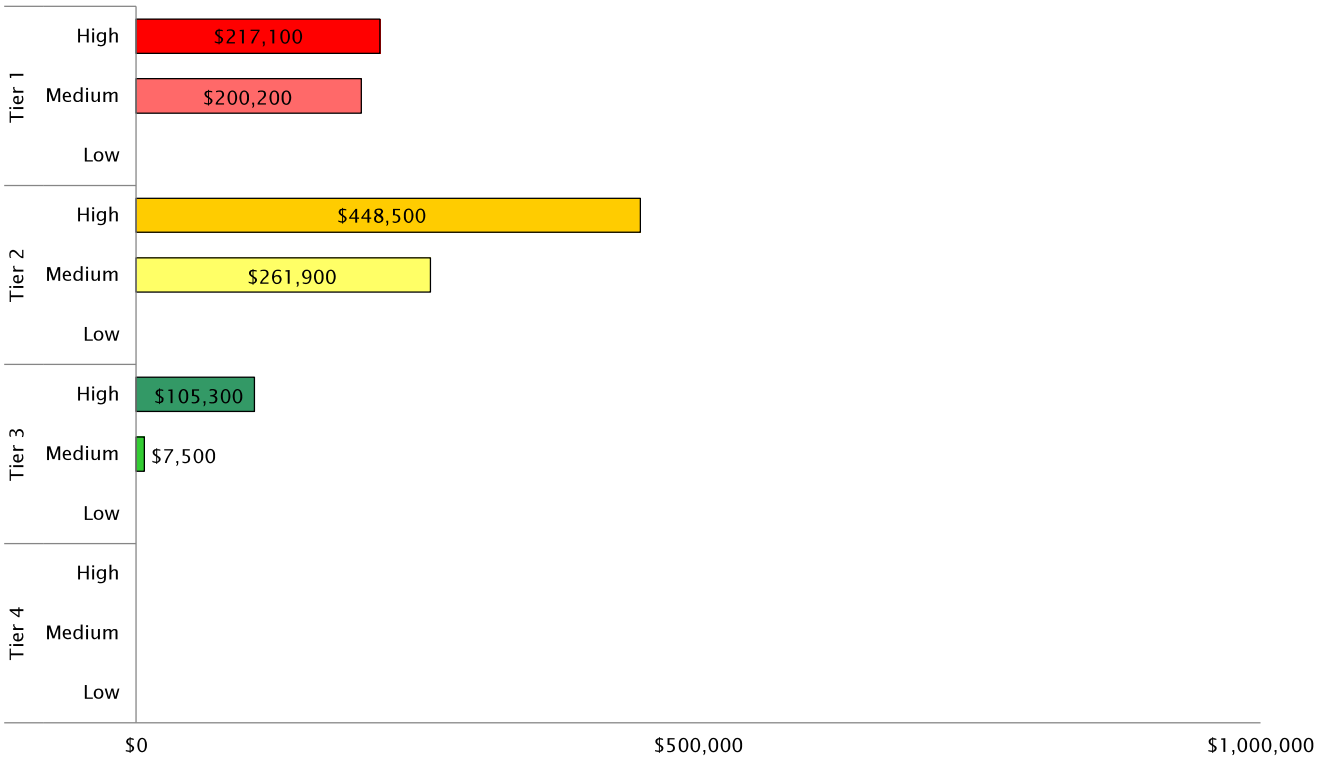
Frontier Valley Elementary

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

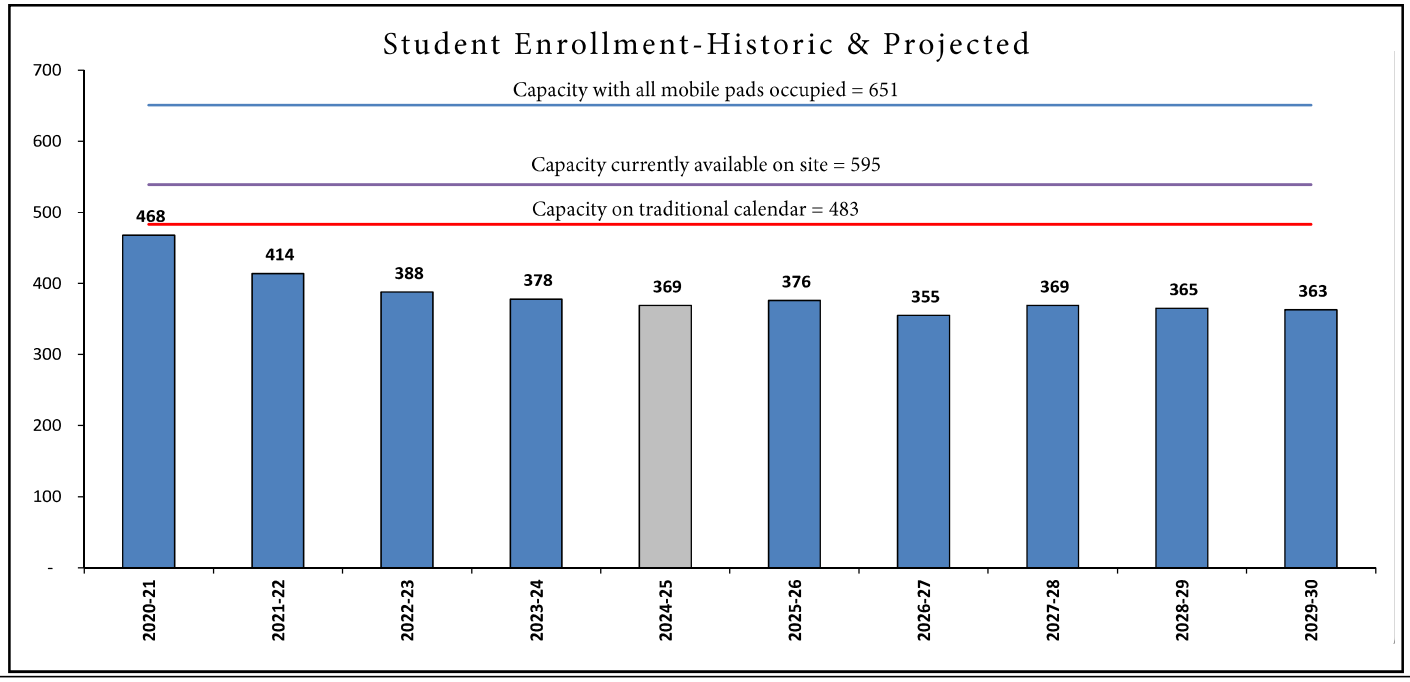
Funded by 2000 Bond
Opened in 2003

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

Frontier Valley Elementary-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,240,500
Estimated Total Project Costs: $1,426,625-$2,040,308



Following is the list of needed facility projects at Frontier Valley Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace domestic water heater/boiler and hot water storage tank like for like	$178,500	$17,900-$76,800	$8,925-$38,378
	Re-glaze skylights	$38,600	$3,900-$16,600	$1,930-$8,299
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
2-High	**Replace sheet vinyl flooring with poured-acrylic	$48,600	$4,800-$20,800	$2,430-$10,449
	**Replace sink countertops with single surface	$46,400	$4,600-$19,900	$2,320-$9,976
	Paint solid exterior doors	$700	$100-$300	$35-$151
	Repair insulation in boiler room	$1,400	$100-$600	$70-$301
	Repair/replace sections of sidewalk as necessary. Areas may need to be raised	$55,200	$5,500-$23,700	$2,760-$11,868
	Replace toilet partitions	$42,500	$4,200-$18,200	$2,125-$9,138
	Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
	Replace asphalt playground	$88,200	$8,900-$38,000	$4,410-$18,963
2-Medium	Recplace kitchen flooring with poured acrylic	$88,200	$8,900-$38,000	$4,410-$18,963
	Replace VCT cafeteria flooring	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace windows	$151,600	$15,200-$65,200	$7,580-$32,594
3-High	Re-caulk foundation where concrete meets	$4,500	$400-$1,800	$225-$968
	Renovate multi-use playing field	$88,200	$8,900-$38,000	$4,410-$18,963
	Repair cracks in upper floor (cafeteria)	$12,600	$1,200-$5,400	$630-$2,709
3-Medium	Prevent drainage toward foundtion walls with soil around perimeter	$7,500	$700-$3,200	$375-$1,613

Estimated Total Construction Costs (in 2025 Dollars): $1,240,500
Estimated Project Management Costs Range: $124,100-$533,100
Estimated Inflation Range: $62,025-$266,708

Estimated Total Project Costs: $1,426,625-$2,040,308

Gold Rush Elementary

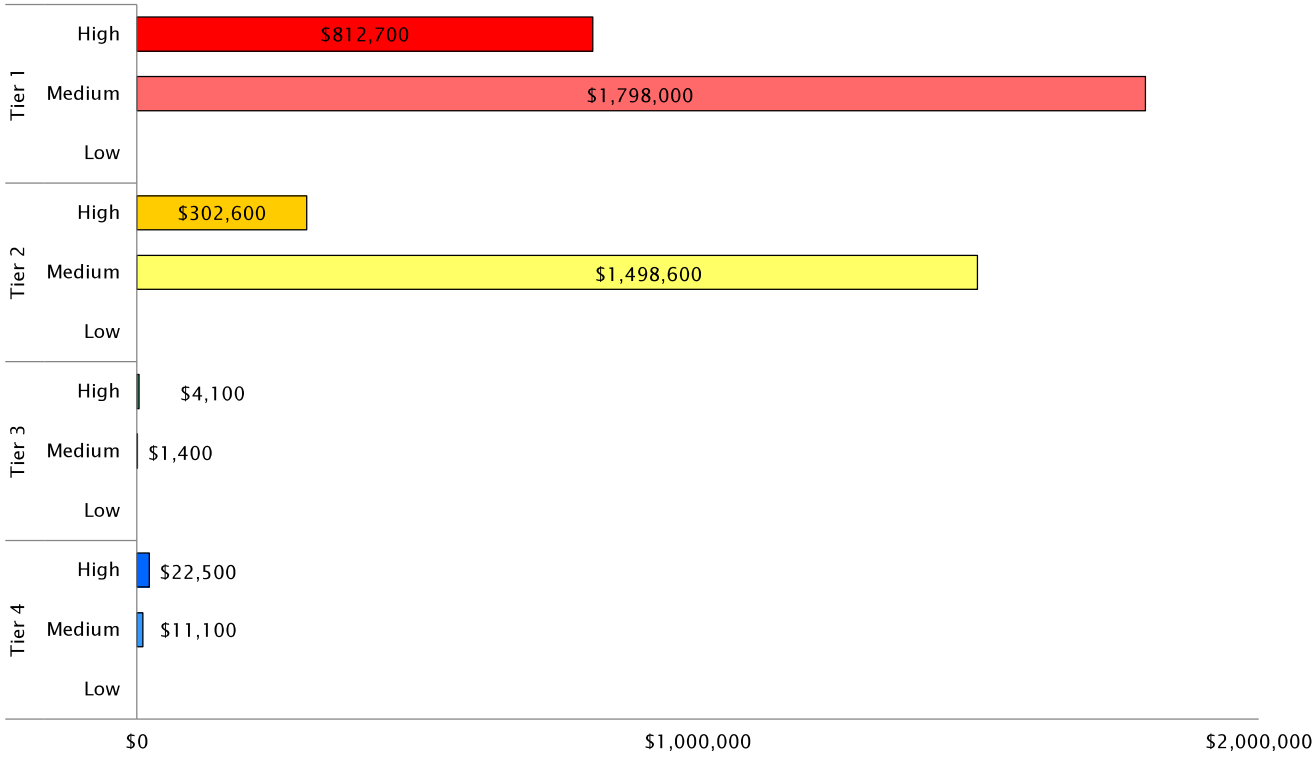
12021 South Swift Fox Way
Parker, CO 80134
Legend High School Feeder Area, K-5

Funded by 2006 Bond
Opened in 2008

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

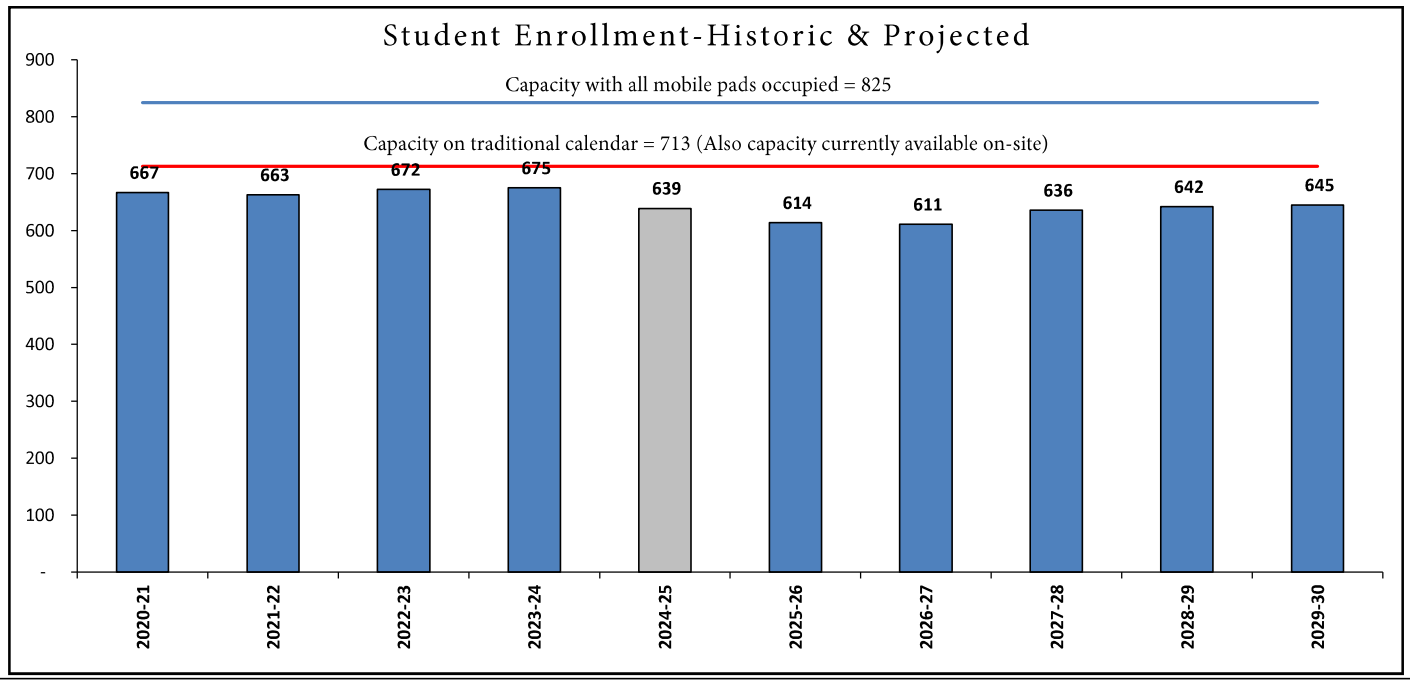
Gold Rush Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $4,451,000

Estimated Total Project Costs: $5,118,850-$7,321,265



Following is the list of needed facility projects at Gold Rush Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade control system	$467,000	$46,600-$200,700	$23,350-$100,405
	**Upgrade fire alarm system	$254,700	$25,500-$109,500	$12,735-$54,761
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	Repaint natural gas line on the roof to mitigate corrosion	$6,300	$700-$2,800	$315-$1,355
	Assess and repair the ceiling mounted coil unit above the doors to the kindergarten playground (auxillary equipment)	$3,600	$400-$1,600	$180-$774
	Repair/replace the braided portion of leaking Domestic Hot Water Circ. piping in the crawl space by the boiler room	$3,700	$400-$1,600	$185-$796
	Replace domestic water heater/boiler and hot water storage tank	$178,500	$17,900-$76,800	$8,925-$38,378
	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace condensing heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
	Replace roof	$1,102,500	$110,300-$474,100	$55,125-$237,038
2-High	**Recaulk expansion joints. Reseal CMU	$20,100	$2,000-$8,600	$1,005-$4,322
	**Repair flashing on east side front entry	$2,100	$200-$800	$105-$452
	Paint exterior metal, poles, railings, and sunshades	$6,700	$700-$2,900	$335-$1,441
	Recaulk windows	$20,100	$2,000-$8,600	$1,005-$4,322
	Resurface parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
	Resurface asphalt playground	$88,200	$8,900-$38,000	$4,410-$18,963
2-Medium	Foam-jack and recaulk sidewalk outside cafeteria	$16,600	$1,600-$7,100	$830-$3,569
	Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace kitchen flooring	$909,600	$91,000-$391,100	$45,480-$195,564
	Replace poured acrylic flooring in all restrooms	$66,200	$6,600-$28,400	$3,310-$14,233
	Replace VCT cafeteria flooring	$33,100	$3,300-$14,200	$1,655-$7,117
3-High	Recaulk foundation where concrete meets foundation walls	$4,100	$400-$1,700	$205-$882
3-Medium	Repair areas of vinyl wall paper	$1,400	$100-$600	$70-$301
4-High	Repair railing at retaining wall movement	$22,500	$2,200-$9,600	$1,125-$4,838
4-Medium	Repair areas of grass around school	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $4,451,000
Estimated Project Management Costs Range: $445,300-$1,913,300
Estimated Inflation Range: $222,550-$956,965

Estimated Total Project Costs: $5,118,850-$7,321,265

Heritage Elementary

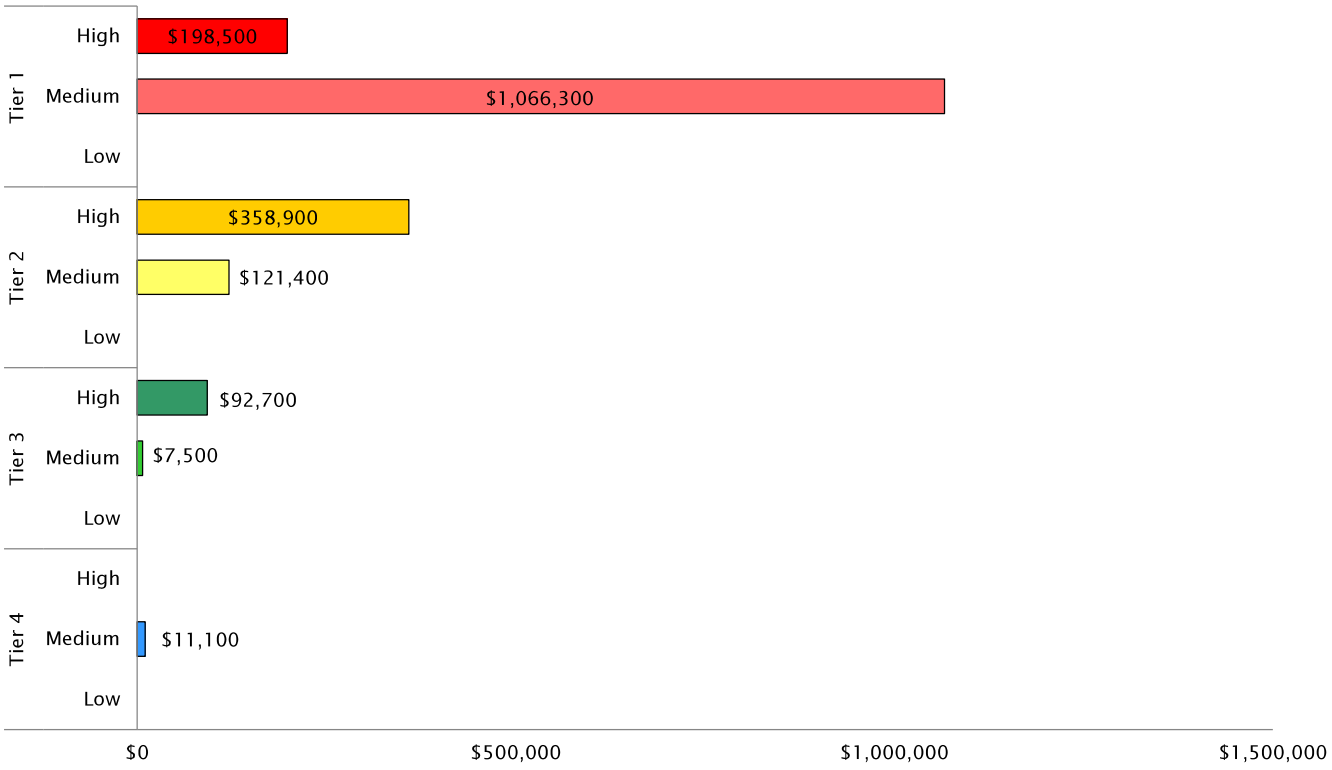
3350 Summit View Parkway
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

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

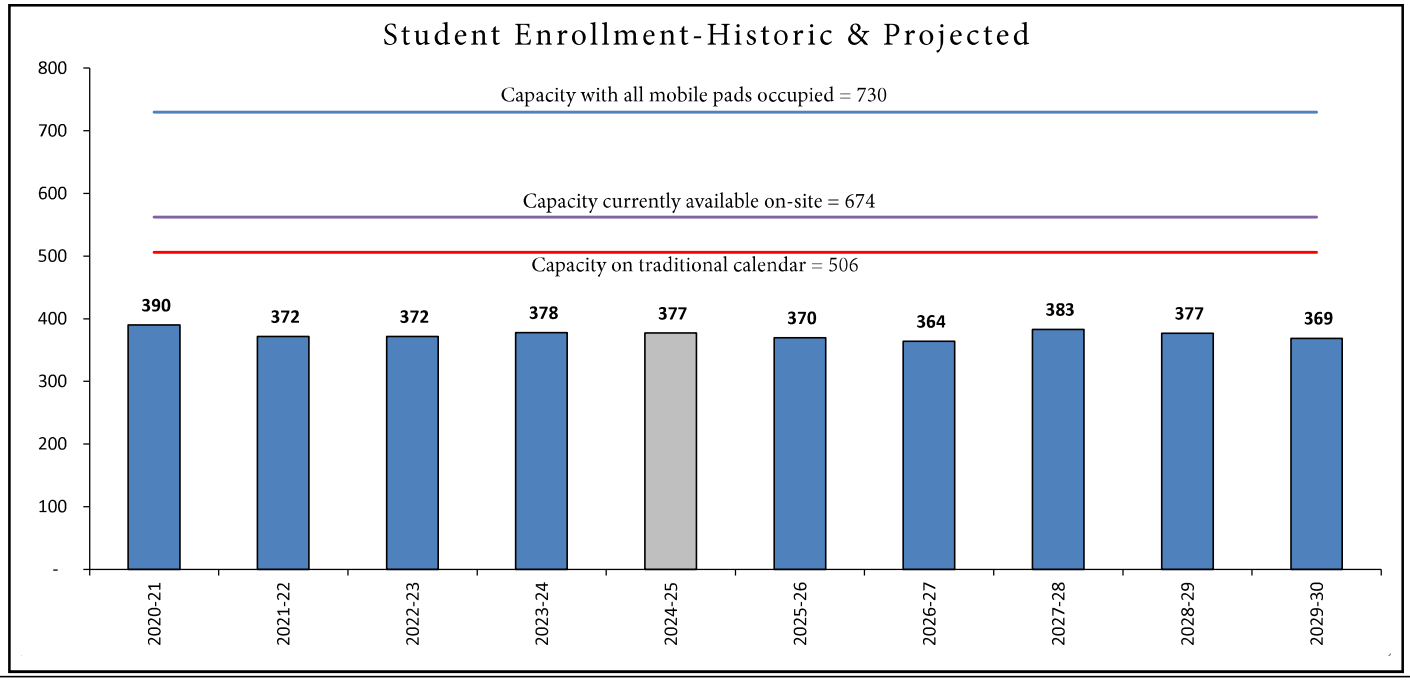
Heritage Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,856,400

Estimated Total Project Costs: $2,134,920-$3,053,226



Following is the list of needed facility projects at Heritage Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace chiller	$198,500	$19,800-$85,300	$9,925-$42,678
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Replace the heating boiler(s)	$303,200	$30,400-$130,400	$15,160-$65,188
	Remove and replace the two, small AC condensors on the roof	$33,600	$3,400-$14,500	$1,680-$7,224
	Replace chiller	$165,400	$16,600-$71,100	$8,270-$35,561
	Upgrade control system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	Paint exterior metal	$6,700	$700-$2,900	$335-$1,441
	Paint solid exterior doors	$700	$100-$300	$35-$151
	Repair operable partition between gym and cafeteria	$16,600	$1,600-$7,100	$830-$3,569
	Repair/replace sections of sidewalk as necessary	$27,600	$2,800-$11,900	$1,380-$5,934
	Replace toilet partitions	$42,500	$4,200-$18,200	$2,125-$9,138
	Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
	**Replace the two asphalt playpads	$99,300	$9,900-$42,700	$4,965-$21,350
2-Medium	**Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace VCT cafeteria flooring	$30,400	$3,000-$13,000	$1,520-$6,536
3-High	Recaulk foundation where concrete meets	$4,500	$400-$1,800	$225-$968
	Renovate multi-use playing field	$88,200	$8,900-$38,000	$4,410-$18,963
3-Medium	Repair/replace areas of vinyl	$7,500	$800-$3,200	$375-$1,613
4-Medium	Renovate areas of grass around school	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $1,856,400
Estimated Project Management Costs Range: $185,700-$797,700
Estimated Inflation Range: $92,820-$399,126

Estimated Total Project Costs: $2,134,920-$3,053,226

Highlands Ranch High

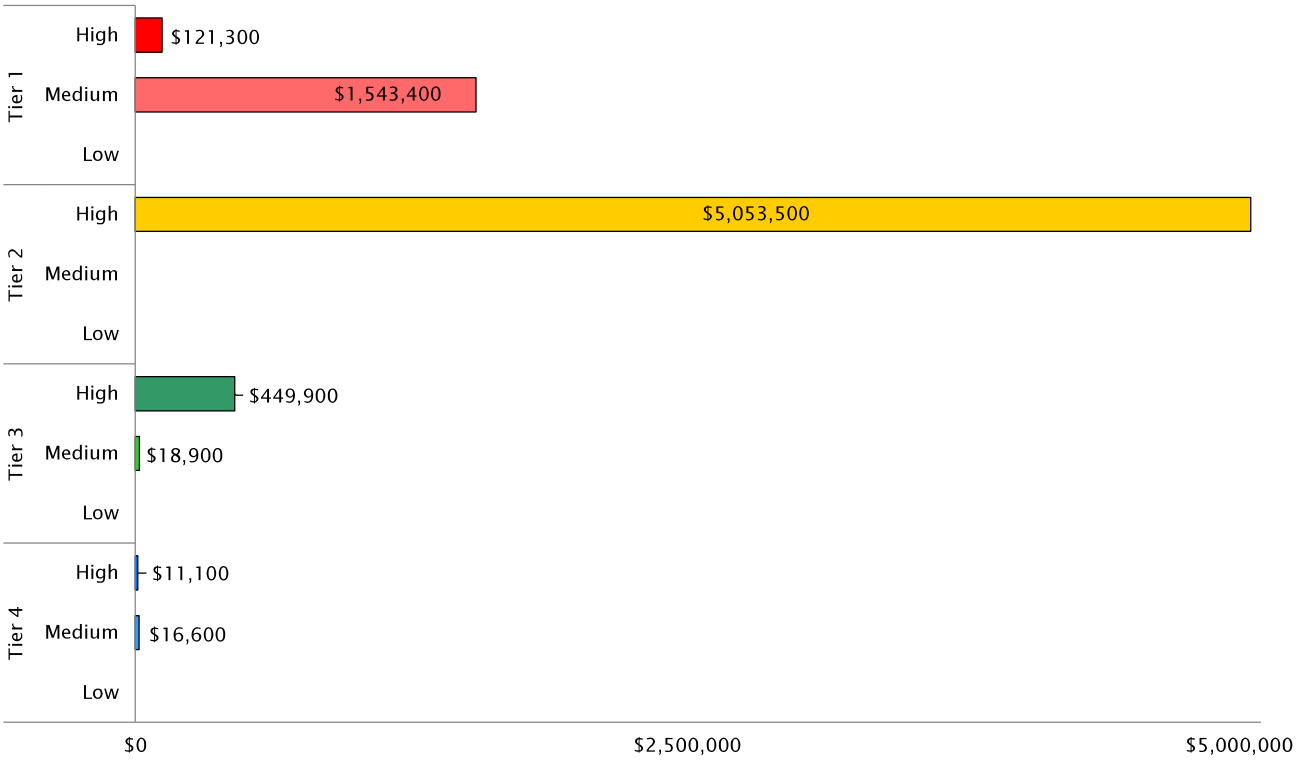
9375 Cresthill Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, 9-12

Funded by 1984 Bond
Opened in 1985

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

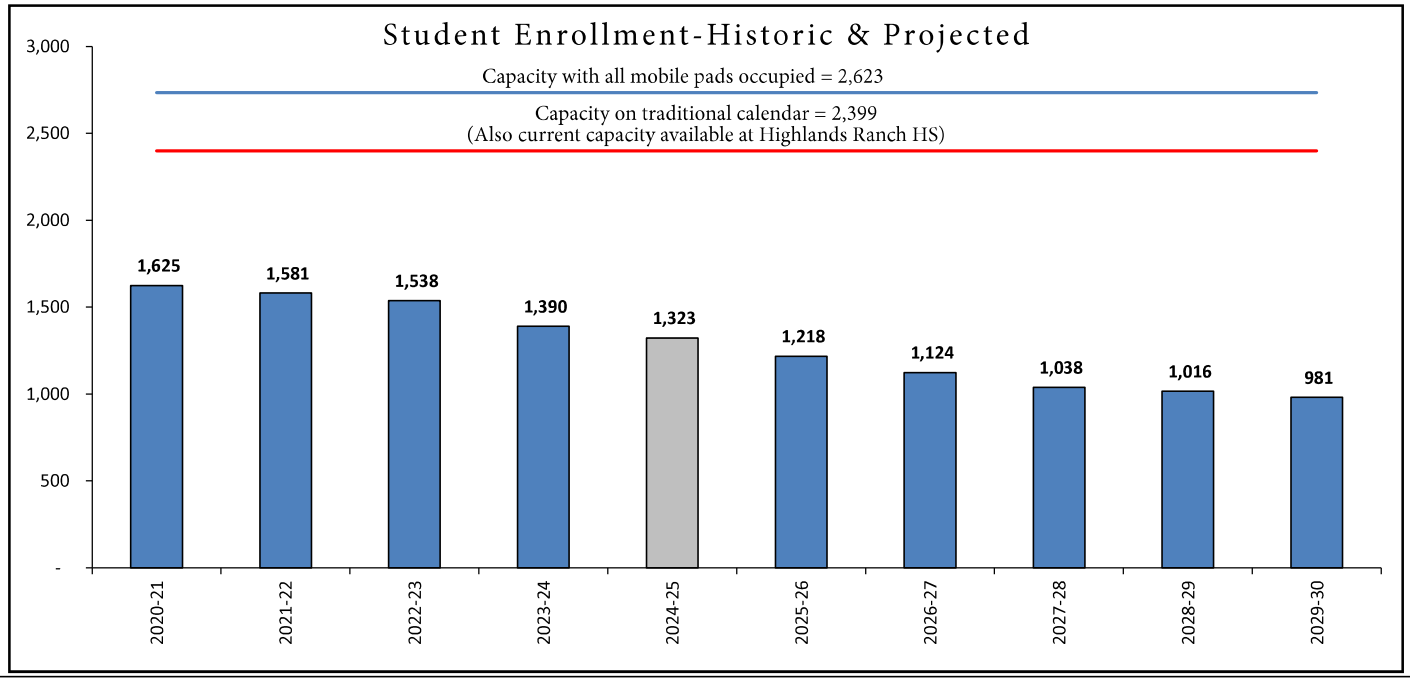
Highlands Ranch High School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $7,214,700

Estimated Total Project Costs: $8,296,735-$11,867,661



Following is the list of needed facility projects at Highlands Ranch High

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$333,600	$33,300-$143,400	$16,680-$71,724
	Remove and replace the two, small AC condensors on the roof	$33,600	$3,400-$14,500	$1,680-$7,224
	Replace heating boilers	$808,700	$80,800-$347,700	$40,435-$173,871
	Replace RTU air circulation unit	$367,500	$36,800-$158,100	$18,375-$79,013
2-High	**Replace sheet vinyl with poured acrylic student restrooms, coat tile restrooms with poured acrylic	$48,600	$4,800-$20,800	$2,430-$10,449
	**Replace carpet in areas not done in 2022	$300,200	$30,000-$129,100	$15,010-$64,543
	**Replace kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace VCT remaining on 2nd floor	$1,440,800	$144,100-$619,500	$72,040-$309,772
	**Resurface parking lot(s)	$2,917,900	$291,800-$1,254,700	$145,895-$627,349
	**Upgrade lighting and sound systems (theater and stage)	$121,300	$12,200-$52,200	$6,065-$26,080
	Paint solid exterior doors	$6,500	$600-$2,700	$325-$1,398
	Repair/replace walkways to athletic fields	$16,600	$1,600-$7,100	$830-$3,569
	Recaulk windows	$73,300	$7,300-$31,500	$3,665-$15,760
	Reglaze storefront windows at auditorium entry. Recaulk windows	$37,300	$3,700-$16,000	$1,865-$8,020
3-High	Recaulk foundation where concrete meets foundation walls	$11,500	$1,200-$5,000	$575-$2,473
	Renovate multi-use playing field	$132,300	$13,300-$56,900	$6,615-$28,445
	Replace all fencing around school perimeter, parking areas	$25,000	$2,500-$10,700	$1,250-$5,375
	Replace original casework, end of lifecycle	$242,600	$24,300-$104,300	$12,130-$52,159
	Replace site lighting poles	$38,500	$3,800-$16,500	$1,925-$8,278
3-Medium	Repair/replace areas of vinyl	$18,900	$1,800-$8,000	$945-$4,064
4-High	Renovate areas or sod around school	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Add/replace trees, bushes, other landscape plantings	$16,600	$1,600-$7,100	$830-$3,569

Estimated Total Construction Costs (in 2025 Dollars): $7,214,700
Estimated Project Management Costs Range: $721,300-$3,101,800
Estimated Inflation Range: $360,735-$1,551,161

Estimated Total Project Costs: $8,296,735-$11,867,661

Iron Horse Elementary

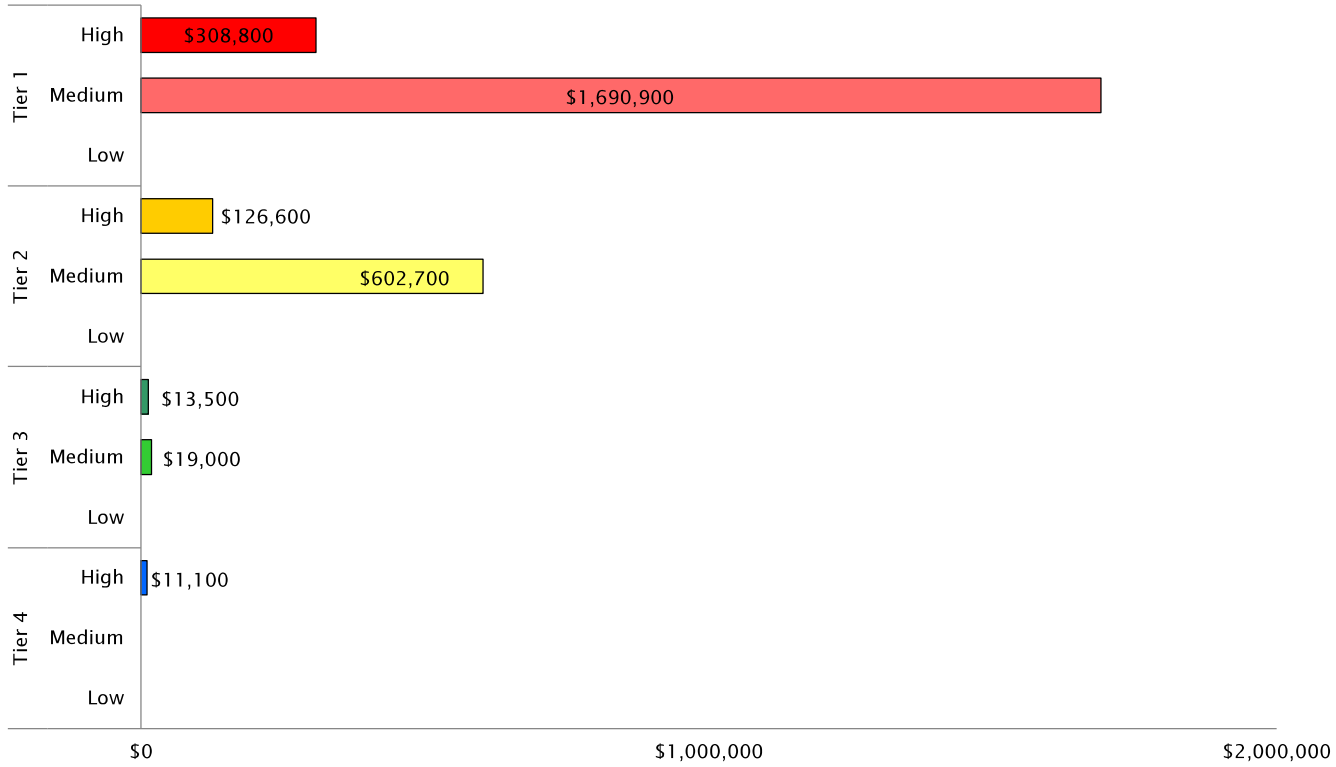
20151 Tallman Drive
Parker, CO 80138
Legend High School Feeder Area, K-5

Funded by 1997 Bond
Opened in 1998

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

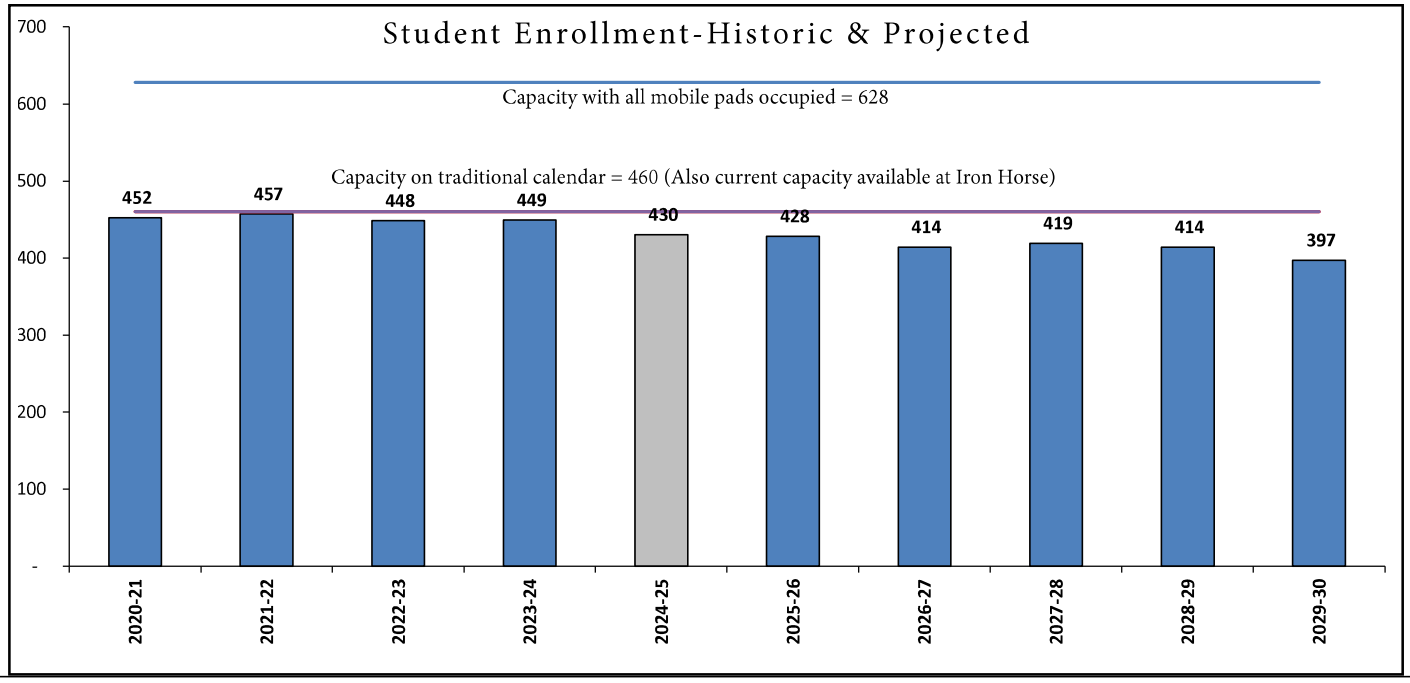
Iron Horse Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,772,600

Estimated Total Project Costs: $3,188,130-$4,560,009



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace the heating boiler(s)	$303,200	$30,400-$130,400	$15,160-$65,188
	Paint gas pipe to prevent corrosion	$5,600	$500-$2,300	$280-$1,204
1-Medium	**Replace domestic water heater and any associated piping	$178,500	$17,900-$76,800	$8,925-$38,378
	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Renovate air distribution system AHU's in basement	$551,300	$55,100-$237,000	$27,565-$118,530
	Repair/replace sanitary sewer system piping	$275,700	$27,500-$118,500	$13,785-$59,276
	Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
	Upgrade control system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Replace main hallway restrooms with poured acrylic	$11,100	$1,100-$4,700	$555-$2,387
	**Replace sink countertops with single surface	$46,400	$4,600-$19,900	$2,320-$9,976
	Paint metal roof	$10,300	$1,000-$4,400	$515-$2,215
	Replace insulation in places	$10,300	$1,000-$4,400	$515-$2,215
	Recaulk windows	$16,700	$1,700-$7,200	$835-$3,591
	Refurbish exterior doors	$2,900	$200-$1,200	$145-$624
	Repair/replace sections of sidewalk as necessary	$5,600	$500-$2,300	$280-$1,204
	Repair/replace gym/cafeteria partition, replace curtains	$20,600	$2,000-$8,800	$1,030-$4,429
	Repair leaks on all entrance storefronts	$2,700	$300-$1,200	$135-$581
2-Medium	Grease interceptor bypass if possible	$10,300	$1,000-$4,400	$515-$2,215
	Refurbish exterior doors	$11,100	$1,100-$4,700	$555-$2,387
	Replace carpet	$419,000	$41,900-$180,100	$20,950-$90,085
	Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace original toilet fixtures	$55,200	$5,500-$23,700	$2,760-$11,868
	Replace original urinals	$36,400	$3,700-$15,700	$1,820-$7,826
	Replace VCT tile in classrooms	$22,100	$2,200-$9,500	$1,105-$4,752
3-High	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Repair crack in foundation below window at entrance	$2,200	$200-$900	$110-$473
	Repair cracks from settling at pod areas	$7,000	$700-$3,000	$350-$1,505
3-Medium	Repair/replace areas of vinyl	$11,100	$1,100-$4,800	$555-$2,387
	Replace all ceiling tiles in the kitchen to food grade	$7,900	$800-$3,400	$395-$1,699
4-High	Repair/replace grass areas as necessary	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $2,772,600
Estimated Project Management Costs Range: $276,900-$1,191,300
Estimated Inflation Range: $138,630-$596,109

Estimated Total Project Costs: $3,188,130-$4,560,009

Larkspur Elementary

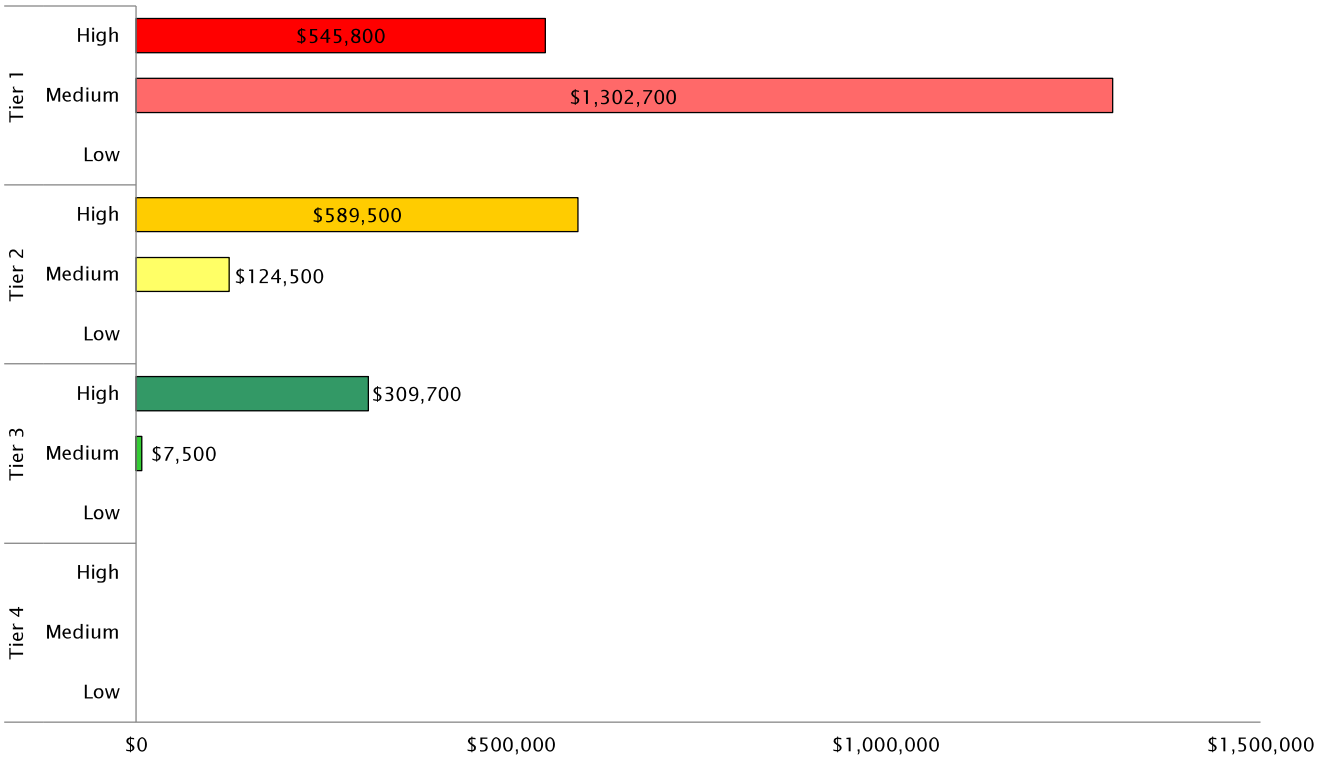
1103 West Perry Park Avenue
Larkspur, CO 80118
Castle View High School Feeder Area, K-6

Funded by 1970 Bond
Opened in 1972

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

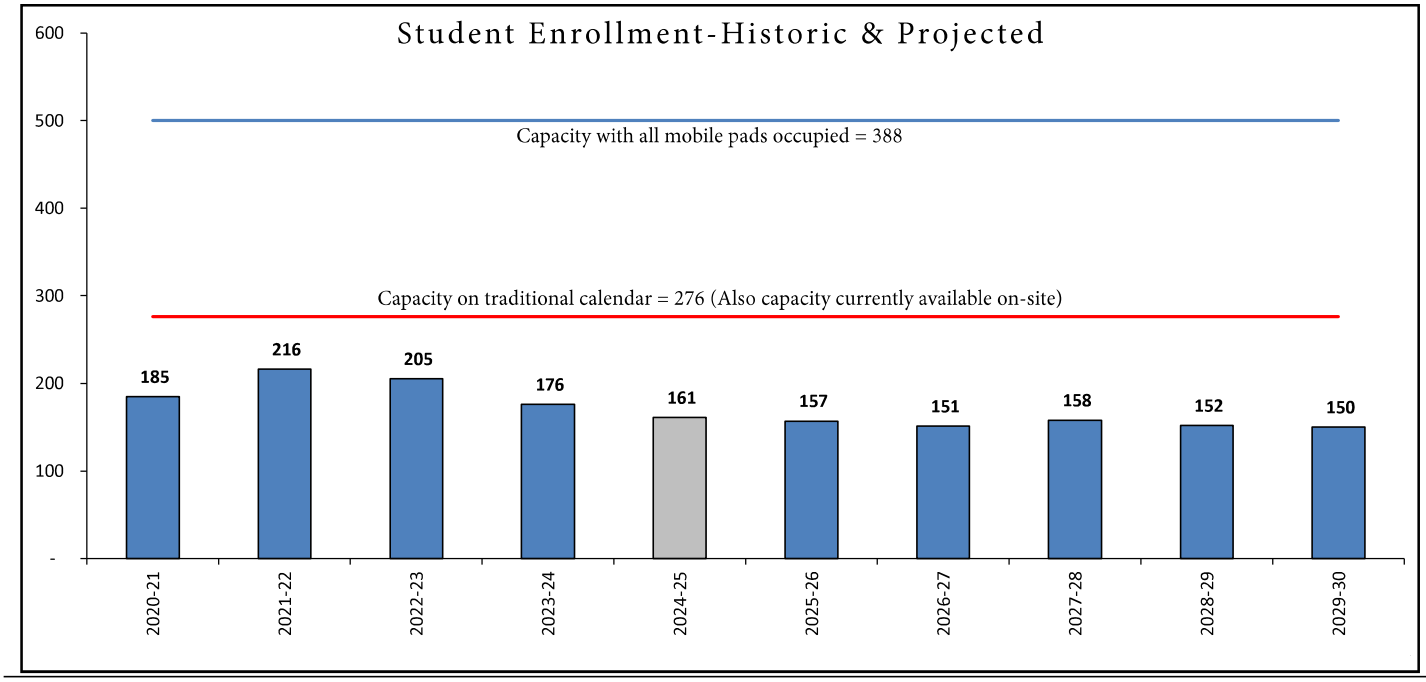
Larkspur Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,879,700

Estimated Total Project Costs: $3,312,185-$4,736,836



Following is the list of needed facility projects at Larkspur Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace panels and transformers not yet replaced	$121,300	$12,200-$52,200	$6,065-$26,080
	*Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
	*Replace the heating boiler	$303,200	$30,400-$130,400	$15,160-$65,188
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Fire sprinkle building	$1,102,500	$110,300-$474,100	$55,125-$237,038
2-High	**Replace ceramic tile with MMA	$48,600	$4,800-$20,800	$2,430-$10,449
	**Repair areas of asphalt	$82,700	$8,300-$35,600	$4,135-$17,781
	**Replace trough washing stations with sinks (2)	$7,300	$700-$3,100	$365-$1,570
	Paint exterior	$10,100	$1,000-$4,300	$505-$2,172
	Repair/replace sections of sidewalk, front entry asphalt.	$82,700	$8,300-$35,600	$4,135-$17,781
	Recaulk windows	$9,500	$1,000-$4,100	$475-$2,043
	Repair, sand and paint exterior doors	$6,500	$600-$2,700	$325-$1,398
	Replace toilet partitions when flooring replaced	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace 3 sinks in individual restrooms	$2,100	$200-$800	$105-$452
	Replace asphalt playground	$88,200	$8,900-$38,000	$4,410-$18,963
	**Improve drainage at parking lot, SW building corner, mobile site, and NW bus loop	$220,500	$22,100-$94,900	$11,025-$47,408
	**Recaulk foundation where concrete meets foundation walls	$7,000	$700-$3,000	$350-$1,505
2-Medium	**Repair areas of metal siding	$12,600	$1,200-$5,400	$630-$2,709
	Repair curb at entrance/bus loop	$67,800	$6,800-$29,100	$3,390-$14,577
	Replace VCT tiles on the stage, abatement for mastic	$44,100	$4,500-$19,000	$2,205-$9,482
3-High	Repair rusting columns at gym west side	$9,500	$1,000-$4,100	$475-$2,043
	Refinish all fixed walls	$25,000	$2,500-$10,700	$1,250-$5,375
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Repair/replace fencing where needed, wood and metal	$10,100	$1,000-$4,300	$505-$2,172
	Replace casework in original building	$72,800	$7,300-$31,300	$3,640-$15,652
	Replace grid ceiling and tile in original building	$104,100	$10,400-$44,700	$5,205-$22,382
3-Medium	Repair or replace vinyl covering	$7,500	$800-$3,200	$375-$1,613

Estimated Total Construction Costs (in 2025 Dollars): $2,879,700
Estimated Project Management Costs Range: $288,500-$1,238,000
Estimated Inflation Range: $143,985-$619,136

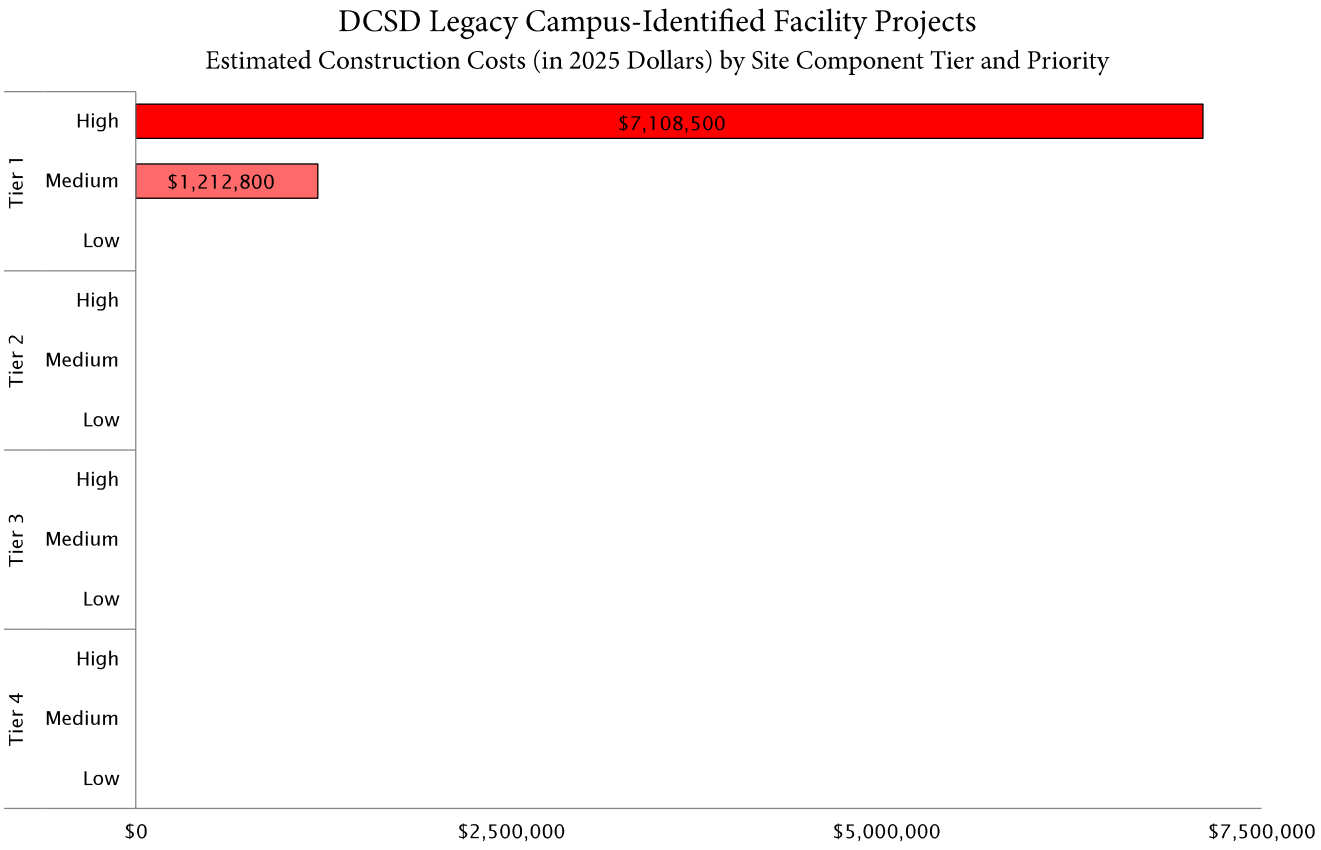
Estimated Total Project Costs: $3,312,185-$4,736,836

Legacy Campus

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

Funded by 2018 Bond
Opened in 2023

Site Acreage: 14.10
Facility Square Feet: 175,780



Estimated Total Construction Costs (in 2024 Dollars): $8,321,300
Estimated Total Project Costs: $9,569,665-$13,688,580

Following is the list of needed facility projects at the DCSD Legacy Campus

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Install a dedicated domestic water heater for the kitchen	$67,200	$6,800-$28,900	$3,360-$14,448
	**Install one, stand-alone domestic water heaters/boiler for the entire building, less the kitchen	$577,500	$57,800-$248,400	$28,875-$124,163
	**Replace chiller	$1,938,800	$193,900-$833,700	$96,940-$416,842
	**Replace chillers	$1,878,900	$187,900-$807,900	$93,945-$403,964
	**Replace heating boilers	$826,900	$82,700-$355,600	$41,345-$177,784
	**Replace roof	$1,819,200	$181,900-$782,200	$90,960-$391,128
2-Medium	**Resurface asphalt parking lot	$1,212,800	$121,300-$521,500	$60,640-$260,752

Estimated Total Construction Costs (in 2025 Dollars): $8,321,300
Estimated Project Management Costs Range: $832,300-$3,578,200
Estimated Inflation Range: $416,065-$1,789,080

Estimated Total Project Costs: $9,569,665-$13,688,580

Legacy Point Elementary

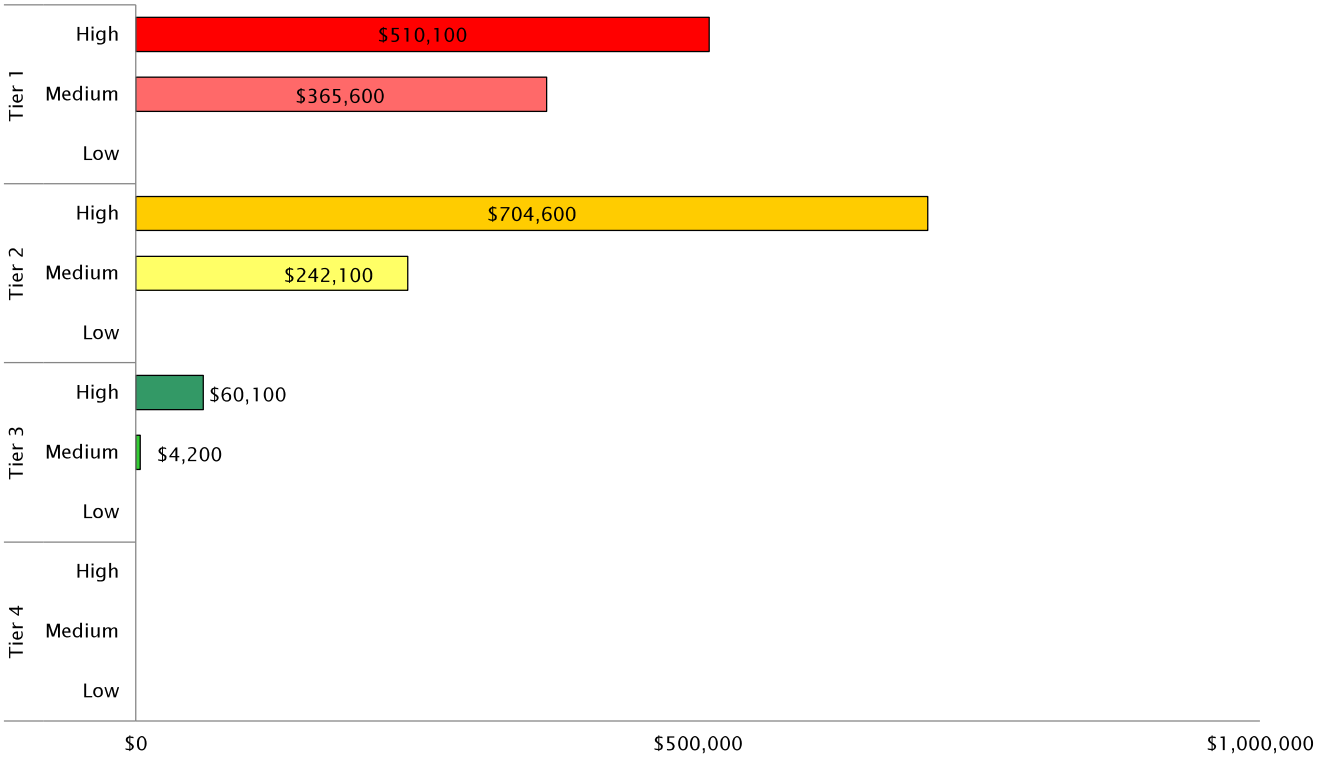
12736 South Red Rosa Circle
Parker, CO 80134
Ponderosa High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2003

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

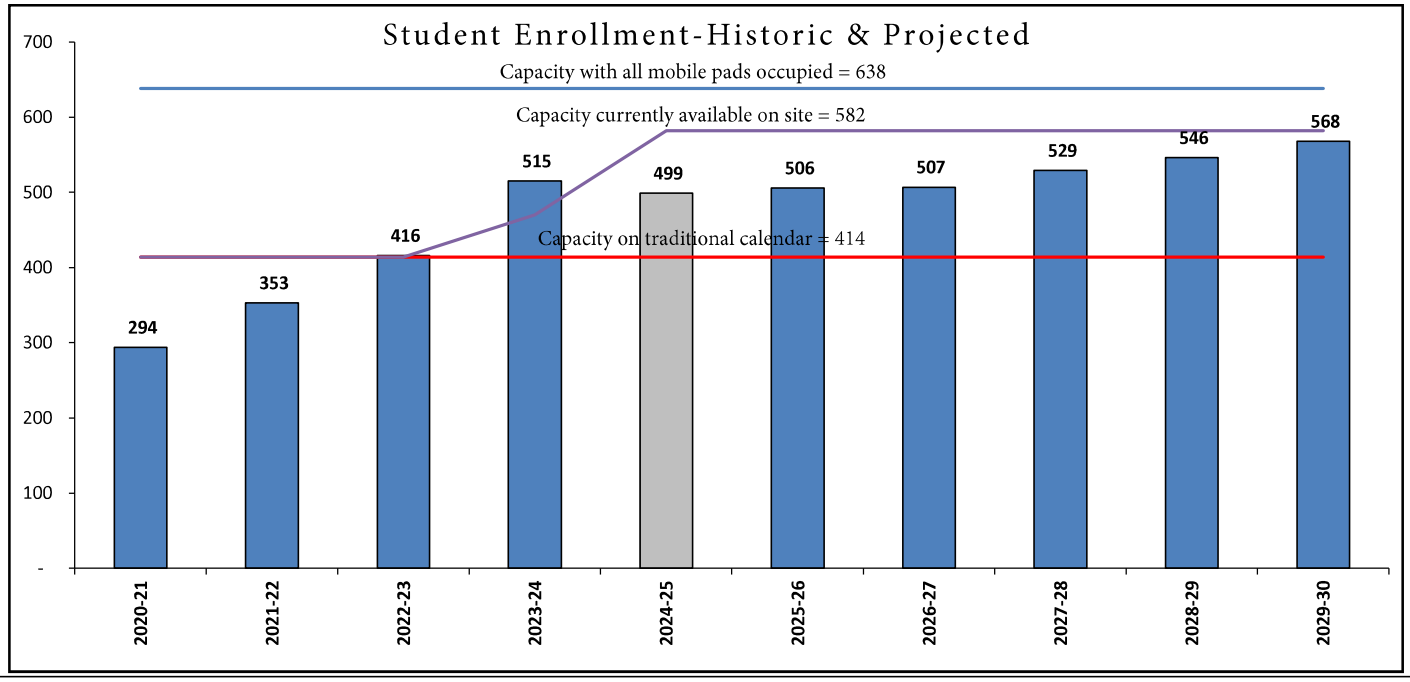
Legacy Point Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,886,700

Estimated Total Project Costs: $2,169,335-$3,103,041



Following is the list of needed facility projects at Legacy Point Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	*Replace chiller	$182,000	$18,200-$78,300	$9,100-$39,130
	Upgrade fire alarm system	$237,100	$23,700-$101,900	$11,855-$50,977
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Overhaul elevator	$165,400	$16,600-$71,100	$8,270-$35,561
2-High	**Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	**Replace VCT cafeteria flooring	$24,300	$2,400-$10,400	$1,215-$5,225
	Fix storefront window leakage	$12,600	$1,200-$5,400	$630-$2,709
	Paint exterior trim, windows and doors	$11,400	$1,100-$4,900	$570-$2,451
	Recaulk door frames	$1,400	$100-$600	$70-$301
	Repair/replace damage to sidewalks due to ground movement	$16,600	$1,600-$7,100	$830-$3,569
	Replace toilet partitions	$42,500	$4,200-$18,200	$2,125-$9,138
	Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
	Replace stair tread	$5,800	$600-$2,500	$290-$1,247
2-Medium	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace windows	$151,100	$15,100-$64,900	$7,555-$32,487
3-High	Recaulk areas where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Renovate multi-use field	$40,100	$4,000-$17,200	$2,005-$8,622
	Replace blinds in conference room at front entry	$15,700	$1,500-$6,700	$785-$3,376
3-Medium	Repair areas of vinyl wall covering	$4,200	$400-$1,800	$210-$903

Estimated Total Construction Costs (in 2025 Dollars): $1,886,700
Estimated Project Management Costs Range: $188,300-$810,700
Estimated Inflation Range: $94,335-$405,641

Estimated Total Project Costs: $2,169,335-$3,103,041

Legend High

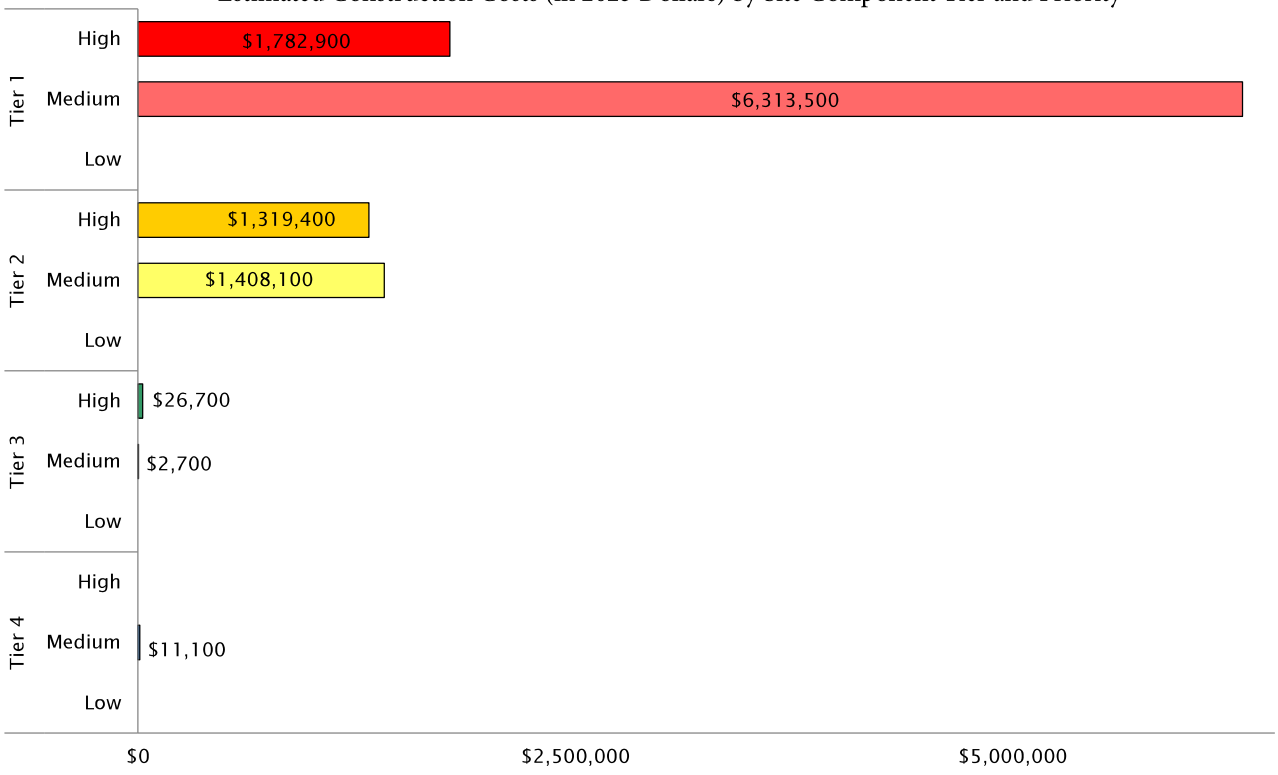
22219 Hilltop Road
Parker, CO 80134
Legend High School Feeder Area, 9-12

Funded by 2003 Bond
Opened in 2008

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

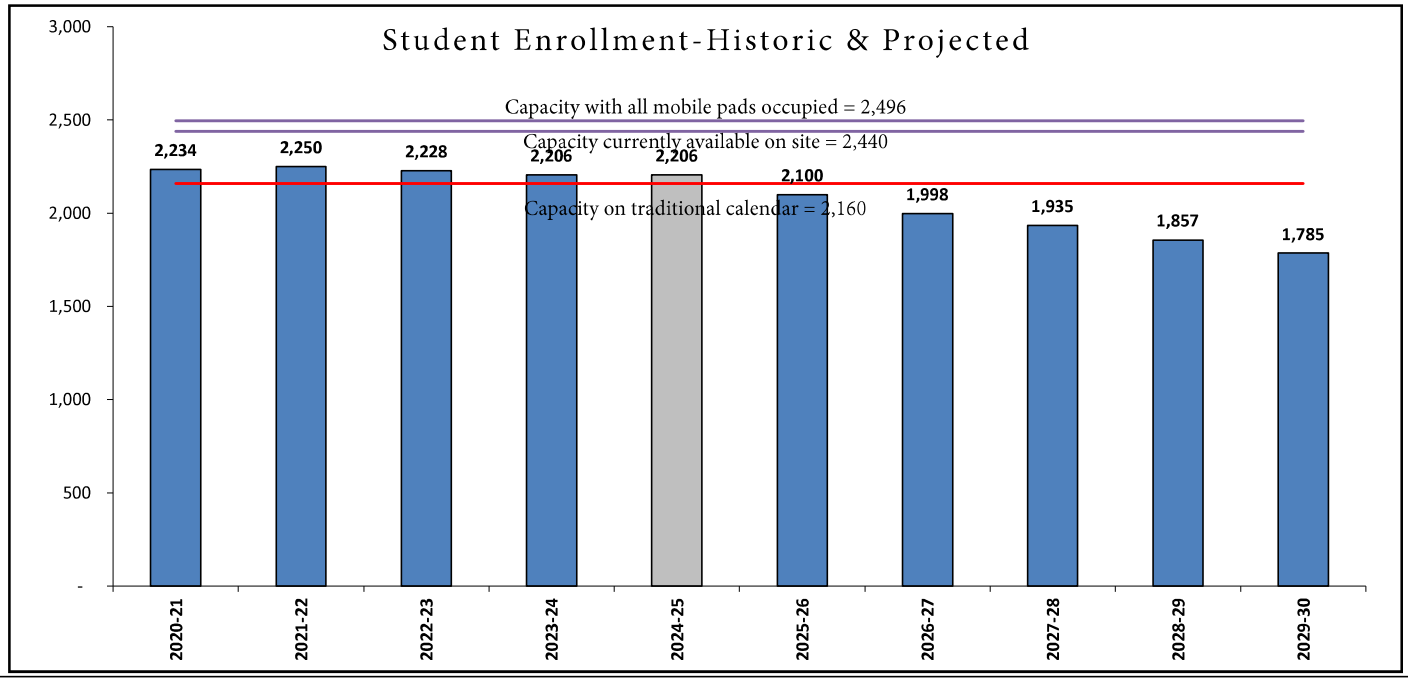
Legend High School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $10,864,400

Estimated Total Project Costs: $12,494,220-$17,871,546



Following is the list of needed facility projects at Legend High

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade control system	$1,267,400	$126,700-$544,900	$63,370-$272,491
	**Upgrade fire alarm system	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	Refurbish the elevator adjacent to the cafeteria	$165,400	$16,600-$71,100	$8,270-$35,561
	Replace condensing domestic water heater/boilers with standalone unit	$577,500	$57,800-$248,400	$28,875-$124,163
	**Install new IP intercom system for building	$333,600	$33,300-$143,400	$16,680-$71,724
	Replace roof	$2,756,300	$275,600-$1,185,200	$137,815-$592,605
	Replace RTUs	$1,653,800	$165,400-$711,100	$82,690-$355,567
	Replace the heating boiler(s)	$826,900	$82,700-$355,600	$41,345-$177,784
2-High	**Repair moisture penetration at F pod entrance	$6,700	$700-$2,900	$335-$1,441
	**Upgrade lighting and sound systems (theater and stage)	$121,300	$12,200-$52,200	$6,065-$26,080
	Paint metal railings	$2,100	$200-$800	$105-$452
	Resurface asphalt areas as necessary	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Recaulk windows	$86,800	$8,600-$37,200	$4,340-$18,662
2-Medium	Recaulk around drop-in sinks in restrooms	$3,000	$300-$1,300	$150-$645
	Flooring Cafeteria/Hallways. Needs-Replace VCT	$330,800	$33,100-$142,200	$16,540-$71,122
	Repair areas of sidewalk as necessarry	$16,600	$1,600-$7,100	$830-$3,569
	Replace carpet	$882,000	$88,200-$379,300	$44,100-$189,630
	Replace kitchen flooring	$90,500	$9,000-$38,800	$4,525-$19,458
	Replace poured acrylic flooring in all restrooms	$88,200	$8,900-$38,000	$4,410-$18,963
3-High	Mitigate foundation movement at F pod (E wing). Recaulk where concrete meets exterior wall	$26,700	$2,700-$11,500	$1,335-$5,741
3-Medium	Repair vinyl wall covering as necessary	$2,700	$300-$1,200	$135-$581
4-Medium	Repair areas of grass around school	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $10,864,400
Estimated Project Management Costs Range: $1,086,600-$4,671,300
Estimated Inflation Range: $543,220-$2,335,846

Estimated Total Project Costs: $12,494,220-$17,871,546

Lone Tree Elementary

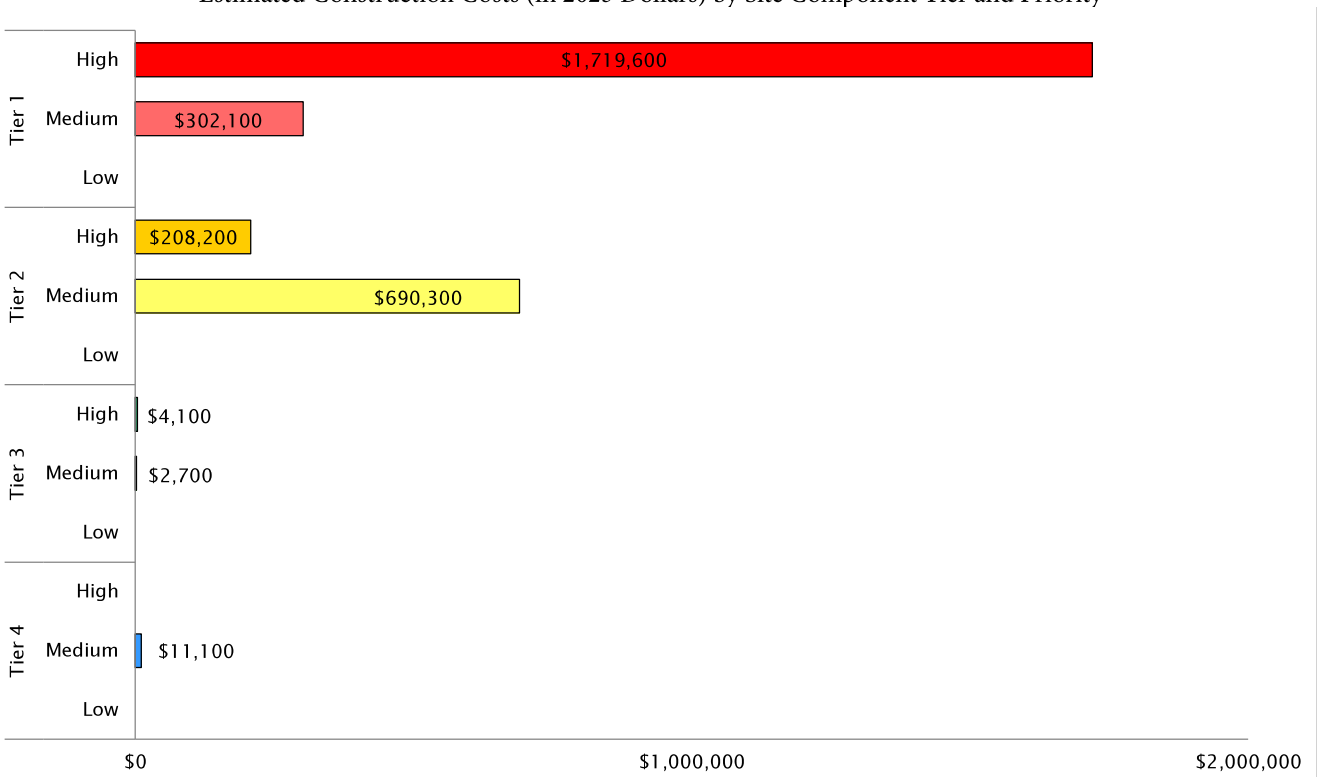
9375 Heritage Hills Circle
Lone Tree, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by Certificate of Participation
Opened in 2007

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

Lone Tree Elementary-Identified Facility Projects

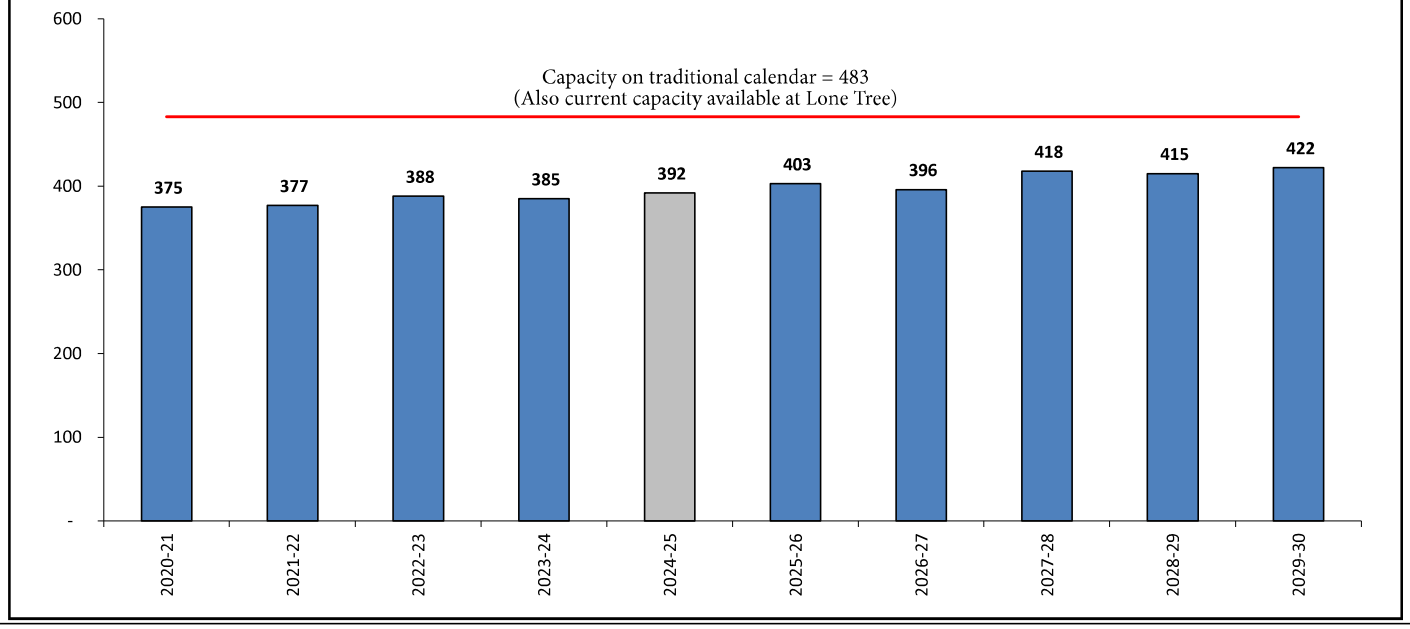
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,938,100

Estimated Total Project Costs: $3,378,305-$4,831,792

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Lone Tree Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	$992,300	$99,200-$426,700	$49,615-$213,345
	**Upgrade control system	$400,300	$40,000-$172,000	$20,015-$86,065
	**Upgrade fire alarm system	$236,000	$23,600-$101,400	$11,800-$50,740
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Refurbish cooling tower	$68,300	$6,800-$29,300	$3,415-$14,685
	Remove and replace the two, small AC condensors on the roof	$33,600	$3,400-$14,500	$1,680-$7,224
2-High	**Repair VCT at cafeteria entrance	$2,700	$300-$1,200	$135-$581
	**Replace sink counter tops in all restrooms	$46,400	$4,600-$19,900	$2,320-$9,976
	Curtain Walls Needs-Recaulk windows. Clean framing	$16,100	$1,600-$6,800	$805-$3,462
	Recaulk windows	$16,100	$1,600-$6,800	$805-$3,462
	Repair operable partition between gym and cafeteria	$16,600	$1,600-$7,100	$830-$3,569
	Resurface parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
2-Medium	**Re-caulk the control joints in the CMU block	$17,500	$1,700-$7,400	$875-$3,763
	**Seal the CMU block comprising the exterior walls of the building	$32,900	$3,200-$14,100	$1,645-$7,074
	Repair/replace areas of cracked sidewalk	$27,600	$2,800-$11,900	$1,380-$5,934
	Replace carpet	$400,300	$40,000-$172,000	$20,015-$86,065
	Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace kitchen flooring	$90,500	$9,000-$38,800	$4,525-$19,458
	Replace poured acrylic flooring in all restrooms	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace VCT cafeteria flooring	$24,300	$2,400-$10,400	$1,215-$5,225
3-High	Recaulk foundation where concrete meets foundation walls	$4,100	$400-$1,700	$205-$882
3-Medium	Repair areas of vinyl wall covering	$2,700	$300-$1,200	$135-$581
4-Medium	Renovate grass area around school.	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $2,938,100
Estimated Project Management Costs Range: $293,300-$1,262,000
Estimated Inflation Range: $146,905-$631,692

Estimated Total Project Costs: $3,378,305-$4,831,792

Mammoth Heights Elementary

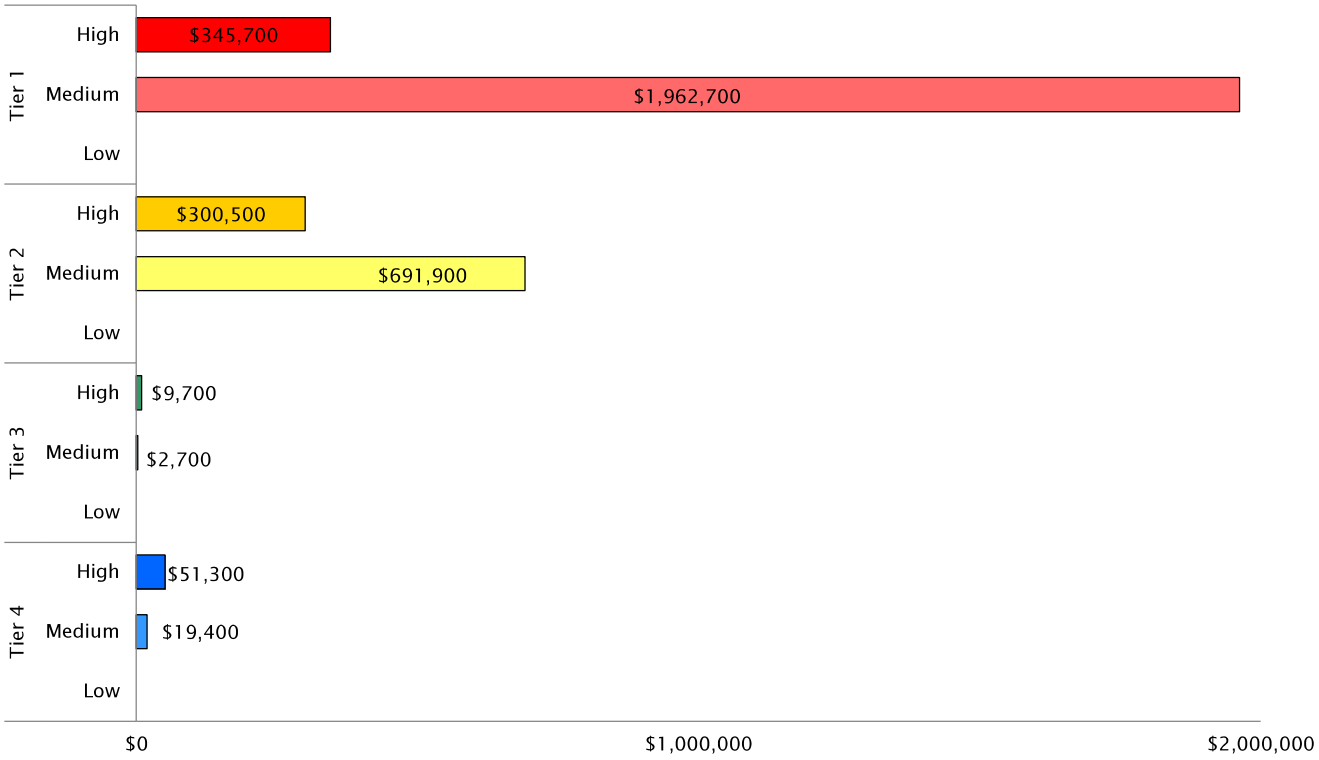
9500 Stonegate Parkway
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2007

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

Mammoth Heights Elementary-Identified Facility Projects

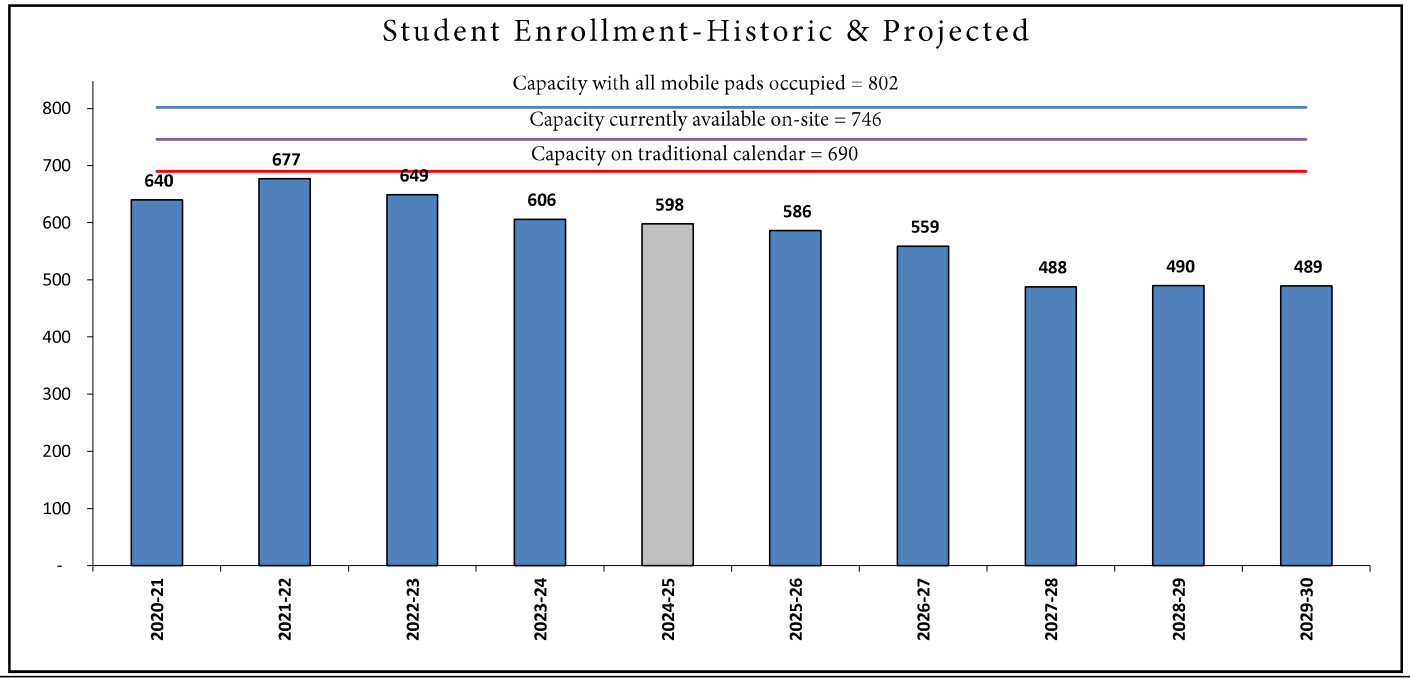
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,383,900

Estimated Total Project Costs: $3,891,195-$5,565,539

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Mammoth Heights Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade fire alarm system	$254,700	$25,500-$109,500	$12,735-$54,761
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Upgrade control system	$467,000	$46,600-$200,700	$23,350-$100,405
	Replace condensing heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
	Replace 060 EPDM fully adhered roof	$992,300	$99,200-$426,700	$49,615-$213,345
2-High	**Recaulk expansion joints. Reseal CMU	$20,100	$2,000-$8,600	$1,005-$4,322
	**Resurface parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
	Paint metal on sun shades	$6,700	$700-$2,900	$335-$1,441
	Recaulk windows	$20,100	$2,000-$8,600	$1,005-$4,322
	**Resurface asphalt playground	$88,200	$8,900-$38,000	$4,410-$18,963
2-Medium	Repaint exterior doors and frames	$11,100	$1,100-$4,700	$555-$2,387
	Repair/replace areas of sidewalk as necessary	$16,600	$1,600-$7,100	$830-$3,569
	Repaint supplemental steel above exterior windows	$5,600	$500-$2,300	$280-$1,204
	Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace kitchen flooring	$90,500	$9,000-$38,800	$4,525-$19,458
	Replace poured acrylic flooring in all restrooms	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace VCT flooring	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace VCT flooring (hallways/classrooms)	$22,100	$2,200-$9,500	$1,105-$4,752
3-High	Recaulk foundation where concrete meets.	$4,100	$400-$1,700	$205-$882
	Repair crack in wall at entrance to south classrooms	$5,600	$500-$2,300	$280-$1,204
3-Medium	Repair areas of vinyl wall paper	$2,700	$300-$1,200	$135-$581
4-High	Repair retaining wall (E side of playing field)	$12,600	$1,200-$5,400	$630-$2,709
	Repair retaining wall movement at north entry	$38,700	$3,900-$16,700	$1,935-$8,321
4-Medium	Repair areas of grass around school	$11,100	$1,100-$4,700	$555-$2,387
	Replace broken and/or missing sunshade panels at the front of the school	$8,300	$800-$3,600	$415-$1,785

Estimated Total Construction Costs (in 2025 Dollars): $3,383,900
Estimated Project Management Costs Range: $338,100-$1,454,100
Estimated Inflation Range: $169,195-$727,539
Estimated Total Project Costs: $3,891,195-$5,565,539

Meadow View Elementary

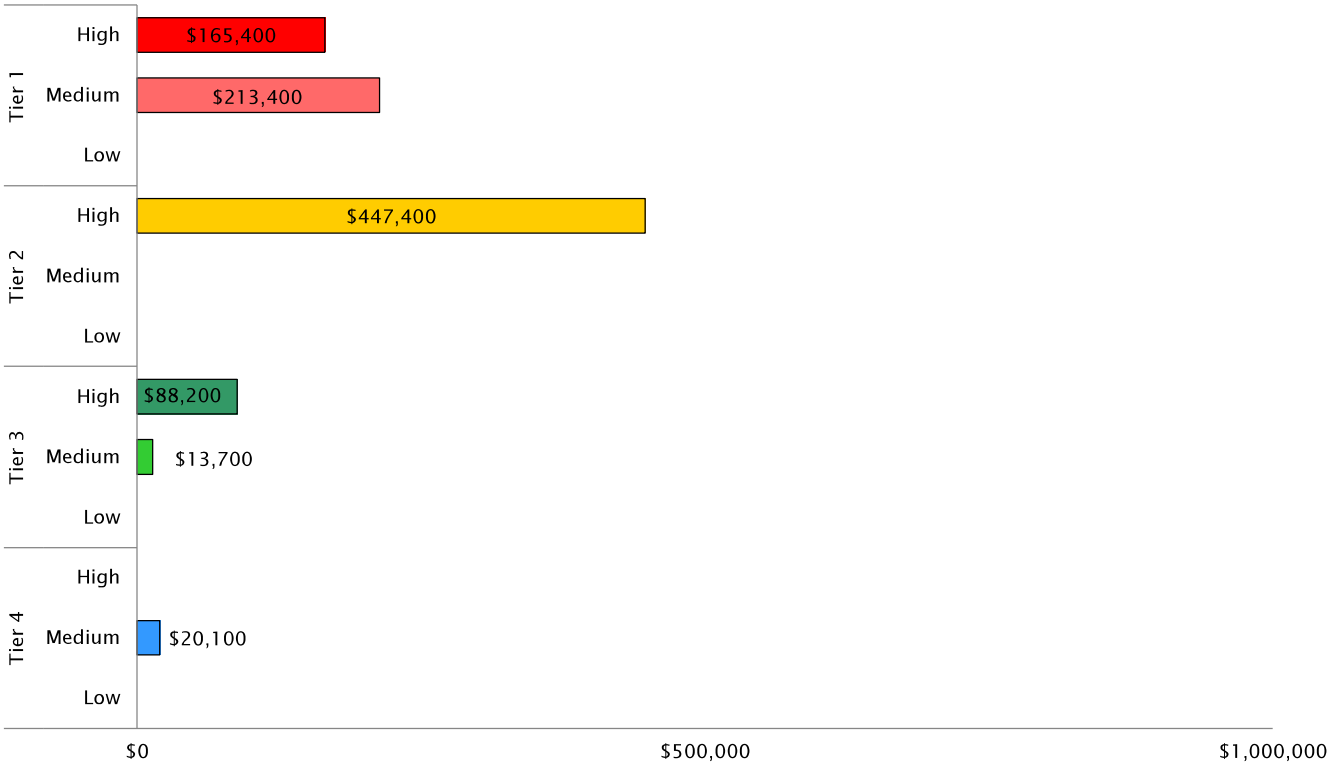
3700 Butterfield Crossing
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2000

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

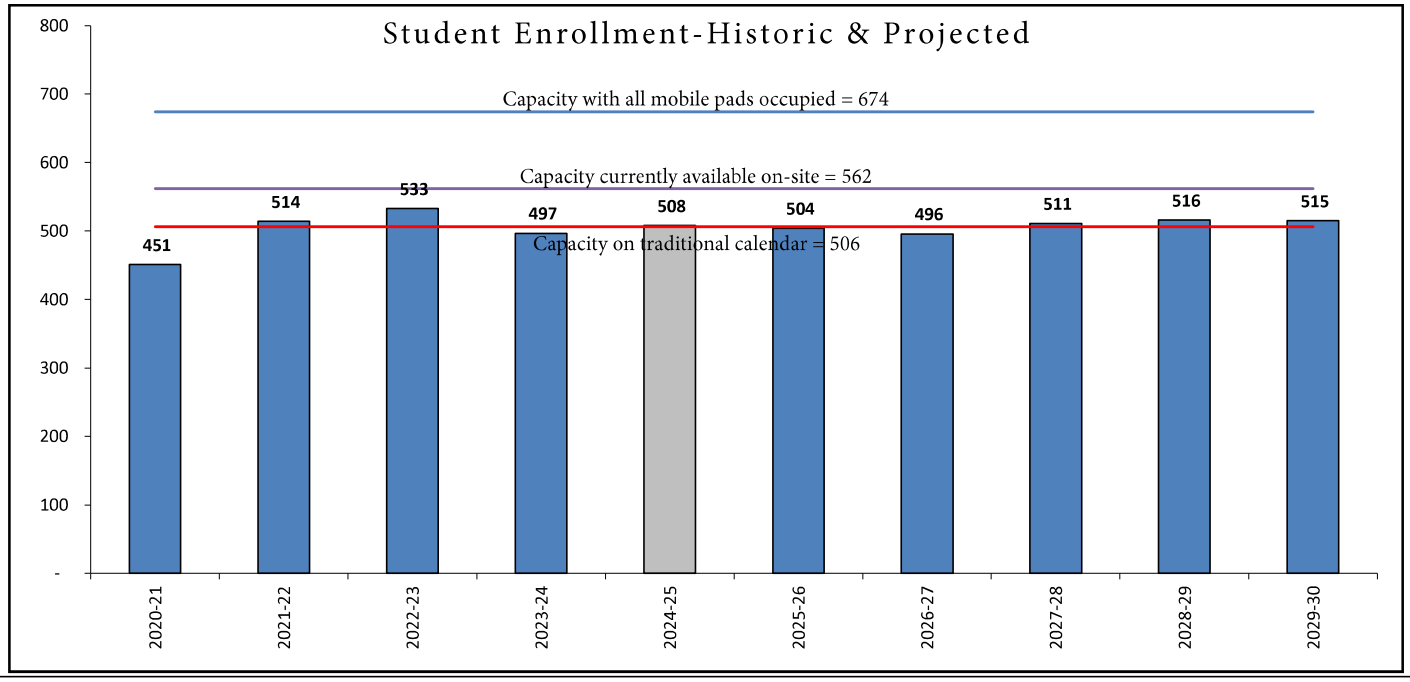
Meadow View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $948,200

Estimated Total Project Costs: $1,090,310-$1,559,463



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace cooling tower	$165,400	$16,600-$71,100	$8,270-$35,561
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Perform a test & balance TAB procedure and make HVAC adjustments as-needed.	$13,200	$1,300-$5,600	$660-$2,838
2-High	**Resurface parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
	Repair/replace sections of sidewalk as necessary	$16,600	$1,600-$7,100	$830-$3,569
	Replace curb with snow curb	$106,800	$10,600-$45,900	$5,340-$22,962
	Replace toilet partitions (4 boys and 4 girls restrooms)	$49,700	$4,900-$21,300	$2,485-$10,686
	Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Replace operable partition at gym	$20,600	$2,000-$8,800	$1,030-$4,429
	**Replace playground asphalt playpad	$88,200	$8,900-$38,000	$4,410-$18,963
3-High	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
3-Medium	Repair vinyl covering in multiple locations	$7,000	$700-$3,000	$350-$1,505
	Replace dumpster enclosure with new enclosure, repair site fencing and backstop	$6,700	$700-$2,900	$335-$1,441
4-Medium	Minor repairs on retaining wall	$20,100	$2,000-$8,600	$1,005-$4,322

Estimated Total Construction Costs (in 2025 Dollars): $948,200
Estimated Project Management Costs Range: $94,700-$407,400
Estimated Inflation Range: $47,410-$203,863

Estimated Total Project Costs: $1,090,310-$1,559,463

Mesa Middle

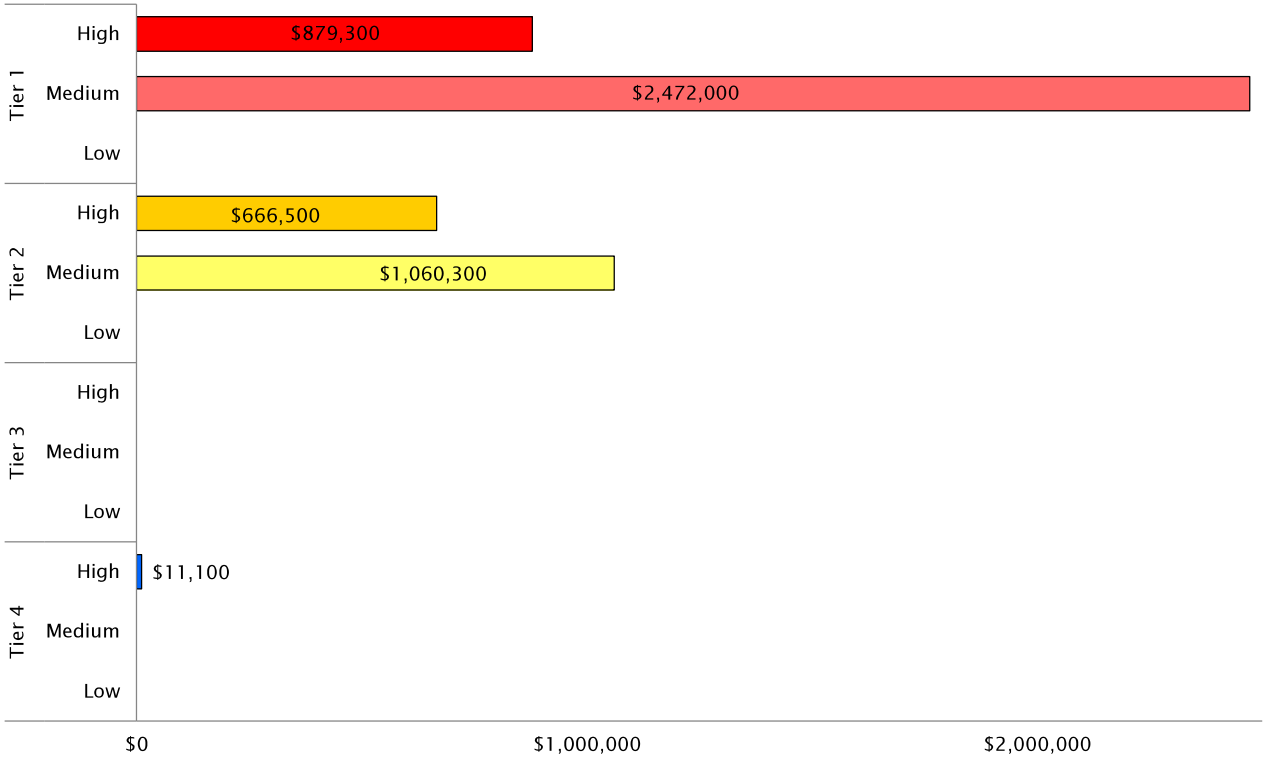
365 Mitchell Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 6-8

Funded by 2003 Bond
Opened in 2008

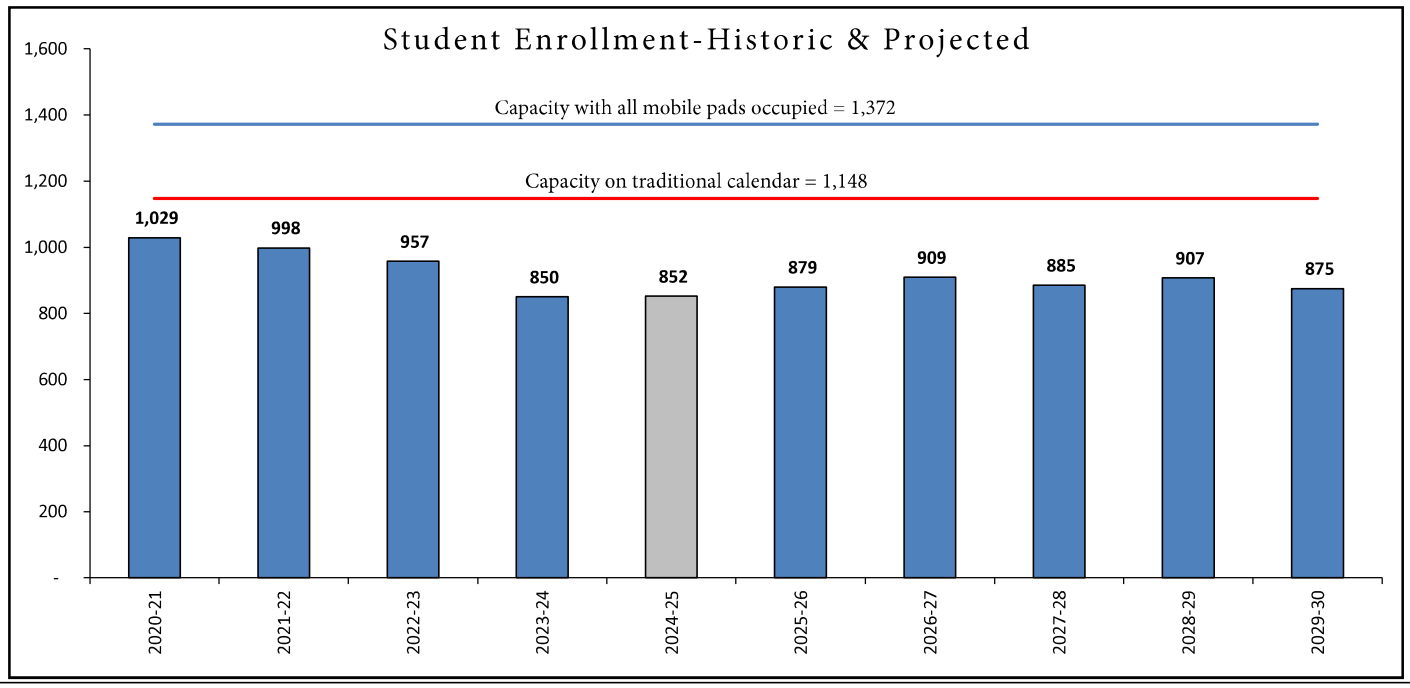
Site Acreage: 22
Facility Square Feet: 132,414
Mobiles on-site: 0

Mesa Middle School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $5,089,200
Estimated Total Project Costs: $5,852,560-$8,371,278



Following is the list of needed facility projects at Mesa Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment. Resupport gas piping	$91,000	$9,100-$39,100	$4,550-$19,565
	**Upgrade control system	$788,300	$78,900-$339,000	$39,415-$169,485
1-Medium	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
	Replace roof	$1,653,800	$165,400-$711,100	$82,690-$355,567
	Replace the heating boiler(s)	$551,300	$55,100-$237,000	$27,565-$118,530
2-High	**Recaulk expansion joints. Reseal CMU	$33,400	$3,300-$14,300	$1,670-$7,181
	**Replace sink counter tops	$51,100	$5,200-$22,000	$2,555-$10,987
	Resurface parking area, potholes and cracks down center from entrance	$551,300	$55,100-$237,000	$27,565-$118,530
	Recaulk windows	$30,700	$3,100-$13,200	$1,535-$6,601
2-Medium	Repair/replace areas of sidewalk cracks and heaving	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace carpet	$867,200	$86,700-$372,800	$43,360-$186,448
	Replace kitchen flooring	$110,300	$11,000-$47,400	$5,515-$23,715
	Replace VCT cafeteria flooring	$60,700	$6,100-$26,100	$3,035-$13,051
4-High	Repair CMU at planter boxes	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $5,089,200
Estimated Project Management Costs Range: $508,900-$2,187,900
Estimated Inflation Range: $254,460-$1,094,178

Estimated Total Project Costs: $5,852,560-$8,371,278

Mountain Ridge Middle

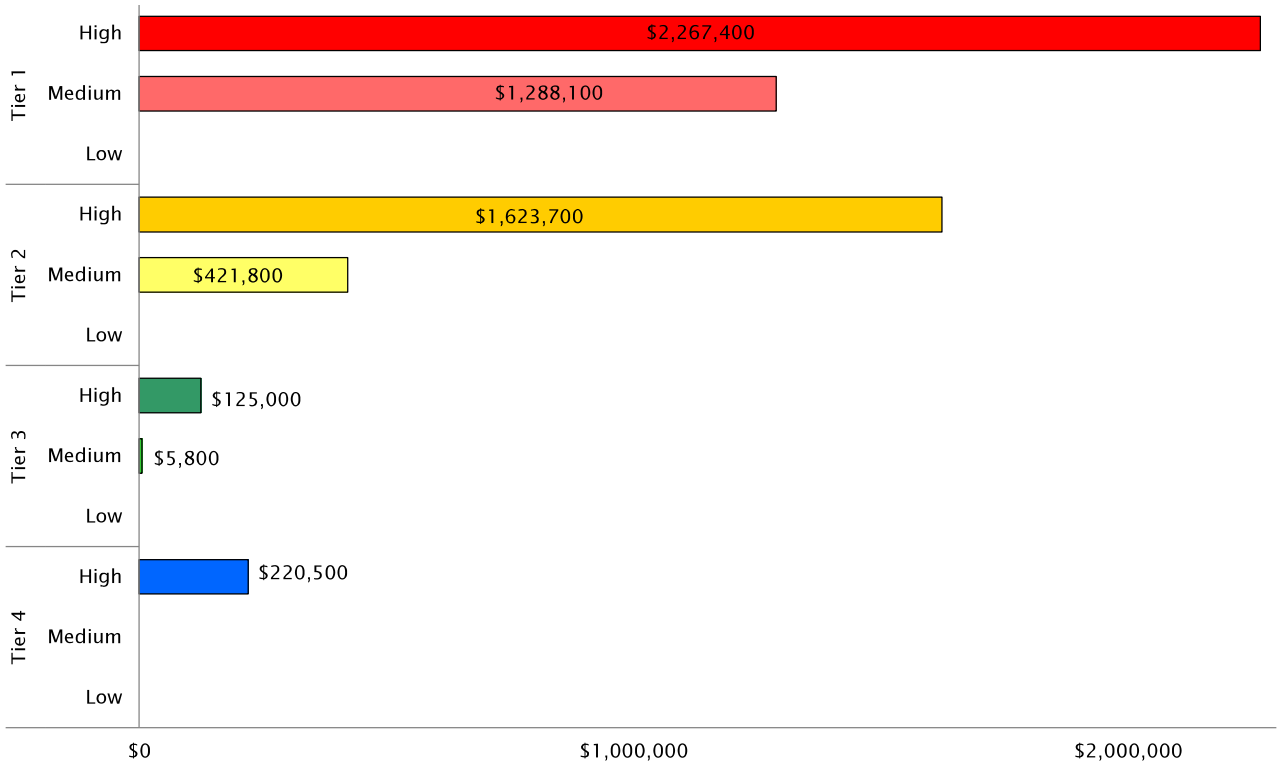
10590 Mountain Vista Ridge
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, 7-8

Funded by 2000 Bond
Opened in 2003

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

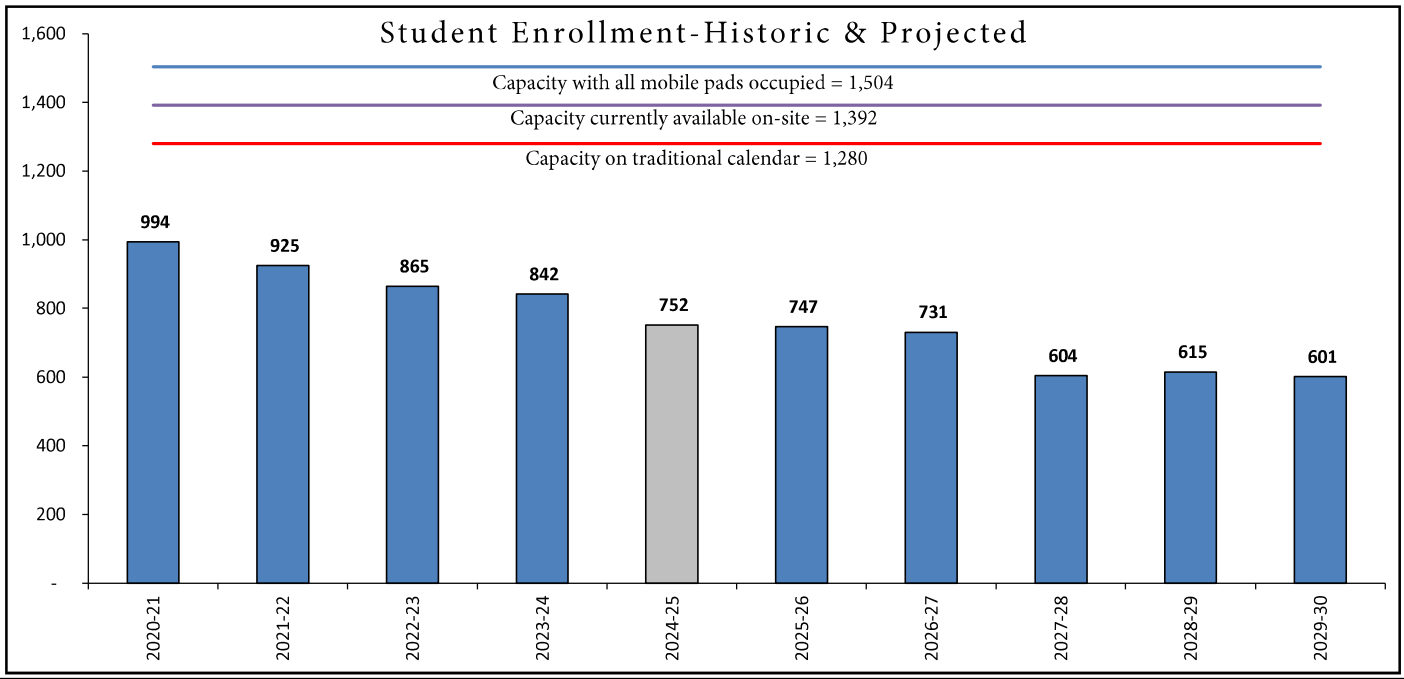
Mountain Ridge Middle School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $5,952,300

Estimated Total Project Costs: $6,845,015-$9,791,245



Following is the list of needed facility projects at Mountain Ridge Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	$1,764,000	$176,400-$758,600	$88,200-$379,260
	Upgrade fire alarm system	$412,400	$41,200-$177,300	$20,620-$88,666
1-Medium	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
	Overhaul elevator	$165,400	$16,600-$71,100	$8,270-$35,561
	Replace chiller	$330,800	$33,100-$142,200	$16,540-$71,122
	Replace condensing domestic water heater/boilers with standalone unit	$525,000	$52,500-$225,800	$26,250-$112,875
2-High	**Replace carpet	$867,200	$86,700-$372,800	$43,360-$186,448
	Paint exterior trim and doors	$11,400	$1,100-$4,900	$570-$2,451
	Recaulk door frames	$1,400	$100-$600	$70-$301
	Recaulk windows	$31,800	$3,200-$13,700	$1,590-$6,837
	Repair/replace sections of sidewalk as necessary	$16,600	$1,600-$7,100	$830-$3,569
	Replace toilet partitions	$60,700	$6,100-$26,100	$3,035-$13,051
	Resurface asphalt parking lot	$606,400	$60,700-$260,800	$30,320-$130,376
	Repair operable partitions in pods	$28,200	$2,800-$12,100	$1,410-$6,063
2-Medium	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace windows	$330,800	$33,100-$142,200	$16,540-$71,122
3-High	Recaulk areas where concrete meets foundation walls	$6,500	$600-$2,700	$325-$1,398
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Repair prestress concrete tees at cafeteria/commons	$18,900	$1,800-$8,000	$945-$4,064
	Address movement occurring south of commons expansion joint. Carpet splitting, wall joint seperation	$11,400	$1,100-$4,900	$570-$2,451
3-Medium	Repair areas of vinyl wall covering	$5,800	$600-$2,500	$290-$1,247
4-High	Renovate areas of landscaping around school	$220,500	$22,100-$94,900	$11,025-$47,408

Estimated Total Construction Costs (in 2025 Dollars): $5,952,300
Estimated Project Management Costs Range: $595,100-$2,559,200
Estimated Inflation Range: $297,615-$1,279,745

Estimated Total Project Costs: $6,845,015-$9,791,245

Mountain View Elementary

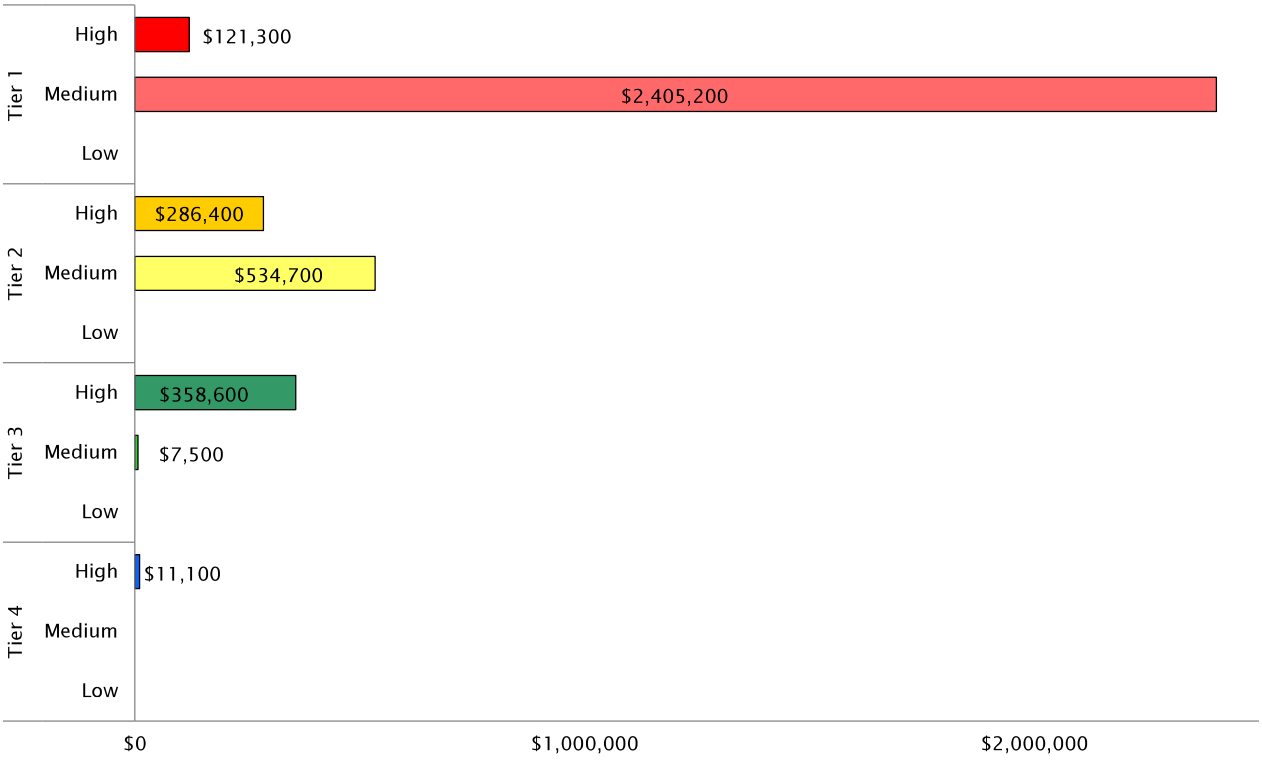
8502 East Pinery Parkway
Parker, CO 80134
Ponderosa High School Feeder Area, K-2

Funded by 1978 Bond
Opened in 1980

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

Mountain View Primary School-Identified Facility Projects

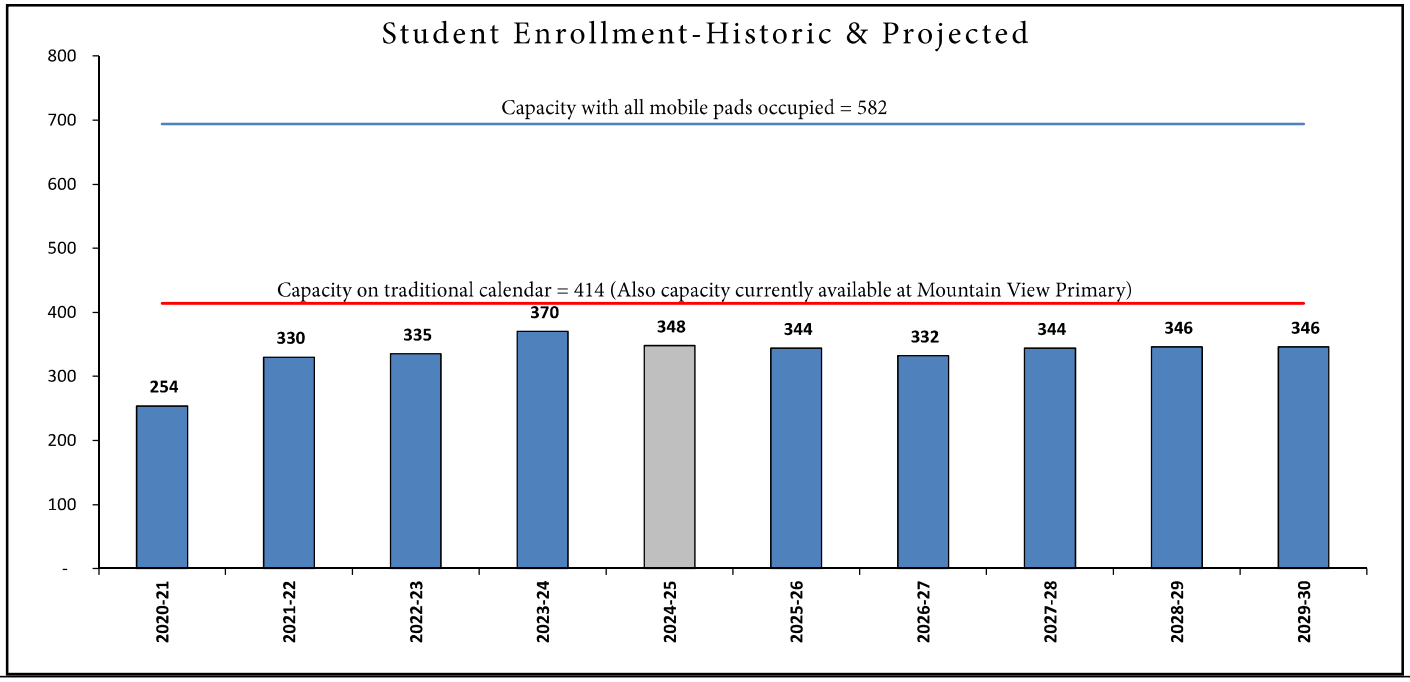
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,676,200

Estimated Total Project Costs: $4,227,710-$6,046,883

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Mountain View Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Fire sprinkle building	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace roof	$1,102,500	$110,300-$474,100	$55,125-$237,038
2-High	**Re-caulk remaining control joints	$3,400	$300-$1,400	$170-$731
	**Refinish stage floor	$6,500	$600-$2,700	$325-$1,398
	**Replace trough washing stations with sinks (6)	$21,400	$2,100-$9,200	$1,070-$4,601
	**Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
	Repair/replace and widen sections of sidewalk as needed. Install drainage chase outside gym entry	$27,600	$2,800-$11,900	$1,380-$5,934
	Refurbish/replace classroom partitions	$62,100	$6,200-$26,700	$3,105-$13,352
2-Medium	Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace VCT flooring in health room and sink areas in classrooms	$61,600	$6,100-$26,400	$3,080-$13,244
3-High	Install new synthetic turf for multi-use field	$275,700	$27,500-$118,500	$13,785-$59,276
	Recaulk foundation where concrete meets foundation walls	$10,100	$1,000-$4,300	$505-$2,172
	Replace older casework	$72,800	$7,300-$31,300	$3,640-$15,652
3-Medium	Repair/replace areas of vinyl covering	$7,500	$800-$3,200	$375-$1,613
4-High	Renovate grass area around school.	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $3,676,200
Estimated Project Management Costs Range: $367,700-$1,580,300
Estimated Inflation Range: $183,810-$790,383

Estimated Total Project Costs: $4,227,710-$6,046,883

Mountain Vista High

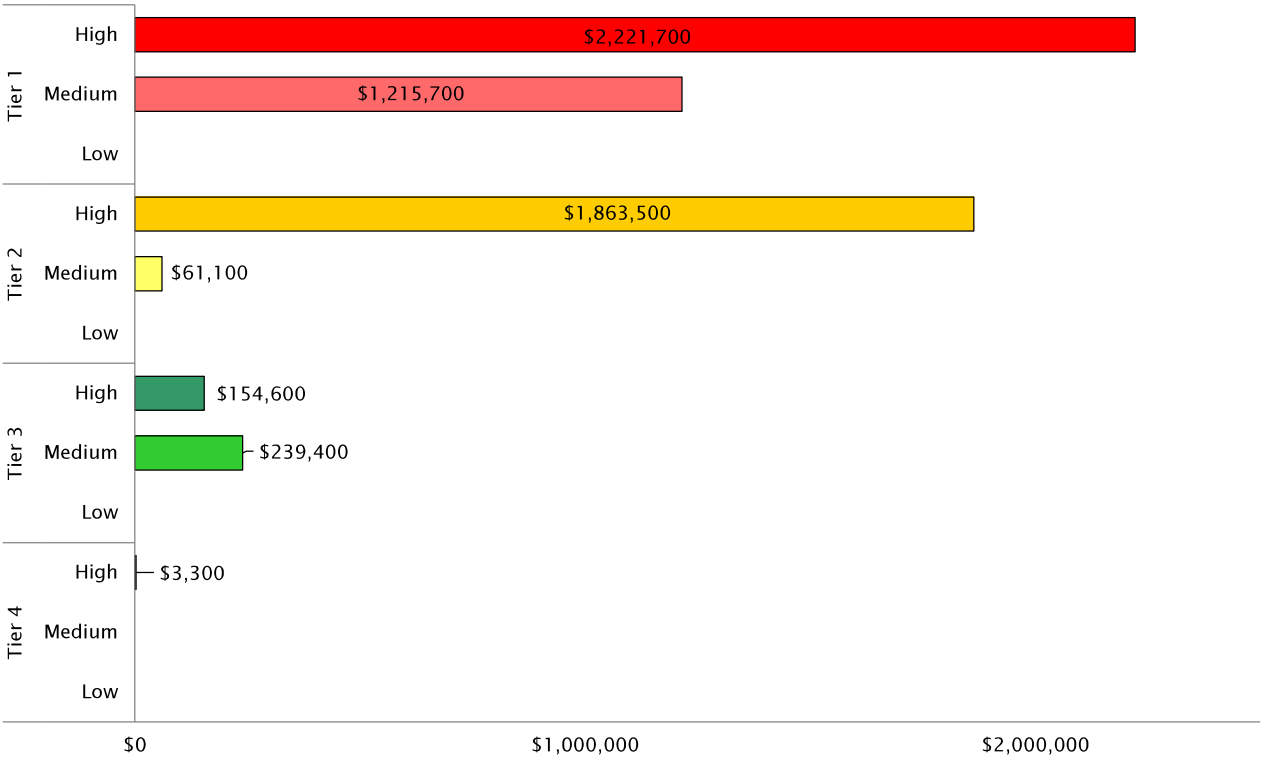
10585 Mountain Vista Ridge
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, 9-12

Funded by 1997 Bond
Opened in 2001

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

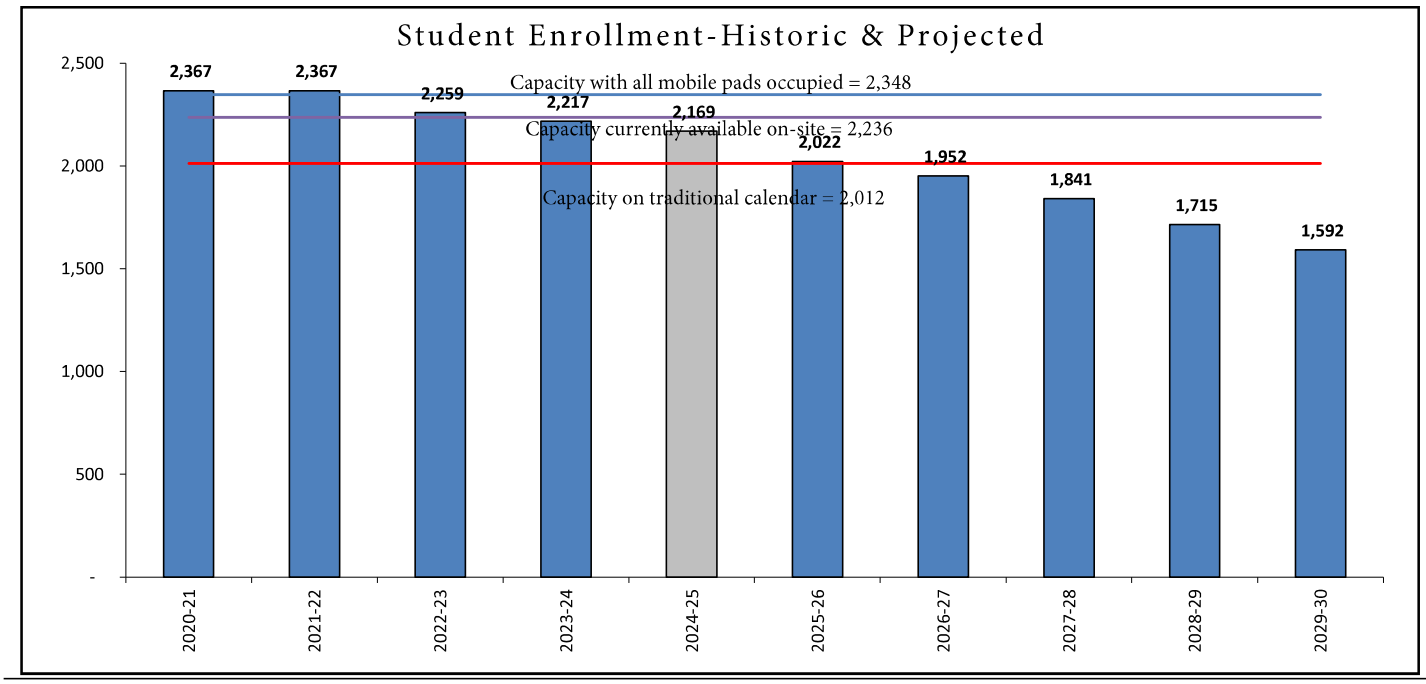
Mountain Vista High School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $5,759,300

Estimated Total Project Costs: $6,623,065-$9,473,350



Following is the list of needed facility projects at Mountain Vista High

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Paint metal roof	$16,600	$1,600-$7,100	$830-$3,569
	**Replace chiller and cooling tower	$551,300	$55,100-$237,000	$27,565-$118,530
	**Replace RTUs	$1,653,800	$165,400-$711,100	$82,690-$355,567
1-Medium	**Install new IP intercom system for building	$333,600	$33,300-$143,400	$16,680-$71,724
	**Replace the heating boiler(s)	$551,300	$55,100-$237,000	$27,565-$118,530
	Overhaul 2 elevators	$330,800	$33,100-$142,200	$16,540-$71,122
2-High	**Replace carpet in classrooms and offices	$242,600	$24,300-$104,300	$12,130-$52,159
	**Replace VCT cafeteria flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace VCT in pod hallways, classrooms as needed	$100,100	$10,000-$43,000	$5,005-$21,522
	**Upgrade lighting and sound systems (theater and stage)	$121,300	$12,200-$52,200	$6,065-$26,080
	Repair operable partitions between classrooms as necessary	$16,600	$1,600-$7,100	$830-$3,569
	Paint solid exterior doors	$1,100	$100-$500	$55-$237
	Recaulk windows	$94,400	$9,400-$40,500	$4,720-$20,296
	Repair/replace sections of sidewalk as necessary	$44,100	$4,500-$19,000	$2,205-$9,482
	Resurface asphalt parking lot	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Recaulk/reglaze curtain wall windows	$49,800	$5,000-$21,400	$2,490-$10,707
2-Medium	**Refinish the wood at the stage in the auditorium	$14,700	$1,500-$6,400	$735-$3,161
	Replace sink counter tops	$46,400	$4,600-$19,900	$2,320-$9,976
3-High	Refinish interior doors in high use areas	$6,700	$700-$2,900	$335-$1,441
	Recaulk foundation where concrete meets foundation walls	$44,500	$4,400-$19,100	$2,225-$9,568
	Renovate multi-use playing field	$90,000	$9,000-$38,600	$4,500-$19,350
	Repair crack in slab where it meets upper floor, from auditorium to F pod	$13,400	$1,300-$5,700	$670-$2,881
3-Medium	Repair/replace areas of vinyl	$18,900	$1,800-$8,000	$945-$4,064
	Add additional parking and new roadways for traffic flow	$220,500	$22,100-$94,900	$11,025-$47,408
4-High	Repair retaining wall SE corner of building	$3,300	$300-$1,300	$165-$710

Estimated Total Construction Costs (in 2025 Dollars): $5,759,300
Estimated Project Management Costs Range: $575,800-$2,475,800
Estimated Inflation Range: $287,965-$1,238,250

Estimated Total Project Costs: $6,623,065-$9,473,350

Northeast Elementary

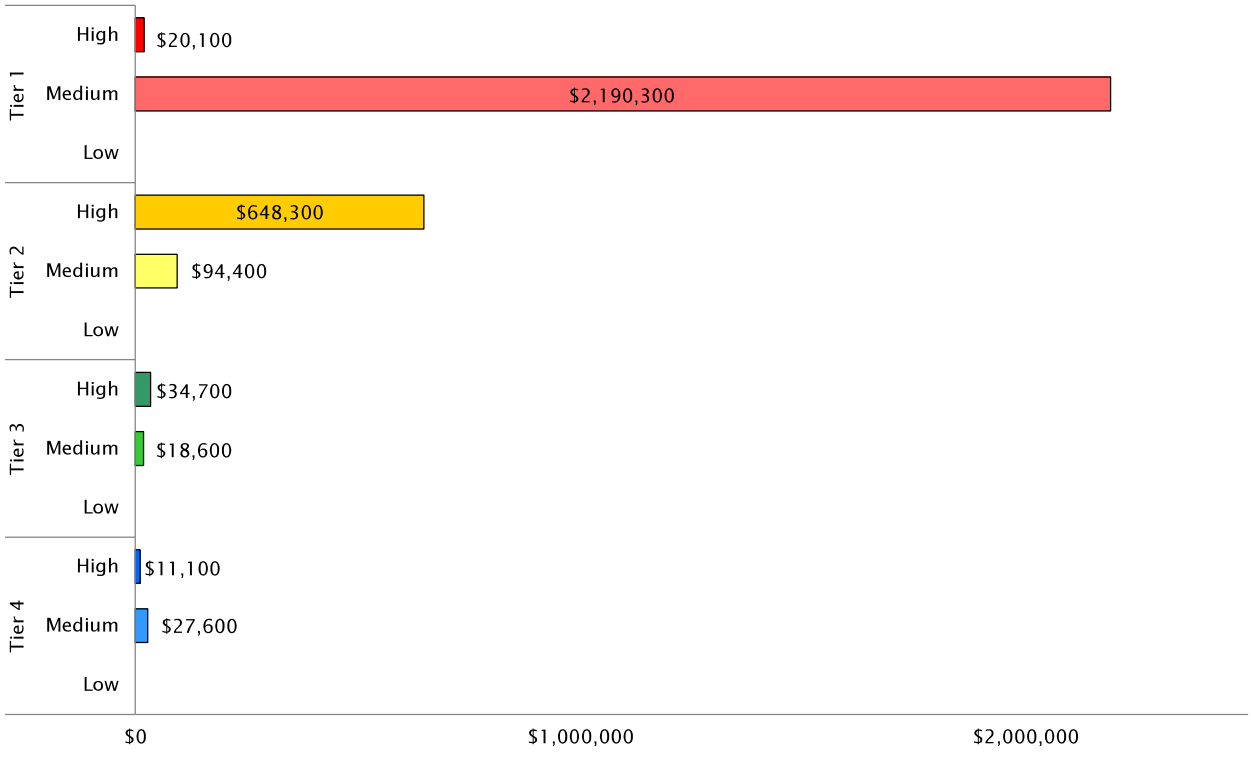
6598 North State Highway 83
Parker, CO 80134
Ponderosa High School Feeder Area, 3-5

Funded by 1960 Bond
Opened in 1966

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

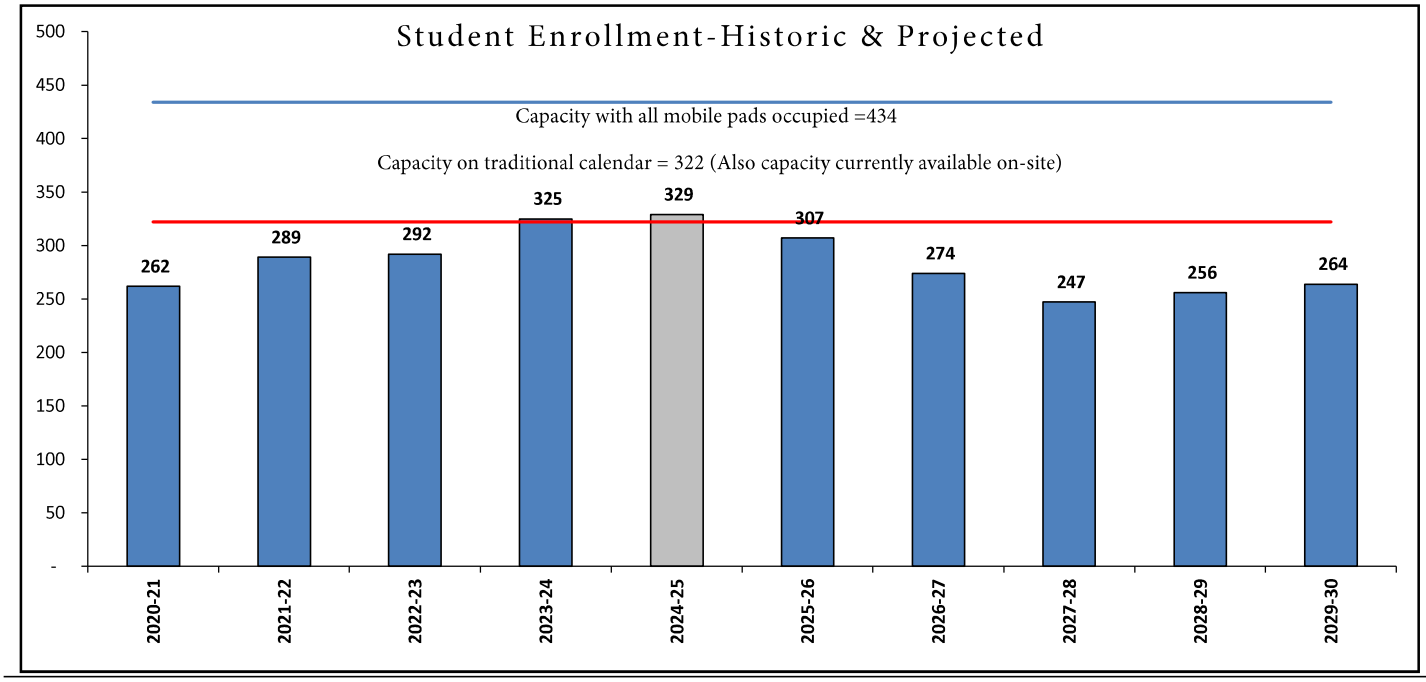
Northeast Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,045,100

Estimated Total Project Costs: $3,501,655-$5,008,397



Following is the list of needed facility projects at Northeast Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Repair and repaint exterior laminated roof support beams	$20,100	$2,000-$8,600	$1,005-$4,322
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
	Fire sprinkle building	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace 2 RTU's over the kitchen area	$441,000	$44,100-$189,700	$22,050-$94,815
	Replace the AC condensing units over the cafeteria	$82,700	$8,300-$35,600	$4,135-$17,781
2-High	**Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	**Resurface asphalt bus loop	$110,300	$11,000-$47,400	$5,515-$23,715
	**Resurface asphalt parking lot	$182,700	$18,300-$78,500	$9,135-$39,281
	Paint CMU chiller enclosure	$1,400	$100-$600	$70-$301
	Recaulk windows	$17,700	$1,700-$7,500	$885-$3,806
	Repair/replace sections of sidewalk	$55,200	$5,500-$23,700	$2,760-$11,868
	Repair/replace, sand/paint entry/classroom storefronts	$25,000	$2,500-$10,700	$1,250-$5,375
	Replace toilet partitions when flooring replaced	$49,700	$4,900-$21,300	$2,485-$10,686
	**Resurface asphalt playground play pads	$115,300	$11,500-$49,600	$5,765-$24,790
2-Medium	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace VCT on stage	$27,600	$2,800-$11,900	$1,380-$5,934
3-High	Recaulk foundation where concrete meets foundation walls	$9,700	$900-$4,100	$485-$2,086
	Repair foundation wall on south side	$25,000	$2,500-$10,700	$1,250-$5,375
3-Medium	Repair/replace areas of vinyl covering	$7,500	$800-$3,200	$375-$1,613
	Fix site drainage issues around building	$11,100	$1,100-$4,700	$555-$2,387
4-High	Renovate grass area around school.	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Replace picnic tables front side of building	$27,600	$2,800-$11,900	$1,380-$5,934

Estimated Total Construction Costs (in 2025 Dollars): $3,045,100
Estimated Project Management Costs Range: $304,300-$1,308,600
Estimated Inflation Range: $152,255-$654,697

Estimated Total Project Costs: $3,501,655-$5,008,397

Northridge Elementary

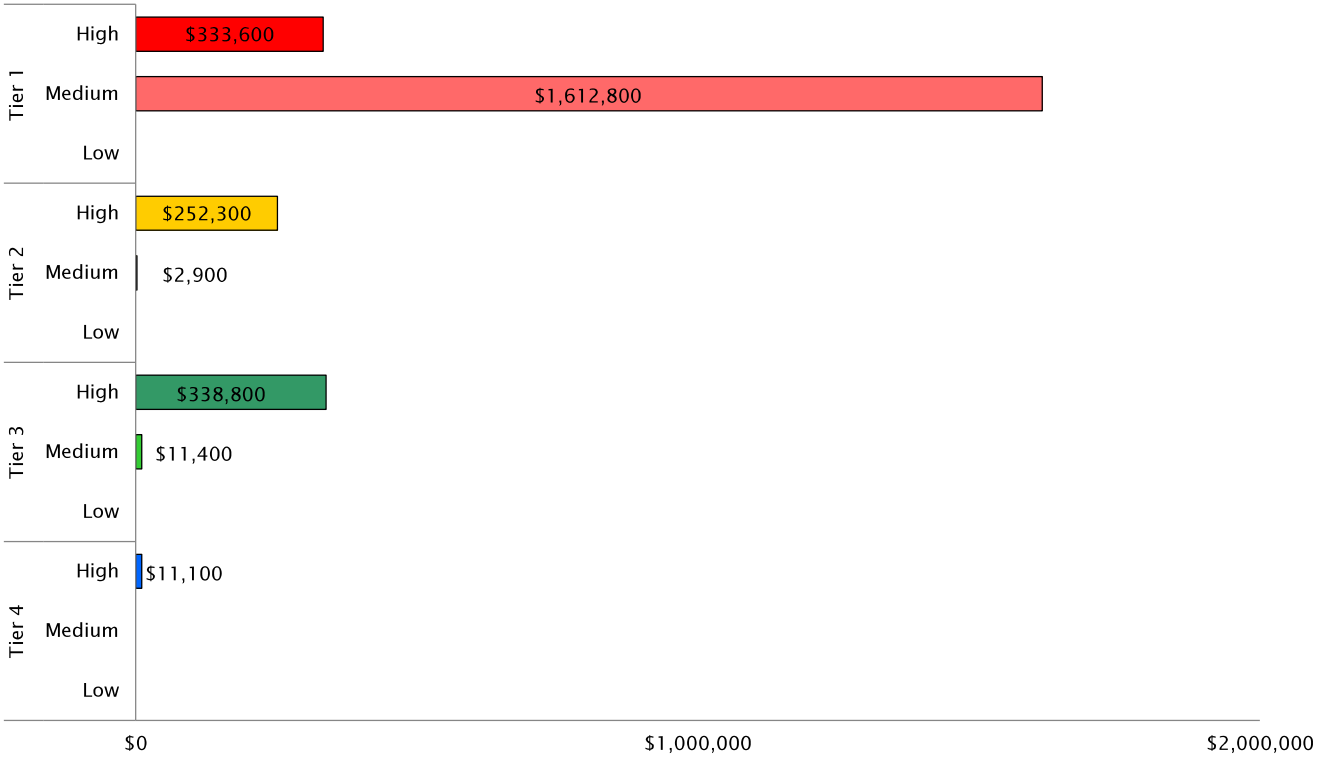
6555 Southpark Road
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by Capital Reserve
Opened in 1982

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

Northridge Elementary-Identified Facility Projects

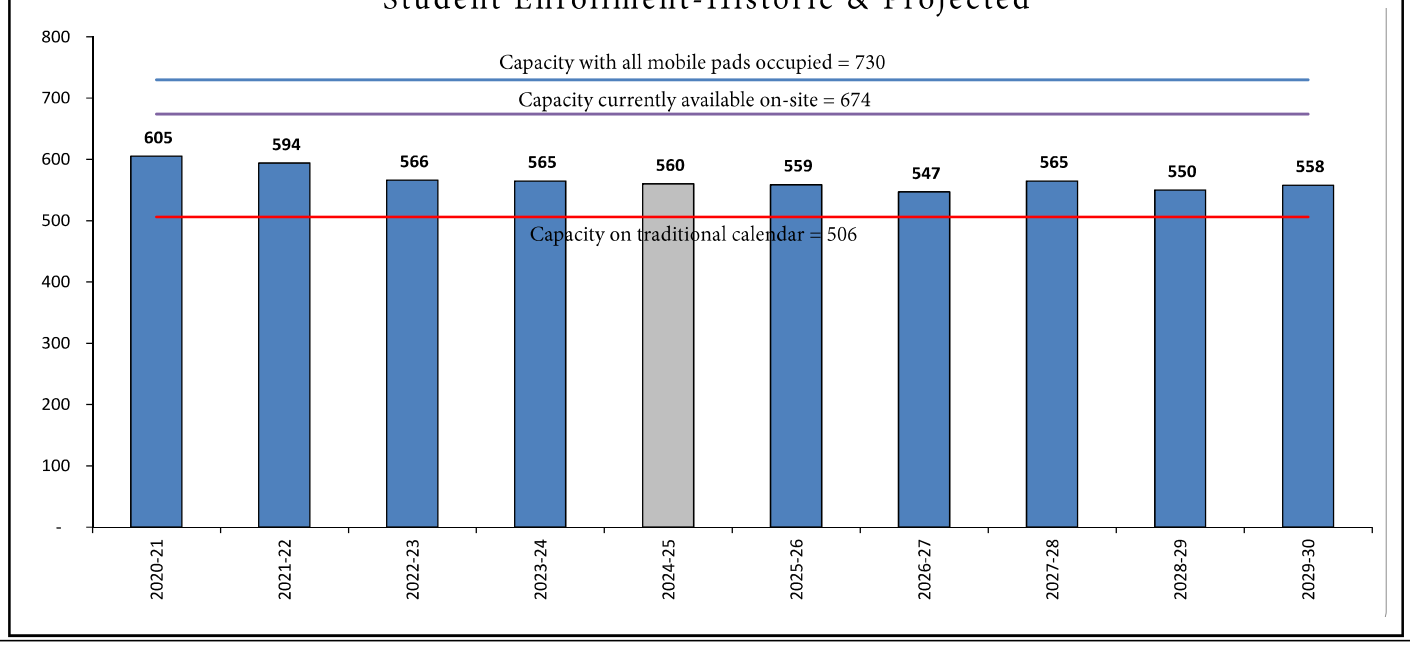
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,562,900

Estimated Total Project Costs: $2,947,345-$4,215,524

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Northridge Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade fire alarm system	$212,300	$21,200-$91,200	$10,615-$45,645
	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Replace EDPM .045 Ballasted roof	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Retrofit original light fixtures to LED (kitchen)	$6,900	$700-$2,900	$345-$1,484
	Replace condensing heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
2-High	Exterior trim and doors need painted	$10,200	$1,000-$4,300	$510-$2,193
	Repair/replace sections of sidewalk as necessary	$16,600	$1,600-$7,100	$830-$3,569
	Replace metal drinking fountains in hallways, 2 total	$3,500	$400-$1,500	$175-$753
	Resurface asphalt bus loop	$110,300	$11,000-$47,400	$5,515-$23,715
	Resurface asphalt parking lot	$55,200	$5,500-$23,700	$2,760-$11,868
	Repair/replace operable partitions between classrooms with fixed wall	$33,800	$3,400-$14,500	$1,690-$7,267
	Replace sinks (4)	$22,700	$2,300-$9,800	$1,135-$4,881
2-Medium	Refurbish exterior doors	$2,900	$200-$1,200	$145-$624
3-High	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Replace all original fixed casework in classrooms and offices	$72,800	$7,300-$31,300	$3,640-$15,652
	Replace ceiling grid and tile in original building	$173,500	$17,300-$74,500	$8,675-$37,303
3-Medium	Repair drainage issues at front of site	$11,400	$1,100-$4,900	$570-$2,451
4-High	Renovate grass area around school.	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $2,562,900
Estimated Project Management Costs Range: $256,300-$1,101,600
Estimated Inflation Range: $128,145-$551,024

Estimated Total Project Costs: $2,947,345-$4,215,524

Pine Grove Elementary

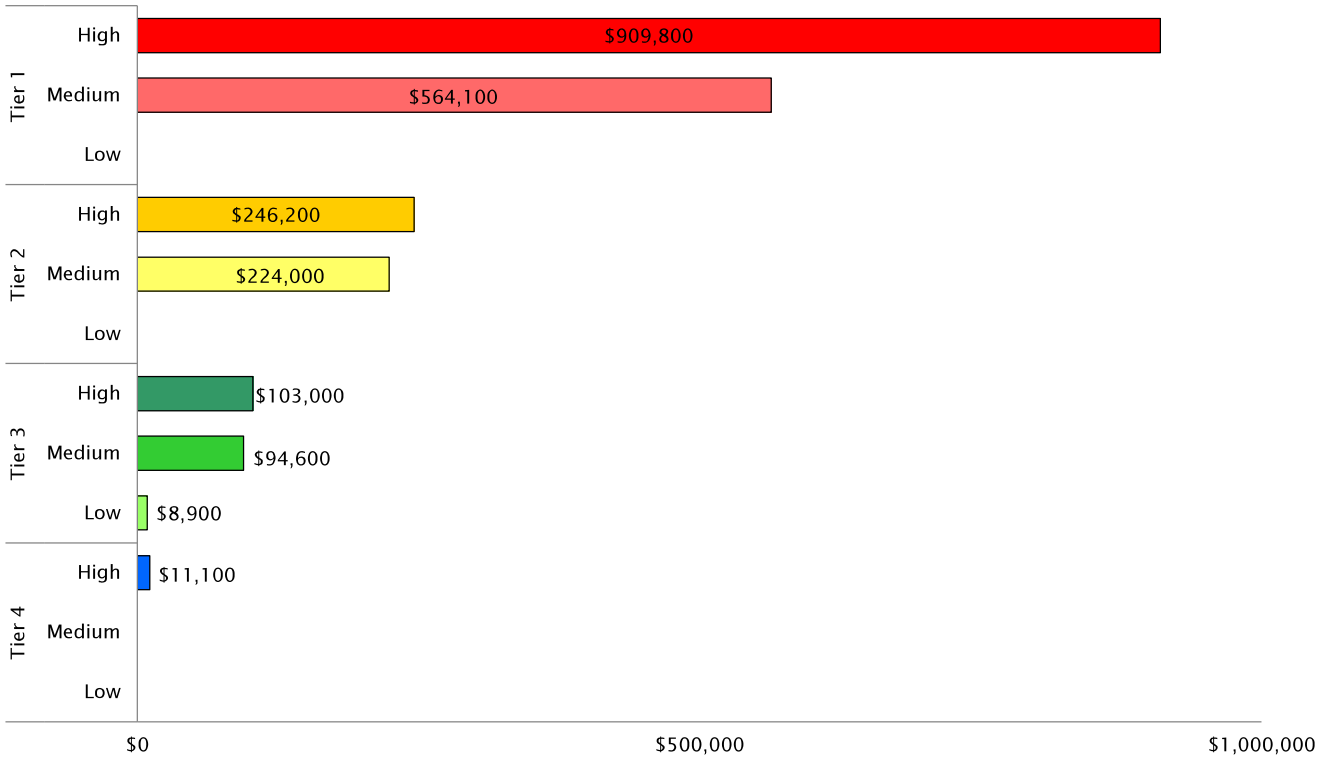
10450 Stonegate Parkway
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

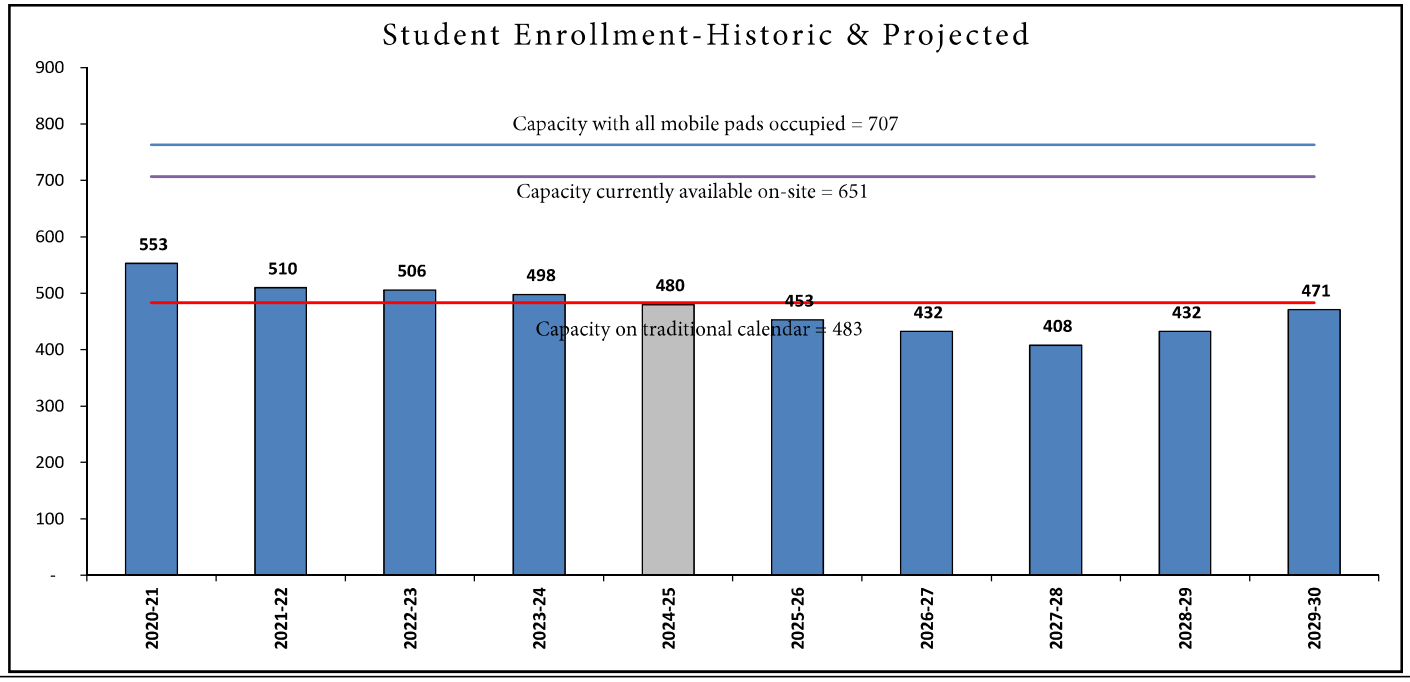
Pine Grove Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,161,700

Estimated Total Project Costs: $2,485,985-$3,555,266



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace original panels and transformers	$121,300	$12,200-$52,200	$6,065-$26,080
	**Upgrade control system	$363,900	$36,400-$156,400	$18,195-$78,239
	**Upgrade fire alarm system	$212,300	$21,200-$91,200	$10,615-$45,645
	*Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Replace sink countertops with single surface	$46,400	$4,600-$19,900	$2,320-$9,976
	**Resurface asphalt parking lot	$157,500	$15,800-$67,800	$7,875-$33,863
	Paint all exterior hollow metal door, window frames, and doors as needed	$10,200	$1,000-$4,300	$510-$2,193
	Slab sinking at kitchen entry	$16,600	$1,600-$7,100	$830-$3,569
	Repair operable partitions in gym/cafeteria and classrooms as necessary	$15,500	$1,600-$6,700	$775-$3,333
2-Medium	Recaulk exterior door frames	$5,600	$500-$2,300	$280-$1,204
	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace windows	$151,600	$15,200-$65,200	$7,580-$32,594
3-High	Refinish interior doors	$10,500	$1,000-$4,400	$525-$2,258
	Playing Fields. Multi-use Field. Renovate sod at multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
3-Medium	Repair/replace 50% vinyl wall covering in Main Corridors, replace art room	$21,800	$2,200-$9,300	$1,090-$4,687
	Replace/refinish casework as necessary	$72,800	$7,300-$31,300	$3,640-$15,652
3-Low	Replace all ceiling tiles in the kitchen. (need to be food grade)	$8,900	$900-$3,800	$445-$1,914
4-High	Replace metal edger at shrub beds with concrete mow band and regrade eroding hillside between asphalt play area and ballfield	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $2,161,700
Estimated Project Management Costs Range: $216,200-$928,800
Estimated Inflation Range: $108,085-$464,766
Estimated Total Project Costs: $2,485,985-$3,555,266

Pine Lane Elementary

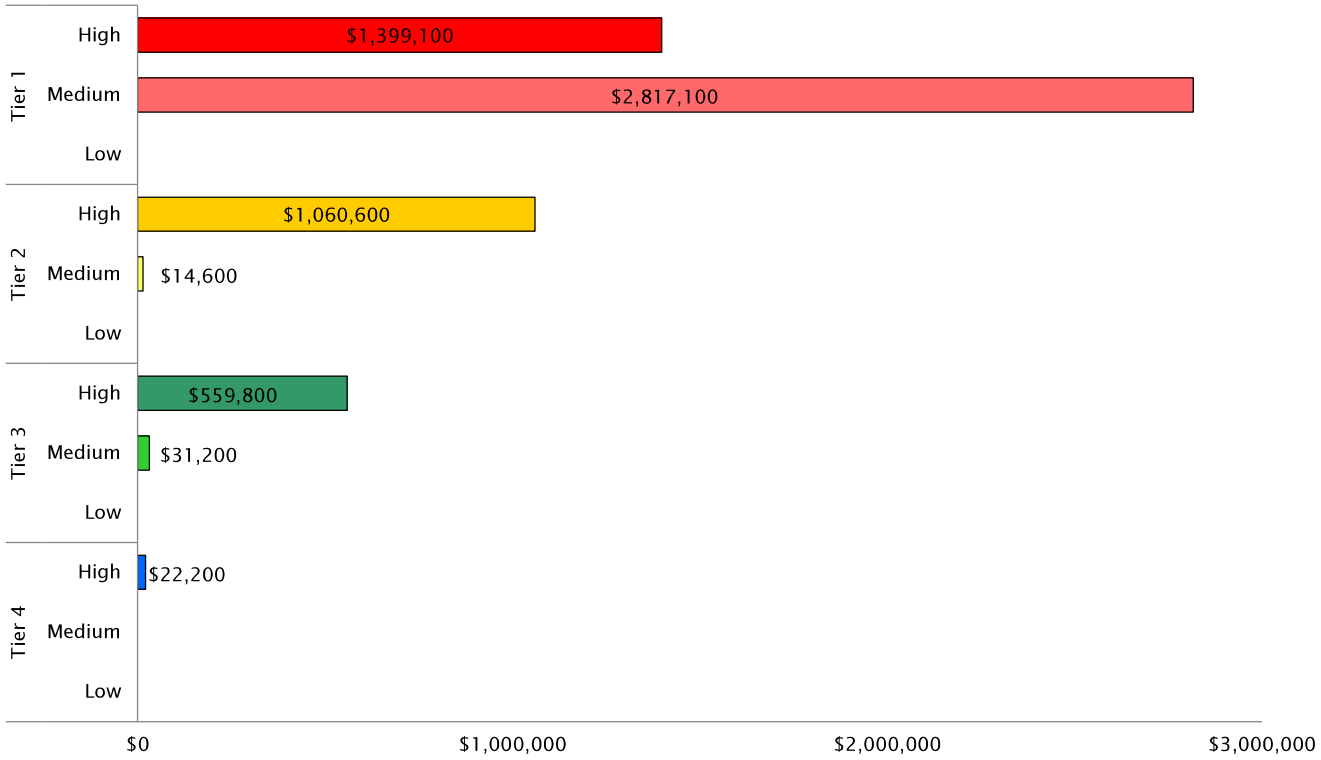
6475 East Ponderosa Drive
Parker, CO 80138
Chaparral High School Feeder Area, K-6

Funded by 1978 Bond
Opened in 1980

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

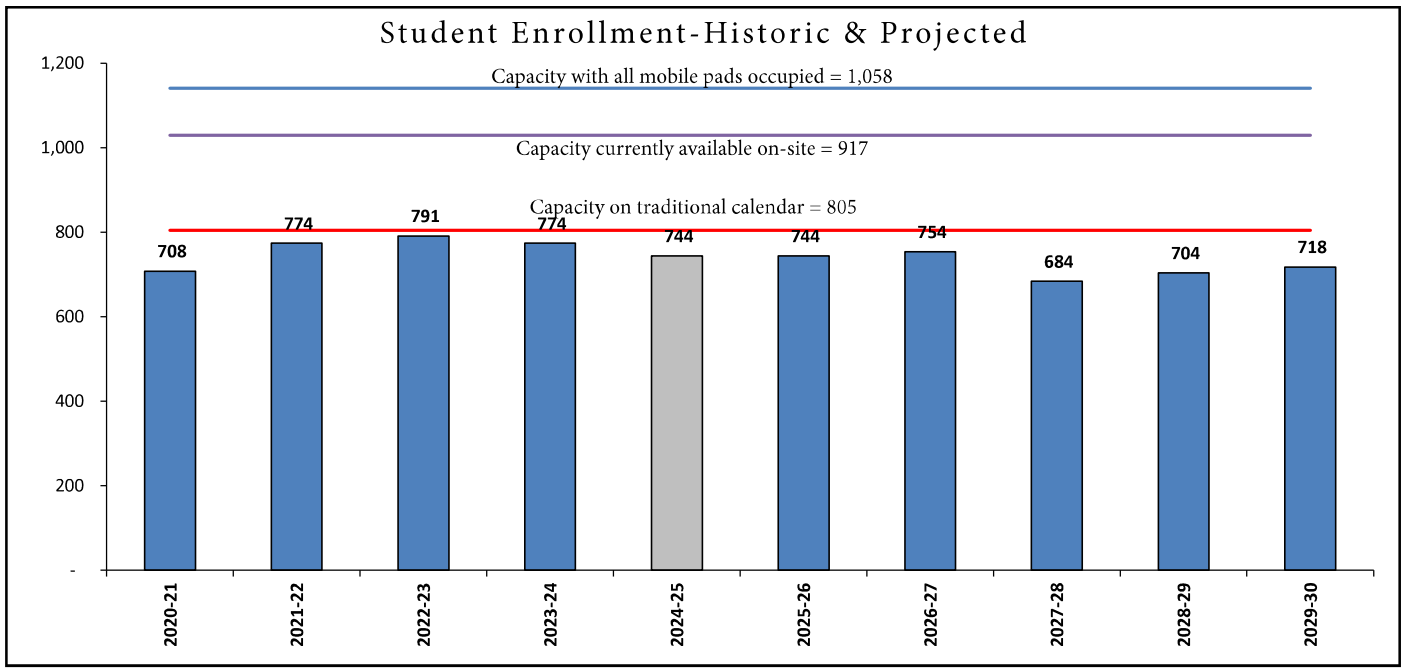
Pine Lane Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $5,904,600

Estimated Total Project Costs: $6,790,330-$9,712,089



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Paint metal roof (S)	$16,600	$1,600-$7,100	$830-$3,569
	**Repair roof areas where leakage is occurring (S)	$48,400	$4,800-$20,700	$2,420-$10,406
	**Replace RTUs (S)	$1,212,800	$121,300-$521,500	$60,640-$260,752
	Replace branch wiring as needed (S)	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building (N)	$200,200	$20,000-$86,000	$10,010-$43,043
	**Install new IP intercom system for building (S)	$200,200	$20,000-$86,000	$10,010-$43,043
	Fire sprinkle building (N)	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Fire sprinkle building (S)	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace the small, AC condensing unit on the roof (N)	$23,100	$2,400-$10,000	$1,155-$4,967
	Repair the roof around the SE roof drain (roof drain) (S)	$10,100	$1,000-$4,300	$505-$2,172
2-High	**Replace trough washing stations with sinks (6) (S)	$21,400	$2,100-$9,200	$1,070-$4,601
	**Replace VCT cafeteria flooring (N)	$40,100	$4,000-$17,200	$2,005-$8,622
	**Replace VCT in kitchen with poured acylic (S)	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace VCT in kithcen. Includes abatement. (N)	$111,700	$11,200-$48,000	$5,585-$24,016
	Recaulk windows (N)	$9,500	$1,000-$4,100	$475-$2,043
	Recaulk windows (S)	$19,900	$2,000-$8,600	$995-$4,279
	Refurbish or replace all classroom partitions (S)	$62,100	$6,200-$26,700	$3,105-$13,352
	Repaint exterior entrances (S)	$4,700	$500-$2,000	$235-$1,011
	Repair or refinish exterior doors (S)	$6,500	$600-$2,700	$325-$1,398
	Repair/replace entry storefronts (N)	$37,300	$3,700-$16,000	$1,865-$8,020
	Replace exterior doors (N)	$100,100	$10,000-$43,000	$5,005-$21,522
	Replace toilet partitions when flooring replaced (S)	$49,700	$4,900-$21,300	$2,485-$10,686
	Replace/refurbish gym/cafeteria and classroom partitions (N)	$93,000	$9,300-$40,000	$4,650-$19,995
	Resurface asphalt bus loop (N)	$110,300	$11,000-$47,400	$5,515-$23,715
	Resurface asphalt bus loop (S)	$82,700	$8,300-$35,600	$4,135-$17,781
	Resurface asphalt parking lot (N)	$110,300	$11,000-$47,400	$5,515-$23,715
	Resurface asphalt parking lot (S)	$110,300	$11,000-$47,400	$5,515-$23,715
2-Medium	Replace entry way floor tile (S)	$14,600	$1,400-$6,200	$730-$3,139
3-High	Recaulk foundation where concrete meets (S)	$10,100	$1,000-$4,300	$505-$2,172
	Recaulk foundation where concrete meets foundation walls (N)	$7,000	$700-$3,000	$350-$1,505
	Renovate multi-use field (S)	$88,200	$8,900-$38,000	$4,410-$18,963
	Repair steel beams, concrete foundation on south gym wall (N)	$6,700	$700-$2,900	$335-$1,441
	Replace casework in room 109 (S)	$72,800	$7,300-$31,300	$3,640-$15,652
	Replace ceiling grid and tile (S)	$166,800	$16,700-$71,700	$8,340-$35,862
	Replace grid ceiling and tile in original building (N)	$208,200	$20,800-$89,400	$10,410-$44,763
3-Medium	Improve parking areas and access (S)	$11,400	$1,100-$4,900	$570-$2,451
	Minor repair of vinyl covering (S)	$6,500	$600-$2,700	$325-$1,398
	Repair drainage issues (frontage of site) (S)	$5,800	$600-$2,500	$290-$1,247
	Repair or replace vinyl covering (N)	$7,500	$800-$3,200	$375-$1,613
4-High	Renovate grass area around school (N)	$11,100	$1,100-$4,700	$555-$2,387
	Renovate grass area around school (S)	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $5,904,600
Estimated Project Management Costs Range: $590,500-$2,538,000
Estimated Inflation Range: $295,230-$1,269,489

Estimated Total Project Costs: $6,790,330-$9,712,089

Pioneer Elementary

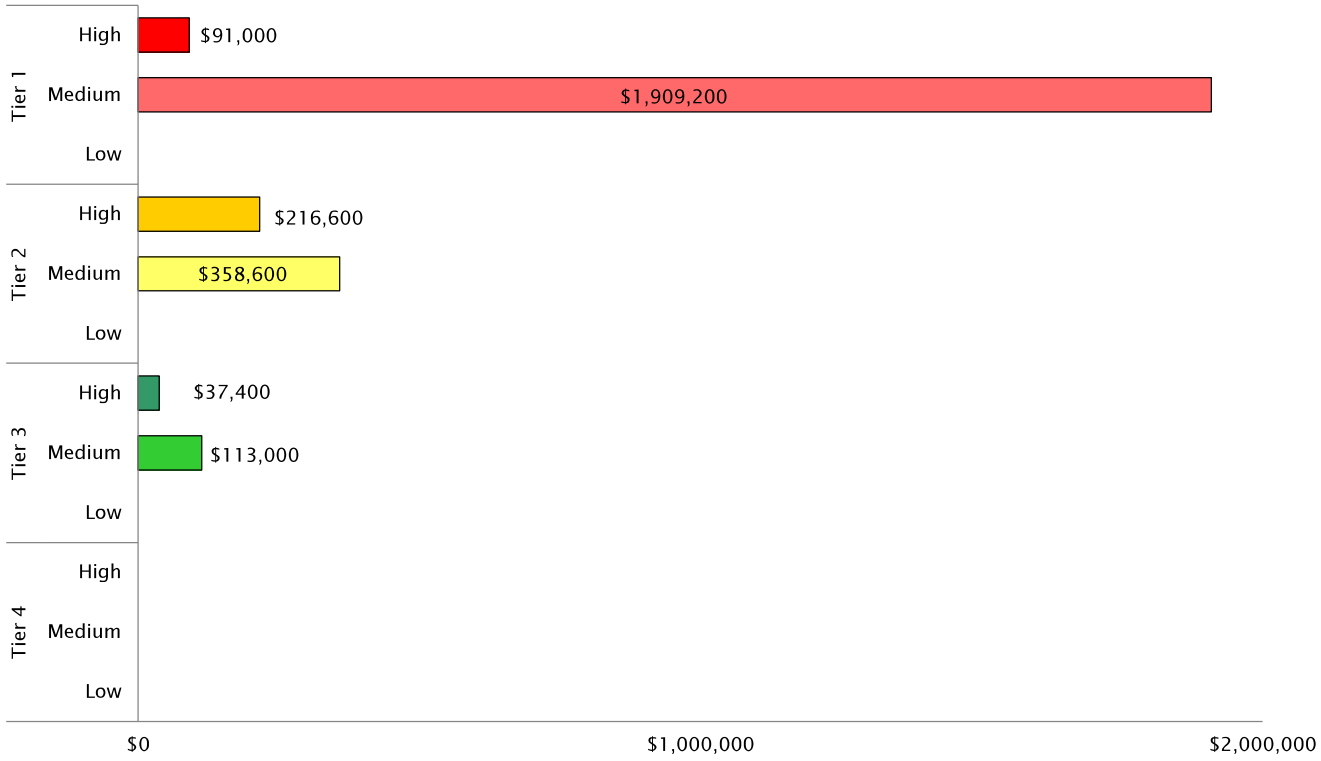
10881 Riva Ridge Street
Parker, CO 80134
Legend High School Feeder Area, K-5

Funded by 1993 Bond
Opened in 1997

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

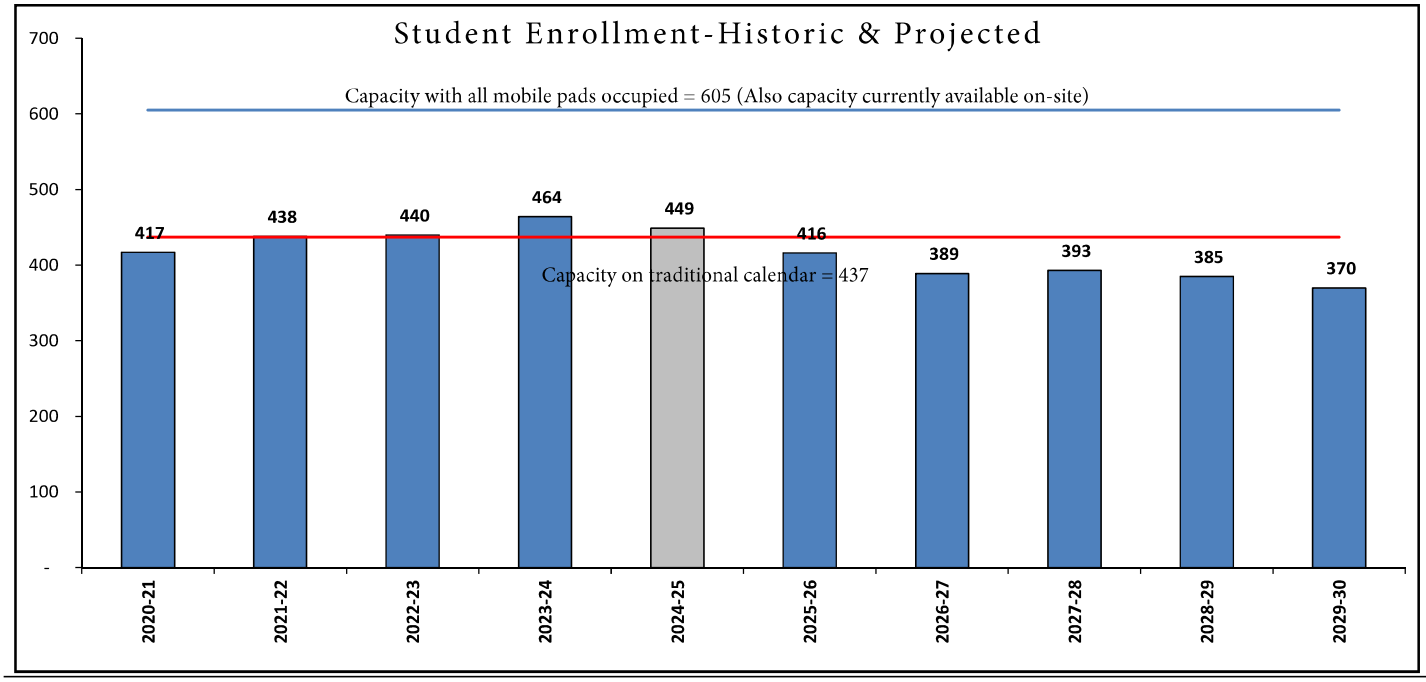
Pioneer Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,725,800

Estimated Total Project Costs: $3,134,490-$4,483,447



Following is the list of needed facility projects at Pioneer Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Fully sprinkled building (code compliance)	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
	Replace original panels and transformers	$121,300	$12,200-$52,200	$6,065-$26,080
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Replace sink countertops with single surface	$46,400	$4,600-$19,900	$2,320-$9,976
	**Replace VCT cafeteria flooring	$24,300	$2,400-$10,400	$1,215-$5,225
	**Replace VCT in art room	$10,100	$1,000-$4,300	$505-$2,172
	Paint exterior	$10,300	$1,000-$4,400	$515-$2,215
	Replace windows	$16,700	$1,700-$7,200	$835-$3,591
	Refurbish operable partitions as needed	$20,600	$2,000-$8,800	$1,030-$4,429
	**Replace playground play pads	$88,200	$8,900-$38,000	$4,410-$18,963
2-Medium	**Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
	Replace grease interceptor	$10,300	$1,000-$4,400	$515-$2,215
	Refurbish exterior doors	$2,900	$200-$1,200	$145-$624
	Reglaze/replace storefronts at entrances	$110,300	$11,000-$47,400	$5,515-$23,715
	Replace original toilet fixtures	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace original urinals	$12,200	$1,200-$5,200	$610-$2,623
	Replace walkoff carpeting at school exits/entrances	$11,100	$1,100-$4,700	$555-$2,387
	Replace operable partition between cafeteria and gymnasium	$22,100	$2,200-$9,500	$1,105-$4,752
3-High	Replace chalk boards with white boards	$33,100	$3,300-$14,200	$1,655-$7,117
	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
3-Medium	Replace playing field (at hill area)	$99,300	$9,900-$42,700	$4,965-$21,350
	Replace all ceiling tiles with food grade in kitchen area	$8,300	$800-$3,600	$415-$1,785
	Repair vinyl wall finishes as needed	$5,400	$500-$2,300	$270-$1,161

Estimated Total Construction Costs (in 2025 Dollars): $2,725,800
Estimated Project Management Costs Range: $272,400-$1,171,600
Estimated Inflation Range: $136,290-$586,047
Estimated Total Project Costs: $3,134,490-$4,483,447

Plum Creek Academy

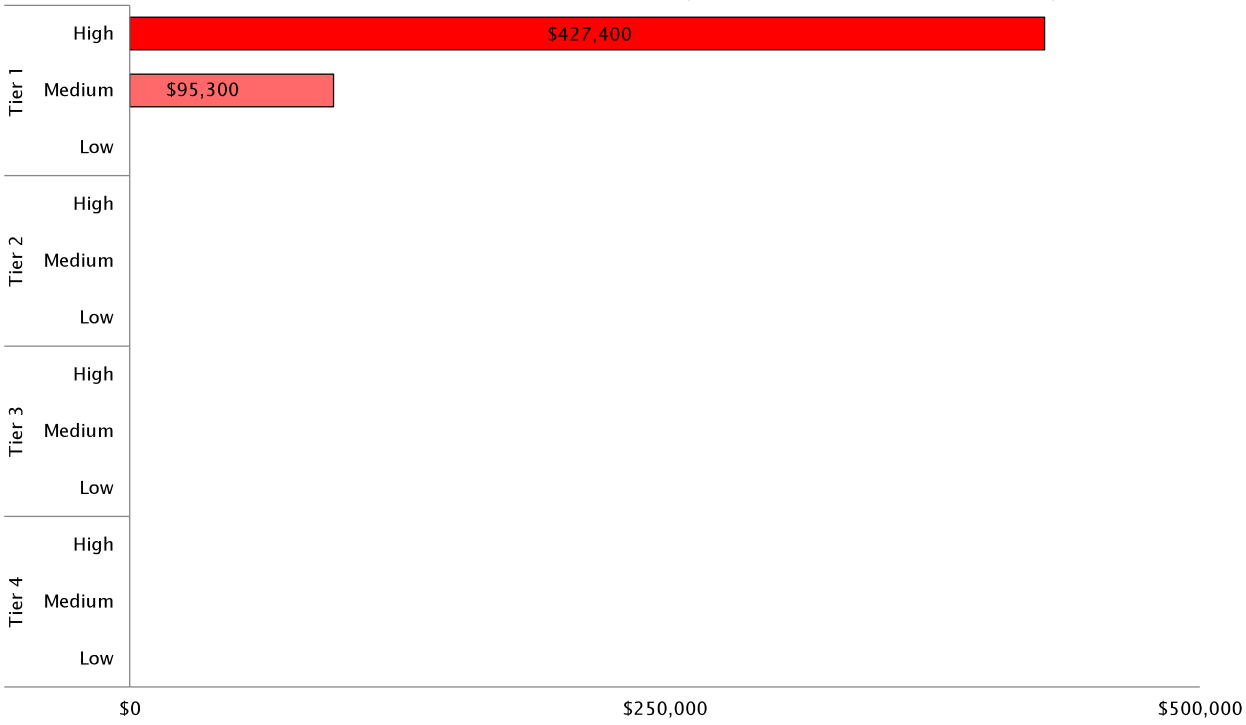
9340 Commerce Center St.
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, Alternative Education

Funded by 2006 Bond
Opened in 2009

Site Acreage: 1.86
Facility Square Feet: 18,765

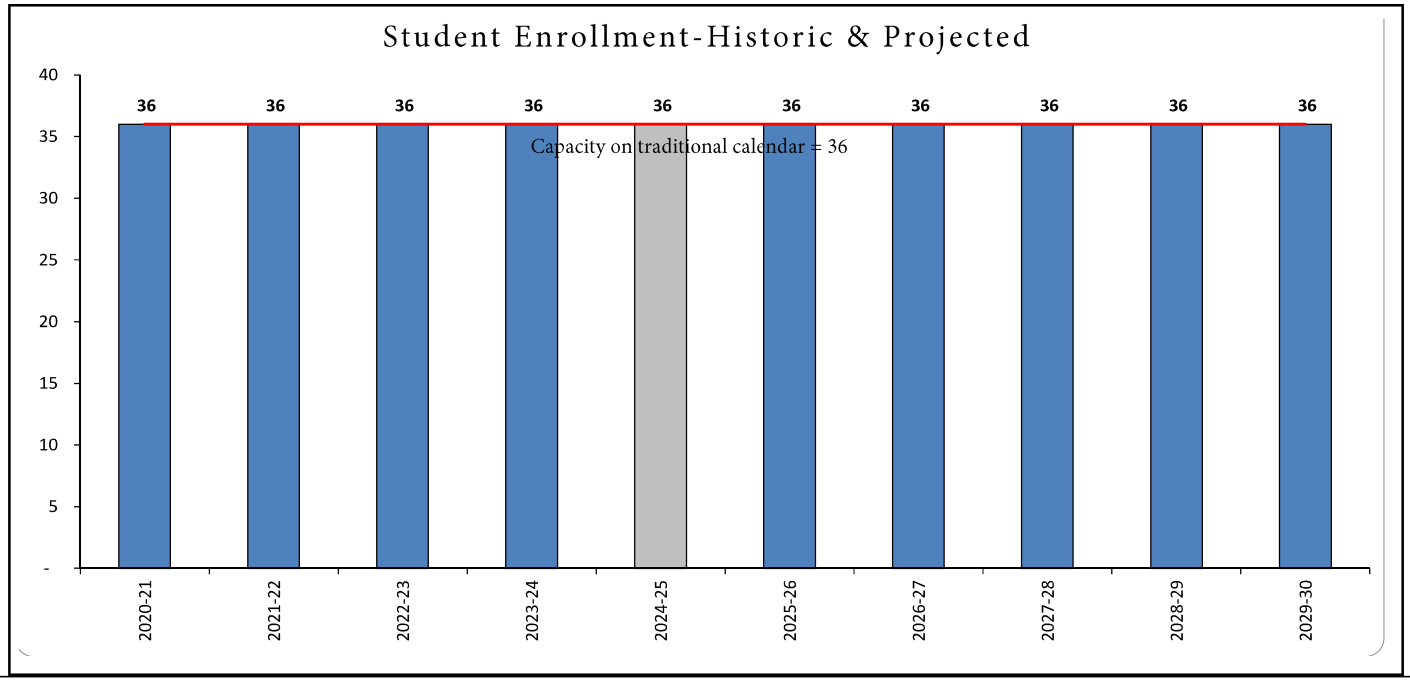
Plum Creek Academy-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $548,900

Estimated Total Project Costs: $631,245-$902,914



Following is the list of needed facility projects at Plum Creek Academy

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade control system	$303,200	$30,400-$130,400	$15,160-$65,188
	**Upgrade fire alarm system	$145,600	$14,500-$62,600	$7,280-$31,304
1-Medium	**Install new IP intercom system for building	$100,100	$10,000-$43,000	$5,005-$21,522

Estimated Total Construction Costs (in 2025 Dollars): $548,900
Estimated Project Management Costs Range: $54,900-$236,000
Estimated Inflation Range: $27,445-$118,014

Estimated Total Project Costs: $631,245-$902,914

Ponderosa High

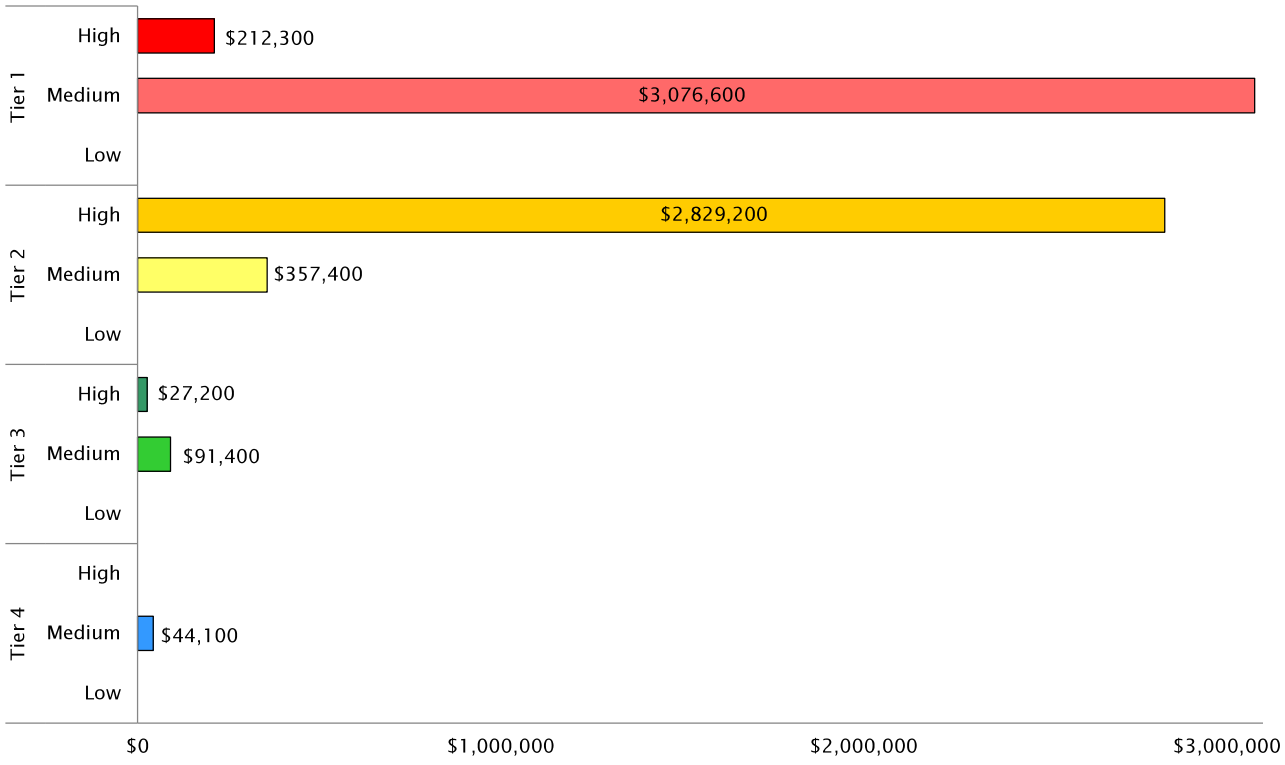
7007 East Bayou Gulch Road
Parker, CO 80134
Ponderosa High School Feeder Area, 9-12

Funded by 1978 Bond
Opened in 1982

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

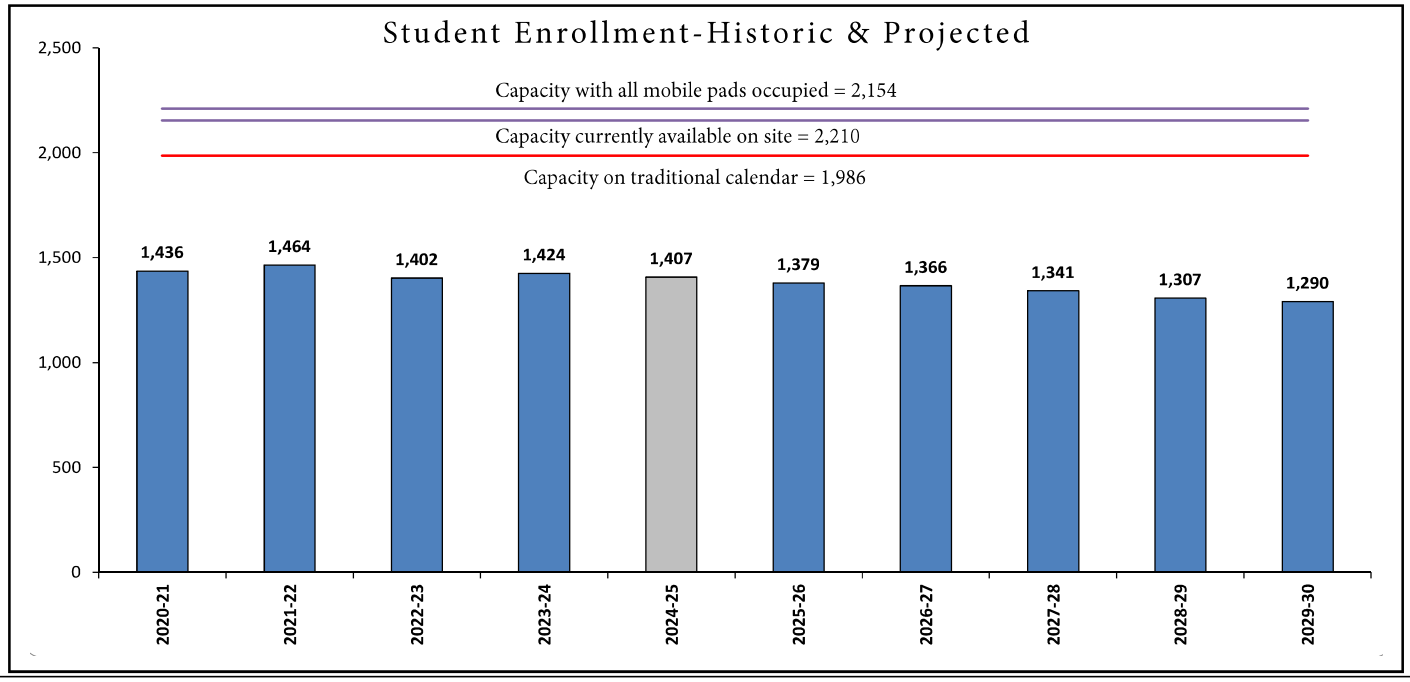
Ponderosa High School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $6,638,200

Estimated Total Project Costs: $7,634,010-$10,919,613



Following is the list of needed facility projects at Ponderosa High

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$333,600	$33,300-$143,400	$16,680-$71,724
	Install new sprinkler system. Replace sprinkler heads (code compliance)	$2,205,000	$220,500-$948,200	$110,250-$474,075
	Replace 50 gal. automatic storage water heater (2007 install)	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace hot water storage tank (2009 install)	$26,300	$2,600-$11,300	$1,315-$5,655
	Retrofit original fluorescent light fixtures to LED	$10,000	$1,000-$4,300	$500-$2,150
	Replace corroded heating water piping at pumps in main boiler room	$6,000	$600-$2,600	$300-$1,290
	Replace Motor Control Center (MCC) in the chiller room	$236,800	$23,700-$101,800	$11,840-$50,912
	Replace original main switchgear	$236,800	$23,700-$101,800	$11,840-$50,912
2-High	**Recaulk control joints.	$11,900	$1,200-$5,100	$595-$2,559
	**Resurface asphalt parking lot	$1,819,200	$181,900-$782,200	$90,960-$391,128
	**Replace sink countertops in all restrooms	$88,200	$8,900-$38,000	$4,410-$18,963
	**Upgrade lighting and sound systems (theater and stage)	$121,300	$12,200-$52,200	$6,065-$26,080
	Recaulk windows	$59,000	$5,900-$25,400	$2,950-$12,685
	Replace all exterior Pella wood windows. Replace/repair all other exterior windows as necessary	$472,000	$47,200-$203,000	$23,600-$101,480
	Replace exterior doors	$154,500	$15,500-$66,500	$7,725-$33,218
	Upgrade acid waste system	$20,600	$2,000-$8,800	$1,030-$4,429
	Upgrade air purifiers	$51,500	$5,200-$22,200	$2,575-$11,073
	Upgrade water closets to autoflush valves	$31,000	$3,100-$13,300	$1,550-$6,665
2-Medium	**Replace restroom floor tile, reseal concrete floors, reseal shower tile	$4,500	$400-$1,800	$225-$968
	Install asphalt parking lots (W sideathletic fields and between tennis courts and softball field)	$110,300	$11,000-$47,400	$5,515-$23,715
	Replace gym wood flooring	$242,600	$24,300-$104,300	$12,130-$52,159
3-High	Install new blinds (upon window replacement)	$3,900	$400-$1,700	$195-$839
	Recaulk foundation where concrete meets foundation walls	$11,900	$1,200-$5,100	$595-$2,559
	Refurbish lockers.	$11,400	$1,100-$4,900	$570-$2,451
3-Medium	Repair/replace cable fence, split rail fence, and split rail at bus loop	$14,600	$1,400-$6,200	$730-$3,139
	Replace exposed ceiling sound proofing with other sound absorption product	$76,800	$7,600-$32,900	$3,840-$16,512
4-Medium	Improve drainage (E and W sides of site)	$44,100	$4,500-$19,000	$2,205-$9,482

Estimated Total Construction Costs (in 2025 Dollars): $6,638,200
Estimated Project Management Costs Range: $663,900-$2,854,200
Estimated Inflation Range: $331,910-$1,427,213

Estimated Total Project Costs: $7,634,010-$10,919,613

Prairie Crossing Elementary

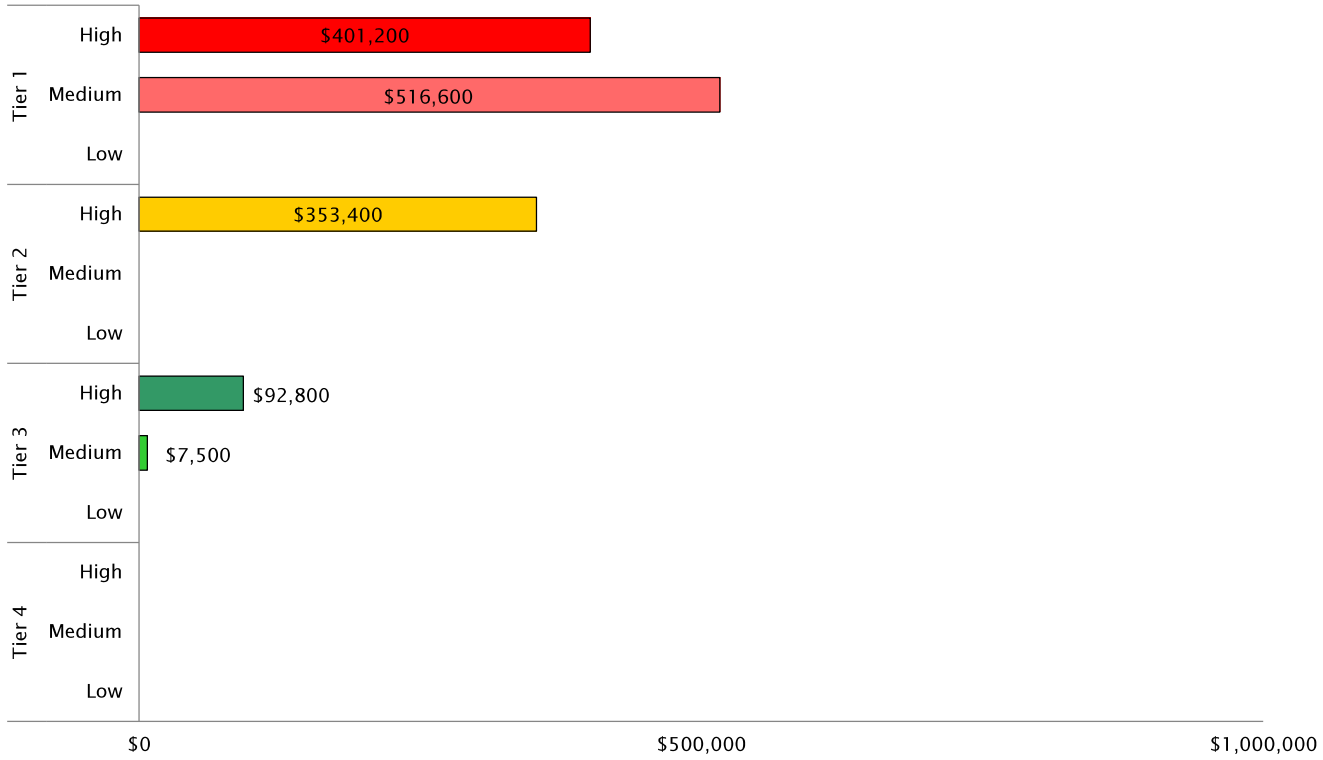
11605 S. Bradbury Ranch Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

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

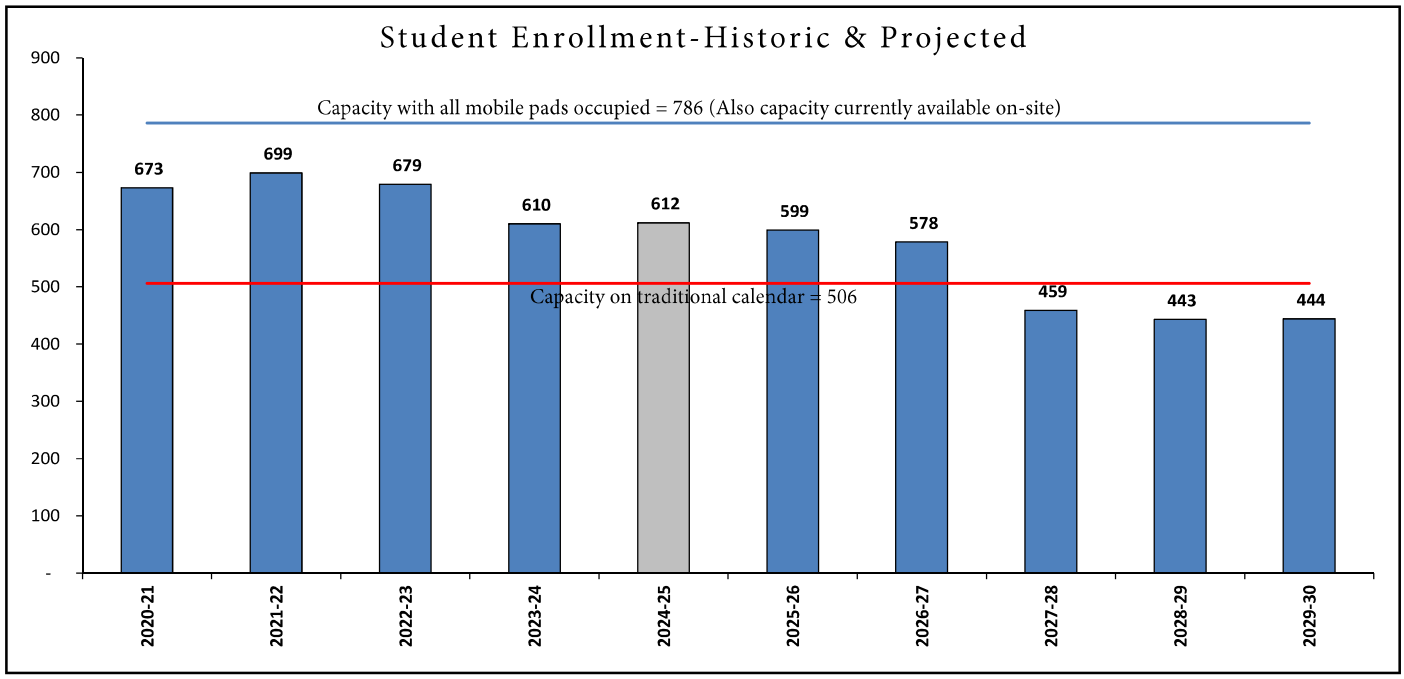
Prairie Crossing Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,371,500

Estimated Total Project Costs: $1,577,075-$2,255,473



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace cooling tower	$165,400	$16,600-$71,100	$8,270-$35,561
	*Replace chiller	$198,500	$19,800-$85,300	$9,925-$42,678
	Re-glaze skylights	$37,300	$3,700-$16,000	$1,865-$8,020
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Replace the heating boiler(s)	$303,200	$30,400-$130,400	$15,160-$65,188
	Perform a TAB procedure to determine if physical modifications to the HVAC system is necessary	$13,200	$1,300-$5,600	$660-$2,838
2-High	**Replace sheet vinyl flooring with MMA	$48,600	$4,800-$20,800	$2,430-$10,449
	**Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	**Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
	Fix storefront window leakage	$62,100	$6,200-$26,700	$3,105-$13,352
	Repair operable partitions as necessary	$16,600	$1,600-$7,100	$830-$3,569
	Paint solid exterior doors	$700	$100-$300	$35-$151
	Recaulk windows	$17,400	$1,700-$7,400	$870-$3,741
	Replace toilet partitions	$42,500	$4,200-$18,200	$2,125-$9,138
3-High	Recaulk foundation where concrete meets foundation walls	$4,600	$400-$1,900	$230-$989
	Renovate multi-use playing field	$88,200	$8,900-$38,000	$4,410-$18,963
3-Medium	Repair/replace areas of vinyl	$7,500	$800-$3,200	$375-$1,613

Estimated Total Construction Costs (in 2025 Dollars): $1,371,500
Estimated Project Management Costs Range: $137,000-$589,100
Estimated Inflation Range: $68,575-$294,873

Estimated Total Project Cost: $1,577,075-$2,255,473

Ranch View Middle

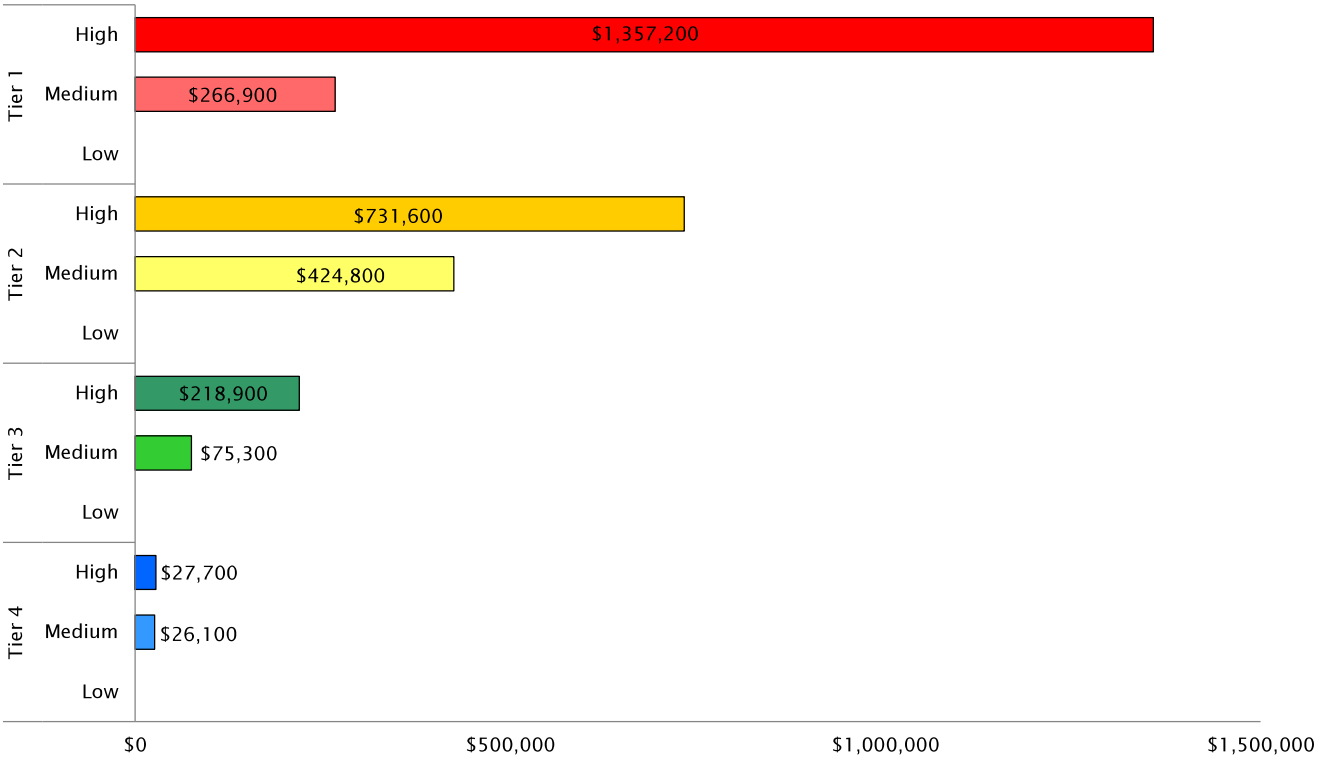
1731 Wildcat Reserve Parkway
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, 7-8

Funded by 1996 Bond
Opened in 1997

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

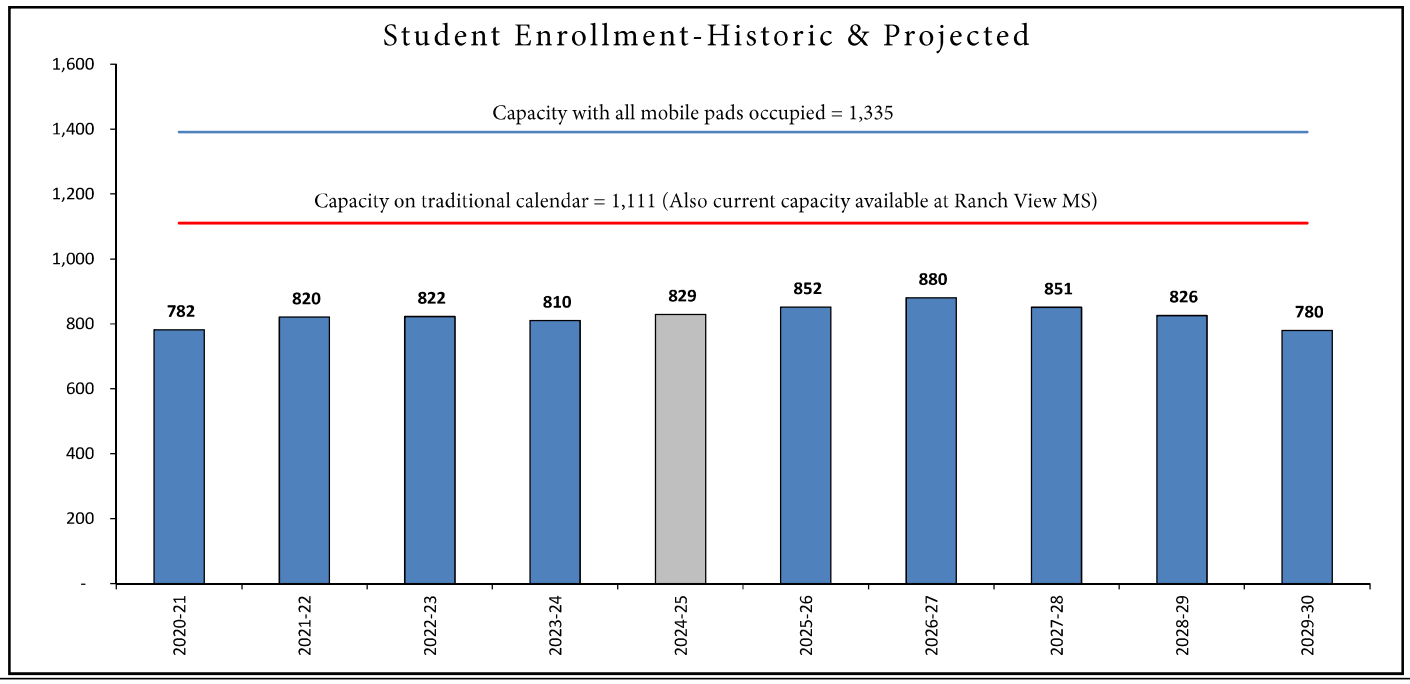
Ranch View Middle School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,128,500

Estimated Total Project Costs: $3,597,180-$5,144,434



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace domestic hot water system, heaters, pumps, and storage	$275,700	$27,500-$118,500	$13,785-$59,276
	**Overhaul elevator	$165,400	$16,600-$71,100	$8,270-$35,561
	*Replace chiller and cooling tower	$363,900	$36,400-$156,400	$18,195-$78,239
	*Replace the heating boiler(s)	$551,300	$55,100-$237,000	$27,565-$118,530
	Paint gas piping, starting to corrode	$900	$90-$300	$45-$194
1-Medium	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
2-High	**Replace original sheet vinyl flooring with poured acrylic in all restrooms	$60,700	$6,100-$26,100	$3,035-$13,051
	**Replace sink counter tops in all restrooms	$66,200	$6,600-$28,400	$3,310-$14,233
	**Replace VCT cafeteria flooring	$60,700	$6,100-$26,100	$3,035-$13,051
	Replace areas of sidewalks. Repair stairs on NE side of building	$16,600	$1,600-$7,100	$830-$3,569
	Replace windows	$29,700	$2,900-$12,700	$1,485-$6,386
	Resurface asphalt bus loop	$330,800	$33,100-$142,200	$16,540-$71,122
	Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
	VCT repair in room 234	$1,500	$200-$600	$75-$323
2-Medium	**Replace VCT flooring in main office copy room,stage and select classrooms	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace carpet in classrooms	$330,800	$33,100-$142,200	$16,540-$71,122
	Replace the cabinet unit that contains sound equipment on the 2nd floor (theater and stage)	$11,100	$1,100-$4,700	$555-$2,387
	Replace toilet partitions	$49,700	$4,900-$21,300	$2,485-$10,686
	Repair concrete at basketball court	$11,100	$1,100-$4,700	$555-$2,387
3-High	Reseed and top dress playfield and multi-use field	$165,400	$16,600-$71,100	$8,270-$35,561
	Recaulk foundation where concrete meets foundation walls	$5,700	$500-$2,400	$285-$1,226
	Refinish stairs at stage	$2,900	$200-$1,200	$145-$624
	Repair/replace fencing at dumpster area	$11,800	$1,200-$5,000	$590-$2,537
	Repair cracks in commons floor and areas of block due to settling	$18,500	$1,800-$7,900	$925-$3,978
	Repair prestress flooring at commons	$14,600	$1,400-$6,200	$730-$3,139
3-Medium	Mitigate and stop water infiltration into the crawl space. Foam-jack sidewalks and bakfill low-lying areas as-needed.	$55,200	$5,500-$23,700	$2,760-$11,868
	Repair/replace areas of vinyl covering as necessary	$7,000	$700-$3,000	$350-$1,505
	Replace and add fencing at front entrance.	$13,100	$1,300-$5,600	$655-$2,817
4-High	Repair brick plant structure in front of school, metal rusting	$16,600	$1,600-$7,100	$830-$3,569
	Replace areas of turf around school	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Replace/add trees and bushes	$16,600	$1,600-$7,100	$830-$3,569
	Repair/replace and add retaining walls on N and NE side of building	$9,500	$1,000-$4,100	$475-$2,043

Estimated Total Construction Costs (in 2025 Dollars): $3,128,500
Estimated Project Management Costs Range: $312,300-$1,343,500
Estimated Inflation Range: $156,380-$672,434

Estimated Total Project Costs: $3,597,180-$5,144,434

Redstone Elementary

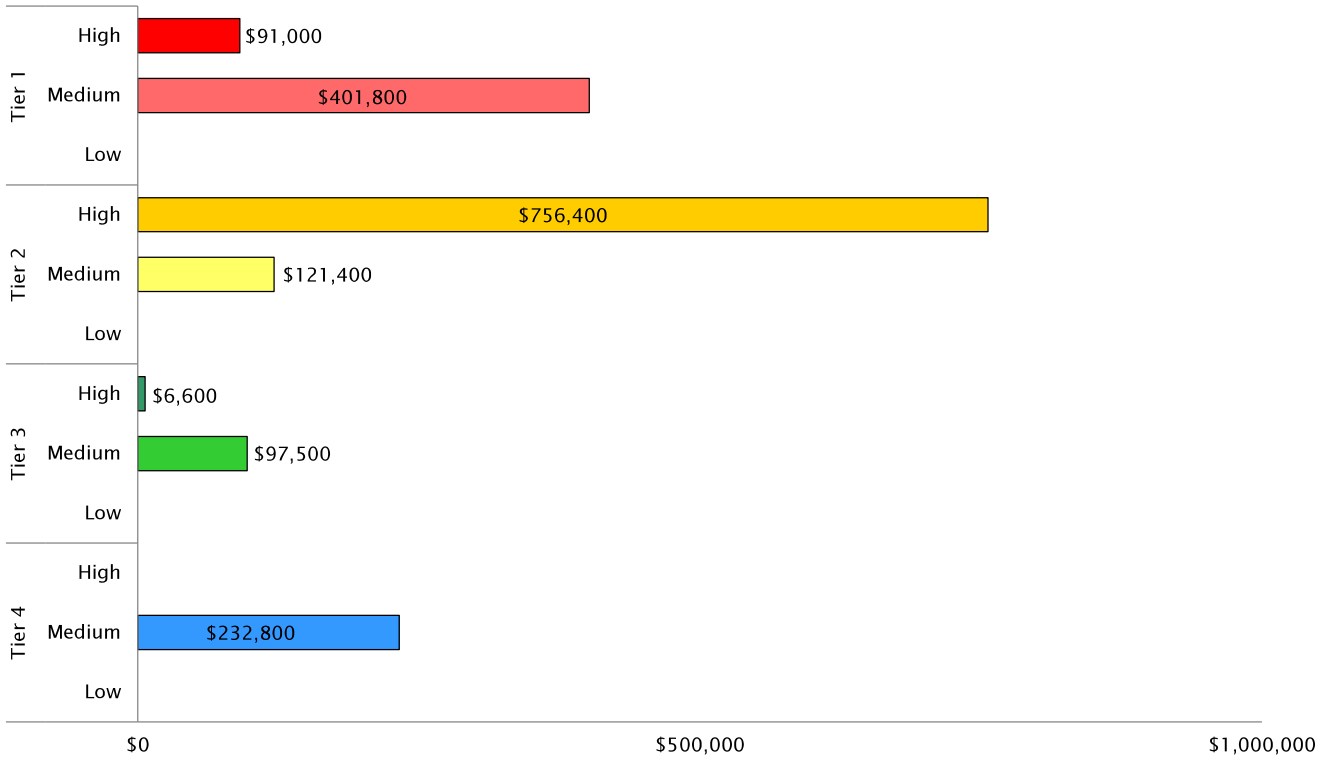
9970 Glenstone Circle
Highlands Ranch, CO 80130
Rock Canyon High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2005

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

Redstone Elementary-Identified Facility Projects

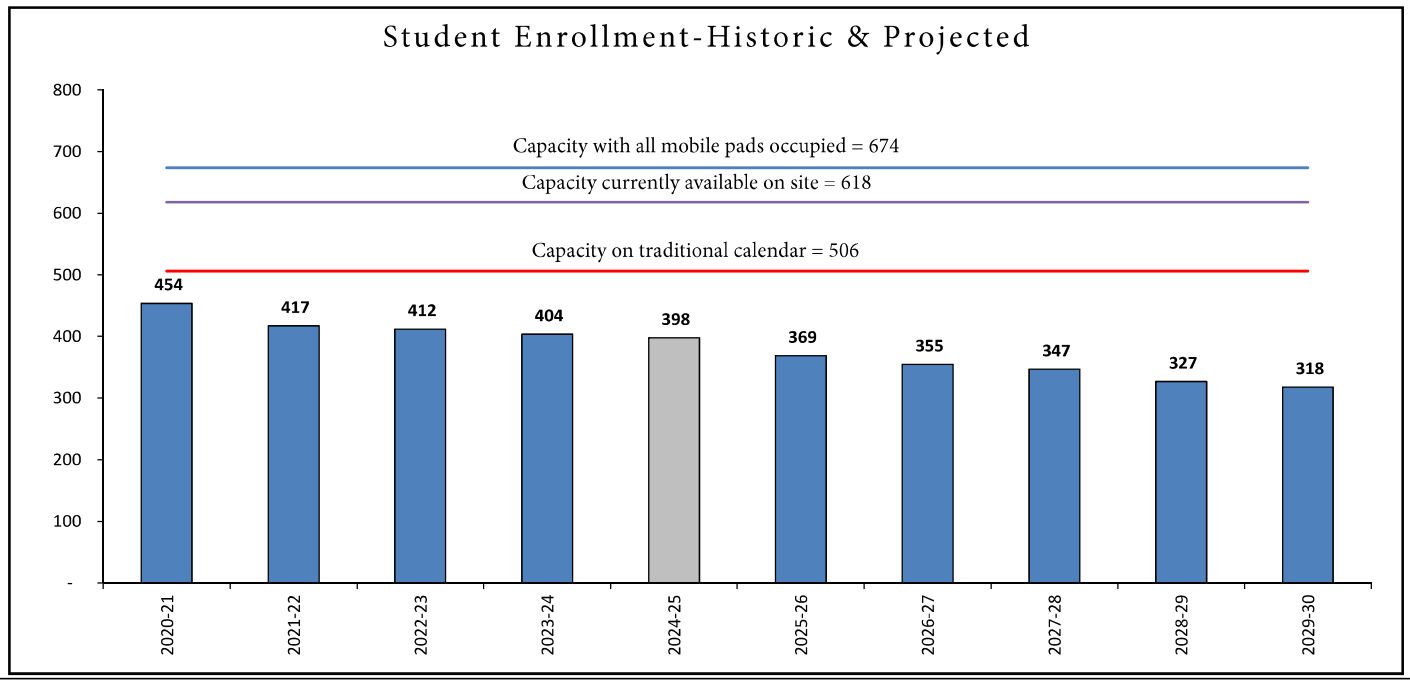
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,707,500

Estimated Total Project Costs: $1,963,275-$2,808,013

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Redstone Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Remove and replace the small, AC condensing unit on the roof	$23,100	$2,400-$10,000	$1,155-$4,967
	Replace domestic water heater/boiler and hot water storage tank like for like	$178,500	$17,900-$76,800	$8,925-$38,378
2-High	**Repair exterior wall cracks, CMU at joints left of main entrance and other areas	$18,600	$1,800-$8,000	$930-$3,999
	**Recaulk control joints	$4,900	$400-$2,000	$245-$1,054
	**Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	**Replace poured acrylic flooring in all restrooms	$48,600	$4,800-$20,800	$2,430-$10,449
	Repair asphalt as needed	$110,300	$11,000-$47,400	$5,515-$23,715
	Repair/replace sidewalk (drive through lane and handicap curb)	$16,600	$1,600-$7,100	$830-$3,569
	Recaulk windows	$18,600	$1,800-$8,000	$930-$3,999
	Replace toilet partitions	$42,500	$4,200-$18,200	$2,125-$9,138
	Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Refurbish operable partition at gym	$16,600	$1,600-$7,100	$830-$3,569
2-Medium	**Replace VCT cafeteria flooring	$30,400	$3,000-$13,000	$1,520-$6,536
	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
3-High	Repair crack in floor at staff restroom main floor pod	$2,500	$200-$1,000	$125-$538
	Replace ceiling tile in kitchen	$4,100	$400-$1,700	$205-$882
3-Medium	Repair damage to column in cafeteria	$1,800	$200-$700	$90-$387
	Reonvate areas of worn grass on multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Repair vinyl on walls as necessary	$7,500	$800-$3,200	$375-$1,613
4-Medium	Replace dead plants (E side near stacked ponds)	$16,600	$1,600-$7,100	$830-$3,569
	Renovate areas of worn grass	$11,100	$1,100-$4,700	$555-$2,387
	Repair retaining wall (N side of site)	$205,100	$20,500-$88,200	$10,255-$44,097

Estimated Total Construction Costs (in 2025 Dollars): $1,707,500
Estimated Project Management Costs Range: $170,400-$733,400
Estimated Inflation Range: $85,375-$367,113

Estimated Total Project Costs: $1,963,275-$2,808,013

Renaissance Elementary Magnet

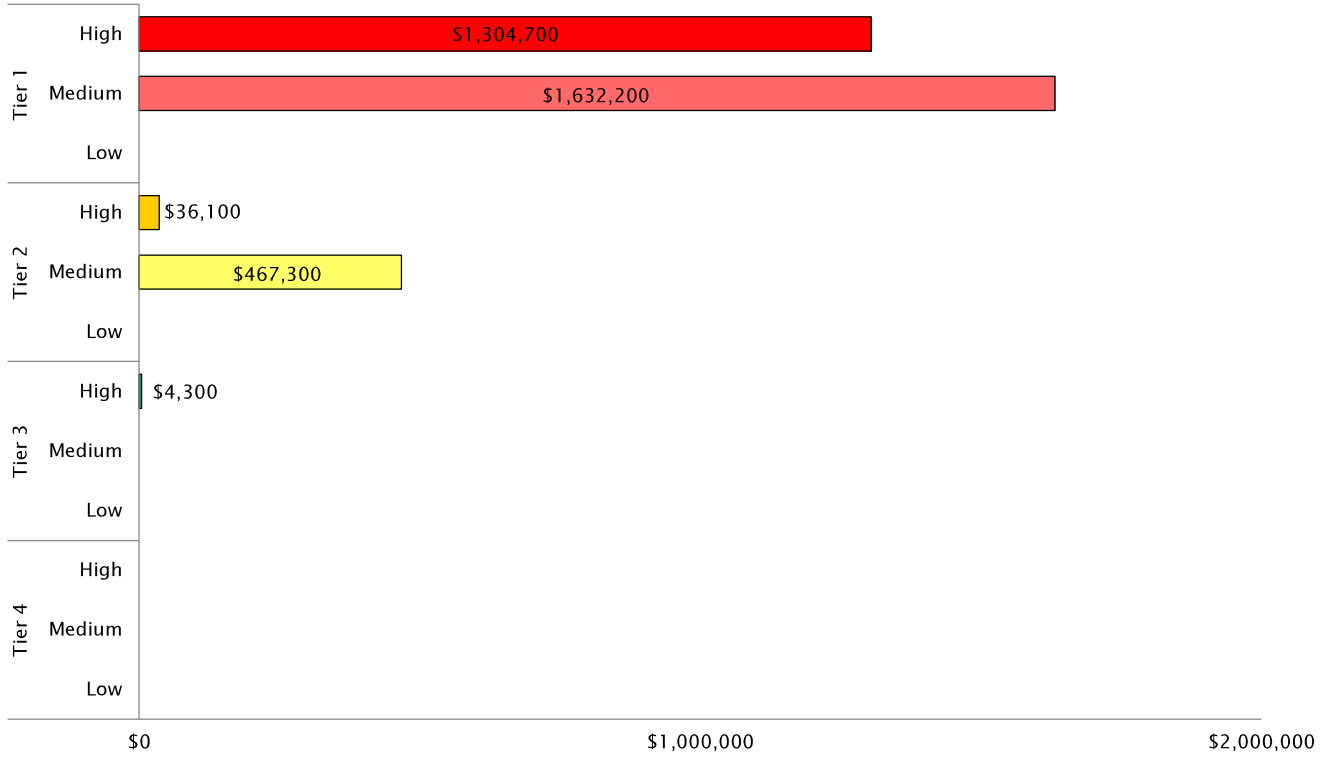
3960 Trail Boss Lane
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2006

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

Renaissance Expeditionary-Identified Facility Projects

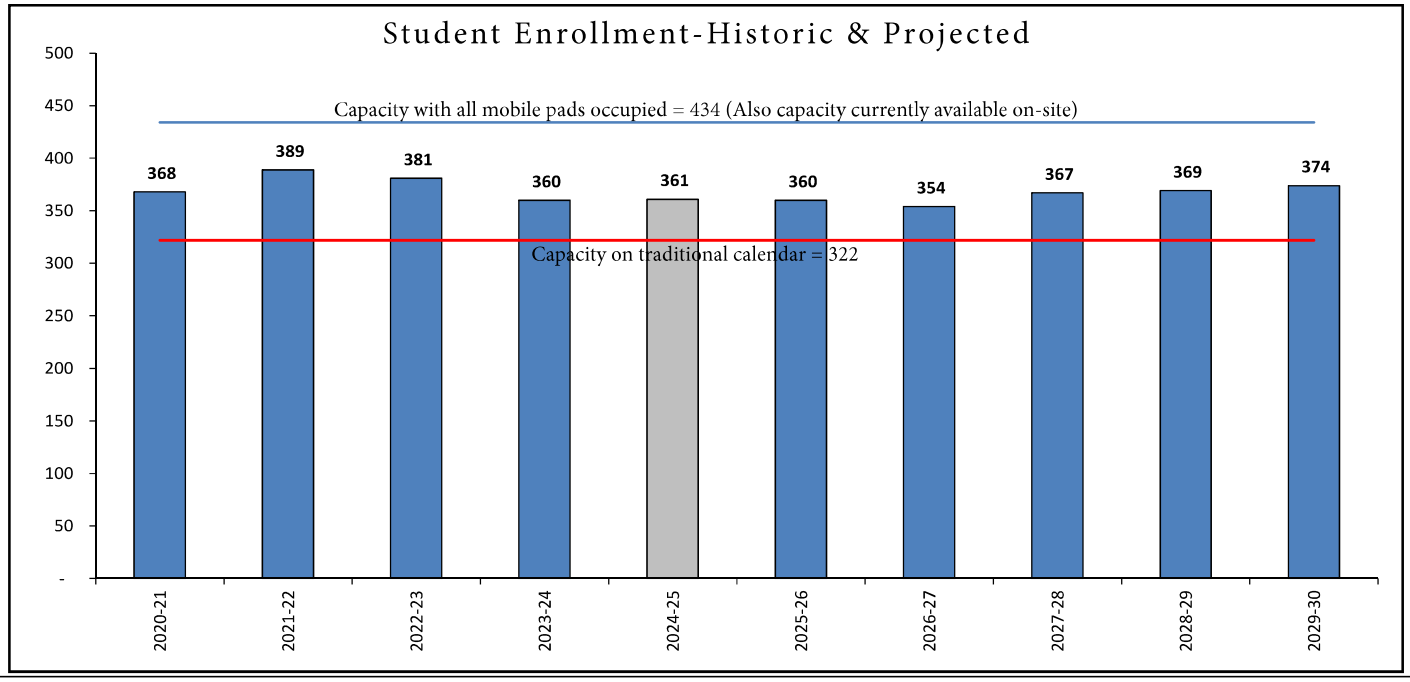
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,444,600

Estimated Total Project Costs: $3,961,230-$5,665,789

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Renaissance Elementary Magnet

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Paint gas piping on roof, starting to corrode	$900	$100-$400	$45-$194
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace RTUs	$1,212,800	$121,300-$521,500	$60,640-$260,752
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Upgrade control system	$303,200	$30,400-$130,400	$15,160-$65,188
	Assess irrigation system effectiveness and reseed grass as-needed	$24,300	$2,400-$10,400	$1,215-$5,225
	Repair underside of soffit (N roof overhang)	$2,000	$200-$800	$100-$430
	Replace 060 EDPM ballasted roof	$1,102,500	$110,300-$474,100	$55,125-$237,038
2-High	**Repair cracks in exterior walls	$3,500	$400-$1,500	$175-$753
	**Resurface restoom countertops (2)	$22,100	$2,200-$9,500	$1,105-$4,752
	Paint exterior of building as needed	$10,500	$1,000-$4,400	$525-$2,258
2-Medium	**Replace carpet	$242,600	$24,300-$104,300	$12,130-$52,159
	**Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace poured acrylic flooring in all restrooms	$30,400	$3,000-$13,000	$1,520-$6,536
	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace toilet partitions	$30,400	$3,000-$13,000	$1,520-$6,536
	Replace VCT cafeteria flooring	$24,300	$2,400-$10,400	$1,215-$5,225
3-High	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925

Estimated Total Construction Costs (in 2025 Dollars): $3,444,600
Estimated Project Management Costs Range: $344,400-$1,480,600
Estimated Inflation Range: $172,230-$740,589

Estimated Total Project Costs: $3,961,230-$5,665,789

Rock Canyon High

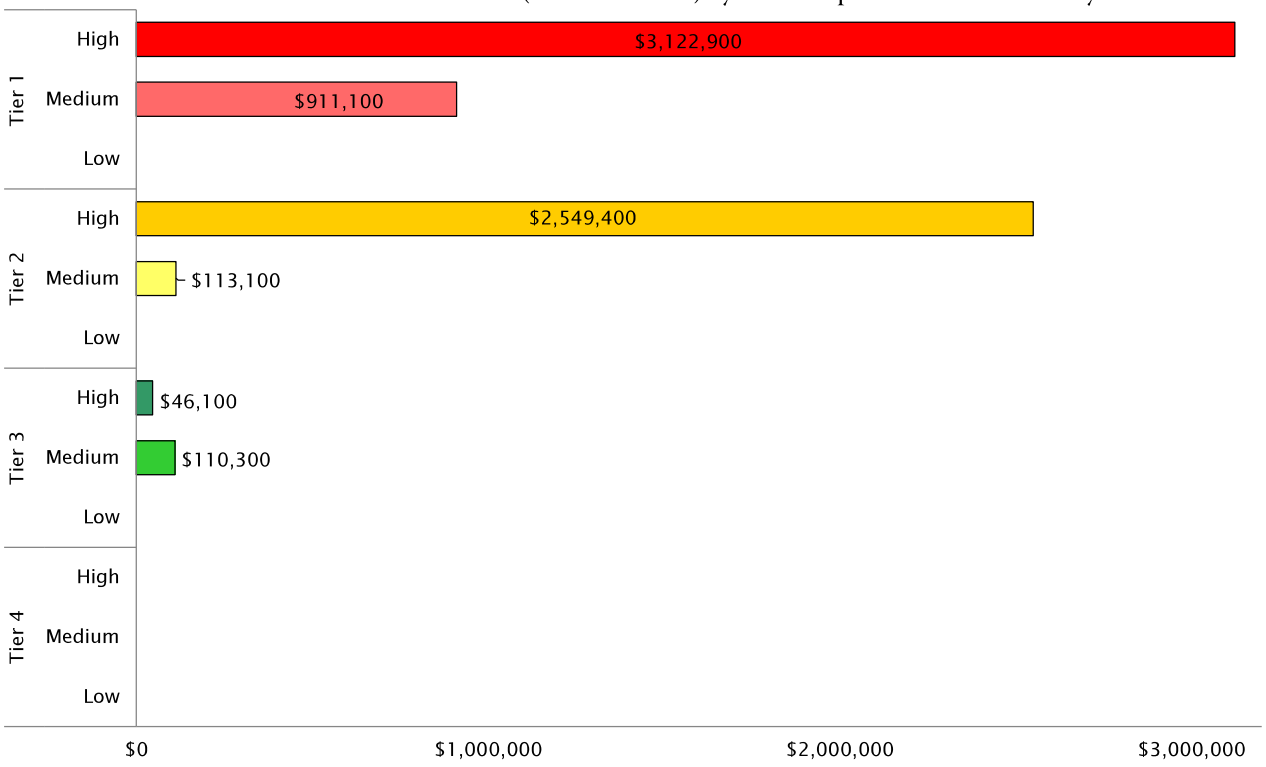
5810 McArthur Ranch Road
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 9-12

Funded by 1997 Bond
Opened in 2003

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

Rock Canyon High School-Identified Facility Projects

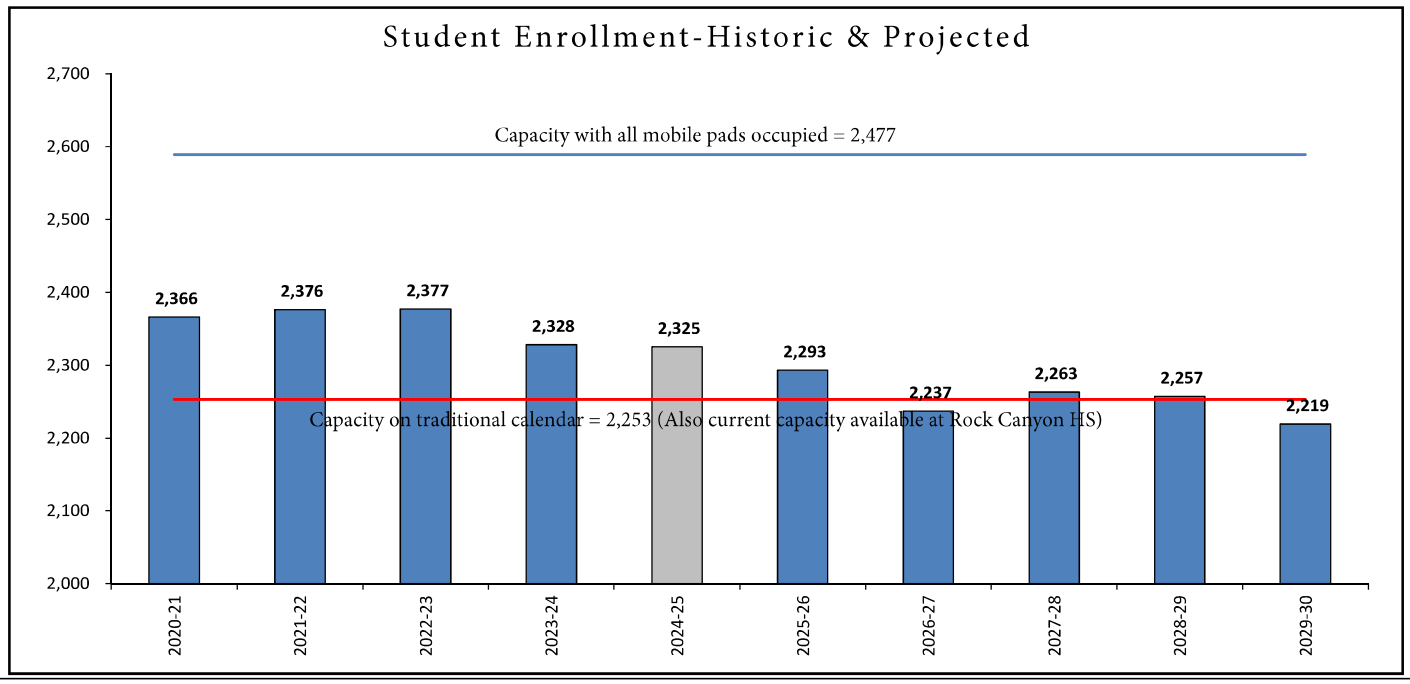
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $6,852,900

Estimated Total Project Costs: $7,915,815-$11,423,355

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Rock Canyon High

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace RTUs	$3,031,900	$326,500-$1,404,100	$163,265-$702,040
1-Medium	**Install new IP intercom system for building	$333,600	$33,300-$143,400	$16,680-$71,724
	Replace domestic water heater/boilers with standalone unit	$577,500	$57,800-$248,400	$28,875-$124,163
2-High	**Replace carpet	$909,600	$91,000-$391,100	$45,480-$195,564
	**Replace sink counter tops in all restrooms	$55,200	$5,500-$23,700	$2,760-$11,868
	**Replace VCT cafeteria flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	**Reseal CMU	$46,100	$4,600-$19,800	$2,305-$9,912
	**Upgrade lighting and sound systems (theater and stage)	$121,300	$12,200-$52,200	$6,065-$26,080
	Recaulk windows	$90,200	$9,000-$38,800	$4,510-$19,393
	Replace poured acrylic flooring in all restrooms	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace toilet partitions	$42,500	$4,200-$18,200	$2,125-$9,138
	Resurface parking lot(s)	$1,102,500	$110,300-$474,100	$55,125-$237,038
2-Medium	Repair sidewalk cracking and movement as needed	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
3-High	Recaulk areas where concrete meets foundation	$46,100	$4,600-$19,800	$2,305-$9,912
3-Medium	Add additional expanded roadways and exit for traffic flow	$110,300	$11,000-$47,400	$5,515-$23,715

Estimated Total Construction Costs (in 2025 Dollars): $6,852,900
Estimated Project Management Costs Range: $708,600-$3,046,900
Estimated Inflation Range: $354,315-$1,523,555

Estimated Total Project Costs: $7,915,815-$11,423,355

Rock Ridge Elementary

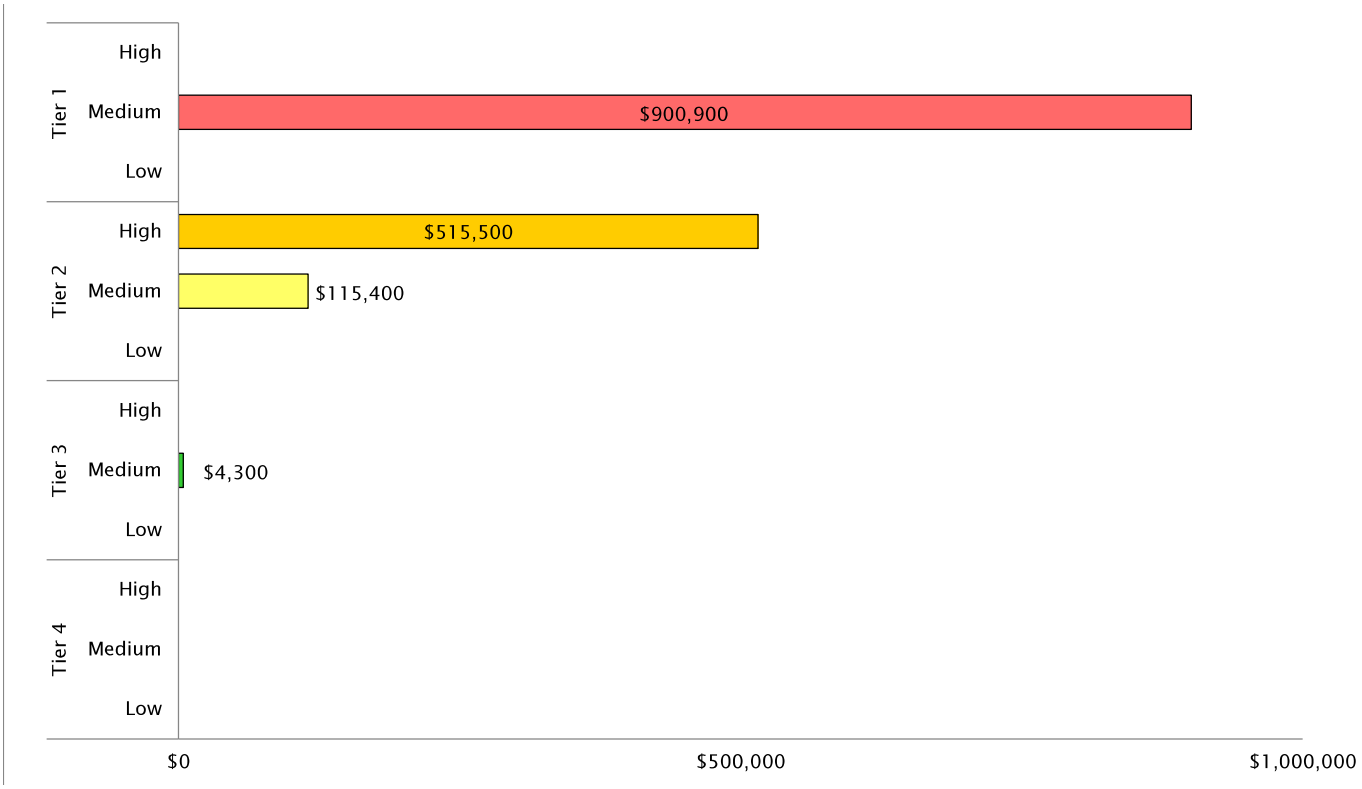
400 North Heritage Road
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1988

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

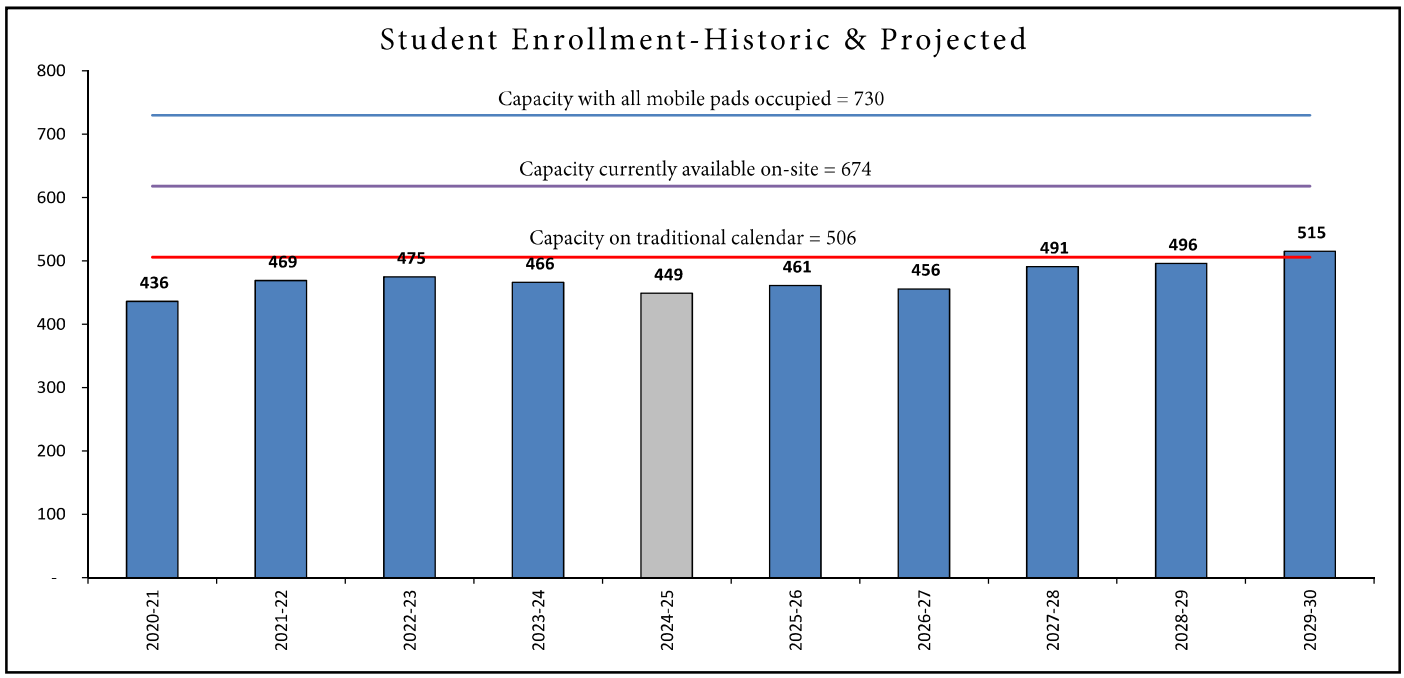
Rock Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,536,100

Estimated Total Project Costs: $1,766,505-$2,526,562



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Replace condensing heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
	Remove and replace the two, small AC condensors on the roof	$33,600	$3,400-$14,500	$1,680-$7,224
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	**Replace kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
2-Medium	**Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
3-Medium	Repair/replace vinyl wall covering as needed	$4,300	$400-$1,900	$215-$925

Estimated Total Construction Costs (in 2025 Dollars): $1,536,100
Estimated Project Management Costs Range: $153,600-$660,200
Estimated Inflation Range: $76,805-$330,262

Estimated Total Project Costs: $1,766,505-$2,526,562

Rocky Heights Middle

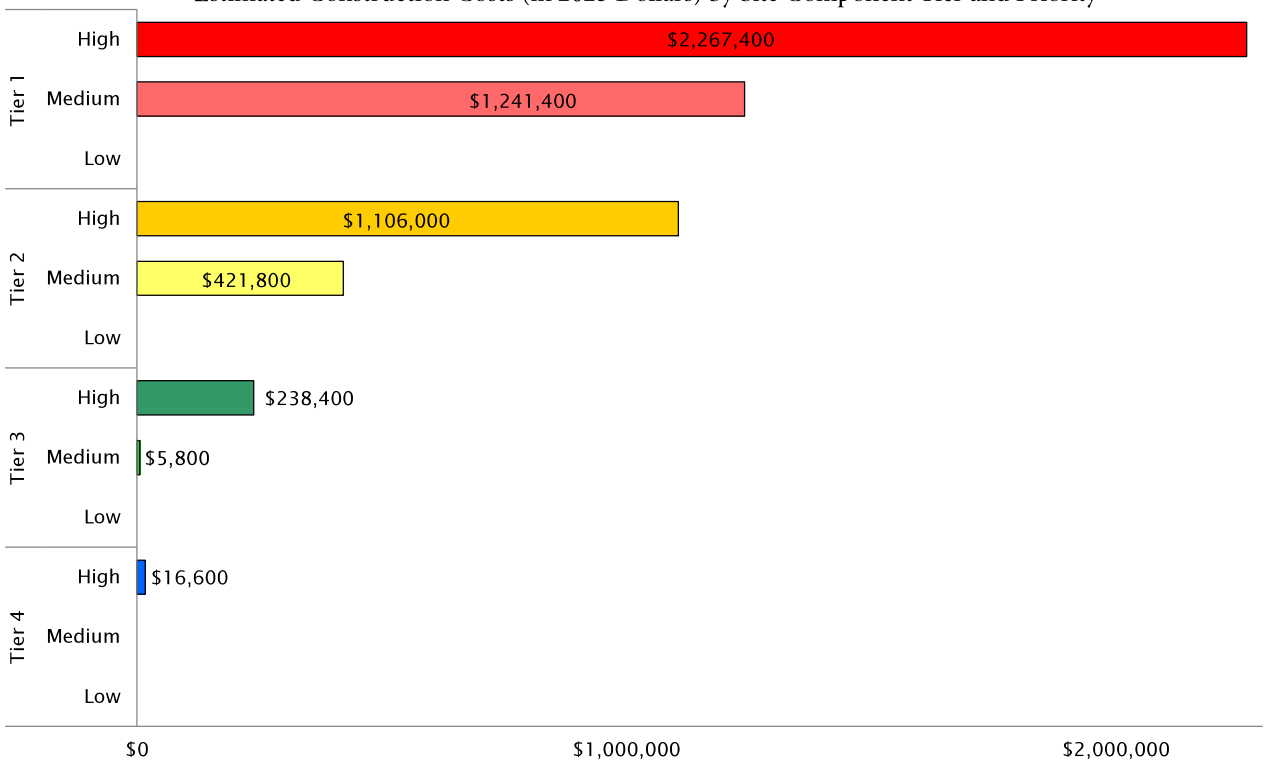
11033 Monarch Boulevard
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 6-8

Funded by 1997 Bond
Opened in 2003

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

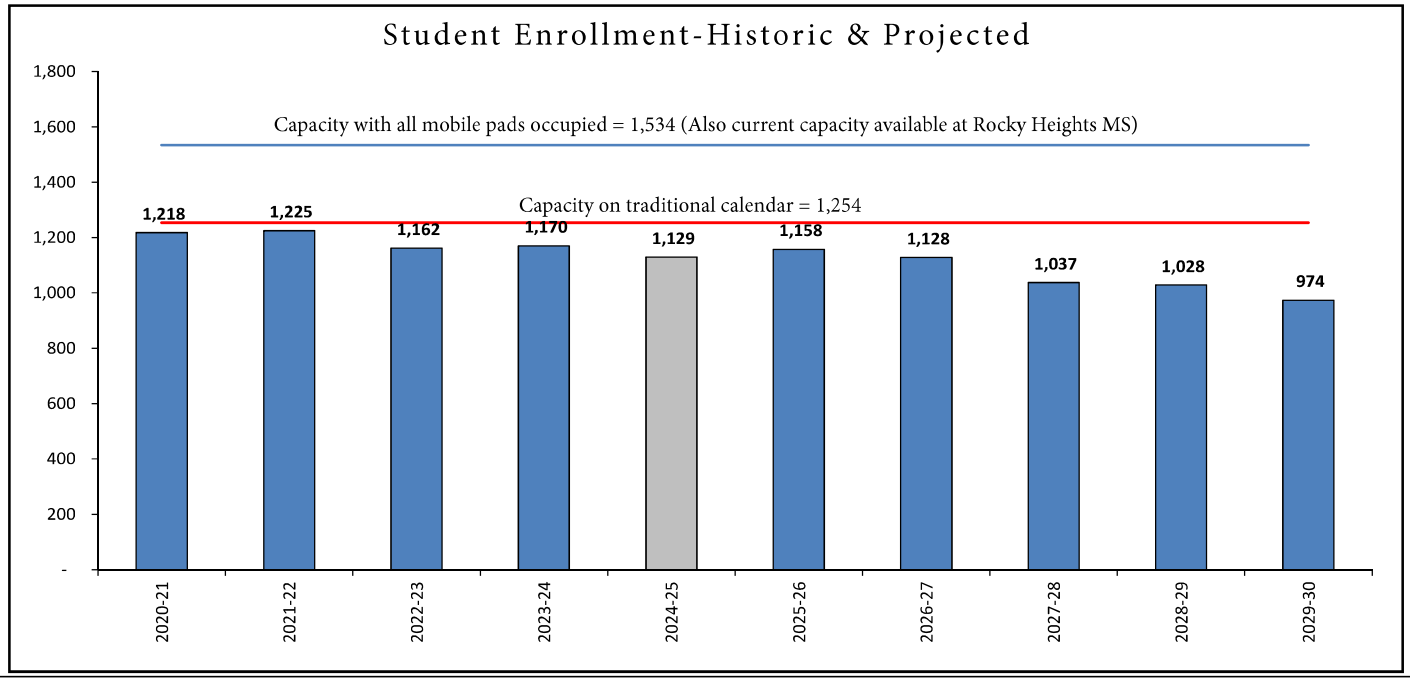
Rocky Heights Middle School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $5,297,400

Estimated Total Project Costs: $6,091,770-$8,713,941



Following is the list of needed facility projects at Rocky Heights Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	$1,764,000	$176,400-$758,600	$88,200-$379,260
	Upgrade fire alarm system	$412,400	$41,200-$177,300	$20,620-$88,666
1-Medium	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
	Overhaul elevator	$165,400	$16,600-$71,100	$8,270-$35,561
	Replace cooling tower	$564,400	$56,500-$242,700	$28,220-$121,346
	Replace domestic water heater/boilers and hot water storage tanks	$237,300	$23,800-$102,100	$11,865-$51,020
	Replace Wiremold in the art room	$7,400	$700-$3,200	$370-$1,591
2-High	**Recaulk building control joints	$6,600	$600-$2,800	$330-$1,419
	**Replace carpet	$867,200	$86,700-$372,800	$43,360-$186,448
	**Replace VCT cafeteria flooring	$60,700	$6,100-$26,100	$3,035-$13,051
	Paint exterior trim and doors	$11,400	$1,100-$4,900	$570-$2,451
	Resurface asphalt parking lot (partial), bus loop and service drive	$110,300	$11,000-$47,400	$5,515-$23,715
	Recaulk door frames	$1,400	$100-$600	$70-$301
	Recaulk windows	$31,800	$3,200-$13,700	$1,590-$6,837
	Repair/replace sections of sidewalk as necessary	$16,600	$1,600-$7,100	$830-$3,569
2-Medium	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace windows	$330,800	$33,100-$142,200	$16,540-$71,122
3-High	Recaulk foundation where concrete meets foundation walls	$6,500	$600-$2,700	$325-$1,398
	Renovate multi-use field	$220,500	$22,100-$94,900	$11,025-$47,408
	Adress movement, wall joint seperation, and damage to carpet S of commons expansion joint	$11,400	$1,100-$4,900	$570-$2,451
3-Medium	Repair areas of vinyl wall covering	$5,800	$600-$2,500	$290-$1,247
4-High	Renovate areas of landscaping around school	$16,600	$1,600-$7,100	$830-$3,569

Estimated Total Construction Costs (in 2025 Dollars): $5,297,400
Estimated Project Management Costs Range: $529,500-$2,277,600
Estimated Inflation Range: $264,870-$1,138,941

Estimated Total Project Costs: $6,091,770-$8,713,941

Roxborough Intermediate

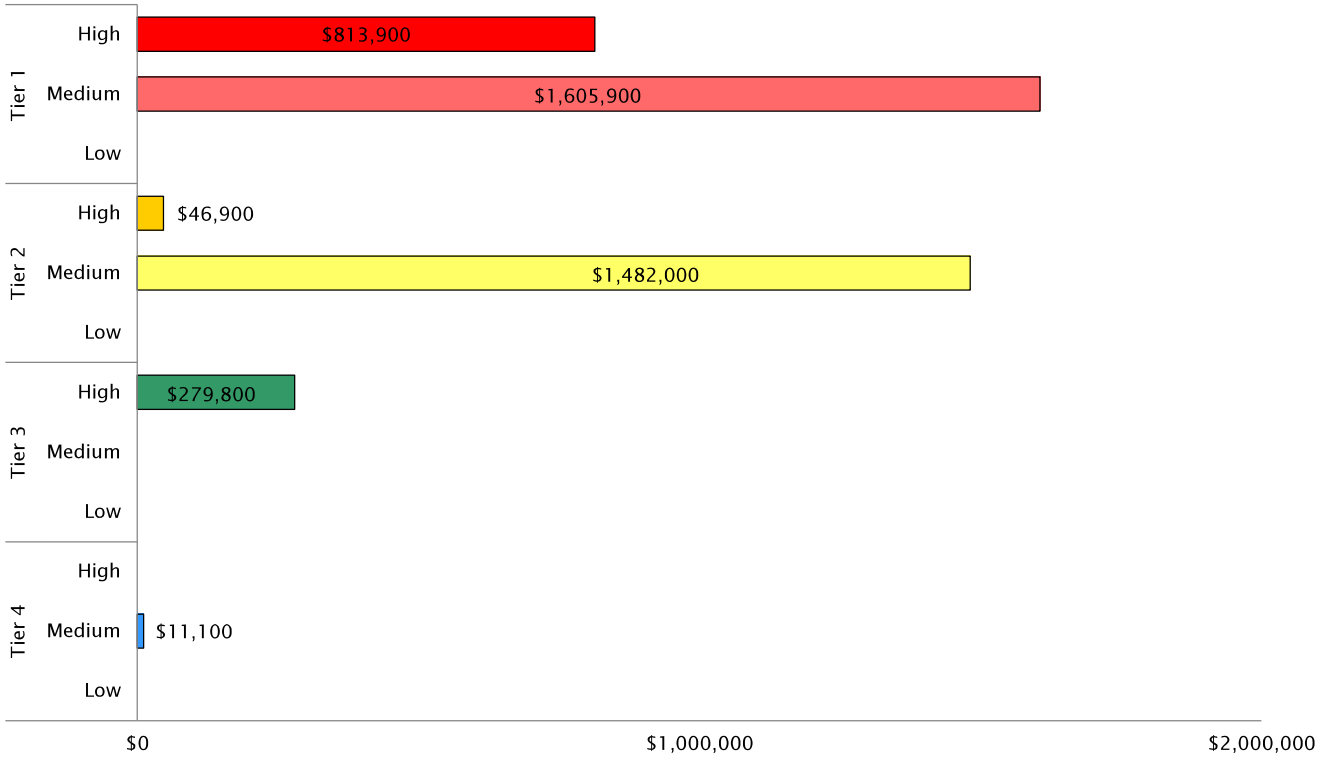
7370 Village Circle East
Littleton, CO 80125
ThunderRidge High School Feeder Area, 3-6

Funded by 2006 Bond
Opened in 2008

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

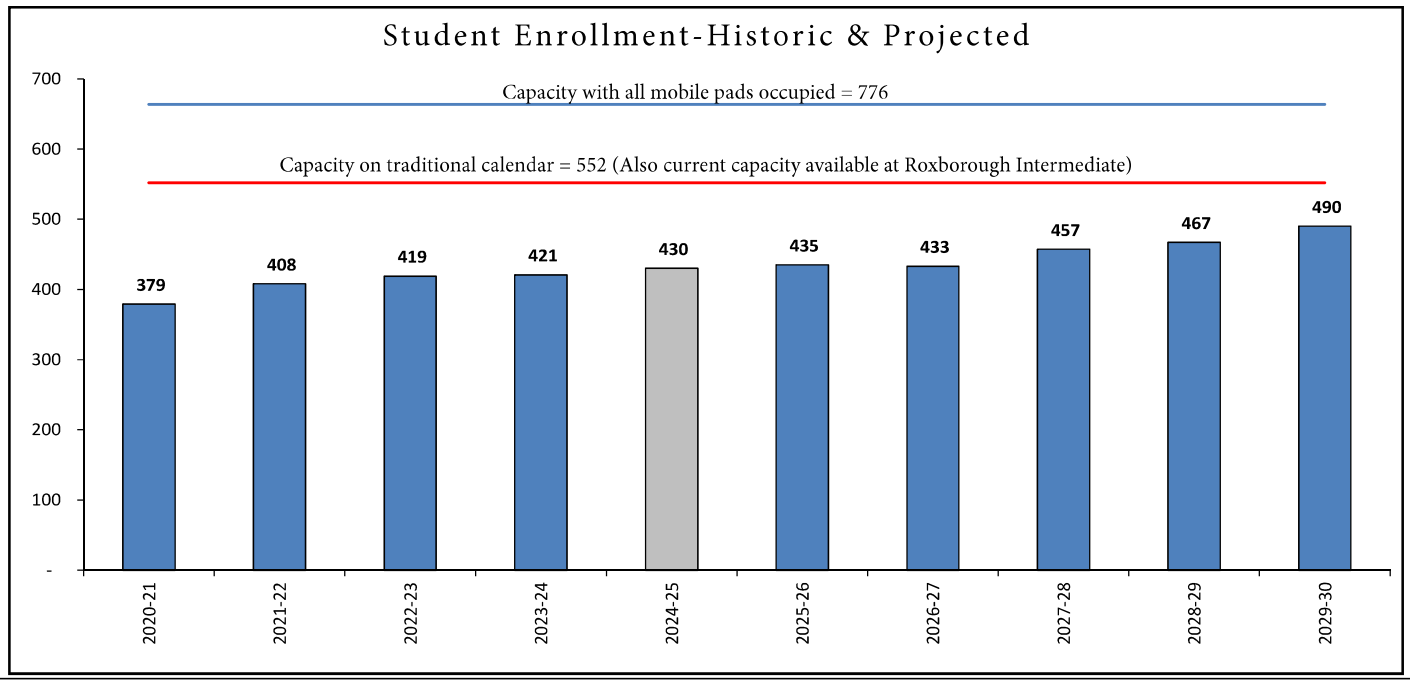
Roxborough Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $4,239,600

Estimated Total Project Costs: $4,875,480-$6,973,314



Following is the list of needed facility projects at Roxborough Intermediate

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade control system	$467,000	$46,600-$200,700	$23,350-$100,405
	**Upgrade fire alarm system	$254,700	$25,500-$109,500	$12,735-$54,761
	*Investigate main breaker cabinet ouside of building for possible ground movement	$1,200	$100-$400	$60-$258
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace condensing heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
	Replace roof	$1,102,500	$110,300-$474,100	$55,125-$237,038
2-High	**Recaulk expansion joints. Reseal CMU	$20,100	$2,000-$8,600	$1,005-$4,322
	Paint exterior metal, poles, railings, and sunshades	$6,700	$700-$2,900	$335-$1,441
	Recaulk windows	$20,100	$2,000-$8,600	$1,005-$4,322
2-Medium	Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace kitchen flooring	$909,600	$91,000-$391,100	$45,480-$195,564
	Replace poured acrylic flooring in all restrooms	$66,200	$6,600-$28,400	$3,310-$14,233
	Replace VCT cafeteria flooring	$33,100	$3,300-$14,200	$1,655-$7,117
3-High	Install synthetic turf field in lieu of grass field.	$275,700	$27,500-$118,500	$13,785-$59,276
	Recaulk foundation where concrete meets	$4,100	$400-$1,700	$205-$882
4-Medium	Repair areas of grass around school	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $4,239,600
Estimated Project Management Costs Range: $423,900-$1,822,200
Estimated Inflation Range: $211,980-$911,514

Estimated Total Project Costs: $4,875,480-$6,973,314

Roxborough Primary

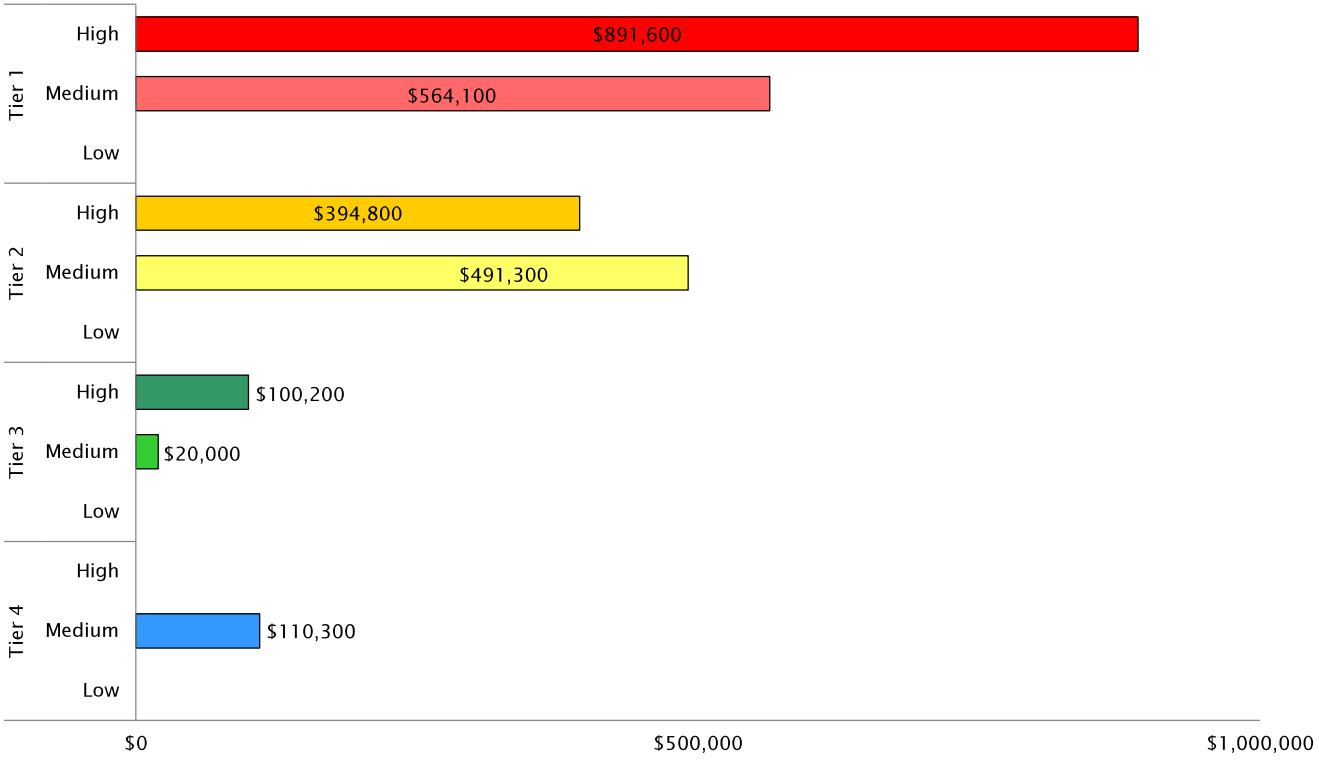
8000 Village Circle West
Littleton, CO 80125
ThunderRidge High School Feeder Area, K-2

Funded by 1989 Bond
Opened in 1991

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

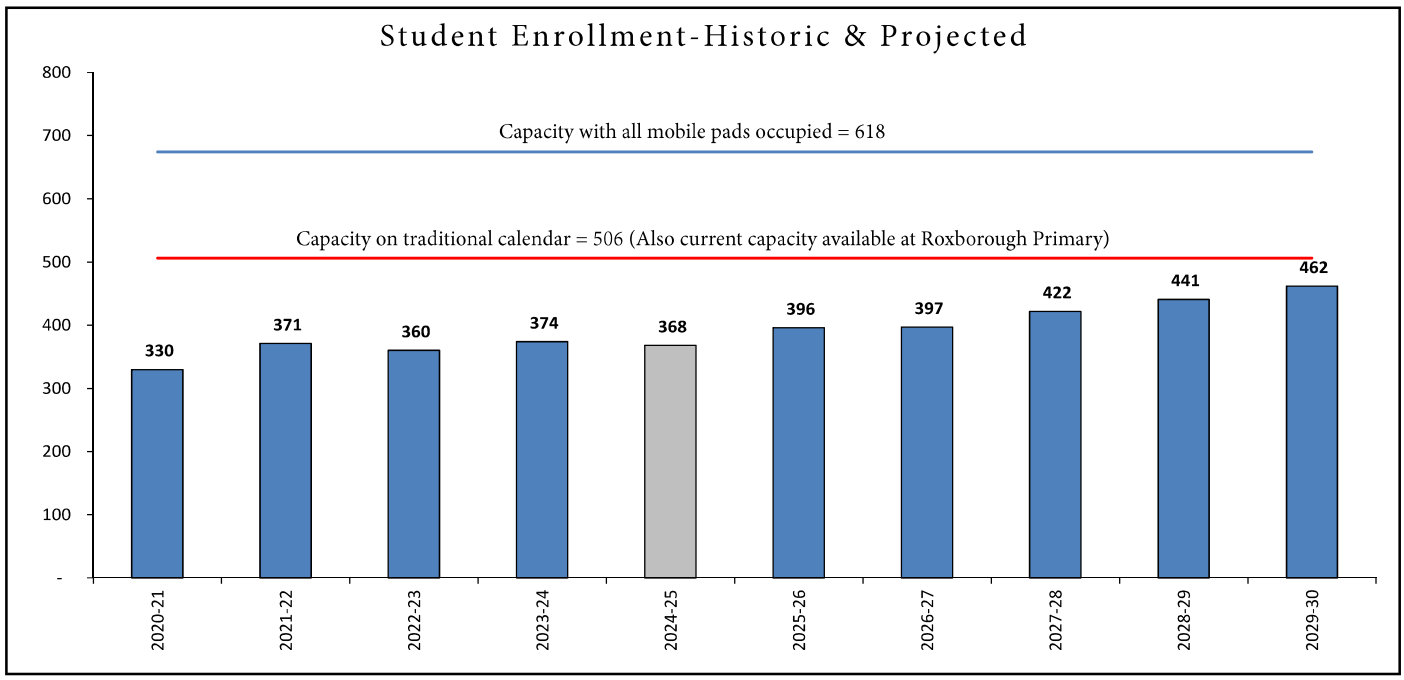
Roxborough Primary School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,572,300

Estimated Total Project Costs: $2,958,015-$4,230,645



Following is the list of needed facility projects at Roxborough Primary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace original panels and transformers	$121,300	$12,200-$52,200	$6,065-$26,080
	**Upgrade control system	$363,900	$36,400-$156,400	$18,195-$78,239
	**Upgrade fire alarm system	$194,100	$19,400-$83,400	$9,705-$41,732
	*Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Recplace kitchen flooring with poured acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace faucets at all lavatories.	$14,600	$1,400-$6,200	$730-$3,139
	Replace hollow metal doors at entry	$11,800	$1,200-$5,000	$590-$2,537
	Recaulk windows	$23,700	$2,300-$10,100	$1,185-$5,096
	Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
	Resurface asphalt playground	$88,200	$8,900-$38,000	$4,410-$18,963
2-Medium	**Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
3-High	Refinish interior wood doors	$23,100	$2,300-$10,000	$1,155-$4,967
	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Replace/refinish casework as necessary, one wing complete	$72,800	$7,300-$31,300	$3,640-$15,652
3-Medium	Repair sections of vinyl wall covering	$8,900	$800-$3,700	$445-$1,914
	Repair the poured concrete caissons (front & rear entrance canopies)	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Repair drainage issues	$110,300	$11,000-$47,400	$5,515-$23,715

Estimated Total Construction Costs (in 2025 Dollars): $2,572,300
Estimated Project Management Costs Range: $257,100-$1,105,300
Estimated Inflation Range: $128,615-$553,045

Estimated Total Project Costs: $2,958,015-$4,230,645

Saddle Ranch Elementary

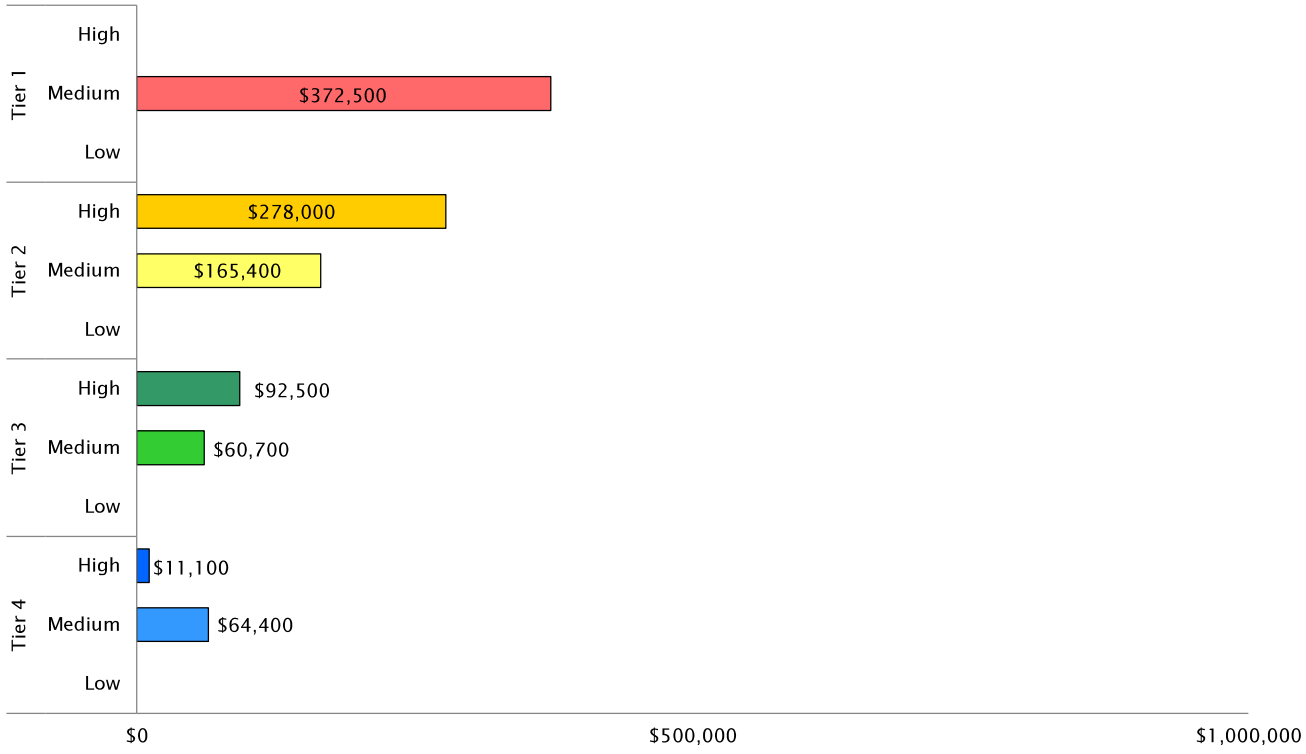
805 West English Sparrow Trail
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2001

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

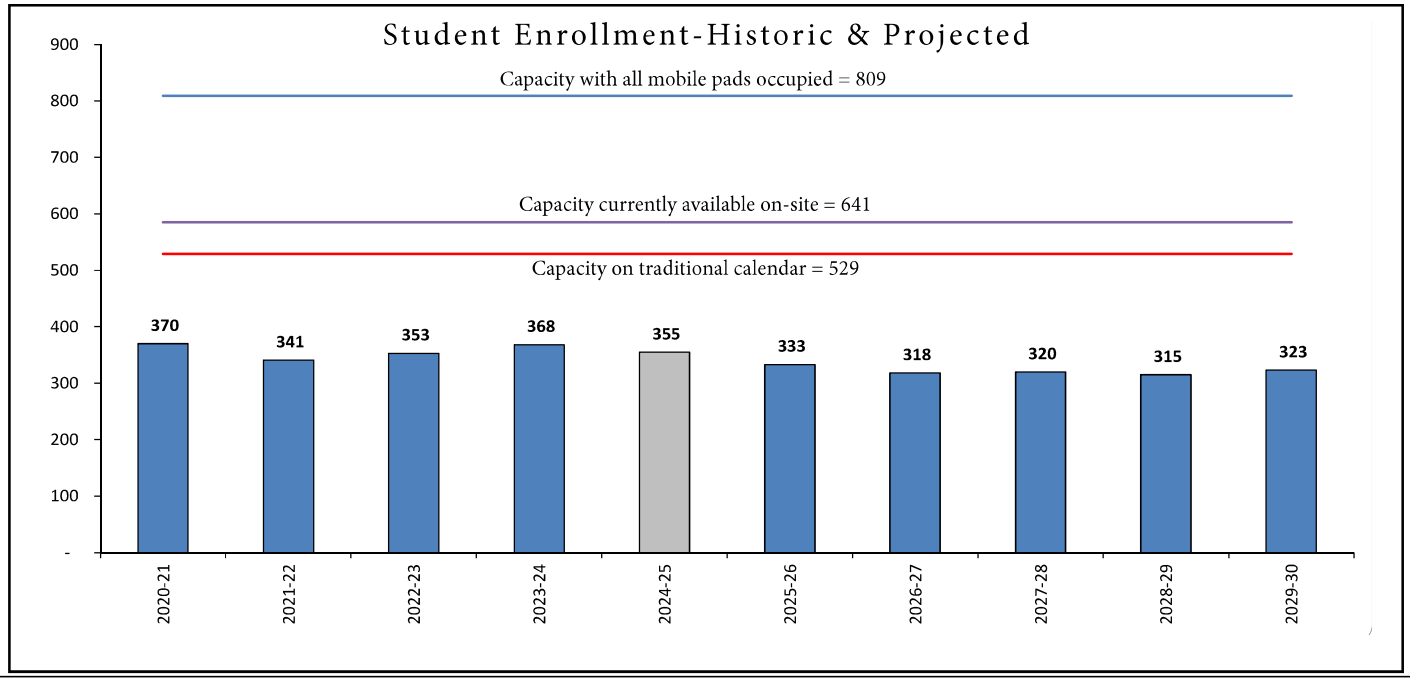
Saddle Ranch Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,044,600

Estimated Total Project Costs: $1,201,230-$1,717,789



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Replace chiller	$165,400	$16,600-$71,100	$8,270-$35,561
	Retrofit flourescent light fixtures to LED (kitchen)	$6,900	$700-$2,900	$345-$1,484
2-High	**Recplace kitchen flooring with poured acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace sink countertops with single surface	$46,400	$4,600-$19,900	$2,320-$9,976
	Repair cafeteria/gym partitions	$14,700	$1,500-$6,300	$735-$3,161
	Replace gym sound system	$13,100	$1,300-$5,600	$655-$2,817
	Recaulk windows	$16,700	$1,700-$7,200	$835-$3,591
	Repair/replace sections of sidewalk as necessary	$33,100	$3,300-$14,200	$1,655-$7,117
	Replace fabricated toilet partitions (boys/girls and main hallway restrooms,8)	$49,700	$4,900-$21,300	$2,485-$10,686
	Replace roof hatch	$13,300	$1,300-$5,700	$665-$2,860
2-Medium	Resurface parking lot(s)	$165,400	$16,600-$71,100	$8,270-$35,561
3-High	Renovate/reseed and resod multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Recaulk foundation where concrete meets	$4,300	$400-$1,900	$215-$925
3-Medium	Install new fence at playground next to basketball court.	$31,000	$3,100-$13,300	$1,550-$6,665
	Minor repairs to vinyl covering	$7,000	$700-$3,000	$350-$1,505
	Replace gates and dumpster enclosure	$22,700	$2,300-$9,800	$1,135-$4,881
4-High	Seed, sod, and top dress areas around school	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Replace top on shade structure.	$20,600	$2,000-$8,800	$1,030-$4,429
	Repair landscaping features between parking lot and main drive	$5,400	$500-$2,300	$270-$1,161
	Replace and add plant material around building	$16,600	$1,600-$7,100	$830-$3,569
	Install retaining walls where needed	$21,800	$2,200-$9,300	$1,090-$4,687

Estimated Total Construction Costs (in 2025 Dollars): $1,044,600
Estimated Project Management Costs Range: $104,400-$448,600
Estimated Inflation Range: $52,230-$224,589

Estimated Total Project Costs: $1,201,230-$1,717,789

Sage Canyon Elementary

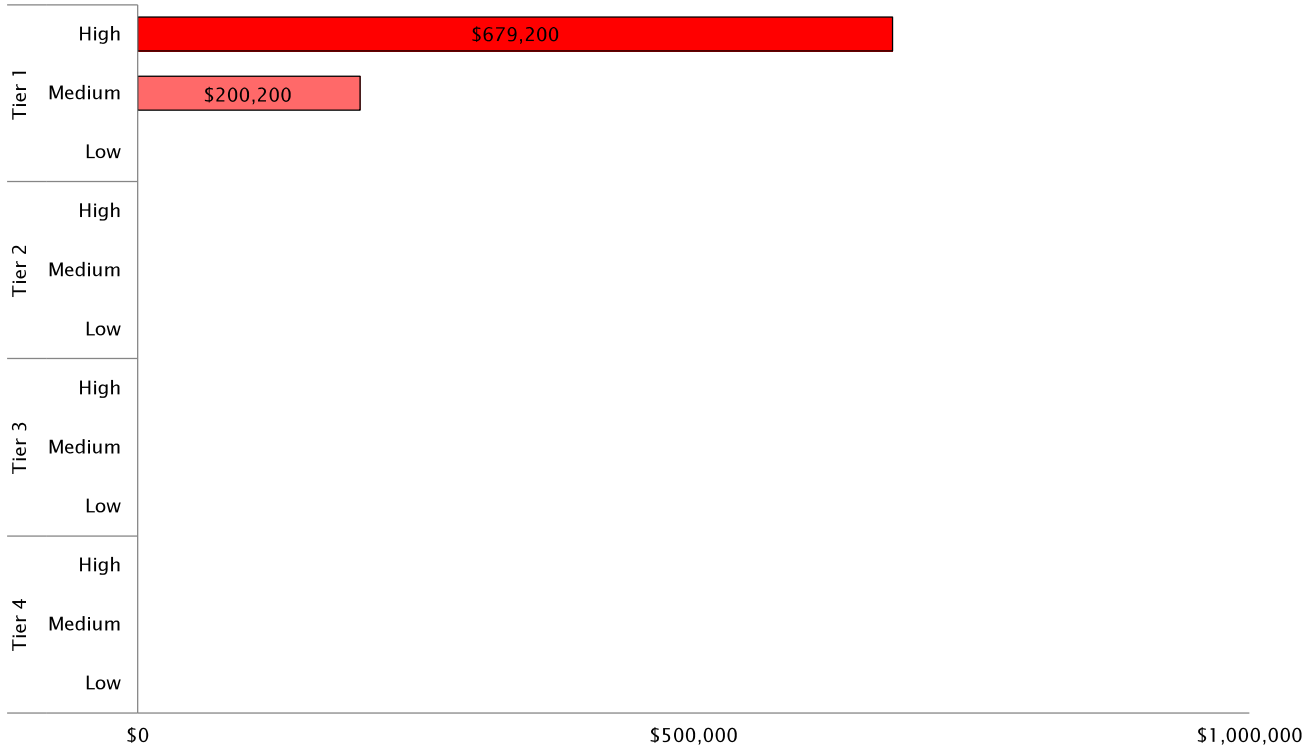
2420 Autumn Sage Street
Castle Rock, CO 80104
Mountain Vista High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2010

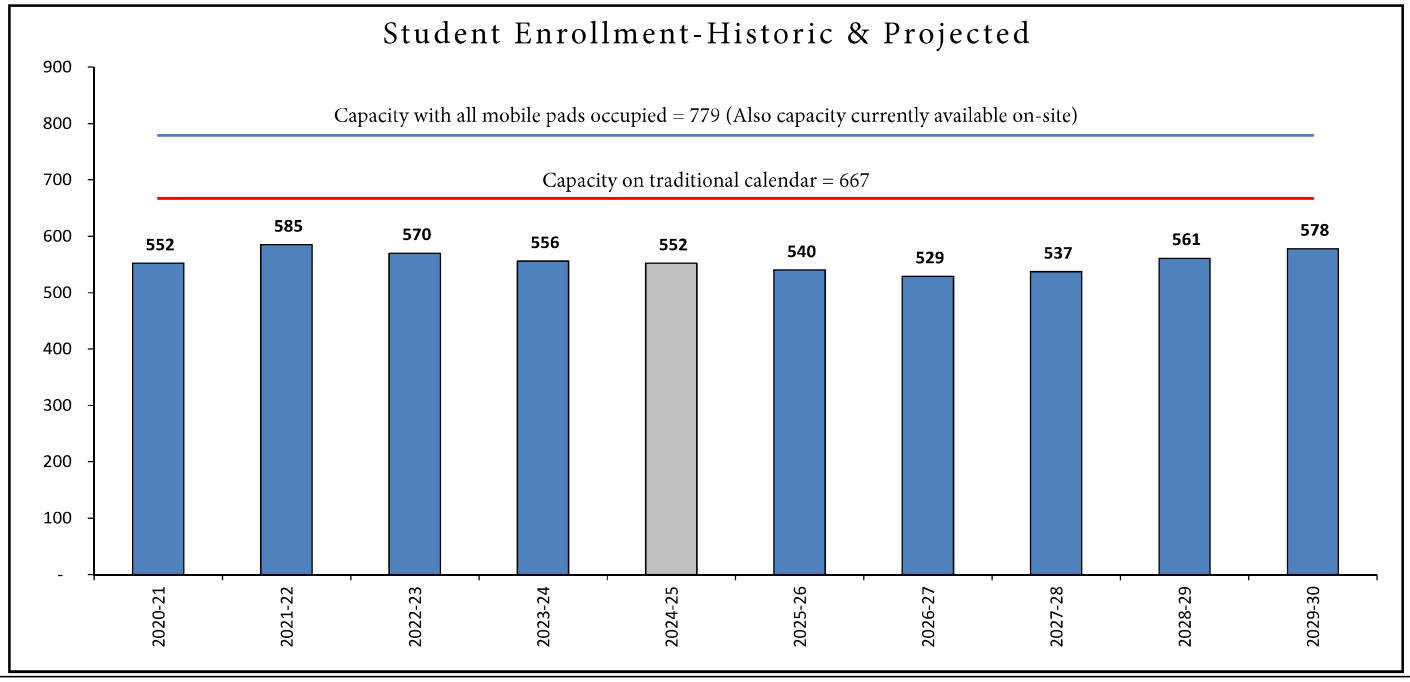
Site Acreage:10
Facility Square Feet: 73,146
Mobiles on-site: 2

Sage Canyon Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $879,400
Estimated Total Project Costs: $1,011,370-$1,446,471



Following is the list of needed facility projects at Sage Canyon Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade control system	$424,500	$42,500-$182,500	$21,225-$91,268
	**Upgrade fire alarm system	$254,700	$25,500-$109,500	$12,735-$54,761
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043

Estimated Total Construction Costs (in 2025 Dollars): $879,400
Estimated Project Management Costs Range: $88,000-$378,000
Estimated Inflation Range: $43,970-$189,071

Estimated Total Project Costs: $1,011,370-$1,446,471

Sagewood Middle

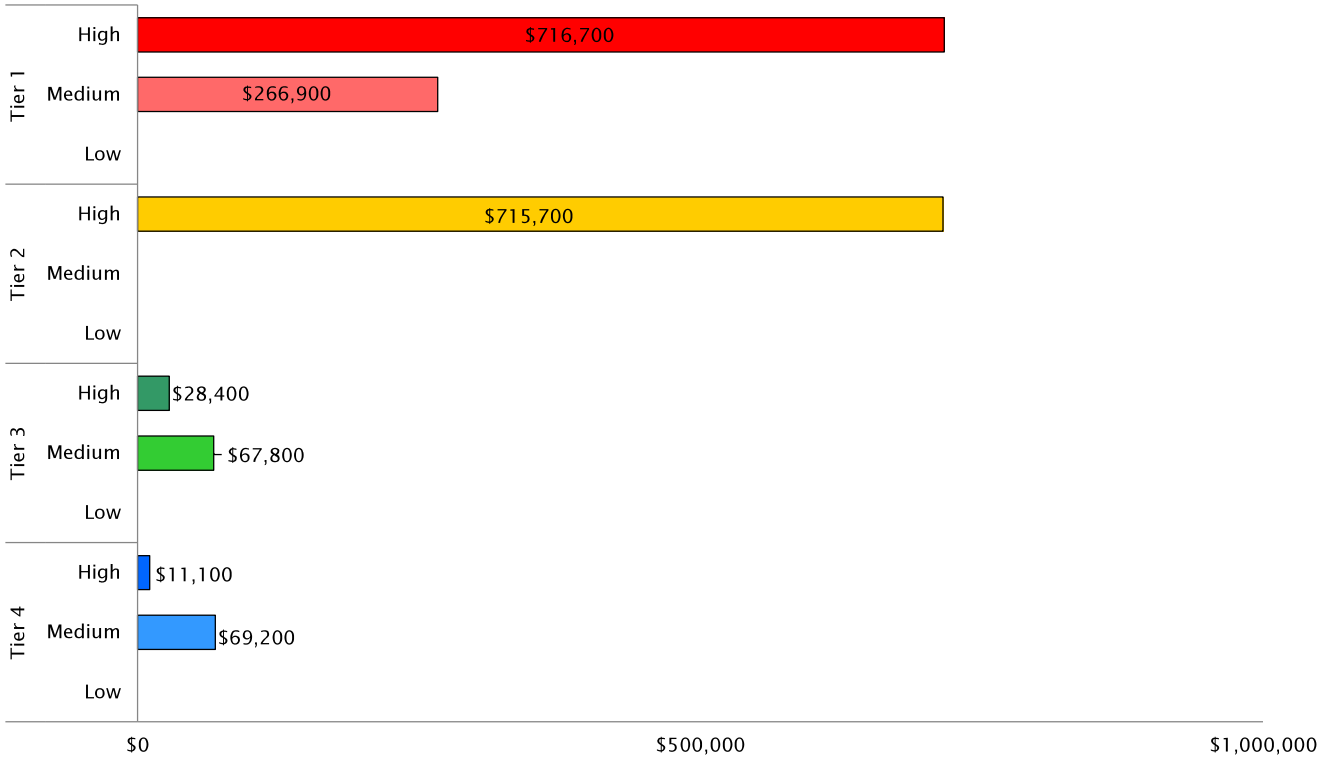
4725 Fox Sparrow Drive
Parker, CO 80134
Ponderosa High School Feeder Area, 6-8

Funded by 1995 Bond
Opened in 1997

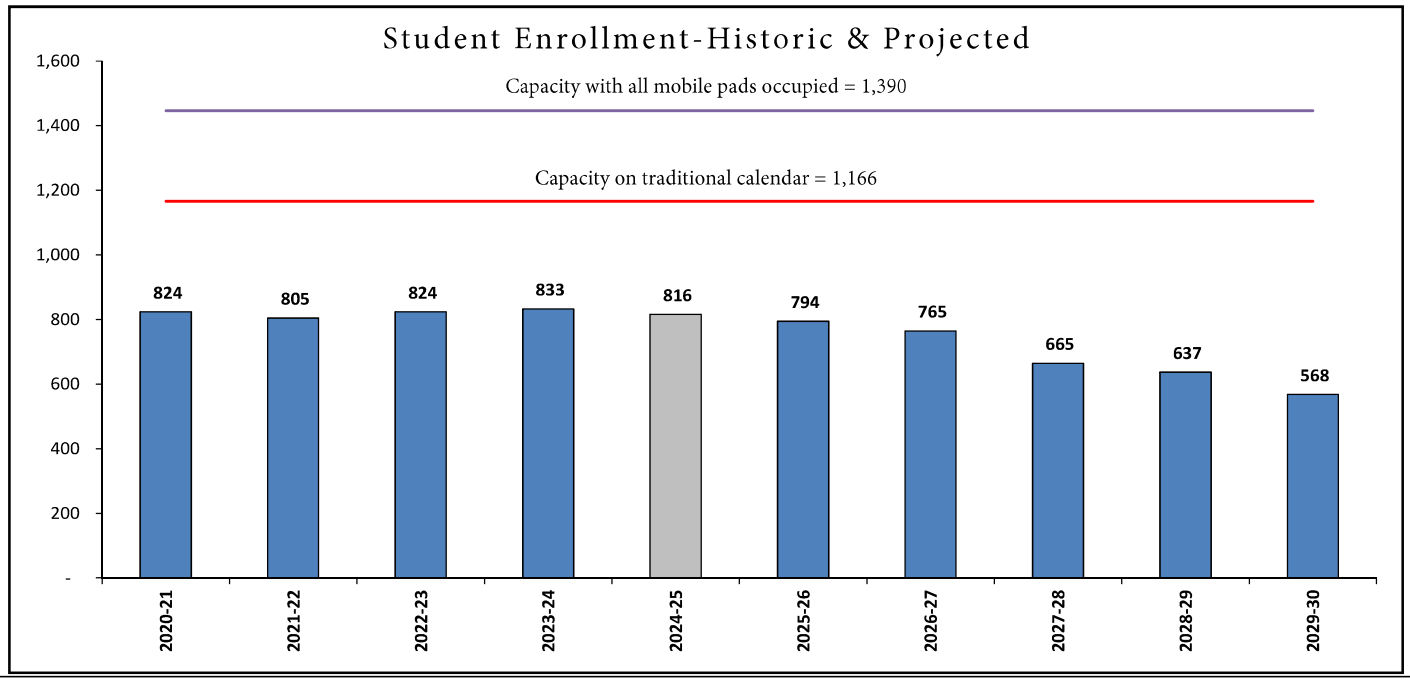
Site Acreage: 23.3
Facility Square Feet: 127,951
Mobiles on-site: 0

Sagewood Middle School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,875,800
Estimated Total Project Costs: $2,156,990-$3,085,097



Following is the list of needed facility projects at Sagewood Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace the heating boiler	$551,300	$55,100-$237,000	$27,565-$118,530
	**Overhaul elevator	$165,400	$16,600-$71,100	$8,270-$35,561
1-Medium	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
2-High	**Replace sink countertops with single surface	$46,400	$4,600-$19,900	$2,320-$9,976
	**Resurface asphalt bus loop	$165,400	$16,600-$71,100	$8,270-$35,561
	**Resurface asphalt parking lot	$385,900	$38,600-$166,000	$19,295-$82,969
	Repair sidewalks and concrete playpad	$22,100	$2,200-$9,500	$1,105-$4,752
	Recaulk windows	$29,700	$2,900-$12,700	$1,485-$6,386
	Replace toilet partitions (6 boys and 6 girls restrooms)	$66,200	$6,600-$28,400	$3,310-$14,233
3-High	Top dress and reseed multipurpose field.	$25,000	$2,500-$10,700	$1,250-$5,375
	Repair cracks in CMU wall behind stage	$3,400	$300-$1,400	$170-$731
3-Medium	Install fencing around ball fields and dumpster. Repair fencing at softball field	$23,700	$2,300-$10,100	$1,185-$5,096
	Replace football and soccer goal posts	$44,100	$4,500-$19,000	$2,205-$9,482
4-High	Seed, sod, and top dress areas around school	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Install landscaping around ballfields	$44,100	$4,500-$19,000	$2,205-$9,482
	Plant trees around ballfields	$16,600	$1,600-$7,100	$830-$3,569
	Repair/add retaining walls	$8,500	$800-$3,600	$425-$1,828

Estimated Total Construction Costs (in 2025 Dollars): $1,875,800
Estimated Project Management Costs Range: $187,400-$806,000
Estimated Inflation Range: $93,790-$403,297

Estimated Total Project Costs: $2,156,990-$3,085,097

Sand Creek Elementary

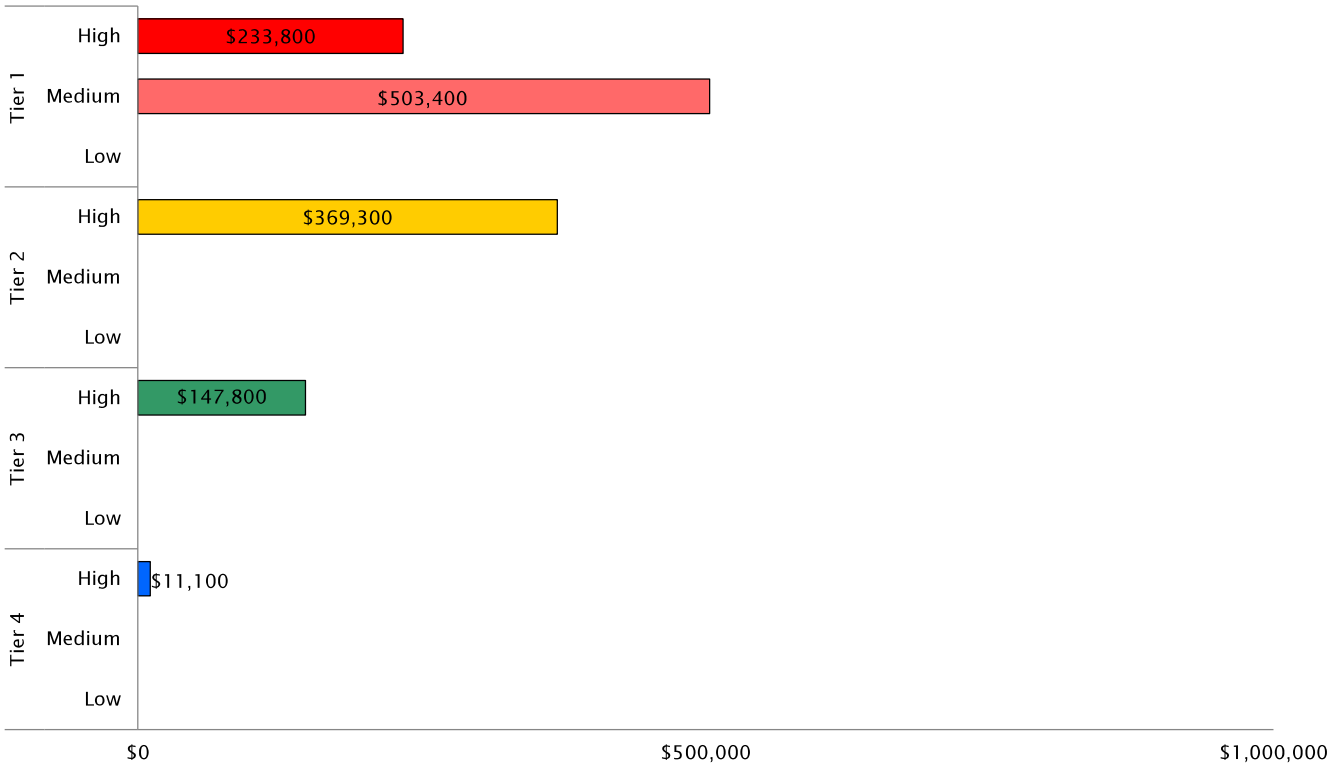
8898 South Maplewood Drive
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1986

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

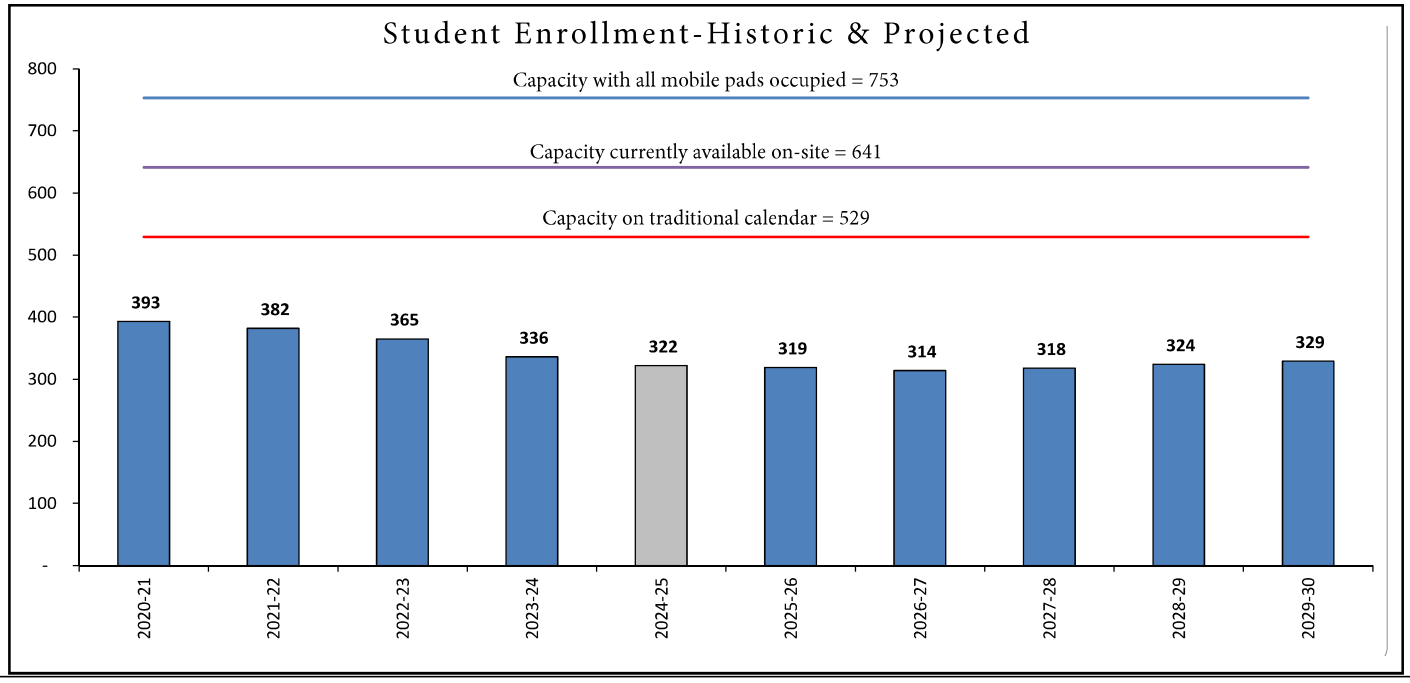
Sand Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,265,400

Estimated Total Project Costs: $1,455,370-$2,081,361



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade domestic hot water service	$112,500	$11,300-$48,400	$5,625-$24,188
	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Replace the heating boiler(s)	$303,200	$30,400-$130,400	$15,160-$65,188
2-High	**Replace VCT in classrooms and healthroom	$5,800	$600-$2,500	$290-$1,247
	Recaulk windows	$23,700	$2,300-$10,100	$1,185-$5,096
	Replace exterior windows	$151,600	$15,200-$65,200	$7,580-$32,594
	Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
	Repair operable partitions between classrooms, gym, and cafeteria	$22,700	$2,300-$9,800	$1,135-$4,881
3-High	Refinish interior doors	$56,300	$5,700-$24,300	$2,815-$12,105
	Replace wooden basketball backboards (gym, 4 total)	$11,100	$1,100-$4,700	$555-$2,387
	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Replace all original fixed casework in classrooms and offices	$72,800	$7,300-$31,300	$3,640-$15,652
	Replace blinds in school	$3,300	$300-$1,300	$165-$710
4-High	Renovate grass area around school.	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $1,265,400
Estimated Project Management Costs Range: $126,700-$543,900
Estimated Inflation Range: $63,270-$272,061

Estimated Total Project Costs: $1,455,370-$2,081,361

Sedalia Elementary

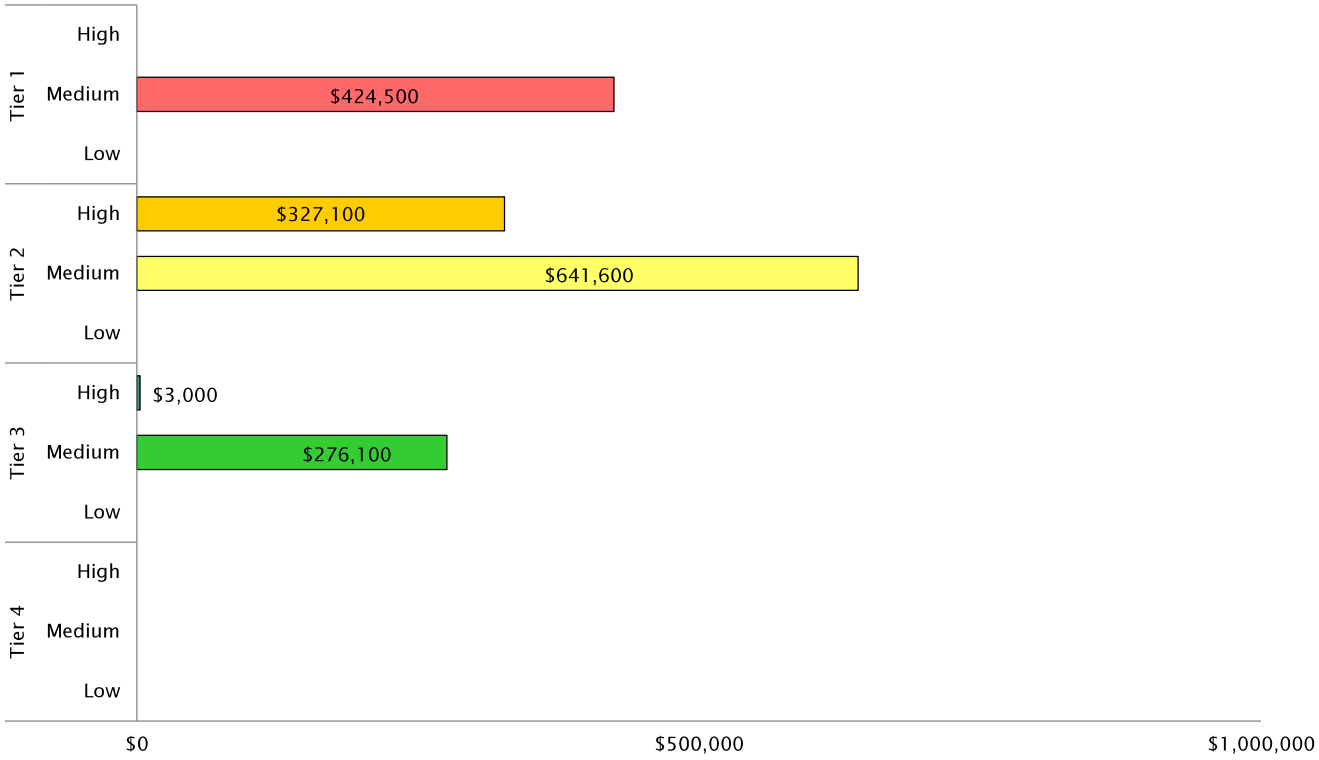
5449 North Huxtable Street
Sedalia, CO 80135
Castle View High School Feeder Area, K-6

Funded prior to 1952
Opened in 1952

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

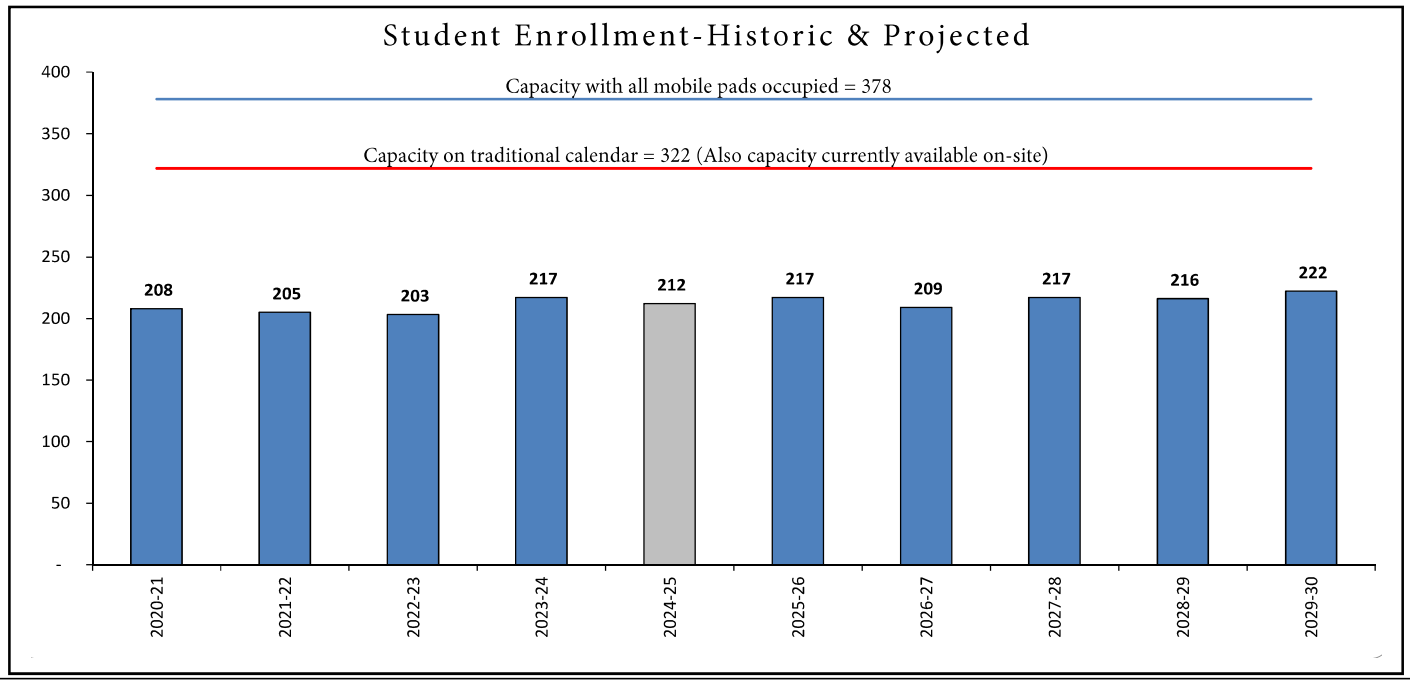
Sedalia Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,672,300

Estimated Total Project Costs: $1,923,115-$2,750,545



Following is the list of needed facility projects at Sedalia Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Assess and install additional 120V branch circuits for classrooms	$26,300	$2,600-$11,300	$1,315-$5,655
	Replace drainage piping under the asphalt (parking lot access)	$78,300	$7,900-$33,700	$3,915-$16,835
	Replace domestic water heater/boiler like for like	$119,700	$12,000-$51,500	$5,985-$25,736
2-High	**Replace counter tops in select rooms	$22,100	$2,200-$9,500	$1,105-$4,752
	Seal exterior walls and repair stucco (new classroom addition vicinity)	$20,600	$2,000-$8,800	$1,030-$4,429
	Resurface asphalt parking lot, repair entry at street	$193,000	$19,300-$83,000	$9,650-$41,495
	Repair areas of sidewalk, stairs at west entry	$22,100	$2,200-$9,500	$1,105-$4,752
	Recaulk windows	$17,800	$1,800-$7,600	$890-$3,827
	Replace plexiglass in double doors to playground SW with insulated safety glass. Replace east facing windows	$51,500	$5,200-$22,200	$2,575-$11,073
2-Medium	Paint exterior solid doors	$22,100	$2,200-$9,500	$1,105-$4,752
	Piping and fittings need to be checked for replacement	$27,600	$2,800-$11,900	$1,380-$5,934
	Refurbish exterior doors	$2,900	$200-$1,200	$145-$624
	Repair crumbled CMU block wall at downspout on west wall	$2,800	$300-$1,200	$140-$602
	Replace carpet	$363,900	$36,400-$156,400	$18,195-$78,239
	Replace carpet in gymnasium with sport-flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace VCT flooring in classrooms	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace windows	$151,600	$15,200-$65,200	$7,580-$32,594
3-High	Recaulk foundation where concrete meets foundation walls	$3,000	$300-$1,200	$150-$645
3-Medium	Repair asphalt at basketball court	$22,100	$2,200-$9,500	$1,105-$4,752
	Remove/replace vinyl wall coverings in rooms/hallways where vinyl has been painted	$23,100	$2,300-$10,000	$1,155-$4,967
	Replace grid ceiling and tile	$208,200	$20,800-$89,400	$10,410-$44,763
	Replace light poles (2)	$22,700	$2,300-$9,800	$1,135-$4,881

Estimated Total Construction Costs (in 2025 Dollars): $1,672,300
Estimated Project Management Costs Range: $167,200-$718,700
Estimated Inflation Range: $83,615-$359,545
Estimated Total Project Costs: $1,923,115-$2,750,545

Sierra Middle

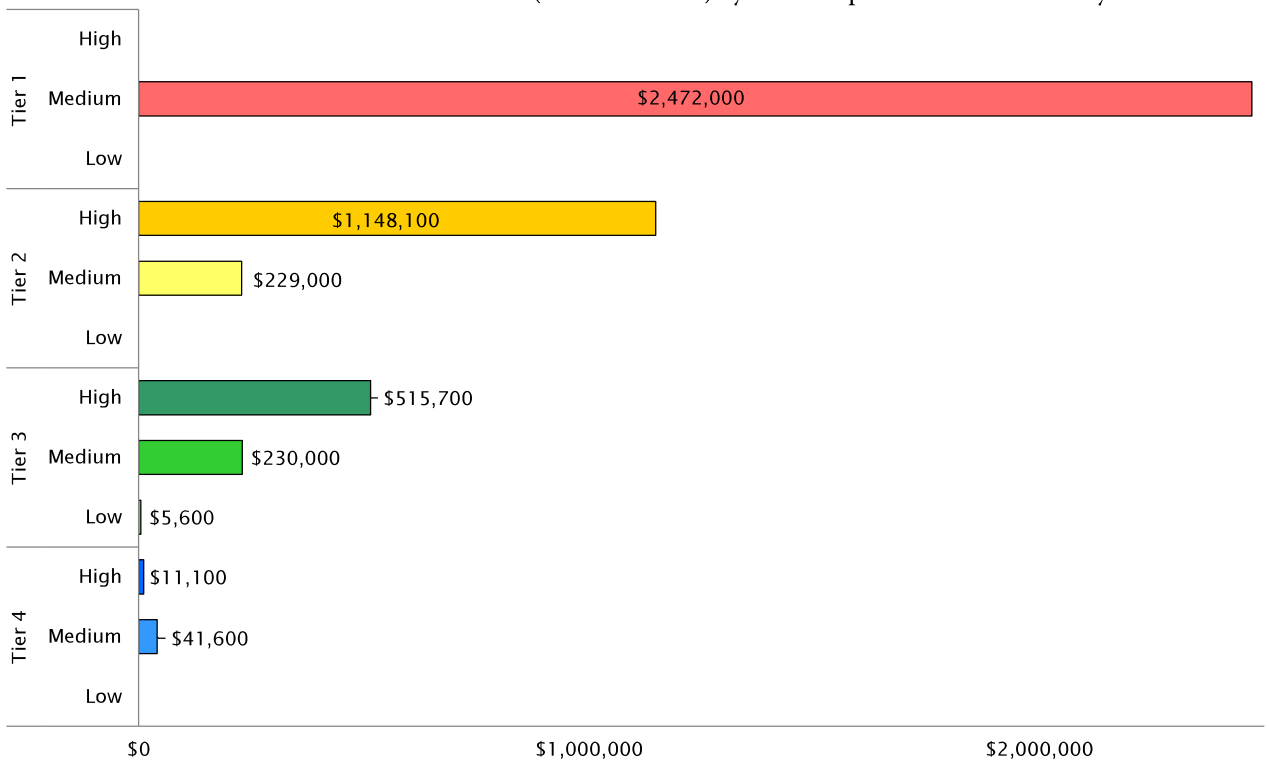
6651 Pine Lane Avenue
Parker, CO 80134
Chaparral High School Feeder Area, 7-8

Funded by 1974 Bond
Opened in 1975

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

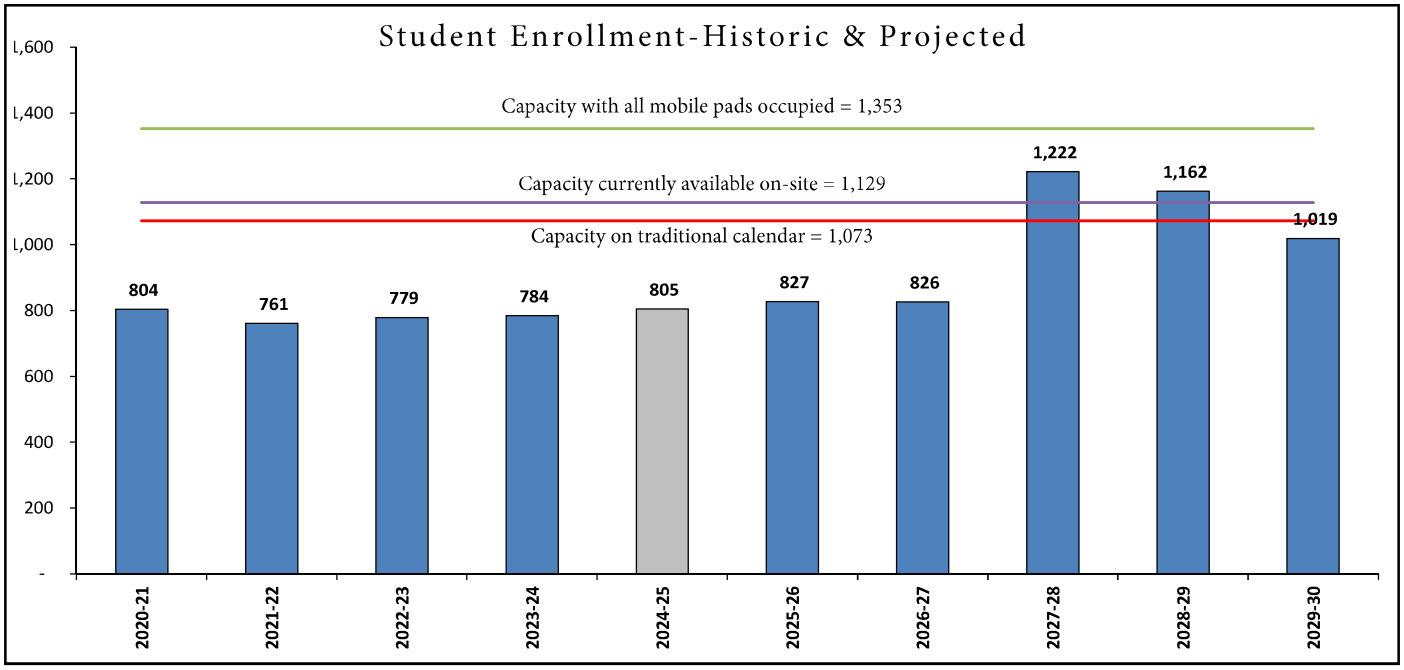
Sierra Middle School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $4,653,100

Estimated Total Project Costs: $5,350,655-$7,653,317



Following is the list of needed facility projects at Sierra Middle

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	**Install new IP intercom system for building	$266,900	$26,600-$114,700	$13,345-$57,384
	Fire sprinkle building	$1,653,800	$165,400-$711,100	$82,690-$355,567
	Replace heating boilers	$551,300	$55,100-$237,000	$27,565-$118,530
2-High	**Replace poured acrylic flooring in all restrooms	$60,700	$6,100-$26,100	$3,035-$13,051
	**Replace sink countertops as necessary	$49,700	$4,900-$21,300	$2,485-$10,686
	Paint exterior metal and trim	$25,000	$2,500-$10,700	$1,250-$5,375
	Recaulk windows	$18,900	$1,800-$8,000	$945-$4,064
	Repair/replace sections of sidewalk as necessary	$11,100	$1,100-$4,700	$555-$2,387
	Resurface asphalt bus loop	$110,300	$11,000-$47,400	$5,515-$23,715
	Resurface asphalt parking lot	$441,000	$44,100-$189,700	$22,050-$94,815
	Refurbish classroom retractable partitions	$31,000	$3,100-$13,300	$1,550-$6,665
	Rebuild greenhouse on south side of building	$179,900	$18,000-$77,300	$8,995-$38,679
	Replace asphalt playground play pads	$220,500	$22,100-$94,900	$11,025-$47,408
2-Medium	Replace office and hallway restrooms with poured acrylic	$16,600	$1,600-$7,100	$830-$3,569
	Repair mortar at exterior brick inside corners	$5,600	$500-$2,300	$280-$1,204
	Replace ceramic tile in the locker rooms with poured acrylic	$55,200	$5,500-$23,700	$2,760-$11,868
	Replace windows	$151,600	$15,200-$65,200	$7,580-$32,594
3-High	Replace/repair/refinish interior doors	$93,000	$9,300-$40,000	$4,650-$19,995
	Renovate football field	$99,300	$9,900-$42,700	$4,965-$21,350
	Recaulk foundation where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Renovate multi-use playing fields	$99,300	$9,900-$42,700	$4,965-$21,350
	Repair concrete foundation walls below brick	$25,000	$2,500-$10,700	$1,250-$5,375
	Repair drywall at stage area	$1,700	$200-$700	$85-$366
	Replace original casework in building	$182,000	$18,200-$78,200	$9,100-$39,130
	Paint light poles	$11,100	$1,100-$4,700	$555-$2,387
3-Medium	Paint classrooms (interior)	$185,900	$18,600-$79,900	$9,295-$39,969
	Replace goal posts with multi-function goals	$44,100	$4,500-$19,000	$2,205-$9,482
3-Low	Repaint simulated wrought iron fencing at the front courtyard	$5,600	$500-$2,300	$280-$1,204
4-High	Renovate areas of landscaping	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Replace outside basketball hoops as needed	$33,100	$3,300-$14,200	$1,655-$7,117
	Repair retaining walls at double entry	$8,500	$800-$3,600	$425-$1,828

Estimated Total Construction Costs (in 2025 Dollars): $4,653,100
Estimated Project Management Costs Range: $464,900-$1,999,800
Estimated Inflation Range: $232,655-$1,000,417

Estimated Total Project Costs: $5,350,655-$7,653,317

Soaring Hawk Elementary

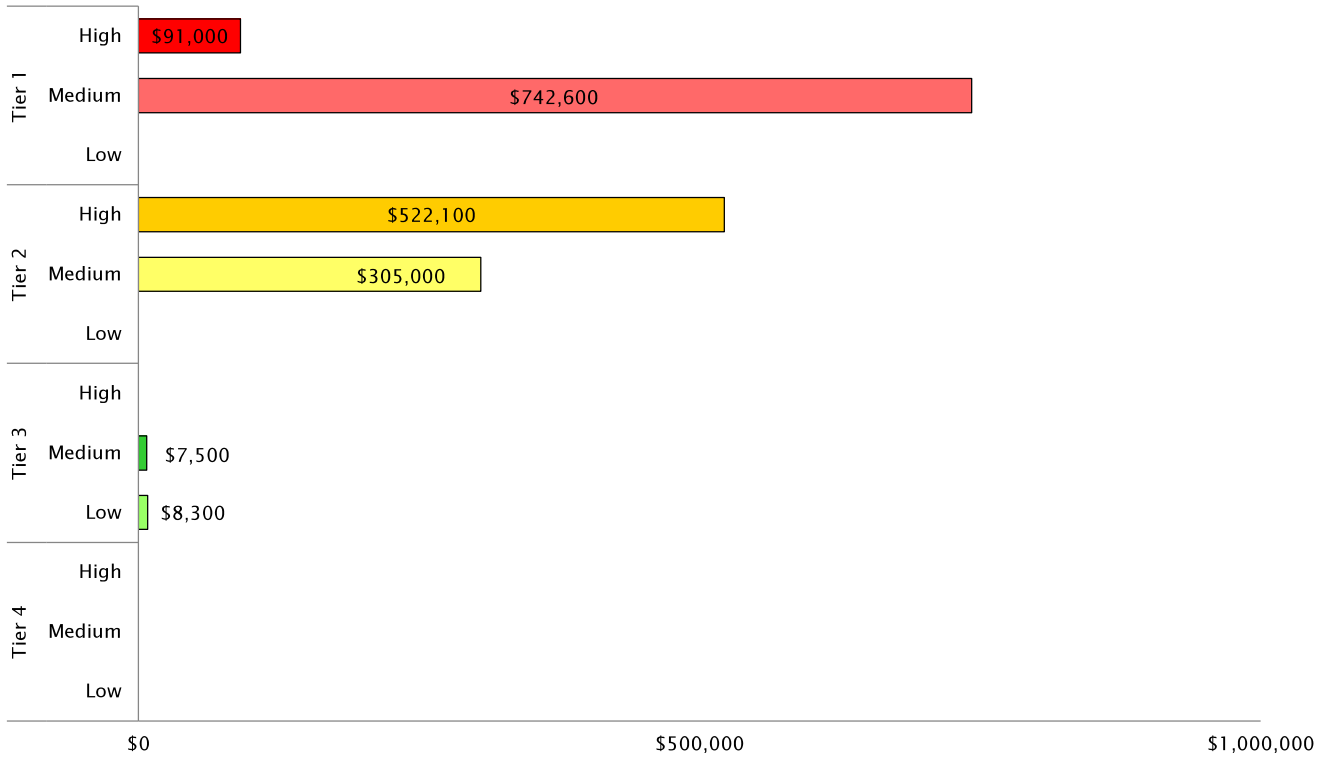
4665 Tanglevine Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, K-6

Funded by 2000 Bond
Opened in 2004

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

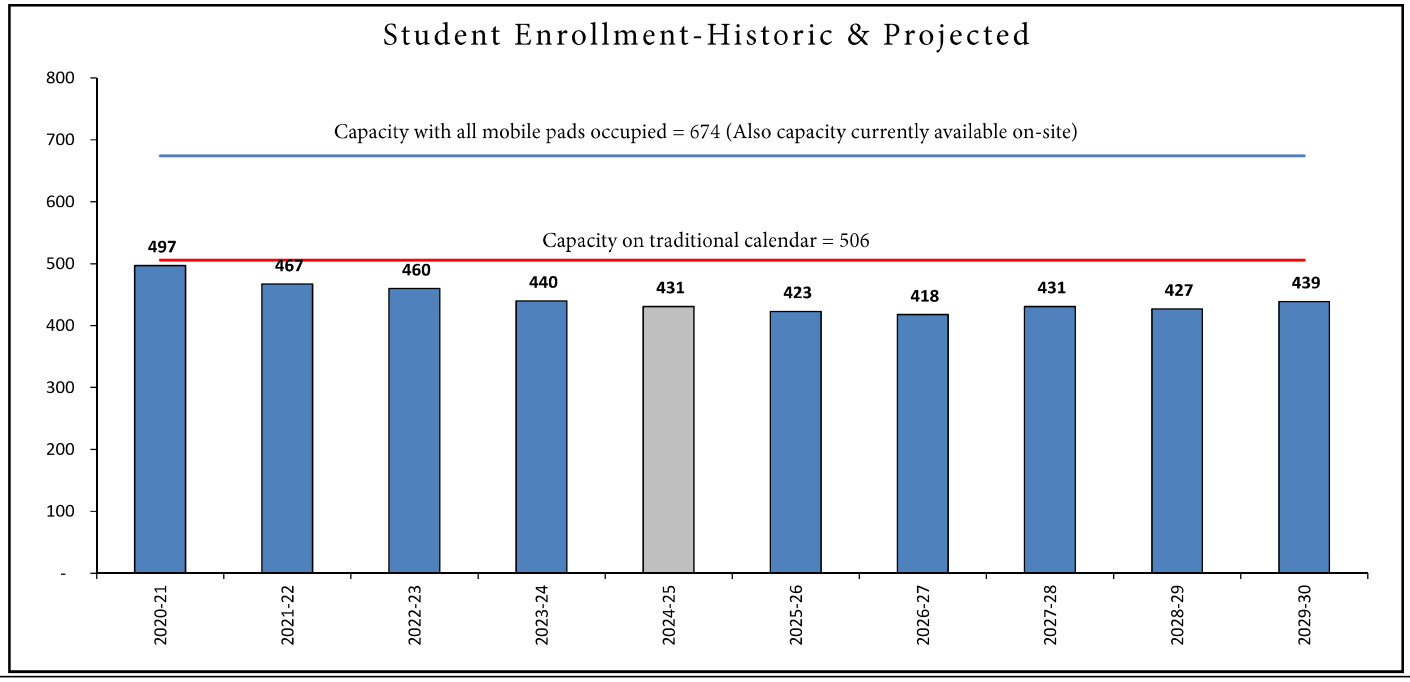
Soaring Hawk Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2024 Dollars): $1,676,500
Estimated Total Project Costs: $1,927,925-$2,757,348

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Soaring Hawk Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace chiller	$198,500	$19,800-$85,300	$9,925-$42,678
	Replace cooling tower	$165,400	$16,600-$71,100	$8,270-$35,561
	Replace domestic water heater/boiler and hot water storage tank like for like	$178,500	$17,900-$76,800	$8,925-$38,378
2-High	**Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	**Replace poured acrylic flooring in all restrooms	$48,600	$4,800-$20,800	$2,430-$10,449
	**Repair VCT in cafeteria	$30,400	$3,000-$13,000	$1,520-$6,536
	Recaulk windows	$18,600	$1,800-$8,000	$930-$3,999
2-Medium	**Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
3-Medium	Repair vinyl wall covering	$7,500	$800-$3,200	$375-$1,613
3-Low	Paint railings and mesh fencing	$8,300	$800-$3,600	$415-$1,785

Estimated Total Construction Costs (in 2025 Dollars): $1,676,500
Estimated Project Management Costs Range: $167,600-$720,400
Estimated Inflation Range: $83,825-$360,448

Estimated Total Project Costs: $1,927,925-$2,757,348

South Ridge Elementary

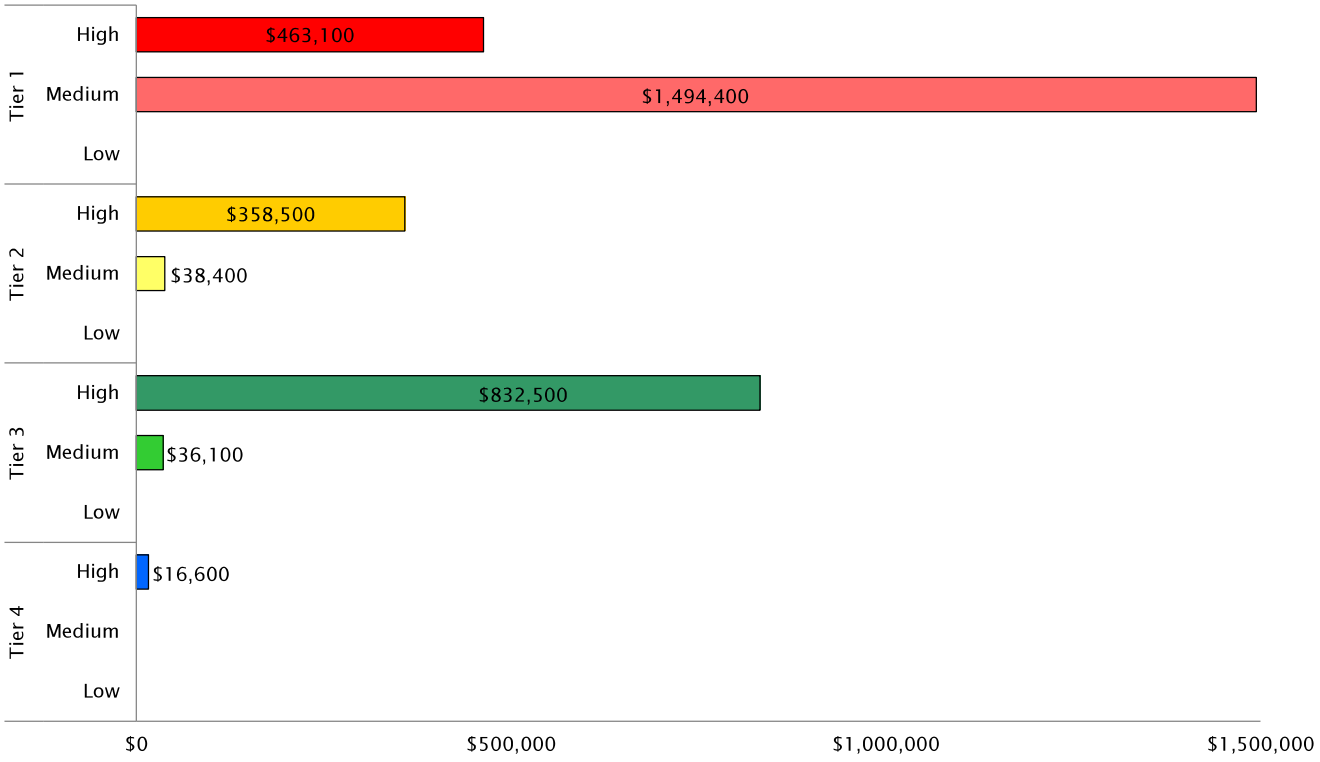
1100 South Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

Funded by 1970 Bond
Opened in 1972

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

South Ridge Elementary-Identified Facility Projects

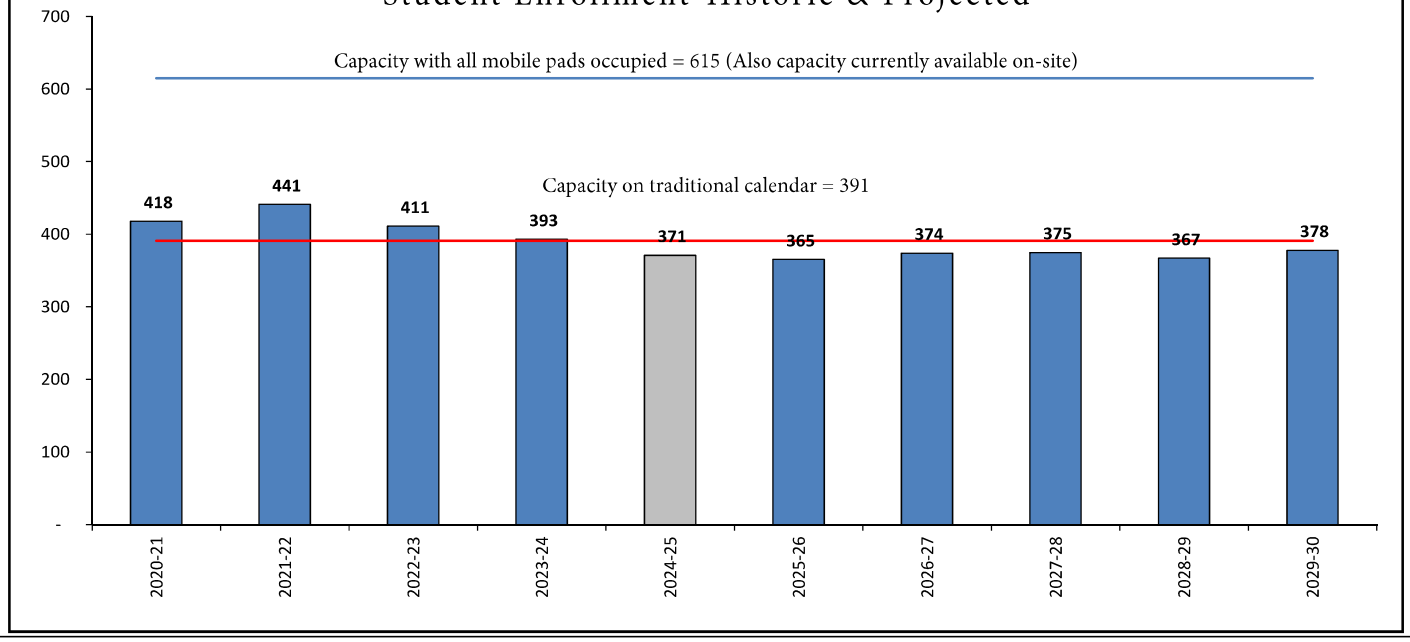
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,239,600

Estimated Total Project Costs: $3,725,880-$5,328,914

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace panels and transformers not yet replaced	$121,300	$12,200-$52,200	$6,065-$26,080
	**Upgrade fire alarm system	$220,500	$22,100-$94,900	$11,025-$47,408
	*Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Assess air handler ducting. Rework if required.	$13,200	$1,300-$5,600	$660-$2,838
	Fire sprinkle building	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace domestic water heater/boiler and hot water storage tank	$178,500	$17,900-$76,800	$8,925-$38,378
2-High	Repair/replace areas of sidewalk, front entry	$11,100	$1,100-$4,700	$555-$2,387
	Resurface asphalt bus loop	$165,400	$16,600-$71,100	$8,270-$35,561
	Resurface asphalt parking lot	$82,700	$8,300-$35,600	$4,135-$17,781
	Replace asphalt playground	$99,300	$9,900-$42,700	$4,965-$21,350
2-Medium	**Replace entry way floor tile	$21,800	$2,200-$9,300	$1,090-$4,687
	Repair/replace sidewalk back stairway to mobiles	$16,600	$1,600-$7,100	$830-$3,569
3-High	Install new synthetic turf for multi-use field	$385,900	$38,600-$166,000	$19,295-$82,969
	Replace sound panels in music room and gym	$33,800	$3,400-$14,500	$1,690-$7,267
	Replace hallway tack boards	$30,700	$3,100-$13,200	$1,535-$6,601
	Renovate play field and other site improvements	$88,200	$8,900-$38,000	$4,410-$18,963
	Recaulk foundation where concrete meets	$7,800	$700-$3,300	$390-$1,677
	Refinish all fixed walls	$33,100	$3,300-$14,200	$1,655-$7,117
	Repair fencing between parking lot and playground	$55,200	$5,500-$23,700	$2,760-$11,868
	Repair/replace school perimeter fencing, parking areas	$31,000	$3,100-$13,300	$1,550-$6,665
	Replace grid ceiling and tile	$166,800	$16,700-$71,700	$8,340-$35,862
3-Medium	Repair or replace vinyl covering	$7,500	$800-$3,200	$375-$1,613
	Repair/replace field backstop fencing	$5,900	$600-$2,500	$295-$1,269
	Repair drainage issues, add retaining walls	$22,700	$2,300-$9,800	$1,135-$4,881
4-High	Improve site landscape features	$16,600	$1,600-$7,100	$830-$3,569

Estimated Total Construction Costs (in 2025 Dollars): $3,239,600
Estimated Project Management Costs Range: $324,300-$1,392,800
Estimated Inflation Range: $161,980-$696,514

Estimated Total Project Costs: $3,725,880-$5,328,914

Stone Mountain Elementary

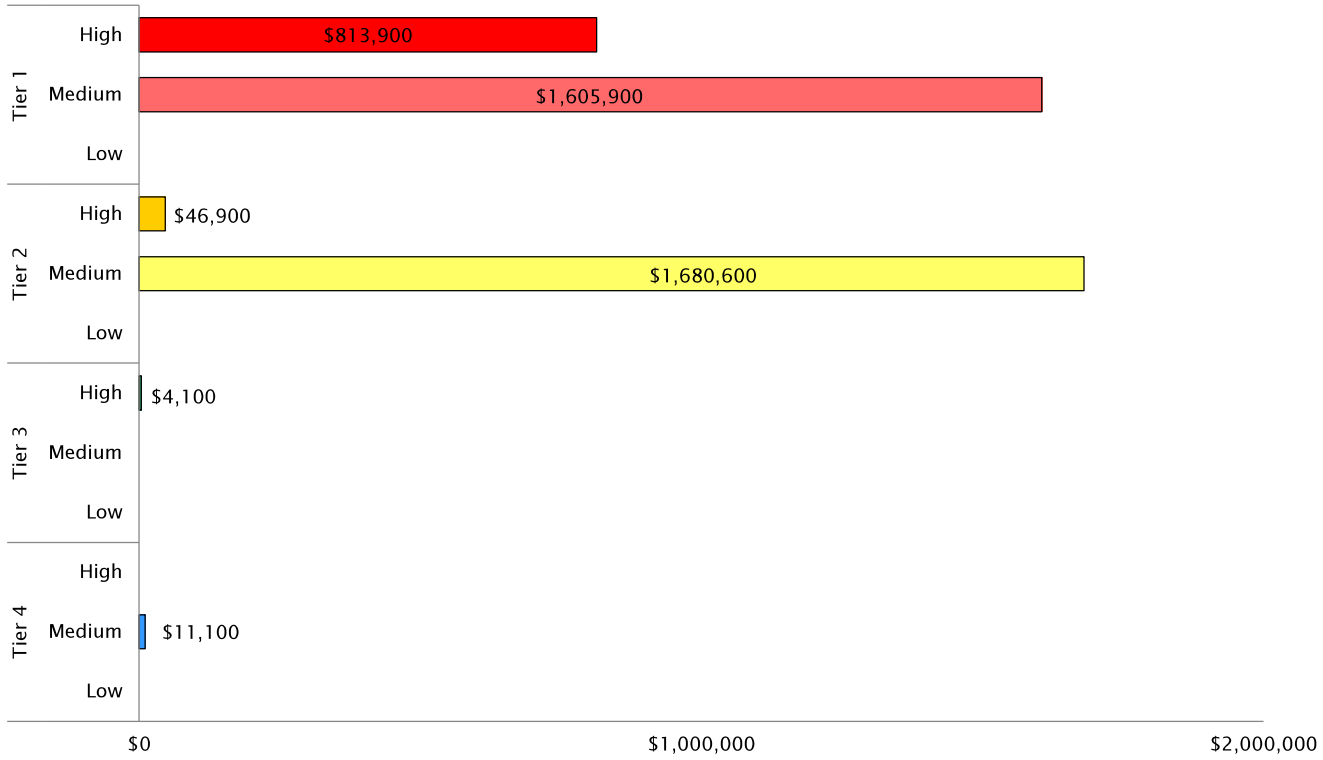
10625 Weathersfield Way
Highlands Ranch, CO 80130
ThunderRidge High School Feeder Area, K-6

Funded by 2006 Bond
Opened in 2007

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

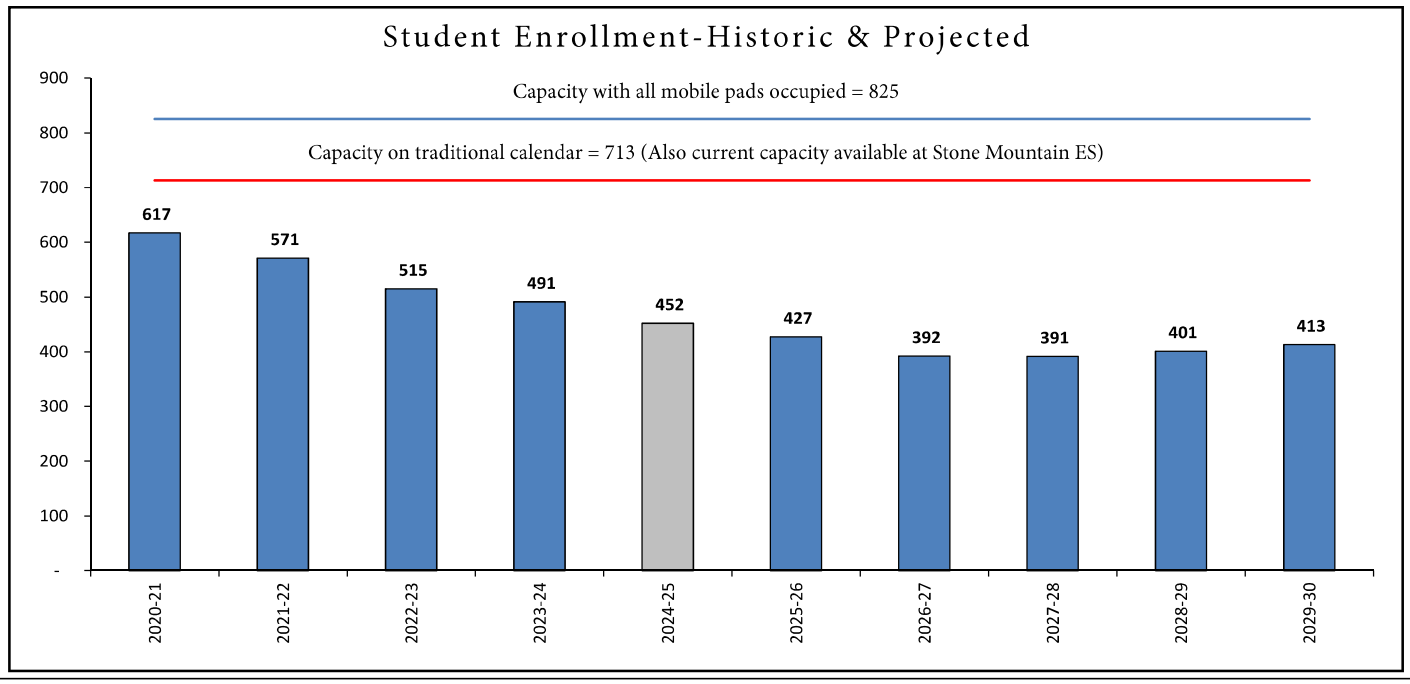
Stone Mountain Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $4,162,500

Estimated Total Project Costs: $4,786,925-$6,846,438



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Upgrade control system	$467,000	$46,600-$200,700	$23,350-$100,405
	**Upgrade fire alarm system	$254,700	$25,500-$109,500	$12,735-$54,761
	Repair lighting on stairs to crawlspace	$1,200	$100-$400	$60-$258
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace condensing heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
	Replace roof	$1,102,500	$110,300-$474,100	$55,125-$237,038
2-High	**Recaulk expansion joints. Reseal CMU	$20,100	$2,000-$8,600	$1,005-$4,322
	Paint exterior metal, poles, railings, and sunshades	$6,700	$700-$2,900	$335-$1,441
	Recaulk windows	$20,100	$2,000-$8,600	$1,005-$4,322
2-Medium	Paint 2nd floor sunshades	$5,600	$500-$2,300	$280-$1,204
	Repair areas of sidewalk as necessary	$27,600	$2,800-$11,900	$1,380-$5,934
	Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace gym carpet with sport flooring	$48,600	$4,800-$20,800	$2,430-$10,449
	Replace kitchen flooring	$909,600	$91,000-$391,100	$45,480-$195,564
	Replace poured acrylic flooring in all restrooms	$66,200	$6,600-$28,400	$3,310-$14,233
	Replace VCT cafeteria flooring	$33,100	$3,300-$14,200	$1,655-$7,117
	Resurface asphalt parking lot	$165,400	$16,600-$71,100	$8,270-$35,561
3-High	Recaulk foundation where concrete meets foundation walls	$4,100	$400-$1,700	$205-$882
4-Medium	Repair areas of grass around school	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $4,162,500
Estimated Project Management Costs Range: $416,300-$1,789,000
Estimated Inflation Range: $208,125-$894,938

Estimated Total Project Costs: $4,786,925-$6,846,438

Summit View Elementary

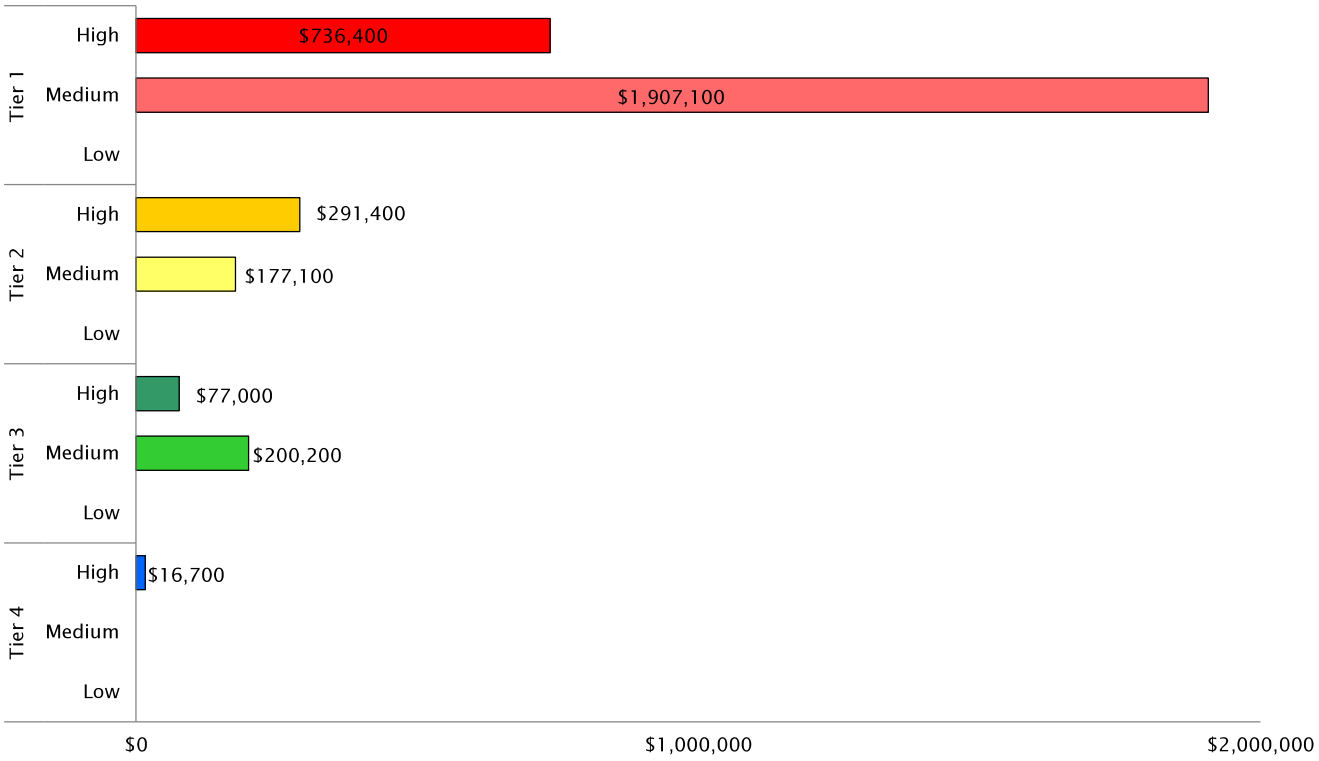
10200 South Piedmont Way
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by Certificate of Participation
Opened in 1992

Site Acreage: 12
Facility Square Feet: 56,475
Mobiles on-site: 3

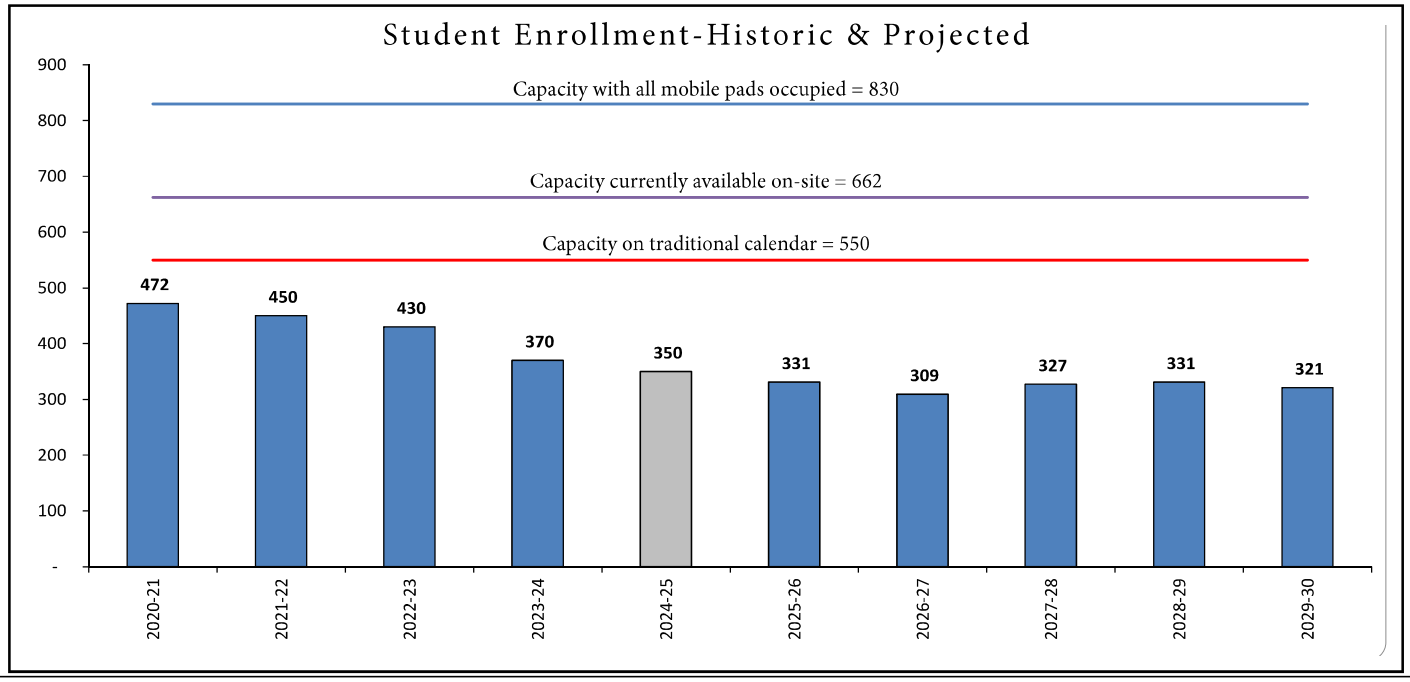
Summit View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,405,900

Estimated Total Project Costs: $3,916,495-$5,601,669



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace original panels and transformers	$133,500	$13,300-$57,300	$6,675-$28,703
	**Upgrade control system	$363,900	$36,400-$156,400	$18,195-$78,239
	**Upgrade fire alarm system	$236,500	$23,700-$101,700	$11,825-$50,848
	Reattach supports for gas line on roof. Rusted piping should be replaced	$2,500	$200-$1,000	$125-$538
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace roof	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace wall-mounted domestic water heaters 1 & 2 one water heater/boiler and new storage tank	$178,500	$17,900-$76,800	$8,925-$38,378
	Replace rooftop AC condensor units (3)	$62,000	$6,200-$26,600	$3,100-$13,330
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Replace VCT flooring in staff restrooms	$2,300	$200-$1,000	$115-$495
	Repair/replace sidewalk as needed	$11,100	$1,100-$4,700	$555-$2,387
	Recaulk windows	$23,700	$2,300-$10,100	$1,185-$5,096
	Replace exterior windows	$151,600	$15,200-$65,200	$7,580-$32,594
	Replace fixtures in staff restrooms	$3,400	$300-$1,400	$170-$731
	Resurface asphalt playground	$99,300	$9,900-$42,700	$4,965-$21,350
2-Medium	Resurface asphalt parking lot, repair entry at street	$110,300	$11,000-$47,400	$5,515-$23,715
	Replace original toilet fixtures	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace original urinals	$24,300	$2,400-$10,400	$1,215-$5,225
3-High	Recaulk foundation where concrete meets foundation walls	$4,200	$400-$1,800	$210-$903
	Replace/refinish casework as necessary	$72,800	$7,300-$31,300	$3,640-$15,652
3-Medium	Replace ceiling grid and tile	$200,200	$20,000-$86,000	$10,010-$43,043
4-High	Replace metal edging with concrete mow strip	$5,600	$500-$2,300	$280-$1,204
	Resod/reseed grass areas	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $3,405,900
Estimated Project Management Costs Range: $340,300-$1,463,500
Estimated Inflation Range: $170,295-$732,269

Estimated Total Project Costs: $3,916,495-$5,601,669

ThunderRidge High

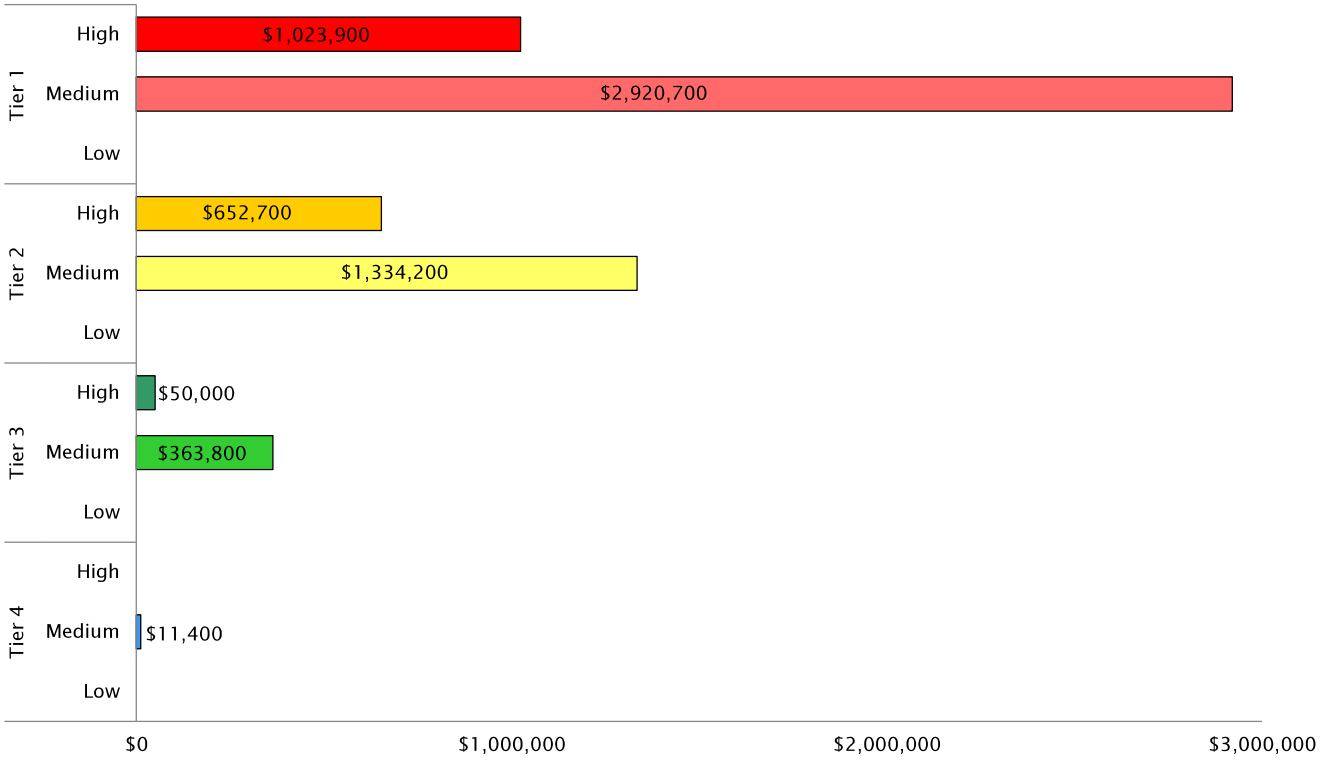
1991 Wildcat Reserve Parkway
Highlands Ranch, CO 801296
ThunderRidge High School Feeder Area, 9-12

Funded by 1993 Bond
Opened in 1996

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

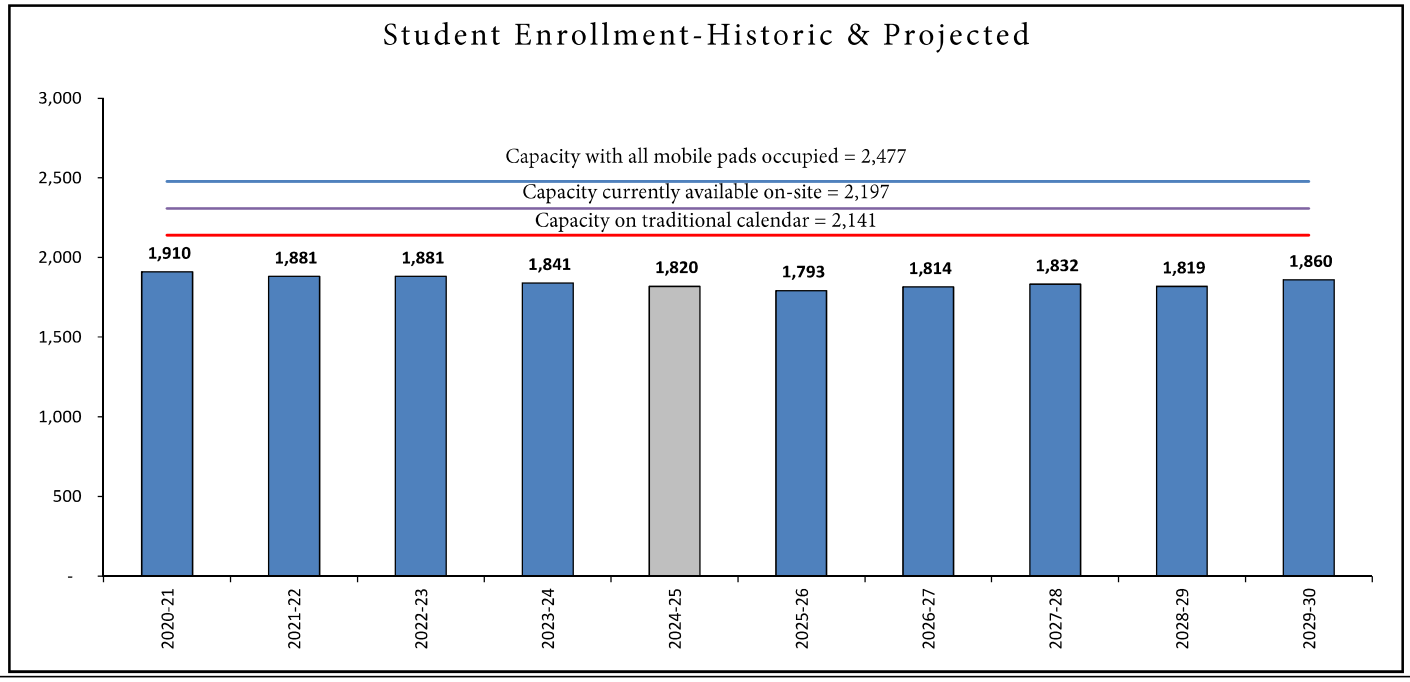
ThunderRidge High School-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $6,356,700

Estimated Total Project Costs: $7,310,135-$10,456,191



Following is the list of needed facility projects at ThunderRidge High

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Replace the heating boiler(s)	$551,300	$55,100-$237,000	$27,565-$118,530
	Replace main switchgear	$236,300	$23,600-$101,600	$11,815-$50,805
	Replace original panels and transformers	$236,300	$23,600-$101,600	$11,815-$50,805
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	**Upgrade control system (partial)	$363,900	$36,400-$156,400	$18,195-$78,239
	Fire sprinkle building if renovation occurs (code compliance)	$2,205,000	$220,500-$948,200	$110,250-$474,075
	Overhaul elevator by main office	$151,600	$15,200-$65,200	$7,580-$32,594
2-High	**Recaulk control joints. Re-seal CMU	$70,900	$7,100-$30,400	$3,545-$15,244
	**Replace seats in auditorium	$110,300	$11,000-$47,400	$5,515-$23,715
	**Upgrade lighting and sound systems (theater and stage)	$121,300	$12,200-$52,200	$6,065-$26,080
	Fix exterior curtain wall window leakage at commons and hallways	$93,000	$9,300-$40,000	$4,650-$19,995
	Fix leaks in Commons windows	$36,200	$3,600-$15,500	$1,810-$7,783
	Repair/replace areas of sidewalk as necessary	$38,600	$3,900-$16,600	$1,930-$8,299
	Repair/replace asphalt walks to athletic fields	$11,100	$1,100-$4,700	$555-$2,387
	Recaulk windows	$88,600	$8,900-$38,100	$4,430-$19,049
	Replace counter tops in kitchen and science rooms	$82,700	$8,300-$35,600	$4,135-$17,781
2-Medium	**Replace hubblelite kitchen flooring with poured acrylic	$110,300	$11,000-$47,400	$5,515-$23,715
	**Resurface asphalt parking lot(s)	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace original toilet fixtures	$72,800	$7,300-$31,300	$3,640-$15,652
	Replace original urinals	$48,600	$4,800-$20,800	$2,430-$10,449
3-High	Replace kitchen entry doors from cafeteria	$4,300	$400-$1,900	$215-$925
	Replace kitchen rollup doors (4)	$22,700	$2,300-$9,800	$1,135-$4,881
	Recaulk foundation where concrete meets foundation walls	$11,900	$1,200-$5,100	$595-$2,559
	Paint parking lot poles	$11,100	$1,100-$4,700	$555-$2,387
3-Medium	Replace kitchen tile with food grade	$10,900	$1,000-$4,600	$545-$2,344
	Replace/refinish casework as necessary	$242,600	$24,300-$104,300	$12,130-$52,159
	Improve traffic flow (TRHS & RVMS)	$110,300	$11,000-$47,400	$5,515-$23,715
4-Medium	Repair hillside in front of snack shack	$11,400	$1,100-$4,900	$570-$2,451

Estimated Total Construction Costs (in 2025 Dollars): $6,356,700
Estimated Project Management Costs Range: $635,600-$2,732,800
Estimated Inflation Range: $317,835-$1,366,691

Estimated Total Project Costs: $7,310,135-$10,456,191

Timber Trail Elementary

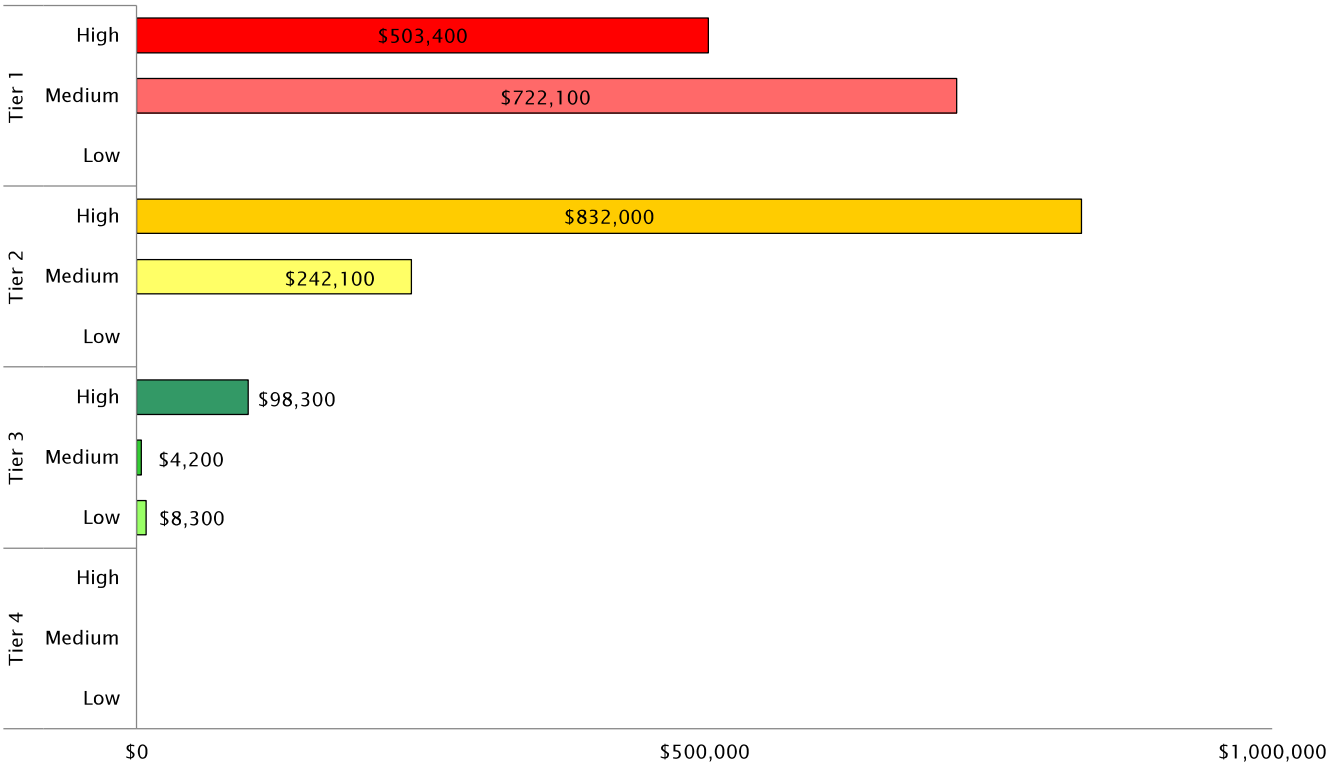
690 West Castle Pines Parkway
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Funded by 2000 Bond
Opened in 2003

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

Timber Trail Elementary-Identified Facility Projects

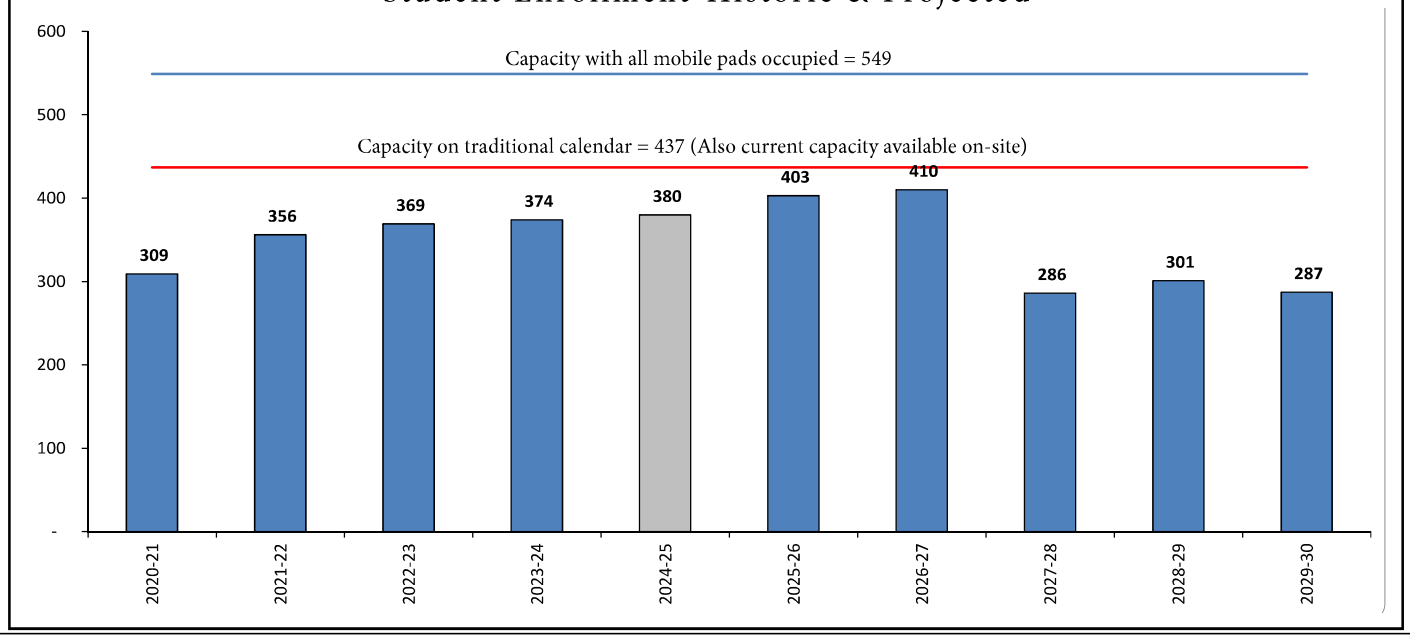
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,410,400

Estimated Total Project Costs: $2,771,820-$3,964,736

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	Upgrade fire alarm system	$412,400	$41,200-$177,300	$20,620-$88,666
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Overhaul elevator	$165,400	$16,600-$71,100	$8,270-$35,561
	Replace cooling tower	$165,400	$16,600-$71,100	$8,270-$35,561
	Replace domestic water heater/boiler and hot water storage tank	$168,000	$16,800-$72,300	$8,400-$36,120
	Replace rooftop AC condensing unit	$23,100	$2,400-$10,000	$1,155-$4,967
2-High	**Replace carpet	$400,300	$40,000-$172,000	$20,015-$86,065
	**Replace poured acrylic flooring in all restrooms	$48,600	$4,800-$20,800	$2,430-$10,449
	**Replace sink countertops with single surface	$46,400	$4,600-$19,900	$2,320-$9,976
	**Replace VCT cafeteria flooring	$24,300	$2,400-$10,400	$1,215-$5,225
	**Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	**Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
	Paint exterior trim, windows and doors	$11,400	$1,100-$4,900	$570-$2,451
	Recaulk door frames	$1,400	$100-$600	$70-$301
	Recaulk windows	$18,700	$1,900-$8,100	$935-$4,021
	Repair/replace damage to sidewalks due to ground movement	$16,600	$1,600-$7,100	$830-$3,569
	Replace toilet partitions	$42,500	$4,200-$18,200	$2,125-$9,138
	Replace window curtain wall frames	$56,300	$5,700-$24,300	$2,815-$12,105
2-Medium	Replace poured acrylic kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace windows	$151,100	$15,100-$64,900	$7,555-$32,487
3-High	Recaulk areas where concrete meets foundation walls	$4,300	$400-$1,900	$215-$925
	Renovate multi-use field	$88,200	$8,900-$38,000	$4,410-$18,963
	Address building movement causing cracks on inside flooring and walls	$5,800	$600-$2,500	$290-$1,247
3-Medium	Repair areas of vinyl wall covering	$4,200	$400-$1,800	$210-$903
3-Low	Paint railings and mesh fencing	$8,300	$800-$3,600	$415-$1,785

Estimated Total Construction Costs (in 2025 Dollars): $2,410,400
Estimated Project Management Costs Range: $240,900-$1,036,100
Estimated Inflation Range: $120,520-$518,236

Estimated Total Project Costs: $2,771,820-$3,964,736

Trailblazer Elementary

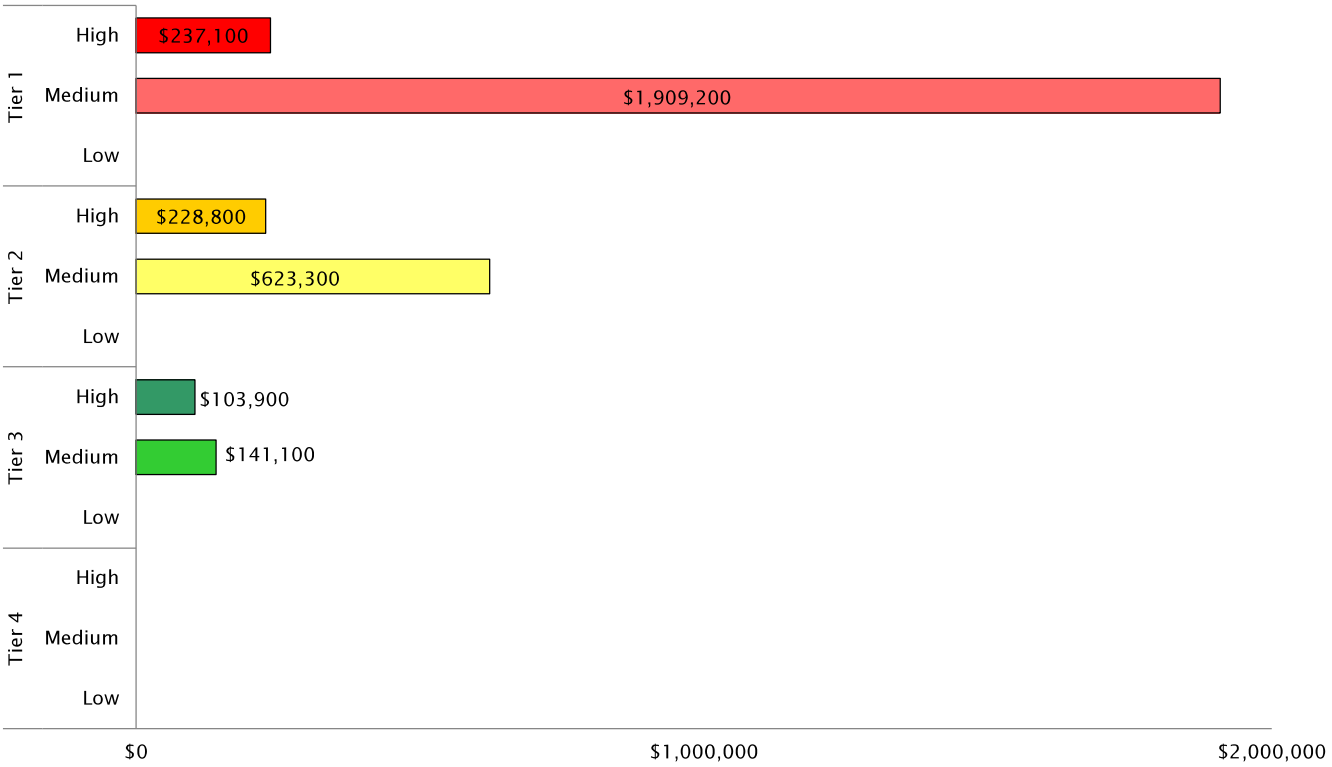
9760 South Hackberry
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by DC Developers Trust Fund
Opened in 1997

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

Trailblazer Elementary-Identified Facility Projects

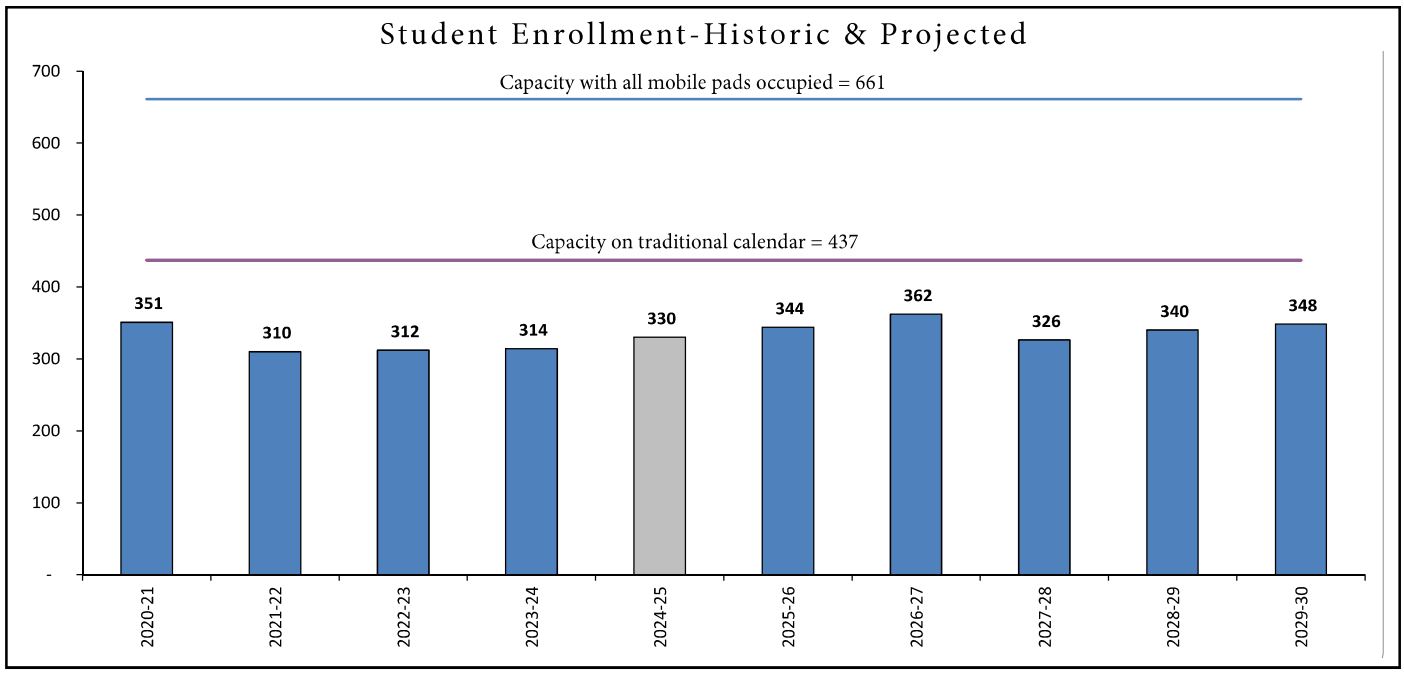
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,243,400

Estimated Total Project Costs: $3,729,670-$5,334,731

Student Enrollment-Historic & Projected



Following is the list of needed facility projects at Trailblazer Elementary

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Upgrade fire alarm system	$237,100	$23,700-$101,900	$11,855-$50,977
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Fire sprinkle entire building upon remodel (code compliance)	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
	Replace original panels and transformers	$121,300	$12,200-$52,200	$6,065-$26,080
	Upgrade domestic water system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Replace kitchen flooring with poured acrylic	$91,000	$9,100-$39,100	$4,550-$19,565
	Recaulk windows	$18,600	$1,800-$8,000	$930-$3,999
	Repair/replace sections of sidewalk as necessary	$33,100	$3,300-$14,200	$1,655-$7,117
	Resurface asphalt bus loop	$55,200	$5,500-$23,700	$2,760-$11,868
	Refurbish/replace gym/cafeteria partition and curtains	$20,600	$2,000-$8,800	$1,030-$4,429
	Recaulk all storefront windows	$10,300	$1,000-$4,400	$515-$2,215
2-Medium	**Replace VCT flooring at drinking fountains in hallways and wash-stations in classrooms	$22,100	$2,200-$9,500	$1,105-$4,752
	**Replace walkoff carpeting at school exits/entrances	$11,100	$1,100-$4,700	$555-$2,387
	Bypass grease interceptor if possible	$10,300	$1,000-$4,400	$515-$2,215
	Refurbish exterior doors	$2,900	$200-$1,200	$145-$624
	Repair cracks at CMU at window corners	$5,600	$500-$2,300	$280-$1,204
	Replace carpet	$424,500	$42,500-$182,500	$21,225-$91,268
	Replace original toilet fixtures	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace original urinals	$12,200	$1,200-$5,200	$610-$2,623
	Resurface asphalt parking lot(s)	$110,300	$11,000-$47,400	$5,515-$23,715
3-High	Remove/replace playpad (1). Mill and resurface playpad (1)	$88,200	$8,900-$38,000	$4,410-$18,963
	Address wall/foundation cracks SE corner of gym	$15,700	$1,500-$6,700	$785-$3,376
3-Medium	Fix drainage issue (N side of playground)	$122,500	$12,300-$52,700	$6,125-$26,338
	Replace all ceiling tiles in the kitchen with food grade	$8,300	$800-$3,600	$415-$1,785
	Repair walls vinyl	$10,300	$1,000-$4,400	$515-$2,215

Estimated Total Construction Costs (in 2025 Dollars): $3,243,400
Estimated Project Management Costs Range: $324,100-$1,394,000
Estimated Inflation Range: $162,170-$697,331

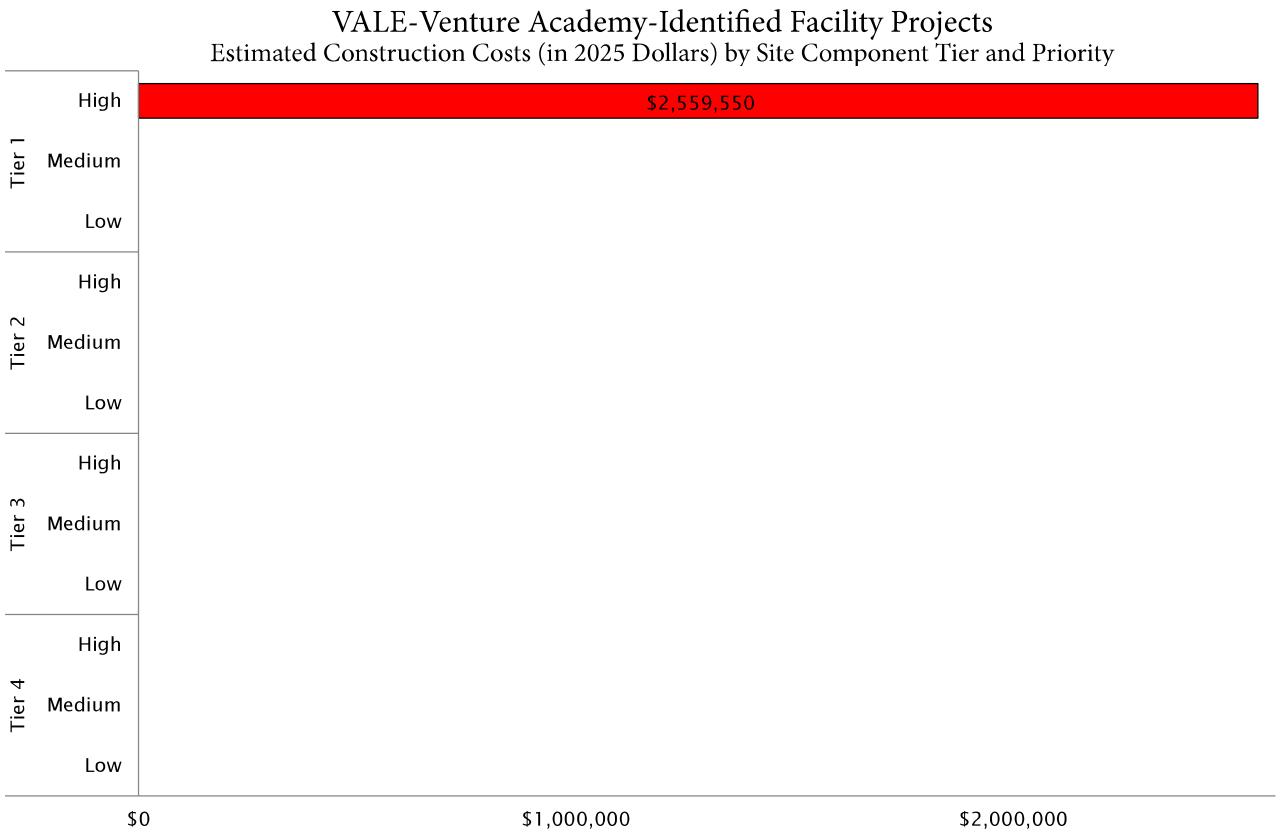
Estimated Total Project Costs: $3,729,670-$5,334,731

VALE-Venture Academy

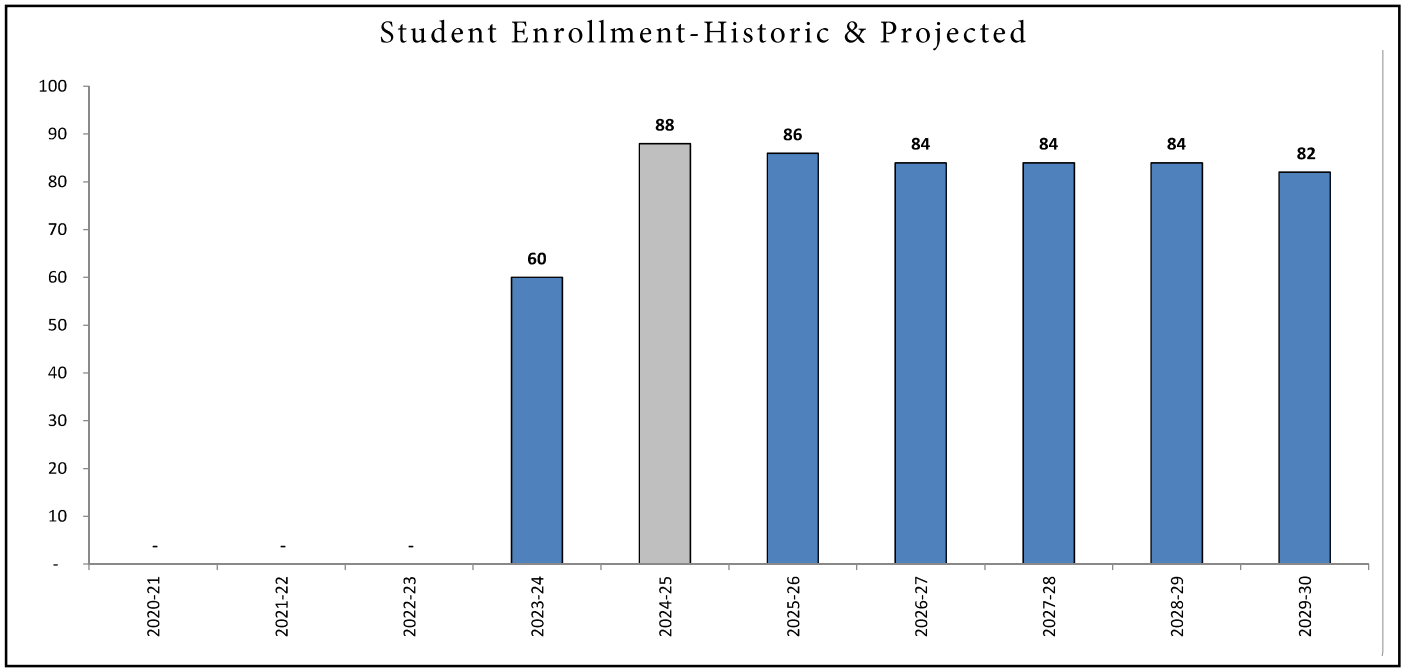
15653 Brookstone Drive
Parker, CO 80134
Chaparral High School Feeder Area, Secondary CTE/Alt Ed

Funded by 2018 Bond
Opened in 2023

Site Acreage: 5.057
Facility Square Feet: 21,993



Estimated Total Construction Costs (in 2025 Dollars): $915,600
Estimated Total Project Costs: : $1,053,080-$1,506,254



Following is the list of needed facility projects at VALE-Venture Academy

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Integrate the HVAC control system into Setpoint (controls, instrumentation)	$258,900	$25,900-$111,300	$12,945-$55,664
1-Medium	**Replace heating boilers	$303,200	$30,400-$130,400	$15,160-$65,188
	Install an emergency onsite generator with associated electrical infrastructure	$133,000	$13,300-$57,200	$6,650-$28,595
	Replace EDPM ballasted roof	$220,500	$22,100-$94,900	$11,025-$47,408

Estimated Total Construction Costs (in 2025 Dollars): $915,600
Estimated Project Management Costs Range: $91,700-$393,800
Estimated Inflation Range: $45,780-$196,854

Estimated Total Project Costs: $1,053,080-$1,506,254

Wildcat Mountain Elementary

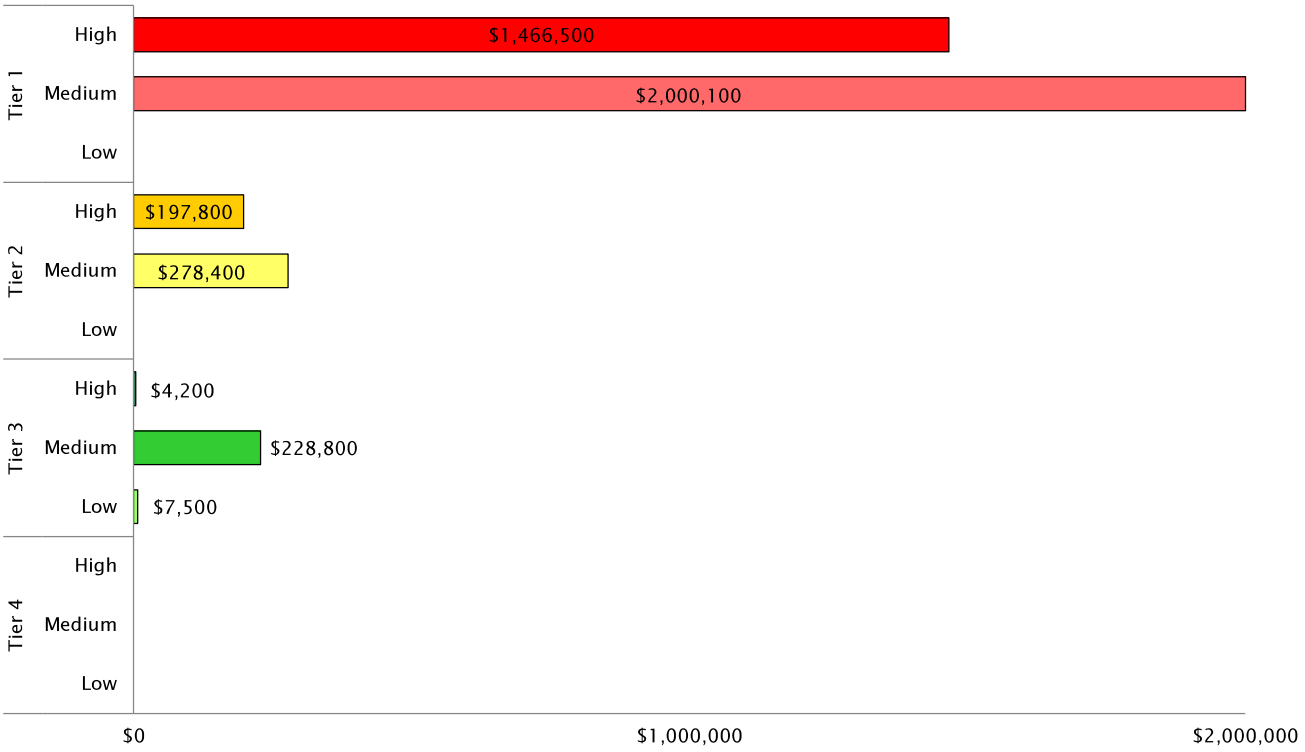
6585 Lionshead Parkway
Littleton, CO 80124
Rock Canyon High School Feeder Area, K-5

Funded by 1997 Bond
Opened in 1998

Site Acreage:10
Facility Square Feet: 51,676
Mobiles on-site: 2

Wildcat Mountain Elementary-Identified Facility Projects

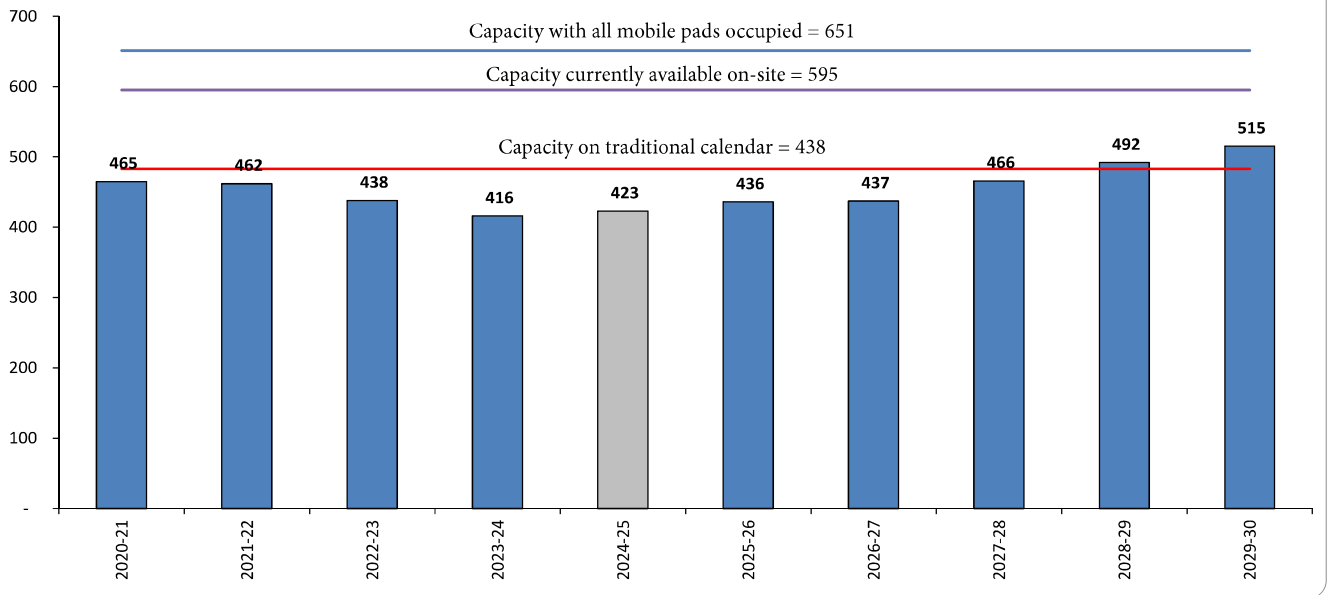
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $4,183,300

Estimated Total Project Costs: $5,035,910-$7,066,833

Student Enrollment-Historic & Projected



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

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	**Re-glaze skylights	$38,600	$3,900-$16,600	$1,930-$8,299
	*Replace chiller	$198,500	$19,800-$85,300	$9,925-$42,678
	*Replace the heating boiler(s)	$826,900	$82,700-$355,600	$41,345-$177,784
	Replace cooling tower	$165,400	$16,600-$71,200	$8,270-$35,561
	Upgrade fire alarm system	$237,100	$23,700-$101,900	$11,855-$50,977
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace domestic water heater and any associated piping	$168,000	$16,800-$72,300	$8,400-$36,120
	Renovate AHU's in basement	$826,900	$82,700-$355,600	$41,345-$177,784
	Repair/replace sanitary sewer system piping	$275,700	$27,500-$118,500	$13,785-$59,276
	Replace original panels and transformers	$165,400	$16,600-$71,100	$8,270-$35,561
	Upgrade control system	$363,900	$36,400-$156,400	$18,195-$78,239
2-High	**Replace kitchen flooring	$91,000	$9,100-$39,100	$4,550-$19,565
	**Replace VCT cafeteria flooring	$24,300	$2,400-$10,400	$1,215-$5,225
	**Replace VCT in classrooms due to building movement	$12,500	$1,200-$5,300	$625-$2,688
	Repair operable partitions as needed	$14,700	$1,500-$6,300	$735-$3,161
	Repair/replace sections of sidewalk as necessary	$5,600	$500-$2,300	$280-$1,204
	Replace toilet partitions	$49,700	$4,900-$21,300	$2,485-$10,686
2-Medium	Grease interceptor bypass if applicable	$10,300	$1,000-$4,400	$515-$2,215
	Resurface asphalt parking	$165,400	$16,600-$71,100	$8,270-$35,561
	Refurbish exterior doors	$11,100	$1,100-$4,700	$555-$2,387
	Replace original toilet fixtures	$55,200	$5,500-$23,700	$2,760-$11,868
	Replace original urinals	$36,400	$3,700-$15,700	$1,820-$7,826
3-High	Recaulk foundation where concrete meets foundation walls	$4,200	$400-$1,800	$210-$903
3-Medium	Repair ceiling grid due to building movement	$208,200	$20,800-$89,400	$10,410-$44,763
	Repair/ replace vinyl due to building movement and water damage at storefronts	$20,600	$2,000-$8,800	$1,030-$4,429
3-Low	Repair or replace vinyl covering	$7,500	$800-$3,200	$375-$1,613

Estimated Total Construction Costs (in 2025 Dollars): $4,183,300
Estimated Project Management Costs Range: $655,300-$2,035,100
Estimated Inflation Range: $197,310-$848,433

Estimated Total Project Costs: $5,035,910-$7,066,833

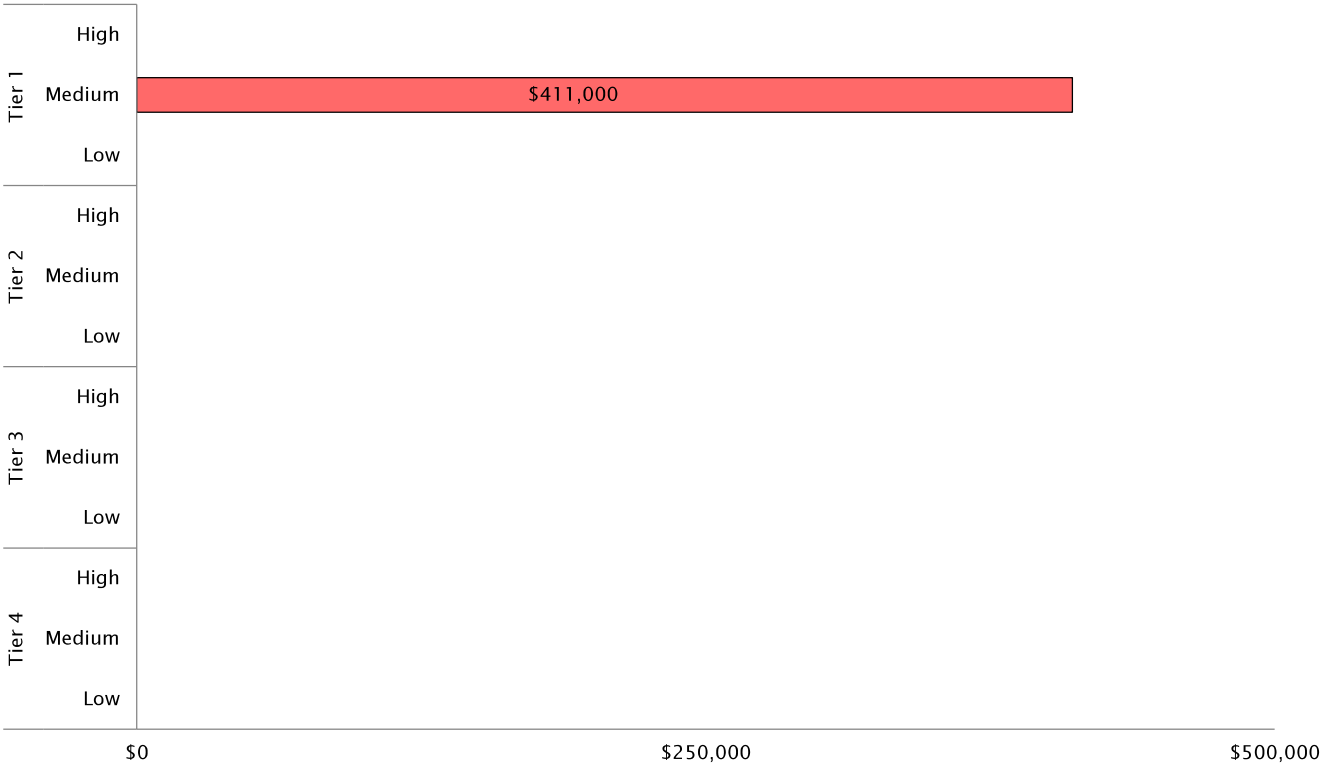
Student Support Center-Parker

10235 Parkglenn Way
Parker, CO 80138

Facility Square Feet: XXXXXXXX

Child Find Parker-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $411,000

Estimated Total Project Costs: $472,650-$676,265

Following is the list of needed facility projects at the Student Support Center-Parker facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-Medium	Replace RTU	$257,000	$25,700-$110,600	$12,850-$55,255
	Replace the heating boiler	$154,000	$15,400-$66,300	$7,700-$33,110

Estimated Total Construction Costs (in 2025 Dollars): $411,000
Estimated Project Management Costs Range: $41,100-$176,900
Estimated Inflation Range: $20,550-$88,365

Estimated Total Project Costs: $472,650-$676,265

Douglas County Schools Stadium

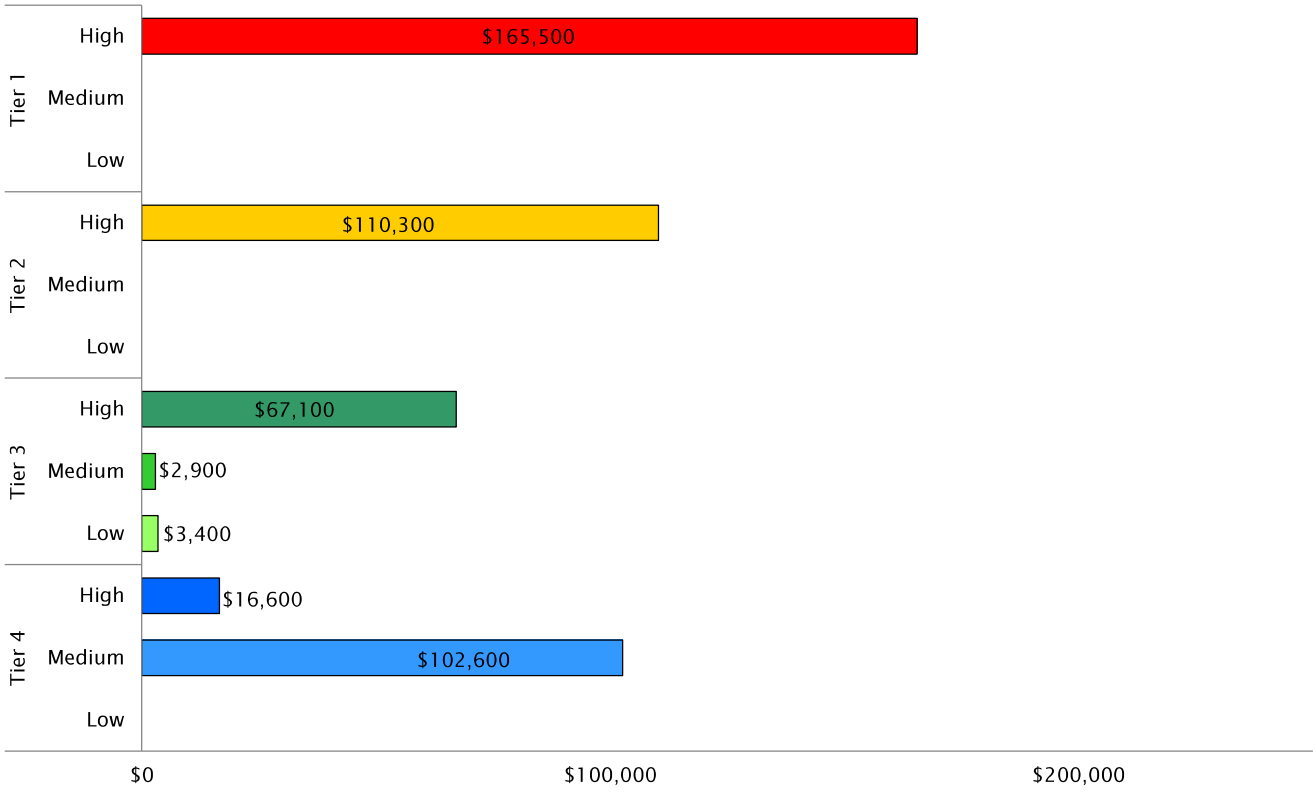
2842 Front Street
Castle Rock, CO 80104
DCSD Stadium

Completed in 1962

Facility Square Feet: 4,000

Douglas County Schools Stadium-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $468,400

Estimated Total Project Costs: $538,320-$770,206

Following is the list of needed facility projects at Douglas County Schools Stadium

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof	$110,300	$11,000-$47,400	$5,515-$23,715
	Upgrade fire alarm system	$55,200	$5,500-$23,700	$2,760-$11,868
2-High	Replace/repair areas of sidewalk around concession area and bleachers	$110,300	$11,000-$47,400	$5,515-$23,715
3-High	Repair/replace sections of fence around site	$50,500	$5,000-$21,700	$2,525-$10,858
	Replace band lockers	$16,600	$1,600-$7,100	$830-$3,569
3-Medium	Caulk areas where ceiling meets CMU in stadium restrooms	$2,900	$200-$1,200	$145-$624
3-Low	Install concrete mow strip and crusher fines around new track	$3,400	$300-$1,400	$170-$731
4-High	Renovate areas inside and outside of immediate stadium area with new landscaping	$16,600	$1,600-$7,100	$830-$3,569
4-Medium	Install new retaining walls for drainage issues	$102,600	$10,300-$44,100	$5,130-$22,059

Estimated Total Construction Costs (in 2025 Dollars): $468,400
Estimated Project Management Costs Range: $46,500-$201,100
Estimated Inflation Range: $23,420-$100,706

Estimated Total Project Costs: $538,320-$770,206

EchoPark Stadium

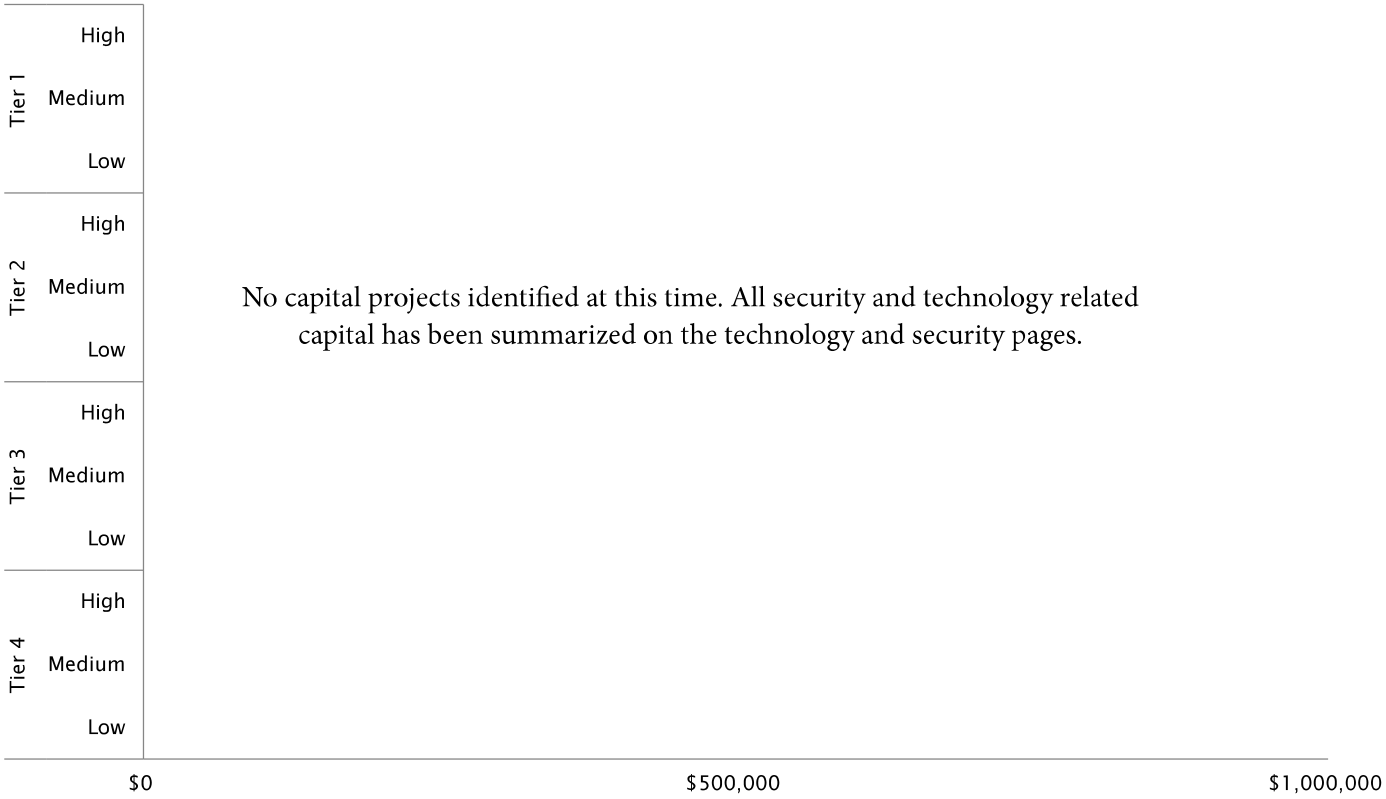
11901 Newlin Gulch Blvd.
Parker, CO 80134

Funded by 2006 Bond
Opened in 2009

Site Acreage: 22
Facility Square Feet: 41,128

EchoPark Stadium-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

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

Joint Service Center

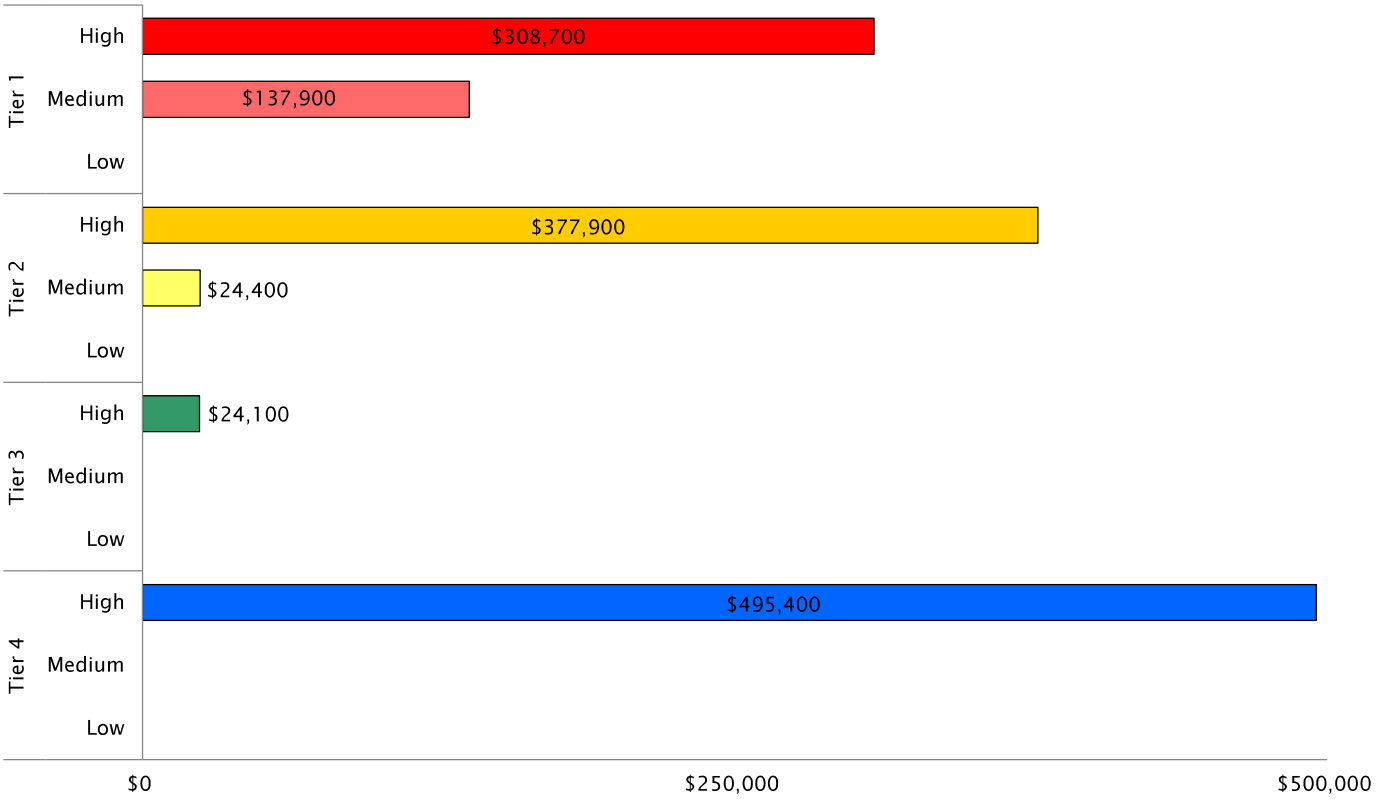
9195 East Mineral Avenue
Centennial, CO 80112
DCSD Fleet and Bus Service Center

Funded by 1989 COP
Opened in 1993

Site Acreage: 17.75
Facility Square Feet: 26,200

Joint Service Center-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,368,400

Estimated Total Project Costs: $1,573,620-$2,250,606

Following is the list of needed facility projects at the Joint Service Center

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Insulate exhaust fans in garage	$3,300	$300-$1,300	$165-$710
	Install new roof over admin and garage areas	$220,500	$22,100-$94,900	$11,025-$47,408
	Upgrade fire alarm system (1/2 share)	$84,900	$8,500-$36,500	$4,245-$18,254
1-Medium	Repair concrete bollards protecing bus heater outlets	$16,600	$1,600-$7,100	$830-$3,569
	Upgrade domestic water system	$121,300	$12,200-$52,200	$6,065-$26,080
2-High	Replace sheet vinyl in restrooms	$9,700	$900-$4,100	$485-$2,086
	Repair areas of concrete parking area. Recaulk all joints	$55,200	$5,500-$23,700	$2,760-$11,868
	Repair/replace areas of curbs and gutters	$273,100	$27,300-$117,400	$13,655-$58,717
	Repair/replace sections of sidewalk as necessary	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace sink countertops in admin restrooms	$3,100	$300-$1,300	$155-$667
	Replace VCT in lounge	$5,000	$500-$2,100	$250-$1,075
	Re-seal CMU and recaulk control joints	$5,900	$600-$2,500	$295-$1,269
	Replace wash fountain at garage area	$3,800	$400-$1,600	$190-$817
2-Medium	Replace original toilet fixtures	$12,200	$1,200-$5,200	$610-$2,623
	Replace original urinals	$12,200	$1,200-$5,200	$610-$2,623
3-High	Repair garage doors, repair controls	$5,900	$600-$2,500	$295-$1,269
	Replace/refinish casework as necessary	$18,200	$1,900-$7,900	$910-$3,913
4-High	Mitigate water flow into used oil holding area	$495,400	$49,500-$213,000	$24,770-$106,511

Estimated Total Construction Costs (in 2025 Dollars): $1,368,400
Estimated Project Management Costs Range: $136,800-$588,000
Estimated Inflation Range: $68,420-$294,206
Estimated Total Project Costs: $1,573,620-$2,250,606

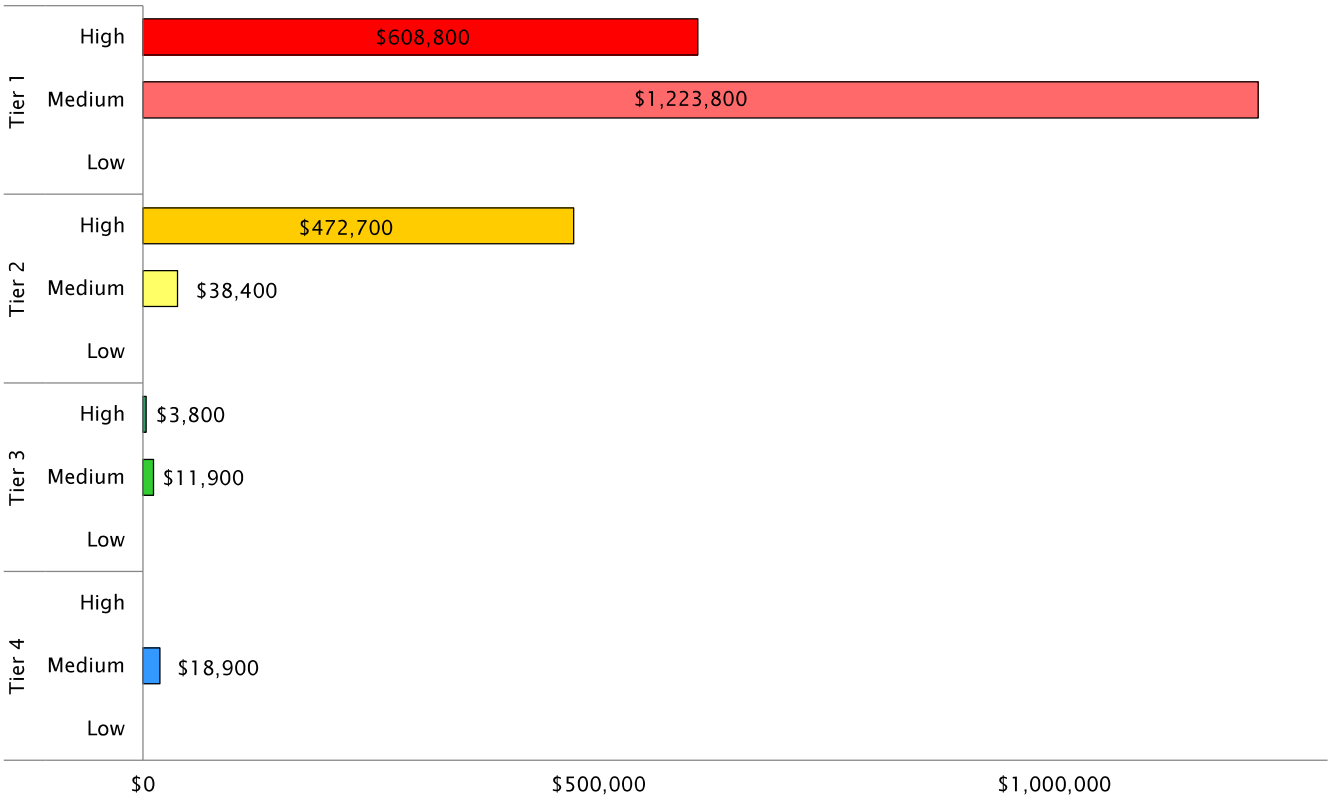
Operations & Maintenance East Facility

3002 North State Highway 83
Franktown, CO 80116
DCSD Operations & Maintenance Facility

Site Acreage: 9.35
Facility Square Feet: 24,870

Operations & Maintenance East Facility-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,378,300

Estimated Total Project Costs: $2,735,215-$3,911,635

Following is the list of needed facility projects at Operations & Maintenance East facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace hardware where necessary	$55,200	$5,500-$23,700	$2,760-$11,868
	Replace main switchgear	$165,400	$16,600-$71,100	$8,270-$35,561
	Replace original panels and transformers	$121,300	$12,200-$52,200	$6,065-$26,080
	Replace romex wiring with conduit system	$121,300	$12,200-$52,200	$6,065-$26,080
	Replace roof on north wood structure	$24,300	$2,400-$10,400	$1,215-$5,225
	Upgrade fire alarm system	$121,300	$12,200-$52,200	$6,065-$26,080
1-Medium	Fire sprinkle building	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Upgrade control system	$121,300	$12,200-$52,200	$6,065-$26,080
2-High	Caulk exterior windows	$3,800	$400-$1,600	$190-$817
	Replace bathroom faucets	$3,800	$400-$1,600	$190-$817
	Replace sections of concrete parking areas	$330,800	$33,100-$142,200	$16,540-$71,122
	Replace sections of concrete roadway around building	$66,200	$6,600-$28,400	$3,310-$14,233
	Repair/replace sections of sidewalk as necessary	$33,100	$3,300-$14,200	$1,655-$7,117
	Replace electric drinking fountains (2)	$9,700	$900-$4,100	$485-$2,086
	Re-point areas of brick, repair cracks	$5,900	$600-$2,500	$295-$1,269
	Replace sinks and countertops in restrooms and in shop area	$3,300	$300-$1,300	$165-$710
	Replace wash fountain in shop area	$16,100	$1,600-$6,800	$805-$3,462
2-Medium	Install curbs to improve drainage	$38,400	$3,800-$16,500	$1,920-$8,256
3-High	Recaulk foundation where concrete meets foundation walls	$3,800	$400-$1,600	$190-$817
3-Medium	Paint interior office areas	$11,900	$1,200-$5,100	$595-$2,559
4-Medium	Repair retaining walls (dock areas, along fenceline at rear of site)	$18,900	$1,800-$8,000	$945-$4,064

Estimated Total Construction Costs (in 2025 Dollars): $2,378,300
Estimated Project Management Costs Range: $238,000-$1,022,000
Estimated Inflation Range: $118,915-$511,335

Estimated Total Project Costs: $2,735,215-$3,911,635

Operations & Maintenance West Facility

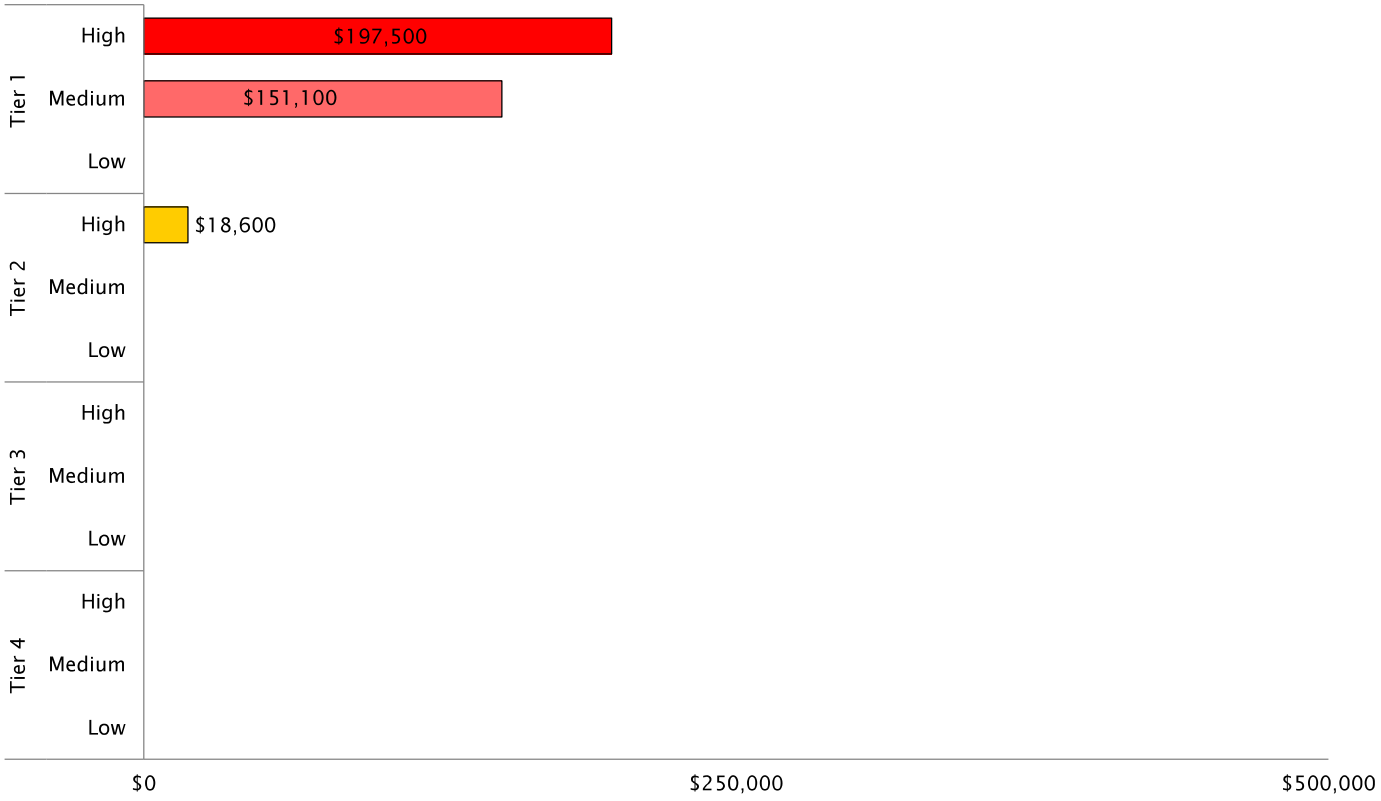
2806 Highway 85, Building A
Castle Rock, CO 80109
DCSD Operations & Maintenance Facility

Completed in 1985

Facility Square Feet: 12,245

Operations & Maintenance West Facility-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $367,200

Estimated Total Project Costs: $421,960-$603,648

Following is the list of needed facility projects at the Operations & Maintenance West facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fix drainage issues at front and rear entries	$4,500	$400-$1,900	$225-$968
	Upgrade fire alarm system	$82,700	$8,300-$35,600	$4,135-$17,781
	Upgrade fire alarm system	$110,300	$11,000-$47,400	$5,515-$23,715
1-Medium	Replace domestic water heater	$13,200	$1,400-$5,700	$660-$2,838
	Replace 060 EPDM fully adhered (roof finishes)	$137,900	$13,700-$59,200	$6,895-$29,649
2-High	Paint exterior	$9,700	$900-$4,100	$485-$2,086
	Replace basement windows	$2,500	$200-$1,000	$125-$538
	Replace exterior door at NE office	$1,400	$100-$600	$70-$301
	Replace north and south entry doors	$2,500	$200-$1,000	$125-$538
	Replace windows	$2,500	$200-$1,000	$125-$538

Estimated Total Construction Costs (in 2025 Dollars): $367,200
Estimated Project Management Costs Range: $36,400-$157,500
Estimated Inflation Range: $18,360-$78,948

Estimated Total Project Costs: $421,960-$603,648

Halftime Help Stadium

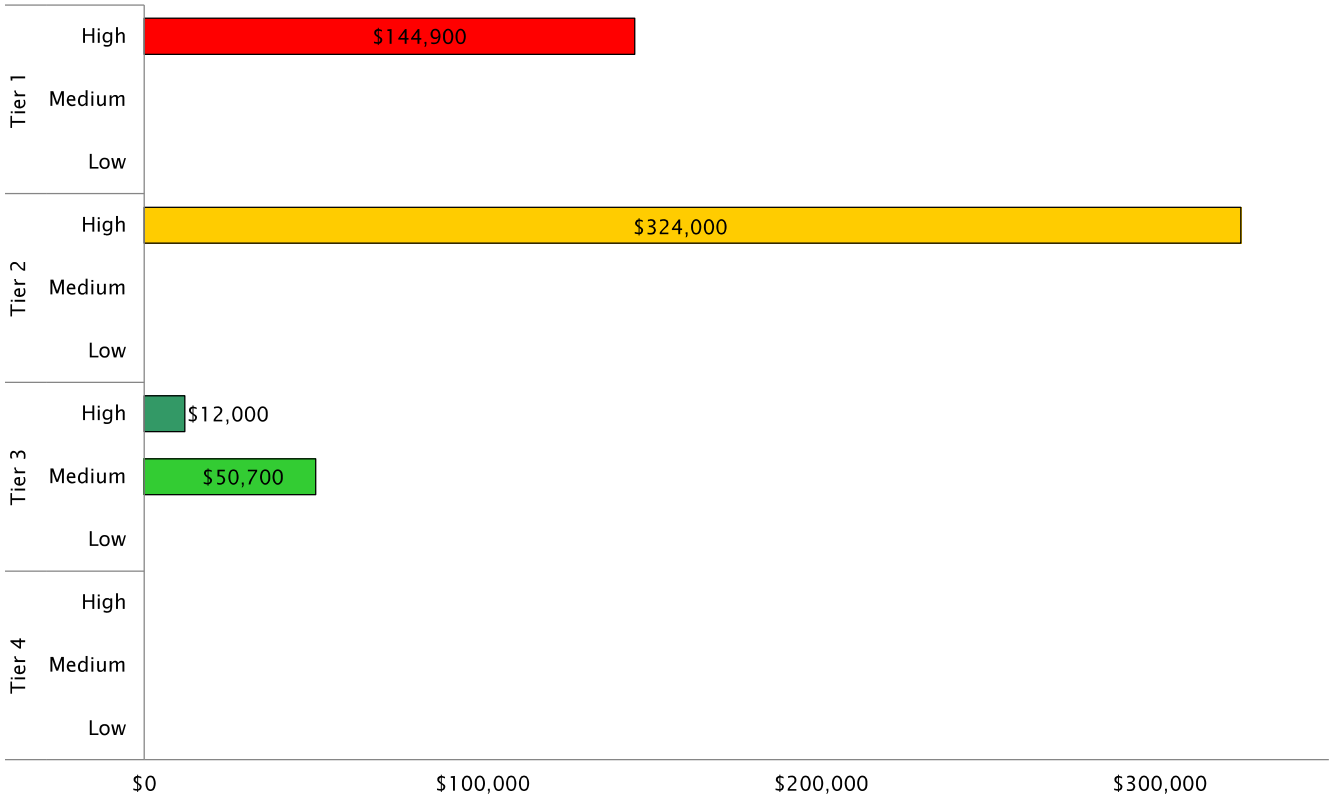
3270 Redstone Park Circle
Littleton, CO 80129
DCSD Stadium

Funded by 1997 Bond
Opened in 2000

Site Acreage: 5
Facility Square Feet: 9,525

Halftime Help Stadium-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $531,600

Estimated Total Project Costs: $610,935-$873,501

Following is the list of needed facility projects at Halftime Help Stadium

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace vent pipe on north unit	$4,900	$400-$2,000	$245-$1,054
	Replace air distribution system vent piping due to condensation	$4,900	$400-$2,000	$245-$1,054
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	Upgrade fire alarm system	$44,100	$4,500-$19,000	$2,205-$9,482
2-High	Repair/replace sections of sidewalk as necessary	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace press box windows	$26,200	$2,600-$11,200	$1,310-$5,633
	Resurface asphalt parking lot	$275,700	$27,500-$118,500	$13,785-$59,276
3-High	Replace press box countertops	$11,100	$1,100-$4,800	$555-$2,387
	Replace ceiling tiles in storage areas due to water leaks	$900	$90-$300	$45-$194
3-Medium	Paint storage room due to water damage	$3,400	$300-$1,400	$170-$731
	Repair/replace fencing around site and bleacher areas	$47,300	$4,700-$20,300	$2,365-$10,170

Estimated Total Construction Costs (in 2025 Dollars): $531,600
Estimated Project Management Costs Range: $52,800-$227,800
Estimated Inflation Range: $26,535-$114,101

Estimated Total Project Costs: $610,935-$873,501

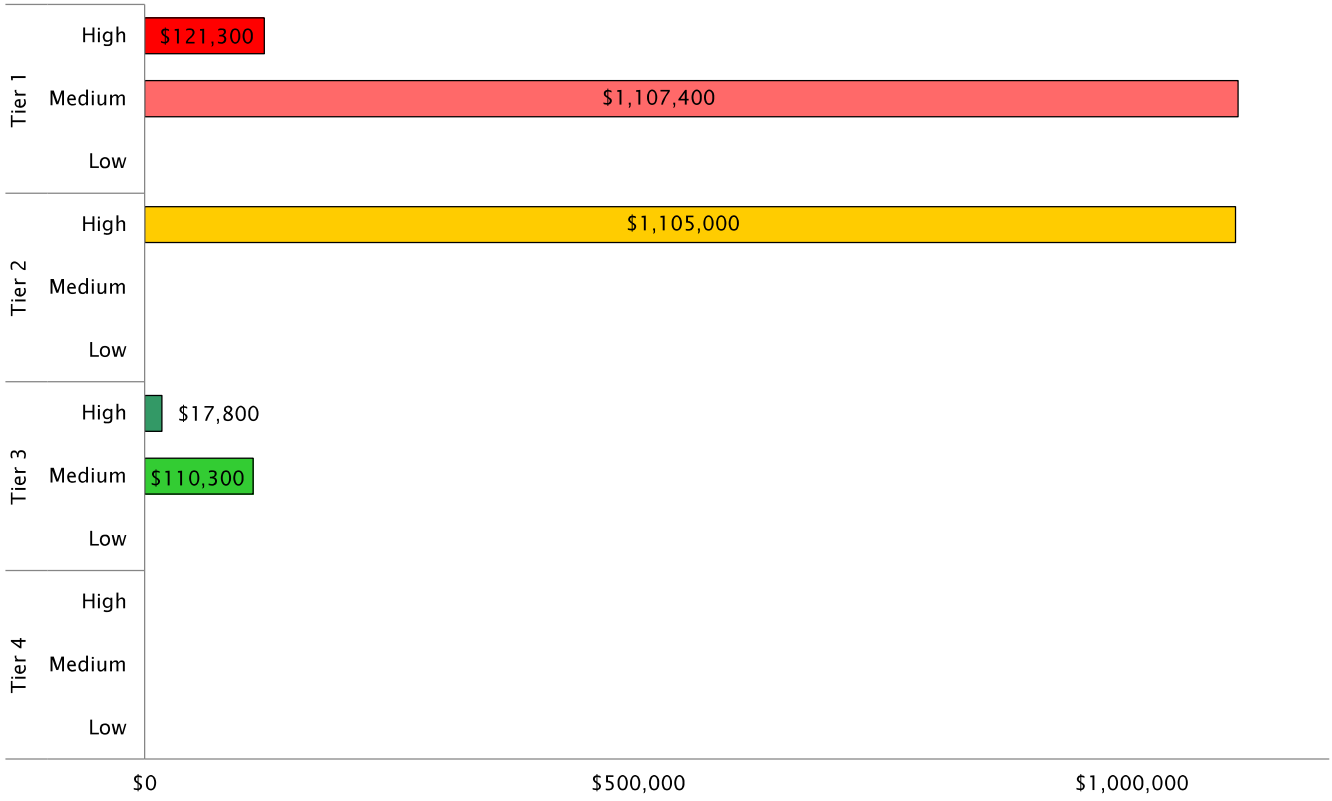
Transportation Terminal
West Facility/Construction

2808 Highway 85, Building B
Castle Rock, CO 80109
DCSD Transportation Terminal

Building B Completed in 1985
Bus Wash and Transportation Modular Completed in 2009

Facility Square Feet: 23,746

West Transportation Terminal-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $2,461,800
Estimated Total Project Costs: $2,830,990-$4,049,387

Following is the list of needed facility projects at the Transportation Terminal West and Construction facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace door hardware	$38,600	$3,900-$16,600	$1,930-$8,299
	Upgrade fire alarm system	$82,700	$8,300-$35,600	$4,135-$17,781
1-Medium	Refurbish and/or replace swamp cooler over the bus maintenance area	$4,800	$400-$2,000	$240-$1,032
	Replace the tar and gravel roof over the bus maintenance area	$551,300	$55,100-$237,000	$27,565-$118,530
	Replace shop metal standing seam	$551,300	$55,100-$237,000	$27,565-$118,530
2-High	Resurface asphalt parking lot	$1,102,500	$110,300-$474,100	$55,125-$237,038
	Replace railing of storage area above electrical room (code compliance)	$2,500	$200-$1,000	$125-$538
3-High	Replace interior doors in admin area	$11,900	$1,200-$5,100	$595-$2,559
	Replace door jambs in admin area	$5,900	$600-$2,500	$295-$1,269
3-Medium	Add site lighting to parking area	$110,300	$11,000-$47,400	$5,515-$23,715

Estimated Total Construction Costs (in 2025 Dollars): $2,461,800
Estimated Project Management Costs Range: $246,100-$1,058,300
Estimated Inflation Range: $123,090-$529,287

Estimated Total Project Costs: $2,830,990-$4,049,387

Transportation Terminal North Facility

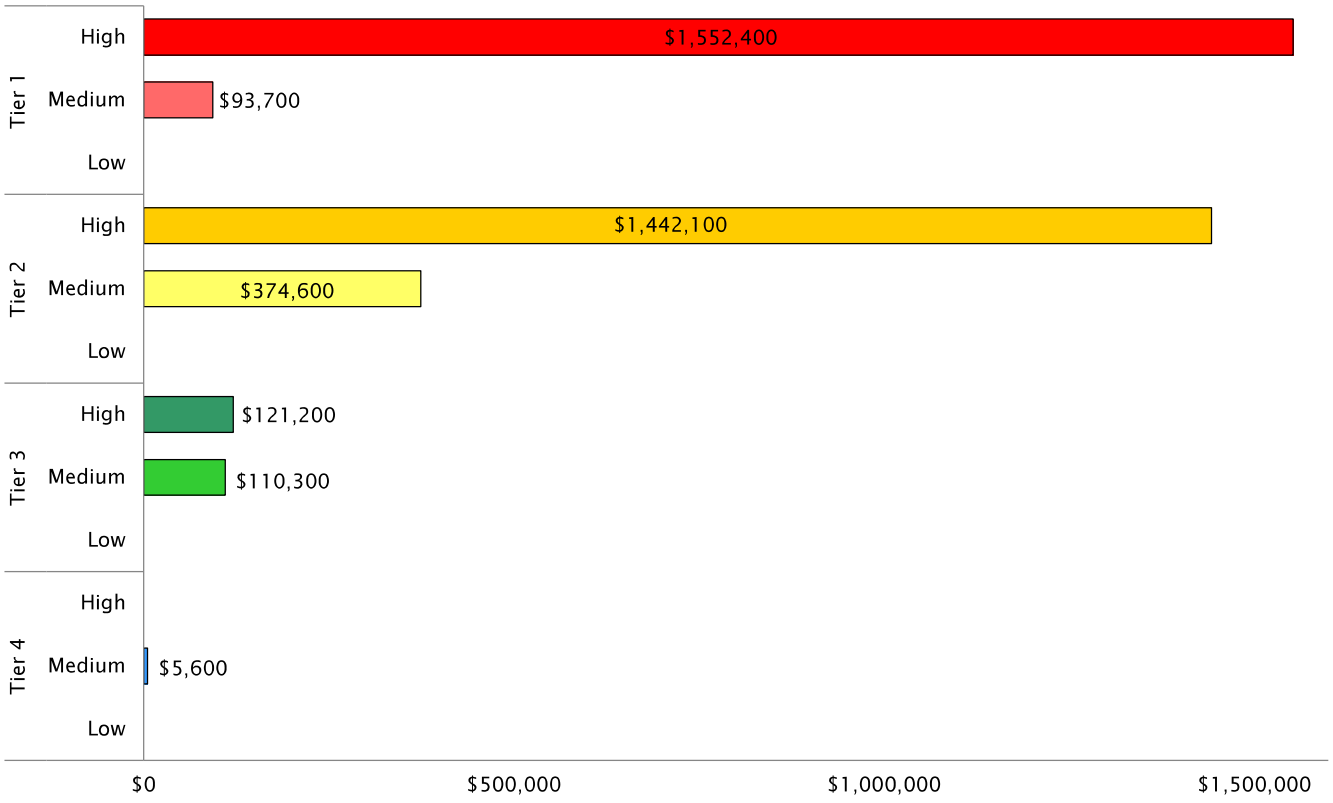
8236 Carter Court
Littleton, CO 80125
DCSD Transportation Terminal

Constructed in 1952

Site Acreage: 7.67
Facility Square Feet: 16,727

North Transportation Terminal-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $3,699,900

Estimated Total Project Costs: $4,254,695-$6,085,679

Following is the list of needed facility projects at the Transportation Terminal North facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	*Upgrade DDC system	$200,200	$20,000-$86,000	$10,010-$43,043
	Replace RTU's. Add split system for MDF closet	$1,212,800	$121,300-$521,500	$60,640-$260,752
	Replace natural gas service	$16,600	$1,600-$7,100	$830-$3,569
	Check roof drains for proper functionality	$1,400	$100-$600	$70-$301
	Replace facia board where necessary	$11,100	$1,100-$4,700	$555-$2,387
	Replace area D of roof	$110,300	$11,000-$47,400	$5,515-$23,715
1-Medium	Remove and replace all gutters and downspouts	$16,500	$1,700-$7,100	$825-$3,548
	Rework water entry to south pond, clean pond	$33,100	$3,300-$14,200	$1,655-$7,117
	Install electrical power for bus heaters. Repair current service	$44,100	$4,500-$19,000	$2,205-$9,482
2-High	Add curb and gutter for proper drainage	$236,200	$23,600-$101,500	$11,810-$50,783
	Resurface parking lot	$771,800	$77,200-$331,900	$38,590-$165,937
	Install paved sidewalk to bus area and employee parking	$16,600	$1,600-$7,100	$830-$3,569
	Assess piping and fittings for replacement	$1,400	$100-$600	$70-$301
	Repair/replace sections of sidewalk in front of building	$16,600	$1,600-$7,100	$830-$3,569
	Repair/repoint CMU and brick as necessary	$11,900	$1,200-$5,100	$595-$2,559
	Replace carpet	$152,000	$15,200-$65,400	$7,600-$32,680
	Replace exterior doors and jambs	$25,000	$2,500-$10,700	$1,250-$5,375
	Replace exterior windows	$151,600	$15,200-$65,200	$7,580-$32,594
	Replace VCT in gym (abatement)	$59,000	$5,900-$25,400	$2,950-$12,685
2-Medium	Install carpet over gym tile, no abatement	$16,200	$1,600-$6,900	$810-$3,483
	Install asphalt for bus parking	$330,800	$33,100-$142,200	$16,540-$71,122
	Piping and fittings need to be checked for replacement	$27,600	$2,800-$11,900	$1,380-$5,934
3-High	Replace interior doors	$26,200	$2,600-$11,200	$1,310-$5,633
	Replace door jambs as necessary	$9,700	$900-$4,100	$485-$2,086
	Replace/refinish casework as necessary	$18,200	$1,900-$7,900	$910-$3,913
	Replace ceiling tile and some grid sections	$13,800	$1,400-$5,900	$690-$2,967
	Remove old tile from ceilings and refinish	$53,300	$5,300-$22,900	$2,665-$11,460
3-Medium	Add site lighting to all bus and employee parking	$110,300	$11,000-$47,400	$5,515-$23,715
4-Medium	Repair/replace retaining walls at NW area of site	$5,600	$500-$2,300	$280-$1,204

Estimated Total Construction Costs (in 2025 Dollars): $3,699,900
Estimated Project Management Costs Range: $369,800-$1,590,300
Estimated Inflation Range: $184,995-$795,479

Estimated Total Project Costs: $4,254,695-$6,085,679

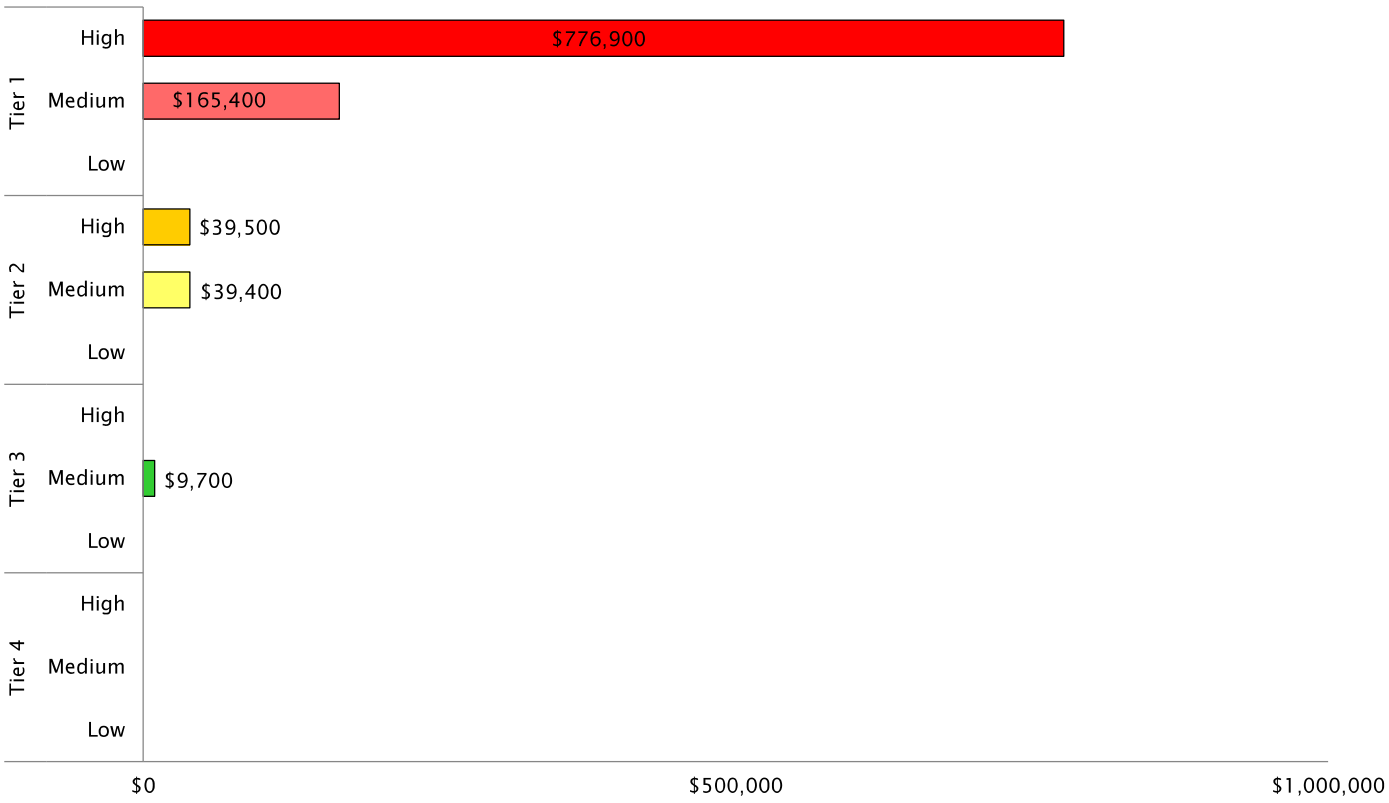
Nutrition/Food Services Warehouse
Service Center/Security

2812 Highway 85, Building E
Castle Rock, CO 80109
Administration/District Offices Facility

Opened in 2003

Facility Square Feet: 41,064

Warehouse Service Center-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,030,900
Estimated Total Project Costs: $1,185,345-$1,695,144

Following is the list of needed facility projects at Nutrition Services/Warehouse/Security facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace current control system with Delta	$200,200	$20,000-$86,000	$10,010-$43,043
	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080
	Apply roof coating to metal roof of warehouse	$33,100	$3,300-$14,200	$1,655-$7,117
	Replace .045 ballasted EPDM with .060 fully adhered	$220,500	$22,100-$94,900	$11,025-$47,408
	Replace outdoor AC unit closest to rear entry door	$22,100	$2,200-$9,500	$1,105-$4,752
	Replace split system for print room	$66,800	$6,600-$28,600	$3,340-$14,362
	Replace whirlpool unit for warehouse offices	$40,100	$4,000-$17,200	$2,005-$8,622
	Upgrade fire alarm system	$72,800	$7,300-$31,300	$3,640-$15,652
1-Medium	Upgrade domestic water system	$165,400	$16,600-$71,100	$8,270-$35,561
2-High	Replace VCT flooring in breakroom	$3,300	$300-$1,300	$165-$710
	Replace VCT in restrooms by copier	$1,400	$100-$600	$70-$301
	Paint exterior	$14,300	$1,500-$6,200	$715-$3,075
	Replace carpet in conference/training room in warehouse	$13,400	$1,300-$5,700	$670-$2,881
	Replace VCT in hallway by breakroom	$1,200	$100-$400	$60-$258
	Reseal CMU on Bldg. E	$5,900	$600-$2,500	$295-$1,269
2-Medium	Repair or replace exterior doors	$2,900	$200-$1,200	$145-$624
	Replace original toilet fixtures	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace original urinals	$12,200	$1,200-$5,200	$610-$2,623
3-Medium	Paint interior of Bld E and warehouse office areas	$9,700	$900-$4,100	$485-$2,086

Estimated Total Construction Costs (in 2025 Dollars): $1,030,900
Estimated Project Management Costs Range: $102,900-$442,600
Estimated Inflation Range: $51,545-$221,644

Estimated Total Project Costs: $1,185,345-$1,695,144

West Support Center

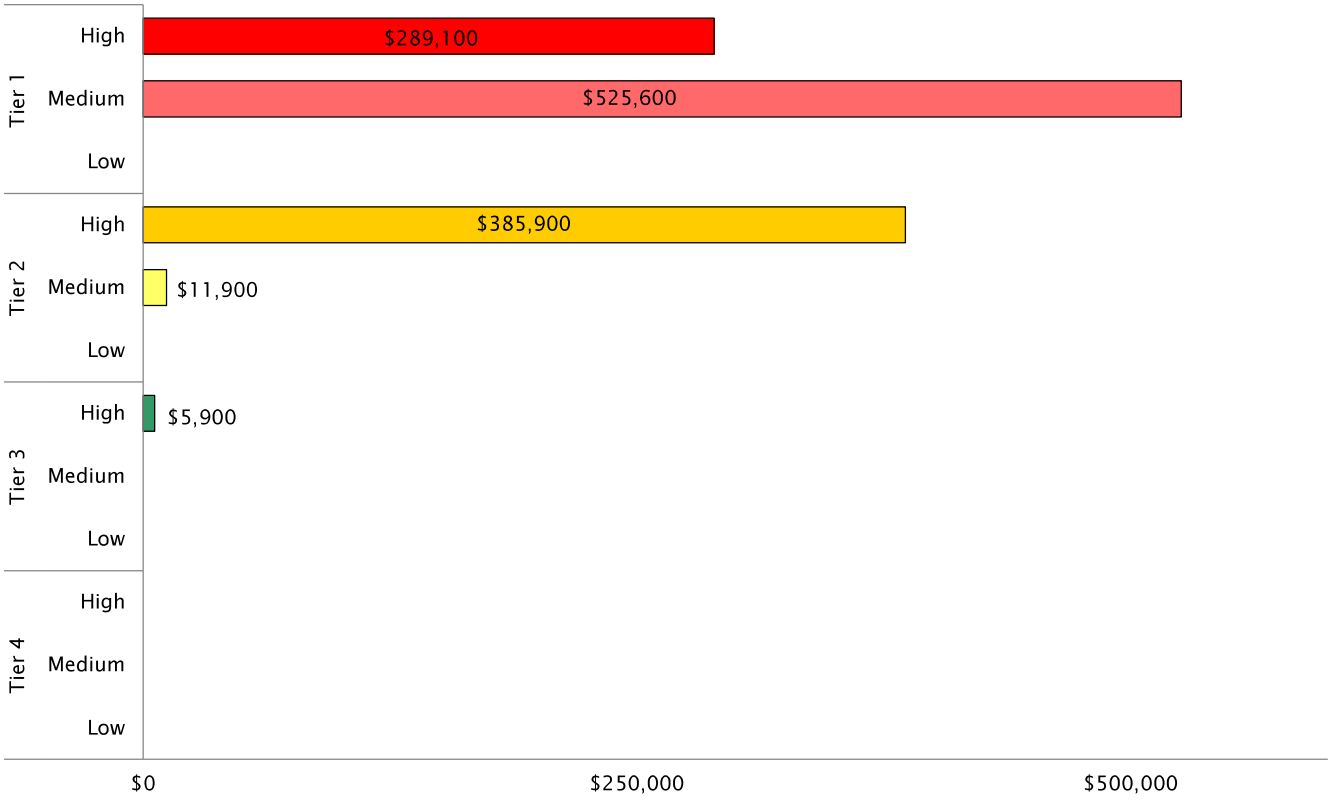
701 Prairie Hawk Drive
Castle Rock, CO 80109
Administration/District Offices Facility

Opened in 2010

Site Acreage: 6.02
Facility Square Feet: 48,070

West Support Center-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,218,400

Estimated Total Project Costs: $1,401,220-$2,004,256

Following is the list of needed facility projects at the West Support Center facility

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Replace roof opening fiberglass translucent panels	$27,600	$2,800-$11,900	$1,380-$5,934
	Replace roof cap	$5,600	$500-$2,300	$280-$1,204
	Apply roof coating to metal roof to extend life	$110,300	$11,000-$47,400	$5,515-$23,715
	Upgrade fire alarm system	$145,600	$14,500-$62,600	$7,280-$31,304
1-Medium	Replace domestic water heater/boiler and hot water storage tank like for like	$178,500	$17,900-$76,800	$8,925-$38,378
	Replace exterior, pad mounted chiller	$225,800	$22,600-$97,100	$11,290-$48,547
	Replace main switchgear	$121,300	$12,200-$52,200	$6,065-$26,080
2-High	Resurface asphalt parking lot	$385,900	$38,600-$166,000	$19,295-$82,969
2-Medium	Improve insulation on warehouse walls	$11,900	$1,200-$5,100	$595-$2,559
3-High	Replace or insulate original garage doors at the east side of warehouse	$5,900	$600-$2,500	$295-$1,269

Estimated Total Construction Costs (in 2025 Dollars): $1,218,400
Estimated Project Management Costs Range: $121,900-$523,900
Estimated Inflation Range: $60,920-$261,956

Estimated Total Project Costs: $1,401,220-$2,004,256

Wilcox Building

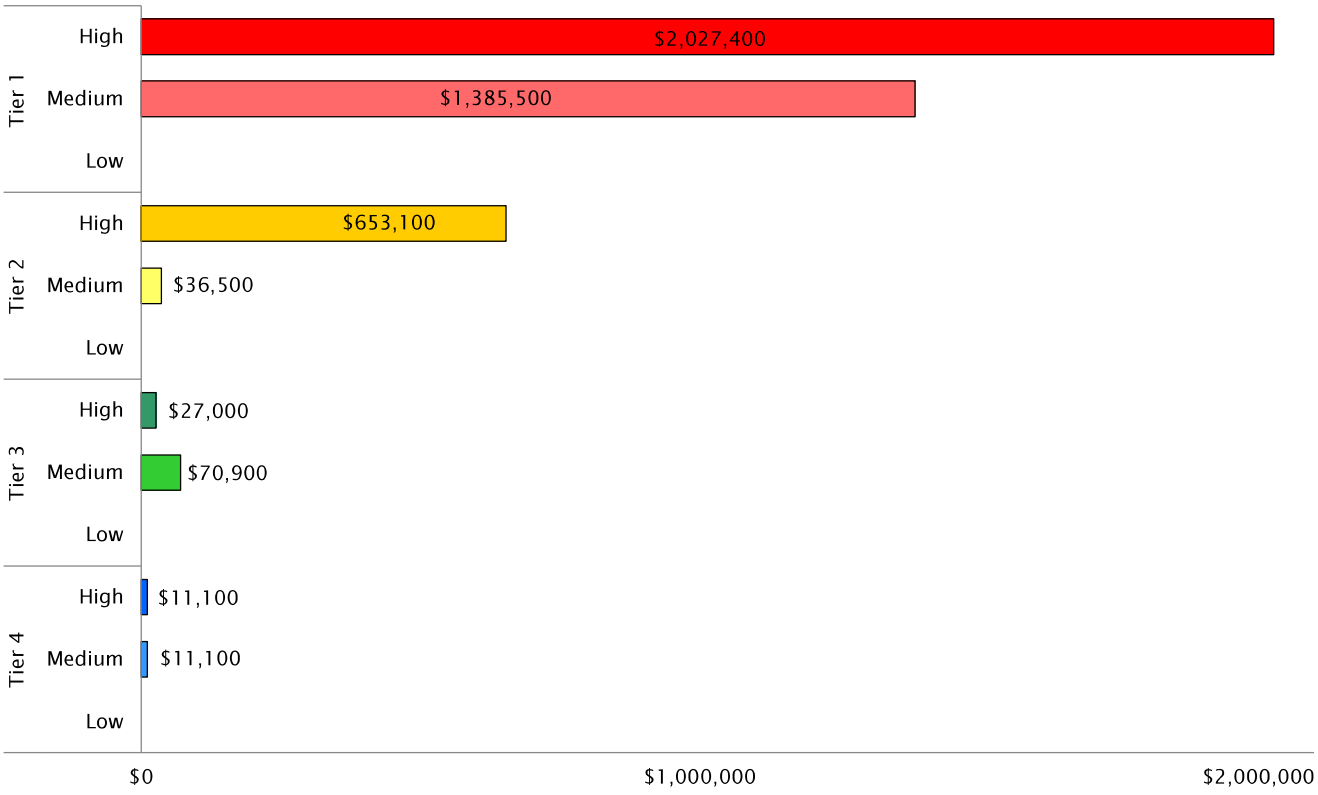
620 Wilcox Street
Castle Rock, CO 80104
Administration/District Offices Facility

Completed in 1907

Site Acreage: 2.4
Facility Square Feet: 36,546

Wilcox Building-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $4,222,600

Estimated Total Project Costs: $4,855,930-$6,945,359

Following is the list of needed facility projects at the Wilcox facility

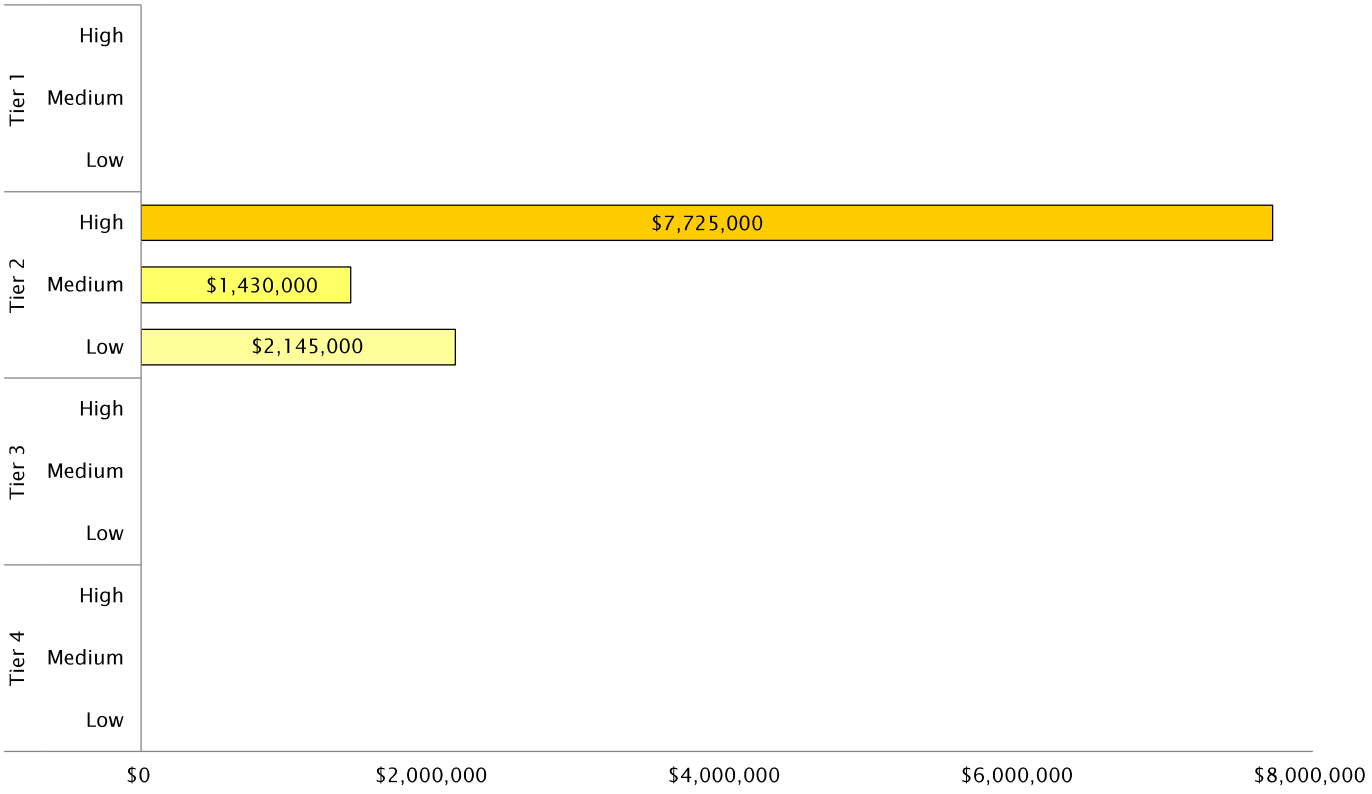
Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Evaluate condition of branch wiring, Replace as needed for safety and code requirements.	$121,300	$12,200-$52,200	$6,065-$26,080
	Paint roof flashings	$3,900	$400-$1,700	$195-$839
	Paint gutters and downspouts	$3,900	$400-$1,700	$195-$839
	Ceiling unit heater at front entrance needs reset into drywall	$1,200	$100-$400	$60-$258
	Overhaul elevators	$400,300	$40,000-$172,000	$20,015-$86,065
	Replace generator and associated equipment	$91,000	$9,100-$39,100	$4,550-$19,565
	Replace main switchgear	$110,300	$11,000-$47,400	$5,515-$23,715
	Replace RTUs	$826,900	$82,700-$355,600	$41,345-$177,784
	Re-coat roof at main section	$82,700	$8,300-$35,600	$4,135-$17,781
	Replace shingles on original building areas A,B,C.D	$220,500	$22,100-$94,900	$11,025-$47,408
	Upgrade fire alarm system	$165,400	$16,600-$71,100	$8,270-$35,561
1-Medium	**Install new IP intercom system for building	$200,200	$20,000-$86,000	$10,010-$43,043
	Install sprinkler system for entire building	$826,900	$82,700-$355,600	$41,345-$177,784
	Replace current non-restricted key system with restricted	$55,200	$5,500-$23,700	$2,760-$11,868
	Upgrade domestic water system	$303,200	$30,400-$130,400	$15,160-$65,188
2-High	Replace sheet vinyl flooring 3rd fl break rm.	$2,500	$200-$1,000	$125-$538
	Re-finish anodized aluminum frames. Replace 3 windows	$9,000	$900-$3,800	$450-$1,935
	Repair/replace sections of curb, repair and paint railing at back entry	$354,100	$35,400-$152,200	$17,705-$76,132
	Replace carpet	$177,200	$17,700-$76,200	$8,860-$38,098
	Resurface asphalt parking lot	$110,300	$11,000-$47,400	$5,515-$23,715
2-Medium	Replace original toilet fixtures	$24,300	$2,400-$10,400	$1,215-$5,225
	Replace original urinals	$12,200	$1,200-$5,200	$610-$2,623
3-High	Re-attach blinds to wall in Board Room	$11,100	$1,100-$4,700	$555-$2,387
	Recoat foundation walls on east side	$3,400	$300-$1,400	$170-$731
	Paint lighting poles	$11,100	$1,100-$4,700	$555-$2,387
	Fix sagging ceiling grid lower level at mech rm entrance hallway	$1,400	$100-$600	$70-$301
3-Medium	Paint interior, metal beams and ductwork 2nd fl north	$59,000	$5,900-$25,400	$2,950-$12,685
	Restain wood ceiling 2nd fl north (old gym)	$11,900	$1,200-$5,100	$595-$2,559
4-High	Repair areas of lawn	$11,100	$1,100-$4,700	$555-$2,387
4-Medium	Clean brick and stone entry barriers	$11,100	$1,100-$4,700	$555-$2,387

Estimated Total Construction Costs (in 2025 Dollars): $4,222,600
Estimated Project Management Costs Range: $422,200-$1,814,900
Estimated Inflation Range: $211,130-$907,859

Estimated Total Project Costs: $4,855,930-$6,945,359

Athletics-Identified Items

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $11,300,000

Estimated Total Project Costs: $12,995,400 - $18,589,800

Following is the list of needed athletics projects

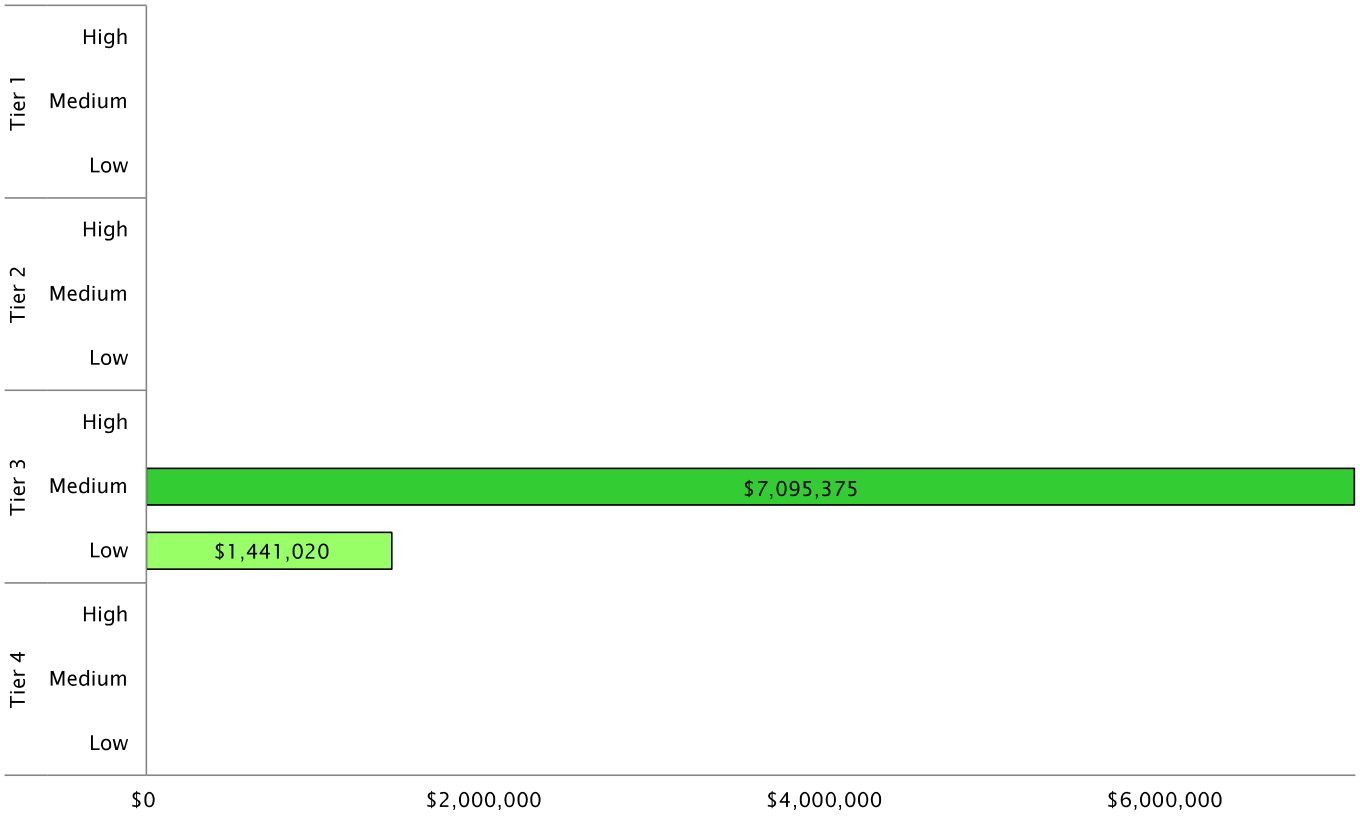
Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	**Highlands Ranch High School. Replace atheletic field.	$715,000	$71,500-$307,500	$35,800-$153,800
	**Highlands Ranch High School. Replace track.	$590,000	$59,000-$253,700	$29,500-$126,900
	**Chaparral High School. Replace atheletic field.	$715,000	$71,500-$307,500	$35,800-$153,800
	**Chaparral High School. Resurface track.	$590,000	$59,000-$253,700	$29,500-$126,900
	**Douglas County Schools Stadium. Replace track.	$940,000	$94,000-$404,200	$47,000-$202,100
	**Echo Park Stadium. Replace track.	$1,100,000	$110,000-$473,000	$55,000-$236,500
	**Ponderosa High School. Resurface track.	$590,000	$59,000-$253,700	$29,500-$126,900
	**ThunderRidge High School. Replace track.	$590,000	$59,000-$253,700	$29,500-$126,900
	Castle View High School. Resurface track.	$590,000	$59,000-$253,700	$29,500-$126,900
	**Rock Canyon High School. Replace atheletic field.	$715,000	$71,500-$307,500	$35,800-$153,800
	**Rock Canyon High School. Replace track.	$590,000	$59,000-$253,700	$29,500-$126,900
2-Medium	**Ponderosa High School. Replace atheletic field.	$715,000	$71,500-$307,500	$35,800-$153,800
	**ThunderRidge High School. Replace atheletic field.	$715,000	$71,500-$307,500	$35,800-$153,800
2-Low	**Halftime Help Stadium. Replace athletic field	$715,000	$71,500-$307,500	$35,800-$153,800
	Mountain Vista High School. Replace atheletic field	$715,000	$71,500-$307,500	$35,800-$153,800
	**Castle View High School. Replace athletic field.	$715,000	$71,500-$307,500	$35,800-$153,800

Estimated Total Construction Costs (in 2025 Dollars): $11,300,000
Estimated Project Management Costs Range: $1,130,000 - $4,859,400
Estimated Inflation Range: $565,400 - $2,430,400

Estimated Total Project Costs: $12,995,400 - $18,589,800

Furniture, Fixtures, and Equipment-Identified Items

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $8,536,395

Estimated Total Project Costs: $9,818,820 -$14,043,825

Following is the list of current furniture, fixture, and equipment needs

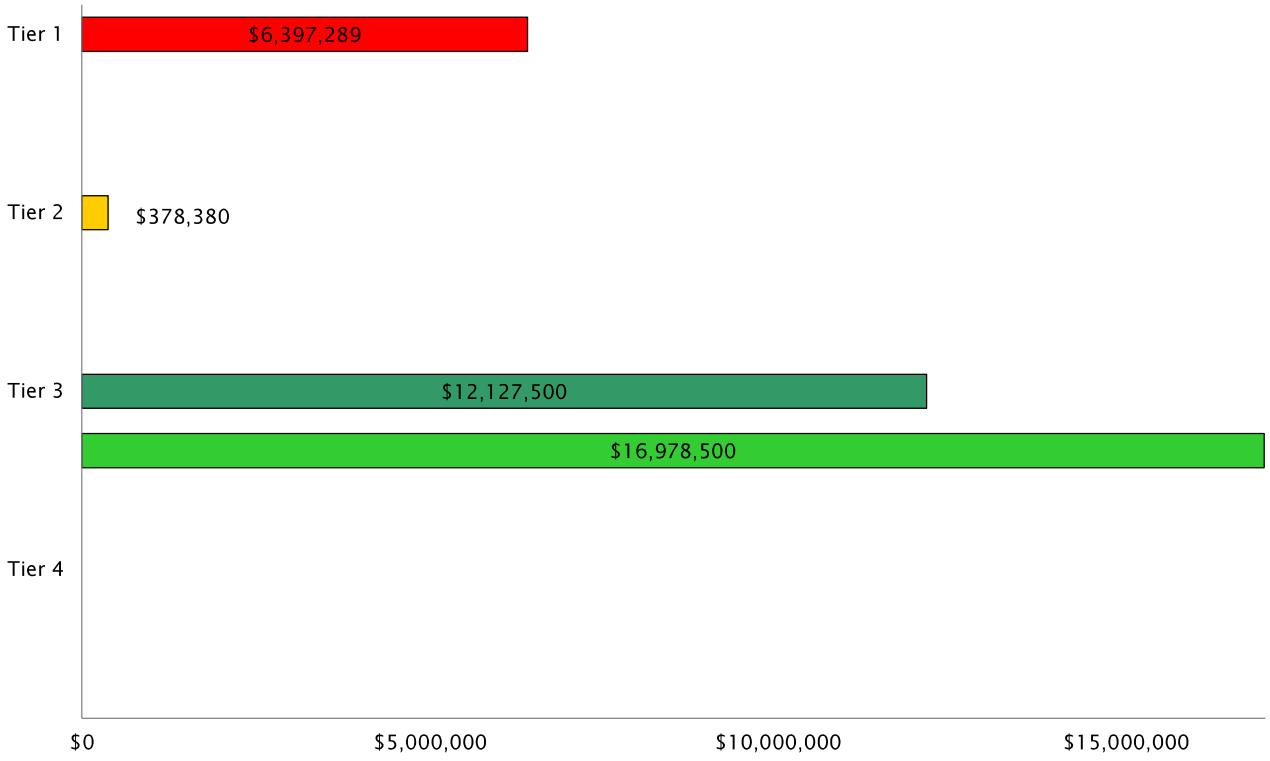
Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Arrowwood ES-Replace classroom furniture	$242,550	$24,350-$104,350	$12,128-$52,148
	Bear Canyon ES-Replace classroom furniture	$228,060	$22,840-$98,140	$11,403-$49,033
	Buffalo Ridge ES-Replace classroom furniture	$231,210	$23,190-$99,490	$11,561-$49,710
	Chaparral HS-Replace classroom furniture	$474,075	$47,425-$203,925	$23,704-$101,926
	Cougar Run ES-Replace classroom furniture	$242,550	$24,350-$104,350	$12,128-$52,148
	Coyote Creek ES-Replace classroom furniture	$227,325	$22,775-$97,775	$11,366-$48,875
	Cresthill MS-Replace classroom furniture	$337,575	$33,825-$145,225	$16,879-$72,579
	Eagle Ridge ES-Replace classroom furniture	$241,395	$24,205-$103,805	$12,070-$51,900
	Eldorado ES-Replace classroom furniture	$223,335	$22,365-$96,065	$11,167-$48,017
	Fox Creek ES-Replace classroom furniture	$229,110	$22,990-$98,590	$11,456-$49,259
	Franktown ES-Replace classroom furniture	$224,280	$22,520-$96,520	$11,214-$48,220
	Heritage ES-Replace classroom furniture	$242,550	$24,350-$104,350	$12,128-$52,148
	Mountain Ridge MS-Replace classroom furniture with 21st century learning furniture	$363,825	$36,475-$156,475	$18,191-$78,222
	Mountain Vista HS-Replace classroom furniture	$467,880	$46,820-$201,220	$23,394-$100,594
	Northridge ES-Replace classroom furniture	$78,960	$7,940-$34,040	$3,948-$16,976
	Pine Grove ES-Replace classroom furniture	$227,955	$22,845-$98,045	$11,398-$49,010
	Pine Lane ES-Replace classroom furniture	$466,830	$46,770-$200,770	$23,342-$100,368
	Prairie Crossing ES-Replace classroom furniture	$208,110	$20,890-$89,490	$10,406-$44,744
	Rocky Heights MS-Replace classroom furniture with 21st century learning furniture	$345,030	$34,570-$148,370	$17,252-$74,181
	Roxborough Primary-Replace classroom furniture	$226,905	$22,695-$97,595	$11,345-$48,785
	Sand Creek ES-Replace classroom furniture	$211,050	$21,150-$90,850	$10,553-$45,376
	Sedalia ES-Replace classroom furniture	$90,195	$9,105-$38,805	$4,510-$19,392
	Sierra MS-Replace classroom furniture	$339,150	$33,950-$145,850	$16,958-$72,917
	ThunderRidge HS-Replace classroom furniture	$463,680	$46,420-$199,420	$23,184-$99,691
	Timber Trail ES-Replace furniture with 21st century learning furniture	$228,165	$22,835-$98,135	$11,408-$49,055
	Trailblazer ES-Replace classroom furniture	$233,625	$23,375-$100,475	$11,681-$50,229
3-Low	DC Oakes HS/District Media Center-Replace furniture with 21st century learning furniture	$14,175	$1,425-$6,125	$709-$3,048
	Gold Rush ES-Replace classroom furniture	$242,550	$24,350-$104,350	$12,128-$52,148
	Lone Tree ES-Replace classroom furniture	$242,550	$24,350-$104,350	$12,128-$52,148
	Meadow View ES-Replace classroom furniture	$242,550	$24,350-$104,350	$12,128-$52,148
	Rock Canyon HS-Replace furniture with 21st century learning furniture	$456,645	$45,755-$196,455	$22,832-$98,179
	Soaring Hawk ES-Replace furniture with 21st century learning furniture	$242,550	$24,350-$104,350	$12,128-$52,148

Estimated Total Construction Costs (in 2025 Dollars): $8,536,395
Estimated Project Management Costs Range: $855,605-$3,672,105
Estimated Inflation Range: $426,820 -$1,835,325

Estimated Total Project Costs: $9,818,820 -$14,043,825

District-wide Facilities-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $35,881,669

Estimated Total Project Costs: $37,608,429 - $43,290,589

Following is the list of current district-wide needs

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	**Support fleet replacement-Bridge Program, Custodial, Grounds, IT, O&M, Nutrition Services, and High Schools	$3,387,317	N/A	$135,500-$575,370
	Support fleet replacement-Custodial, Grounds, O&M, High Schools, Security	$3,009,972	N/A	$120,400-$511,270
2	Support fleet replacement-Custodial, Grounds, O&M	$378,380	N/A	$15,140-$64,280
3-High	Bear Canyon Elementary-Mobile 18	$346,500	N/A	$17,330-$74,500
	Castle View High School-Mobile 20	$346,500	N/A	$17,330-$74,500
	Chaparral High School-Mobile 9	$346,500	N/A	$17,330-$74,500
	Cherokee Trail Elementary-Mobile 11	$346,500	N/A	$17,330-$74,500
	Cherokee Trail Elementary-Mobile 41	$346,500	N/A	$17,330-$74,500
	Cougar Run Elementary-Mobile 25	$346,500	N/A	$17,330-$74,500
	Eagle Ridge Elementary-Mobile 32	$346,500	N/A	$17,330-$74,500
	Franktown Elementary-Mobile 42	$346,500	N/A	$17,330-$74,500
	Frontier Valley Elementary-Mobile 27	$346,500	N/A	$17,330-$74,500
	Frontier Valley Elementary-Mobile 47	$346,500	N/A	$17,330-$74,500
	Heritage Elementary-Mobile 17	$346,500	N/A	$17,330-$74,500
	Legend High School-Mobile 19	$346,500	N/A	$17,330-$74,500
	Mountain Vista High School-Mobile 30	$346,500	N/A	$17,330-$74,500
	Northridge Elementary-Mobile 3	$346,500	N/A	$17,330-$74,500
	Pine Grove Elementary-Mobile 36	$346,500	N/A	$17,330-$74,500
	Pine Grove Elementary-Mobile 39	$346,500	N/A	$17,330-$74,500
	Pine Grove Elementary-Mobile 43	$346,500	N/A	$17,330-$74,500
	Pine Lane Elementary-Mobile 4	$346,500	N/A	$17,330-$74,500
	Pine Lane Elementary-Mobile 5	$346,500	N/A	$17,330-$74,500
	Pine Lane Elementary-Mobile 7	$346,500	N/A	$17,330-$74,500
	Pioneer Elementary-Mobile 1	$346,500	N/A	$17,330-$74,500
	Pioneer Elementary-Mobile 12	$346,500	N/A	$17,330-$74,500
	Prairie Crossing Elementary-Mobile 38	$346,500	N/A	$17,330-$74,500
	Rock Ridge Elementary-Mobile 16	$346,500	N/A	$17,330-$74,500
	Rocky Heights Middle School-Mobile 13	$346,500	N/A	$17,330-$74,500
	Rocky Heights Middle School-Mobile 23	$346,500	N/A	$17,330-$74,500
	Rocky Heights Middle School-Mobile 44	$346,500	N/A	$17,330-$74,500
	Saddle Ranch Elementary-Mobile 35	$346,500	N/A	$17,330-$74,500
	Sand Creek Elementary-Mobile 15	$346,500	N/A	$17,330-$74,500
	Sierra Middle School-Mobile 26	$346,500	N/A	$17,330-$74,500
	Soaring Hawk Elementary-Mobile 14	$346,500	N/A	$17,330-$74,500
	South Ridge Elementary-Mobile 24	$346,500	N/A	$17,330-$74,500

Estimated Total Construction Costs (in 2025 Dollars): $35,881,669

Estimated Inflation Range: $1,726,760 - $7,408,920

Estimated Total Project Costs: $37,608,429 - $43,290,589

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-High	South Ridge Elementary-Mobile 28	$346,500	N/A	$17,330-$74,500
	Summit View Elementary-Mobile 31	$346,500	N/A	$17,330-$74,500
	Wildcat Mountain Elementary-Mobile 22	$346,500	N/A	$17,330-$74,500
3-Medium	Acres Green Elementary-Mobile 45	$346,500	N/A	$17,330-$74,500
	Acres Green Elementary-Mobile 91	$346,500	N/A	$17,330-$74,500
	Acres Green Elementary-Mobile 98	$346,500	N/A	$17,330-$74,500
	Bear Canyon Elementary-Mobile 56	$346,500	N/A	$17,330-$74,500
	Bear Canyon Elementary-Mobile 79	$346,500	N/A	$17,330-$74,500
	Buffalo Ridge Elementary-Mobile 71	$346,500	N/A	$17,330-$74,500
	Castle Rock Elementary-Mobile 63	$346,500	N/A	$17,330-$74,500
	Castle View High School-Mobile 81	$346,500	N/A	$17,330-$74,500
	Castle View High School-Mobile 86	$346,500	N/A	$17,330-$74,500
	Chaparral High School-Mobile 75	$346,500	N/A	$17,330-$74,500
	Cimarron Middle School-Mobile 83	$346,500	N/A	$17,330-$74,500
	Cimarron Middle School-Mobile 92	$346,500	N/A	$17,330-$74,500
	Clear Sky Elementary-Mobile 99	$346,500	N/A	$17,330-$74,500
	Coyote Creek Elementary-Mobile 53	$346,500	N/A	$17,330-$74,500
	Douglas County High School-Mobile 72	$346,500	N/A	$17,330-$74,500
	Eldorado Elementary-Mobile 84	$346,500	N/A	$17,330-$74,500
	Eldorado Elementary-Mobile 96	$346,500	N/A	$17,330-$74,500
	Fox Creek Elementary-Mobile 74	$346,500	N/A	$17,330-$74,500
	Fox Creek Elementary-Mobile 77	$346,500	N/A	$17,330-$74,500
	Franktown Elementary-Mobile 60	$346,500	N/A	$17,330-$74,500
	Iron Horse Elementary-Mobile 67	$346,500	N/A	$17,330-$74,500
	Legend High School-Mobile 80	$346,500	N/A	$17,330-$74,500
	Legend High School-Mobile 82	$346,500	N/A	$17,330-$74,500
	Legend High School-Mobile 85	$346,500	N/A	$17,330-$74,500
	Mammoth Heights Elementary-Mobile 73	$346,500	N/A	$17,330-$74,500
	Meadow View Elementary-Mobile 76	$346,500	N/A	$17,330-$74,500
	Mountain Vista High School-Mobile 100	$346,500	N/A	$17,330-$74,500
	Mountain Vista High School-Mobile 59	$346,500	N/A	$17,330-$74,500
	Northridge Elementary-Mobile 97	$346,500	N/A	$17,330-$74,500
	Pine Grove Elementary-Mobile 61	$346,500	N/A	$17,330-$74,500
	Pioneer Elementary-Mobile 66	$346,500	N/A	$17,330-$74,500
	Ponderhosa High School-Mobile 89	$346,500	N/A	$17,330-$74,500
	Ponderhosa High School-Mobile 93	$346,500	N/A	$17,330-$74,500
	Prairie Crossing Elementary-Mobile 62	$346,500	N/A	$17,330-$74,500
	Prairie Crossing Elementary-Mobile 90	$346,500	N/A	$17,330-$74,500
	Prairie Crossing Elementary-Mobile 94	$346,500	N/A	$17,330-$74,500
	Redstone Elementary-Mobile 88	$346,500	N/A	$17,330-$74,500

Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Rocky Heights Middle School-Mobile 101	$346,500	N/A	$17,330-$74,500
	Rocky Heights Middle School-Mobile 95	$346,500	N/A	$17,330-$74,500
	Saddle Ranch Elementary-Mobile 70	$346,500	N/A	$17,330-$74,500
	Sage Canyone Elementary-Mobile 87	$346,500	N/A	$17,330-$74,500
	Sand Creek Elementary-Mobile 64	$346,500	N/A	$17,330-$74,500
	Sand Creek Elementary-Mobile 65	$346,500	N/A	$17,330-$74,500
	South Ridge Elementary-Mobile 58	$346,500	N/A	$17,330-$74,500
	Summit View Elementary-Mobile 69	$346,500	N/A	$17,330-$74,500
	Summit View Elementary-Mobile 78	$346,500	N/A	$17,330-$74,500
	ThunderRidge High School-Mobile 52	$346,500	N/A	$17,330-$74,500
	Trailblazer Elementary-Mobile 57	$346,500	N/A	$17,330-$74,500
	Wildcat Mountain Elementary-Mobile 68	$346,500	N/A	$17,330-$74,500

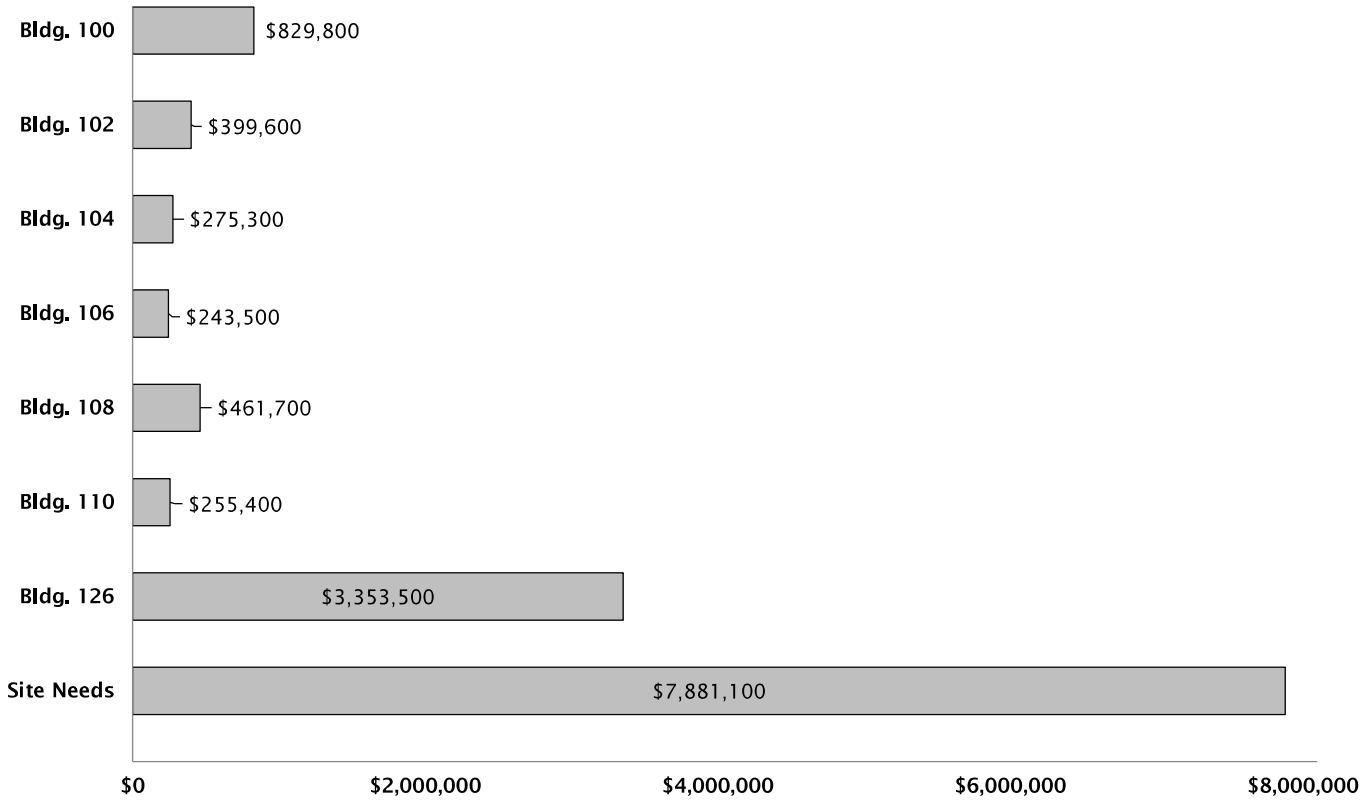
Stone Canyon Outdoor EdVentures

12163 S Perry Park Rd.
Larkspur, CO 80118
Outdoor Education Campus

Opened in 2012

Over the last century, the Stone Canyon property has been used for agriculture operations, a U.S. Postal Service retreat, a Libertarian school, and a rehabilitative program for young boys. Robert LeFevre, a writer and economic theorist, purchased the property in 1955 and the campus operated as a non-profit educational institution specializing in Libertarian philosophy until 1968 when the property was sold to the Frontier Boys Village. Despite a promising start, The Frontier Boys Village closed in 1978 and subsequently sold the property to the Emily Griffith Boys School in 1980. Ultimately the site was purchased by Douglas County with the vision of partnering with DCSD to provide students with the opportunity for local outdoor education. In August of 2012, Douglas County Outdoor Education Center opened its doors for leadership retreats and outdoor education programs. The center was renamed Stone Canyon Outdoor EdVentures in 2015 and now offers a variety of outdoor education programs for parents, teachers, students, as well as summer camps, conference and retreat opportunities.

The costs shown in the Master Capital Plan are the result of evaluations performed by DCSD Facilities Planner and Planning and Construction staff. Capital needs considerations are being approached in a general and overarching manner, while specific projects and needs have been wholly identified and cost-estimated. The approach to repairs and renovations at Stone Canyon differs from the degree of granular analysis deployed at neighborhood schools and support facilities: this is due to the magnitude of labor and materials needed to accomplish the required repairs. Considering each building is in a comparable state of disrepair, a more blanket approach is being deployed. Each Stone Canyon building has its own particular needs, yet when all are considered as a whole it is clear the renovation effort will be similar for all buildings. As of the publication date of this 2025-2026 Master Capital Plan, there are several paths forward and options DCSD is considering for rehabilitating the Stone Canyon campus.



Following is the list of needed facility projects at the Stone Canyon Outdoor Ed Campus

Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Building 101	**$829,800**	**$83,400-$357,300**	**$41,490-$178,407**
**Replace water heaters (2)	$27,200	$2,800-$11,700	$1,360-$5,848
""**Replace the shingled roof	$186,800	$18,700-$80,400	$9,340-$40,162
**Replace the five, forced-air, natural gas fired furnaces, mounted above ceiling.	$62,300	$6,300-$26,800	$3,115-$13,395
**Install A.C. condensing units (5)	$115,000	$11,500-$49,500	$5,750-$24,725
**Replace VCT flooring in the main office, main hallway & janitors closet	$115,000	$11,500-$49,500	$5,750-$24,725
**Replace the sink in the main office sink	$12,000	$1,200-$5,200	$600-$2,580
**Replace ceramic floor tile in restrooms (except in the newer addition)	$26,900	$2,700-$11,600	$1,345-$5,784
**Pressure-wash and restain exposed, exterior wooden portions of the building. Paint exterior of the bldg.	$43,400	$4,400-$18,700	$2,170-$9,331
**Replace toilet partitions as-needed	$28,100	$2,900-$12,100	$1,405-$6,042
**Resecure and/or replace exterior painted vertical planking/siding	$32,600	$3,300-$14,100	$1,630-$7,009
**Replace wash station at the entrance to restrooms	$28,800	$2,900-$12,400	$1,440-$6,192
**Replace casework/cabinetry in the select classrooms	$119,700	$12,000-$51,500	$5,985-$25,736
**Replace formica countertop and casework in the main office	$32,000	$3,200-$13,800	$1,600-$6,880
Building 102	**$399,600**	**$40,800-$172,800**	**$19,980-$85,914**
**Replace gutters and downspouts	$7,700	$800-$3,400	$385-$1,656
**Repair/replace rotted soffits, facia boards and eaves (roof eaves and soffits)	$24,100	$2,500-$10,400	$1,205-$5,182
**Replace roof flashing	$19,500	$2,000-$8,400	$975-$4,193
**Replace the roof	$58,400	$5,900-$25,200	$2,920-$12,556
**Rebuild/replace rotted timber/log framing at the front of the building	$19,200	$2,000-$8,300	$960-$4,128
**Install LED lamps in the 2x4 light fixtures in the great room	$5,200	$600-$2,300	$260-$1,118
**Replace light fixtures in each of the two bathrooms	$3,200	$400-$1,400	$160-$688
**Remove overgrown trees surrounding building's overhead electrical feeders	$1,600	$200-$700	$80-$344
**Replace natural gas fired, forced air furnaces (2)	$24,000	$2,400-$10,400	$1,200-$5,160
**Replace A/C condensing units (2)	$24,000	$2,400-$10,400	$1,200-$5,160
**Pressure-wash and repaint exterior CMU block walls & front timber structure (after repair work has been completed)	$28,900	$2,900-$12,500	$1,445-$6,214
**Replace VCT flooring in the hall outside the south restroom	$45,500	$4,600-$19,600	$2,275-$9,783
**Replace flooring in each of the two restrooms	$9,600	$1,000-$4,200	$480-$2,064
**Replace toilets in restrooms	$43,100	$4,400-$18,600	$2,155-$9,267
**Remove and replace sunken concrete slab (front porch)	$4,800	$500-$2,100	$240-$1,032
**Repaint exterior doors and frames	$1,600	$200-$700	$80-$344

Estimated Total Construction Costs (in 2025 Dollars): $13,699,900

Estimated Project Management Costs Range: $1,260,700 - $5,422,400

Estimated Inflation Range: $630,790 - $2,712,397

Estimated Total Project Cost: $15,591,390 - $21,834,697

Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Building 102 cont.	**$399,600**	**$40,800-$172,800**	**$19,980-$85,914**
**Replace all single-pane security windows	$37,600	$3,800-$16,200	$1,880-$8,084
**Install shower-surrounds/inserts in each of the two restrooms	$12,800	$1,300-$5,600	$640-$2,752
**Replace sinks in restrooms	$28,800	$2,900-$12,400	$1,440-$6,192
Building 104	**$275,300**	**$28,300-$119,100**	**$13,765-$59,190**
**Replace gutters and downspouts	$5,500	$600-$2,400	$275-$1,183
**Repair/replace rotted soffits, facia boards and eaves (roof eaves and soffits)	$19,400	$2,000-$8,400	$970-$4,171
**Replace the roof with a metal installation	$21,600	$2,200-$9,300	$1,080-$4,644
**Replace the water heater	$11,400	$1,200-$5,000	$570-$2,451
**Replace the natural gas fired, forced-air furnace	$13,600	$1,400-$5,900	$680-$2,924
**Inject mortar repair caulking in the CMU block at the bottom of the exterior staircase & foam-jack as-needed	$32,000	$3,200-$13,800	$1,600-$6,880
**Re-chink the horizontally applied mortar in-between the logs comprising the exterior walls, as-needed	$21,600	$2,200-$9,300	$1,080-$4,644
**Replace ceramic tile in the upper & lower level restrooms	$12,800	$1,300-$5,600	$640-$2,752
**Repair as-required and repaint the building's exterior	$13,800	$1,400-$6,000	$690-$2,967
**Remove and replace concrete slab at the bottom of the front, exterior staircase	$4,800	$500-$2,100	$240-$1,032
**Remove and replace the square, adhesive-backed linoleum tiles in the kitchen	$6,400	$700-$2,800	$320-$1,376
**Replace carpet throughout the building	$19,600	$2,000-$8,500	$980-$4,214
**Replace exterior single-pane windows	$42,300	$4,300-$18,200	$2,115-$9,095
**Replace front, exterior staircase and landing	$19,200	$2,000-$8,300	$960-$4,128
**Repaint the interior of the building and replace moulding as-needed	$28,100	$2,900-$12,100	$1,405-$6,042
**Replace jamb and door to the mechanical room	$3,200	$400-$1,400	$160-$688
Building 106	**$243,500**	**$24,800-$105,300**	**$12,175-$52,353**
**Install gutters and downspouts on level two of the building	$4,100	$500-$1,800	$205-$882
**Re-glaze skylights	$9,600	$1,000-$4,200	$480-$2,064
**Repair/replace rotted soffits, facia boards and eaves (roof eaves and soffits)	$15,200	$1,600-$6,600	$760-$3,268
**Replace roof flashing	$8,700	$900-$3,800	$435-$1,871
**Replace the roof	$25,900	$2,600-$11,200	$1,295-$5,569
**Replace the natural gas fired, forced air furnace	$12,000	$1,200-$5,200	$600-$2,580
**Replace ceramic tile in lower level restrooms: floors, walls and shower stall	$24,000	$2,400-$10,400	$1,200-$5,160
**Pressure-wash and paint the exterior of the building	$12,200	$1,300-$5,300	$610-$2,623
**Replace carpet throughout the building	$32,900	$3,300-$14,200	$1,645-$7,074
**Replace exterior trim around windows	$3,700	$400-$1,600	$185-$796
**Replace the front and rear, solid exterior doors and hardware	$14,400	$1,500-$6,200	$720-$3,096
**Repair, repaint and/or replace as-needed, interior moulding and trim	$32,900	$3,300-$14,200	$1,645-$7,074

Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Building 106 cont.	**$243,500**	**$24,800-$105,300**	**$12,175-$52,353**
**Repair/replace as-needed, interior doors, jambs and door hardware. Repaint interior wood paneling & stair railings	$47,900	$4,800-$20,600	$2,395-$10,299
Building 108	**$461,700**	**$46,700-$199,200**	**$23,085-$99,266**
**Install gutters and downspouts	$5,400	$600-$2,400	$270-$1,161
**Repair/replace rotted soffits, facia boards and eaves (roof eaves and soffits)	$22,000	$2,200-$9,500	$1,100-$4,730
**Replace the existing roof with a metal roof	$179,200	$18,000-$77,100	$8,960-$38,528
**Replace the water heater	$12,400	$1,300-$5,400	$620-$2,666
**Replace radiant baseboard heater units	$31,400	$3,200-$13,600	$1,570-$6,751
**Replace the heating boiler	$31,300	$3,200-$13,500	$1,565-$6,730
**Re-chink the horizontally applied mortar in-between the logs comprising the exterior walls, as-needed	$43,900	$4,400-$18,900	$2,195-$9,439
**Replace 12"x12" adhesive-backed linoleum floor tile in the main hallway	$7,500	$800-$3,300	$375-$1,613
**Repaint trim at the exterior face of windows	$2,800	$300-$1,300	$140-$602
**Replace exterior doors, jambs and door hardware	$21,600	$2,200-$9,300	$1,080-$4,644
**Replace ceramic tile in shower room and shower stalls	$38,800	$3,900-$16,700	$1,940-$8,342
**Replace cabinetry, casework, formica countertops and drop-in sinks in restrooms	$57,500	$5,800-$24,800	$2,875-$12,363
**Paint interior wooden doors and trim	$7,900	$800-$3,400	$395-$1,699
Building 110	**$255,400**	**$26,300-$111,100**	**$12,770-$54,911**
**Replace gutters and downspouts	$5,800	$600-$2,500	$290-$1,247
**Repair/replace rotted soffits, facia boards and eaves (roof eaves and soffits)	$14,900	$1,500-$6,500	$745-$3,204
**Replace roof flashing	$8,200	$900-$3,600	$410-$1,763
**Replace the roof with a metal installation	$24,500	$2,500-$10,600	$1,225-$5,268
**Replace the water heater	$12,000	$1,200-$5,200	$600-$2,580
**Replace interior door hardware	$8,000	$800-$3,500	$400-$1,720
**Replace the existing "Lennox", natural gas-fired, forced-air furnace	$12,000	$1,200-$5,200	$600-$2,580
**Re-chink the horizontally applied mortar in-between logs comprising the exterior walls, as-needed	$34,900	$3,500-$15,100	$1,745-$7,504
**Replace ceramic tile in restroom	$4,000	$400-$1,800	$200-$860
**Reapply/repair stucco over exposed concrete wall foundation at the rear of the building	$15,400	$1,600-$6,700	$770-$3,311
**Replace carpet throughout the building	$25,600	$2,600-$11,100	$1,280-$5,504
**Replace exterior single-pane windows	$32,200	$3,300-$13,900	$1,610-$6,923
**Replace exterior trim around windows	$8,600	$900-$3,700	$430-$1,849
**Replace VCT flooring in kitchen and at the back door	$6,300	$700-$2,800	$315-$1,355
**Paint interior doors and door frames	$7,200	$800-$3,100	$360-$1,548
**Repaint interior wooden paneling, trim and moulding	$12,800	$1,300-$5,600	$640-$2,752
**Repaint interior stair railing and lattice assembly	$2,600	$300-$1,200	$130-$559

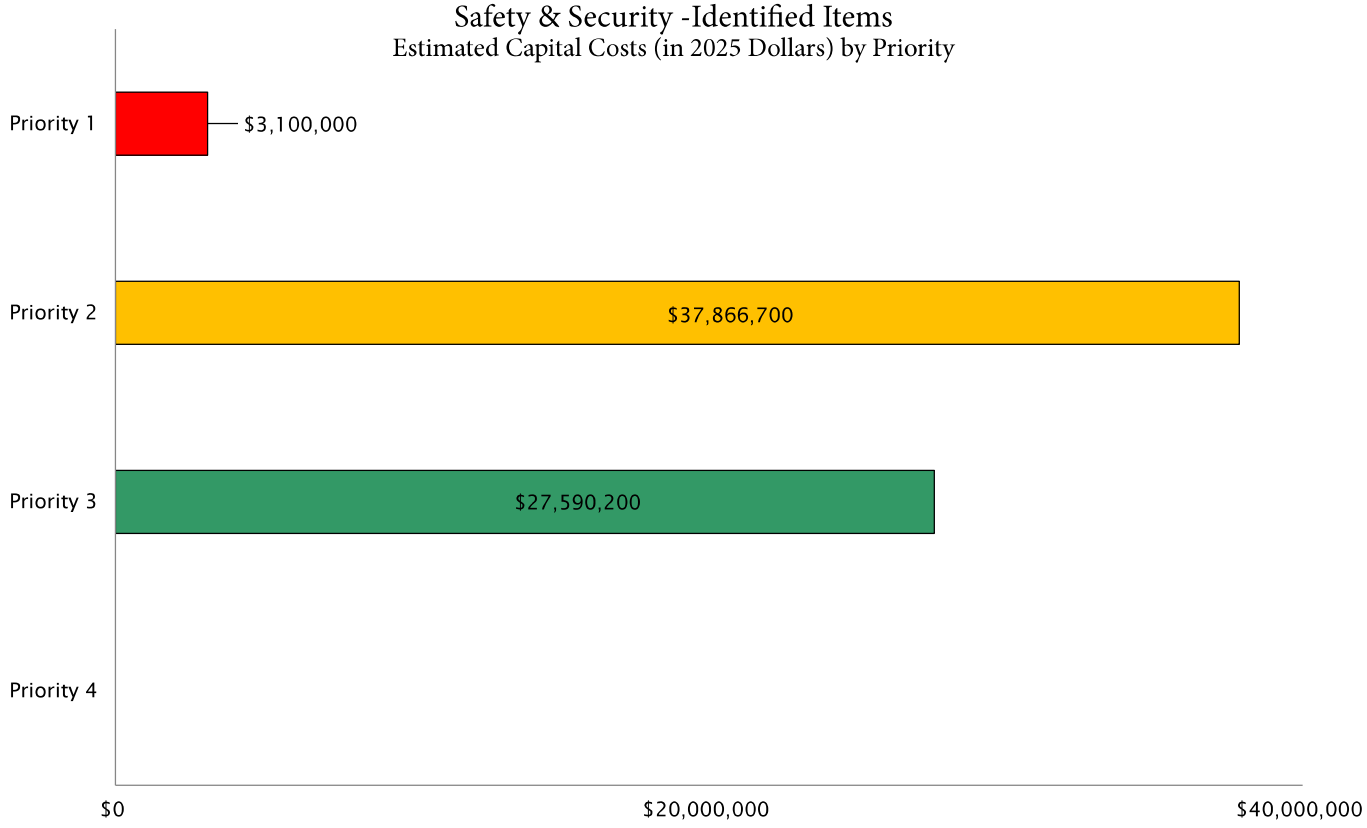
Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Building 106 cont.	**$243,500**	**$24,800-$105,300**	**$12,175-$52,353**
**Repair/replace as-needed, interior doors, jambs and door hardware. Repaint interior wood paneling & stair railings	$47,900	$4,800-$20,600	$2,395-$10,299
Building 108	**$461,700**	**$46,700-$199,200**	**$23,085-$99,266**
**Install gutters and downspouts	$5,400	$600-$2,400	$270-$1,161
**Repair/replace rotted soffits, facia boards and eaves (roof eaves and soffits)	$22,000	$2,200-$9,500	$1,100-$4,730
**Replace the existing roof with a metal roof	$179,200	$18,000-$77,100	$8,960-$38,528
**Replace the water heater	$12,400	$1,300-$5,400	$620-$2,666
**Replace radiant baseboard heater units	$31,400	$3,200-$13,600	$1,570-$6,751
**Replace the heating boiler	$31,300	$3,200-$13,500	$1,565-$6,730
**Re-chink the horizontally applied mortar in-between the logs comprising the exterior walls, as-needed	$43,900	$4,400-$18,900	$2,195-$9,439
**Replace 12"x12" adhesive-backed linoleum floor tile in the main hallway	$7,500	$800-$3,300	$375-$1,613
**Repaint trim at the exterior face of windows	$2,800	$300-$1,300	$140-$602
**Replace exterior doors, jambs and door hardware	$21,600	$2,200-$9,300	$1,080-$4,644
**Replace ceramic tile in shower room and shower stalls	$38,800	$3,900-$16,700	$1,940-$8,342
**Replace cabinetry, casework, formica countertops and drop-in sinks in restrooms	$57,500	$5,800-$24,800	$2,875-$12,363
**Paint interior wooden doors and trim	$7,900	$800-$3,400	$395-$1,699
Building 110 cont.	**$255,400**	**$26,300-$111,100**	**$12,770-$54,911**
**Sand and repaint interior stairs, install appropriate tread/grip-tape	$6,400	$700-$2,800	$320-$1,376
**Replace cabinetry and formica countertops in kitchen	$12,800	$1,300-$5,600	$640-$2,752
**Replace door jamb and door to the crawl space/mechanical area	$1,200	$200-$600	$60-$258
Building 126	**$3,353,500**	**$335,600-$1,442,300**	**$167,675-$721,003**
**Fire sprinkle building	$308,400	$30,900-$132,700	$15,420-$66,306
**Install new high-bay LED light fixtures. Includes upgrades to electrical raceways, devices & branch circuit improvements	$129,700	$13,000-$55,800	$6,485-$27,886
**Install new interior insulative lining against the exterior walls from floor to ceiling and the underside of the roof (code compliance)	$536,000	$53,600-$230,500	$26,800-$115,240
**Remove and replace the roof	$77,400	$7,800-$33,300	$3,870-$16,641
**Remove and replace exterior wall cladding (steel structure to remain) with identical 24 ga. "Span-Loc" formed metal panels	$918,600	$91,900-$395,000	$45,930-$197,499
**Install restrooms with sanitary sewer and domestic cold water connections	$797,800	$79,800-$343,100	$39,890-$171,527
**Replace rollup/sectional doors and remove/ replace motorized garage door openers	$585,600	$58,600-$251,900	$29,280-$125,904
Site Needs	**$7,881,100**	**$788,200-$3,389,300**	**$394,055-$1,694,437**
**Replace all underground domestic water supply piping to all SC buildings	$1,951,000	$195,100-$839,000	$97,550-$419,465
**Regrade existing SC roadways (after new underground piping has been installed)	$150,800	$15,100-$64,900	$7,540-$32,422

Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Site Needs cont.	**$7,881,100**	**$788,200-$3,389,300**	**$394,055-$1,694,437**
**Replace all underground sanitary waste piping to sewer cisterns & leach fields	$1,057,700	$105,800-$454,900	$52,885-$227,406
**Replace compromised sewer cisterns & leach fields as-needed.	$686,900	$68,700-$295,400	$34,345-$147,684
**Establish a new underground water well for campus	$1,585,700	$158,600-$681,900	$79,285-$340,926
Replace all underground natural gas supply piping to all SC buildings	$1,951,000	$195,100-$839,000	$97,550-$419,465
**Install retaining walls along roadway	$498,000	$49,800-$214,200	$24,900-$107,070

DCSD Safety and Security Department supports all of the district security applications and infrastructure distributed throughout our schools and office buildings. The safety and security of our students, staff and visitors are incredibly dependent upon the availability of these systems. Any issues with these systems can impact response and resolution to incidents. Critical Security projects were addressed with the funding made available from the 2018 Bond funds and 2024 Bond funds. Master Capital Plan requirements will continue to be assessed during the 2025-26 planning cycle.

Currently, DCSD Safety & Security owns and is responsible for:
100+/- servers to run and operate security systems
150+/- client computers
3,500+/- cameras
560+/- access controlled doors
400+ system clients
3,800+/- radios
70+/- front door entry intercom
Intrusion Systems
Bi-Directional Amplification (BDA) Systems

The Safety and Security Department's currently identified solutions and projects are prioritized on the effectiveness and urgency. District safety and security initiatives are proposed by the department based on continual review of local, state and federal requirements, administrative leadership, and reference to industry best practice solutions. A business case is developed to define scope, deliverables, resources, and cost estimates which then is prioritized by leadership. A portfolio review is conducted to ensure new initiatives are unified solutions across the district and maximize safety in alignment with our strategic goals.



Estimated Total Project Costs: $71,984,770 - $83,296,600

Following is the list of current safety & security needs

Priority Class	Project Type	Project Description	Estimated Capital Need Cost-2025	Potential Inflation Cost
1	Alarms	**Replace aged alarm systems and connect into unified security platform	$1,430,000	$71,500-$307,450
	Facility Standards	**Bring facilities up to current security standards (8 locations)	$460,000	$23,000-$98,900
	Servers	**Replace aged servers	$210,000	$10,500-$45,150
	Transportation Fleet Radios	**Replace aged radios that end of life and servicability	$1,000,000	$50,000-$215,000
2	Cameras	**Replace aged/legacy cameras	$1,500,000	$75,000-$322,500
	Secure Entry	**Front entry vestibules for High Schools	$3,400,000	$170,000-$731,000
	BDA	**BDA Systems	$2,000,000	$100,000-$430,000
	Secure Entry	Front entry vestibules for Middle Schools	$4,217,100	$210,860-$906,670
	BDA/DAS	Install BDA/DAS systems in Elementary and Support buildings as needed and in accordance to Fire Code	$19,845,000	$992,250-$4,266,680
	Door Contacts	Install door contacts to monitor door status at schools	$2,778,300	$138,920-$597,340
	EOC Updates	Update HVAC and VAVs, install ceiling or noise dampening material, etc	$826,900	$41,350-$177,780
	Redundant Systems	Build out redundant/disaster recovery systems for unified security platform	$385,900	$19,300-$82,970
	Security Client Hardware	Replace security client computers	$289,500	$14,480-$62,230
	Security Device Refresh	Replace ~1400 security devices	$2,624,000	$131,200-$564,150
3	Secure Entry	Secure front entries at elementary schools	$19,293,800	$964,690-$4,148,160
	Mobile Connection	Build out persistant connection for mobile units	$27,600	$1,380-$5,930
	New Technology	New technology to enhance security operations in schools based on administrator feedback and best practices	$1,653,800	$82,690-$355,560
	School Radios	Replace current radio system at schools to DTRS, hinges on BDA/DAS project, and expansion of DTRS system to accomodate load	$6,615,000	$330,750-$1,422,230

Estimated Total Capital Costs (in 2025 Dollars):$68,556,900

Estimated Inflation Range: $3,427,870 -$14,739,700

Estimated Total Project Costs: $71,984,770 - $83,296,600

The DCSD Information Technology Department supports all of the district technology applications and infrastructure distributed throughout our schools and office buildings. Teaching and learning in our schools and the support of teaching and learning are incredibly dependent upon the availability of high speed internet access. Any issues with this access can have a large impact on the entire education system. To that end, the District's IT team continuously performs system updates to ensure connectivity of phone, internet, and other critical systems is maintained at the highest levels of operation.

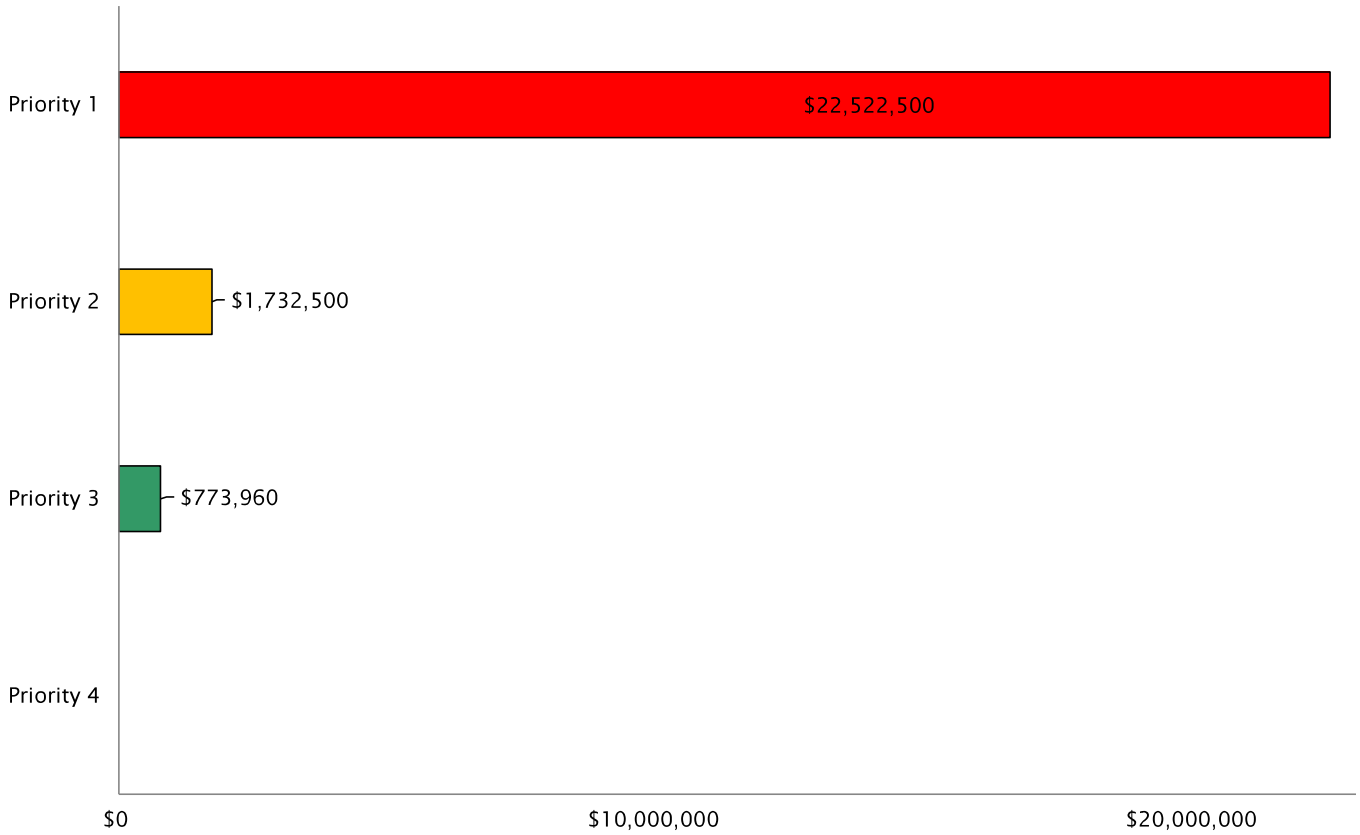
Currently, DCSD owns and is responsible for:

- 80+ core district application services
- 730+/- servers to run and operate the district infrastructure
- 6,000 phones and 3,800 wireless access points across all building/schools
- 2,000+/- network switches
- 58,000+ devices connected wirelessly (Laptops, Tablets, Notebooks, Smartphones,etc.)
- 300+ Terabytes of storage
- 130,000+ active directory accounts (staff, students, parents etc.)

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

Following is the list of current information technology needs

Priority Class	Project Description	Estimated Capital Need Cost-2025	Potential Additional Project Cost
1	**Staff and student device refresh (4 years)	$20,000,000	$3,750,000
	Staff and student device refresh (Remaining)	$1,656,250	$0
	Server Refresh-Updating servers	$404,250	$50,000
	Cybersecurity Enhancements	$462,000	$75,000
2	Storage Appliance Refresh-Updating the storage appliance	$1,386,000	$0
	Multi-function Printer Device Refresh	$346,500	$75,000
3	UPS Refresh-Updating the UPS battery backups at each site	$51,980	$15,000
	Access Layer Switch Refresh-Updating the Access Layer Switch hardware	$577,500	$0
	Phone Refresh-Updating phones throughout the district	$144,480	$25,000



Estimated Total Capital Costs (in 2025 Dollars): $25,028,960

Estimated Potential Additional Costs: $0 - $3,990,000

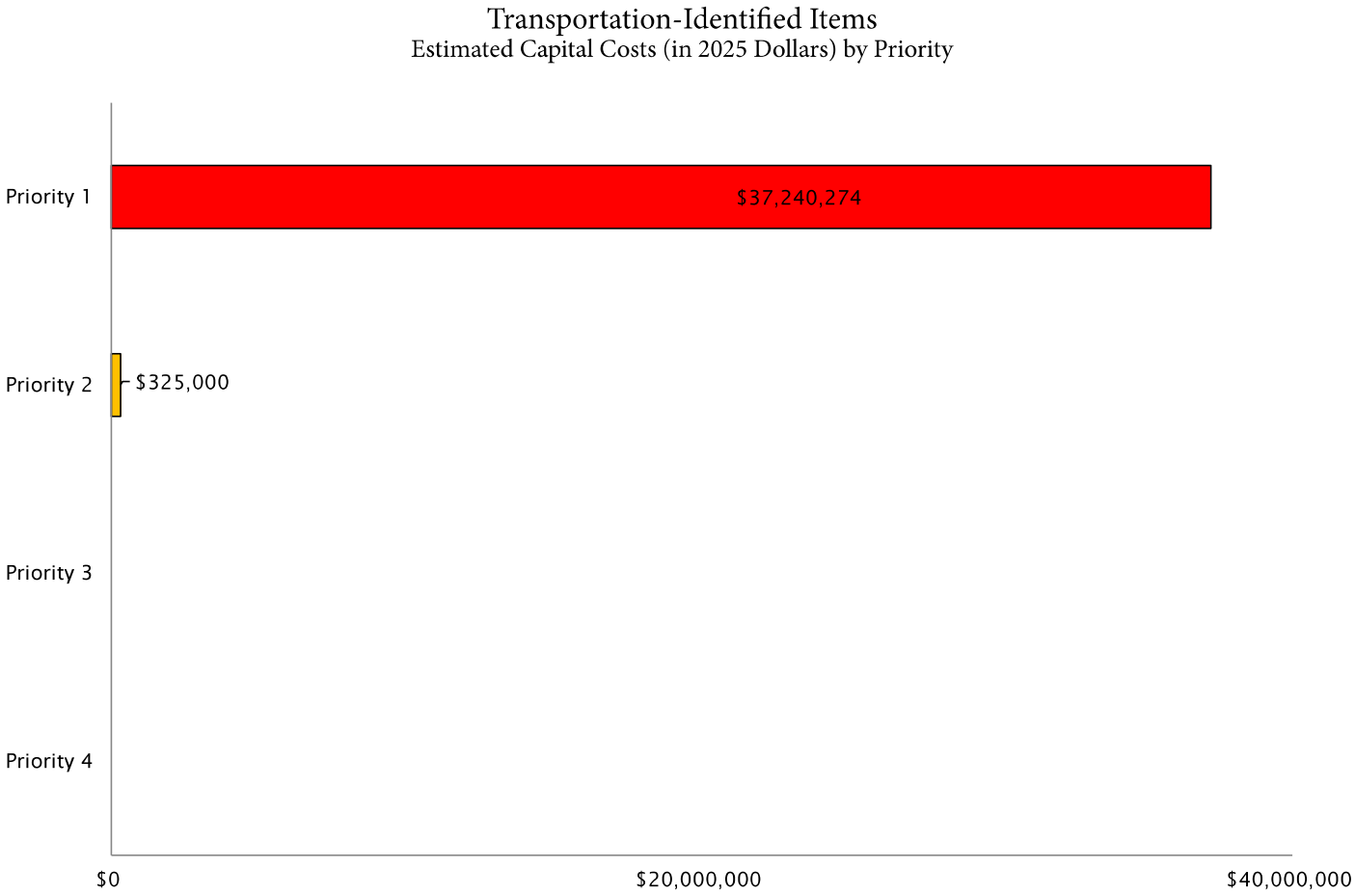
Estimated Total Project Costs: $25,028,960 -$29,018,960

The Douglas County School District Transportation and Fleet Department is responsible for providing safe and efficient transportation for approximately 6,000 general education students and 1,000 special education students. The department operates from three bus terminals located in Parker, Highlands Ranch, and Castle Rock, with an additional training facility at Ponderosa High School for a total of 230 staff members. The training team consists of four certified CDL (Commercial Drivers License), CPI (Crisis Prevention), CDE and ELDT trainers.

The Transportation Fleet Maintenance Department employs 16 mechanics, including 9 Automotive Service Excellence (ASE) Master Mechanics and 13 Certified Colorado Department of Education (CDE) Inspectors.

The district currently owns 317 buses for student transportation and 44 white fleet vehicles. Of the 317 buses, 193 exceed 13 years of age or older, with an average mileage of over 200,000 miles. Comparatively, the average bus age in similar Colorado districts is nine years. Buses are removed from service when they become cost-prohibitive to repair or are no longer safe for student transport.

This section focuses solely on fleet-related capital needs. Capital improvements at the three bus terminals are categorized as facility needs and are assessed, inventoried, and prioritized as part of the district's facility assessment and Capital Improvement process, as outlined in the Methodology section of this document. The need for additional bus terminals is evaluated within the broader district review of new construction needs.



Estimated Total Capital Costs (in 2025 Dollars): $37,565,274

Following is the list of current transportation needs

Priority Class	Capital Need Type	Capital Need Description	Estimated Capital Need Cost-2025
Buses: 12 Special Education buses and 14 passenger non-CDL, 106 77 passenger General Education buses, 15 Type D (field trip) buses to be replaced.			
1	12- Special Education buses and 14 passenger non-CDL	2 Type A SPED, with integrated seats, AC, and 3 wheel chair positions-Special Education transportation continues to increase each year increasing the need for specialized equipment. Newer vehicles are needed to replace old equipment that no longer meets Federal or CDE standards.	$1,536,000
	31 Type C SPED	**31 SPED 33-passenger buses to transport students with special needs.	$4,763,274
	106 Diesel, 77 passenger	106 - 77 passenger Diesel General Education.	$21,200,000
	35 Diesel, 77 passenger	**35-77 passenger Diesel General Education	$4,620,000
	15 type D	All of the current Field Trip buses will need to be replaced. They are over on miles, aged out, with rotting floors, rust to side panels, and parts are no longer available.	$4,500,000
Support Fleet: Replace four student transport vehicles.			
1	Electric Parts Van	**Electric parts van is aged out and replacement parts are no longer available.	$65,000
	Trucks	**Replace four vehicles that are 25 years and older with cracked frames and are not road worthy-these are used as plow trucks-$72,000 each.	$288,000
	Suburbans	Replace four vehicles used for student transport that are no longer road worthy.	$268,000
Supplies. Snow Removal Support Fleet : Toolset and box at each terminal location for hiring and recruitment opportunities. One vehicle for snow removal and fleet support.			
2	Trucks	Snow plow truck for Highlands Ranch bus terminal	$60,000
	Supplies	One full set of tools and box located at each terminal location. Tool Sets increase hiring and recruitment opportunities from Technical Colleges, in particular new recruits that have not yet established their own tool set.	$265,000

Estimated Total Capital Costs (in 2025 Dollars): $37,565,274

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Charter Schools

Public Charter Schools were authorized by the Colorado Charter School Act in 1993, and DCSD chartered the first charter school in the state shortly thereafter, Academy Charter School. The Charter School Act authorizes teachers, parents and/or community members to contract with the local board of education to establish a publicly funded school. Charter schools operate under a "charter contract" between the charter school and the local board of education which defines the charter school's goals, standards, education design, governance, and operations. All charter schools must meet accreditation standards as set by their authorizing school district and comply with federal and state statutes related to non-discrimination, school accountability, assessments, finance and financial transparency, and performance.

All charter schools authorized by the Douglas County School District Board of Education have legal arrangements to lease, acquire, utilize, and maintain their own facilities, including grounds and buildings. Each charter facility is an individual operating entity utilizing different ownership structures and business models. Each charter school, while always a public school, is individually managed by an independent board of directors. Ultimately, charter schools are accountable to provide educational spaces that are safe to all students and staff through its charter with the Board of Education. Charters must also properly maintain each facility to support their defined programs and objectives. Currently, this maintenance, and any facility modifications or additions, is carried out by each individual charter school.

Each charter school must fund its educational programs (including salaries for teachers, support staff, and administrators) and pay for all infrastructure needs. These may include facility purchases, technology, supplies, routine and emergency maintenance items, facility modifications or new construction. These costs are paid by the charter school from the per pupil revenue and mill levy override dollars received from the authorizing school district. Like all other public school facilities, charters must also always meet all federal, state and local code requirements for health and safety.

DCSD charter schools occupy a variety of different types of buildings of different ages and histories, from converted warehouses to new commercial construction not dissimilar from standard neighborhood schools. When financed, each facility carries its own terms using interest rates often greater than rates for public debt offered to school districts like DCSD. Charter schools generally target spending 12% to 18% of their total annual budget on their facility debt service or lease payments. As public schools subject to TABOR, charters do not solicit voter funding through bonds, so capital expenses must be funded through their annual budgets and contingency reserves. Each charter school is 100% liable for these costs, which are not covered by the District.

While DCSD is not directly responsible for charter school capital needs, this inventory of charter school facilities is required to fully appreciate the cost needs and public ownership value of buildings and other capital required for public K-12 education throughout the District.

For this MCP, all DCSD charter schools were asked to submit their capital needs data. Charter schools have submitted needs other than capital renewal needs. These identified needs are listed on each individual charter school page. For neighborhood schools, these needs are identified as district-wide needs and broken out and summed as separate costs.

Bond funding is generally used for capital needs such as facility repairs, security upgrades, purchasing classroom equipment, buses and technology.

Academy Charter School

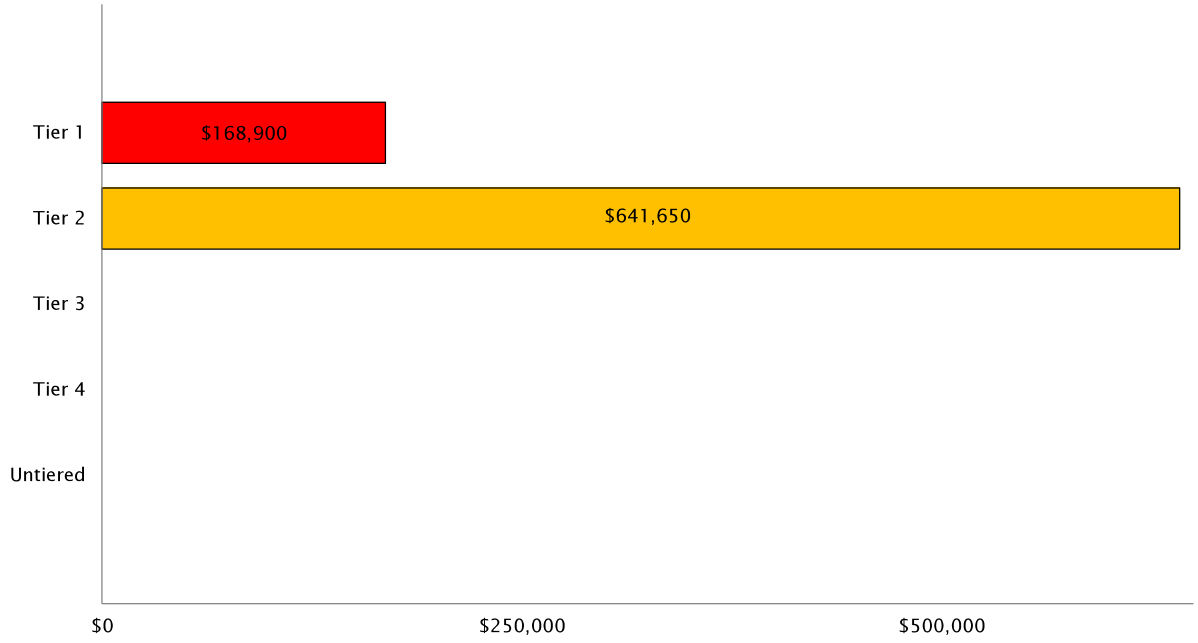
1551 Prairie Hawk Drive
Castle Rock, CO 80109
Castle View High School Feeder Area, K-8

School built in 2001
Opened in 1996

Site Acreage:10
Facility Square Feet: 52,000

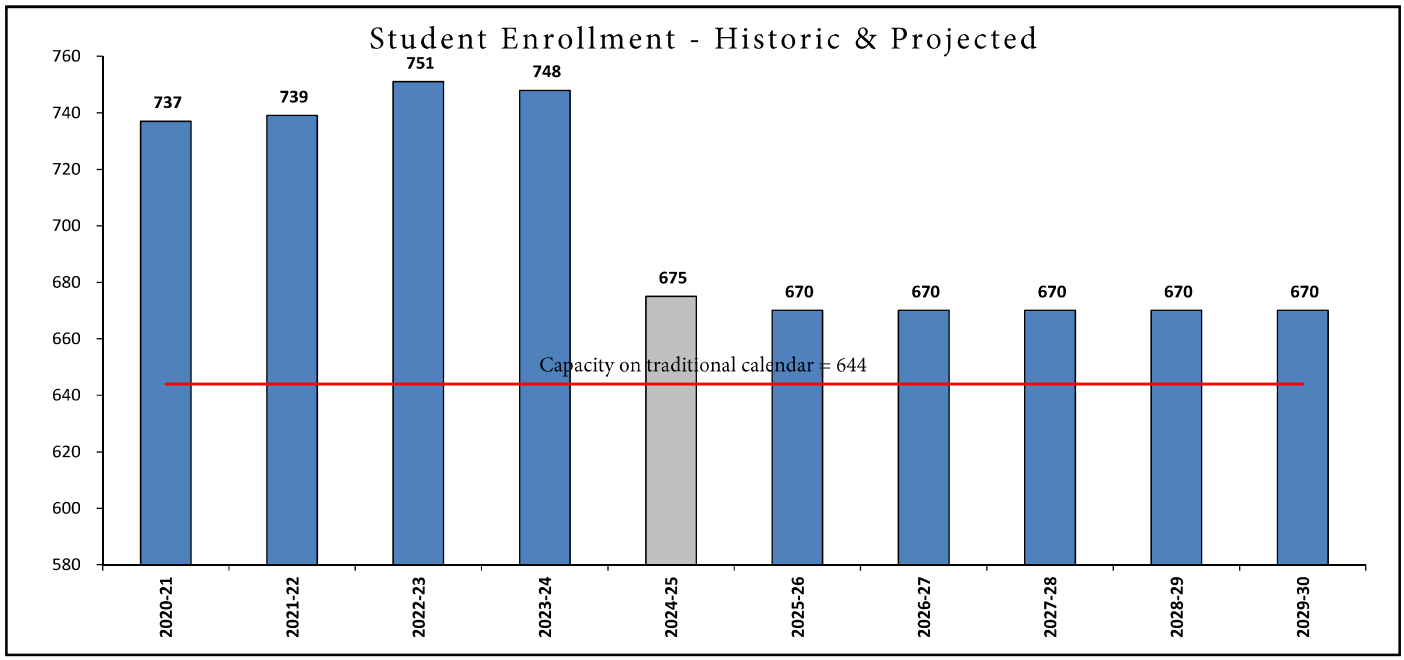
Academy Charter-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $810,550

Estimated Total Project Costs: $932,160-$1,333,410



Following is the list of needed projects at Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	**Replace exhaust fans	$22,100	$2,210-$9,510	$1,110-$4,760
	3		**Replace Elevator	$146,800	$14,680-$63,130	$7,340-$31,570
2	2	Capital Renewal	**Replace phones and phone system	$73,450	$7,350-$31,590	$3,680-$15,800
	2		Repaint building exterior	$127,200	$12,720-$54,700	$6,360-$27,350
	2		Replace/repair exterior hard surfaces (asphalt, concrete), including regrading surfaces for drainage solutions	$441,000	$44,110-$189,630	$22,050-$94,820

Estimated Total Construction Costs (in 2025 Dollars): $810,550
Estimated Project Management Costs Range: $81,070-$348,560
Estimated Inflation Range: $40,540-$174,300

Estimated Total Project Costs: $932,160-$1,333,410

American Academy-Castle Pines Charter School

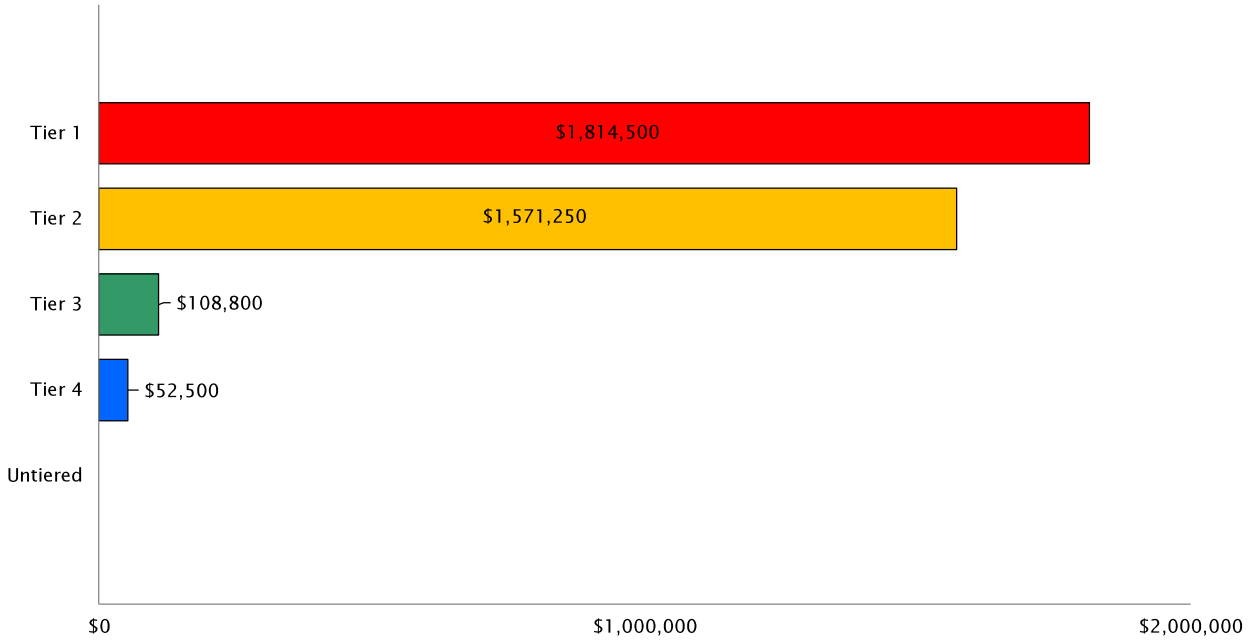
6971 Mira Vista Lane
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-8

Castle Pines school built/opened in 2009

Site Acreage: 5.5
Facility Square Feet: 83,000

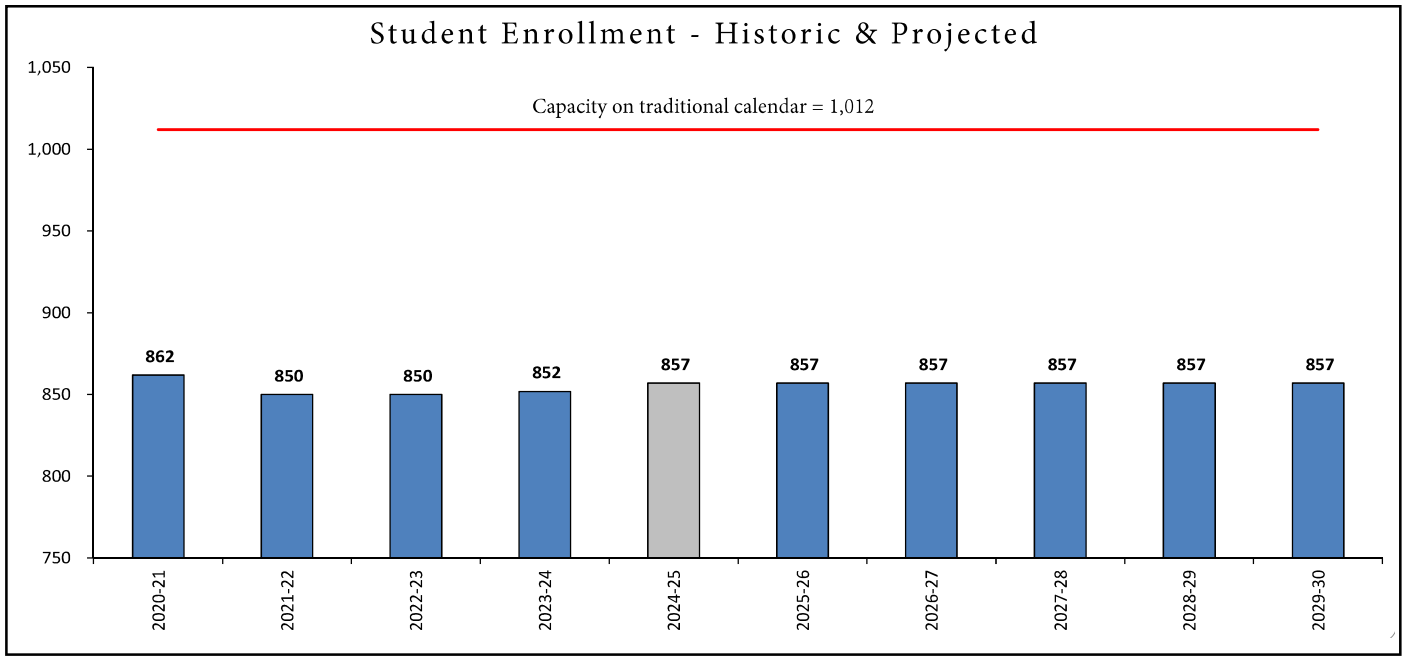
American Academy-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $3,547,050

Estimated Total Project Costs: $4,079,220-$5,835,010



Following is the list of needed projects at American Academy Charter School Castle Pines Campus

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	**Replace building automation system for HVA	$366,950	$36,700-$157,790	$18,350-$78,900
	1		**Replace rooftop units	$1,100,650	$110,070-$473,280	$55,040-$236,640
	1		**Replace network fiber optic cabling	$73,450	$7,350-$31,590	$3,680-$15,800
	4		Repair roof	$100,000	$10,000-$43,000	$5,000-$21,500
	4		**Replace phones and phone system	$73,450	$7,350-$31,590	$3,680-$15,800
	3		Bell and paging system	$100,000	$10,000-$43,000	$5,000-$21,500
2	3	Capital Renewal	**Upgrade interior door hardware	$36,850	$3,690-$15,850	$1,850-$7,930
	1		Painting Hallways	$50,000	$5,010-$21,500	$2,500-$10,750
	1		Playground replacement	$257,200	$25,720-$113,170	$12,860-$55,300
	1		**Playground replacement (surfacing, pour and play)	$733,750	$73,380-$315,520	$36,690-$157,760
	1		Replace all carpets	$400,000	$40,010-$172,000	$20,000-$86,010
	3	Facility Modification	AV system in cafeteria and conference room	$20,000	$2,000-$8,600	$1,000-$4,300
	3	Security	**Replace and upgrade security cameras	$73,450	$7,350-$31,590	$3,680-$15,800
3	4	Facility Modification	Monument Sign	$78,800	$7,880-$33,890	$3,940-$16,950
	2		Replace curtain divider with wall	$30,000	$3,000-$12,900	$1,500-$6,450
4	3	Facility Upgrade	Additional Sidewalks	$52,500	$5,260-$22,580	$2,630-$11,290

Estimated Total Construction Costs (in 2025 Dollars): $3,547,050
Estimated Project Management Costs Range: $354,770-$1,525,280
Estimated Inflation Range: $177,400-$762,680

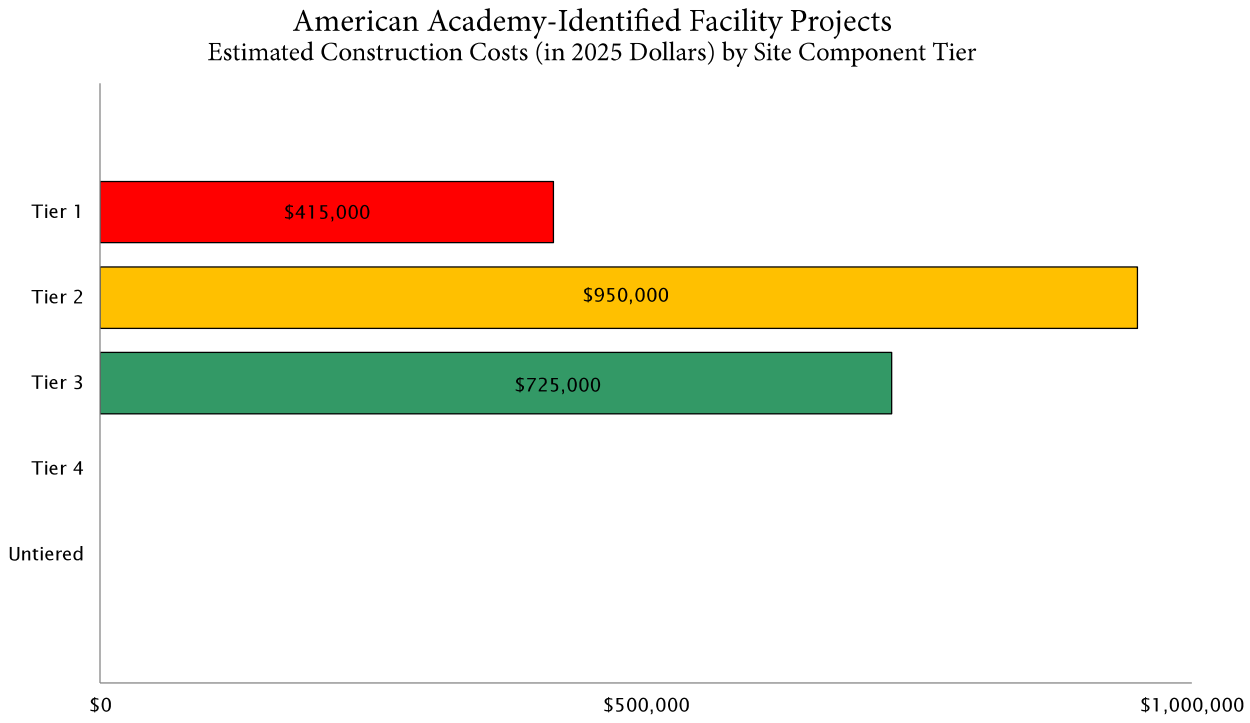
Estimated Total Project Costs: $4,079,220-$5,835,010

American Academy-Motsenbocker Charter School

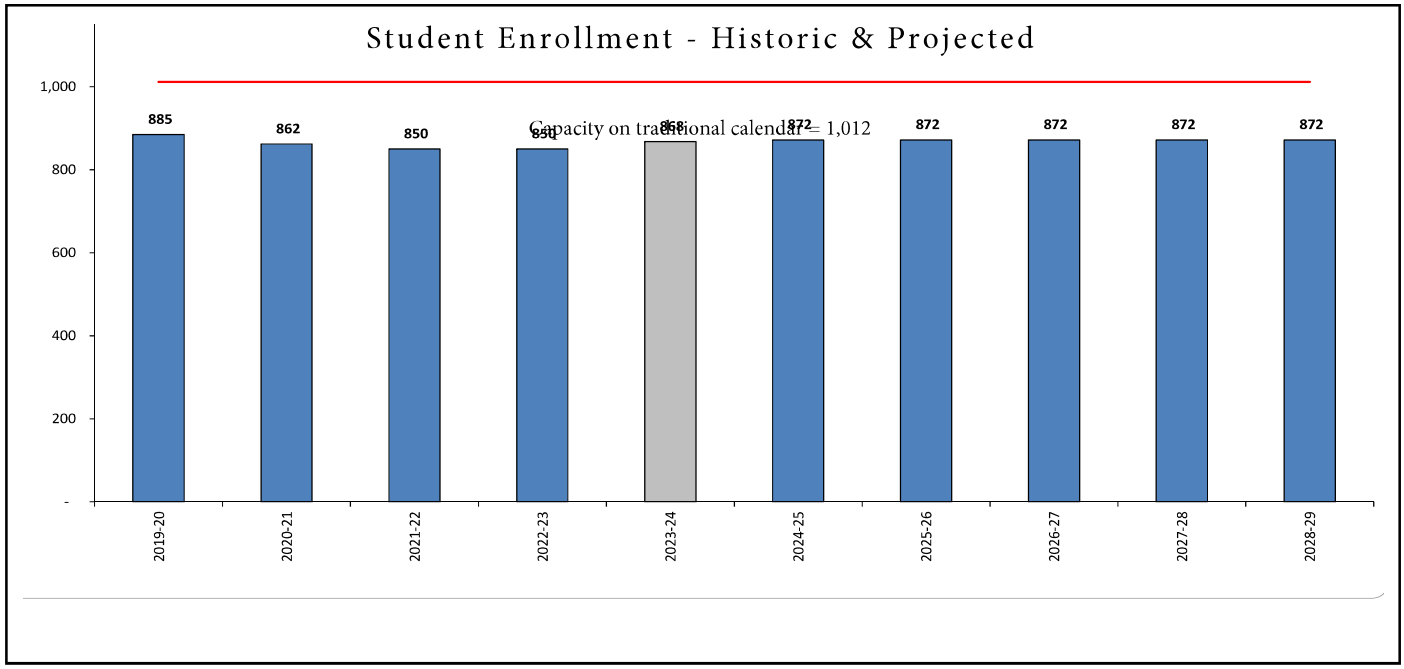
11155 Motsenbocker Rd
Parker, CO 80134
Chaparral High School Feeder Area, K-8

Motsenbocker campus built/opened in 2013

Site Acreage: 9.1
Facility Square Feet: 93,000



Estimated Total Construction Costs (in 2025 Dollars): $2,090,000
Estimated Total Project Costs: $2,403,520-$3,438,080



Following is the list of needed projects at American Academy Charter School Motsenbocker Campus

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	3	Capital Renewal	Door hardware upgrades	$30,000	$3,000-$12,900	$1,500-$6,450
	4		Repair roof	$125,000	$12,500-$53,750	$6,250-$26,880
	4	IT	Replace phones and phone system	$60,000	$6,000-$25,800	$3,000-$12,900
	3	IT	Bell and paging system	$100,000	$10,000-$43,000	$5,000-$21,500
	3	Security	Security cameras	$100,000	$10,000-$43,000	$5,000-$21,500
2	1	Capital Renewal	Painting Hallways	$55,000	$5,510-$23,650	$2,750-$11,830
	2		Replace all carpets	$400,000	$40,010-$172,000	$20,000-$86,010
	3		Painting exterior	$75,000	$7,500-$32,250	$3,750-$16,130
	3	Facility Modification	AV system in cafeteria and conference room	$200,000	$20,000-$86,000	$10,000-$43,000
	3		AV system in cafeteria and conference room	$20,000	$2,000-$8,600	$1,000-$4,300
	4	Facility Upgrade	Change all internal lights to LED	$200,000	$20,000-$86,000	$10,000-$43,000
3	1	Capital Renewal	Playground replacement, add pour and play	$525,000	$52,500-$225,750	$26,250-$112,880
	1		Replace Turf	$200,000	$20,000-$86,000	$10,000-$43,000

Estimated Total Construction Costs (in 2025 Dollars): $2,090,000
Estimated Project Management Costs Range: $209,020-$898,700
Estimated Inflation Range: $104,500-$449,380

Estimated Total Project Costs: $2,403,520-$3,438,080

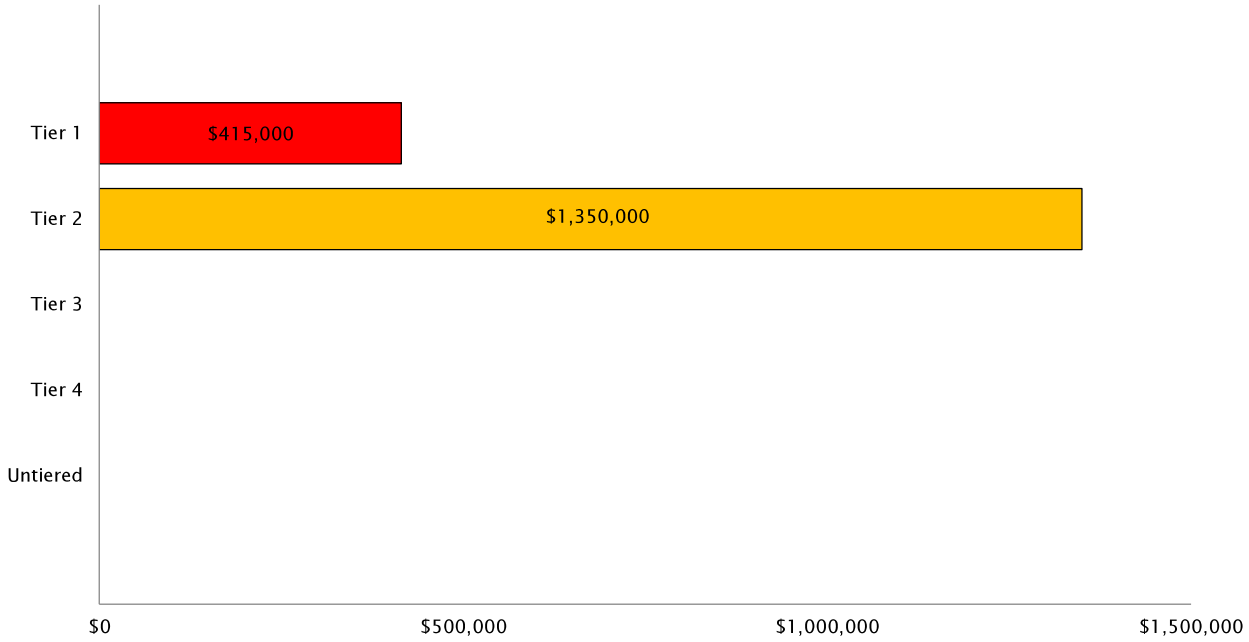
American Academy-Lincoln Meadows Charter School

10260 Twenty Mile Rd.
Parker, CO 80134
Chaparral High School Feeder Area, K-8

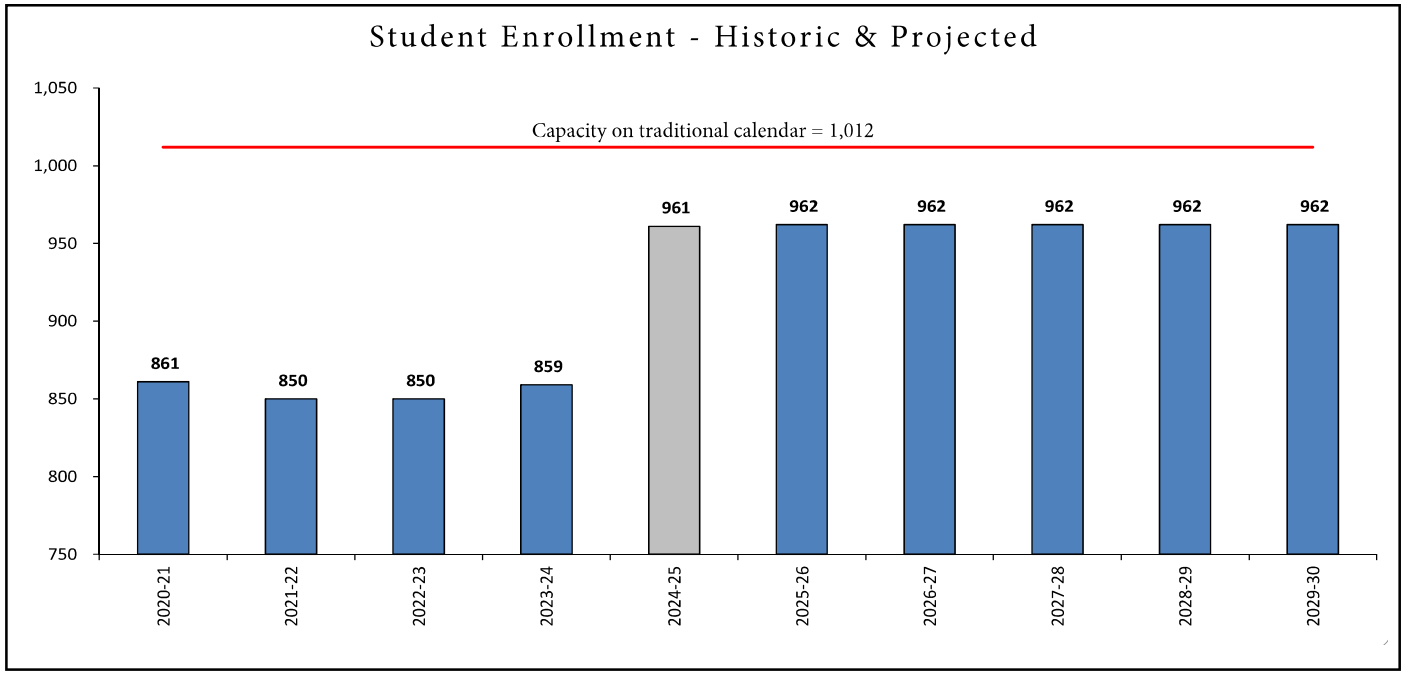
Lincoln Meadows campus school built/ opened in 2017

Site Acreage: 8.776
Facility Square Feet: 93,100

American Academy-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $1,765,000
Estimated Total Project Costs: $2,029,770-$2,903,450



Following is the list of needed projects at American Academy Charter School Lincoln Meadows Campus

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	3	Capital Renewal	Door hardware upgrades	$30,000	$3,000-$12,900	$1,500-$6,450
	3		Bell and paging system	$100,000	$10,000-$43,000	$5,000-$21,500
	4	Facility Upgrade	Repair roof	$125,000	$12,500-$53,750	$6,250-$26,880
	4	IT	Replace phones and phone system	$60,000	$6,000-$25,800	$3,000-$12,900
	3	Security	Security cameras	$100,000	$10,000-$43,000	$5,000-$21,500
2	1	Capital Renewal	Playground replacement, add pour and play	$600,000	$60,000-$258,000	$30,000-$129,000
	1		Painting hallways	$55,000	$5,510-$23,650	$2,750-$11,830
	3		Painting exterior	$75,000	$7,500-$32,250	$3,750-$16,130
	1		Parking lot resurfacing	$200,000	$20,000-$86,000	$10,000-$43,000
	3	Facility Modification	AV system in cafeteria & Conf. room	$20,000	$2,000-$8,600	$1,000-$4,300
	2	Facility Upgrade	Replace all carpets	$400,000	$40,010-$172,000	$20,000-$86,010

Estimated Total Construction Costs (in 2025 Dollars): $1,765,000
Estimated Project Management Costs Range: $176,520-$758,950
Estimated Inflation Range: $88,250-$379,500

Estimated Total Project Costs: $2,029,770-$2,903,450

Aspen View Academy Charter School

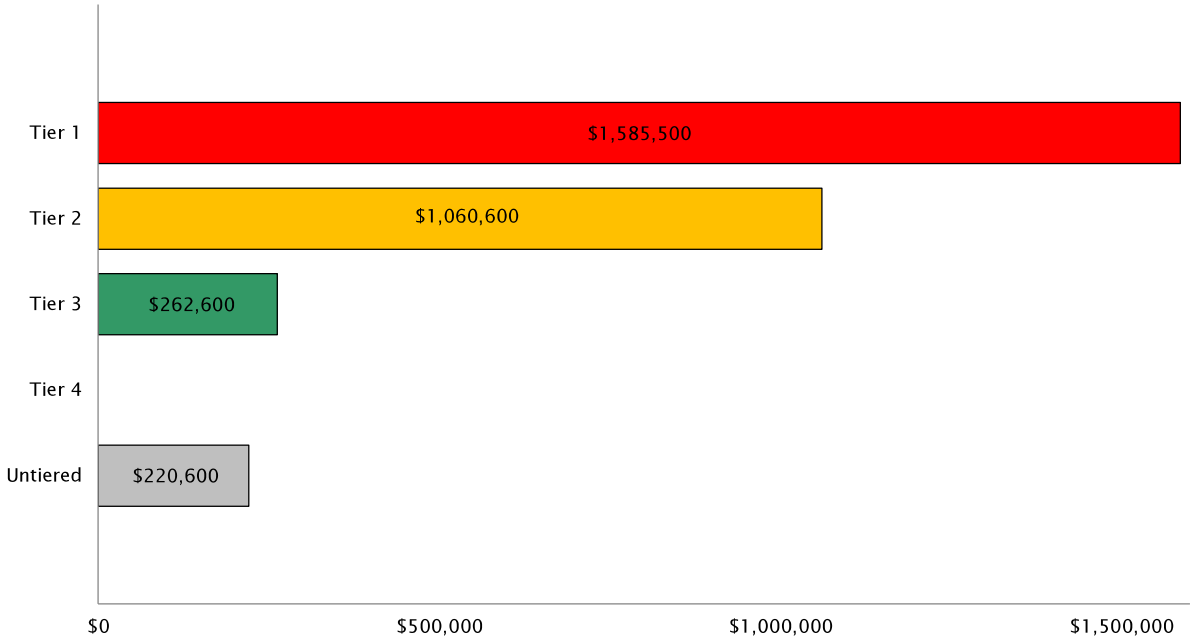
2131 Low Meadow Boulevard
Castle Rock, CO 80109
Castle View High School Feeder Area, K-8

School built in 2013
School opened in 2013

Site Acreage: 10
Facility Square Feet: 78,376

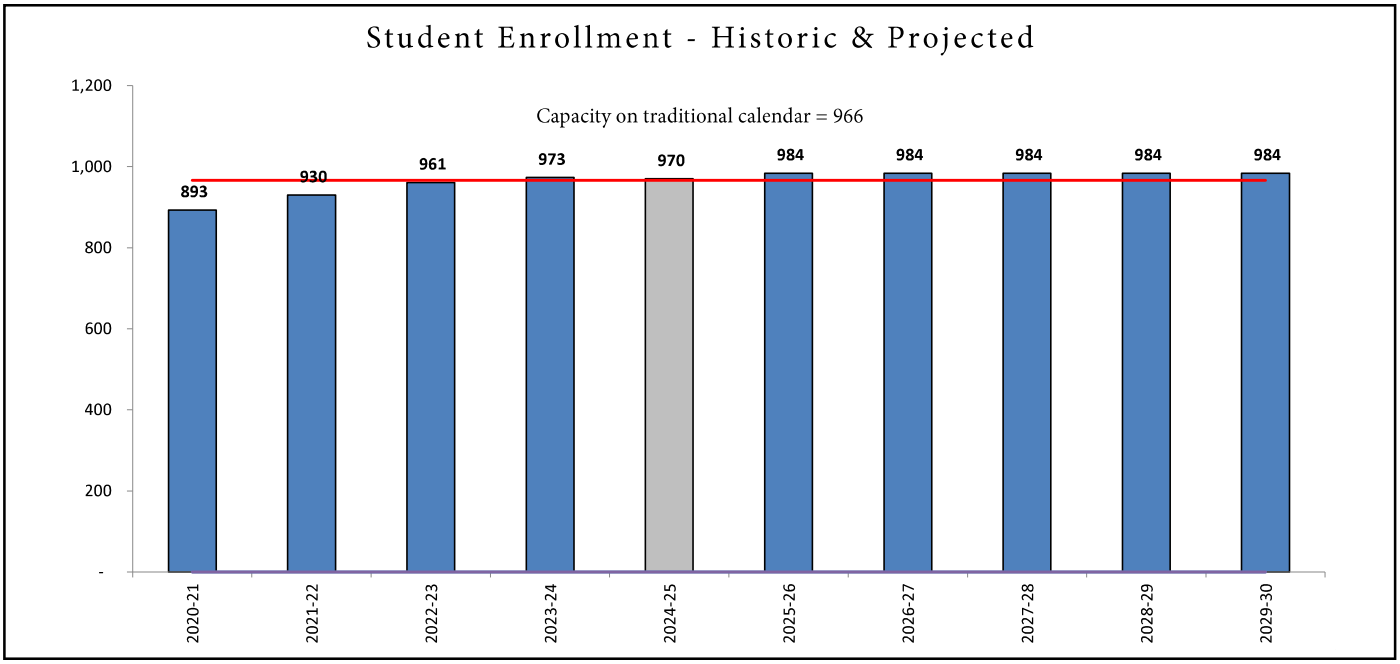
Aspen View Academy-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $3,129,300

Estimated Total Project Costs: $3,598,770-$5,147,820



Following is the list of needed projects at Aspen View Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Replace RTU's	$1,575,000	$157,500-$677,250	$78,750-$338,630
	1	IT	Replace all phones in the school	$10,500	$1,050-$4,520	$530-$2,260
2	2	Capital Renewal	Replace existing turf field	$525,000	$52,500-$225,750	$26,250-$112,880
	1		Replace Carpeting	$157,500	$15,750-$67,730	$7,880-$33,870
	1		Paint entire interior of building	$89,300	$8,940-$38,400	$4,470-$19,200
	2		Refinish existing concrete floors	$78,800	$7,880-$33,890	$3,940-$16,950
	2		Replacement of grades 3-5 desks	$52,500	$5,260-$22,580	$2,630-$11,290
	3	Facility Upgrade	New Playground Equipment and safety surface	$157,500	$15,750-$67,730	$7,880-$33,870
3	2	Facility Upgrade	Soundproofing in Middle School Gym	$78,800	$7,880-$33,890	$3,940-$16,950
	2		Addition of a pavilion	$131,300	$13,130-$56,460	$6,570-$28,230
	1		New marquee for exit	$52,500	$5,260-$22,580	$2,630-$11,290
N/A	1	Facility Upgrade	Add interior safety signage	$15,800	$1,580-$6,800	$790-$3,400
	2	IT	Replace/Upgrade all Battery Backups	$26,300	$2,630-$11,310	$1,320-$5,660
	2		Replace/Upgrade all Staff Laptops	$157,500	$15,750-$67,730	$7,880-$33,870
	2		3D Printers for Classrooms	$21,000	$2,100-$9,030	$1,050-$4,520

Estimated Total Construction Costs (in 2025 Dollars): $3,129,300
Estimated Project Management Costs Range: $312,960-$1,345,650
Estimated Inflation Range: $156,510-$672,870

Estimated Total Project Costs: $3,598,770-$5,147,820

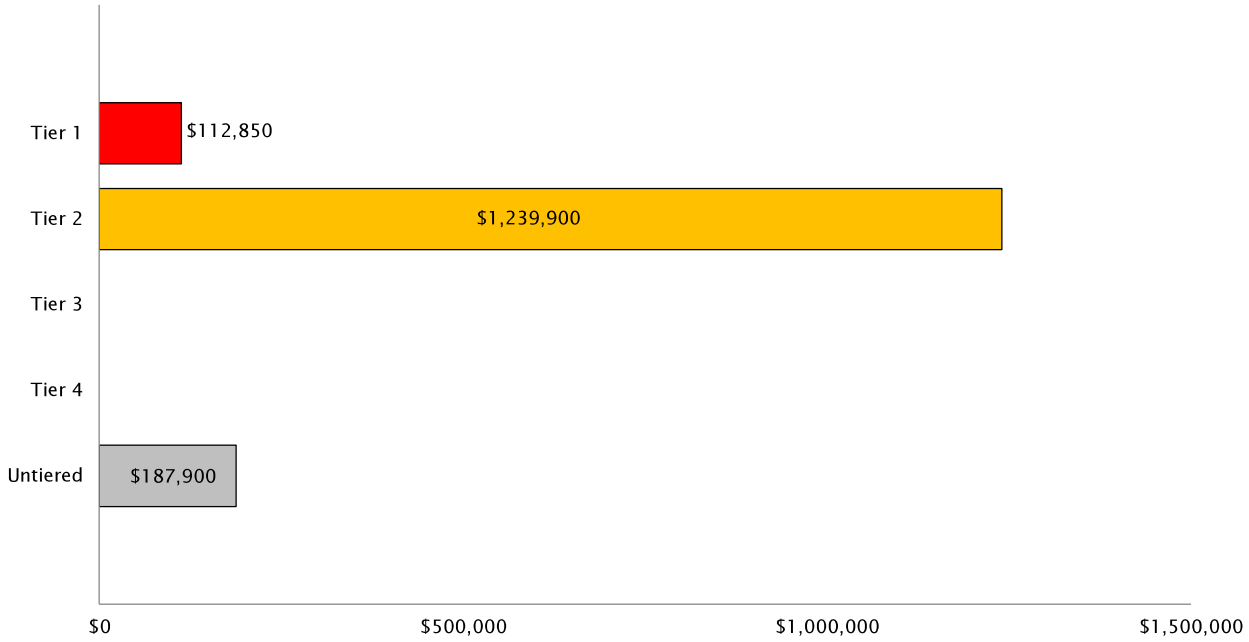
Ben Franklin Academy Charter School

2270 Plaza Drive
Highlands Ranch, CO 80129
Mountain Vista High School Feeder Area, K-8

School built in 2011
School opened in 2011

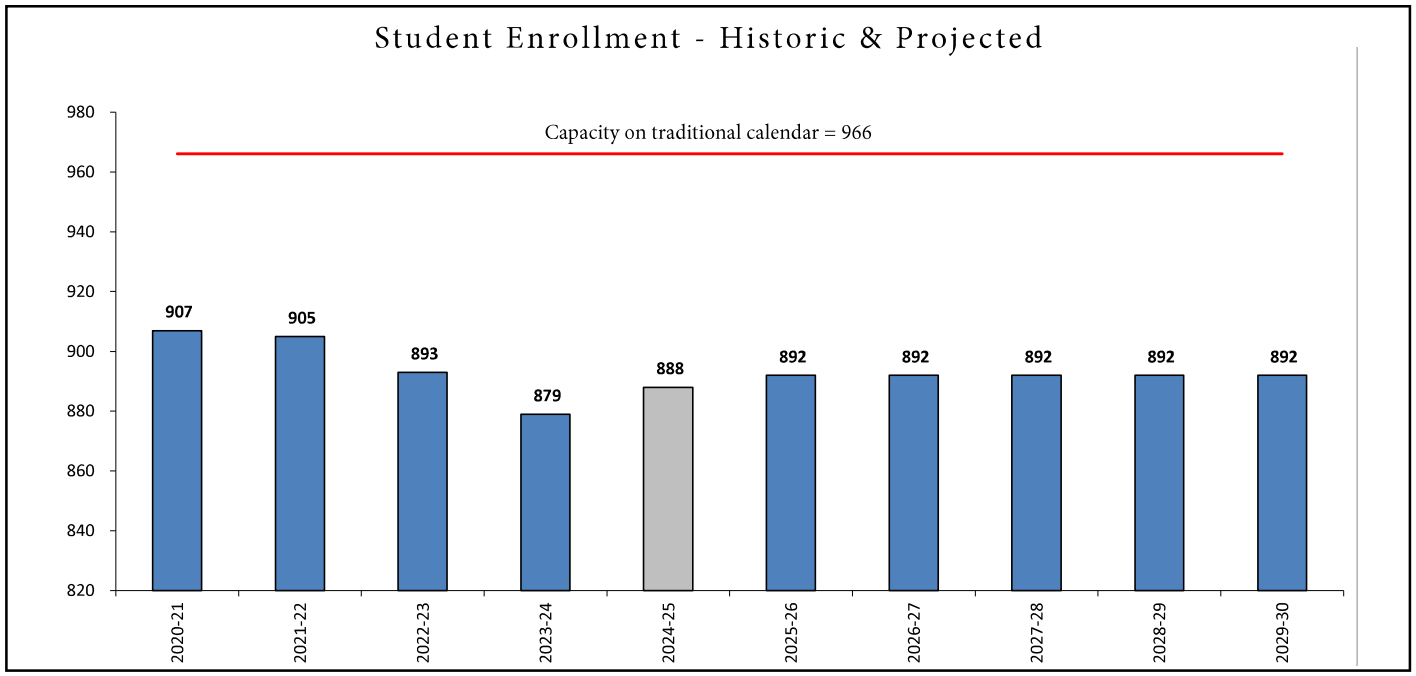
Site Acreage: 10.13
Facility Square Feet: 64,779

Benjamin Franklin Academy-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $1,540,650
Estimated Total Project Costs: $1,771,810-$2,534,490

Student Enrollment - Historic & Projected



Following is the list of needed projects at Ben Franklin Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Not Provided	Capital Renewal	**Replace two water heaters	$102,050	$10,210-$43,890	$5,110-$21,950
			**Replace electric unit heaters	$10,800	$1,080-$4,650	$540-$2,330
2	Not Provided	Capital Renewal	**Upgrade phone system (2011)	$491,600	$49,160-$211,390	$24,580-$105,700
			**Upgrade phone system (2013)	$81,600	$8,160-$35,090	$4,080-$17,550
			Resurface parking lot	$82,800	$8,290-$35,610	$4,140-$17,810
			Folding Partition in small gym	$25,800	$2,580-$11,100	$1,290-$5,550
			Replace Carpeting	$558,100	$55,810-$239,990	$27,910-$120,000
N/A	Not Provided	Maintenance	Replace coconut husk filler in turf field by playground	$24,300	$2,430-$10,450	$1,220-$5,230
		IT	Replace/Upgrade Staff laptops	$52,500	$5,260-$22,580	$2,630-$11,290
			Replace/Upgrade Student devices	$105,000	$10,500-$45,150	$5,250-$22,580
		Security	Entrance door to the elevated platform in the gym	$6,100	$620-$2,630	$310-$1,320

Estimated Total Construction Costs (in 2025 Dollars): $1,540,650
Estimated Project Management Costs Range: $154,100-$662,530
Estimated Inflation Range: $77,060-$331,310

Estimated Total Project Costs: $1,771,810-$2,534,490

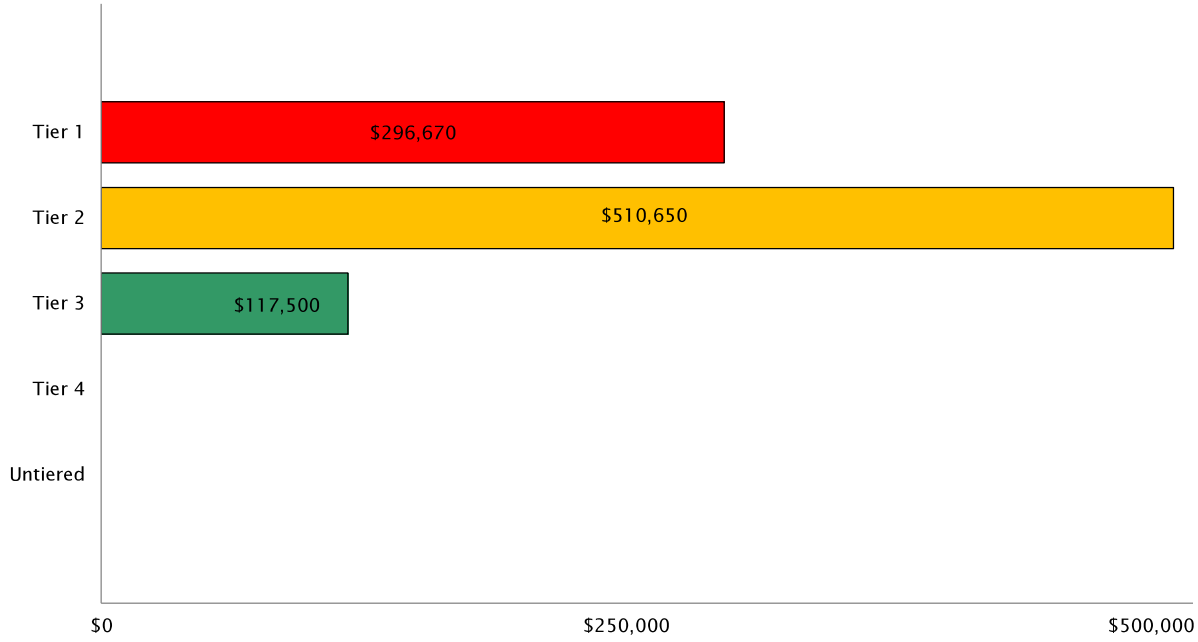
Challenge to Excellence Charter School

16995 East Carlson Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-8

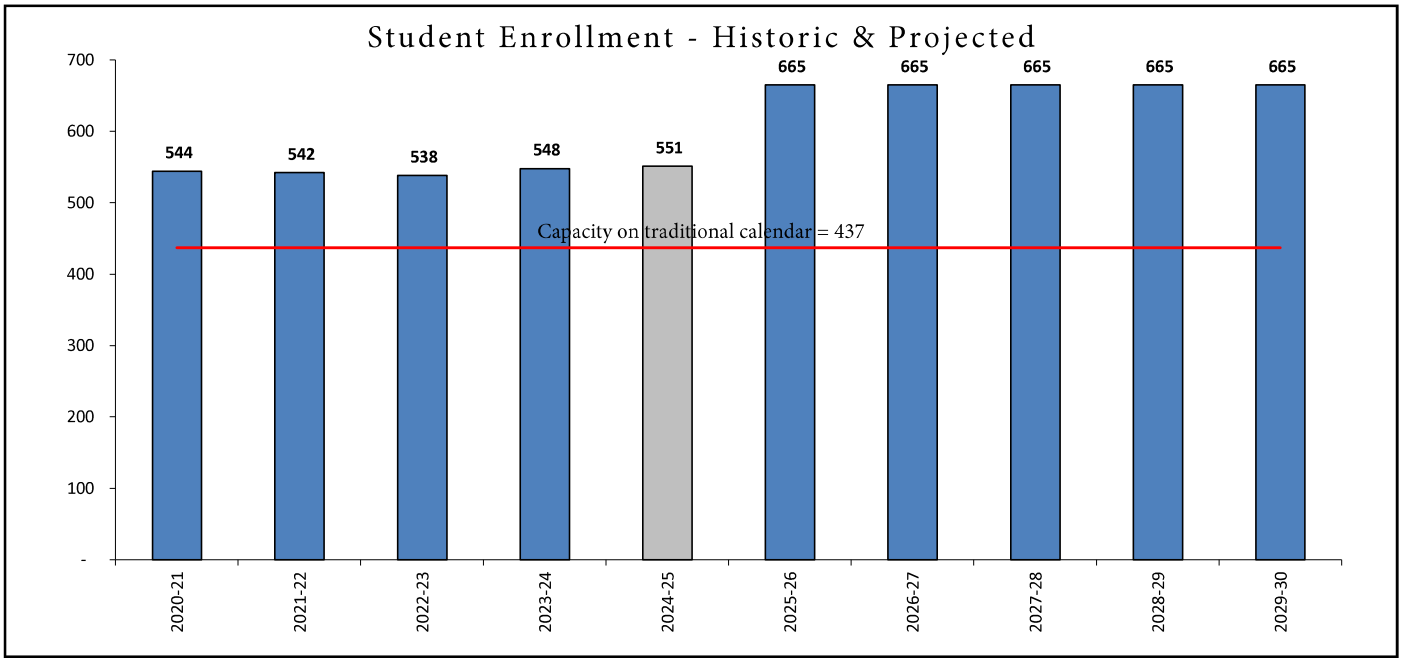
School built in 2004
Opened in 2002

Site Acreage: 7.5
Facility Square Feet: 40,000

Challenge to Excellence Charter-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $924,820
Estimated Total Project Costs: $1,063,720-$1,521,530



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

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	**Renew kitchen hood suppression	$22,100	$2,210-$9,510	$1,110-$4,760
	1		**Replace exhaust system in kitchen	$44,100	$4,420-$18,970	$2,210-$9,490
	2		**Update site lighting controls - add photocell	$1,650	$170-$710	$90-$360
	1		**Replace water heater (50 gallon)	$15,850	$1,590-$6,820	$800-$3,410
	1		**Replace water heater (100 gallon)	$21,670	$2,170-$9,320	$1,090-$4,660
	2		**Unit heaters - electric	$22,750	$2,280-$9,790	$1,140-$4,900
	2		Upgrade irrigation system	$109,500	$10,950-$47,090	$5,480-$23,550
	2	Security	**Replace interior exit signs	$51,550	$5,160-$22,170	$2,580-$11,090
	2		**Replace CCTV	$7,500	$750-$3,230	$380-$1,620
2	3	Facility Upgrade	**Update playground equipment	$73,450	$7,350-$31,590	$3,680-$15,800
	2	Capital Renewal	**Replace exterior lighting on side of building	$7,500	$750-$3,230	$380-$1,620
	2		Replace folding partitions (cafeteria and gym)	$53,200	$5,330-$22,880	$2,660-$11,440
	2		Replace carpeting	$110,300	$11,030-$47,430	$5,520-$23,720
	2		Replace cafeteria floor	$10,000	$1,000-$4,300	$500-$2,150
	3		Replace playground fence	$55,200	$5,530-$23,740	$2,760-$11,870
	2		Replace areas of curb cracking	$14,300	$1,430-$6,150	$720-$3,080
	2		Replace sections of sidewalk	$35,500	$3,550-$15,270	$1,780-$7,640
	2		Resurface playground	$85,000	$8,510-$36,550	$4,250-$18,280
	2		Seal and caulk exterior wall	$28,400	$2,840-$12,220	$1,420-$6,110
	4	Facility Modification	Fittings - Signage	$37,800	$3,780-$16,260	$1,890-$8,130
3	4	Capital Renewal	Replace/add trees and shrubs	$7,300	$740-$3,140	$370-$1,570
	4		Entire site landscape work	$102,900	$10,290-$44,250	$5,150-$22,130
	3	Facility Upgrade	Provide fencing for dumpsters and transformers	$7,300	$740-$3,140	$370-$1,570

Estimated Total Construction Costs (in 2025 Dollars): $924,820
Estimated Project Management Costs Range: $92,570-$397,760
Estimated Inflation Range: $46,330-$198,950

Estimated Total Project Costs: $1,063,720-$1,521,530

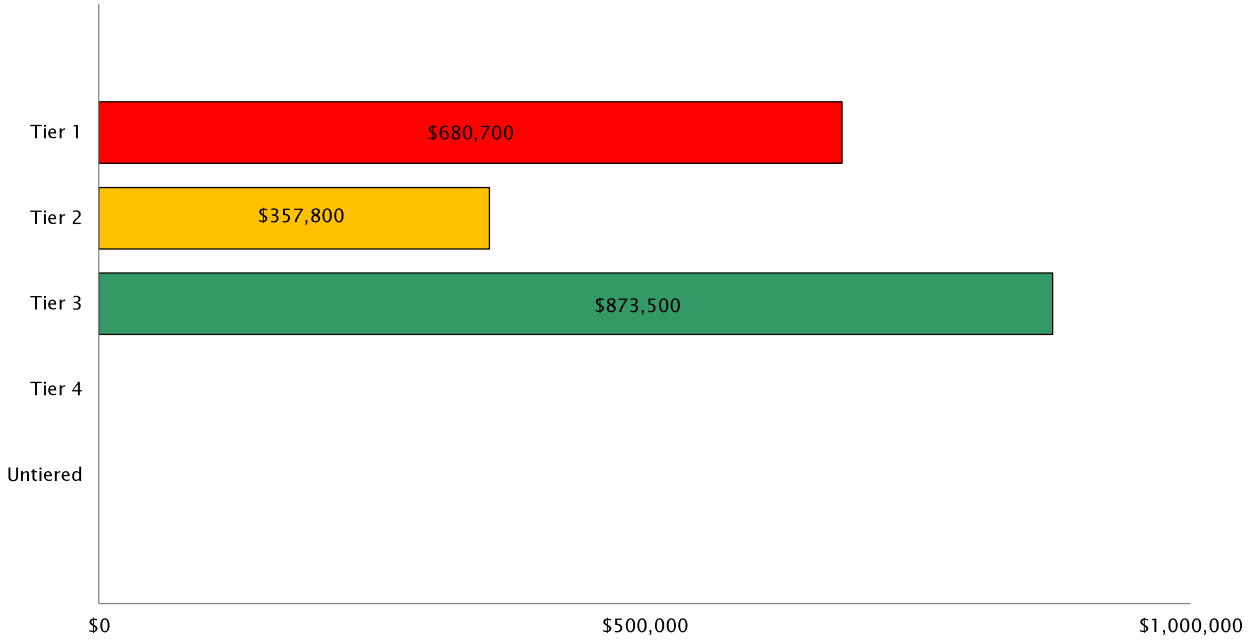
DCS Montessori Charter School

311 East Castle Pines Parkway
Castle Pines, CO 80108
Rock Canyon High School Feeder, K-8

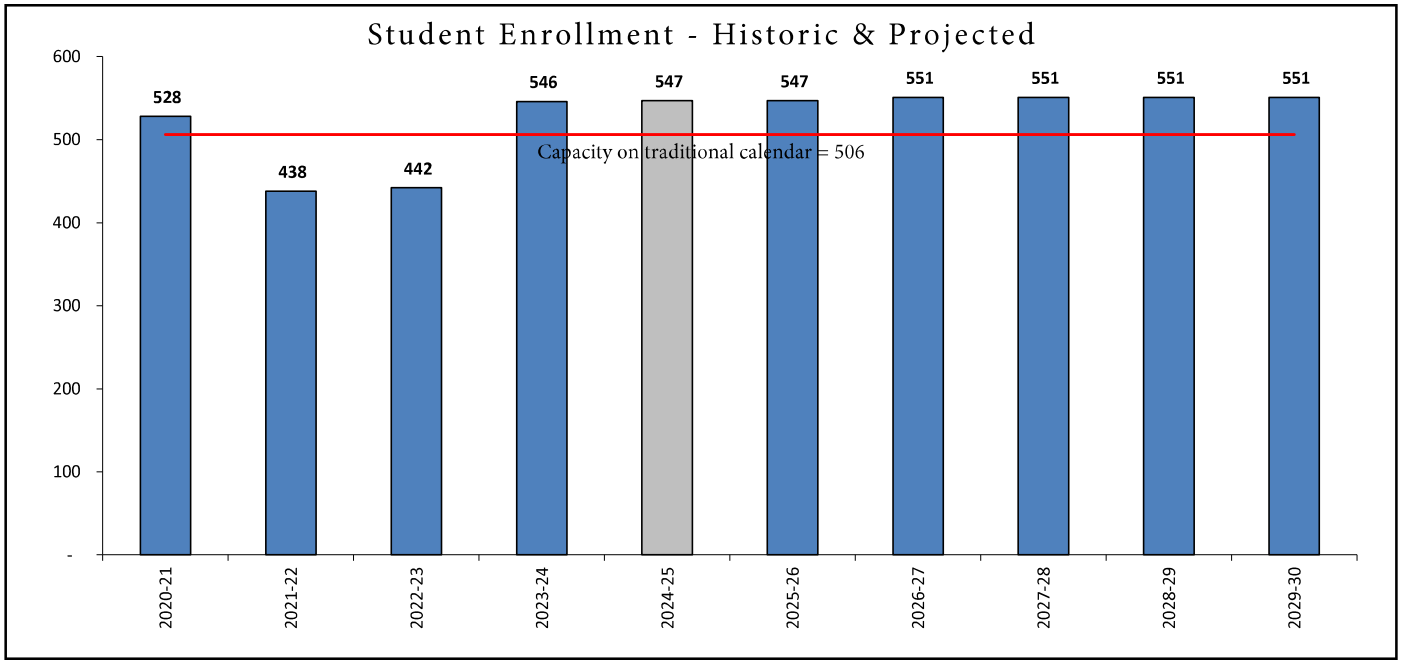
School built in 2000
Opened in 1997

Site Acreage: 8.5
Facility Square Feet: 41,800

DCS Montessori Charter-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $1,912,000
Estimated Total Project Costs: $2,198,880-$3,145,350



Following is the list of needed projects at DCS Montessori Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	**Modernize elevator and controls	$187,150	$18,720-$80,480	$9,360-$40,240
	Not Provided		Waste water tank renewal	$25,000	$2,500-$10,750	$1,250-$5,380
	Not Provided		Renovate /repipe boiler system	$100,000	$10,000-$43,000	$5,000-$21,500
	Not Provided		Kitchen Domestic Water Heater	$10,000	$1,000-$4,300	$500-$2,150
	Not Provided		Replace RTUs 6,7,8	$200,000	$20,000-$86,000	$10,000-$43,000
	Not Provided		Replace Fire Suppression System plumbing	$85,000	$8,510-$36,550	$4,250-$18,280
	1	Capital Renewal	**Device refresh- staff laptops	$44,100	$4,420-$18,970	$2,210-$9,490
	1		**Device refresh- student chromebooks	$29,450	$2,950-$12,670	$1,480-$6,340
2	2	Security	**Interior blinds for lock downs	$24,400	$2,440-$10,500	$1,220-$5,250
	2	Capital Renewal	Interior Finishes-Painting, flooring, ceiling maintenance, plumbing.	$72,500	$7,250-$31,180	$3,630-$15,590
	2		Update insulation and weatherproofing	$48,300	$4,840-$20,770	$2,420-$10,390
	3		Exterior painting and sealing	$30,300	$3,030-$13,030	$1,520-$6,520
	Not Provided		Rebuild staff entrance	$121,900	$12,190-$52,420	$6,100-$26,210
	Not Provided	Facility Modification	Add ADA access to Middle School basement	$60,400	$6,040-$25,980	$3,020-$12,990
3	4	Capital Renewal	Renovate landscaping to be less water intensive	$120,000	$12,000-$51,600	$6,000-$25,800
	Not Provided		Replace existing playground artificial turf field	$121,000	$12,100-$52,030	$6,050-$26,020
	Not Provided	Facility Upgrade	Parking lot solar canopies with staff charging stations	$632,500	$63,250-$271,980	$31,630-$135,990

Estimated Total Construction Costs (in 2025 Dollars): $1,912,000
Estimated Project Management Costs Range: $191,240-$822,210
Estimated Inflation Range: $95,640-$411,140

Estimated Total Project Costs: $2,198,880-$3,145,350

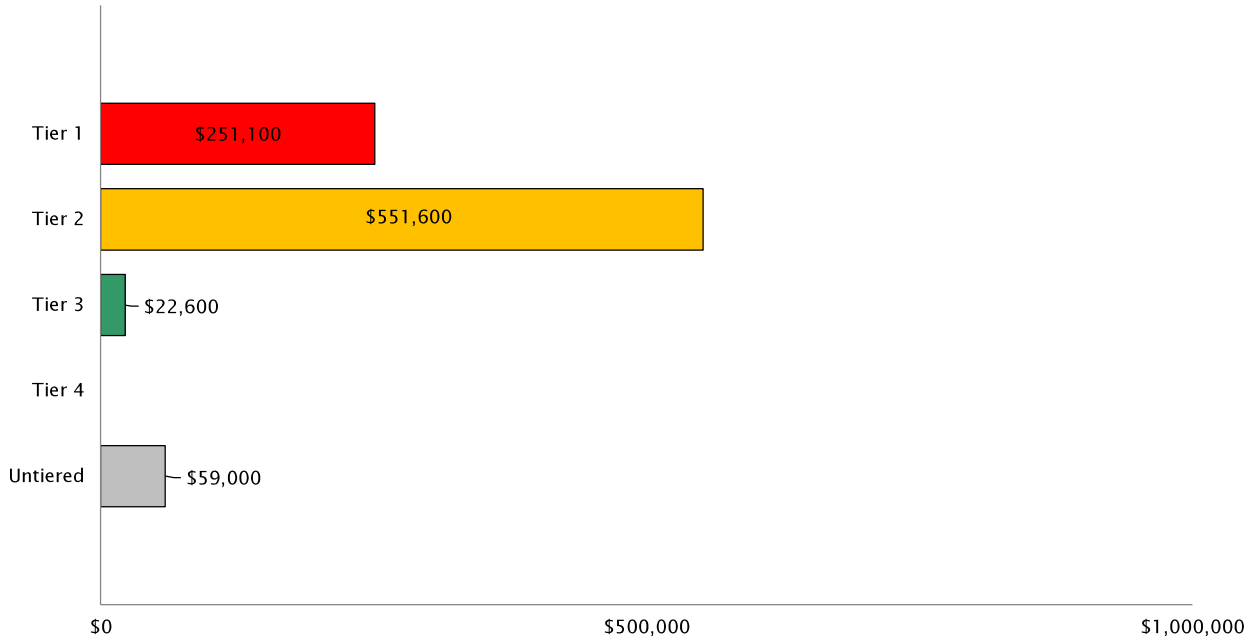
Global Village Academy Charter School

18451 Ponderosa Drive
Parker, CO 80134
Chaparral High School Feeder Area, K-6

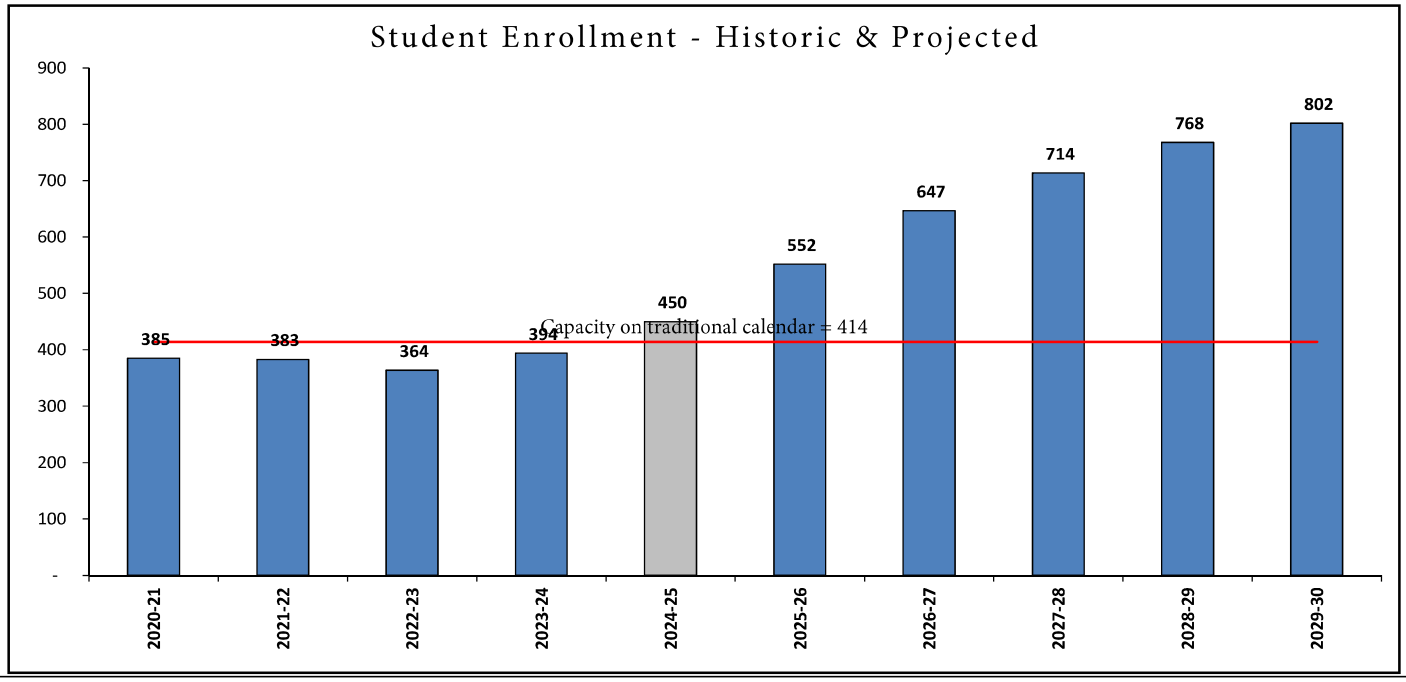
Opened in 2015

Site Acreage: 7.39
Facility Square Feet: 27,481

Global Village Academy-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $884,300
Estimated Total Project Costs: $1,017,030-$1,454,820



Following is the list of needed projects at Global Village Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Water Heater - Gas - 100 Gal	$10,500	$1,050-$4,520	$530-$2,260
	1		Thru-Wall Units - Cooling w/Electric Heat	$18,100	$1,810-$7,790	$910-$3,900
	1		Telephone System	$6,100	$620-$2,630	$310-$1,320
	1		Fire Alarm System	$213,700	$21,370-$91,900	$10,690-$45,950
	1		Combination Exit Signs/Emergency Lighting	$2,700	$270-$1,170	$140-$590
2	1	Capital Renewal	Wall Covering - Vinyl	$14,900	$1,490-$6,410	$750-$3,210
	1		Carpeting - Broadloom	$18,300	$1,830-$7,870	$920-$3,940
	1		Folding Partitions	$36,900	$3,690-$15,870	$1,850-$7,940
	1		Painted Finish	$183,800	$18,380-$79,040	$9,190-$39,520
	1		Concrete - Painted/Polished	$700	$80-$310	$40-$160
	1		VCT	$34,500	$3,450-$14,840	$1,730-$7,420
	1		Carpeting - Broadloom	$262,500	$26,250-$112,880	$13,130-$56,440
3	1	Capital Renewal	Signage (Room Numbering and Identification)	$22,600	$2,260-$9,720	$1,130-$4,860
N/A	1	Capital Renewal	Modular Trailer	$59,000	$5,910-$25,370	$2,950-$12,690

Estimated Total Construction Costs (in 2025 Dollars): $884,300
Estimated Project Management Costs Range: $88,460-$380,320
Estimated Inflation Range: $44,270-$190,200
Estimated Total Project Costs: $1,017,030-$1,454,820

Leman Academy of Excellence Charter School-Stroh Road Campus

19560 Stroh Rd.
Parker, CO 80134
Ponderosa High School Feeder Area, K-8

Built in 2017
Opened in 2018

Site Acreage: 8.02
Facility Square Feet: 44,596

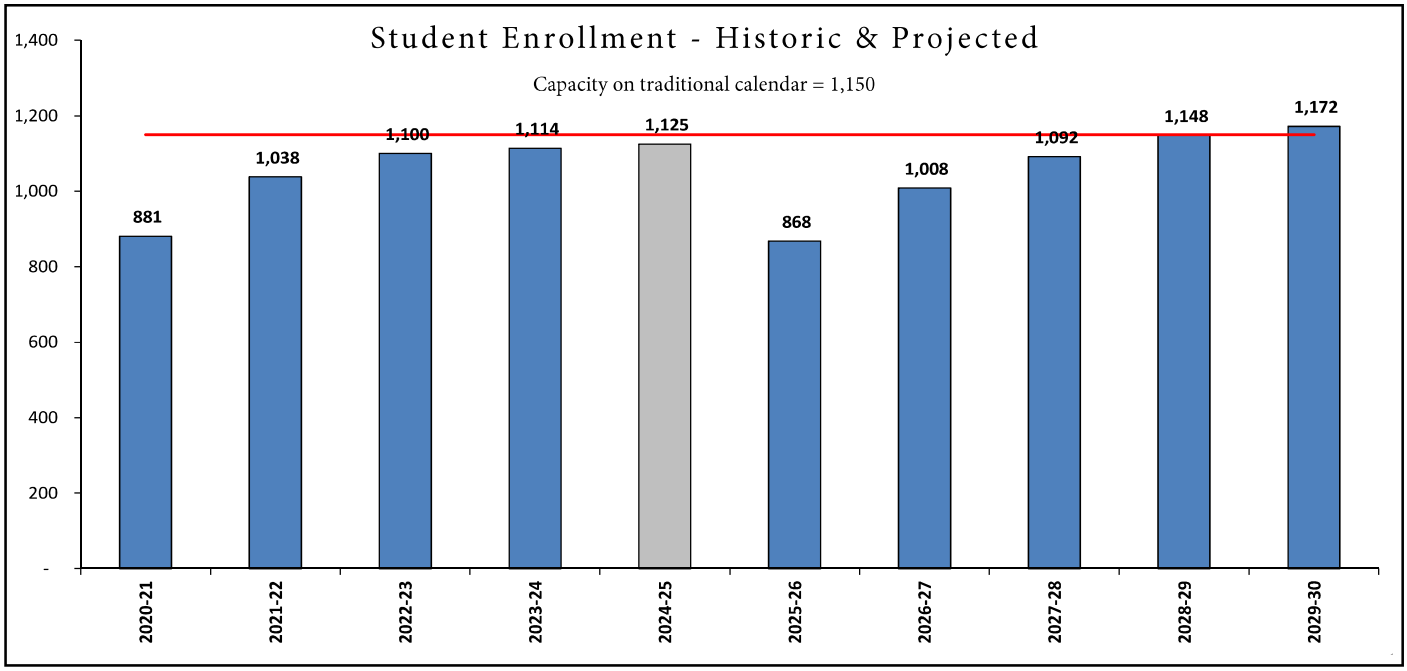
Leman Academy-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $679,900

Estimated Total Project Costs: $781,900 - $1,118,460



Following is the list of needed projects at Leman Academy of Excellence Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Not Provided	Capital Renewal	Replace roof membrane	$99,800	$9,990-$42,920	$4,990-$21,460
2	Not Provided	Capital Renewal	Carpet replacement - Phase 1 Building	$131,300	$13,130-$56,460	$6,570-$28,230
	Not Provided		Replace turf	$183,800	$18,380-$79,040	$9,190-$39,520
	Not Provided		Install Interactive Flat Panels	$220,000	$22,000-$94,600	$11,000-$47,300
	Not Provided		Resurface and Paint Wood Gym Floor	$30,000	$3,000-$12,900	$1,500-$6,450
3	Not Provided	Capital Renewal	Repaint Exterior Fence	$15,000	$1,500-$6,450	$750-$3,230

Estimated Total Construction Costs (in 2025 Dollars): $679,900
Estimated Project Management Costs Range: $68,000 - $292,370
Estimated Inflation Range: $34,000 - $146,190

Estimated Total Project Costs: $781,900 - $1,118,460

Leman Academy of Excellence Charter School-Bayou Gulch Campus

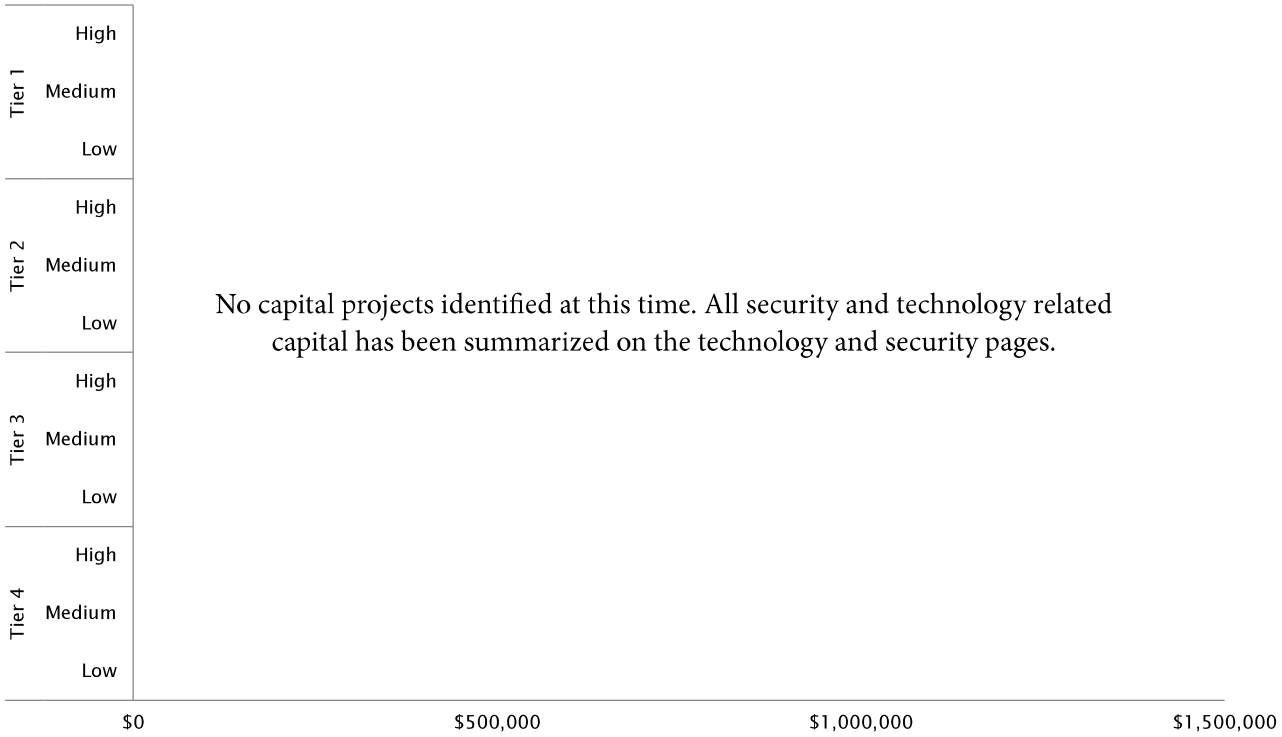
6405 Estancia Boulevard
Parker, CO 80134
Ponderosa High School Feeder Area, K-8

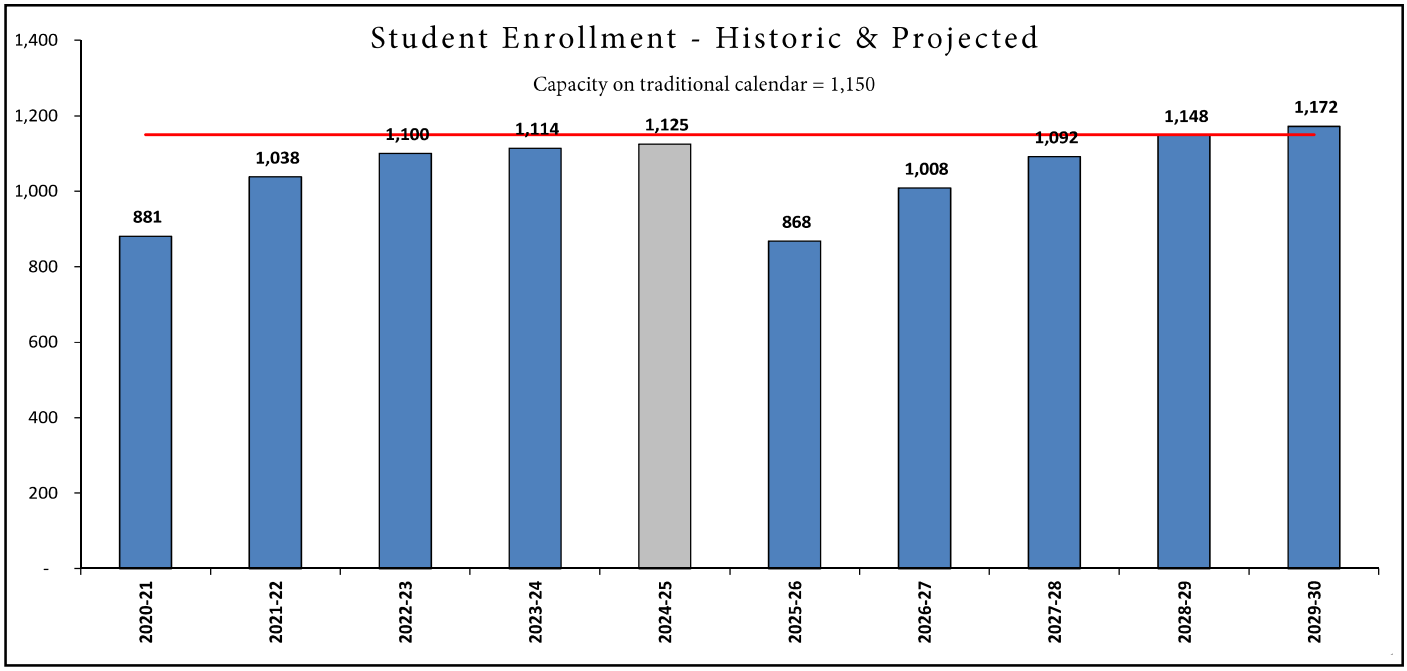
Opened in 2024

Site Acreage: 22.482

Leman Academy-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier





Tier & Priority Class	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs

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

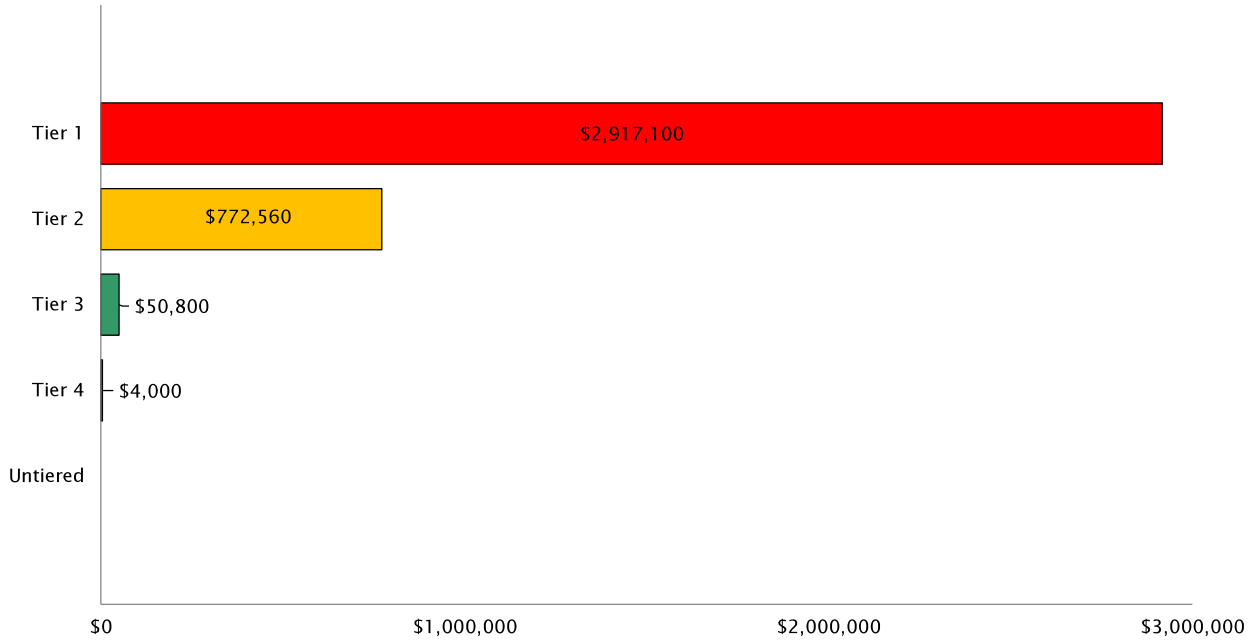
North Star Academy Charter School

16700 Keystone Boulevard
Parker, CO 80134
Chaparral High School Feeder, K-8

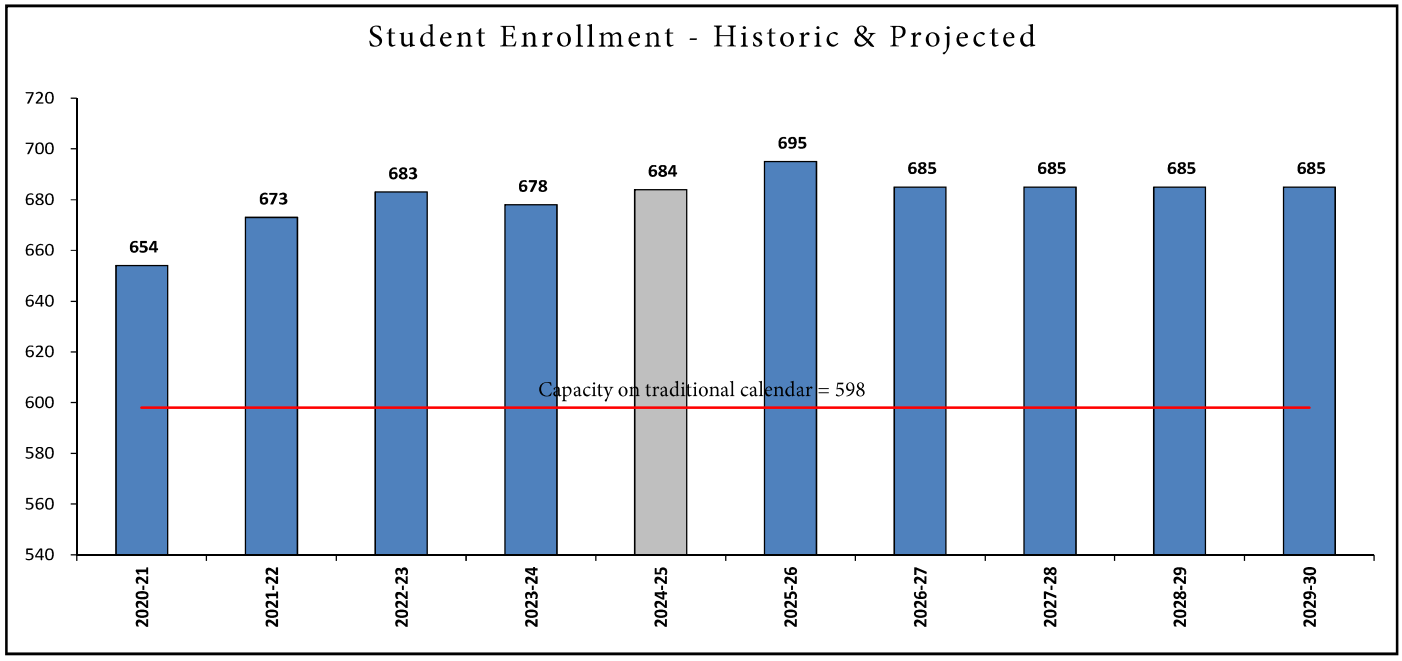
Opened in 2005

Site Acreage: 4.8
Facility Square Feet: 28,900

North Star Academy-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $3,744,460
Estimated Total Project Costs: $4,306,200-$6,159,780



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

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Building Addition	Addition to our gym/multi-purpose room	$1,450,000	$145,000-$623,500	$72,500-$311,750
	1	Capital Renewal	Roof replacement	$1,100,000	$110,000-$473,000	$55,000-$236,500
	1		**Upgrade HVAC unit in cafeteria	$73,450	$7,350-$31,590	$3,680-$15,800
	1		**Replace two water heaters	$73,450	$7,350-$31,590	$3,680-$15,800
	2		**Replace fire alarm system (3-5 years)	$220,200	$22,020-$94,690	$11,010-$47,350
2	1	Capital Renewal	**Drinking fountain in hallway.	$9,100	$910-$3,920	$460-$1,960
	1		**Replace plumbing Fixtures.	$10,680	$1,070-$4,600	$540-$2,300
	2		**Upgrade gym sound system	$111,780	$11,180-$48,070	$5,590-$24,040
	2		**Replace and upgrade playground equipment	$117,500	$11,750-$50,530	$5,880-$25,270
	1		North playground concrete	$67,000	$6,700-$28,810	$3,350-$14,410
	2		Carpet Replacement.	$240,000	$24,000-$103,200	$12,000-$51,600
	2		Install new bathroom flooring.	$50,000	$5,010-$21,500	$2,500-$10,750
	4		Internal painting	$25,000	$2,500-$10,750	$1,250-$5,380
	1		Concrete in front of the school to cover drain	$8,000	$800-$3,440	$400-$1,720
	2		Damaged Concrete on back Patio	$2,500	$250-$1,080	$130-$540
	2		Replace Counter top in 4 restrooms	$12,000	$1,200-$5,160	$600-$2,580
	3		Repaint window frames	$3,000	$300-$1,290	$150-$650
	2		Fix Gym Floor damage	$1,000	$100-$430	$50-$220
	2	Facility Upgrade	Interior lighting	$115,000	$11,500-$49,450	$5,750-$24,730
3	3	Capital Renewal	Maintenance work on turf playing field	$25,000	$2,500-$10,750	$1,250-$5,380
	1		Fix Handrails going upstairs	$2,800	$280-$1,210	$140-$610
	2		Repair Fence behind basketball court	$4,000	$400-$1,720	$200-$860
	1		Fix drain near retaining wall	$8,000	$800-$3,440	$400-$1,720
	2		Fix Dumpster Gate	$4,000	$400-$1,720	$200-$860
	1		Replace Lunchroom Tables	$7,000	$710-$3,010	$350-$1,510
4	2	Capital Renewal	Fix Retaining Wall in Kindergarten area	$4,000	$400-$1,720	$200-$860

Estimated Total Construction Costs (in 2025 Dollars): $3,744,460
Estimated Project Management Costs Range: $374,480-$1,610,170
Estimated Inflation Range: $187,260-$805,150

Estimated Total Project Costs: $4,306,200-$6,159,780

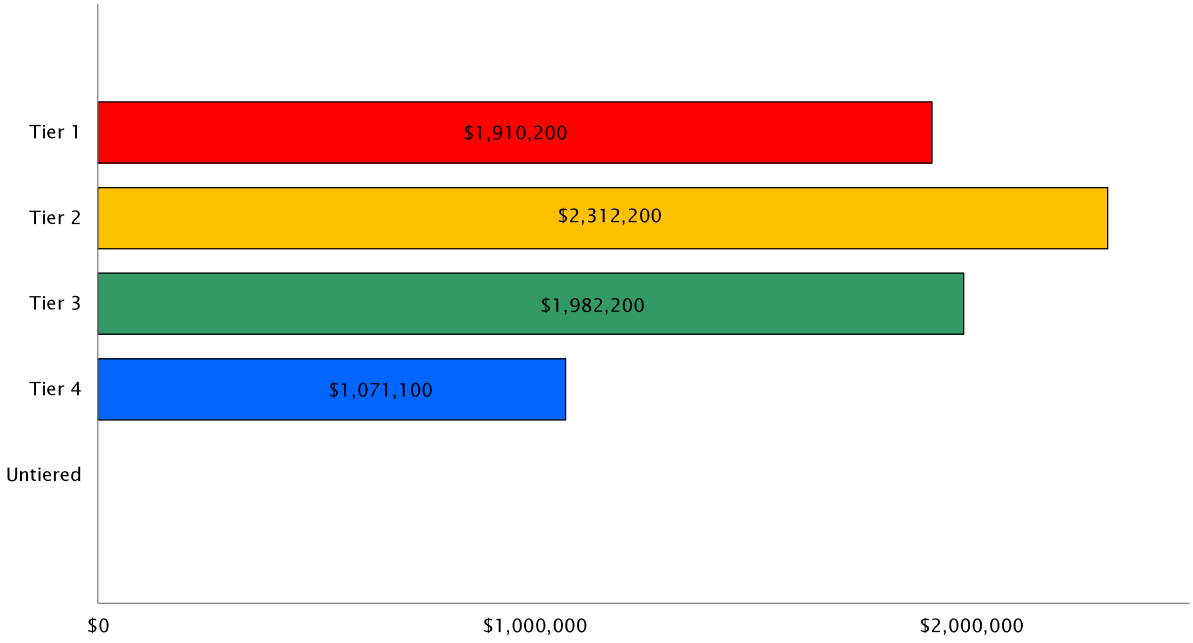
Parker Core Knowledge Charter School

11661 Pine Drive
Parker, CO 80138
Chaparral High School Feeder Area, K-8

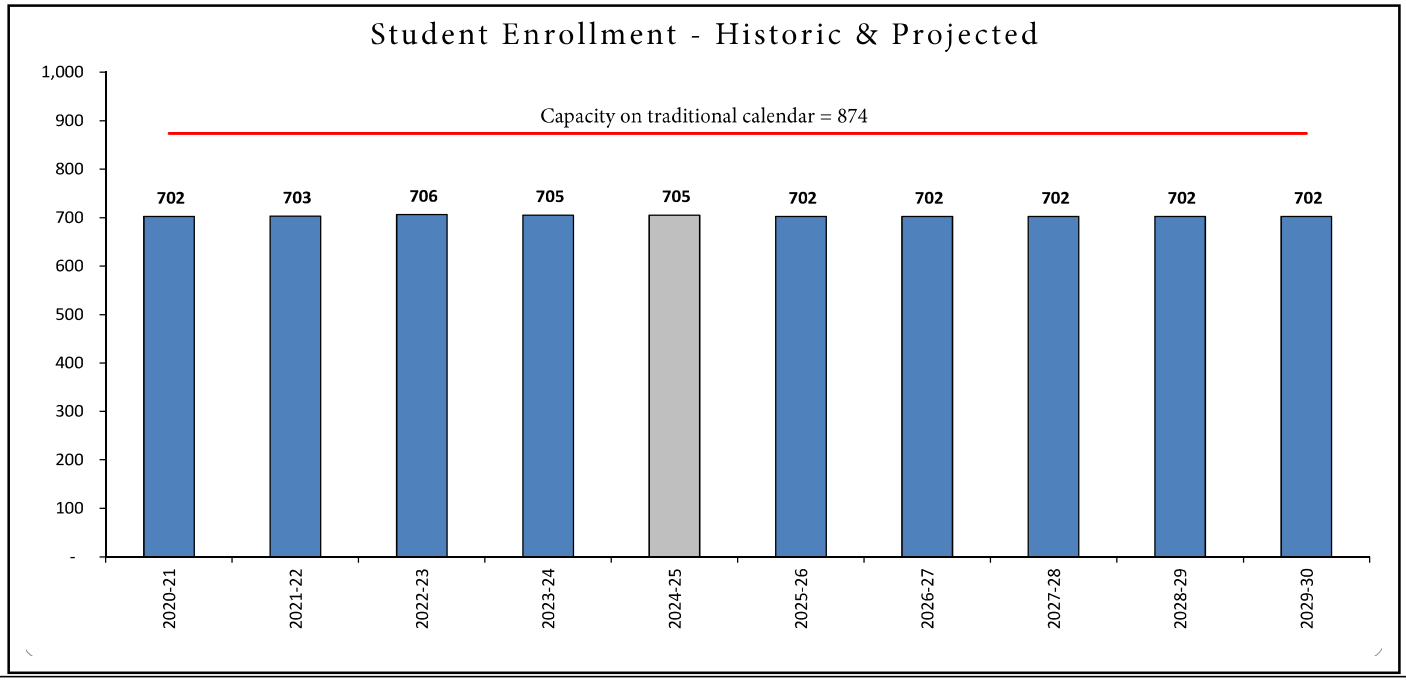
School built in 2000
Opened in 2000

Site Acreage: 6.5
Facility Square Feet: 53,190

Parker Core Knowledge-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs(in 2025 Dollars): $7,275,700
Estimated Total Project Costs: $8,367,200-$11,968,700



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

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	**Replace interior doors and hardware	$445,600	$44,570-$191,610	$22,280-$95,810
	1		Replace roof on 2010 building	$133,900	$13,390-$57,580	$6,700-$28,790
	1		**Upgrade fire alarm system	$462,700	$46,280-$198,970	$23,140-$99,490
	1		**Replace intercom and clock system	$322,900	$32,290-$138,850	$16,150-$69,430
	1		**Upgrade LAN system	$545,100	$54,510-$234,400	$27,260-$117,200
2	2	Capital Renewal	**Upgrade telephone system	$424,900	$42,500-$182,710	$21,250-$91,360
	1		**HVAC Unit replacement 2010 (11 units)	$428,300	$42,840-$184,170	$21,420-$92,090
	1		Resurface the upper and lower parking lots	$93,800	$9,390-$40,340	$4,690-$20,170
	3		Replace ceiling grid and tile	$267,800	$26,780-$115,160	$13,390-$57,580
	2		**Replace interior classroom and hallway lighting to LED	$445,600	$44,570-$191,610	$22,280-$95,810
	4		Replace glazing in both buildings	$384,000	$38,410-$165,120	$19,200-$82,570
	2	Facility Upgrade	Regrade and reroute existing parking lot	$267,800	$26,780-$115,160	$13,390-$57,580
3	3	Capital Renewal	Fittings- Signage (Room Number and Identtification)	$46,200	$4,630-$19,870	$2,310-$9,940
	2		Turf Field Surface Replacement including needed drainage	$262,500	$26,250-$112,880	$13,130-$56,440
	4	Facility Upgrade	Create extended parking lot on north side of property. Includes converting existing drainage	$1,673,500	$167,350-$719,610	$83,680-$359,810
4	3	Facility Upgrade	Add parking spaces along north side of facility	$669,400	$66,950-$287,850	$33,470-$143,930
	4		Add covered sidewalks in carpool area	$401,700	$40,180-$172,740	$20,090-$86,370

Estimated Total Construction Costs (in 2025 Dollars): $7,275,700
Estimated Project Management Costs Range: $727,670-$3,128,630
Estimated Inflation Range: $363,830-$1,564,370
Estimated Total Project Costs: $8,367,200-$11,968,700

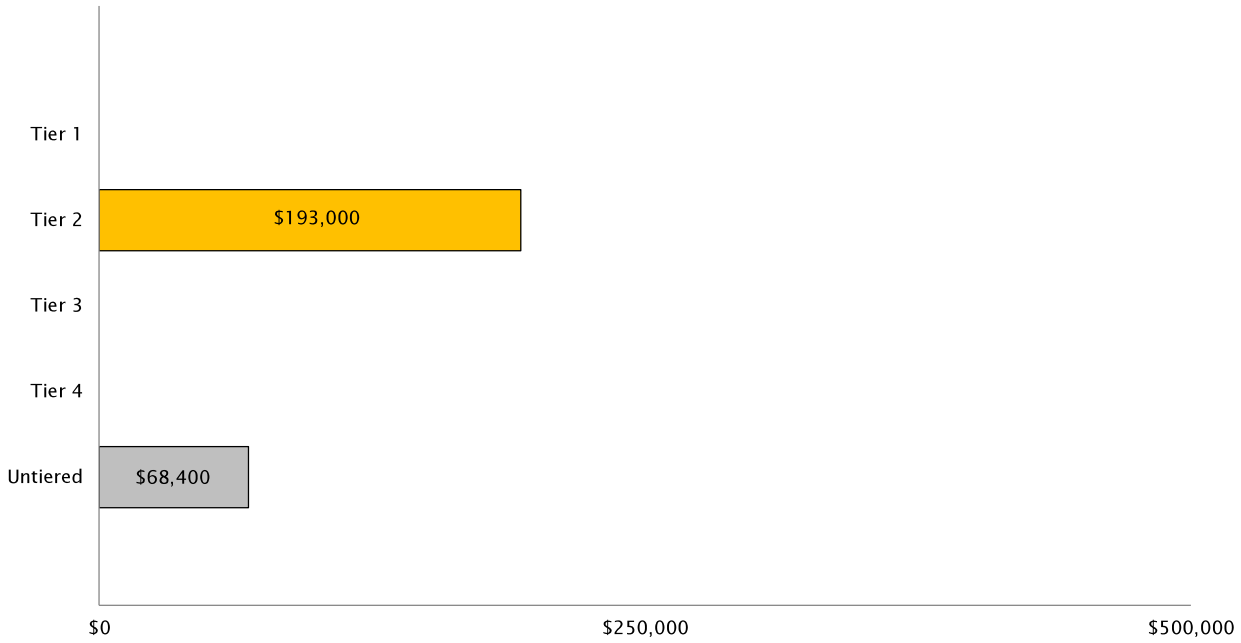
Parker Performing Arts Charter School

15035 Compark Blvd
Parker, CO 80134
Chaparral High School Feeder, K-8

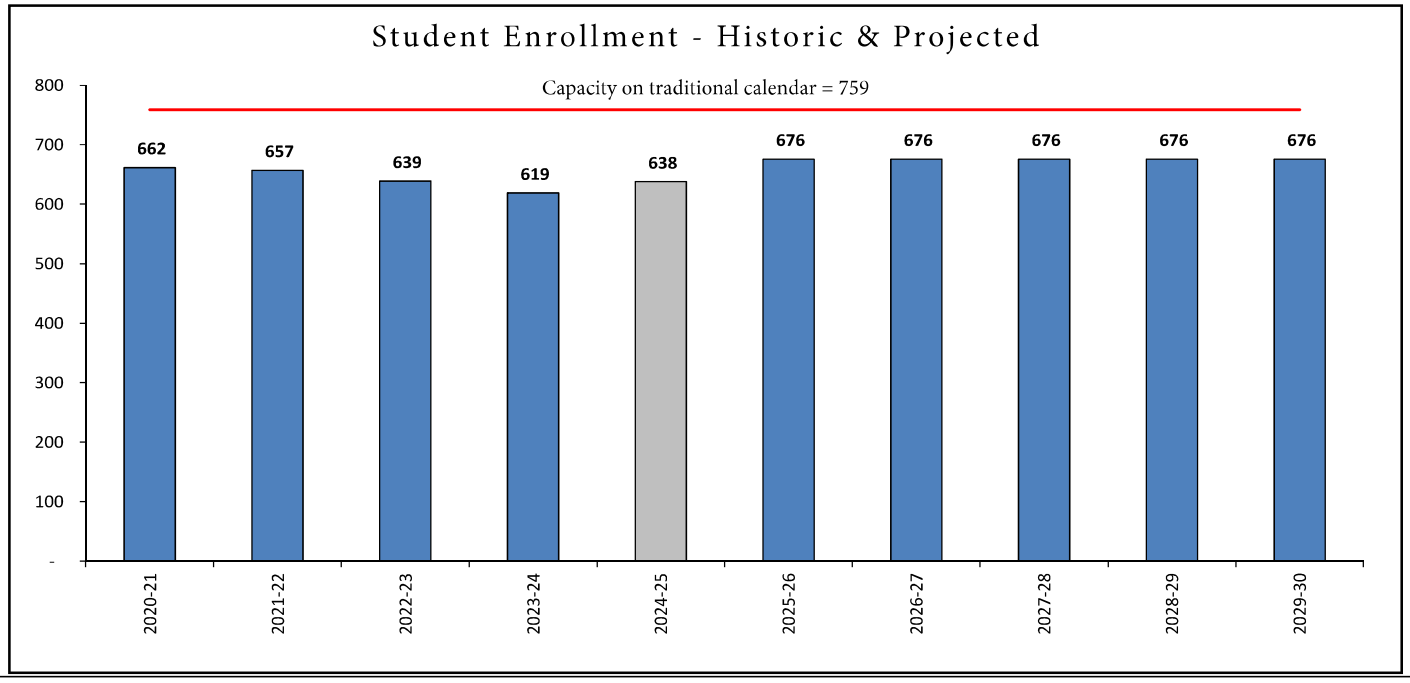
School built in 2016
Opened in 2016

Site Acreage: 7.2

Parker Performing Arts-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $261,400
Estimated Total Project Costs: $300,610-$430,020



Following is the list of needed projects at Parker Performing Arts Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	1	Building	Stucco Repair/Replacmeent	$193,000	$19,300-$82,990	$9,650-$41,500
N/A	1	Security	Replace Six Sets of Failing Exterior Door	$68,400	$6,840-$29,420	$3,420-$14,710

Estimated Total Construction Costs (in 2025 Dollars): $261,400
Estimated Project Management Costs Range: $26,140-$112,410
Estimated Inflation Range: $13,070-$56,210

Estimated Total Project Costs: $300,610-$430,020

Platte River Academy Charter School

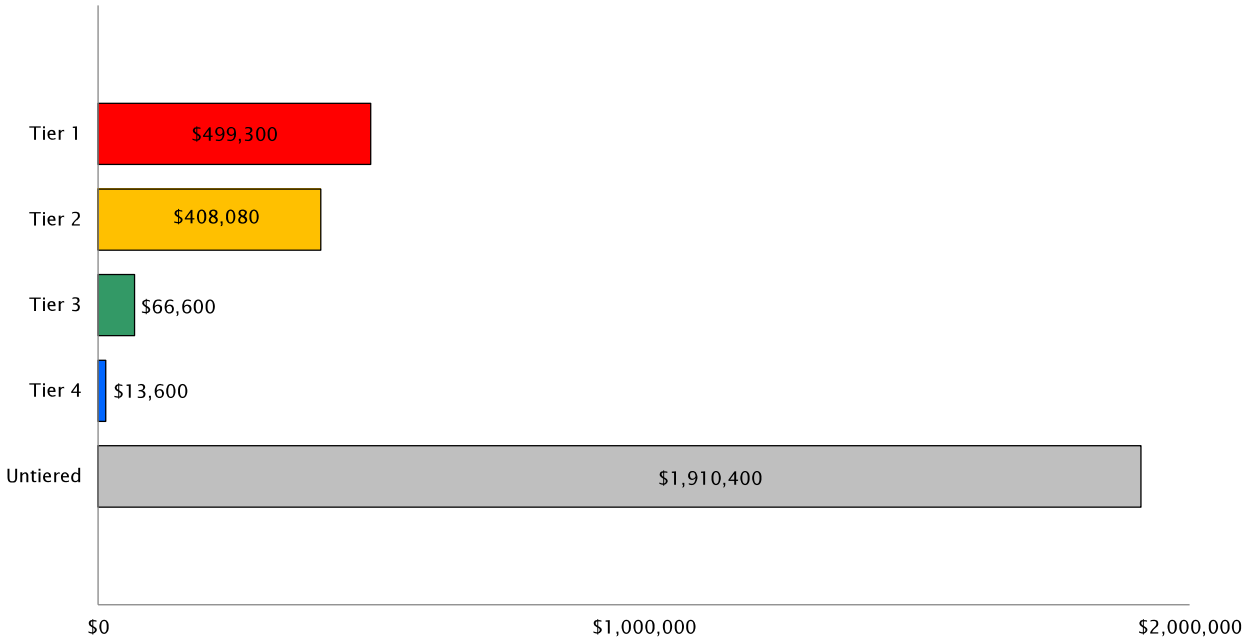
4085 Lark Sparrow Street
Highlands Ranch, CO 80126
Highlands Ranch High School Feeder Area, K-8

School built in 1997
Opened in 2003

Site Acreage: 5.28
Facility Square Feet: 35,533

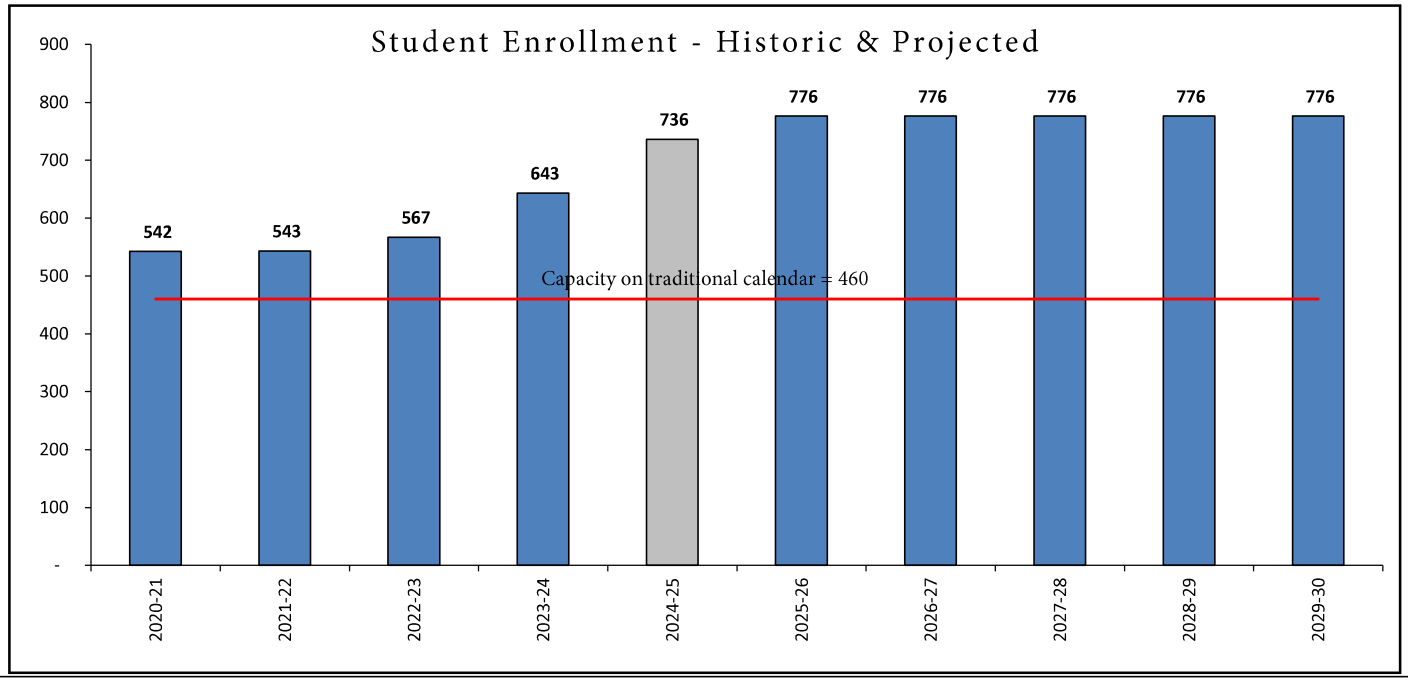
Platte River Academy-Identified Facility Projects

Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $2,926,480

Estimated Total Project Costs: $3,365,510-$4,814,190



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

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	Roof replacement	$446,800	$44,690-$192,130	$22,340-$96,070
	2		**Replace public address system	$52,500	$7,350-$31,590	$3,680-$15,800
2	1	Capital Renewal	**Replace plumbing fixtures	$18,780	$2,640-$11,330	$1,320-$5,670
	2		Carpet replacement	$182,400	$18,240-$78,440	$9,120-$39,220
	2		Mill and overlay parking lot	$135,100	$13,510-$58,100	$6,760-$29,050
	2		Resurface gym floor	$71,800	$7,180-$30,880	$3,590-$15,440
3	3	Capital Renewal	Maintenance work on playing field	$24,400	$2,440-$10,500	$1,220-$5,250
	3	Facility Modification	Repair/replacement of wood fence	$8,300	$830-$3,570	$420-$1,790
	3		Expand sink area and drainage in art room	$33,900	$3,390-$14,580	$1,700-$7,290
4	4	Capital Renewal	Bark ground cover	$13,600	$1,360-$5,850	$680-$2,930
N/A	3	Building Addition	Room amplification for 25 classrooms	$29,000	$2,900-$12,470	$1,450-$6,240
	3		Outfit techlad with 30 stations	$58,000	$5,810-$24,940	$2,900-$12,470
	2	Facility Modification	Expand parking lot	$1,823,400	$182,340-$784,070	$91,170-$392,040

Estimated Total Construction Costs (in 2025 Dollars): $2,926,480
Estimated Project Management Costs Range: $292,680-$1,258,450
Estimated Inflation Range: $146,350-$629,260

Estimated Total Project Costs: $3,365,510-$4,814,190

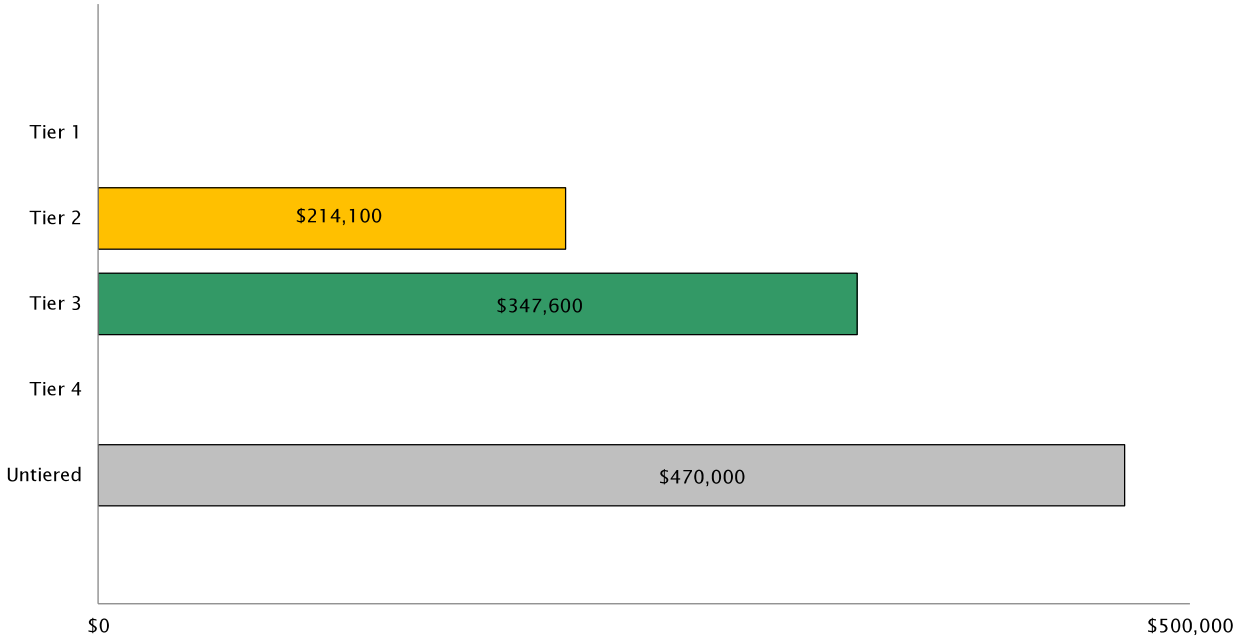
Renaissance Secondary School Charter School

3954 Trail Boss Ln.
Castle Rock, CO 80104
Douglas County High School Feeder, K-8

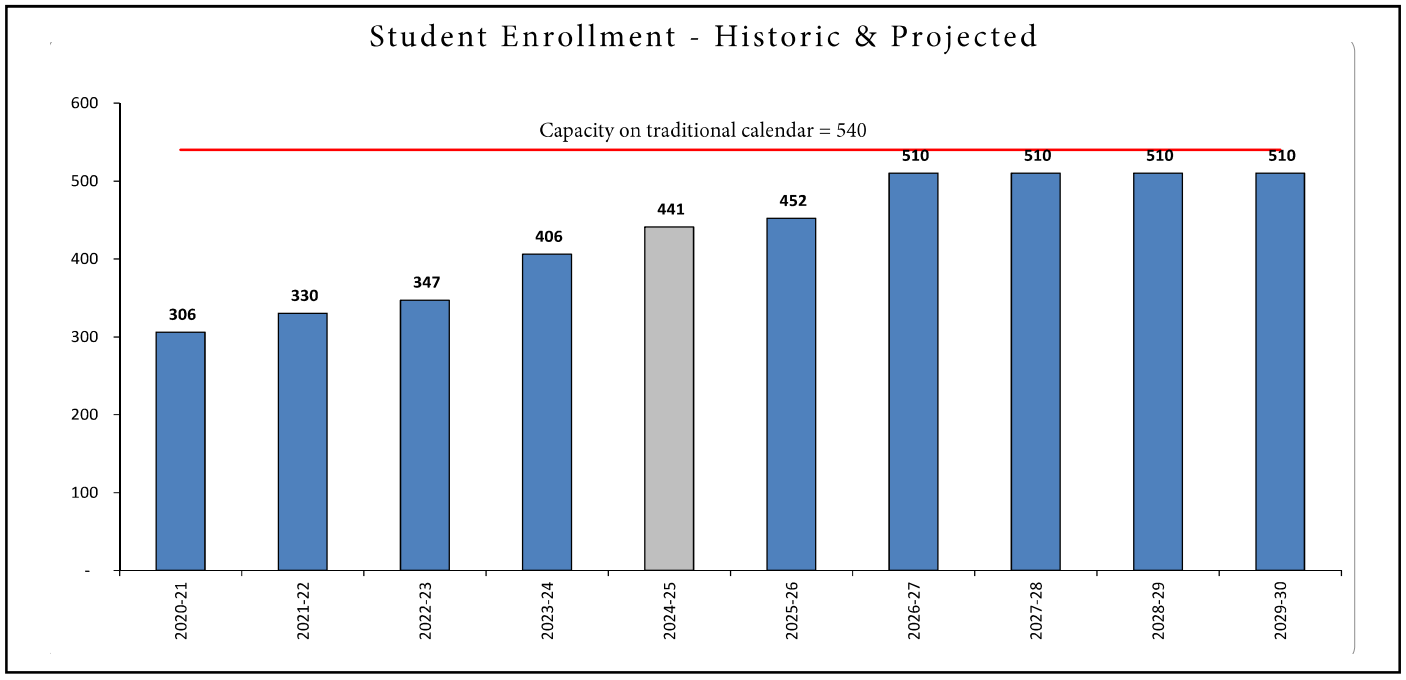
School built/opened in 2017

Site Acreage: 15.969

Renaissance Secondary School-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2025 Dollars): $1,031,700
Estimated Total Project Costs: $1,186,590-$1,697,390



Following is the list of needed projects at Renaissance Secondary Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	1	Capital Renewal	Stain and seal wood beams in the courtyard	$49,700	$4,980-$21,380	$2,490-$10,690
	1		Repair cracks and corners of concrete	$11,100	$1,110-$4,780	$560-$2,390
	2		Slide Replacement	$27,700	$2,770-$11,920	$1,390-$5,960
	3		Painting hallways and classrooms	$71,800	$7,180-$30,880	$3,590-$15,440
	3		Whiteboard Replacement	$46,400	$4,650-$19,960	$2,320-$9,980
	1		Crack seal in the parking lot	$7,400	$750-$3,190	$370-$1,600
3	3	Facility Modification	Add AC in the gymnasium	$165,400	$16,540-$71,130	$8,270-$35,570
	3		Finish the exterior of the Welcome Center	$66,200	$6,620-$28,470	$3,310-$14,240
	3		Add a shade structure to outdoor classroom	$33,100	$3,310-$14,240	$1,660-$7,120
	3	Facility Upgrade	Add an additional basketball hoop in the gym	$27,700	$2,770-$11,920	$1,390-$5,960
	3		Replace mulch areas in the courtyard with turf	$55,200	$5,530-$23,740	$2,760-$11,870
N/A	1	Capital Renewal	Duct Cleaning	$31,500	$3,150-$13,550	$1,580-$6,780
	1	Facility Modification	Installation of a Yurt (in leui of a mobiles)	$157,500	$15,750-$67,730	$7,880-$33,870
	3	IT	Replace current Wireless Sytem with Aruba Wireless	$38,700	$3,870-$16,650	$1,940-$8,330
	3		Replace current Bell/Paging system with Bogen E7000	$42,200	$4,230-$18,150	$2,110-$9,080
	1		5 year cycle refresh; replace current staff computers	$65,700	$6,570-$28,260	$3,290-$14,130
	3		Replace Classroom Projectors	$48,100	$4,820-$20,690	$2,410-$10,350
	3		Replace Phone System	$42,200	$4,230-$18,150	$2,110-$9,080
	2		5 year cycle refresh; replace Chromebooks for Testing purposes	$44,100	$4,420-$18,970	$2,210-$9,490

Estimated Total Construction Costs (in 2025 Dollars): $1,031,700
Estimated Project Management Costs Range: $103,250-$443,760
Estimated Inflation Range: $51,640-$221,930
Estimated Total Project Costs: $1,186,590-$1,697,390

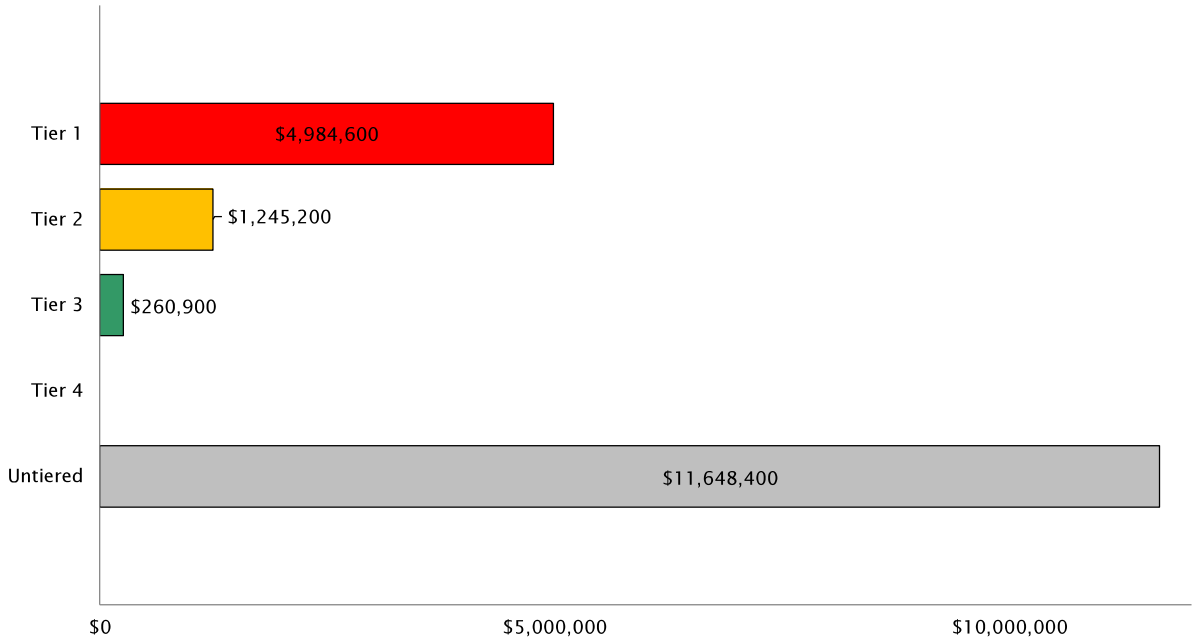
SkyView Academy Charter School

6161 Business Center Drive
Highlands Ranch, CO 80132
Highlands Ranch High School Feeder Area, K-12

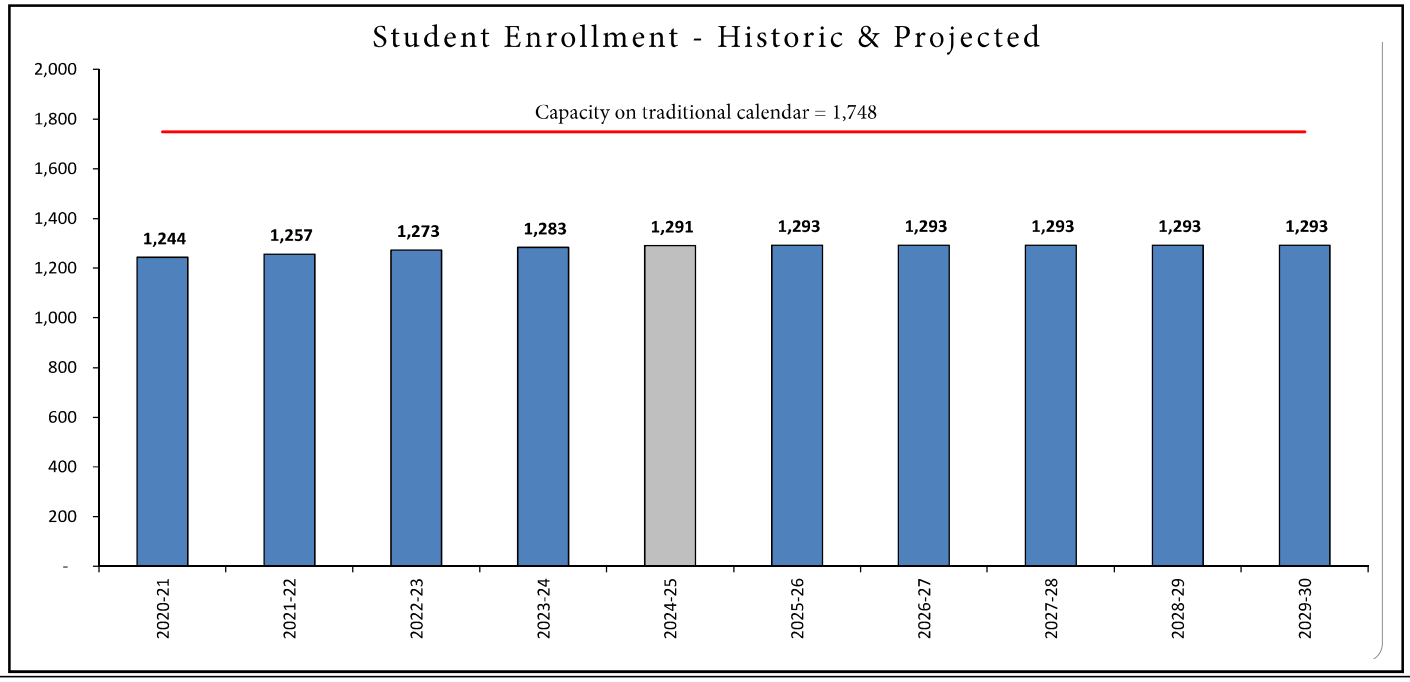
Opened in 2010

Site Acreage: 14
Facility Square Feet: 110,000

Sky View Academy-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $18,139,100
Estimated Total Project Costs: $20,860,040-$29,838,970



Following is the list of needed projects at SkyView Academy Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	**Replace HVAC units	$3,235,700	$323,570-$1,391,360	$161,790-$695,680
	1		**Replace fire alarm system	$1,386,850	$138,690-$596,350	$69,350-$298,180
	2		**Install new HVAC controls	$277,050	$27,710-$119,140	$13,860-$59,570
	2		**Repair lighting control system	$31,000	$3,100-$13,330	$1,550-$6,670
	2		**Device replacement	$54,000	$5,410-$23,220	$2,700-$11,610
2	2	Capital Renewal	Replace playground surface and equipment	$263,000	$26,300-$113,090	$13,150-$56,550
	2		Repair VCT in cafeteria	$46,800	$4,690-$20,130	$2,340-$10,070
	2		Curb repair	$58,600	$5,870-$25,200	$2,930-$12,600
	2		Recaulk, seal and paint exterior	$233,800	$23,380-$100,540	$11,690-$50,270
	2		Resurface parking lot	$584,400	$58,440-$251,300	$29,220-$125,650
	2		Repair and replace turf field	$46,800	$4,690-$20,130	$2,340-$10,070
	3	Facility Upgrade	Improvements to gym sound system and speakers	$11,800	$1,180-$5,080	$590-$2,540
3	4	Capital Renewal	Clean up landscape	$11,800	$1,180-$5,080	$590-$2,540
	2	Facility Upgrade	Four (4) LED lights to light underground playground area	$15,300	$1,530-$6,580	$770-$3,290
	2		Add lighting to athletic field	$233,800	$23,380-$100,540	$11,690-$50,270
N/A	3	Building Addition	Elementary Addition	$8,180,600	$818,060-$3,517,660	$409,030-$1,758,830
	3	Facility Upgrade	Add additional parking north and west lots	$3,339,000	$333,900-$1,435,770	$166,950-$717,890
	3	Mobiles	Add modulars	$117,000	$11,700-$50,310	$5,850-$25,160
	2	Professional Services	Perform traffic flow study	$11,800	$1,180-$5,080	$590-$2,540

Estimated Total Construction Costs (in 2025 Dollars): $18,139,100
Estimated Project Management Costs Range: $1,813,960-$7,799,890
Estimated Inflation Range: $906,980-$3,899,980

Estimated Total Project Costs: $20,860,040-$29,838,970

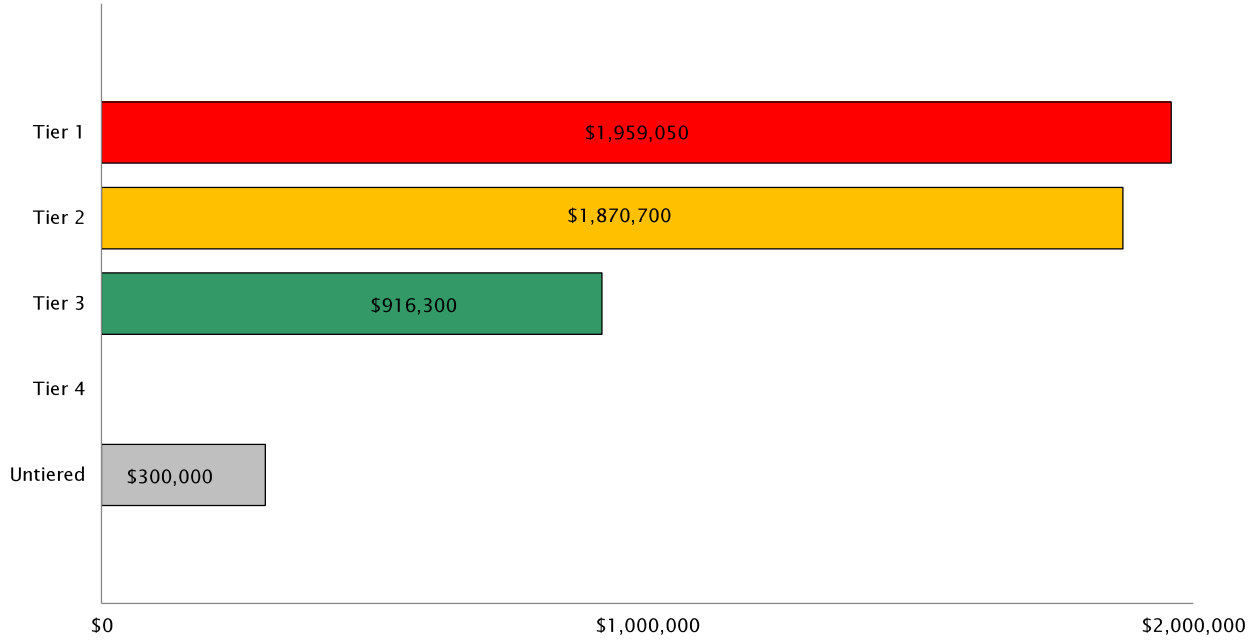
STEM School Highlands Ranch Charter School

8773 Ridgeline Boulevard
Highlands Ranch, CO 80129
Mountain Vista High School Feeder Area, K-12

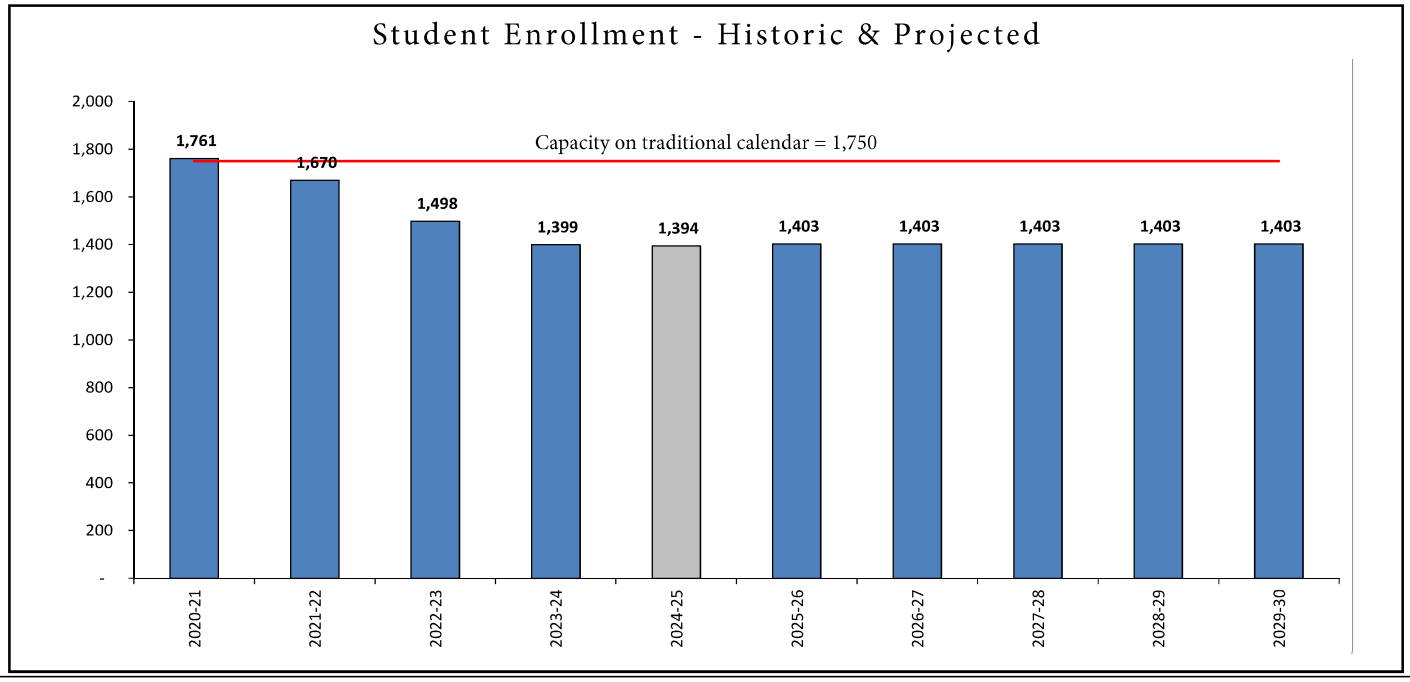
Opened in 2011

Site Acreage: 10
Facility Square Feet: 134,000

STEM School Highlands Ranch-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2025 Dollars): $5,046,050
Estimated Total Project Costs: $5,803,140-$8,301,020



Following is the list of needed projects at STEM School Highlands Ranch Charter School

DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	1	Capital Renewal	**Repair/replace rooftop units (8773 Ridgeline Blvd)	$571,800	$57,180-$245,880	$28,590-$122,940
	1		**Replace rooftop units (8920 Barrons Blvd.)	$208,300	$20,830-$89,570	$10,420-$44,790
	1		Roof replacement (8920 Barrons Blvd. building)	$204,800	$20,480-$88,070	$10,240-$44,040
	1		**Replace exhaust fans	$30,400	$3,040-$13,080	$1,520-$6,540
	1		**Replace/upgrade intrusion detection annunciation/control	$27,700	$2,770-$11,920	$1,390-$5,960
	1		**Replace mass notification messaging system	$35,450	$3,550-$15,250	$1,780-$7,630
	2		Roof replacement (8773 Ridgeline Blvd)	$446,300	$44,640-$191,910	$22,320-$95,960
	2		Roof replacement (8878 Barrons Blvd)	$320,300	$32,030-$137,730	$16,020-$68,870
	2	Facility Upgrade	MS/HS LED fixture upgrade	$114,000	$11,400-$49,020	$5,700-$24,510
2	2	Capital Renewal	**Viacom clocks and paging system	$349,400	$34,950-$150,250	$17,470-$75,130
	2		**Replace exit sign lights to LED	$84,600	$8,470-$36,380	$4,230-$18,190
	1		Carpet replacement	$105,000	$10,500-$45,150	$5,250-$22,580
	2		Replace school store front doors	$286,400	$28,640-$123,160	$14,320-$61,580
	3	Facility Upgrade	Expand ES play area	$165,400	$16,540-$71,130	$8,270-$35,570
	2		New MS/HS multi use play area	$262,500	$26,250-$112,880	$13,130-$56,440
	2		Expand access control/card readers to all classroom doors	$459,900	$46,000-$197,760	$23,000-$98,880
	2	Vehicle Purchase	2 Vans or Bus to support Athletic Dept. & school activities	$157,500	$15,750-$67,730	$7,880-$33,870
3	2	Capital Renewal	Replace 2nd trash enclosure	$31,200	$3,120-$13,420	$1,560-$6,710
	2		Landscape renewal and additions	$84,000	$8,410-$36,120	$4,200-$18,060
	3		FF&E, furniture replacement (Classroom Furniture)	$154,400	$15,440-$66,400	$7,720-$33,200
	3	Facility Modification	Ridgeline entrance re-alignment	$480,700	$48,070-$206,710	$24,040-$103,360
	3		DCSD Vehicle ballards	$14,300	$1,430-$6,150	$720-$3,080
	3		TMP Site Enhancements	$18,300	$1,830-$7,870	$920-$3,940
	2	Facility Upgrade	Cafeteria sound attenuation (ES)	$44,500	$4,460-$19,140	$2,230-$9,570
	2		Gym sound attenuation	$88,900	$8,900-$38,230	$4,450-$19,120
N/A	3	Facility Upgrade	STEM DDC additions	$42,300	$4,240-$18,190	$2,120-$9,100
	3		Teacher replacement work stations	$151,100	$15,110-$64,980	$7,560-$32,490
	3	Security	Electronic Sys. interface intregration	$10,000	$1,000-$4,300	$500-$2,150
	3		Access security upgrades	$17,300	$1,730-$7,440	$870-$3,720
	Not Provided		Open Options access control	$30,400	$3,040-$13,080	$1,520-$6,540
			Louroe Duress systems	$48,900	$4,900-$21,030	$2,450-$10,520

Estimated Total Construction Costs (in 2025 Dollars): $5,046,050
Estimated Project Management Costs Range: $504,700-$2,169,930
Estimated Inflation Range: $252,390-$1,085,040

Estimated Total Project Costs: $5,803,140-$8,301,020

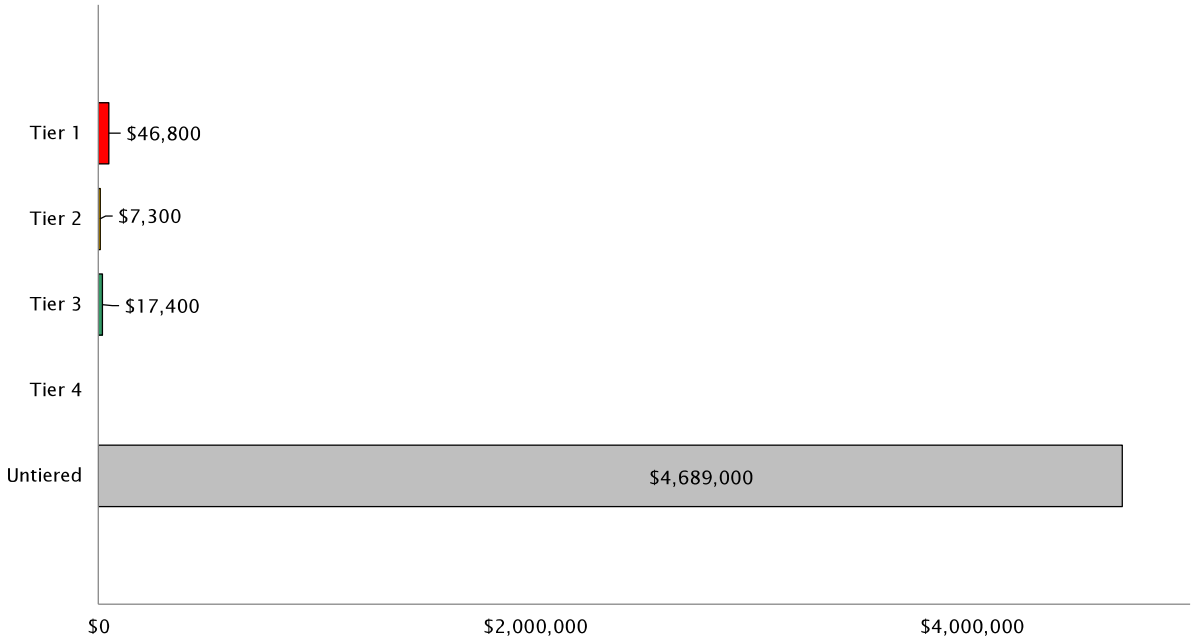
World Compass Academy Charter School

2490 South Perry Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-6

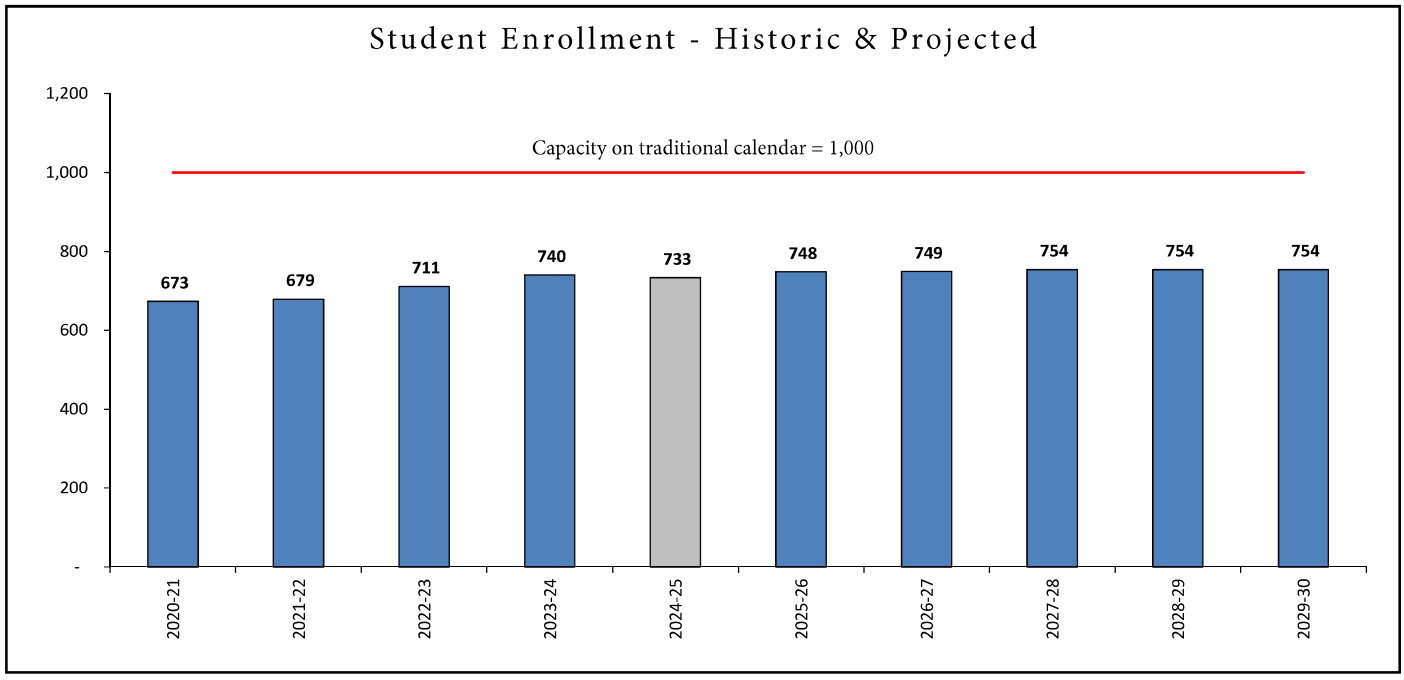
Opened in 2015

Site Acreage: 7
Facility Square Feet: 39,663

World Compass Academy-Identified Facility Projects
Estimated Construction Costs (in 2025 Dollars) by Site Component Tier



Estimated Total Construction Costs ((in 2025 Dollars): $4,760,500
Estimated Total Project Costs: $5,474,630-$7,831,150



Following is the list of needed projects at World Compass Academy Charter School

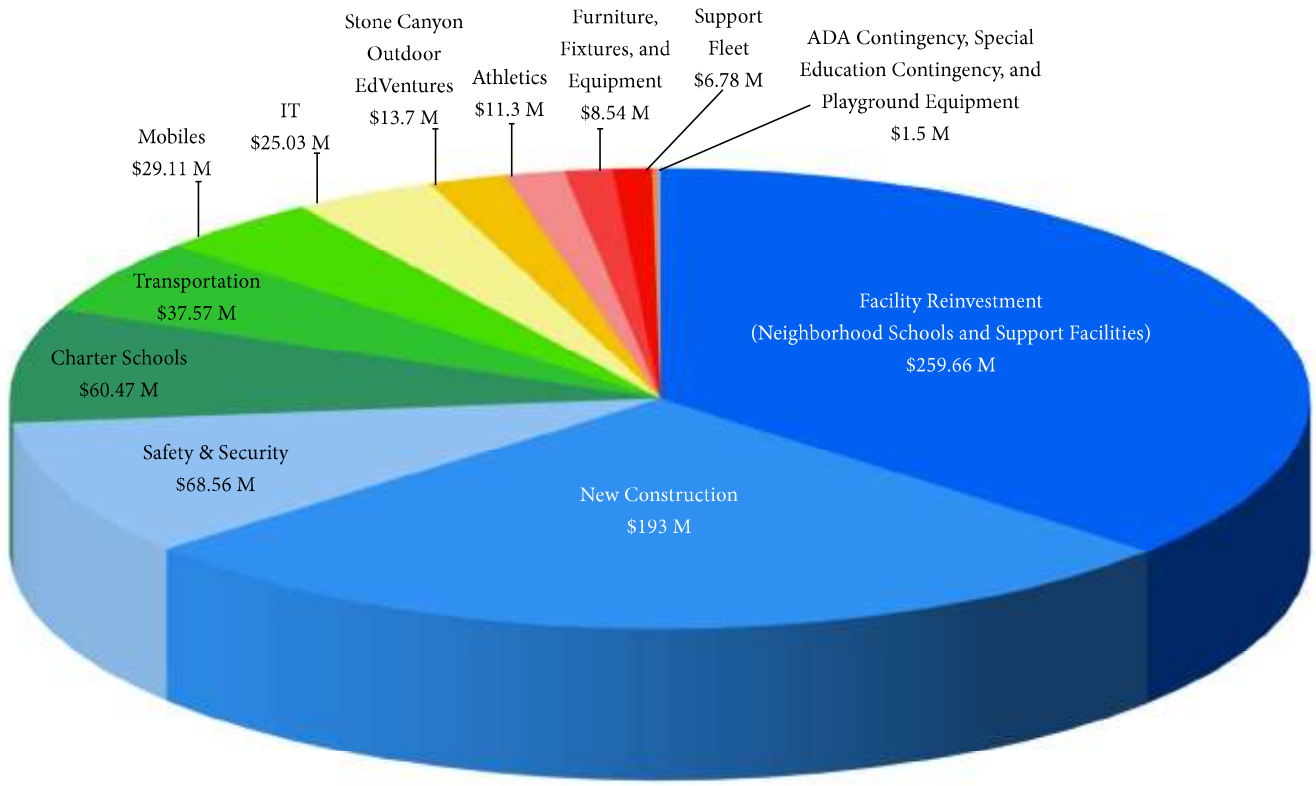
DCSD Tier	Charter Identified Priority	Project Type	Project Description	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	2	Capital Renewal	Sprinkler repairs	$3,700	$370-$1,600	$190-$800
	2	IT	Replace phones and phone system	$43,100	$4,320-$18,540	$2,160-$9,270
2	2	Capital Renewal	Resurface Art room floor	$7,300	$740-$3,140	$370-$1,570
3	3	Capital Renewal	Replace trees and plants	$8,700	$870-$3,750	$440-$1,880
	1	Facility Modification	Curb modification- NE side of the buliding	$8,700	$870-$3,750	$440-$1,880
N/A	Not Provided	Building Addition	Additional classroom space above elementary school building	$4,299,800	$429,980-$1,848,920	$214,990-$924,460
	3	Facility Upgrade	Add storage building in exterior parking lot	$14,400	$1,440-$6,200	$720-$3,100
	3		Add moveable wall to close off stage	$64,600	$6,460-$27,780	$3,230-$13,890
	1	IT	Replace/update staff laptops	$118,400	$11,840-$50,920	$5,920-$25,460
	2		Add/replace wireless access points	$36,000	$3,600-$15,480	$1,800-$7,740
	2		Replace outdated projectors	$27,800	$2,780-$11,960	$1,390-$5,980
	2		Replace computer carts	$15,900	$1,590-$6,840	$800-$3,420
	2		Replace end of life student Chromebooks	$71,800	$7,180-$30,880	$3,590-$15,440
	1	Security	Elementary school lock down doors	$40,300	$4,030-$17,330	$2,020-$8,670

Estimated Total Construction Costs (in 2025 Dollars): $4,760,500
Estimated Project Management Costs Range: $476,070-$2,047,090
Estimated Inflation Range: $238,060-$1,023,560

Estimated Total Project Costs: $5,474,630-$7,831,150

2025-2029 Capital Needs

Estimated Cost (in 2025 Dollars)



Capital Item	Estimated Capital Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
Facility Reinvestment (Neighborhood, Magnet, Alt Schools, Support Facilities)	$259,657,600	$25,985,400-$111,709,700	$12,994,550-$55,876,565	$298,637,550-$427,243,865
New Construction	$192,996,000	$0	$0	$192,996,000
Safety & Security	$68,556,900	$0	$3,427,870-$14,739,700	$71,984,770-$83,296,600
Charter Schools	$60,468,960	$6,047,660-$26,002,660	$3,024,080-$13,002,020	$69,540,700-$99,473,640
Transportation	$37,565,274	$0	$0	$37,565,274
Mobiles	$29,106,000	$0	$1,455,720-$6,258,000	$30,561,720-$35,364,000
IT	$25,028,960	$0-$3,990,000	$0	$25,028,960-$29,018,960
Stone Canyon	$13,699,900	$1,260,700-$5,422,400	$630,790-$2,712,397	$15,591,390-$21,834,697
Athletics	$11,300,000	$1,130,000-$4,859,400	$565,400-$2,430,400	$12,995,400-$18,589,800
FF&E	$8,536,395	$855,605-$3,672,105	$426,820-$1,835,325	$9,818,820-$14,043,825
Support Fleet	$6,775,669	$0	$271,040-$1,150,920	$7,046,709-$7,926,589
ADA & SPED Contingency	$1,000,000	$0	$0	$1,000,000
Playgrounds	$500,000	$0	$0	$500,000
Grand Total	**$715,191,658**	**$35,279,365-$155,656,265**	**$22,796,270-$98,005,327**	**$773,267,293-$968,853,250**

Estimated Cost (in 2025 Dollars): $715,191,658

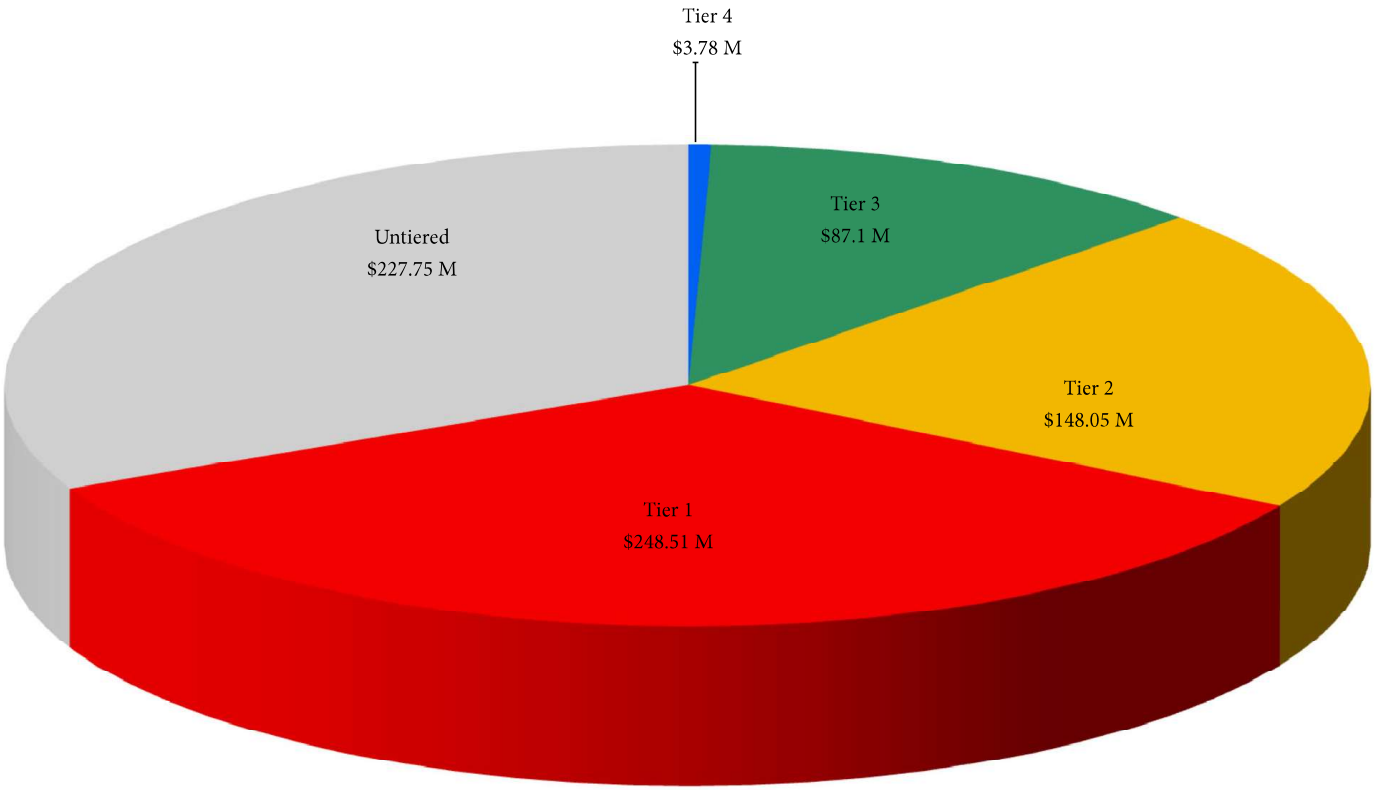
Estimated Project Management Costs Range: $35,279,365-$155,656,265

Estimated Inflation Range: $22,796,270-$98,005,327

Estimated Total Cost: $773,267,293-$968,853,250

2025-2029 Capital Needs by Tier

Estimated Cost (in 2025 Dollars)



Note Untiered needs include ADA compliance contingency costs, Special Education needs contingency costs, new construction, playground equipment, and untiered Charter School needs.

Tier	Estimated Capital Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
1	$248,507,583	$17,953,700-$81,042,130	$9,385,175-$40,341,874	$275,846,458-$369,891,587
2	$148,051,820	$10,768,670-$46,384,560	$7,296,570-$31,373,060	$166,117,060-$225,809,440
3	$87,102,955	$2,964,575-$12,777,385	$4,316,970-$18,561,109	$94,384,500-$118,441,449
4	$3,779,700	$376,250-$1,621,540	$188,995-$812,658	$4,344,945-$6,213,898
Untiered	$227,749,600	$3,216,170-$13,830,650	$1,608,560-$6,916,627	$232,574,330-$248,496,877
Grand Total	**$715,191,658**	**$35,279,365-$155,656,265**	**$22,796,270-$98,005,327**	**$773,267,293-$968,853,250**

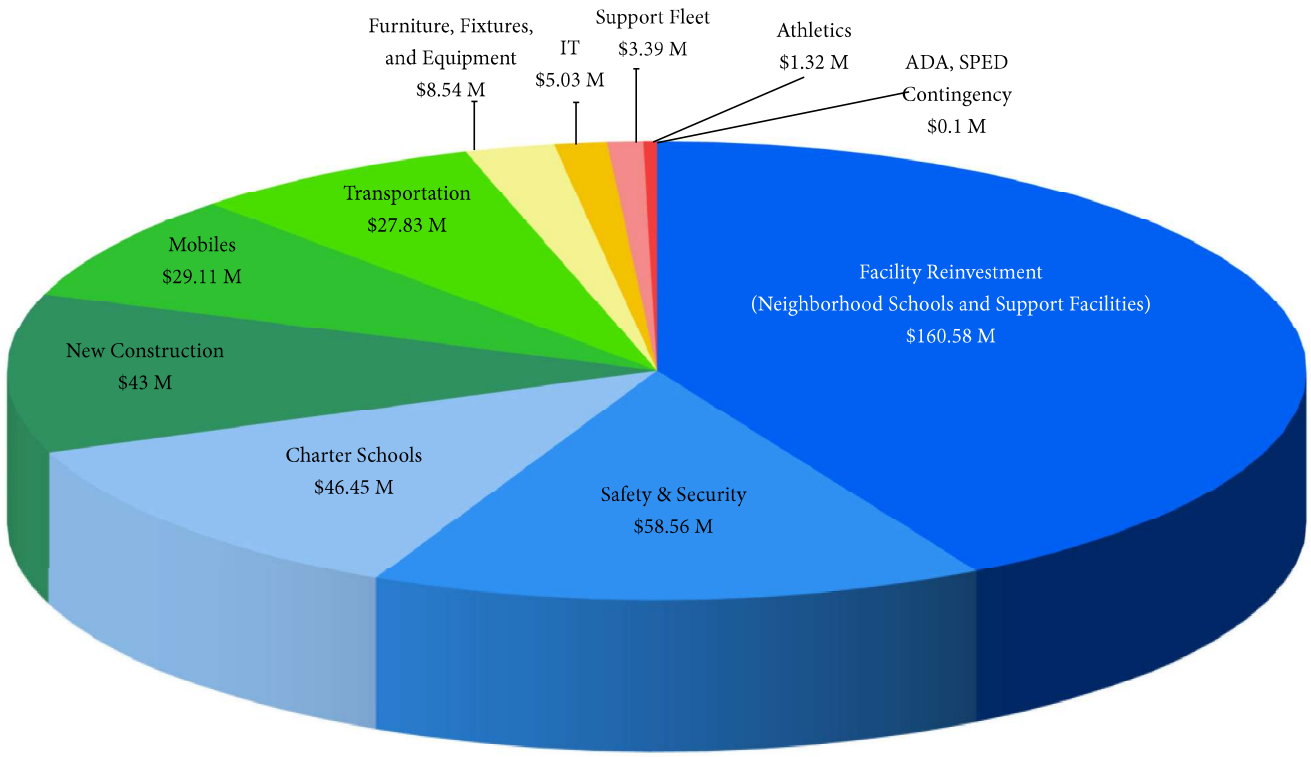
Estimated Cost (in 2025 Dollars): $715,191,658

Estimated Project Management Costs Range: $35,279,365-$155,656,265

Estimated Inflation Range: $22,796,270-$98,005,327

Estimated Total Cost: $773,267,293-$968,853,250

2025-2029 Capital Needs
Excluding Funded Projects and Needs
Estimated Cost (in 2025 Dollars)



Capital Item	Estimated Capital Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
Facility Reinvestment (Neighborhood, Magnet, Alt Schools, Support Facilities)	$160,581,900	$16,055,400-$69,021,200	$8,029,095-$34,525,109	$184,666,395-$264,128,209
New Construction	$42,996,000	$0	$0	$42,996,000
Safety & Security	$58,556,900	$0	$2,927,870-$12,589,700	$61,484,770-$71,146,600
Charter Schools	$46,445,500	$4,645,090-$19,972,280	$2,322,670-$9,986,630	$53,413,260-$76,404,410
Transportation	$27,829,000	$0	$0	$27,829,000
Mobiles	$29,106,000	$0	$1,455,720-$6,258,000	$30,561,720-$35,364,000
IT	$5,028,960	$0-$3,990,000	$0	$5,028,960-$9,018,960
Athletics	$1,305,000	$130,500-$561,200	$65,300-$280,700	$1,500,800-$2,146,900
FF&E	$8,536,395	$855,605-$3,672,105	$426,820-$1,835,325	$9,818,820-$14,043,825
Support Fleet	$3,388,352	$0	$135,540-$575,550	$3,523,892-$3,963,902
ADA Contingency	$50,000	$0	$0	$50,000
SPED Contingency	$50,000	$0	$0	$50,000
Grand Total	**$383,874,007**	**$21,686,595-$97,216,785**	**$15,363,015-$66,051,014**	**$420,923,617-$547,141,806**

Estimated Cost (in 2025 Dollars): $383,874,007

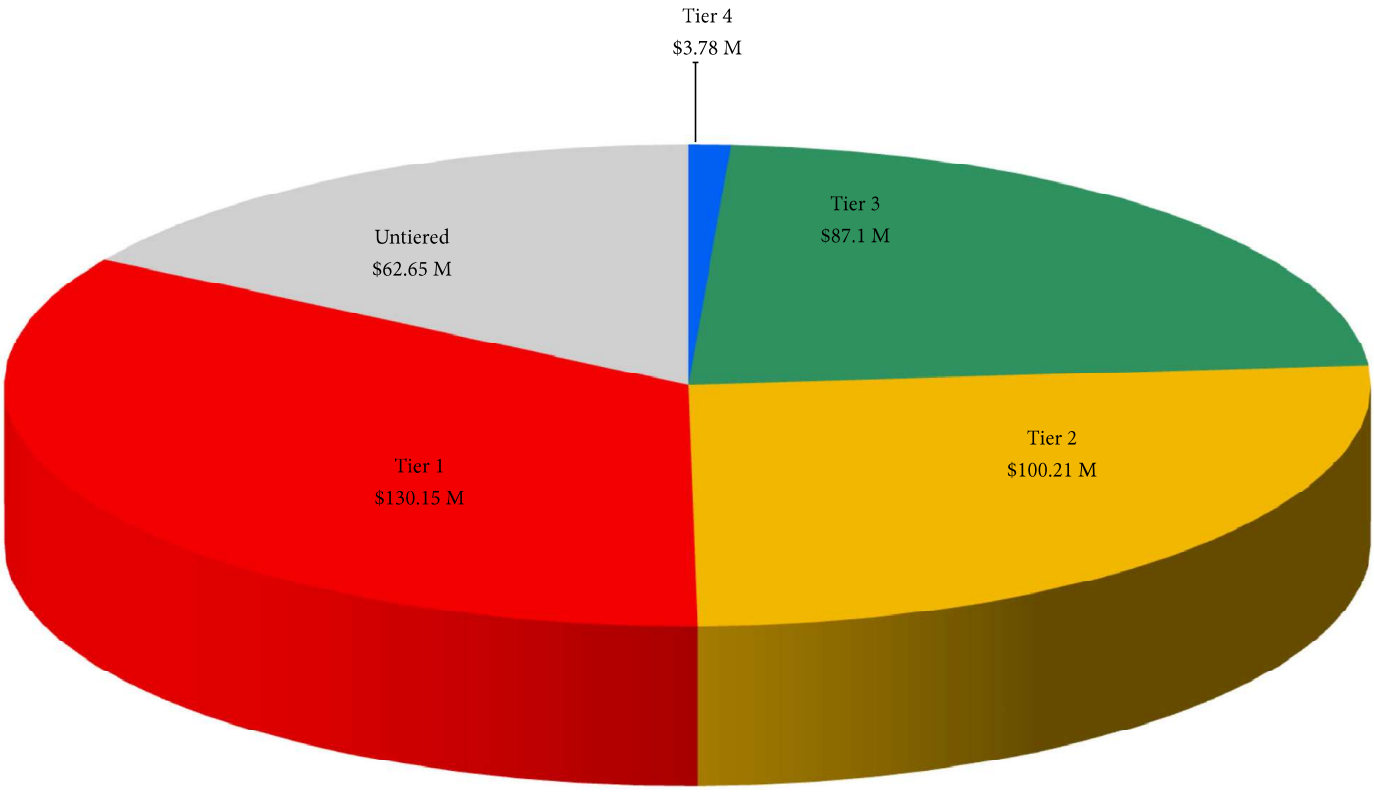
Estimated Project Management Costs Range: $21,686,595-$97,216,785

Estimated Inflation Range: $15,363,015-$66,051,014

Estimated Total Cost: $420,923,617-$547,141,806

2025-2029 Capital Needs by Tier
Excluding Funded Projects and Needs

Estimated Cost (in 2025 Dollars)



Note Untiered needs include ADA compliance contingency costs, Special Education needs contingency costs, new construction, playground equipment, and untiered Charter School needs.

Tier	Estimated Capital Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
1	$130,149,672	$9,716,940-$45,632,170	$4,976,120-$21,390,716	$144,842,732-$197,172,558
2	$100,191,980	$6,673,360-$28,777,440	$4,903,160-$21,082,301	$111,768,500-$150,051,721
3	$87,102,955	$2,964,575-$12,777,385	$4,316,970-$18,561,109	$94,384,500-$118,441,449
4	$3,779,700	$376,250-$1,621,540	$188,995-$812,658	$4,344,945-$6,213,898
Untiered	$62,649,700	$1,955,470-$8,408,250	$977,770-$4,204,230	$65,582,940-$75,262,180
Grand Total	**$383,874,007**	**$21,686,595-$97,216,785**	**$15,363,015-$66,051,014**	**$420,923,617-$547,141,806**

Estimated Cost (in 2025 Dollars): $383,874,007

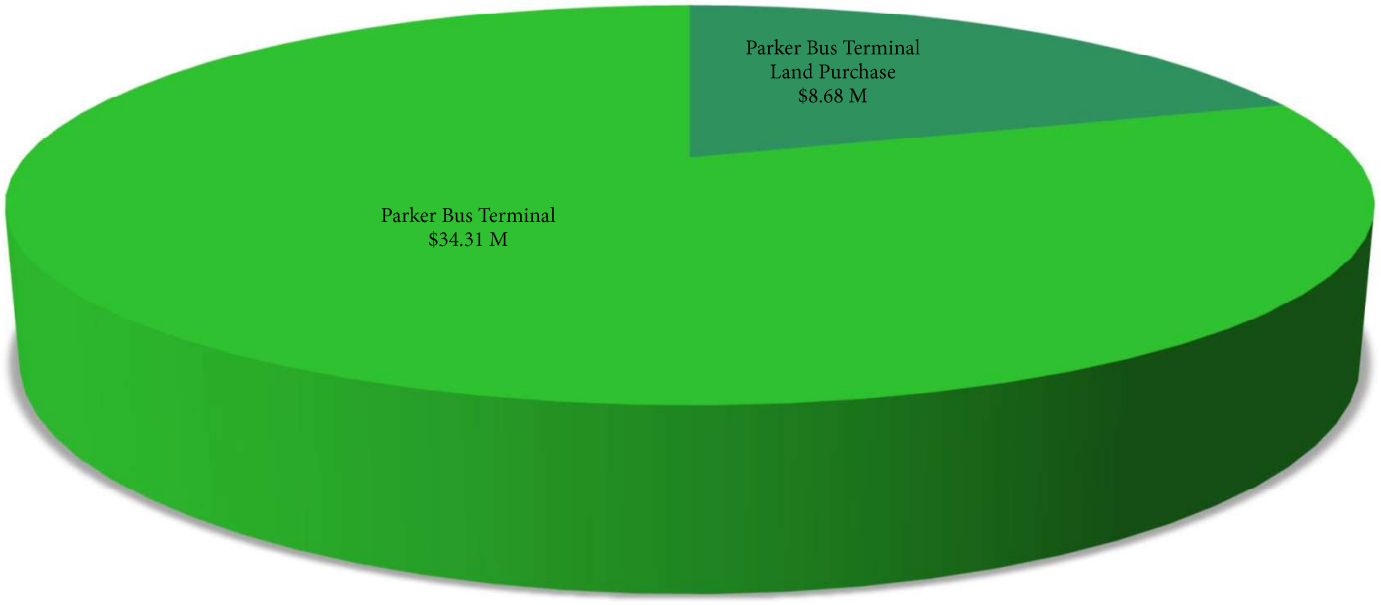
Estimated Project Management Costs Range: $21,686,595-$97,216,785

Estimated Inflation Range: $15,363,015-$66,051,014

Estimated Total Cost: $420,923,617-$547,141,806

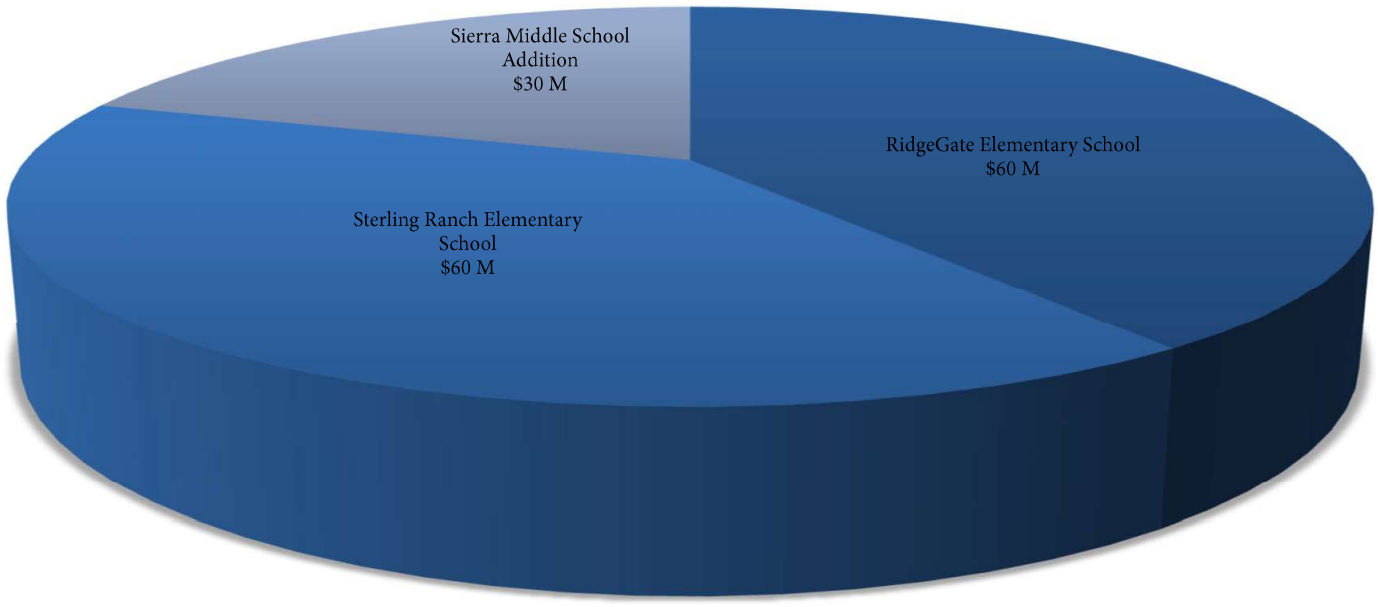
2025-2029 New Construction

1-5 Year Needs (Currently Unfunded)



Total: $42,996,000

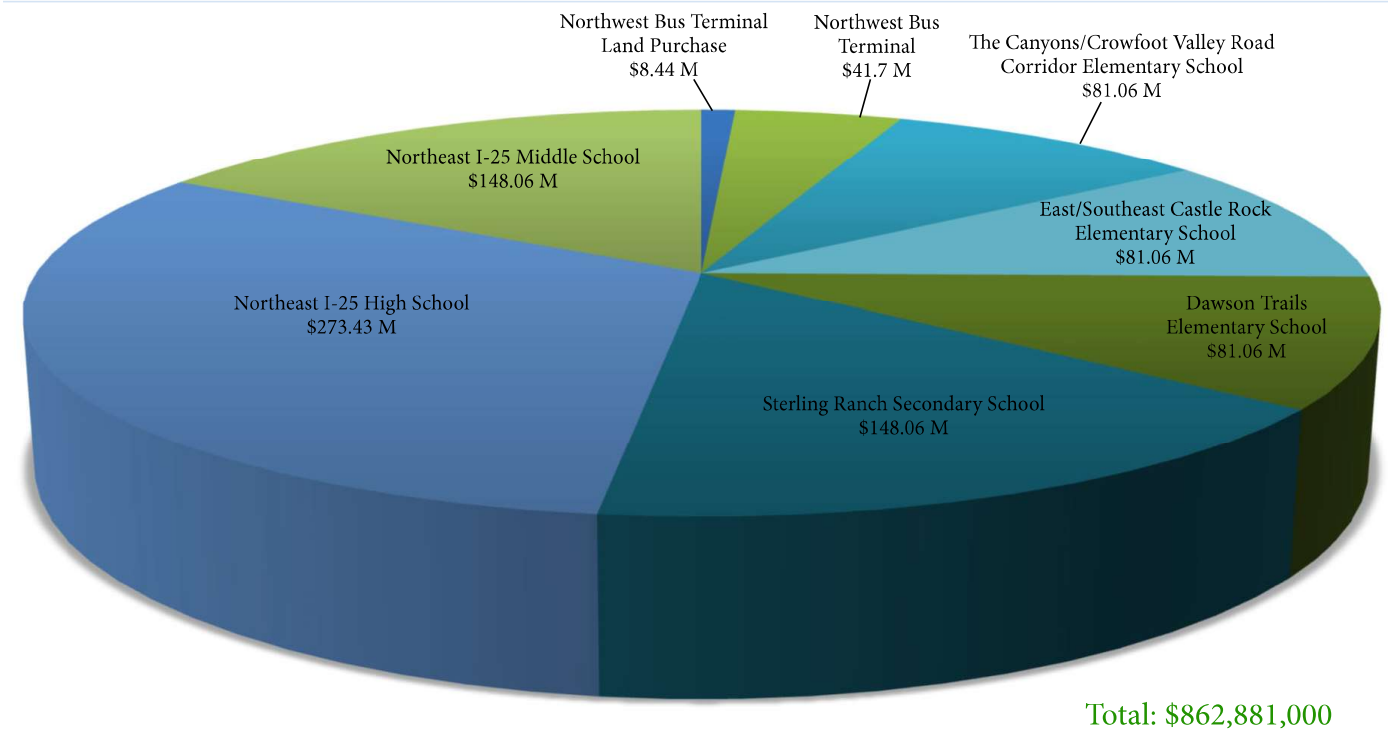
1-5 Year Needs Funded by the 2024 Bond



Total: $150,000,000

2030-2034 New Construction

6-10 Year Needs



Total: $862,881,000

Appendix 1
History of Capital Improvements

Acres Green Elementary

1990 3,100 SF Addition
1995 Drainage
1997 Drainage/Fire Hydrant
1998 Air Conditioning
2000 2,600 SF Addition
2000 Playground Improvements
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Roof Replacement
2005 Student Bathrooms
2005 Security Access Control
2008 Elevator
2011 White Boards
2012 Flooring Replacement
2013 Daylighting Enhancement
2014 Resurface Gymnasium Floor
2016 Smoke Detectors & Horn Strobe Replacement
2016 Switchgear, Transformers, & Panels
2017 Exterior Maintenance Painting
2018 Makeup Air Unit
2018 Painting
2019 Upgrade control system
2019 Replace interior door hinges
2019 Interior doors
2021 HVAC controls
2021 Fire alarms
2021 Furniture
2021 Security cameras
2024 PreK Playground Modifications

Arrowwood Elementary

2004 Mechanical Repair
2004 Movement Repair
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2010 Carpet Replacement
2011 Carpet Replacement
2012 Tile Replacement
2013 Resurface Paved Areas
2014 Clock System
2014 Mechanical System Automated Controls
2014 Carpet
2019 Replace fire alarm system
2019 Exterior wall joints and windows
2019 Replace kitchen flooring
2019 Door hardware (key system)
2019 Upgrade irrigation system
2019 Replace generator
2019 Replace and paint roof
2019 Replace sink countertops
2019 Replace cooling towers
2021 Security cameras
2021 Toilet partitions
2023 Kitchen hood replacement
2024 HVAC Package A

Bear Canyon Elementary

1996 Parking Lot Improvements
1997 Air Conditioning
2003 Playground Improvements
2003 Bathroom Improvements
2003 Make-up Air
2003 Carpet Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2009 3,100 SF Addition
2012 Carpet Replacement - Mobiles
2013 Replace Restroom Floors
2017 Replace Generator
2017 Window Replacement-Multiple Areas
2017 Replace Entry Walk-Off Carpet
2021 Replace rooftop units
2021 Replace cafeteria and kitchen flooring
2021 Replace toilet partitions
2021 Security cameras
2021 Fixed casework
2021 Furniture
2024 HVAC Package B

Buffalo Ridge Elementary

2006 Carpet Replacement
2006 Parking Lot Improvements
2006 Playground Improvements
2006 Security Access Control
2012 Repair Bus Loop Paving
2012 Carpet Replacement - Mobiles
2013 Flooring Repair
2013 Fire Alarm Panel Replacement
2014 Clock System
2017 Rebuild Generator
2018 Generator Rebuild
2021 HVAC systems and controls
2021 Plumbing systems and fixtures
2021 Replace kitchen and cafeteria flooring
2021 Security cameras
2024 HVAC Package C

Bridge North

2018 Additional Bridge Classrooms
2021 Tenant Improvements

Cantril

1994 Roof repair
1996 Asbestos Removal
1997 Roof Replacement
2000 Carpet
2001 Boiler
2001 Gym and Pre-school Roof
2006 Parking Lot
2006 Upgrade Local Area Network
2006 Fire Alarms
2010 Exterior Paint
2015 Replace Cooling in Gym
2015 Restore Lunchroom
2015 ADA Restroom Addition
2019 Playground
2021 ADA compliance
2021 Security cameras

Castle Rock Elementary

1996 Playground Improvements
1999 Air Conditioning
2001 Playground Improvements
2003 Re-ballast
2004 2,965 SF Addition
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2011 White Boards
2012 Parking Lot Paving
2012 Playground Paving
2012 Carpet Replacement - Mobiles
2014 Clock System
2019 Furniture
2021 Electrical distribution
2021 Fire alarm system
2021 Plumbing system
2021 Exterior wall control joints
2021 Flooring
2021 Wall partitions
2021 Sound system upgrade
2021 Security cameras
2021 HVAC systems and controls
2021 Roof replacement
2021 Restroom sink countertops
2024 Generator

Castle Rock Middle School

2004 Technology Improvements
2004 Security Cameras
2004 Security Access Control
2006 HVAC Upgrades
2012 Kitchen Floor Repair
2012 Roof Replacement
2013 Fire Alarm Replacement
2013 Refinish Gymnasium Floor
2014 Clock System
2014 Restroom Flooring
2014 Domestic Hot Water System Upgrade
2017 Chiller Replacement
2017 Addition of Secured Folding Partition Wall at Pods
2017 Replace Entry Walk-Off Carpet
2018 Blearchers
2019 Furniture
2018 Hallway Carpet
2019 Update HVAC
2019 Commission system
2019 Replace generator and associated equipment
2019 Replace carpet and VCT flooring in classroom
2019 Replace non-restricted key system with restricted system
2019 Replace sink countertops with single surface
2021 Renovate elevator
2021 Security cameras
2021 Plumbing fixtures
2023 Gym floor
2023 Gym curtains
2024 Stage Curtain
2024 HVAC Package C

Castle View High School

2006 New Construction
2007 Parking Lot Expansion
2007 Technology Improvements
2007 Security Kiosk
2017 Replace Synthetic Turf Field
2019 Upgrade fire alarm system
2019 Upgrade control system
2019 Replace roof
2019 Elevator
2019 Door and door hardware
2019 HVAC
2019 Track repair/resurface
2021 F-pod addition
2021 Security cameras
2021 Tennis courts

Chaparral High School

2002 34,368 SF Addition
2004 Flush Valves/Chiller
2004 Bleachers
2004 Security Cameras/Radios
2010 Security Detection System
2010 Concrete Slab Repair
2011 Chillers
2012 Tile Replacement
2017 Carpet replacement
2018 Electrical Panels
2018 Theater Stand Lighting
2018 Auxillary Gym Joist Repairs

Chaparral High School cont.

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
2012 Carpet Replacement - Mobiles
2013 Synthetic Turf Replacement
2013 Interior Door Hardware Replacement
2014 Clock System
2014 Resurface Track
2014 Intercom and Paging System Replacement
2015 Fire Alarm System Replacement
2015 Partial Roof Replacement
2015 Tennis Court Resurfacing
2015 Carpet Replacement - Drama Room
2017 Building Automation System Upgrade
2017 Replace Generator
2018 Testing and Balancing
2019 Replace gym bleachers
2019 Replace flooring in cafeteria, commons, and hallways
2019 Tennis Court Repair/Resurfacing
2021 HVAC systems
2021 Roof replacement
2021 CTE improvements
2021 Elevator modernization
2021 Security cameras
2023 Replace boiler

Cherokee Trail Elementary

2001 Air Conditioning
2001 Countertops/Partitions
2003 Reballast
2003 Carpet Replacement
2004 Security Cameras/Radios
2004 Technology Improvements
2004 Security Access Control
2005 3,000 SF Addition
2005 Playground Improvements
2005 Reballast
2005 Roof Replacement
2012 Parking Lot Paving
2012 Playground Paving
2014 Cafeteria Floor Replacement
2014 Resurface Gymnasium Floor
2016 Restroom Countertops Replacement
2017 Replace Generator
2017 Replace Flooring in Restrooms
2017 Replace Entry Walk-Off Closet
2018 RTU Replacement
2019 Furniture
2021 HVAC systems
2021 Electric service and distribution
2021 Exterior windows
2021 Fire alarm system
2021 Plumbing fixtures
2021 Security cameras
2021 Sidewalks
2021 Skylights
2021 Exterior concrete ramps

Cherry Valley Elementary

1996 Roof Replacement
1998 Playground Improvements
1999 981 SF Addition
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2006 Parking Lot Improvements
2008 Major Renovation
2014 Update Water Well System
2017 Window Replacement-Multiple Areas
2019 Caulk, seal exterior wall
2019 Replace single pane windows
2019 Replace gym and restroom flooring
2019 Restricted key system
2019 Repair soffit on original building
2019 Replace two exterior doors
2019 Furniture
2019 Sidewalks
2021 Playground improvements
2021 Security cameras
2023 Controls

Child Find/Bridge Program (formerly Student Assistance Center)

2007 New Mobile
2021 ADA compliance
2021 Tenant Improvements
2021 Boiler
2021 Security cameras
2021 Carpet
2023 Office Renovation (Child Find)

Cimarron Middle School

2010 New Construction
2011 Turn Lane and Stop Light
2012 Art & Computer Room Remodel
2018 Landscaping
2018 Elevator Modernization
2021 Security cameras
2023 Gymnasium scoreboards

Clear Sky Elementary

2008 New Construction
2012 Carpet Replacement - Mobiles
2018 Movement Issues
2019 Elevator modernization
2021 Security cameras
2021 Sidewalks

Copper Mesa Elementary

2006 New Construction
2017 Replace Entry Walk-Off Carpet
2021 HVAC controls
2021 Fire alarm system
2021 Security cameras
2021 Furniture
2021 Restroom sinks and countertops
2021 Plumbing fixtures
2021 Roofing

Cougar Run Elementary

2003 Playground Improvements
2003 Flooring Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2007 Carpet Replacement
2013 Fire Alarm Replacement
2013 Restroom Flooring
2013 Roof Replacement
2014 Clock System
2016 Concrete Slab Repairs
2017 Replace Entry Walk-Off Carpet
2018 Makeup Air Unit
2018 Window Film
2019 Replace VAV boxes (air distribution system)
2019 Upgrade control system
2019 Replace roof top units
2019 Replace generator and associated equipment
2019 Recoat exterior wall CMU weather proofing, recaulk control joints
2019 Replace exterior windows
2019 Replace gym carpet
2019 Move hot water heater, install on demand pumps
2019 Replace interior door hardware
2019 Upgrade switchgear for surge suppression
2021 Security cameras
2024 Concrete Stabilization
2024 HVAC Package C

Coyote Creek Elementary

2004 Security Cameras/Radios
2004 Technology Upgrades
2005 Security Access Control
2007 Carpet Replacement
2007 Playground Improvements
2010 3,200 SF Addition
2010 Playing Field Improvements
2017 Replace Entry Walk-Off Carpet
2021 Security cameras
2024 HVAC Package B

Cresthill Middle School cont.

1998 Tile Replacement
1999 SPED, Science Rooms
2000 Carpet Replacement
2002 Make-up Air
2003 Site Improvements
2004 Carpet Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2010 14,500 SF Addition
2010 Bleachers
2018 Landscaping
2021 Security cameras
2023 Basketball lifts
2024 Sound System
2024 Stage Curtain

Daniel C. Oakes High School

2000 Add Mobile/AC
2001 Parking Lot
2002 Major Renovation
2007 Science Rooms
2007 Roof Replacement
2019 Doors and door hardware
2021 Security cameras
2024 HVAC Package C

District-Wide

2018 Preschool Playground Equipment
2018 Wallpaper Seam Repairs
2024 Glycol Level Restoration
2024 Irrigation Central Control System
2024 Elementary Playpad Asphalt

Douglas County High School

1992 30,890 SF Addition
1995 Team Room/Tennis Courts
1995 Replace DDC
1997 Air Conditioning
2000 Running Track
2001 Water System
2002 Parking Lot Improvements
2002 Artificial Turf
2003 Bell System
2003 Bathroom Improvements
1985 18,016 SF Addition
1993 Remodel - Phase I
1997 Remodel - Phase II
2001 Water System
2003 Science Room Conversion
2004 Cooling Units
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2005 Security Kiosk
2008 Renovation - Phase I
2010 Renovation - Phase II
2010 Communications Equipment
2010 Addition - Athletic Complex
2006 Sidewalk Improvements
2008 Roof Replacement
2010 Communication Equipment
2011 Life Safety Upgrade
2012 Replace Carpet
2012 Bathroom Improvements
2012 Partial Roof Replacement
2013 Projector Mounting
2013 Blackboard Removal
2013 Energy Performance Contracting
2014 Electrical Switchgear and Panel board Replacement
2017 Elevator Modernization
2017 Window Replacement-Multiple Areas
2017 Replace Entry Walk-Off Carpet
2018 Shop MAU Replacement
2018 Entry Carpet
2019 Replace/repair doors and door hardware
2019 Replace exterior doors, frames, and hardware
2019 Furniture
2021 Plumbing systems
2021 CTE improvements
2021 Skylights
2021 HVAC systems and controls
2021 Landscape and site improvemnts (asphalt)
2021 Exterior windows and walls
2021 Electrical service and distribution
2021 Security cameras
2021 Elevators
2021 Fixed casework
2021 Irrigation
2021 Fire alarms
2021 Plumbing fixtures
2023 Boiler (athletic mechanical room)
2023 Practice field turf
2024 Gymnasium Scoreboards

Douglas County Schools Stadium

2019 Stadium lighting and turf

Douglas County Opportunity Center

2017 Original Tenant Finish/Buildout
2024 HVAC Package C

Douglas County Support Center

2019 HVAC
2019 Boiler
2019 Replace carpet
2019 Repair roof

Eagle Ridge Elementary

1997 Air Conditioning
1998 Tile Replacement
2001 Carpet Replacement
2003 Reballast
2004 3,000 SF Addition
2004 Technology Improvements
2005 Security Access Control
2007 Playground Improvements
2013 Kitchen Floor Repair
2014 Cafeteria Flooring
2014 Resurface Gymnasium Floor
2016 Restroom Countertops Replacement
2017 Replace Flooring in Restrooms
2018 Bathrooms-Partitions, Countertops, & Flooring
2019 Replace cafeteria VCT flooring
2019 Replace carpet
2021 Fire alarms
2021 Flooring
2021 HVAC systems and controls
2021 Electrical service and distribution
2021 Restroom sink and countertops
2021 Security cameras
2021 Exterior walls and closures

Early Childhood Center

2013 Gutter and Drain Repairs
2018 Sinks
2018 Window Tinting
2018 SPED Calming Room
2021 Furniture
2021 Security cameras

Echo Park Stadium

2012 Track Timing Stations
2013 Tenant Finish to Building
2013 Drainage Repairs
2018 Track Repair
2018 Water Infiltration
2019 Bleachers
2019 Structural (gap between bleachers and retaining wall)
2019 Stadium turf
2021 Security cameras

Eldorado Elementary

2001 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Technology Improvements
2005 Security Access Control
2006 Technology Improvements
2007 Technology Improvements
2017 Replace Entry Walk-Off Carpet
2017 Convert Classroom to Special Education Calm Room
2019 Upgrade control system
2019 Generator replacement
2019 Upgrade fire alarm system
2019 Replace cafeteria, and gym flooring
2019 Replace non-restricted key system with restricted
2019 Replace roof (ballasted with fully adhered)
2019 Paint metal roof
2021 Exterior walls
2021 Security cameras
2023 Kitchen hood replacement
2024 Bottle Fillers
2024 HVAC Package A

Flagstone Elementary

2003 New Construction
2004 Security Cameras/Radios
2005 Security Access Control
2005 Technology Improvements
2013 Carpet Replacement - Mobile
2017 Replace Entry Walk-Off Carpet
2018 Carpet Replacement - Mobile
2019 Upgrade control system
2019 Furniture
2021 Fire alarm system
2021 Plumbing systems and fixtures
2021 Security cameras
2021 Restroom sinks and countertops
2021 Flooring
2021 Clocks and program systems
2021 Exterior walls and closures
2021 Roofing
2024 Storage Container
2024 HVAC Package A

Fox Creek Elementary

2002 Lighting
2003 Playground Improvements
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2010 3,000 SF Addition
2012 Carpet Replacement - Mobile
2017 Addition of Hand Rails on North Side of Building
2021 Security cameras
2024 HVAC Package B

Franktown Elementary

1997 Bathroom Improvements
1998 Carpet Replacement
2000 Roof Replacement
2002 Remodel
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2007 ADA Ramp
2008 ADA Bathroom
2012 Carpet Replacement
2012 Parking Lot Improvements
2014 Update Water Well System
2014 Resurface Gymnasium Floor
2016 Domestic Hot Water System Upgrade
2018 Landscaping
2019 Upgrade clock system
2019 Upgrade control system
2019 Replace roof top units
2019 Generator replacement
2019 Caulk, seal exterior wall
2019 Recaulk windows
2019 Replace toilet partitions
2019 Upgrade fire alarm system
2019 Replace kitchen and restroom flooring
2019 Replace interior door hardware
2019 Repair entry soffit
2019 Repair entry soffit
2019 Replace/repair entry classroom storefronts
2019 Sand and paint exterior doors
2021 Security cameras

Frontier Valley Elementary

2002 New Construction
2004 Technology Improvements
2005 Technology Improvements
2013 Cafeteria Floor Replacement
2014 Clock System
2014 Update Water Well System
2019 Upgrade control system
2019 Generator replacement
2019 Furniture
2019 Caulk, seal exterior wall
2019 Upgrade fire alarm system
2019 Replace carpet
2019 Replace roof
2021 Security cameras
2024 HVAC Package A

Gold Rush Elementary

2010 New Construction
2017 Addition of Fence
2018 Landscaping
2019 Elevator modernization
2021 Security cameras

Heritage Elementary

2001 New Construction
2004 Security Cameras/Radios
2005 Security Access Controls
2005 Technology Improvements
2012 Restroom Countertops
2013 Carpet Replacement - Mobile
2017 Replace Entry Walk-Off Carpet
2018 Carpet Replacement
2019 Replace cooling tower
2019 Generator replacement
2019 Caulk, seal exterior wall
2019 Recaulk windows
2019 Upgrade fire alarm system
2019 Replace restroom flooring
2019 Replace non-restricted key system with restricted
2019 Reglaze skylights
2019 Replace ballasted roof with fully adhered
2019 Paint metal roof
2021 Security cameras

Highlands Ranch High School

1989 12,400 SF Addition
1994 Track Replacement
1994 22,833 SF Addition
1995 Hallway Infill
1995 Parking Lot Improvements
1996 Vehicle Access
1997 Catwalk/Fire Doors
1997 Air Conditioning
1999 Floor Tile Replacement
1999 Boilers
2000 Artificial Turf Playfield
2000 Batting Cages/Dugouts
2000 Parking Lot Improvements
2002 Fencing
2002 35,175 SF Addition
2004 Retaining Wall
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2005 Gas Shutoff Valves
2007 Security Kiosk
2010 Fire Alarm System Upgrade
2012 Replace Artificial Turf Playfield
2012 Partial Roof Replacement
2012 Replace Tile Flooring
2012 Resurface Tennis Courts
2014 Stage Lights and Catwalk
2014 Resurface Track
2014 Intercom and Paging System Replacement
2014 Partial Roof Replacement
2015 Fire Alarm System Replacement
2015 Generator Replacement
2016 Parking Lot Resurface (Portions Only)
2017 Elevator Modernization
2017 Convert Classroom to Special Education Calm Room
2018 Building Automation System
2018 Domestic Hot Water System
2018 Bathroom toilet partitions, countertops, flooring
2018 SPED Calming Room
2019 Replace main gym bleachers
2019 Replace door hardware
2019 Furniture
2021 HVAC systems
2021 CTE improvements
2021 Roofing
2021 Doors and door hardware
2021 Electrical service and distribution
2021 Flooring
2021 Toilet partitions
2021 Boiler
2021 Security cameras
2021 Structural
2021 Exterior walls
2021 Site improvements (asphalt)
2021 Exterior windows
2021 Irrigation
2023 Auditorium seating and flooring
2023 RTU replacement (8)
2024 Gymnasium Scoreboards
2024 HVAC Package C

Highlands Ranch Transportation Service Center

2017 Addition of Mechanics Bay
2018 Sidewalks
2018 Oil/Lube System
2019 Boiler
2019 Fire alarm system
2021 HVAC systems
2024 Building Automation System Controls

Iron Horse Elementary

2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2010 Carpet Replacement
2010 Cafeteria Flooring Repairs
2012 Upgrade Controls System
2013 Water Main Repair
2013 Resurface Paved Areas
2014 Playpad Upgrade
2014 Fire Alarm System Replacement
2017 Concrete Stabilization of Pods (2)
2018 Soccer Field Fence
2018 Pod Settling
2018 Mobile Ramp
2019 Replace chiller and cooling tower
2019 Replace and move bell schedule
2019 Replace generator
2019 Seal, repair, paint exterior wall
2019 Replace roof flashing and trim
2019 Replace cafeteria and kitchen flooring
2019 Replace unrestricted with restricted key system
2019 Upgrade irrigation system controller
2019 Expand MDF closet
2019 Replace ballasted roof with fully adhered
2019 Furniture
2021 Security cameras
2024 Concrete Stabilization
2024 HVAC Package C

Larkspur Elementary cont.

1992 Addition
1994 Rooftop Units
1997 Carpet Replacement
2000 Addition/Remodel
2002 Playground Improvements
2003 Intercom
2004 Clock System
2004 Technology Improvements
2005 Security Access Control
2009 Carpet Replacement
2006 Entry Tile Replacement
2008 Elevator
2010 Gym Floor
2011 Roof Replacement
2010 Parking Lot Improvements
2013 Exterior Enhancement
2016 Electrical Switchgear, Transformers, & Panel Replacement
2018 Bathrooms-Partitions, Countertops, & Flooring
2019 Replace interior doors,door frames, hardware
2019 Roofing
2021 Site infrastructure
2021 Security cameras
2024 HVAC Package B

Legacy Point Elementary

2003 New Construction
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2012 Carpet Replacement - Mobile
2014 Clock System
2017 Replace Entry Walk-Off Carpet
2019 Upgrade controls system
2019 Recaulk exterior wall control joints, cracks, seal CMU
2019 Upgrade fire system
2019 Furniture
2019 Replace restroom flooring
2019 Repair elevator
2019 Replace ballasted with fully adhered roof
2019 Replace sink countertops with single surface
2021 Security cameras
2023 Gym flooring
2024 HVAC Package A

Legacy Campus

2022 Purchase of facility
2022 Tenant finish
2023 Tenant finish
2024 Flooring
2024 Printer Enclosure

Legend High School

2008 New Construction
2008 22,097 SF Addition
2013 Resand Gymnasium Floor
2013 Repair Security Gate
2014 Hilltop Road Traffic Signal
2018 Reinforce Weight Room Floor
2019 Turf field repair/replacement
2021 Weight room floor repairs
2021 CTE improvements
2021 Tennis courts
2021 Security cameras
2021 Furniture
2021 Athletic track

Lone Tree Elementary

2007 New Construction
2021 Security cameras

Mammoth Heights Elementary

2007 New Construction
2012 Carpet Replacement - Mobile
2019 Elevator modernization
2021 Security cameras

Meadow View Elementary

2000 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2012 Concrete Repairs - service entry
2013 Carpet Replacement - Mobile
2013 Window Replacement
2013 Interior Door Replacement
2014 Clock System
2014 Interior Doors
2014 Carpet
2018 Fire Alarm Dampers
2019 Upgrade control system
2019 Restricted key system
2019 Replace generator
2019 Caulk, seal repair exterior wall
2019 Recaulk windows
2019 Upgrade fire alarm system
2019 Replace kitchen and restroom flooring
2019 Upgrade irrigation controller
2019 Replace ballasted with fully adhered roof
2019 Replace sink countertops with single surface
2019 Repair water infiltraiton at storefront entrances
2019 Install water sensing level switches in basement
2019 Replace boiler(s)
2021 Plumbing fixtures
2021 Playgrounds
2021 Security cameras
2021 Ceiling finishes
2024 Sewer Line Repair
2024 HVAC Package A

Mesa Middle School

2008 New Construction
2018 SPED Calming Room
2021 6th grade reconfiguration/move
2021 Security cameras
2023 Gym floor
2024 Gym Curtains

Mountain Ridge Middle School

2003 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2014 Clock System
2017 Partition wall
2018 Bathroom renovation
2021 HVAC systems and controls
2021 Fire alarm system
2021 Security cameras
2021 Bleachers
2021 Flooring
2021 Restroom sinks and countertops
2021 Generator
2021 Exterior walls
2023 Basketball lifts
2024 Athletic Hall Flooring

Mountain View Elementary

1994 Roof Improvements
1997 Carpet Replacement
1999 Bathroom Improvements
2000 Parking Lot Improvements
2000 Playground Improvements
2001 5,278 SF Addition
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2007 Carpet Replacement
2008 Roof Replacement
2014 Kitchen and Gymnasium Flooring
2016 Switchgear, Transformers, & Panels
2019 Upgrade control system
2019 Replace rooftop units
2019 Recaulk windows, repair rusted windows
2019 Replace restroom partitions and flooring
2019 Upgrade fire alarm system
2019 Upgrade irrigation system
2019 Resurface bus loop and parking lot
2019 Silver coat parapet walls
2019 Repair and refinish exterior doors
2019 Repair and replace classroom storefronts
2021 Playgrounds
2021 Generator
2021 Restroom sinks and countertops
2021 Security cameras
2021 Furniture

Mountain Vista High School cont.

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 Replace Tile - Halls/Classrooms
2013 Resand Gymnasium Floor
2013 Tennis Courts
2014 Clock System
2014 Resurface Track
2014 Fire Alarm System Replacement
2019 Replace carpet in hallways and office
2014 Intercom and Paging System Replacement
2017 Convert Tennis Courts to Post Tension
2018 Bleachers
2018 Synthetic Turf
2018 Track Repairs
2018 Bathroom partitions,countertops, and flooring
2019 Replace non-restricted with restricted key system
2021 HVAC controls
2021 Roofing
2021 CTE improvements
2021 Flooring
2021 Toilet partitions
2021 Exterrior walls
2021 Security cameras
2021 Generator
2021 Athletic track
2021 Sidewalks
2023 Replace boiler

Northeast Elementary

1992 8,642 SF Addition
1999 Roof Replacement
1999 Sidewalk
2001 Playground Improvements
2001 Access Road
2002 1,540 SF Addition
2004 Technology Improvements
2004 Security Cameras/Radios
2004 Security Access Control
2006 Kitchen Make-up Air
2011 White Boards
2012 Site Lighting Poles
2012 Tile Replacement - Halls/Classrooms
2013 Playfield Replacement
2014 Clock System
2015 Fire Alarm System Replacement
2015 Boiler, Chiller, and Controls Upgrade
2017 Window Replacement-Multiple Areas
2018 Bathrooms-Partitions, Countertops, & Flooring
2019 Generator replacement
2019 Caulk, repair exterior wall
2019 Replace all old casework
2019 Replace cafeteria, gym, and restroom flooring
2019 Replace carpet
2019 Fix gutter and downspout drainage
2019 Replace non-restricted with restricted key system
2019 Replace original panel and transformers
2019 Sand and paint exterior doors
2021 Furniture
2021 Security cameras

Northridge Elementary

1996 Playground Improvements
1997 Air Conditioning
2000 Carpet Replacement
2004 3,590 SF Addition
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 Playground Improvements
2011 Sidewalk/Bridge
2013 Stage Partition
2014 Cafeteria Flooring
2014 Resurface Gymnasium Floor
2018 Fire Alarm Devices
2019 Flooring
2019 Bathroom partitions
2021 Security cameras
2021 Furniture

Operations & Maintenance East Facility

2019 Replace outside gas piping
2019 Replace furnace units
2019 Replace AC units
2021 HVAC
2021 Electrical service & distribution
2021 Plumbing fixtures
2021 Flooring
2021 ADA compliance

Parker Joint Use Facility

1993 Addition/Remodel
2003 Addition/Remodel
2014 Partial Roof Replacement
2023 RTU replacement

Pine Grove Elementary

2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Controls
2006 Carpet Replacement
2010 3,996 SF Addition
2018 Mobile Ramp
2021 HVAC systems
2021 Flooring
2021 Security cameras
2021 Exterior walls
2021 Toilet partitions
2024 HVAC Package B

Pine Lane Intermediate

1992 1,980 SF Addition
1998 1,874 SF Addition
2003 HVAC Improvements
2004 Intercom
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 Playground Imrovements
2005 Elevator
2010 Roof Replacement
2013 Daylighting Enhancement
2014 Carpet
2016 Switchgear, panels, transformers
2016 Roof Replacement (1 Section)
2019 Interior doors and doorframes
2019 Restricted key system
2021 HVAC systems and controls
2021 Roofing
2021 Fire alarms
2021 Exterior walls
2021 Generators
2021 Security cameras
2021 Sidewalks
2021 Asphalt
2021 Flooring
2021 Fixed casework
2021 SPED calming rooms, MDF rooms
2021 Exterior doors
2021 Toilet partitions
2021 Irrigation
2024 SPED Room Renovation
2024 HVAC Package C

Pine Lane Primary

1994 Roof Replacement
1996 Connect to Public Water
1996 Playground Improvements
1996 Carpet Replacement
1998 Playground Improvements
2001 Bus Loop Improvements
2003 6,951 SF Addition
2004 Technology Improvements
2004 Security Improvements
2006 Parking Lot Improvements
2010 Roof Replacement
2012 Carpet Replacement
2012 Carpet Replacement - Mobile
2013 Restroom Remodel
2016 Electrical Switchgear, Transformers, & Panel Replacement
2024 Sewer Line Replacement

Pioneer Elementary

2005 Security Access Control
2006 Parking Lot Improvements
2008 Carpet Replacement
2011 Restroom Flooring Replacement
2014 Clock System
2014 Roof Repair
2014 Restroom Flooring
2014 Fire Alarm System Replacement
2019 Upgrade controls
2019 Replace roof top units
2019 Replace generator and associated equipment
2019 Replace original carpeting in gym
2019 Furniture
2019 Upgrade and replace exhaust fans
2019 Recaulk and reseal exterior CMU wall
2019 Replace kitchen flooring
2019 Replace hot water storage tank
2019 Replace unrestricted with restricted key system
2019 Repair and replace areas of sidewalk
2021 Security systems
2021 Irrigation system

Ponderosa High School cont.

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-Classroon
2013 ADA Compliance
2014 Resurface Turf Field
2014 Autoshop Expansion
2014 Intercom
2014 Hallway/Classroom Flooring
2014 Roof Replacement
2015 Electrical Switchgear and Panel Board Replacement
2015 Track Replacement
2016 Boiler and Condensing Units
2017 ADA Modifications in Auditorium
2017 Theater Lighting System Processor
2017 Addition of Dust Collector
2018 Post Tension Tennis Courts
2018 Theater Strand Lighting
2019 Air distribution system
2019 Auxiliary equipment
2019 Boiler replacement
2019 Change-over distribution system
2019 Retest and recommission air and water systems
2019 Furniture
2019 Replace ballasted with fully adhered roof
2019 Evaluate and redesign terminal self contained units
2019 Upgrade controls
2019 Replace band area roof top unit
2019 Install new gas supply lines for kitchen
2019 Replace toilet partitions
2019 Replace main gym bleachers
2019 Replace carpet, VCT, and tile flooring throughout building
2019 Upgrade glycol distribution systems
2019 Upgrade hot water distribution
2019 Replace insulation
2019 Renovate kitchen
2019 Replace irrigation controllers
2019 Upgrade lavatory to autosensor
2019 Evaluate and redesign package units
2019 Renovate elevators
2021 Fire alarm system
2021 Security cameras
2021 CTE improvements
2023 Bleachers
2024 Gymnasium Scoreboards
2024 HVAC Package A

Plum Creek Academy

1997 Boiler
1998 Air Conditioning
1999 Roof
2001 Water Tap
2003 Addition
2008 Roof Repairs
2009 Carpet
2021 Security cameras

Prairie Crossing Elementary

2001 New Construction
2004 Technology Improvements
2004 Security Improvements
2012 Carpet Replacement - Mobile
2018 Carpet Replacement
2018 Bathrooms renovation
2019 Upgrade control system
2019 Generator replacement
2019 Upgrade fire alarm system
2019 Replace kitchen flooring
2019 Restricted key system
2019 Paint metal roof
2019 Repair/replace sections of sidewalk
2019 Replace roof
2021 Security cameras
2021 Exterior walls and closures
2021 Skylights
2024 Boiler
2024 HVAC Package A

Ranch View Middle School

1997 New Construction
2004 Technology Improvements
2004 Security Access Control
2004 Security Cameras/Radios
2007 Security Kiosk
2013 Resand Gymnasium Floor
2014 Domestic Hot Water System
2017 Replace Fire Alarm System
2017 Folding Partition Wall at Pods
2017 SPED Calming Room
2018 Cooling Tower
2018 SPED Calming Room
2019 Replace clock system
2019 Upgrade control system
2019 Furniture
2019 Recaulk exterior wall control joints
2019 Replace restroom toilet partitions
2019 Replace kitchen and hallway flooring
2019 Replace unrestricted with restricted key system
2019 Replace ballasted with fully adhered roof
2019 Repair and paint exterior doors
2021 Security cameras
2024 HVAC Package A

Redstone Elementary

2005 New Construction
2013 Carpet Replacement - Mobile
2017 Replace Entry Walk-Off Carpet
2021 HVAC controls
2021 Fire system
2021 Restroom sink and countertops
2021 Plumbing fixtures
2021 Roofing
2023 Kitchen hood replacement

Redstone Elementary cont.

2021 Furniture
2021 Security cameras

Renaissance Elementary

2006 New Construction
2012 Restroom Countertops
2021 Fire alarm system
2021 Security cameras

Rock Canyon High School

2003 New Construction
2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvements
2007 Security Kiosk
2010 28,249 SF Addition
2010 Clearstory Windows
2013 Track Replacement
2014 Resurface Turf Field
2014 Intercom and Paging System Replacement
2018 Landscaping
2019 Upgrade control system
2019 SPED calming room(s)
2021 CTE improvements
2021 Fire alarm system
2021 Roofing
2021 Site improvements, asphalt
2021 Exterior walls and closures
2021 Security cameras
2023 RTU replacement
2024 Gym Floor Refinish

Rock Ridge Elementary

1995 Parking Lot Improvements
1996 Parking Lot Improvements
1997 Air Conditioning
2000 Playground Improvements
2001 Playground Improvements
2003 Carpet Replacement
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2005 3,000 SF Addition
2012 Parking Lot/Playground Paving
2013 Carpet Replacement - Mobile
2014 Fence
2014 Cafeteria Flooring
2017 Replace Entry Walk-Off Carpet
2019 Furniture
2021 HVAC systems and controls
2021 Roofing
2021 Electrical service and distribution
2021 Fire alarm system
2021 Fixed casework
2021 SPED calming rooms
2021 Plumbing systems and fixtures
2021 Security cameras
2021 Generator(s)
2021 Clocks and program systems
2021 Flooring
2021 Exterior concrete ramps

Rocky Heights Middle School

2003 New Construction
2004 Security Cameras/Radios
2004 Technology Improvements
2004 Security Access Control
2007 Security Kiosk
2010 Drainage
2012 Drainage
2014 Clock System
2017 Addition of Secured Folding Partition Wall
2021 HVAC systems and controls
2021 Fire alarm system
2021 Flooring
2021 Site improvements, asphalt
2021 Toilet partitions
2021 Restroom sinks and countertops
2021 Security cameras
2021 Exterior walls and closures
2024 Rental Fields Fence

Roxborough Intermediate

2008 New Construction
2018 Movement Issues
2019 Elevator modernization
2021 Sidewalks
2021 Security cameras
2021 Furniture
2024 HVAC Package B

Roxborough Primary

2000 Playground Improvements
2001 Parking Lot Improvements
2002 Generator
2004 Carpet Replacement
2004 Intercom
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2010 1,000 SF Addition
2013 Kitchen Floor Repair
2017 Replace Entry Walk-Off Carpet
2021 Security cameras
2021 Furniture
2024 HVAC Package B

Saddle Ranch Elementary

1999 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2013 Flooring Replacement
2014 Clock System
2016 Boiler Replacement (2)
2019 Replace chiller and cooling tower
2019 Generator replacement
2019 Caulk, seal, repair exterior wall
2019 Storefront window/skylight
2019 Furniture
2019 Upgrade fire alarm system
2019 Art room countertops
2019 Replace irrigation controllers and sprinkler heads
2019 Replace roof
2019 Recplace door hardware, install restricted key system
2021 Security cameras

Sage Canyon Elementary

2010 New Construction
2014 Repair to Handicap Ramp
2018 Window Tinting
2019 Elevator modernization
2021 Security cameras
2024 Electrical Assessment

Sagewood Middle School

2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvement
2006 HVAC Upgrade
2010 Track Resurface
2015 Fire Alarm System Replacement
2016 Domestic Hot Water System
2017 Folding Partition Wall
2017 Window Glazing in Commons Area
2018 Window Tinting
2019 Cooling tower
2019 Control System
2019 Generator Replacement
2019 Caulk exterior wall, crack repair
2019 Gym bleachers
2019 Roof replacement
2019 Flooring
2019 Skylight(s) replacement
2019 Door hardware (restricted system)
2019 Irrigation system upgrade
2019 Furniture
2021 Security cameras
2024 Basketball Winches
2024 Bottle Fillers
2024 Sheds
2024 HVAC Package C

Sand Creek Elementary

1990 8,237 SF Addition
1999 Air Conditioning
2000 Playground Improvements
2002 Carpet Replacement
2003 Reballast
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 3,000 SF Addition
2013 Carpet Replacement - Mobile
2014 Cafeteria Flooring
2016 Restroom Countertop Replacement
2017 Replace Flooring in Restrooms
2017 Window Replacement in Multiple Areas
2017 Replace Entry Walk-Off Carpet
2021 HVAC systems and controls
2021 Electrical service and distribution
2021 Roofing
2021 Fire alarm system
2021 Exterior windows
2021 Toilet partitions
2021 Security cameras
2021 Generator(s)
2021 Exterior walls and closures
2021 Exterior concrete ramps
2021 Furniture
2021 Carpet

Sedalia Elementary

1966 Gutters/Downspouts
1992 Addition
1999 Addition
2001 Countertops/Fountains
2003 HVAC Controls
2004 Roof Replacement
2005 Carpet Replacement
2006 HVAC Upgrades
2006 Playground Improvements
2006 Roof Replacement
2011 Playfield Replacement
2012 Sanitary Improvements
2017 Window Replacement-Multiple Areas
2019 Door hardware (restricted system)
2019 Flooring
2019 Playgrounds
2021 HVAC systems and controls
2021 Security cameras

Sedalia Elementary cont.

2004 Clock Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2013 Daylighting Enhancement
2014 Fire Alarm System Replacement
2014 Resurface Gymnasium Floor
2016 Rooftop Unit Replacement (2)
2023 Makeup air unit replacement
2024 HVAC Package C

Shea Stadium

2019 Boiler
2019 Bleachers
2019 Sound system
2019 Site infrastructure
2019 Lighting

Sierra Middle School

1995 Partial Roof Replacement
1996 Heat Piping
1997 Partial Roof Replacement
2003 Bathroom Improvements
2003 Site Improvements
2004 Electrical Improvements
2004 9,000 SF Addition
2004 Clock Replacement
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2005 Partial Roof Replacement
2006 Bleachers
2006 Gym Floor
2006 Road Connection
2006 Bus Loop Improvements
2006 Lockers
2007 Bleachers
2011 Tile Replacement - Hallways
2012 Clock System Upgrade
2012 Kitchen Floor Repair
2012 Partial Roof Replacement
2013 Cooling - Gymnasiums
2014 Fence
2014 Update Water Well System
2014 Remodel Special Needs Suite
2014 Resurface Gym Floor
2014 Domestic Hot Water System Upgrade
2016 Electrical Panel Replacement
2016 Emergency Generator Replacement
2017 Replace Fire Alarm System
2017 Window Replacement-Multiple Areas
2017 Additional Lighting in Cafeteria
2018 Cafeteria Lighting
2018 Entrance Improvements
2019 Flooring replacement
2019 Door hardware (restricted key system)
2021 HVAC systems and controls
2021 Roofing
2021 Carpet
2021 Security cameras
2021 Exterior walls
2021 Toilet partitions
2023 Softball field repairs

Soaring Hawk Elementary

2004 New Construction
2004 Technology Improvements
2004 Security Cameras/Radios
2005 Security Access Control
2012 Carpet Replacement - Mobile
2014 Clock System
2019 Control system
2019 Recaulk exterior wall
2019 Fire alarm system upgrade
2019 Roof replacement
2021 Security cameras

South Ridge Elementary

1992 5,380 SF Addition
1994 Rooftop Units
1995 Mechanical Improvements
1997 Playground Improvements
1998 Drainage
2003 Rooftop Units
2003 Water Service
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2006 Roof Replacement
2006 Elevator
2012 Door Hardware Replacement
2012 Carpet Replacement
2013 Daylighting Enhancement
2014 Clock System
2014 Resurface Gymnasium Floor
2016 Roof Replacement (1 Section)
2017 ADA Restrooms
2017 Replace Handwash Basins
2018 Bathrooms-Partitions, Countertops, & Flooring
2019 Control system
2019 Roof replacement
2019 Generator replacement
2019 Caulk exterior wall
2019 Toilet partitions
2019 Casework replacement
2019 Restroom flooring
2019 Gutters & downspouts
2019 Interior doors and door frames
2019 Door hardware (restricted key system)
2019 Install seperate irrigation meter
2019 Panels and transformers
2019 Classroom partitions
2019 Furniture
2019 Refinish exterior doors
2019 Entry storefronts
2021 Security cameras
2021 ADA compliance
2021 Playgrounds
2024 HVAC Package B

Stone Mountain Elementary

2007 New Construction
2019 Elevator modernization
2021 Security cameras

Stone Canyon Outdoor Edventures

2019 Facility and site improvements
2019 Fire alarm system
2021 Base camp renovation
2021 Security cameras
2021 Challenge course
2021 Underground fire alarm
2021 Well repair

Student Support Center - Parker

2024 Parkglenn Phase 1
2024 Parkglenn Phase 2

Summit View Elementary

2000 Playground Improvements
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2005 Carpet Replacement
2008 2,684 SF Addition
2014 Cafeteria Flooring
2014 Resurface Gymnasium Floor
2018 Bathrooms-Partitions, Countertops, & Flooring
2021 Generator(s)
2021 Security cameras
2021 Flooring
2021 Restroom sinks and countertops
2021 Plumbing fixtures
2021 Toilet partitions
2021 Exterior walls and closures
2021 Exterior concrete ramps
2024 HVAC Package B

ThunderRidge High School

1998 34,368 SF Addition
2004 Artificial Turf Playfield
2004 Batting Cages
2004 Chiller
2004 Security Cameras/Radios
2004 Security Access Control
2004 Technology Improvements
2006 Clearstory Windows
2007 Resurface Tennis Courts
2007 Security Kiosk
2008 Concrete Slab Repair
2012 Replace Tile- Halls/Classrooms
2012 Resurface Track
2012 Resurface Tennis Courts
2014 Fire Alarm System Replacement
2014 Partial Roof Replacement
2014 Intercom and Paging System
2015 Tennis Court Resurfacing
2016 Turf Field Replacement
2016 Interior Door Hardware
2017 Carpet replacement
2018 Tennis Court Repairs
2018 Bathroom renovation
2018 SPED Calming Room
2019 Air distribution system
2019 Roof replacement & solar
2019 Generator replacement
2019 Flooring
2019 Toilet partitions
2019 Gym bleachers
2019 Elevator renovation
2019 Glycol distribution system
2019 Sink countertops
2019 Tennis court repair/replacement
2021 CTE improvements
2021 Security cameras
2023 Domestic water heaters
2024 HVAC Package C

Timber Trail Elementary

2003 New Construction
2004 Technology Improvements
2012 Chiller Replacement
2014 Clock System
2018 Bathroom renovation
2021 HVAC controls
2021 Roofing
2021 Fire alarms
2021 Exterior walls and closures
2021 Security cameras

Trailblazer Elementary

2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvements
2006 Parking Lot Improvements
2007 Carpet Replacement
2011 Security Door
2013 Restroom Flooring
2014 Clock System
2017 Replace Entry Walk-Off Carpet
2018 Door Hardware
2018 Roof Repair
2018 SPED Calming Room
2019 Control system
2019 Roof top units replacement
2019 Upgrade backflow
2019 Generator replacement
2019 Upgrade kitchen hood exhaust
2019 Caulk exterior wall, seal cracks
2019 Toilet partitions
2019 Flooring
2019 Roof replacement
2021 Security cameras

VALE (Venture Academy of Leadership) Campus

2022 Facility purchase
2022 Tenant finish
2023 Tenant finish
2024 Building Automation System Controls

Warehouse-Service Center (includes West Transportation Terminal)

1996 Warehouse Expansion
1996 Tran Fuel Tank Removal
2000 A/C Print Shop
2003 CSAP Processing Center
2003 Tran Carpet
2003 Asphalt Parking Lot
2003 O&M Gutter Stucco
2003 Tran Thermal Performance
2006 Warehouse Freezer Addition
2007 Parking Lot
2007 Security Gate
2009 O&M HVAC
2009 Construction Office Remodel
2012 Freezer Roof Replacement
2017 Addition of Transportation Building F
2018 Electrical Maintenance
2018 Fuel Tank Upgrade
2019 Transportation fuel tank
2019 Doors & door hardware
2019 Plumbing system & fixtures
2019 Garage door coating
2019 Replace garage door
2019 Flooring
2019 HVAC
2019 Roofing
2021 Lighting
2024 Building Automation System Controls

West Support Center

2012 Install Generator
2012 Insulat Outer Walls and Windos
2012 Office Reconfiguration
2018 RTU Replacement
2019 Asphalt & sidewalk repair
2019 Storm water drainage
2019 Roofing
2021 Elevators
2024 Boiler
2024 Building Automation System Controls

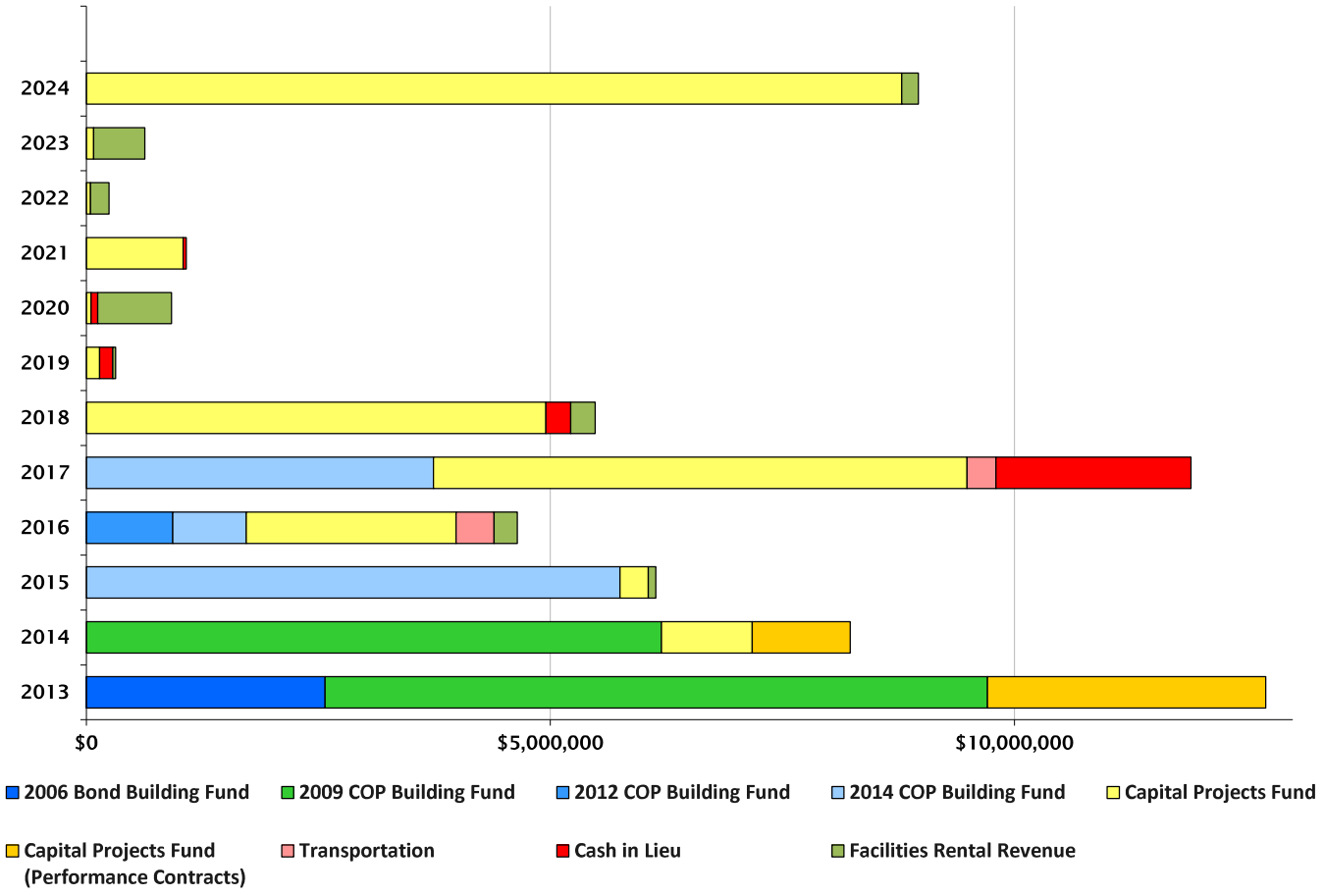
Wilcox

1989 Renovation
1994 Mechanical
1996 Renovation
2000 Renovation
2002 Data Center
2013 North Roof Replacement
2016 Additional Card Access and Cameras
2021 HVAC
2021 Electrical service and distribution
2021 Admin office repairs
2021 Fire alarm system
2021 Security cameras
2023 Renovation (Communictions and Superintendent's Office)
2023 RTU replacement

Wildcat Mountain Elementary

2004 Security Cameras/Radios
2004 Security Access/Control
2004 Technology Improvements
2006 Bus Loop Improvements
2006 Carpet Replacement
2010 Flooring Replacement
2012 Controls System Upgrade
2013 Fire Alarm Panel Replacement
2013 Resurface Playground
2014 Clock System
2019 HVAC systems and controls
2019 Cooling tower replacement
2019 Generator replacement
2019 Caulk, seal exterior wall and windows
2019 Cafeteria flooring
2019 Door hardware (restricted system)
2019 Storefront entrance
2021 Security cameras
2024 HVAC Package A

Capital Funding by Sources Other than 2018 Bond Building
2013-2024

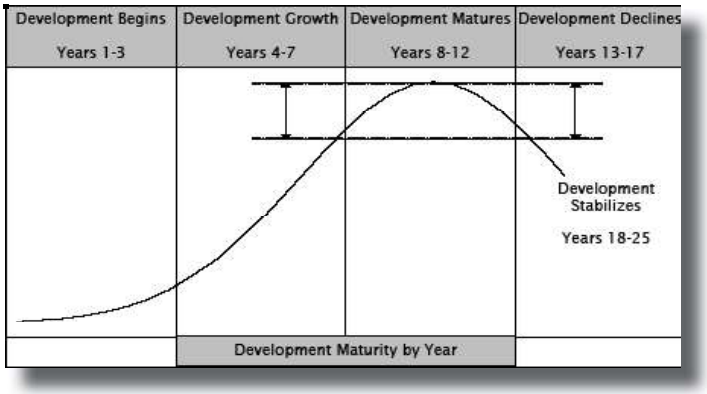


Funding Source	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total (By Funding Source)
2006 Bond Building Fund	$2,572,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,572,041
2009 COP Building Fund	$7,137,584	$6,195,979	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,333,563
2012 COP Building Fund	$0	$0	$0	$931,000	$0	$0	$0	$0	$0	$0	$0	$0	$931,000
2014 COP Building Fund	$0	$0	$5,751,380	$792,000	$3,740,000	$0	$0	$0	$0	$0	$0	$0	$10,283,380
Capital Projects Fund	$0	$979,738	$304,875	$2,263,000	$5,750,000	$4,952,070	$142,461	$49,959	$1,041,884	$44,060	$80,885	$8,786,771	$24,395,703
Capital Projects Fund (Performance Contracts)	$3,000,000	$1,055,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,055,000
Facilities Rental Revenue	$0	$0	$80,000	$250,000	$0	$265,679	$33,615	$795,696	$0	$202,318	$550,909	$178,406	$2,356,623
Transportation	$0	$0	$0	$408,000	$312,000	$0	$0	$0	$0	$0	$0	$0	$720,000
Cash in Lieu	$0	$0	$0	$0	$2,100,000	$266,500	$140,785	$72,830	$35,622	$0	$0	$0	$2,615,737
Grand Total	**$12,709,625**	**$8,230,717**	**$6,136,255**	**$4,644,000**	**$11,902,000**	**$5,484,249**	**$316,861**	**$918,485**	**$1,077,506**	**$246,378**	**$631,794**	**$8,965,177**	**$61,263,047**

Capital Funding by Other Sources than 2018 Bond Total: $61,263,047

Development Growth Cycle

The following diagram illustrates the correlation between residential housing development (certificates of occupancy) and the generation of school-age children. As neighborhoods develop and build out, there is a lag time of nearly seven to 12 years before the number of students generated at elementary, middle, and high school reaches its maximum impact in a school. As neighborhoods mature and students grow older, some families move away and neighborhoods continue their cycle of generating students again, only this time at a more consistent pace.



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

Development Impact

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

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

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

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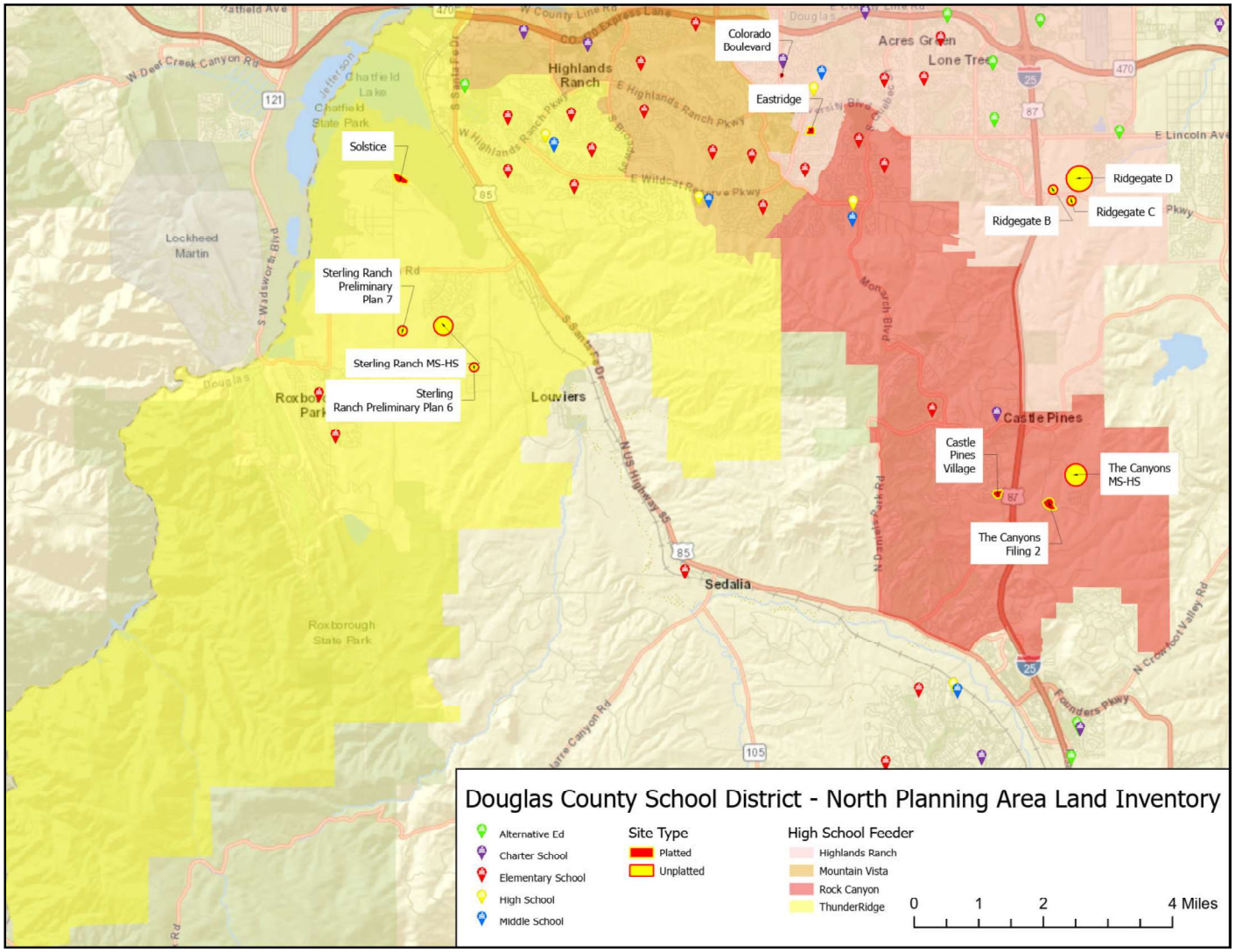
Development Summary-North Planning Area

Development	Jurisdiction	Built from 01/01/2024 to 12/31/2024
Sterling Ranch	Douglas County	683
Meridian Office Park	Douglas County	262
Hunting Hill	Douglas County	227
The Canyons	Castle Pines	140
Solstice	Douglas County	118
Ridgegate SW Village	Lone Tree	112
Canyonside	Castle Pines	74
Lagae Ranch	Castle Pines	59
Meridian International Business Center	Douglas County	24
Castle Pines Village	Douglas County	22
River Canyon	Douglas County	12

The table above summarizes the number of residential dwelling units built in the last calendar year within the North Planning Area. The North Planning Area consists of Highlands Ranch, Lone Tree, Castle Pines, Roxborough, and portions of Littleton. Data on the number of units built was collected from Douglas County Department of Community Development. Multifamily units are included in the above sums with each MF unit counted as one dwelling unit.

Land Inventory-North Planning Area

- The table and map below show dedicated land for potential future school sites in the North Planning Area.



Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
Highlands Ranch	Colorado Boulevard	Other	0.76	Unplatted
	Eastridge	Elementary	10.04	Platted
	Ridgegate B	Elementary	15.00	Unplatted
	Ridgegate C	Elementary	9.00	Unplatted
	Ridgegate D	Joint Middle High	90.00	Unplatted
Rock Canyon	Castle Pines Village	Elementary	10.10	Platted
	The Canyons Filing 2	Elementary	15.51	Platted
	The Canyons MS-HS	Joint Middle High	63.49	Unplatted
ThunderRidge	Solstice	Elementary	15.89	Platted
	Sterling Ranch MS-HS	Joint Middle-High	79.50	Unplatted
	Sterling Ranch Preliminary Plan 6	Elementary	12.00	Unplatted
	Sterling Ranch Preliminary Plan 7	Elementary	12.12	Unplatted

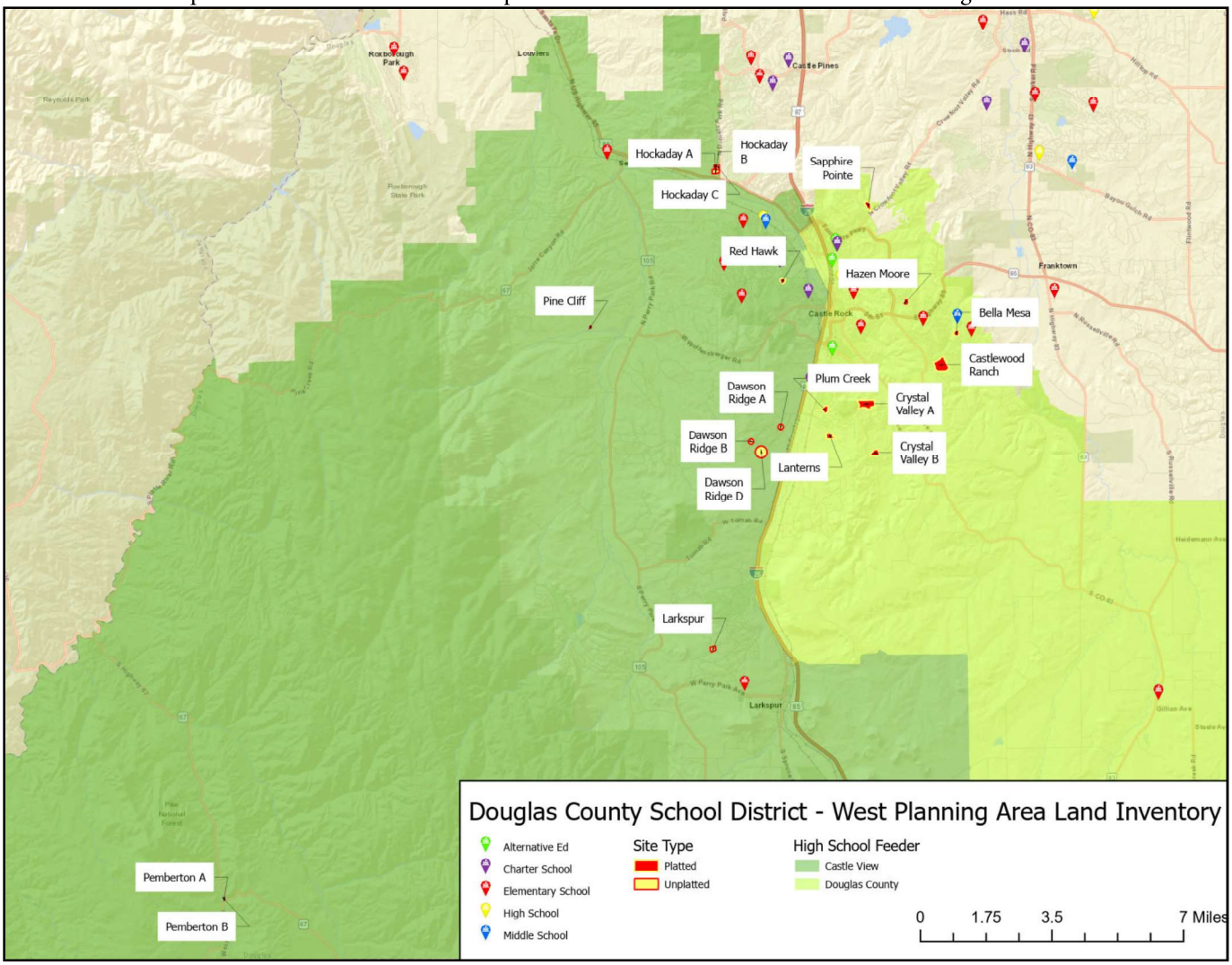
Development Summary-West Planning Area

Development	Jurisdiction	Built from 01/01/2024 to 12/31/2024
Lanterns	Castle Rock	159
Crystal Valley Ranch	Castle Rock	132
Canyons South	Douglas County	128
Heckendorf Ranch	Castle Rock	46
The Meadows	Castle Rock	35
Terrain North Basin	Castle Rock	32

- The table above summarizes the number of units built in the last calendar year within the West Planning Area. The West Planning Area consists of Castle Rock, Larkspur, Sedalia and portions of Unincorporated Douglas County. Data on the number of units built was collected from Douglas County Department of Community Development. Multifamily units are included in the above sums with each MF unit counted as one dwelling unit.

Land Inventory-West Planning Area

- The table and map below show dedicated land for potential future school sites in the West Planning Area.



Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
Castle View	Dawson Ridge A	Elementary	12.00	Unplatted
	Dawson Ridge B	Elementary	12.00	Unplatted
	Dawson Ridge D	High	60.00	Unplatted
	Hockaday A	Middle	4.72	Unplatted
	Hockaday B	Middle	13.59	Unplatted
	Hockaday C	Middle	6.69	Unplatted
	Larkspur	Elementary	10.00	Unplatted
	Pemberton A	Other	0.06	Unplatted
	Pemberton B	Other	0.12	Unplatted
	Pine Cliff	Other	1.00	Unplatted
	Red Hawk	Elementary	10.01	Platted
Douglas County	Bella Mesa	Elementary	12.26	Platted
	Castlewood Ranch	High	62.87	Platted
	Crystal Valley A	Elementary	54.87	Platted
	Crystal Valley B	Elementary	20.22	Platted
	Hazen Moore	Other	3.82	Unplatted
	Lanterns	Elementary	16.74	Platted
	Plum Creek	Elementary	10.01	Platted
	Sapphire Pointe	Elementary	28.82	Platted

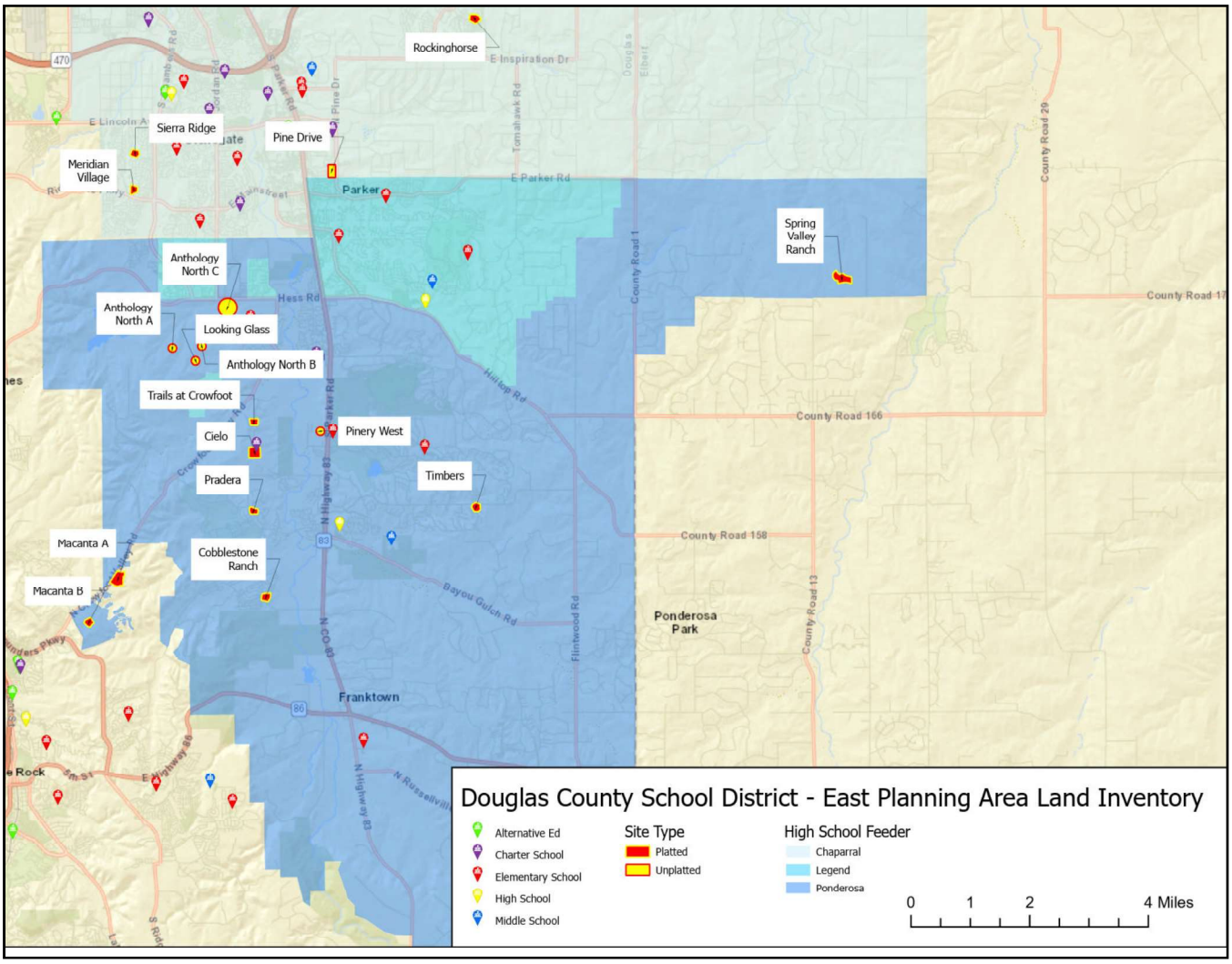
Development Summary-East Planning Area

Development	Jurisdiction	Built from 01/01/2024 to 12/31/2024
Looking Glass	Parker	211
Parker And Pine	Parker	170
Compark Village South	Parker	107
Cielo	Douglas County	103
Cottonwood Highlands	Parker	90
Rockinghorse	Aurora	75
Trails At Crowfoot	Parker	58
Sunmarke	Parker	52
Stonegate	Douglas County	48
Westcreek	Parker	28
Trails	Douglas County	25
Reata South	Douglas County	12
Tallman Gulch	Douglas County	11

- The table to the right summarizes the number of units built in the last calendar year within the East Planning Area. The East Planning Area consists of Parker, Franktown, Cherry Valley, and portions of Aurora, Elbert County, North-East Castle Rock, and Unincorporated Douglas County. Data on the number of units zoned and built was collected from Douglas County Department of Community Development. Multifamily units are included in the above sums with each MF unit counted as one dwelling unit.

Land Inventory-East Planning Area

- The table and map below show dedicated land for potential future school sites in the East Planning Area.



Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
Chaparral	Meridian Village	Elementary	10.30	Platted
	Pine Drive	PK-8	19.95	Unplatted
	Rockinghorse	Elementary	12.82	Platted
	Sierra Ridge	Elementary	10.03	Platted
Ponderosa	Anthology North A	Elementary	12.06	Unplatted
	Anthology North B	Elementary	12.96	Unplatted
	Anthology North C	Joint Middle-High	75.67	Unplatted
	Cielo	Other	22.48	Platted
	Cobblestone Ranch	Elementary	11.21	Platted
	Looking Glass	Elementary	11.83	Unplatted
	Macanta A	Middle	27.02	Platted
	Macanta B	Elementary	10.09	Platted
	Pinery West	Other	2.00	Unplatted
	Pradera	Elementary	10.01	Platted
	Spring Valley Ranch	PK-8 or Elementary	26.81	Platted
	Timbers	Elementary	10.32	Platted
	Trails at Crowfoot	Elementary	10.64	Platted

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Inflation	Estimated Total Project Cost
Acres Green Elementary	**$3,690,100**	**$369,200-$1,586,600**	**$97,644**	**$4,156,944-$9,433,644**
2025	$3,082,300	$308,400-$1,325,300	$0	$3,390,700-$7,798,300
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2029	$407,600	$40,800-$175,300	$87,634	$536,034-$1,118,934
Arrowwood Elementary	**$1,018,200**	**$101,600-$437,200**	**$72,898**	**$1,192,698-$2,648,098**
2025	$525,500	$52,500-$225,700	$0	$578,000-$1,329,200
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2029	$292,500	$29,100-$125,500	$62,888	$384,488-$802,488
Bear Canyon Elementary	**$3,718,800**	**$372,000-$1,598,300**	**$398,952**	**$4,489,752-$9,806,852**
2025	$1,484,200	$148,400-$637,600	$0	$1,632,600-$3,754,400
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$430,700	$43,000-$185,000	$44,147	$517,847-$1,133,547
2029	$1,603,700	$160,600-$689,700	$344,796	$2,109,096-$4,402,496
Buffalo Ridge Elementary	**$3,225,300**	**$322,600-$1,386,400**	**$223,985**	**$3,771,885-$8,383,585**
2025	$1,859,400	$185,900-$799,400	$0	$2,045,300-$4,704,100
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2028	$643,000	$64,400-$276,400	$101,594	$808,994-$1,728,394
2029	$522,700	$52,300-$224,600	$112,381	$687,381-$1,434,681
Castle Rock Elementary	**$1,987,200**	**$198,400-$853,300**	**$161,169**	**$2,346,769-$5,187,269**
2025	$756,000	$75,500-$324,600	$0	$831,500-$1,912,100
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$473,100	$47,300-$203,300	$48,493	$568,893-$1,245,293
2028	$303,200	$30,400-$130,400	$47,906	$381,506-$815,106
2029	$254,700	$25,200-$109,000	$54,761	$334,661-$698,361
Castle Rock Middle School	**$3,986,000**	**$398,500-$1,713,200**	**$412,685**	**$4,797,185-$10,496,385**
2025	$1,098,800	$109,700-$471,900	$0	$1,208,500-$2,779,200
2026	$266,900	$26,600-$114,700	$13,345	$306,845-$688,445
2027	$1,458,000	$146,000-$627,000	$149,445	$1,753,445-$3,838,445
2029	$1,162,300	$116,200-$499,600	$249,895	$1,528,395-$3,190,295
Castle View High School	**$7,417,500**	**$741,800-$3,189,300**	**$763,663**	**$8,922,963-$19,529,763**
2025	$1,404,300	$140,500-$603,800	$0	$1,544,800-$3,552,900
2026	$333,600	$33,300-$143,400	$16,680	$383,580-$860,580
2027	$4,214,500	$421,500-$1,812,100	$431,986	$5,067,986-$11,094,586
2029	$1,465,100	$146,500-$630,000	$314,997	$1,926,597-$4,021,697
Chaparral High School	**$4,884,800**	**$488,800-$2,099,800**	**$71,520**	**$5,445,120-$12,429,720**
2025	$4,237,200	$424,000-$1,821,500	$0	$4,661,200-$10,719,900
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$165,400	$16,600-$71,100	$16,954	$198,954-$435,454
2028	$282,000	$28,200-$121,200	$44,556	$354,756-$757,956
Cherokee Trail Elementary	**$2,173,600**	**$217,600-$934,200**	**$109,374**	**$2,500,574-$5,608,374**
2025	$1,117,700	$111,900-$480,400	$0	$1,229,600-$2,827,700
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$752,100	$75,300-$323,300	$77,090	$904,490-$1,979,890
2029	$103,600	$10,400-$44,500	$22,274	$136,274-$284,374
Cherry Valley Elementary	**$683,600**	**$68,200-$293,700**	**$55,850**	**$807,650-$1,784,950**
2025	$335,600	$33,500-$144,300	$0	$369,100-$849,000

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Inflation	Estimated Total Project Cost
Cherry Valley Elementary	**$683,600**	**$68,200-$293,700**	**$55,850**	**$807,650-$1,784,950**
2026	$66,800	$6,600-$28,600	$3,340	$76,740-$172,140
2027	$55,200	$5,500-$23,700	$5,658	$66,358-$145,258
2028	$30,500	$3,000-$13,100	$4,819	$38,319-$81,919
2029	$195,500	$19,600-$84,000	$42,033	$257,133-$536,633
Cimarron Middle School	**$1,148,500**	**$114,800-$493,700**	**$57,805**	**$1,321,105-$2,963,305**
2026	$1,146,200	$114,600-$492,800	$57,310	$1,318,110-$2,957,110
2029	$2,300	$200-$900	$495	$2,995-$6,195
Clear Sky Elementary	**$4,684,300**	**$468,500-$2,013,500**	**$691,926**	**$5,844,726-$12,542,526**
2025	$1,312,400	$131,200-$564,000	$0	$1,443,600-$3,320,000
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2029	$3,171,700	$317,300-$1,363,500	$681,916	$4,170,916-$8,706,116
Copper Mesa Elementary	**$1,857,700**	**$185,700-$798,200**	**$135,954**	**$2,179,354-$4,835,254**
2025	$1,024,100	$102,300-$439,900	$0	$1,126,400-$2,590,400
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$91,000	$9,100-$39,100	$9,328	$109,428-$239,528
2029	$542,400	$54,300-$233,200	$116,616	$713,316-$1,488,916
Cougar Run Elementary	**$3,654,600**	**$365,400-$1,570,600**	**$255,233**	**$4,275,233-$9,500,433**
2025	$1,817,300	$181,500-$780,900	$0	$1,998,800-$4,597,000
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$746,100	$74,700-$320,700	$76,475	$897,275-$1,964,075
2028	$400,300	$40,000-$172,000	$63,247	$503,547-$1,075,847
2029	$490,700	$49,200-$211,000	$105,501	$645,401-$1,347,101
Coyote Creek Elementary	**$2,794,900**	**$279,700-$1,201,100**	**$130,956**	**$3,205,556-$7,201,556**
2025	$787,200	$78,900-$338,300	$0	$866,100-$1,991,600
2026	$1,425,400	$142,600-$612,600	$71,270	$1,639,270-$3,677,270
2027	$582,300	$58,200-$250,200	$59,686	$700,186-$1,532,686
Cresthill Middle School	**$4,012,500**	**$401,500-$1,725,300**	**$155,175**	**$4,569,175-$10,306,975**
2025	$1,896,000	$189,800-$815,300	$0	$2,085,800-$4,797,100
2026	$1,176,500	$117,600-$505,800	$58,825	$1,352,925-$3,035,225
2027	$940,000	$94,100-$404,200	$96,350	$1,130,450-$2,474,650
)C Oakes Alternative High Schoo	**$607,300**	**$60,900-$261,200**	**$52,277**	**$720,477-$1,588,977**
2025	$165,400	$16,600-$71,100	$0	$182,000-$418,500
2026	$100,100	$10,000-$43,000	$5,005	$115,105-$258,205
2027	$121,300	$12,200-$52,200	$12,433	$145,933-$319,433
2028	$220,500	$22,100-$94,900	$34,839	$277,439-$592,839
DCHS Stadium	**$468,400**	**$46,500-$201,100**	**$0**	**$514,900-$1,184,400**
2025	$468,400	$46,500-$201,100	$0	$514,900-$1,184,400
Douglas County High School	**$5,772,900**	**$577,200-$2,481,200**	**$359,109**	**$6,709,209-$14,963,309**
2025	$3,126,100	$312,400-$1,343,100	$0	$3,438,500-$7,907,700
2026	$266,900	$26,600-$114,700	$13,345	$306,845-$688,445
2027	$1,474,800	$147,600-$634,100	$151,167	$1,773,567-$3,882,467
2029	$905,100	$90,600-$389,300	$194,597	$1,190,297-$2,484,697
Douglas County HS South Bldg	**$6,458,000**	**$646,000-$2,776,500**	**$613,537**	**$7,717,537-$16,952,037**
2025	$2,323,000	$232,500-$998,600	$0	$2,555,500-$5,877,100
2026	$266,900	$26,600-$114,700	$13,345	$306,845-$688,445
2027	$1,778,000	$177,900-$764,500	$182,245	$2,138,145-$4,680,645
2028	$551,300	$55,100-$237,000	$87,105	$693,505-$1,481,805

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Inflation	Estimated Total Project Cost
Douglas County HS South Bldg	**$6,458,000**	**$646,000-$2,776,500**	**$613,537**	**$7,717,537-$16,952,037**
2025	$2,323,000	$232,500-$998,600	$0	$2,555,500-$5,877,100
2026	$266,900	$26,600-$114,700	$13,345	$306,845-$688,445
2027	$1,778,000	$177,900-$764,500	$182,245	$2,138,145-$4,680,645
2028	$551,300	$55,100-$237,000	$87,105	$693,505-$1,481,805
2029	$1,538,800	$153,900-$661,700	$330,842	$2,023,542-$4,224,042
Eagle Ridge Elementary	**$1,927,300**	**$192,900-$828,600**	**$186,790**	**$2,306,990-$5,062,890**
2025	$679,500	$68,100-$292,300	$0	$747,600-$1,719,400
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$430,700	$43,000-$185,000	$44,147	$517,847-$1,133,547
2029	$616,900	$61,800-$265,300	$132,634	$811,334-$1,693,534
Early Childhood Center-CR	**$797,000**	**$79,600-$342,700**	**$50,208**	**$926,808-$2,066,508**
2025	$255,900	$25,500-$110,000	$0	$281,400-$647,300
2026	$100,100	$10,000-$43,000	$5,005	$115,105-$258,205
2027	$441,000	$44,100-$189,700	$45,203	$530,303-$1,161,003
Eldorado Elementary	**$1,170,700**	**$116,900-$502,700**	**$57,640**	**$1,345,240-$3,018,640**
2025	$542,700	$54,000-$232,700	$0	$596,700-$1,372,100
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$394,200	$39,500-$169,500	$40,406	$474,106-$1,037,806
2029	$33,600	$3,400-$14,500	$7,224	$44,224-$92,324
Flagstone Elementary	**$1,984,600**	**$198,500-$853,000**	**$106,798**	**$2,289,898-$5,127,498**
2025	$1,270,700	$127,100-$546,300	$0	$1,397,800-$3,214,800
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$121,400	$12,100-$52,100	$12,444	$145,944-$319,444
2029	$392,300	$39,300-$168,600	$84,345	$515,945-$1,076,845
Fox Creek Elementary	**$2,815,100**	**$281,800-$1,210,000**	**$212,790**	**$3,309,690-$7,334,790**
2025	$569,600	$57,000-$244,800	$0	$626,600-$1,441,000
2026	$879,500	$88,000-$378,000	$43,975	$1,011,475-$2,268,975
2027	$1,110,000	$111,000-$477,000	$113,775	$1,334,775-$2,921,775
2029	$256,000	$25,800-$110,200	$55,040	$336,840-$703,040
Franktown Elementary	**$3,070,900**	**$307,000-$1,320,000**	**$147,008**	**$3,524,908-$7,915,808**
2025	$2,233,500	$223,400-$960,300	$0	$2,456,900-$5,650,700
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2029	$637,200	$63,600-$273,700	$136,998	$837,798-$1,748,698
Frontier Valley Elementary	**$1,240,500**	**$124,100-$533,100**	**$45,269**	**$1,409,869-$3,183,469**
2025	$778,400	$77,800-$334,400	$0	$856,200-$1,969,000
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$110,300	$11,100-$47,500	$11,306	$132,706-$290,506
2028	$151,600	$15,200-$65,200	$23,953	$190,753-$407,553
Gold Rush Elementary	**$4,451,000**	**$445,300-$1,913,300**	**$671,651**	**$5,567,951-$11,932,251**
2025	$1,080,000	$107,900-$463,900	$0	$1,187,900-$2,731,800
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$178,500	$17,900-$76,800	$18,296	$214,696-$469,996
2029	$2,992,300	$299,500-$1,286,600	$643,345	$3,935,145-$8,214,045
Halftime Help Stadium	**$531,600**	**$52,900-$228,100**	**$0**	**$584,500-$1,344,200**
2025	$531,600	$52,900-$228,100	$0	$584,500-$1,344,200
Heritage Elementary	**$1,856,400**	**$185,700-$797,700**	**$174,159**	**$2,216,259-$4,870,359**
2025	$470,200	$47,000-$201,900	$0	$517,200-$1,189,300

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Inflation	Estimated Total Project Cost
Heritage Elementary	**$1,856,400**	**$185,700-$797,700**	**$174,159**	**$2,216,259-$4,870,359**
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$623,100	$62,300-$267,800	$63,868	$749,268-$1,640,168
2028	$363,900	$36,400-$156,400	$57,496	$457,796-$978,096
2029	$199,000	$20,000-$85,600	$42,785	$261,785-$546,385
Highlands Ranch High School	**$7,214,700**	**$721,300-$3,101,800**	**$289,220**	**$8,225,220-$18,541,720**
2025	$5,550,000	$554,800-$2,385,900	$0	$6,104,800-$14,040,700
2026	$333,600	$33,300-$143,400	$16,680	$383,580-$860,580
2027	$121,300	$12,200-$52,200	$12,433	$145,933-$319,433
2029	$1,209,800	$121,000-$520,300	$260,107	$1,590,907-$3,321,007
Iron Horse Elementary	**$2,772,600**	**$276,900-$1,191,300**	**$437,134**	**$3,486,634-$7,450,534**
2025	$489,300	$48,600-$209,900	$0	$537,900-$1,237,100
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2028	$363,900	$36,400-$156,400	$57,496	$457,796-$978,096
2029	$1,719,200	$171,900-$739,000	$369,628	$2,260,728-$4,718,928
Joint Service Center (Parker)	**$1,368,400**	**$136,800-$588,000**	**$14,934**	**$1,520,134-$3,476,534**
2025	$1,222,700	$122,200-$525,400	$0	$1,344,900-$3,093,000
2027	$145,700	$14,600-$62,600	$14,934	$175,234-$383,534
Larkspur Elementary	**$2,879,700**	**$288,500-$1,238,000**	**$25,557**	**$3,193,757-$7,311,457**
2025	$2,514,100	$251,800-$1,080,800	$0	$2,765,900-$6,360,800
2026	$321,500	$32,200-$138,200	$16,075	$369,775-$829,475
2029	$44,100	$4,500-$19,000	$9,482	$58,082-$121,182
Legacy Campus	**$8,321,300**	**$832,300-$3,578,200**	**$0**	**$9,153,600-$21,053,100**
2025	$8,321,300	$832,300-$3,578,200	$0	$9,153,600-$21,053,100
Legacy Point Elementary	**$1,886,700**	**$188,300-$810,700**	**$157,927**	**$2,232,927-$4,930,327**
2025	$950,900	$94,700-$408,600	$0	$1,045,600-$2,405,100
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$91,000	$9,100-$39,100	$9,328	$109,428-$239,528
2029	$644,600	$64,500-$277,000	$138,589	$847,689-$1,769,289
Legend High School	**$10,864,400**	**$1,086,600-$4,671,300**	**$1,621,096**	**$13,572,096-$29,107,796**
2025	$3,068,400	$306,900-$1,319,100	$0	$3,375,300-$7,762,800
2026	$333,600	$33,300-$143,400	$16,680	$383,580-$860,580
2029	$7,462,400	$746,400-$3,208,800	$1,604,416	$9,813,216-$20,484,416
Lone Tree Elementary	**$2,938,100**	**$293,300-$1,262,000**	**$145,560**	**$3,376,960-$7,577,060**
2025	$1,882,300	$188,100-$808,800	$0	$2,070,400-$4,761,500
2026	$250,600	$24,900-$107,500	$12,530	$288,030-$646,130
2028	$703,300	$70,100-$301,900	$111,121	$884,521-$1,889,721
2029	$101,900	$10,200-$43,800	$21,909	$134,009-$279,709
Mammoth Heights Elementary	**$3,383,900**	**$338,100-$1,454,100**	**$458,843**	**$4,180,843-$9,018,843**
2025	$646,600	$64,700-$277,800	$0	$711,300-$1,635,700
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2028	$1,695,500	$169,400-$728,700	$267,889	$2,132,789-$4,556,989
2029	$841,600	$84,000-$361,600	$180,944	$1,106,544-$2,309,744
Meadow View Elementary	**$948,200**	**$94,700-$407,400**	**$12,848**	**$1,055,748-$2,411,348**
2025	$734,800	$73,400-$315,800	$0	$808,200-$1,858,800
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2029	$13,200	$1,300-$5,600	$2,838	$17,338-$36,138

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Inflation	Estimated Total Project Cost
Mesa Middle School	**$5,089,200**	**$508,900-$2,187,900**	**$710,655**	**$6,308,755-$13,585,855**
2025	$1,579,000	$158,000-$678,800	$0	$1,737,000-$3,994,800
2026	$266,900	$26,600-$114,700	$13,345	$306,845-$688,445
2029	$3,243,300	$324,300-$1,394,400	$697,310	$4,264,910-$8,902,610
Mountain Ridge Middle School	**$5,952,300**	**$595,100-$2,559,200**	**$402,019**	**$6,949,419-$15,460,919**
2025	$3,830,000	$382,900-$1,646,800	$0	$4,212,900-$9,689,700
2026	$266,900	$26,600-$114,700	$13,345	$306,845-$688,445
2027	$91,000	$9,100-$39,100	$9,328	$109,428-$239,528
2029	$1,764,400	$176,500-$758,600	$379,346	$2,320,246-$4,843,246
Mountain View Elementary	**$3,676,200**	**$367,700-$1,580,300**	**$351,559**	**$4,395,459-$9,651,959**
2025	$1,887,400	$188,800-$811,300	$0	$2,076,200-$4,774,900
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2029	$1,588,600	$158,900-$683,000	$341,549	$2,089,049-$4,360,649
Mountain Vista High School	**$5,759,300**	**$575,800-$2,475,800**	**$174,315**	**$6,509,415-$14,744,515**
2025	$3,931,200	$393,100-$1,689,900	$0	$4,324,300-$9,945,400
2026	$348,300	$34,800-$149,800	$17,415	$400,515-$898,615
2027	$1,433,400	$143,300-$616,200	$146,924	$1,723,624-$3,773,224
2029	$46,400	$4,600-$19,900	$9,976	$60,976-$127,276
Northeast Elementary	**$3,045,100**	**$304,300-$1,308,600**	**$172,686**	**$3,522,086-$7,875,786**
2025	$1,862,900	$186,100-$800,400	$0	$2,049,000-$4,712,300
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$430,700	$43,000-$185,000	$44,147	$517,847-$1,133,547
2029	$551,300	$55,200-$237,200	$118,530	$725,030-$1,513,530
Northridge Elementary	**$2,562,900**	**$256,300-$1,101,600**	**$190,146**	**$3,009,346-$6,673,846**
2025	$947,200	$94,700-$407,000	$0	$1,041,900-$2,396,100
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$1,102,500	$110,300-$474,100	$113,006	$1,325,806-$2,902,406
2028	$2,900	$200-$1,200	$458	$3,558-$7,658
2029	$310,100	$31,100-$133,300	$66,672	$407,872-$851,272
Nutrition/Food Services Warehouse Service Center/Security (Castle Rock - Bldg. E)	**$1,030,900**	**$102,900-$442,600**	**$51,524**	**$1,185,324-$2,658,824**
2025	$704,800	$70,300-$302,500	$0	$775,100-$1,782,400
2028	$326,100	$32,600-$140,100	$51,524	$410,224-$876,424
Operations & Maintenance East Facility (Franktown)	**$2,378,300**	**$238,000-$1,022,000**	**$37,300**	**$2,653,600-$6,053,900**
2025	$2,014,400	$201,400-$865,400	$0	$2,215,800-$5,095,600
2027	$363,900	$36,600-$156,600	$37,300	$437,800-$958,300
Operations & Maintenance West Facility (Castle Rock - Bldg. A)	**$367,200**	**$36,400-$157,500**	**$40,687**	**$444,287-$968,987**
2025	$105,800	$10,300-$45,200	$0	$116,100-$267,100
2027	$137,900	$13,700-$59,200	$14,135	$165,735-$362,835
2029	$123,500	$12,400-$53,100	$26,553	$162,453-$339,053
Pine Grove Elementary	**$2,161,700**	**$216,200-$928,800**	**$130,893**	**$2,508,793-$5,599,293**
2025	$503,400	$50,400-$216,300	$0	$553,800-$1,273,500
2026	$970,500	$97,100-$417,100	$48,525	$1,116,125-$2,503,725

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Inflation	Estimated Total Project Cost
Pine Grove Elementary	**$2,161,700**	**$216,200-$928,800**	**$130,893**	**$2,508,793-$5,599,293**
2027	$582,300	$58,200-$250,200	$59,686	$700,186-$1,532,686
2029	$105,500	$10,500-$45,200	$22,683	$138,683-$289,383
Pine Lane Intermediate (N)	**$2,178,600**	**$218,000-$936,400**	**$14,977**	**$2,411,577-$5,526,577**
2025	$1,955,300	$195,600-$840,400	$0	$2,150,900-$4,946,600
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2029	$23,100	$2,400-$10,000	$4,967	$30,467-$63,567
Pine Lane Primary (S)	**$3,726,000**	**$372,500-$1,601,600**	**$50,559**	**$4,149,059-$9,476,659**
2025	$3,337,200	$333,600-$1,434,500	$0	$3,670,800-$8,442,500
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2029	$188,600	$18,900-$81,100	$40,549	$248,049-$517,749
Pioneer Elementary	**$2,725,800**	**$272,400-$1,171,600**	**$198,041**	**$3,196,241-$7,093,641**
2025	$1,479,800	$147,800-$636,200	$0	$1,627,600-$3,743,600
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2028	$645,900	$64,600-$277,600	$102,052	$812,552-$1,736,052
2029	$399,900	$40,000-$171,800	$85,979	$525,879-$1,097,579
Plum Creek Academy	**$548,900**	**$54,900-$236,000**	**$5,005**	**$608,805-$1,393,705**
2025	$448,800	$44,900-$193,000	$0	$493,700-$1,135,500
2026	$100,100	$10,000-$43,000	$5,005	$115,105-$258,205
Ponderosa High School	**$6,638,200**	**$663,900-$2,854,200**	**$157,217**	**$7,459,317-$16,951,717**
2025	$5,524,000	$552,500-$2,375,200	$0	$6,076,500-$13,975,700
2026	$333,600	$33,300-$143,400	$16,680	$383,580-$860,580
2027	$242,600	$24,300-$104,300	$24,867	$291,767-$638,667
2029	$538,000	$53,800-$231,300	$115,670	$707,470-$1,476,770
Prairie Crossing Elementary	**$1,371,500**	**$137,000-$589,100**	**$43,926**	**$1,552,426-$3,513,026**
2025	$854,900	$85,300-$367,100	$0	$940,200-$2,162,200
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$303,200	$30,400-$130,400	$31,078	$364,678-$798,278
2029	$13,200	$1,300-$5,600	$2,838	$17,338-$36,138
Ranch View Middle School	**$3,128,500**	**$312,400-$1,343,800**	**$114,159**	**$3,555,059-$8,027,359**
2025	$2,392,700	$239,000-$1,027,700	$0	$2,631,700-$6,052,100
2026	$266,900	$26,600-$114,700	$13,345	$306,845-$688,445
2029	$468,900	$46,800-$201,400	$100,814	$616,514-$1,286,814
Redstone Elementary	**$1,707,500**	**$170,400-$733,400**	**$62,682**	**$1,940,582-$4,381,482**
2025	$1,214,700	$121,000-$521,500	$0	$1,335,700-$3,071,900
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$91,000	$9,100-$39,100	$9,328	$109,428-$239,528
2029	$201,600	$20,300-$86,800	$43,344	$265,244-$553,644
Renaissance Elementary Magnet School	**$3,444,600**	**$344,400-$1,480,600**	**$341,287**	**$4,130,287-$9,055,487**
2025	$41,300	$4,100-$17,700	$0	$45,400-$104,400
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$3,176,800	$317,700-$1,365,700	$325,622	$3,820,122-$8,362,622
2029	$26,300	$2,600-$11,200	$5,655	$34,555-$72,055
Rock Canyon High School	**$6,852,900**	**$708,600-$3,046,900**	**$150,170**	**$7,711,670-$17,611,470**
2025	$5,850,800	$608,400-$2,616,000	$0	$6,459,200-$14,926,000
2026	$333,600	$33,300-$143,400	$16,680	$383,580-$860,580
2027	$91,000	$9,100-$39,100	$9,328	$109,428-$239,528

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Inflation	Estimated Total Project Cost
Rock Canyon High School	**$6,852,900**	**$708,600-$3,046,900**	**$150,170**	**$7,711,670-$17,611,470**
2029	$577,500	$57,800-$248,400	$124,163	$759,463-$1,585,363
Rock Ridge Elementary	**$1,536,100**	**$153,600-$660,200**	**$109,286**	**$1,798,986-$3,995,286**
2025	$568,400	$56,800-$244,300	$0	$625,200-$1,437,900
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$430,700	$43,000-$185,000	$44,147	$517,847-$1,133,547
2028	$303,200	$30,400-$130,400	$47,906	$381,506-$815,106
2029	$33,600	$3,400-$14,500	$7,224	$44,224-$92,324
Rocky Heights Middle School	**$5,297,400**	**$529,500-$2,277,600**	**$391,978**	**$6,218,878-$13,793,878**
2025	$3,221,800	$321,900-$1,385,200	$0	$3,543,700-$8,150,700
2026	$266,900	$26,600-$114,700	$13,345	$306,845-$688,445
2027	$91,000	$9,100-$39,100	$9,328	$109,428-$239,528
2029	$1,717,700	$171,900-$738,600	$369,306	$2,258,906-$4,715,206
Roxborough Intermediate	**$4,239,600**	**$423,900-$1,822,200**	**$650,431**	**$5,313,931-$11,375,731**
2025	$1,060,700	$105,900-$455,600	$0	$1,166,600-$2,682,900
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2029	$2,978,700	$298,000-$1,280,600	$640,421	$3,917,121-$8,176,421
Roxborough Primary	**$2,572,300**	**$257,100-$1,105,300**	**$87,473**	**$2,916,873-$6,594,473**
2025	$1,311,700	$131,100-$563,700	$0	$1,442,800-$3,318,200
2026	$818,800	$81,900-$351,900	$40,940	$941,640-$2,112,340
2027	$430,700	$43,000-$185,000	$44,147	$517,847-$1,133,547
2029	$11,100	$1,100-$4,700	$2,387	$14,587-$30,387
Saddle Ranch Elementary	**$1,044,600**	**$104,400-$448,600**	**$45,897**	**$1,194,897-$2,688,097**
2025	$506,700	$50,500-$217,500	$0	$557,200-$1,281,400
2026	$365,600	$36,600-$157,100	$18,280	$420,480-$943,180
2028	$165,400	$16,600-$71,100	$26,133	$208,133-$444,633
2029	$6,900	$700-$2,900	$1,484	$9,084-$18,884
Sage Canyon Elementary	**$879,400**	**$88,000-$378,000**	**$10,010**	**$977,410-$2,234,810**
2025	$679,200	$68,000-$292,000	$0	$747,200-$1,718,400
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
Sagewood Middle School	**$1,875,800**	**$187,400-$806,000**	**$13,345**	**$2,076,545-$4,758,345**
2025	$1,608,900	$160,800-$691,300	$0	$1,769,700-$4,069,900
2026	$266,900	$26,600-$114,700	$13,345	$306,845-$688,445
Sand Creek Elementary	**$1,265,400**	**$126,700-$543,900**	**$70,349**	**$1,462,449-$3,271,749**
2025	$640,700	$64,100-$275,300	$0	$704,800-$1,620,800
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$121,300	$12,200-$52,200	$12,433	$145,933-$319,433
2028	$303,200	$30,400-$130,400	$47,906	$381,506-$815,106
Sedalia Elementary	**$1,672,300**	**$167,200-$718,700**	**$149,612**	**$1,989,112-$4,380,112**
2025	$584,100	$58,400-$251,000	$0	$642,500-$1,477,600
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$363,900	$36,400-$156,400	$37,300	$437,600-$957,900
2028	$182,100	$18,200-$78,300	$28,772	$229,072-$489,472
2029	$342,000	$34,200-$147,000	$73,530	$449,730-$938,730
Sierra Middle School	**$4,653,100**	**$464,900-$1,999,800**	**$165,259**	**$5,283,259-$11,936,159**
2025	$3,600,300	$359,900-$1,547,500	$0	$3,960,200-$9,108,000
2026	$266,900	$26,600-$114,700	$13,345	$306,845-$688,445
2027	$151,600	$15,200-$65,200	$15,539	$182,339-$399,139

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Inflation	Estimated Total Project Cost
Sierra Middle School	**$4,653,100**	**$464,900-$1,999,800**	**$165,259**	**$5,283,259-$11,936,159**
2029	$634,300	$63,200-$272,400	$136,375	$833,875-$1,740,575
Soaring Hawk Elementary	**$1,676,500**	**$167,600-$720,400**	**$137,738**	**$1,981,838-$4,378,738**
2025	$834,600	$83,400-$358,500	$0	$918,000-$2,111,100
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$91,000	$9,100-$39,100	$9,328	$109,428-$239,528
2029	$550,700	$55,100-$236,800	$118,401	$724,201-$1,511,701
South Ridge Elementary	**$3,239,600**	**$324,300-$1,392,800**	**$57,291**	**$3,621,191-$8,253,591**
2025	$2,726,400	$272,900-$1,172,200	$0	$2,999,300-$6,897,900
2026	$321,500	$32,200-$138,200	$16,075	$369,775-$829,475
2029	$191,700	$19,200-$82,400	$41,216	$252,116-$526,216
Stone Canyon - Bldg. 100	**$829,800**	**$140,000-$602,600**	**$41,490**	**$1,011,290-$2,443,690**
2026	$829,800	$140,000-$602,600	$41,490	$1,011,290-$2,443,690
Stone Canyon - Bldg. 102	**$399,600**	**$56,900-$245,600**	**$19,980**	**$476,480-$1,121,680**
2026	$399,600	$56,900-$245,600	$19,980	$476,480-$1,121,680
Stone Canyon - Bldg. 104	**$275,300**	**$40,700-$175,400**	**$13,765**	**$329,765-$780,465**
2026	$275,300	$40,700-$175,400	$13,765	$329,765-$780,465
Stone Canyon - Bldg. 106	**$243,500**	**$29,600-$127,500**	**$12,175**	**$285,275-$656,275**
2026	$243,500	$29,600-$127,500	$12,175	$285,275-$656,275
Stone Canyon - Bldg. 108	**$461,700**	**$55,900-$241,100**	**$23,085**	**$540,685-$1,243,485**
2026	$461,700	$55,900-$241,100	$23,085	$540,685-$1,243,485
Stone Canyon - Bldg. 110	**$255,400**	**$40,500-$172,900**	**$12,770**	**$308,670-$736,970**
2026	$255,400	$40,500-$172,900	$12,770	$308,670-$736,970
Stone Canyon - Bldg. 126 (Thunder Dome)	**$3,353,500**	**$304,400-$1,309,300**	**$167,675**	**$3,825,575-$8,488,375**
2026	$3,353,500	$304,400-$1,309,300	$167,675	$3,825,575-$8,488,375
Stone Canyon - SITE	**$7,881,100**	**$592,700-$2,548,000**	**$394,055**	**$8,867,855-$19,296,955**
2026	$7,881,100	$592,700-$2,548,000	$394,055	$8,867,855-$19,296,955
Stone Mountain Elementary	**$4,162,500**	**$416,300-$1,789,000**	**$677,768**	**$5,256,568-$11,208,068**
2025	$812,600	$81,200-$349,000	$0	$893,800-$2,055,400
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2028	$165,400	$16,600-$71,100	$26,133	$208,133-$444,633
2029	$2,984,300	$298,500-$1,282,900	$641,625	$3,924,425-$8,191,625
Student Support Services Parker	**$411,000**	**$41,100-$176,900**	**$88,365**	**$540,465-$1,128,365**
2029	$411,000	$41,100-$176,900	$88,365	$540,465-$1,128,365
Summit View Elementary	**$3,405,900**	**$340,300-$1,463,500**	**$342,902**	**$4,089,102-$8,958,502**
2025	$1,432,000	$142,900-$615,000	$0	$1,574,900-$3,621,900
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$430,700	$43,000-$185,000	$44,147	$517,847-$1,133,547
2029	$1,343,000	$134,400-$577,500	$288,745	$1,766,145-$3,686,645
Teddy Lane	**$2,001,100**	**$200,100-$860,400**	**$0**	**$2,201,200-$5,062,700**
2025	$2,001,100	$200,100-$860,400	$0	$2,201,200-$5,062,700
ThunderRidge High School	**$6,356,700**	**$635,600-$2,732,800**	**$159,906**	**$7,152,206-$16,241,706**
2025	$4,694,100	$469,400-$2,018,200	$0	$5,163,500-$11,875,800
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$1,462,400	$146,200-$628,600	$149,896	$1,758,496-$3,849,496
Timber Trail Elementary	**$2,410,400**	**$240,900-$1,036,100**	**$274,048**	**$2,925,348-$6,371,848**

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Inflation	Estimated Total Project Cost
Timber Trail Elementary	**$2,410,400**	**$240,900-$1,036,100**	**$274,048**	**$2,925,348-$6,371,848**
2025	$934,500	$93,200-$401,600	$0	$1,027,700-$2,363,800
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$91,000	$9,100-$39,100	$9,328	$109,428-$239,528
2029	$1,184,700	$118,600-$509,400	$254,711	$1,558,011-$3,252,111
Trailblazer Elementary	**$3,243,400**	**$324,100-$1,394,000**	**$255,879**	**$3,823,379-$8,460,779**
2025	$1,586,600	$158,500-$682,100	$0	$1,745,100-$4,013,800
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2028	$1,180,700	$118,100-$507,500	$186,551	$1,485,351-$3,173,551
2029	$275,900	$27,500-$118,400	$59,319	$362,719-$757,019
tation Terminal North Facility (	**$3,699,900**	**$369,800-$1,590,300**	**$7,908**	**$4,077,608-$9,367,808**
2025	$3,655,800	$365,300-$1,571,300	$0	$4,021,100-$9,248,200
2028	$27,600	$2,800-$11,900	$4,361	$34,761-$74,261
2029	$16,500	$1,700-$7,100	$3,548	$21,748-$45,348
Transportation Terminal West Facility/Construction (Castle Rock - Bldg. B)	**$2,461,800**	**$246,100-$1,058,300**	**$176,070**	**$2,883,970-$6,404,070**
2025	$1,354,400	$135,500-$582,300	$0	$1,489,900-$3,426,600
2027	$551,300	$55,100-$237,000	$56,508	$662,908-$1,451,208
2029	$556,100	$55,500-$239,000	$119,562	$731,162-$1,526,262
VALE Alternative High School	**$915,600**	**$91,700-$393,800**	**$107,081**	**$1,114,381-$2,423,781**
2025	$258,900	$25,900-$111,300	$0	$284,800-$655,000
2027	$303,200	$30,400-$130,400	$31,078	$364,678-$798,278
2029	$353,500	$35,400-$152,100	$76,003	$464,903-$970,503
West Support Center (Castle Rock)	**$1,218,400**	**$121,900-$523,900**	**$113,004**	**$1,453,304-$3,195,604**
2025	$692,800	$69,200-$297,800	$0	$762,000-$1,752,600
2029	$525,600	$52,700-$226,100	$113,004	$691,304-$1,443,004
Wilcox Building	**$4,222,600**	**$422,200-$1,814,900**	**$44,829**	**$4,689,629-$10,727,129**
2025	$3,682,700	$368,200-$1,582,900	$0	$4,050,900-$9,316,500
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2027	$339,700	$34,000-$146,000	$34,819	$408,519-$894,219
Wildcat Mountain Elementary	**$4,183,300**	**$418,200-$1,798,000**	**$450,916**	**$5,052,416-$11,033,716**
2025	$1,835,900	$183,400-$788,900	$0	$2,019,300-$4,644,100
2026	$200,200	$20,000-$86,000	$10,010	$230,210-$516,410
2028	$363,900	$36,400-$156,400	$57,496	$457,796-$978,096
2029	$1,783,300	$178,400-$766,700	$383,410	$2,345,110-$4,895,110
Grand Total	**$273,357,500**	**$27,246,100-$117,132,100**	**$18,307,278**	**$318,910,878-$709,400,478**

* The Needs by Year list shown above is inclusive of only those needs that have been estimated by year. This includes those needs identified on each individual facility profile page.

* Inflation is calculated based on the year the project has been identified for replacement in the DCSD Capital Improvement Plan

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2025-2029 Capital Needs - Includes Funded Projects and Needs

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
ADA & SPED Contingency	**$1,000,000**	**$0**	**$0**	**$1,000,000**
Untiered	$1,000,000	$0	$0	$1,000,000
Playgrounds	**$500,000**	**$0**	**$0**	**$500,000**
Untiered	$500,000	$0	$0	$500,000
Athletics	**$11,300,000**	**$1,130,000-$4,859,400**	**$565,400-$2,430,400**	**$12,995,400-$18,589,800**
2	$11,300,000	$1,130,000-$4,859,400	$565,400-$2,430,400	$12,995,400-$18,589,800
Charter Schools	**$60,468,960**	**$6,047,660-$26,002,660**	**$3,024,080-$13,002,020**	**$69,540,700-$99,473,640**
1	$18,178,020	$1,818,000-$7,816,830	$909,130-$3,908,610	$20,905,150-$29,903,460
2	$15,829,240	$1,583,270-$6,806,960	$791,670-$3,403,760	$18,204,180-$26,039,960
3	$5,766,800	$576,770-$2,479,880	$288,440-$1,240,040	$6,632,010-$9,486,720
4	$1,141,200	$114,150-$490,740	$57,070-$245,380	$1,312,420-$1,877,320
Untiered	$19,553,700	$1,955,470-$8,408,250	$977,770-$4,204,230	$22,486,940-$32,166,180
Facility Reinvestment (Neighborhood, Magnet, Alt Schools, Support Facilities)	**$259,657,600**	**$25,985,400-$111,709,700**	**$12,994,550-$55,876,565**	**$298,637,550-$427,243,865**
1	$161,069,500	$16,135,700-$69,350,300	$8,065,145-$34,680,124	$185,270,345-$265,099,924
2	$80,620,000	$8,055,400-$34,643,200	$4,031,000-$17,333,300	$92,706,400-$132,596,500
3	$15,329,600	$1,532,200-$6,585,400	$766,480-$3,295,864	$17,628,280-$25,210,864
4	$2,638,500	$262,100-$1,130,800	$131,925-$567,278	$3,032,525-$4,336,578
FF&E	**$8,536,395**	**$855,605-$3,672,105**	**$426,820-$1,835,325**	**$9,818,820-$14,043,825**
3	$8,536,395	$855,605-$3,672,105	$426,820-$1,835,325	$9,818,820-$14,043,825
New Construction	**$192,996,000**	**$0**	**$0**	**$192,996,000**
Untiered	$192,996,000	$0	$0	$192,996,000
IT	**$25,028,960**	**$0-$3,990,000**	**$0**	**$25,028,960-$29,018,960**
1	$22,522,500	$0-$3,875,000	$0	$22,522,500-$26,397,500
2	$1,732,500	$0-$75,000	$0	$1,732,500-$1,807,500
3	$773,960	$0-$40,000	$0	$773,960-$813,960
Mobiles	**$29,106,000**	**$0**	**$1,455,720-$6,258,000**	**$30,561,720-$35,364,000**
3	$29,106,000	$0	$1,455,720-$6,258,000	$30,561,720-$35,364,000
Safety & Security	**$68,556,900**	**$0**	**$3,427,870-$14,739,700**	**$71,984,770-$83,296,600**
1	$3,100,000	$0	$155,000-$666,500	$3,255,000-$3,766,500
2	$37,866,700	$0	$1,893,360-$8,141,320	$39,760,060-$46,008,020
3	$27,590,200	$0	$1,379,510-$5,931,880	$28,969,710-$33,522,080
Stone Canyon	**$13,699,900**	**$1,260,700-$5,422,400**	**$630,790-$2,712,397**	**$15,591,390-$21,834,697**
Untiered	$13,699,900	$1,260,700-$5,422,400	$630,790-$2,712,397	$15,591,390-$21,834,697
Support Fleet	**$6,775,669**	**$0**	**$271,040-$1,150,920**	**$7,046,709-$7,926,589**
1	$6,397,289	$0	$255,900-$1,086,640	$6,653,189-$7,483,929
2	$378,380	$0	$15,140-$64,280	$393,520-$442,660
Transportation	**$37,565,274**	**$0**	**$0**	**$37,565,274**
1	$37,240,274	$0	$0	$37,240,274
2	$325,000	$0	$0	$325,000
Grand Total	**$715,191,658**	**$35,279,365-$155,656,265**	**$22,796,270-$98,005,327**	**$773,267,293-$968,853,250**

2025-2029 Capital Needs - Excludes Funded Projects and Needs

	Estimated Construction Cost-2025	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
Athletics	**$1,305,000**	**$130,500-$561,200**	**$65,300-$280,700**	**$1,500,800-$2,146,900**
2	$1,305,000	$130,500-$561,200	$65,300-$280,700	$1,500,800-$2,146,900
Charter Schools	**$46,445,500**	**$4,645,090-$19,972,280**	**$2,322,670-$9,986,630**	**$53,413,260-$76,404,410**
1	$7,758,800	$775,940-$3,336,370	$388,000-$1,668,250	$8,922,740-$12,763,420
2	$12,225,000	$1,222,760-$5,257,040	$611,390-$2,628,730	$14,059,150-$20,110,770
3	$5,766,800	$576,770-$2,479,880	$288,440-$1,240,040	$6,632,010-$9,486,720
4	$1,141,200	$114,150-$490,740	$57,070-$245,380	$1,312,420-$1,877,320
Untiered	$19,553,700	$1,955,470-$8,408,250	$977,770-$4,204,230	$22,486,940-$32,166,180
Facility Reinvestment (Neighborhood, Magnet, Alt Schools, Support Facilities)	**$160,581,900**	**$16,055,400-$69,021,200**	**$8,029,095-$34,525,109**	**$184,666,395-$264,128,209**
1	$89,354,400	$8,941,000-$38,420,800	$4,467,720-$19,211,196	$102,763,120-$146,986,396
2	$53,259,400	$5,320,100-$22,884,200	$2,662,970-$11,450,771	$61,242,470-$87,594,371
3	$15,329,600	$1,532,200-$6,585,400	$766,480-$3,295,864	$17,628,280-$25,210,864
4	$2,638,500	$262,100-$1,130,800	$131,925-$567,278	$3,032,525-$4,336,578
FF&E	**$8,536,395**	**$855,605-$3,672,105**	**$426,820-$1,835,325**	**$9,818,820-$14,043,825**
3	$8,536,395	$855,605-$3,672,105	$426,820-$1,835,325	$9,818,820-$14,043,825
IT	**$5,028,960**	**$0-$3,990,000**	**$0**	**$5,028,960-$9,018,960**
1	$2,522,500	$0-$3,875,000	$0	$2,522,500-$6,397,500
2	$1,732,500	$0-$75,000	$0	$1,732,500-$1,807,500
3	$773,960	$0-$40,000	$0	$773,960-$813,960
Mobiles	**$29,106,000**	**$0**	**$1,455,720-$6,258,000**	**$30,561,720-$35,364,000**
3	$29,106,000	$0	$1,455,720-$6,258,000	$30,561,720-$35,364,000
New Construction	**$42,996,000**	**$0**	**$0**	**$42,996,000**
Untiered	$42,996,000	$0	$0	$42,996,000
Safety & Security	**$58,556,900**	**$0**	**$2,927,870-$12,589,700**	**$61,484,770-$71,146,600**
2	$30,966,700	$0	$1,548,360-$6,657,820	$32,515,060-$37,624,520
3	$27,590,200	$0	$1,379,510-$5,931,880	$28,969,710-$33,522,080
Support Fleet	**$3,388,352**	**$0**	**$135,540-$575,550**	**$3,523,892-$3,963,902**
1	$3,009,972	$0	$120,400-$511,270	$3,130,372-$3,521,242
2	$378,380	$0	$15,140-$64,280	$393,520-$442,660
Transportation	**$27,829,000**	**$0**	**$0**	**$27,829,000**
1	$27,504,000	$0	$0	$27,504,000
2	$325,000	$0	$0	$325,000
Grand Total	**$383,774,007**	**$21,686,595-$97,216,785**	**$15,363,015-$66,051,014**	**$420,823,617-$547,041,806**

Deltas Since 2024-25 Master Capital Plan - Includes Funded Projects and Needs

	2024-25 Master Capital Plan		2025-26 Master Capital Plan		2025-26 Master Capital Plan Increase/Decrease	
	Total Project Cost Estimate-Low Range	Total Project Cost Estimate-High Range	Total Project Cost Estimate-Low Range	Total Project Cost Estimate-High Range	Total Project Cost Estimate-Low Range	Total Project Cost Estimate-High Range
New Construction *(1-5, DCSD Standards)*	$294,170,000	$294,170,000	$192,996,000	$192,996,000	($101,174,000)	($101,174,000)
Facility Reinvestment *(Neighborhood, Magnet, Alt Schools, Support Facilities)*	$276,025,580	$393,660,060	$298,637,550	$427,243,865	$22,611,970	$33,583,805
Safety & Security	$67,428,240	$78,056,280	$71,984,770	$83,296,600	$4,556,530	$5,240,320
Charter Schools	$68,243,660	$97,607,060	$69,540,700	$99,473,640	$1,297,040	$1,866,580
Transportation	$47,032,214	$47,032,214	$37,565,274	$37,565,274	($9,466,940)	($9,466,940)
Mobiles	$29,106,000	$33,684,000	$30,561,720	$35,364,000	$1,455,720	$1,680,000
Stone Canyon	$24,265,640	$24,265,640	$15,591,390	$21,834,697	($8,674,250)	($2,430,943)
IT	$27,827,099	$27,827,099	$25,028,960	$29,018,960	($2,798,139)	$1,191,861
Athletics	$11,064,000	$16,582,400	$12,995,400	$18,589,800	$1,931,400	$2,007,400
FFE	$9,352,200	$13,377,000	$9,818,820	$14,043,825	$466,620	$666,825
Support Fleet	$4,992,950	$5,617,060	$7,046,709	$7,926,589	$2,053,759	$2,309,529
ADA Contingency	$550,000	$550,000	$500,000	$500,000	($50,000)	($50,000)
SPED Contingency	$550,000	$550,000	$500,000	$500,000	($50,000)	($50,000)
Playgrounds	$500,000	$500,000	$500,000	$500,000	$0	$0
Grand Total	**$861,107,583**	**$1,033,478,813**	**$773,267,293**	**$968,853,250**	**($87,840,290)**	**($64,625,563)**

2025-2029 Capital Needs - Excludes Funded Projects and Needs

	2024-25 Master Capital Plan		2025-26 Master Capital Plan		2025-26 Master Capital Plan Increase/Decrease	
	Total Project Cost Estimate-Low Range	Total Project Cost Estimate-High Range	Total Project Cost Estimate-Low Range	Total Project Cost Estimate-High Range	Total Project Cost Estimate-Low Range	Total Project Cost Estimate-High Range
New Construction *(1-5, DCSD Standards)*	$294,170,000	$294,170,000	$42,996,000	$42,996,000	($251,174,000)	($251,174,000)
Facility Reinvestment *(Neighborhood, Magnet, Alt Schools, Support Facilities)*	$276,025,580	$393,660,060	$184,666,395	$264,128,209	($91,359,185)	($129,531,852)
Safety & Security	$67,428,240	$78,056,280	$61,484,770	$71,146,600	($5,943,470)	($6,909,680)
Charter Schools	$68,243,660	$97,607,060	$53,413,260	$76,404,410	($14,830,400)	($21,202,650)
Transportation	$47,032,214	$47,032,214	$27,829,000	$27,829,000	($19,203,214)	($19,203,214)
Mobiles	$29,106,000	$33,684,000	$30,561,720	$35,364,000	$1,455,720	$1,680,000
Stone Canyon	$24,265,640	$24,265,640	$0	$0	($24,265,640)	($24,265,640)
IT	$27,827,099	$27,827,099	$5,028,960	$9,018,960	($22,798,139)	($18,808,139)
Athletics	$11,064,000	$16,582,400	$1,500,800	$2,146,900	($9,563,200)	($14,435,500)
FFE	$9,352,200	$13,377,000	$9,818,820	$14,043,825	$466,620	$666,825
Support Fleet	$4,992,950	$5,617,060	$3,523,892	$3,963,902	($1,469,058)	($1,653,158)
ADA Contingency	$550,000	$550,000	$50,000	$50,000	($500,000)	($500,000)
SPED Contingency	$550,000	$550,000	$50,000	$50,000	($500,000)	($500,000)
Playgrounds	$500,000	$500,000	$0	$0	($500,000)	($500,000)
Grand Total	**$861,107,583**	**$1,033,478,813**	**$420,923,617**	**$547,141,806**	**($440,183,966)**	**($486,337,008)**

Macanta Phase II Boundary Change and School Reassignment

Board of Education
May 27th, 2025

Douglas County School District

SCBA

School Capacity and Boundary Analysis

- **Initiated in 2019**
  - Recommend school boundary adjustments to address overcrowding and plan for growth
    - Utilize school buildings to their optimum capacity
    - Minimize overcrowding
    - Provide needed seats
- **Prioritizes proactive assignment of unoccupied areas**
  - Streamlined Limited Impact Process (SLIP) and annual review to identify opportunities
- **Boundary outcomes**
  - Cohesive, contiguous attendance areas
  - Transportation operational efficiency
  - Balanced enrollment at schools
  - Longevity and sustainability
  - Functional, convenient, and safe for students

SCBA History and Work to Date

What's been done and where are we at?

- Community surveys and extensive vetting to guide SCBA approach and consideration
- Overflow system to temporarily address growth in the Chatfield Urban Area
- Relief provided to Prairie Crossing Elementary School
- Reassignment of The Canyons of Castle Pines to Timber Trail Elementary School
- Overflow system, 6th grade reconfiguration for growth in East and Southeast Castle Rock
- Directing Crowfoot Valley corridor growth to accessible facilities with available seats
- ***Embarking on an effort to return the Macanta development back to Castle Rock neighborhood schools***
  - ***Phase 1: May 2024 reassignment of unoccupied portions to SGCE/MMS/DCHS and GRE/CMS/LHS***
  - ***Phase 2: 2025 evaluation of feasibility and community support and recommendation to Board of Education***

Macanta History and Work to Date

2003: LPE construction date

2010: SGCE construction date

2020: 6th grade reconfiguration from SOE and SGCE→MMS

2021: Recommendation,BOE adoption of Macanta PD reassignment from SGCE→LPE

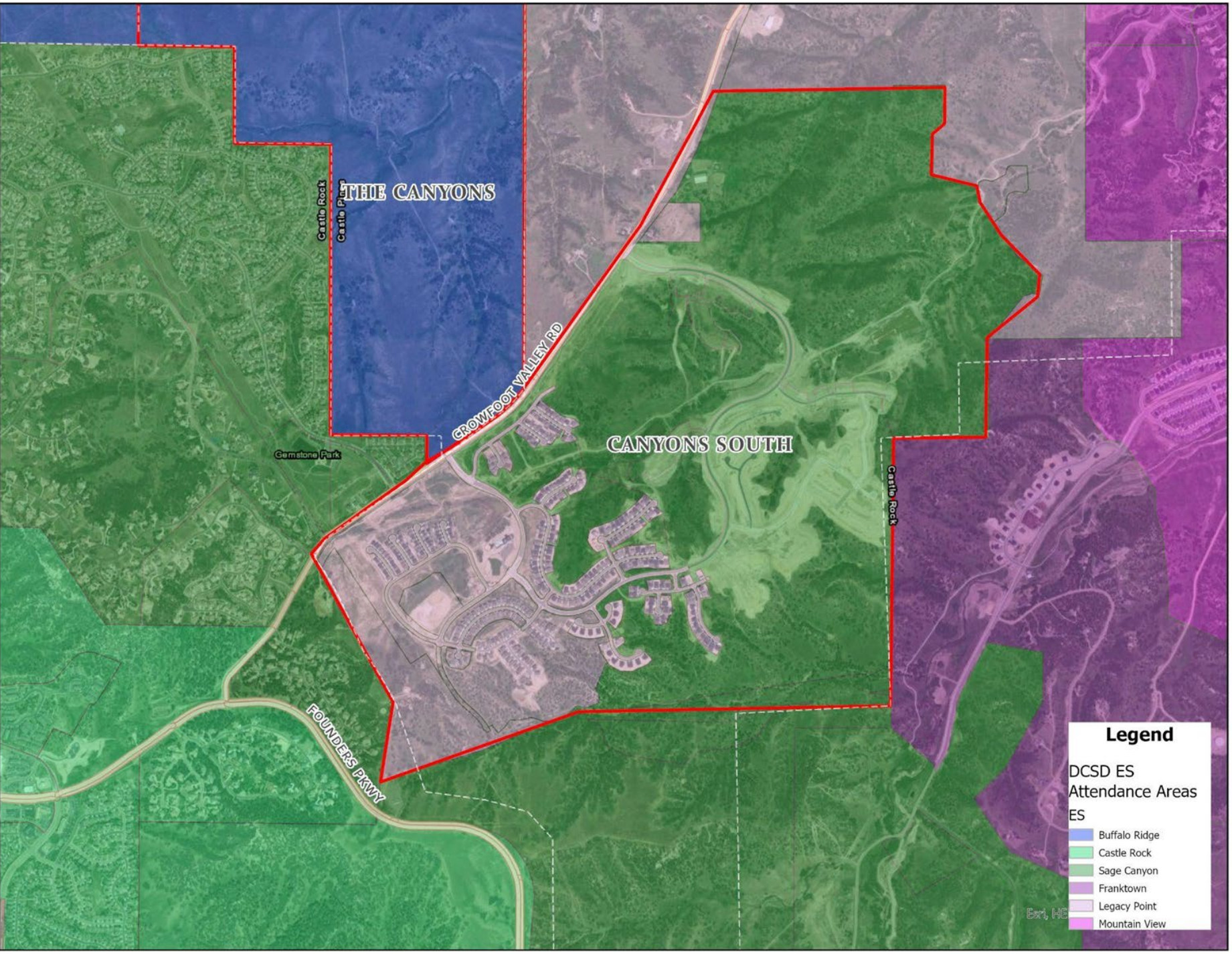
2021: Canyons South breaks ground, initial completion of homes

2023: Looking Glass breaks ground, initial completion of homes. Tanterra homes expected upon completion of Chambers Road extension, mid-late 2025

2024: Recommendation and BOE adoption of unoccupied areas of Macanta PD reassignment from LPE→SGCE (includes initial proposal for Phase II project and feasibility study)

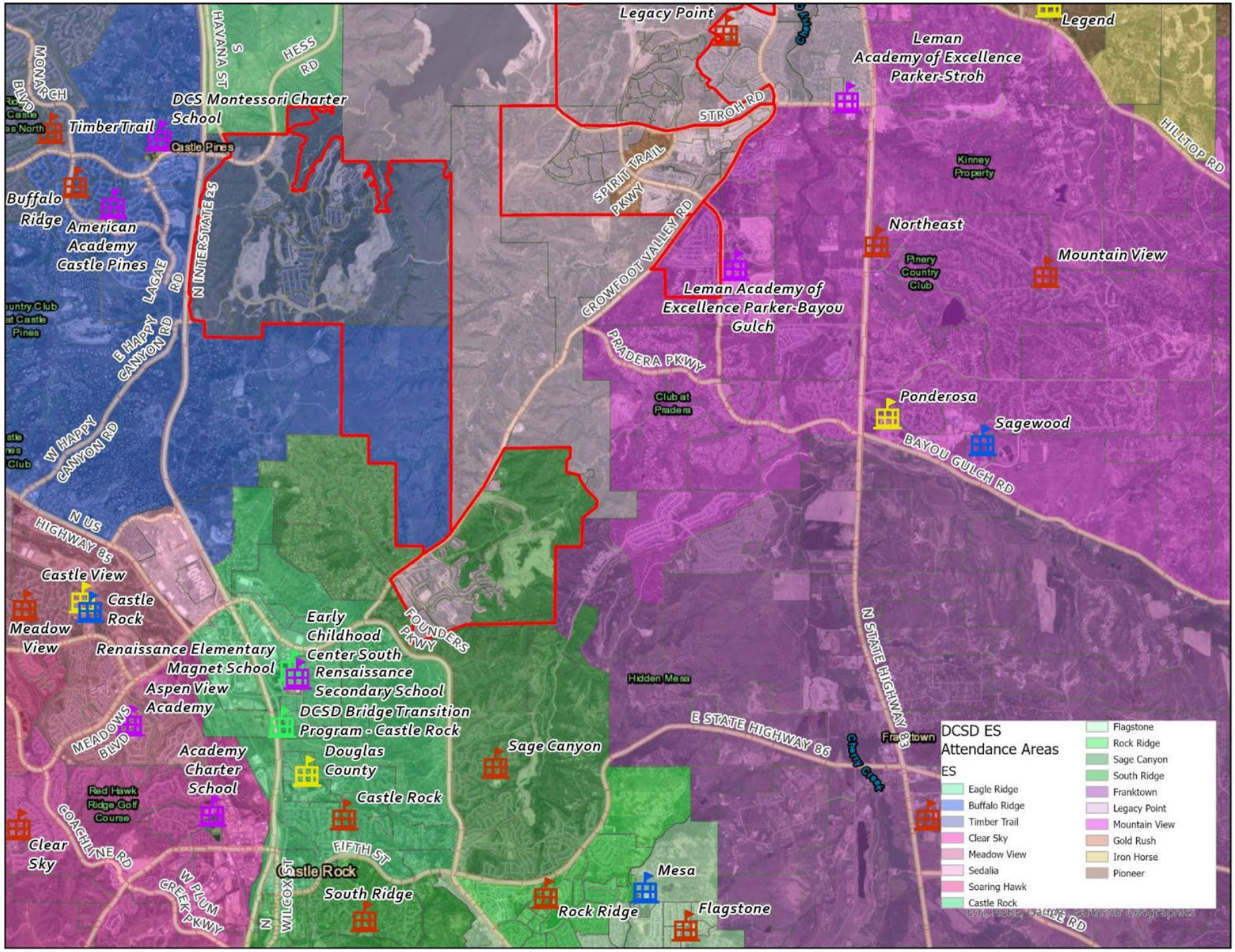
2025: Recommendation to reassign occupied areas of Macanta PD from LPE→SGCE effective 2026-27 school year

Project Focus Area



- Macanta Planned Development

Project Focus Area



- Neighborhood schools that residences are currently assigned to
  - LPE, SGMS, PHS
- Neighborhood schools proposed for reassignment
  - SGCE, MMS, DCHS

Problem Statement

- The current total enrollment at Legacy Point Elementary School exceeds the facility's ideal program capacity. This is forecasted to continue over the next five years, and be at 137% of the building's Ideal Program Capacity in five years.

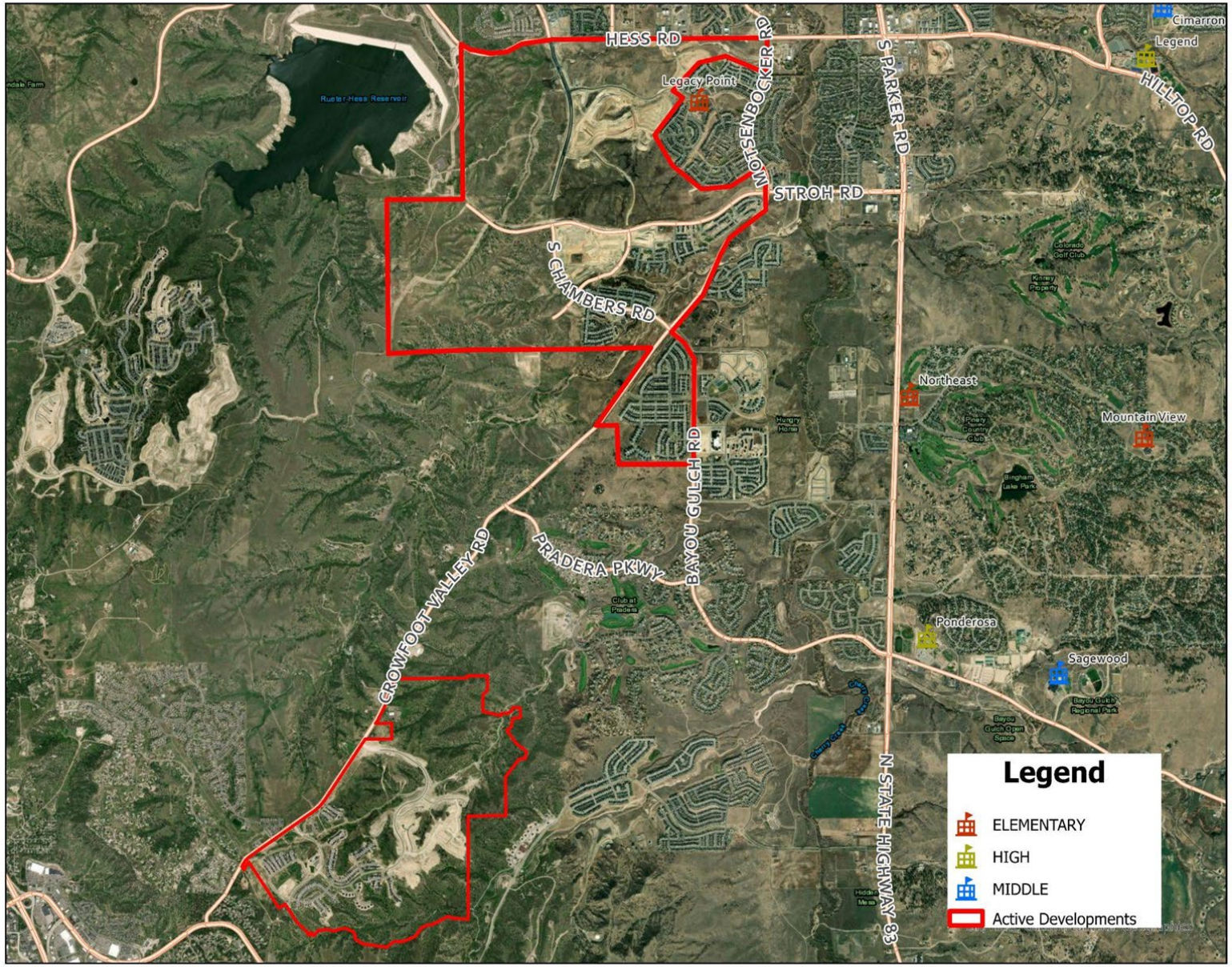
- LPE is forecasted for continual enrollment growth with the ongoing build out of the Looking Glass and Tanterra developments. It is unknown at this time how much of this enrollment growth Leman Bayou Gulch will absorb.

- 6th grade reconfiguration, the "peak" of residential development in the SGCE attendance area, general decline in student generation, decline in Castle Rock residential permits, and the completion of a long range build out study all confirm the current and projected capacity available at SGCE

- The Macanta planned development is currently split between school communities

- Chronic transportation issues that would be solved with reassignment

Enrollment Growth and School Capacity



Looking Glass and Trails at Crowfoot (Anthology South)-3,379 homes

Looking Glass-538/2,489 built (~20%)

Trails at Crowfoot-733/890 built (82%)

Tanterra (Anthology North)-3,305 homes

0 homes built (0% built out)

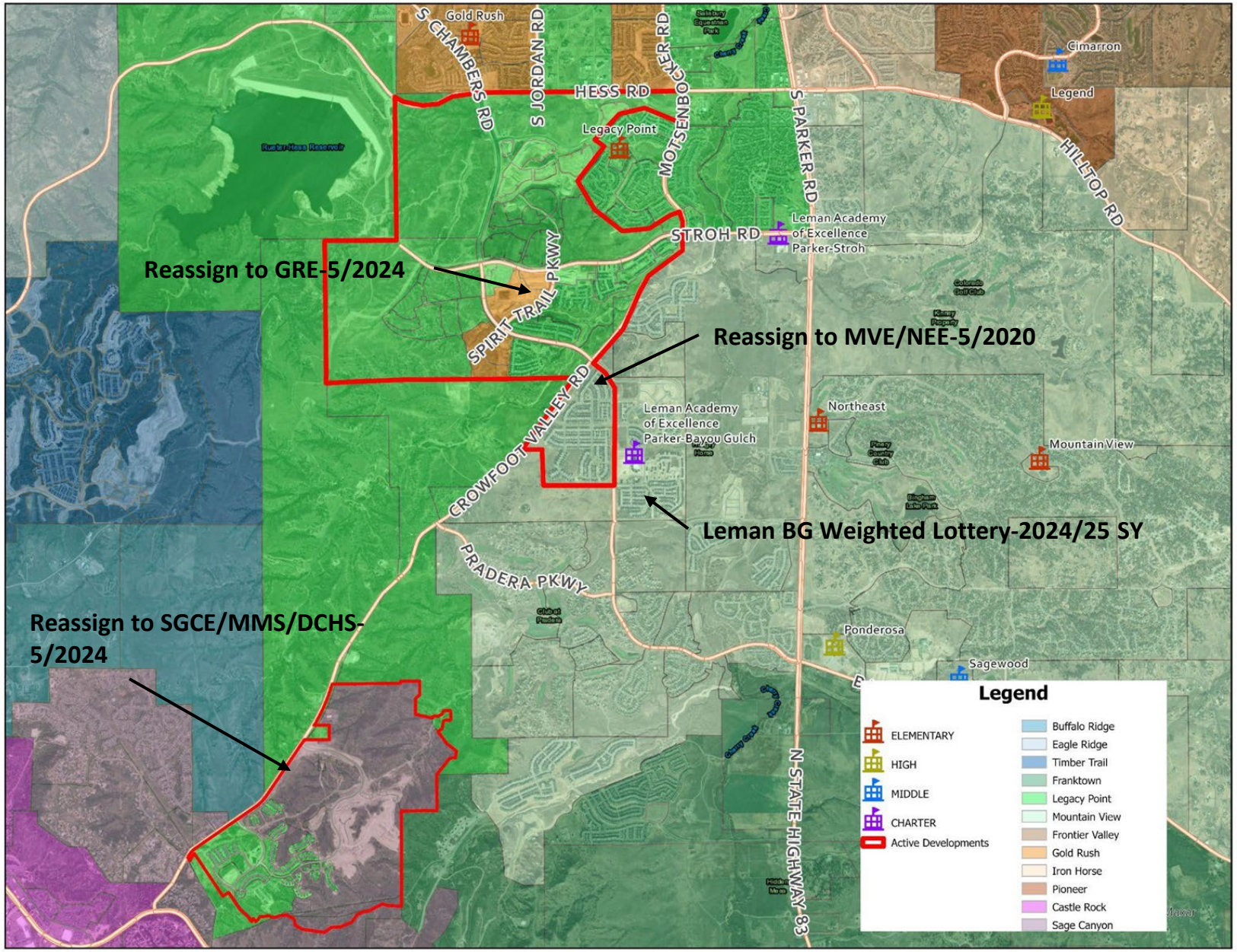
Canyons South-968 homes

530 built (~55% built out)

7,652 homes, 1,801 completed

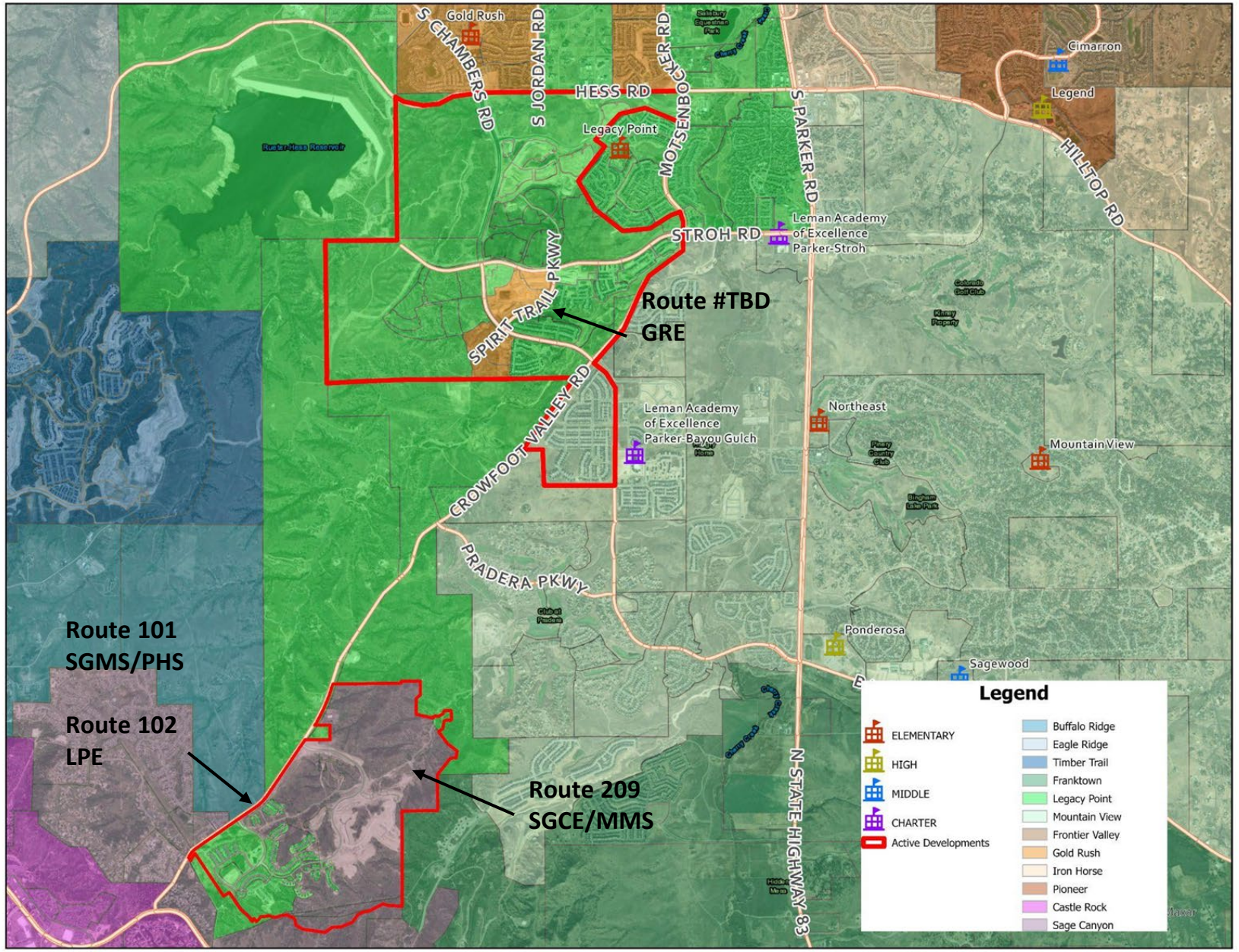
~24% built out

Enrollment Growth and School Capacity



	2024-25	2025-26 Forecast	2029-30 Forecast
Legacy Point	499 **121%**	506 **122%**	568 **137%**
Sage Canyon	552 **83%**	540 **81%**	578 **87%**
Gold Rush	639 **90%**	614 **86%**	645 **90%**

DCSD Transportation

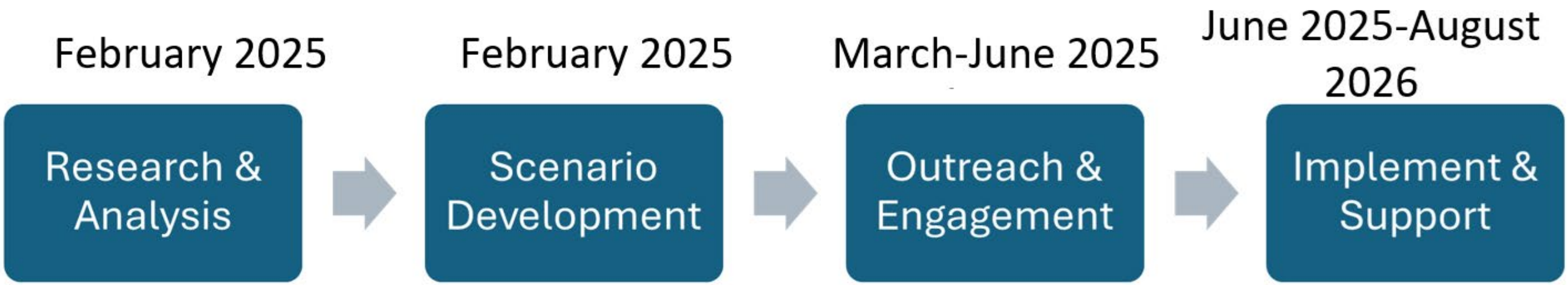


- 2 routes servicing Macanta to LPE, SGMS and PHS
- 1 route servicing Macanta to SGCE and MMS
- 1 route servicing Macanta to DCHS*
- 1 route will need to be added to service Looking Glass to GRE

- 2 routes servicing LPE, SGMS, PHS and new growth in GRE (LPE and GRE are different start times and can be tiered)
  - LPE route from 1:15 to 45 minutes
  - Flexibility to consolidate LPE/SGMS/PHS and GRE routes
- 1 route servicing Macanta to SGCE and MMS
- 1 route servicing Macanta to DCHS

-1 route

Timeline & Action Items



Research & Analysis

Data dashboard/resources

Best practices and lessons learned

Project guidelines

Scenario Development

Outline and communicate scenarios for reassignment

Vet scenarios internally and refine as needed

Communicate vetted scenarios (internally)

Outreach & Engagement

Educate and inform

Gather feedback on proposed scenarios

Incorporate feedback into scenarios

Communicate final recommendation(s)

Implement & Support

BOE consideration

Communicate change to staff and stakeholders

Coordinate implementation and support staff and stakeholders

Stakeholder List

Who will guide and implement this?

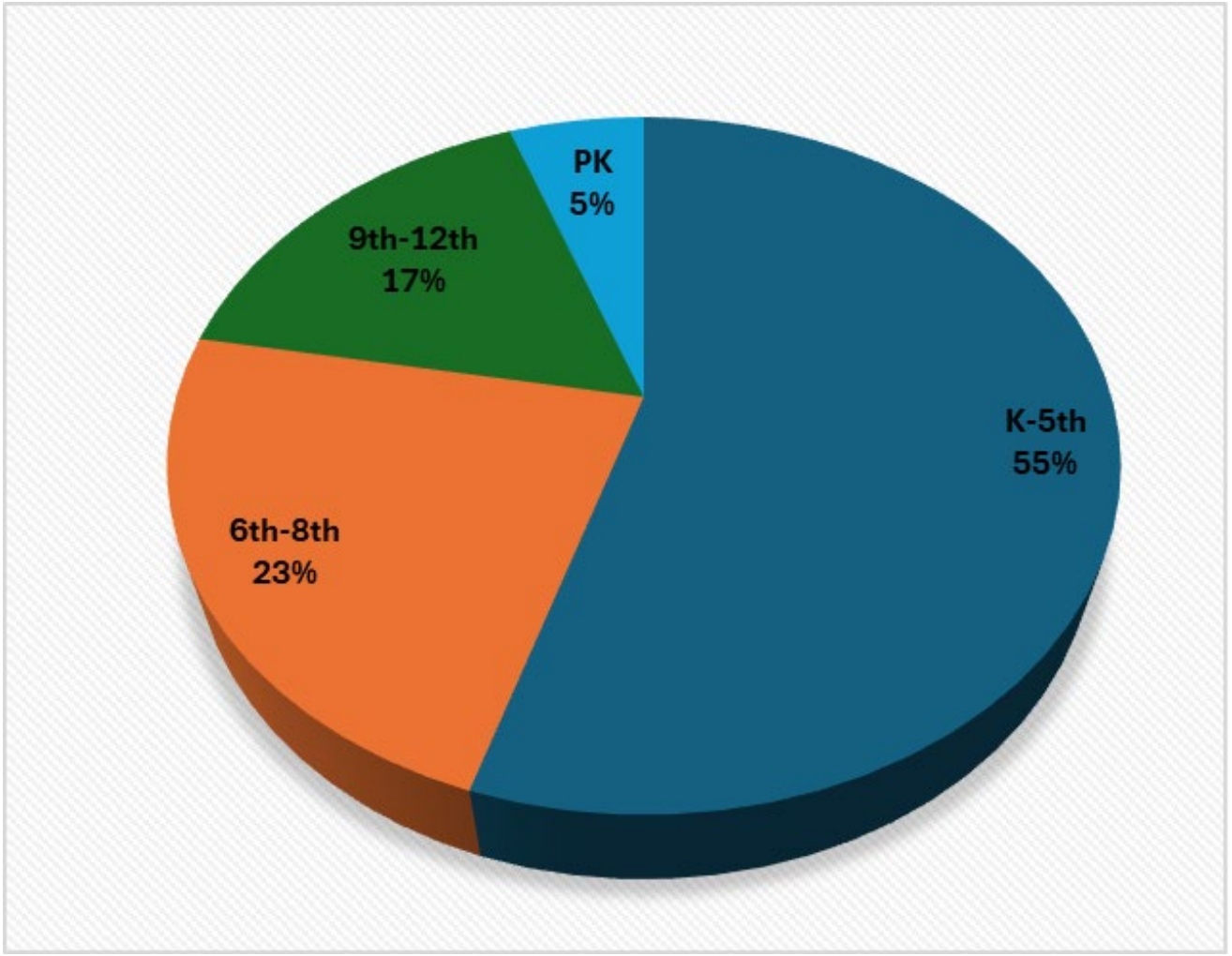
- DCSD Advisory Committee
  - EDOSs
  - School Principals and Assistant Principals
  - Transportation
  - Budget
  - Student Data
  - Choice Programming

Who will be impacted by this?

- DCSD households residing in Macanta PD
- Current and prospective owners in Macanta PD (no DCSD enrollment)
- DCSD students and parent(s)/guardian(s) residing in the area proposed for reassignment
- Macanta owner/developer and builders
- Staff at impacted schools

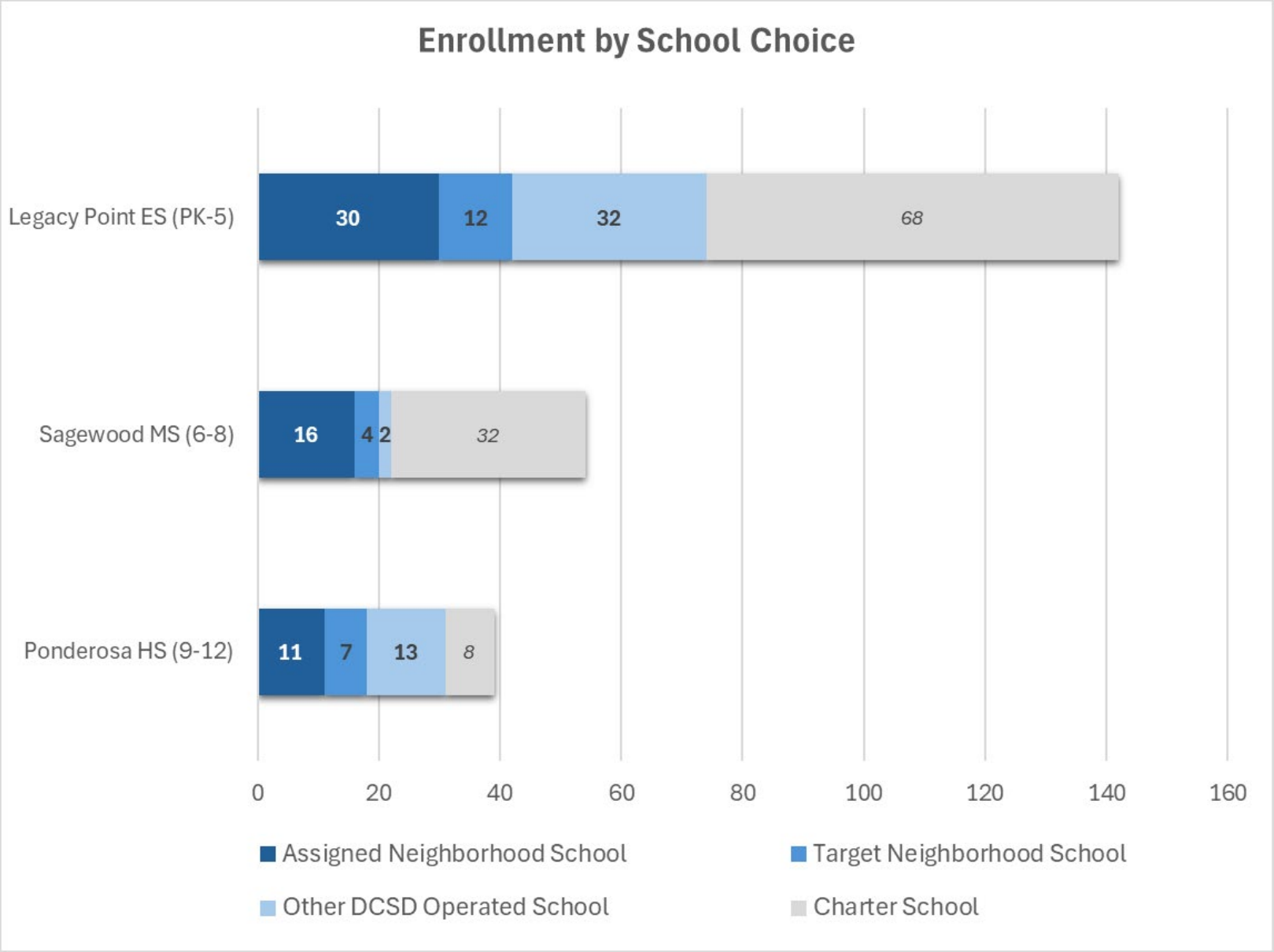
Project Area Enrollment

- 235 total PK-12 residing within the area of Macanta being considered for reassignment (aka project area)
  - 13 PK
  - 129 K-5
  - 54 6-8
  - 39 9-12



Douglas County School District

Enrollment Snapshot



- 57 students at LPE, SGMS, or PHS
  - 4 on LPE route
  - 15 on SGMS/PHS route
- 70 students attending other DCSD operated school
  - 23 at "target schools" already
  - 47 at other DCSD operated schools
- 108 students attending DCSD charter school

~25% of total households in project area considered ***directly*** impacted

Proposed Reboundary

Area currently assigned to Legacy Point Elementary, Sagewood Middle School, and Ponderosa High School to Sage Canyon Elementary, Mesa Middle School, and Douglas County High School

- **Effective 2026-27 school year**
- **Legacy enrollment guaranteed to all students currently enrolled at LPE, SGMS, and PHS**
- **DCSD legacy transportation for those wishing to remain at LPE, SGMS, or PHS *may* be available for a maximum of 1 year following the reassignment**
  **Students with IEP with DCSD transportation as related service would not be affected*
- **Open enrollment first priority to all students/households affected by the change**
  District operated schools enrollment

Outreach and Engagement

- Notification via email and certified mail
- Present at pre-existing, already scheduled meetings and events
  - LPE SAC: 3/21
  - DCHS SAC: 4/7
  - PHS SAC: 4/9
  - SGMS PTO: 4/15
  - SGMS SAC: 5/8
- Virtual info sessions for Macanta developers and builders and sales office visits
  - 4/16, 4/22, 4/23
- Principal meetings
  - LPE: 4/9
  - SGCE: 4/4
- Public meetings
  - In person: 4/30
  - Virtual: 5/15
- Long Range Planning Committee
  - 5/7

Survey Feedback

Doesn't reside in project area or resides in project area but is not a DCSD student or parent/guardian

What is your level of support for proposed reassignment?

Resides within the project area and is a LPE, SGMS, or PHS student or parent/guardian

1)What is your level of support for proposed reassignment?

2) If the reboundary were to be approved effective 2026-27 school year, would you want to stay at your current school of attendance (LPE, SGMS, PHS) or would you be interested in enrolling at SGCE, MMS, or DCHS?

3) How important is eligibility for/availability of DCSD Transportation services in your 2026-27 enrollment decision(s) and why?

4) Would 1 year of transitional DCSD Transportation service affect your decision? In what way? (open ended)

5) Are there students in your household that attend schools other than LPE, SGMS or PHS? If so which ones?

Resides within the project area and is a SGCE, MMS, or DCHS student or parent/guardian

1) What is your level of support for proposed reassignment?

2) If the reboundary were to be approved effective 2026-27 school year, would you want to stay at your current school of attendance (SGCE, MMS, DCHS) or would you be interested in enrolling elsewhere?

3) How important is eligibility for/availability of DCSD Transportation services in your 2026-27 enrollment decision(s) and why?

4) Are there students in your household that attend schools other than SGCE, MMS or DCHS? If so which ones?

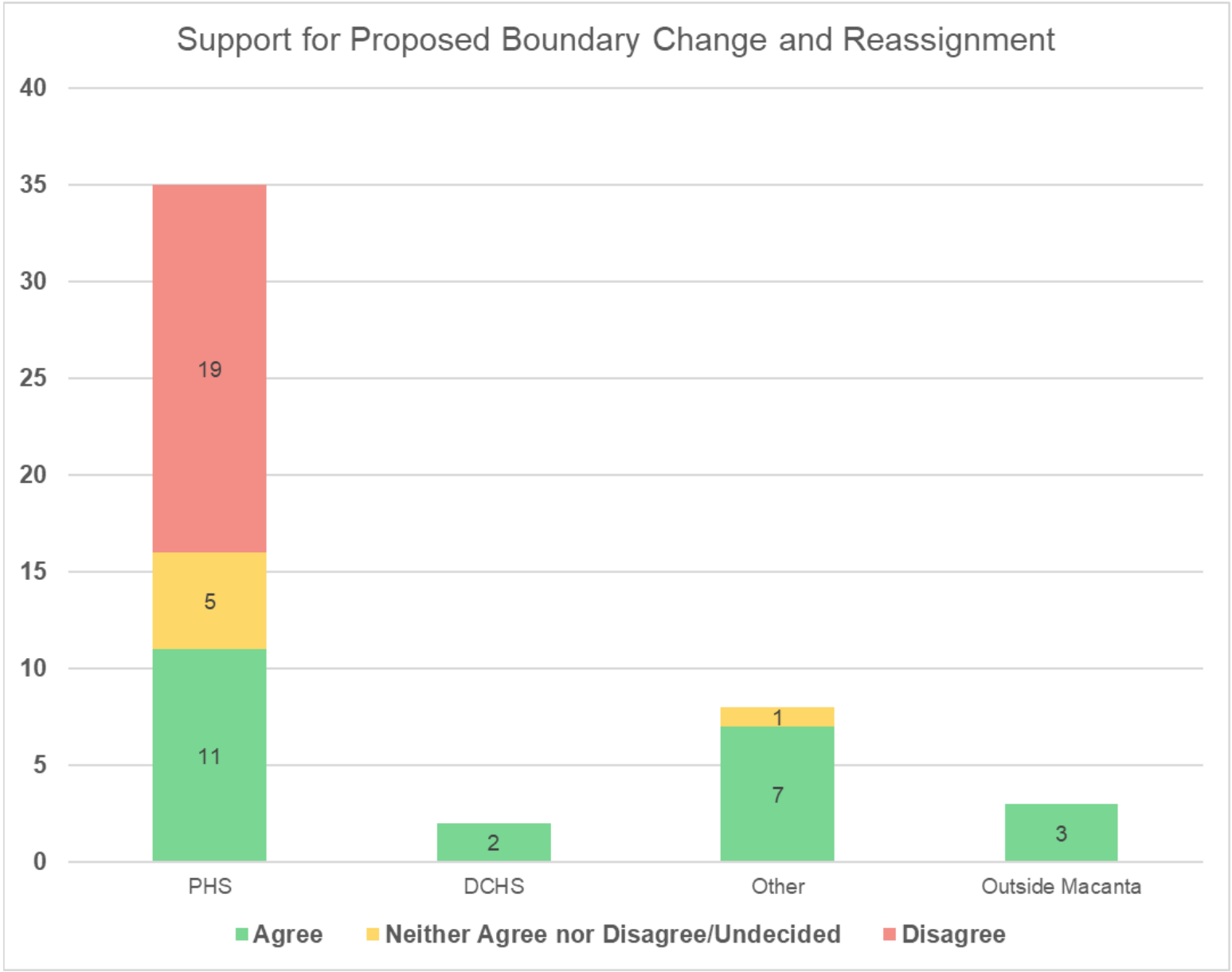
Resides within the project area and is a student or parent/guardian at DCSD schools *other than* LPE, SGMS, PHS, SGCE, MMS, or DCHS

1) What is your level of support for proposed reassignment?

2) If the reboundary were to be approved effective 2026-27 school year, would you want to stay at your current school of attendance (SGCE, MMS, DCHS) or would you be interested in enrolling elsewhere?

3) How important is eligibility for/availability of DCSD Transportation services in your 2026-27 enrollment decision(s) and why?

Survey Feedback



Those Opposing the Proposed Reassignment

- Disruption, inconsistency and instability
- Established in Parker community and schools
- Transportation issues and logistics
- Poor district planning and process

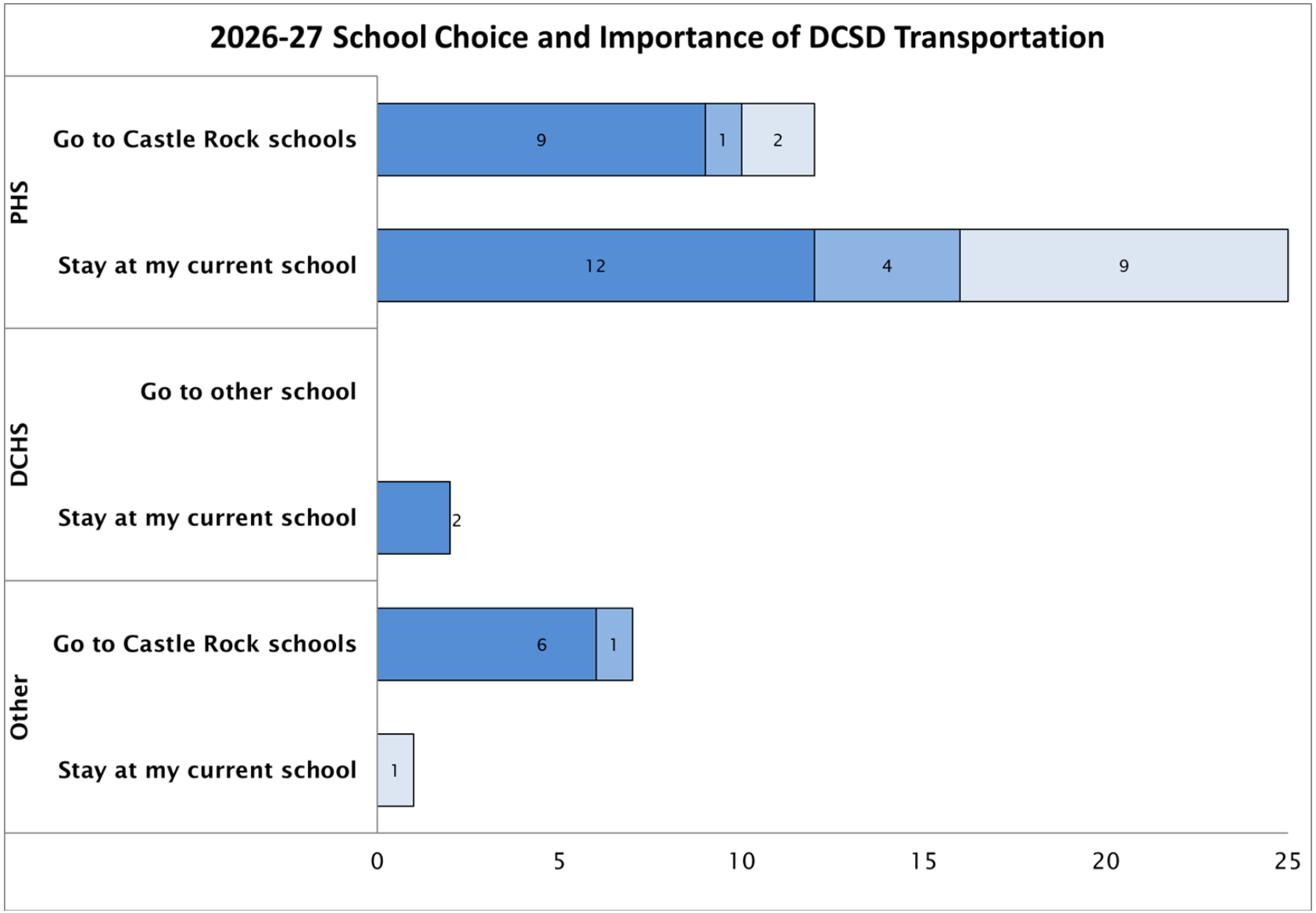
Those in Support of the Proposed Reassignment

- Castle Rock community = Castle Rock schools
- Proximity and convenience
- Established in Castle Rock community
- Community cohesion
- "Course correct" from 2021 decision

Neither Agree nor Disagree

- School choice and legacy enrollment make impact negligible
- No need for transportation

Survey Feedback



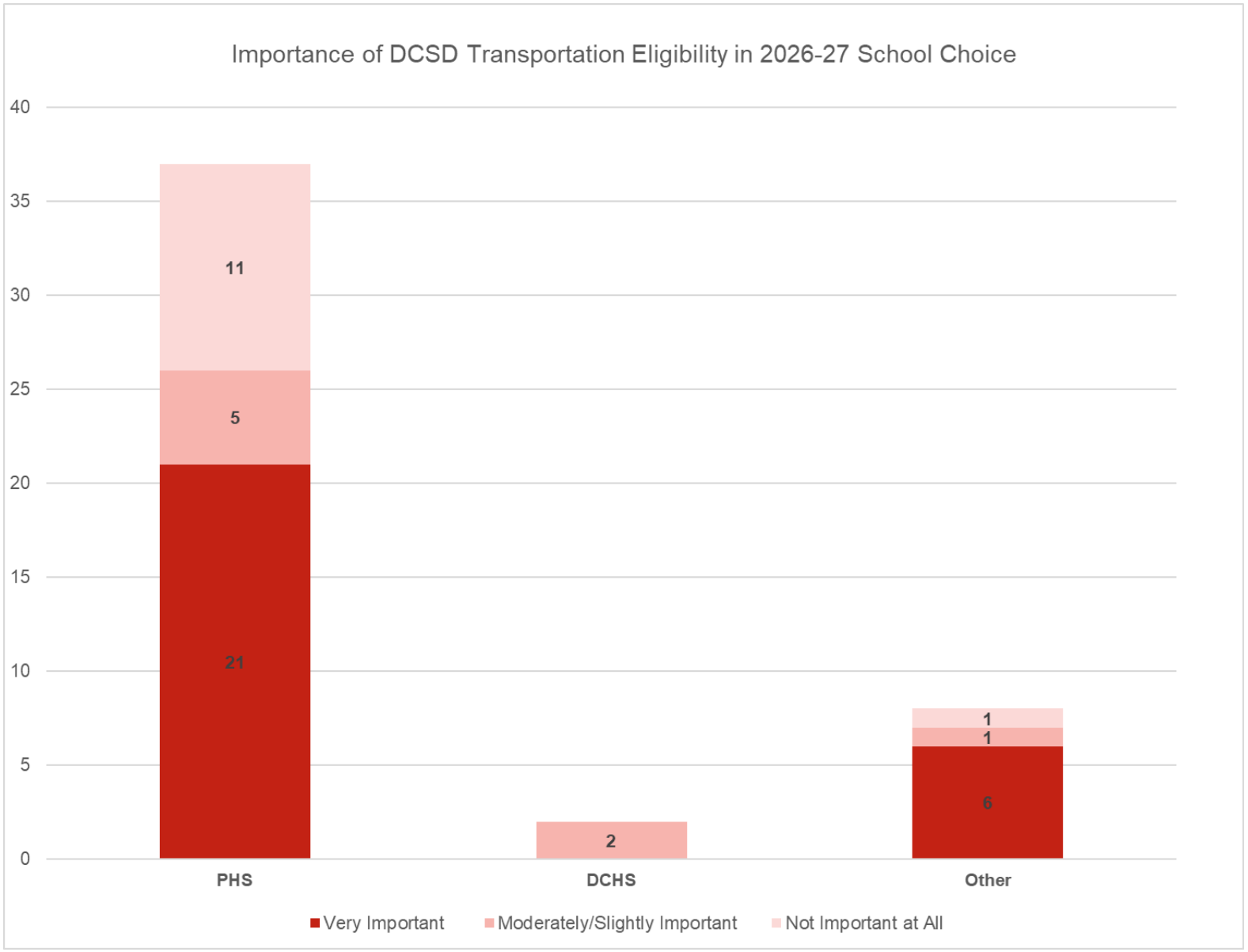
DCSD Transportation is Important in 2026-27 School Choice

- Critical. Rely on service.
- Parents work schedule/conflict
- Other options not available
- Multiple child household schedule/conflict

DCSD Transportation Is Only Moderately Important or Not Important At All in 2026-27 School Choice

- Don't use DCSD transportation
  - The 1+ hr bus ride time
  - Inconsistent service
  - DCSD employee or student driver
- Nice to have but school choice is priority

Survey Feedback



Would 1 Year Transitional Service Help?

- Those wanting to stay at Parker schools and stating DCSD Transportation service important
  - Yes-12
  - No-4

Additional Captured Feedback

Email

- Opposed to change
  - Too much change in short period of time
  - Need DCSD transportation to Parker schools
  - Planning and process

Virtual Public Meeting

- Opposed to change
  - Transportation is critical
  - Legacy enrollment ≠ choice without transportation
  - Consider legacy transportation for those enrolled at LPE/SGMS/PHS
  - Consider compromise
    - Midway bus stop
    - Catch bus at existing stop

Recommendation

Adoption of the proposed neighborhood elementary school reassignment of households located in Canyons South (aka Macanta) Filings 1A, Amendments 1-3 from **Legacy Point Elementary, Sagewood Middle School**, and **Ponderosa High School** to **Sage Canyon Elementary, Mesa Middle School,** and Douglas County High School effective for the 2026-27 school year.

Douglas County School District


my
DCSD
Douglas County School District

Douglas County School District RE-1
BOARD COMMITTEE BYLAWS
[FORM for COMMITTEES OTHER THAN SAG AND DAC]

ARTICLE I: NAME

The name of the Douglas County School District RE-1 ("DCSD") Board of Education ("Board") Long Range Planning Committee will be the "Long Range Planning Committee," hereinafter referred to in these Bylaws as the "LRPC" or "Committee."

ARTICLE II: AUTHORITY AND PURPOSE

The Committee is an advisory committee to the Board of Education ("Board") of the District. The Committee has the authority granted by these Bylaws and Board policy, including information gathering, fact-finding, and making recommendations to the Board.

The purpose of the Committee is to focus on the charges assigned to it by the Board.

ARTICLE III. CHARGE, DUTIES AND RESPONSIBILITIES

The Board's Policy Governance Book in GP 1.7 specifies the Committee's charge.

ARTICLE IV: MEMBERSHIP

A. Composition:

As this is a Board Committee, the Committee will be comprised of members described in these Bylaws.

1. Voting Members:

   The Committee will determine the specific representative makeup of Voting Members and shall aspire to have a minimum of nine (9) and not more than twenty-six (26) individuals serving as Voting Members each school year which runs from July 1 through June 30.

   Voting Members of the Committee should generally be representative of stakeholders across the four regions of the District, including at least one staff member and at least one student.

   The Committee will nominate Voting Members based on its self-determined representative makeup to serve on the Committee, to replace Voting Members whose terms will expire, or who resign or are removed prior to the end of their term, by submitting the recommendations to the Board for consideration. The Board finally appoints all Voting Members. The terms of Voting Members will be staggered by making appointments so that approximately one third of the Voting Members' terms expire each year.

2. Non-Voting Members:

   Non-Voting Members contribute to the efforts of the Committee and include:

   a. Board Liaison(s): The Board of Directors will designate Board Liaison(s) to the Committee.

   b. DCSD Staff Liaison(s): The Superintendent or designee will determine the Staff Liaison(s) to serve and support the efforts of the Committee.

B. Term of Service:

A Voting Member's term of service will be three (3) years, each year beginning on July 1 and continuing to June 30 (unless such Voting Member resigns in accordance with these Bylaws or is removed by the Board).

A Voting Member's term may be renewed and each renewal term will also be for a three (3) year term. A Voting Member who wishes to renew a term of service shall be nominated by a simple majority of Voting Members in attendance at a Committee meeting (quorum required) and will continue to serve as a Voting Member subject to the discretion of the Board.

C. Resignation:

Any Committee member may resign by giving written notice to the Chair or Secretary of the Committee. The resignation of any Committee member shall take effect upon receipt of notice thereof or at such later time as shall be specified in such notice; and, unless otherwise specified therein, the acceptance of such resignation by the Committee shall not be necessary to make it effective.

D. Removal:

Because they are appointed by and serve at the pleasure of the Board, Committee members also are subject to removal, with or without cause, by a majority vote of the Board.

E. Vacancies:

A seat as a Voting Member of the Committee shall be deemed vacant if (i) a member's term expires and the member is not reappointed; or (ii) a member resigns or is removed. The term of the individual appointed to replace such Voting Member shall be for the balance of the term of the outgoing Voting Member.

ARTICLE V: APPOINTMENT OF VOTING MEMBERS

The Committee shall recommend candidates for the Board's consideration. The Board finally appoints all Voting Members of the Committee. Notwithstanding anything in these Bylaws to the contrary, the Board may appoint anyone whom the Board, in its sole discretion, believes to be in the best interest of the District.

ARTICLE VI: OFFICERS

A. Officers:

At the first regular meeting of each school/fiscal year, the Committee shall elect, by majority vote of its Voting Members, a Chair, Vice-Chair, and Secretary. Each officer of the Committee will serve up to a two (2) year term set at the discretion of the Committee. The Chair or Vice-Chair will preside at all Committee meetings.

B. Officer Responsibilities:

- The **Chair** sets the agenda~~;~~ and assures that the agenda is sent out to Committee members in advance of each meeting through a process determined by the Committee; and presides over each meeting.
- The **Vice-Chair** sets the agenda when the Chair is absent; assumes the duties of the Chair when the Chair is absent; and assumes the duties of the Chair for the remainder of the term in the event of a resignation or removal of the Chair and until a successor Chair is elected.
- The **Secretary** takes minutes of each meeting; submits meeting minutes for distribution to all Committee members prior to the next meeting; and, maintains a file containing all Committee business. To the extent the elected Secretary is not available for a meeting, the Secretary may notify the Chair and Vice-Chair of such absence and a substitute will be selected in advance or at the meeting from the Committee's Voting Members who will be or are in attendance (for avoidance of doubt, a "permanent" substitute may be appointed by majority vote of the Committee). The Substitute Secretary will be responsible to take and prepare minutes for the meeting which the Secretary did not attend.

C. Election:

Each officer will be elected by a majority vote of the Voting Members and will serve up to a two (2) year term set at the discretion of the Committee. Individuals may be re-elected for two (2) additional terms by a majority vote of the Voting Members. Each officer position must be filled with a Voting Member of the Committee.

D. Resignation:

Any officer may resign by giving written notice to the Chair or Secretary of the Committee. The resignation of any officer will take effect upon receipt of notice thereof or at such later time as specified in such notice; and, unless otherwise specified therein, the acceptance of such resignation by the Committee is not necessary to make it effective.

E. Removal:

Any officer may be removed from office by a two-thirds majority of the Committee's Voting Members. In addition, an officer may be removed by a majority vote of the Board.

F. Vacancy:

A vacancy occurring in any office will be filled for the unexpired term by a person elected by a majority vote of the Committee's Voting Members.

ARTICLE VII: MEETINGS

A. Regular Meetings:

The frequency of regular meetings of the Committee will be set at the discretion of the Committee as necessary to fulfill the charges and responsibilities assigned by the Board. A regular meeting schedule will be established during the first Committee meeting of the school year.

B. Special Meetings:

Special meetings may be called by the Chair or Vice Chair or at the request of at least four (4) members of the Committee, with a minimum of three (3) business days' advance notice (which may be sent electronically to member email addresses) given to all members of the Committee.

C. Quorum Required to Have Official Meeting:

A quorum must be present in order to have an official meeting of the Committee.

D. Notice of Meetings:

Unless otherwise specifically provided, regular and special meetings shall be preceded by written notice, posted on the District's website at least twenty-four (24) hours in advance. The notice shall include the meeting time, location, a description of any matters for which member action may be requested, and a description of the purpose or purposes for which the meeting is called.

E. Waiver of Notice:

When notice is required to be given to any Committee member under these Bylaws, a waiver in writing signed by the person entitled to that notice, whether before or after the time stated therein, is the equivalent of giving such notice. Attendance at any meeting constitutes a waiver of notice unless the member attends solely to object that the meeting has not been properly called.

F. Minutes:

Meeting minutes shall be produced and distributed to members at least three (3) business days before the next scheduled regular meeting. Minutes shall be publicly available following their approval at a subsequent meeting.

G. Attendance; Electronic Participation:

Members should notify the Chair or Vice-Chair if they are unable to attend a meeting. A member missing three (3) consecutive meetings may be subject to a recommendation for removal to the Board of Education. Upon approval of the Chair, a member may attend a meeting electronically by means of telephone or audio conferencing equipment by which all persons participating in the meeting can hear each other at the same time. A member who participates in a meeting by electronic means shall have access to any materials that are presented and available to members who are physically present. A member who participates in a meeting electronically will be considered present in the same manner as if the member was physically present at the meeting.

H. Public Participation:

The Committee will include a period of public comment subject to reasonable time, place, and manner restrictions at any meeting.

I. Rules of Order:

Except as set forth in these Bylaws, the Committee shall operate by the rules prescribed in Robert's Rules of Order.

ARTICLE VIII: QUORUM AND VOTING

A. Quorum:

A quorum shall be a simple majority of the Committee's Voting Members.

B. Majority Vote:

At all meetings, each Voting Member shall have one vote. A majority vote of the quorum is required for action. In the case of a tie vote, the motion being voted upon shall be deemed to have failed.

ARTICLE IX. MISCELLANEOUS

A. Sub-Committees:

The Committee may form sub-committees to carry out the Board directed duties of the Committee and to address matters as requested by the Board as well as needed to more effectively carry out the duties and responsibilities. Sub-committee membership shall be open to any member of the Committee.

B. Committee Member Appointments to Other Committees/Groups:

From time to time a request may be received from another Board or District committee or outside group for one or more Committee member(s) to be appointed to that committee or group. Any Committee member(s) may self-nominate for such open position(s). A vote shall be taken by the Committee to select the member(s) to be appointed.

C. Operational Procedures

The Committee has the discretion to develop and implement Operational Procedures deemed necessary to assist the Committee in meeting their charge and directives as assigned to it by the Board. The Committee's Operational Procedures need not be approved by the Board of Education to be effective but should be publicly available on the Committee's website.

ARTICLE X: AMENDMENTS

These Bylaws may not be amended, repealed, or altered except by Board action.

Proposals for amendments to these Bylaws may be recommended by the Committee, subject to the following procedures and limitations:

1. Proposed amendments must not conflict with Articles I through IX of these Bylaws and must comply with applicable law and all other policies and guidelines established by the District.
2. Amendments to the Bylaws may be proposed at any regular meeting or special meeting of the Committee for recommendation to the Board.
3. Members will be provided with notice at least one (1) meeting in advance prior to any meeting at which amendments to the Bylaws will be proposed.

CERTIFICATE OF BYLAWS

I HEREBY CERTIFY that the foregoing are the Bylaws that were approved and adopted by the Board of Education on the _____th day of _____, 2024.

_____
Secretary, Board of Education

Douglas County School District Re. 1
LONG RANGE PLANNING COMMITTEE
Operational Procedures

PREAMBLE

The Long Range Planning Committee was created by the Douglas County School District Board of Education (the "**Board**") in 1983 to evaluate growth trends within the Douglas County School District RE-1 ("**DCSD**") and to make recommendations to the Board on the utilization of existing facilities, remodeling, construction of new facilities and assistance in planning for capital reserve projects. In 2003, under Policy Governance, the Committee's role was changed to make recommendations to the Board for approval. On May 17, 2005, the Board unanimously voted to formally recognize the Long Range Planning Committee as a committee of the Board.

These LRPC Operational Procedures (the "**Procedures**") expand on this Committee's role, responsibilities, and membership as found in the Bylaws adopted by the Board. The function, role, and responsibilities of the Committee shall be consistent with and shall not exceed the charges given to the LRPC by the Board in the Bylaws and as amended from time to time.

ARTICLE I: PURPOSE

The purpose of the LRPC is to focus on the charges assigned to it by the DCSD's Board. The Board's Policy Governance Book at GP 1.7.2 provides that the LRPC is charged with producing:

> 1.7.2.1.1 For the Superintendent/District, as reasonably requested by the Superintendent and delivered on a schedule reasonably determined by the Superintendent: (a) community opinions, alternatives and their implications, and recommendations and their rationale concerning attendance boundaries, facility usage, anticipated capital expenditures, anticipated project needs, and site feasibility; and (b) other products reasonably requested.
>
> 1.7.2.1.2 For the Board, to help the Board accomplish a portion of its job, and as more specifically requested by the Board: (a) population changes, trends, and impacts on facilities; (b) alternatives and their implications, along with recommendations preferred by the committee as a whole along with appropriate rationale, for relevant Board policy changes, for specific projects needed over the intermediate-term, and for proposed uses of facilities; (c) community opinions concerning facility use, boundaries, and capital requirements; and (d) other products as the Board may request.

The following is a non-exhaustive list representative of the work regularly performed by the LRPC in support of its purpose:

1. Analysis of community population change and trend data; evaluation of population impacts on District education and support facilities; collection of community feedback; and recommendation of appropriate actions to the Board regarding school attendance

boundaries, facility usage (including facility construction, renovation or closure) and anticipated capital outlay requirements.

2. Presentation of rolling Multi-Year Capital Facility Plans to the Board, with recommendations for specific projects that may be needed in the short, intermediate, and long-term.

3. Assessment of site feasibility for specific proposed uses by evaluating community impacts, collecting community feedback and making appropriate recommendations regarding how a site could be used by the District to further its purposes.

ARTICLE IV: MEMBERSHIP

A. Composition:

1. VOTING MEMBERS

Voting Members of the LRPC should generally be representative of stakeholders across the District. Voting Members should include three members per EDOS Region (four regions), three members representing charter schools, and two members at large.

Two Voting Members should be staff members of non-charter District schools, one from an elementary school and one from a secondary school.

Two members should be students in District schools, one senior and one junior. They should hold one voting position on the LRPC.

The LRPC shall determine the specific representative makeup of Voting Members of the LRPC and shall aspire to have a minimum of 14 and not more than 26 individuals serving as Voting Members each school year.

2. NON-VOTING MEMBERS

In addition to the non-voting members identified in the Bylaws, other Non-Voting Members may include individuals who represent District stakeholder groups or have professional backgrounds or experiences that the LRPC believes would positively support the efforts and purposes of the LRPC. At least one individual representative of and/or involved within the real estate development community.

The LRPC shall determine each year the specific representative makeup of Non-Voting Members other than the District Staff Liaison and Board Liaisons and inform the Board via memo.

Non-Voting Members shall be nominated by the LRPC and appointed by the Board following the same process as applied to Voting Members unless the LRPC establishes a

separate application and review process, which it may do as it sees fit. The LRPC shall nominate Non-Voting Members based on its self-determined representative make-up to serve on the LRPC.

Finally, there may be alternative (non-voting) members appointed by the Board if recommended by the LRPC with the expectation that these members would move into voting positions as vacancies occur.

B. Term of Service: Consistent with Article IV.B of the Bylaws, terms may be renewed upon nomination by the LRPC and subject to the discretion of the Board.

C. Removal

The Bylaws state that the Board may remove any member. The LRPC will use the following guidelines for recommending removal to the Board:

1. Any LRPC member shall be immediately recommended for removal upon a conviction, deferred sentence, plea of guilty, or plea of nolo contendere to any offense that constitutes any criminal offense involving unlawful sexual behavior or unlawful behavior involving children.

2. Any LRPC member may also be recommended for removal for violation of the attendance policy (as described above) or for any other reason, including but not limited to, violation of the LRPC Code of Ethics and Conduct or applicable law, by a three-fourths majority vote of the LRPC's voting members, not including the member who is subject to the removal vote.

ARTICLE V: APPOINTMENT OF VOTING MEMBERS

A. MEMBERSHIP SUBCOMMITTEE AND NOMINATIONS

The LRPC shall select a membership subcommittee of not less than three (3) Voting Members, the Board liaison to the LRPC, and DCSD's Planning Manager, Planning and Construction Department, or equivalent/designee, to interview potential candidates who shall apply for consideration after appropriate notice has been given through public notice (including specifically but without limitation through school publications and digital channels).

Any individual who completes the aforementioned interview process and is recommended by the membership subcommittee will be presented to the LRPC for consideration to be recommended to the Board for membership. Individuals recommended for membership by the LRPC shall be nominated by the LRPC for appointment by the Board via memo in May of each year, or at other times as necessary to complete terms and fill vacancies as they occur.

The LRPC will ask the Student Advisory Group to recommend two students for the voting positions. The students should be a senior and a junior to provide continuity. The recommendations should be provided in August after the school year begins. The LRPC will consider the recommendations and forward the names to the Board for approval.

The voting staff members will be recommended to the LRPC by the District Superintendent. The LRPC will consider the recommendations and forward the names to the Board for approval.

ARTICLE VI: OFFICERS

[No additional details, the Executive Committee is described elsewhere.]

ARTICLE VII: MEETINGS

A. REGULAR MEETINGS

Regular meetings of the LRPC shall be held on the first (1st) Wednesday of each month at a time and location to be determined by the Executive Committee. Meetings may be in-person or remote as determined by simple majority vote of the Executive Committee (and in the event of a tie, as determined by the Chair). Schedule changes can be approved with a majority vote of Voting Members, unless unforeseen circumstances require a last-minute change which the Executive Committee shall approve.

ARTICLE IX: MISCELLANEOUS

A. EXECUTIVE COMMITTEE

The Executive Committee shall be comprised of the LRPC officers. The Executive Committee will direct the affairs of the LRPC including setting the agendas for the regular monthly meetings. The Executive Committee may establish subcommittees and may establish rules governing the subcommittees.

B. OTHER LRPC SUB-COMMITTEES

The LRPC may form sub-committees to carry out the Board-directed duties of the LRPC and to address matters as requested by the Board as needed to carry out its duties and obligations more effectively. Sub-committee membership shall be open and participation on an LRPC sub-committee will be a matter of public record.

The following sub-committees are currently in place (in addition to the executive committee and membership committee):

1. **Community Outreach**

a. Develop community engagement, information, and education plan
b. Deep understanding of changes that are proposed to the community
c. Potential training to prepare for community meetings
d. Attend community meetings related to capacity/boundary updates to connect with community members and hear questions/concerns and provide information

2. **School Capacity Boundary Analysis (SCBA)**
   a. Review recommendations proposed by staff/consultant regarding recommended boundary changes
   b. Deep understanding of changes that are proposed to the community
   c. Potential training to prepare for community meetings
   d. Attend community meetings related to capacity/boundary updates to connect with community members and hear questions/concerns and provide information
   e. Develop a recurring process for capacity and boundary review

3. **Land Inventory**
   a. Maintain a comprehensive list of land sites
   b. Prepare list of land sites updated annually to meet the November 1 deadline related to surplus sites

4. **Master Capital Plan (MCP)**
   a. Review Master Capital Plan and identify opportunities for improvement
   b. Presentation of Master Capital Plan to Board of Education

5. **Bylaws and Code of Conduct**
   a. Review and provide updates to the bylaws and code of conduct
   b. Understand the Bylaws to resolve procedural issues and/or answer questions that may arise

C. LRPC public statements

The LRPC may not speak or act for the Board except when formally given such authority for specific and time-limited purposes. The Chairperson, or member with authority given by the Chairperson, shall represent the LRPC to the Board and other non-LRPC entities or persons in announcing the LRPC recommendations and/or positions. No public action or recommendation made by or on behalf of the LRPC, directly or indirectly, express or implied, by any member (voting or non-voting), officer or sub-committee of the LRPC may be made without the consent of the LRPC's Chairperson and any violation of the foregoing will be reported to a member of the Executive Committee.