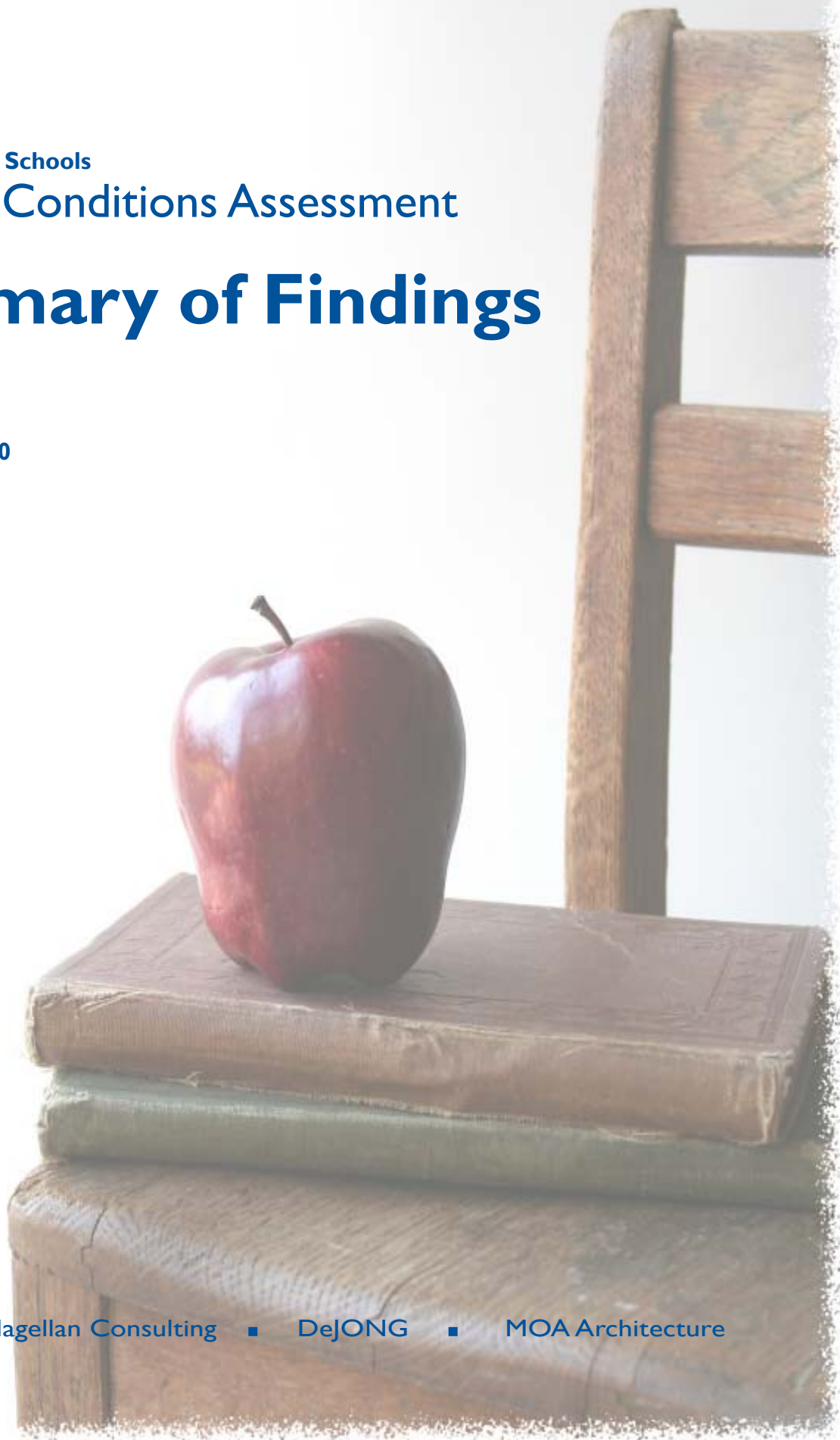


Jefferson Public Schools

Facilities Conditions Assessment

Summary of Findings

September 2010



Jacobs ■ Magellan Consulting ■ DeJONG ■ MOA Architecture

Acknowledgments

The Jacobs Team would like to extend our appreciation to Jeffco Public Schools for choosing the team to conduct the Facilities Conditions Assessment and Master Plan. We must thank the building principals, building engineers, teachers, the facility planning department, and the entire Jeffco Public Schools staff who provided input, feedback, and guidance throughout this process.

Board of Education

Dave Thomas, <i>President</i>	District 3
Jane Barnes, <i>First Vice President</i>	District 4
Laura Boggs, <i>Second Vice President</i>	District 2
Paula Noonan, <i>Treasurer</i>	District 5
Robin Johnson, <i>Secretary</i>	District 1

Superintendent

Dr. Cindy Stevenson, *Superintendent*

Project Team

Jacobs	Project Management and Facility Assessment
Magellan Consulting	Educational Adequacy and Assessment Analysis
DeJONG	Educational Adequacy and Assessment Coordination
MOA Architecture	Architectural Assessment

Table of Contents

Acknowledgments 2
Table of Contents 3
Assessment Methodology 4

1 | *Section 1:*
Executive Summary 5
 Key Findings 6

2 | *Section 2:*
Facility Portfolio 7

3 | *Section 3:*
Educational Adequacy 9

4 | *Section 4:*
Building Condition Assessment 12

5 | *Section 5:*
Life Cycle Renewal 19

6 | *Section 6:*
Current Deficiencies and Life Cycle Forecast 20

7 | *Section 7:*
School/Facility Condition Summary 22

8 | *Section 8:*
Capacity Summary 27

Assessment Methodology

The Jeffco Public Schools districtwide facilities conditions assessment involved an eight-step assessment methodology to provide a comprehensive and consistent assessment. The steps included:

- 1. Conduct Project Kickoff:** The Jeffco Public Schools districtwide facilities conditions assessment began March 2009, with a kickoff meeting to establish goals and objectives for the assessment, along with a schedule of milestone activities.
- 2. Establish Educational Adequacy Guidelines:** Prior to the educational adequacy assessments, the district organized an educational adequacy guidelines workshop that identified criteria to be used in the assessment. The workshop used district data and site-based staff focus groups over a three-day period.
- 3. Orient School Principals:** School principals were informed of the overall assessment process in a districtwide principal' orientation meeting.
- 4. Online Surveys:** Surveys were established to solicit input from principals at each campus location. Surveys were also completed by facility managers responsible for campus and maintenance zones. Results from these surveys were incorporated into the assessment forms to ensure assessment teams reviewed noted conditions while on site.
- 5. Complete Data Gathering:** For the on-site assessments, the consultant teams were organized into two assessment groups, one for the educational adequacy assessments, and one for the facilities conditions assessments.
 1. The educational adequacy assessment teams were organized to assess each school and conduct an inventory of eight educational adequacy categories at each location.
 2. The facilities conditions assessment teams were organized to assess each building's general condition. Each team consisted of a senior architect, a mechanical engineer, and an electrical engineer.

The teams visited each facility and completed data collection assessment forms identifying current deficiencies at each location, along with building systems and subsystems for each building with the estimated remaining life.

- 6. Data Analysis and Cost Estimating:** Following the assessments, collected data was entered into the **M=A=P=P=S**TM assessment and capital planning database, where an internal quality assurance review was conducted by each of the assessment teams. Necessary revisions were made to the database.
- 7. District Review:** Once the consultant team had reviewed the assessment results, data was reviewed by executive directors of education and facility planning staff to ensure quality and integrity of data. All comments were incorporated into this final report.
- 8. Final Report:** Following a formal preliminary findings review meeting with executive directors of education and facility planning staff, this document was finalized and completed in August 2010.

Executive Summary

Jeffco Public Schools (Jeffco) owns and maintains over 12.2 million square feet of building area. In March 2009, Jeffco authorized a comprehensive districtwide assessment of its facilities. The assessment consisted of a capacity analysis, an educational adequacy assessment, a building condition assessment, and a review of all site and building systems with a life cycle renewal forecast. All of the collected data is housed in the **M•A•P•P•S™** assessment database now maintained by the district facility planning staff. While the assessment data collection was completed in 2009, cost estimates and life cycle forecasts have been updated to a 2010 base year.

Objectives

The broad objectives of the assessment were to:

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

Facility Portfolio

In order to produce accurate data, a space inventory must be conducted. The Jacobs Team achieved this by gathering the Jeffco site and floor plans. This data was correlated in the field during the initial stages of the assessment and then used throughout the remainder of the assessment to quantify deficiencies. The final results will be used for future facility management.

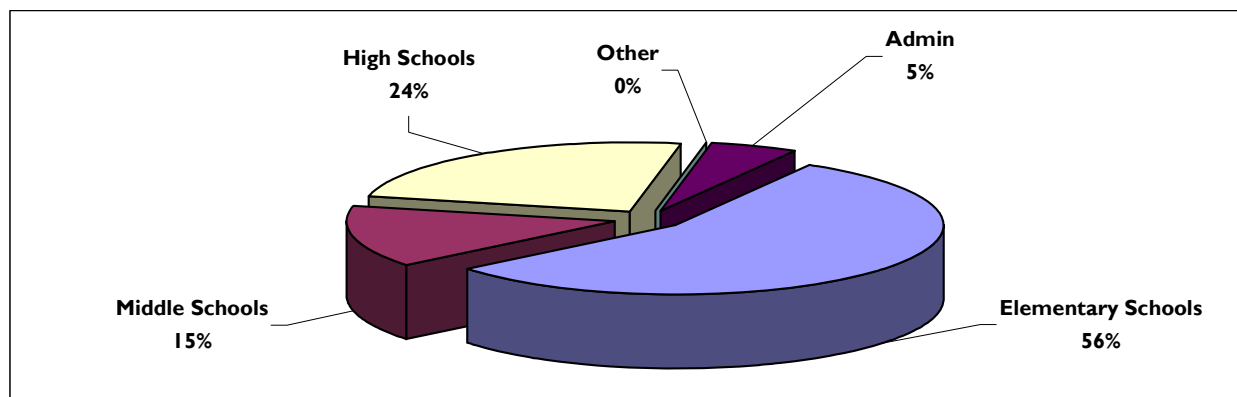
Educational Adequacy

Educational adequacy assessments compare all schools to ensure minimum guidelines are met. Of the eight educational adequacy categories, instructional support, technology, and security and supervision are the three highest cost categories. The total correctable educational adequacy deficiencies total \$137.1 million.

Current Facilities Condition and Needed Repairs

The facilities conditions assessment evaluates each building's overall condition, including its site, roof, structural integrity, the exterior building envelope, the interior, and the mechanical, electrical, and plumbing systems. The district has \$437.7 million in current identified need, excluding the educational adequacy needs identified above, distributed across the 174 instructional and administrative campuses included in this assessment. (Charter Schools were not included in this report)

Current Deficiencies by School Type



Key Findings

This report represents summary-level findings for the Facilities Conditions Assessment and Master Plan. The deficiencies identified in this assessment can be combined with district enrollment projections to provide an overall Facilities Master Plan that can be the basis for a districtwide capital improvement funding strategy.

Key findings from the assessment include:

- The Jeffco Public Schools facility portfolio includes over 12.2 million square feet of space spread over 3,103 acres.
- There are 395 permanent buildings at Jeffco, with ages (based on original construction data and not accounting for additions to the main building over time) ranging between one and 153 years old. 61 percent of these buildings were built in the last 25 years; 25 percent were constructed between 1944 and 1983, and 14 percent were constructed prior to 1943.
- Additionally, 392,315 square feet of space is contained in 381 portable classroom buildings. These buildings comprise approximately 3.2 percent of the district's total portfolio; this figure is low compared to many urban districts located in other parts of the country.
- Current facility condition costs, including general condition and educational adequacy deficiencies, total \$574.8 million. Of that total, \$437.7 million are related to the general condition of the site and buildings, while \$137.1 million are related to educational adequacy deficiencies that contribute to functional equity districtwide.
- The identified costs are presented to include what are commonly referred to as “soft costs.” These are costs that must be added to construction dollars to include general contractor overhead and markup, adjustments to local labor and material markets, professional design fees, administrative testing, permitting and legal fees, as well as escalation and contingencies. Total cost, including the soft costs, are used for the purpose of planning and budgeting.
- In addition to identified current deficiencies, the assessment collected information regarding site and building systems. These systems each have a projected life expectancy, at which point they may not be serviceable. When this occurs, an investment is generally required to replace these systems. The assessment forecasts that over the next five years, \$342.4 million, stated in unescalated dollars, will be required for life cycle renewal.
- The Facility Condition Index (FCI) is a recognized formula that provides a general indicator of a building's health. This index is calculated by dividing the total repair costs into the total replacement costs for a like facility. The districtwide FCI for Jeffco Public Schools is 24.6 percent, which is low when compared to other similar districts.
- Based on the FCI at a campus and building level, there are seven campuses that are candidates for replacement due to the buildings current condition and age, and there are fifteen school campuses that are candidates for consolidation and closure due to current utilization and the condition of the buildings on the campus.

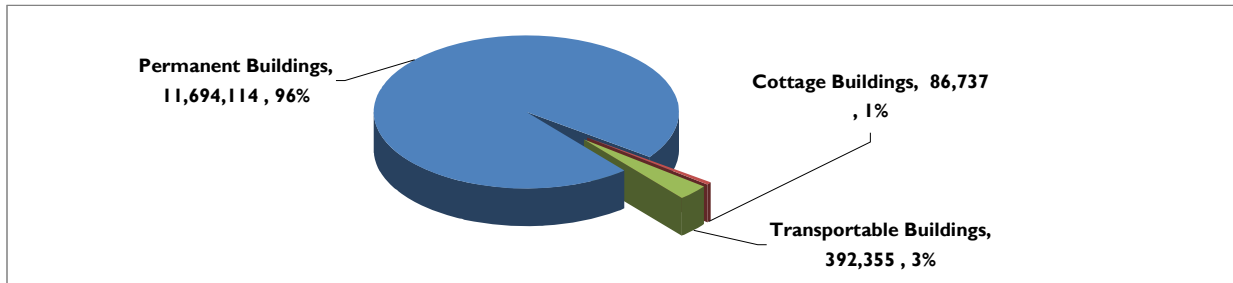
Facility Portfolio

Facility Portfolio Overview

Jeffco Public Schools currently manages approximately 12.2 million square feet of facilities on 3,103 acres of real estate. Combined, these facilities supported in 2009 a total enrollment of approximately 80,696 students (excluding charter school enrollment). The inventory includes 17 high schools, 19 middle schools, three K-8 schools, 91 elementary schools, nine Pre-K centers, and 15 other educational campuses with alternative grade configurations. Eleven administrative sites, four stadia, and five maintenance and transportation sites were also included in the assessment. The following summary of facilities by campus type identifies the total count and area of permanent space versus temporary space. The district has 3.2 percent of its overall facility portfolio in temporary facilities. This is a very low figure, which reflects positively on the district. The following pie chart represents the magnitude of difference between the quantity of permanent building square footage and temporary building square footage.

District Facilities by Type							
School/Facility Type	Campuses	Permanent Buildings		Cottage Buildings		Transportable Buildings	
		Count	Sq Ft	Count	Sq Ft	Count	Sq Ft
Pre-K Centers	9	9	47,048	13	43,884	2	2,027
Elementary Schools	91	133	4,242,025	6	20,713	276	285,653
K-8 Schools	3	4	263,091	-	-	3	3,008
Middle Schools	19	40	2,037,237	-	-	28	28,874
High Schools	17	43	3,692,357	-	-	20	22,311
Districtwide / Option	15	80	889,954	3	10,108	39	37,293
Stadia	4	27	31,458	-	-	2	1,920
Administrative	11	23	447,842	5	12,032	7	7,375
Maintenance and Transportation	5	9	43,102	-	-	4	3,894
Total	174	368	11,694,114	27	86,737	381	392,355
					0.7%		3.2%

Permanent vs. Temporary Space

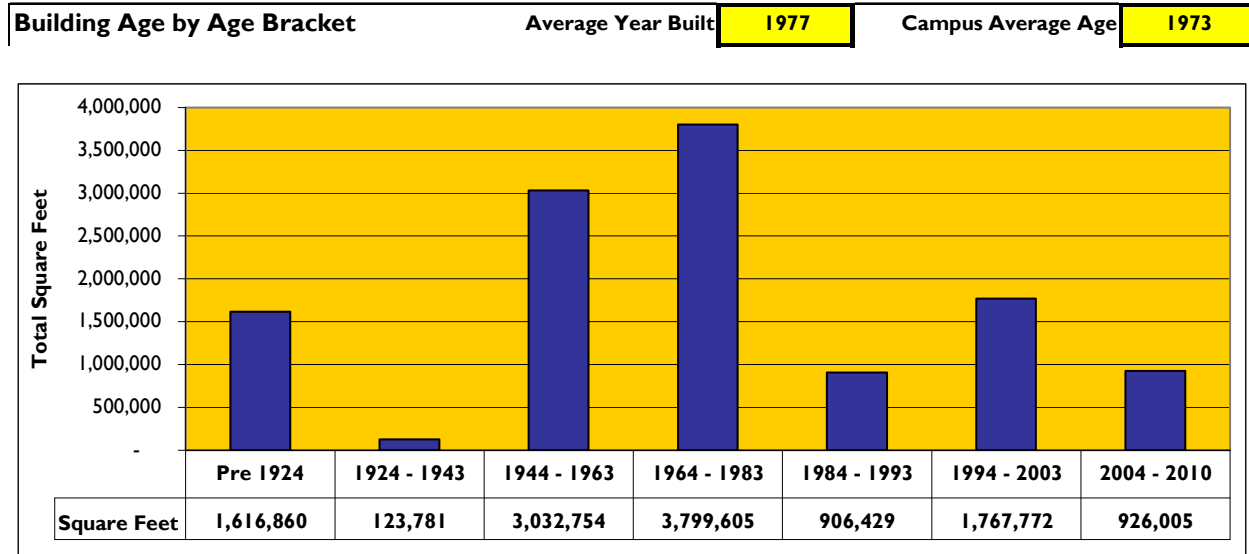


Building Age

Of the 12.2 million square feet of permanent building space, 61 percent of the district's portfolio was constructed within the last 25 years. Approximately 14 percent of the district portfolio was built prior to 1943, with 21 buildings constructed between 1925 and 1943 and 76 buildings constructed prior to 1924. Just over 25 percent of the district's portfolio was constructed between 1944 and 1983. The buildings in this 50-year range are, for the most part, buildings that will need both current deficiency correction as well as life cycle replacement of building systems, which, in many cases, have reached or will reach the end of their serviceable lives in the near future.

Jeffco Public Schools
Facilities Conditions Assessment

The following chart depicts the oldest age of the building and, in some cases, may not depict additions made to a building over the course of several years.



Square Feet Per Student

At Jeffco Public Schools, there are 154 school facilities with a total of 11.2 million square feet of permanent building space housing 80,696 students (not including charter school enrollment). This averages out to 139 gross square feet per student. This figure includes total square feet at a campus as well as gymnasiums, media centers, cafeterias, administrative offices, and other building support spaces. The following chart indicates the breakdown of students, permanent square footage, and square feet per student for each type of school.

School Type	Type	# of Schools	# of Students	Permanent SqFt	Sq Ft/ Student
Pre-K Centers	Pre-K	9	997	90,932	91
Elementary Schools	ES	91	39,003	4,262,738	109
K-8 Schools	K-8	3	1,819	263,091	145
Middle Schools	MS	19	10,785	2,037,237	189
High Schools	HS	17	24,028	3,692,357	154
Districtwide / Option	Districtwide / Opt	15	4,064	900,062	221
Total		154	80,696	11,246,417	139

* Excludes charter school enrollment.

For reference, according to the *15th Annual School Construction Report* by School Planning & Management magazine, the national median enrollment and square feet per student for elementary schools was 700 students with 125 sqft/student; middle schools was 900 students with 142 sqft/student; and high schools was 1,600 students with 156 sqft/student.

Educational Adequacy

Educational adequacy, defined as the degree to which a school's facilities can adequately support the instructional mission and methods, is an essential yet often overlooked element in many districts' attempts to prepare aging facilities for a 21st-century educational paradigm.

The Eight Categories of Educational Adequacy

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

- 1 Capacity:** Ability of core facilities to meet needs of the student population. It is critical to consider the programs at a particular campus and the impact these programs have on classroom inventory and student teaching stations. It is also important to evaluate the use of permanent versus temporary structures.
- 2 Support for Programs:** Provision of special spaces or classrooms that support specific curriculum offerings such as music, sports, science, and technology programs.
- 3 Technology:** Presence of infrastructure, data distribution/storage, and equipment within classroom and laboratory settings. This will also include local area network cabling, video distribution systems, electrical outlets, and projection or video display screens.
- 4 Supervision and Security:** Extent to which physical configurations help or hinder building operation and include both passive and physical security.
- 5 Instructional Support:** Presence of necessary equipment within teaching spaces including teacher storage, student storage, writing and tack surfaces, sinks, demonstration tables, and fixed audio/video equipment.
- 6 Physical Characteristics:** Primarily size and shape of individual teaching spaces.
- 7 Learning Environment:** Degree to which learning areas are comfortable, well-lit, odor-free, controllable, and quiet.
- 8 Relationship of Spaces:** Proximity of instructional spaces to support areas like libraries, restrooms, and student dining and recreational areas.

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

Jeffco Public Schools
Facilities Conditions Assessment

The following chart compares the costs associated with the eight educational adequacy categories among the different school types. The total correctable educational adequacy costs are \$137.1 million. The questions for school renovation are twofold. First, what can and must be done to bring a particular school to a standard of adequacy that meets educational and instructional needs? And second, at what point does a school's inability to meet educational and instructional needs suggest that it should be altogether replaced?

Educational Adequacy Crosstab								
Building System	Educational Adequacy							Total
	Pre-K	ES	K-8	MS	HS	DistWide / Opt	Other	
Capacity	\$ 37,987	\$ 123,458	\$ -	\$ -	\$ 81,039	\$ -	\$ -	\$ 242,484
Support for Programs	\$ 10,370	\$ 6,103,271	\$ 355,181	\$ 2,188,343	\$ 899,666	\$ 243,878	\$ 72,688	\$ 9,873,397
Technology	\$ 207,491	\$ 15,415,908	\$ 663,238	\$ 5,727,934	\$ 6,272,799	\$ 2,534,093	\$ 408,958	\$ 31,230,421
Security and Supervision	\$ 430,541	\$ 15,801,269	\$ 753,617	\$ 5,236,020	\$ 6,297,030	\$ 2,904,063	\$ 152,201	\$ 31,574,740
Instructional Support	\$ 30,223	\$ 26,482,341	\$ 649,312	\$ 8,336,927	\$ 11,788,623	\$ 3,514,347	\$ 255,382	\$ 51,057,154
Physical Characteristics	\$ -	\$ 2,236,793	\$ 34,412	\$ 447,359	\$ 447,359	\$ 516,183	\$ -	\$ 3,682,105
Learning Environment	\$ 58,830	\$ 2,498,804	\$ 107,901	\$ 902,577	\$ 1,192,231	\$ 216,754	\$ 41,514	\$ 5,018,610
Relationship of Spaces	\$ 175,097	\$ 2,727,187	\$ 34,181	\$ 388,315	\$ 860,219	\$ 184,130	\$ 38,850	\$ 4,407,980
Total	\$ 950,539	\$ 71,389,031	\$ 2,597,843	\$ 23,227,474	\$ 27,838,965	\$ 10,113,448	\$ 969,593	\$ 137,086,893

These two questions are the basis for an educational adequacy study and are often overlooked in the building condition assessment process. Over the last four years, educational adequacy improvement allocation has run between 20-25 percent of the total bond funding requirement for several districts surveyed by the Jacobs Team. At Jeffco, the educational adequacy cost is 24 percent of the total identified deficiencies. It is critical to consider not only the building condition but also the educational adequacy in any assessment. It is no longer enough to provide a sound building; schools must also be educationally effective learning environments. The educational adequacy assessment process parallels the building condition assessment process.

To establish guidelines, a draft set of guidelines based on Jeffco Public Schools existing standards and educational specifications were developed. We then asked that a committee of Jeffco staff be formed to review the draft standards and make recommendations. The committee was comprised of principals from elementary schools, middle schools, high schools, and other grade configuration schools, as well as leaders and directors from curriculum, technology, special education, vocational programs, music, art, athletics, and other departments. Once standards were established, the Jacobs Team then refined assessment procedures and developed collection tools.

Educational Adequacy Assessment

With standards established and collection vehicles developed, the team conducted the educational adequacy assessments. After checking in at the main office, the surveyor conducted a 10- to 15-minute interview with the principal and building engineer of the school. The interview included questions about the general layout of the school pertaining to safety and security, bus and parent drop-off areas, and other operational-based information. After the initial principal and building engineer interview, the surveyor set out to complete the remainder of the educational adequacy assessment by gathering various pieces of information pertaining to the site and exterior of the school facility, number/type of playgrounds, number/type of play fields/athletic fields, and general characteristics of all

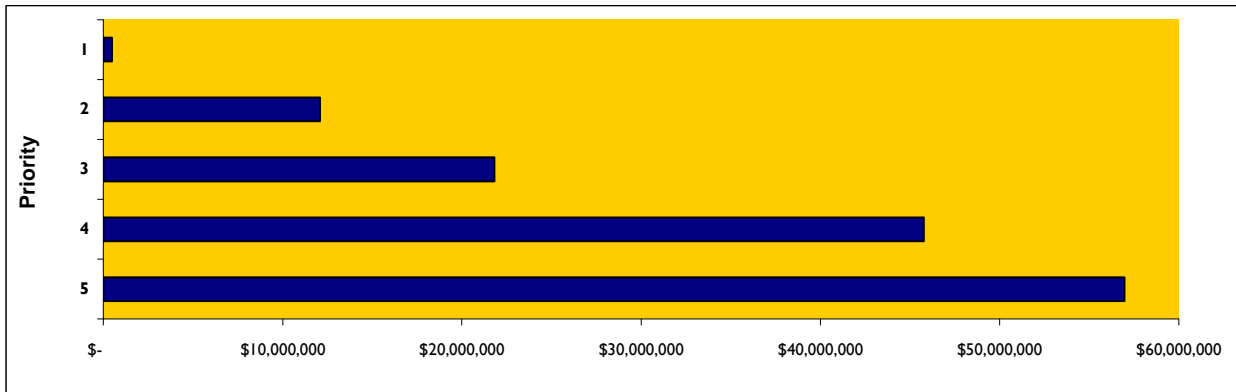
Jeffco Public Schools
Facilities Conditions Assessment

buildings and structures. The assessor then finished the educational adequacy assessment by surveying all classrooms, any instructional spaces, and the core areas (cafeteria, library, auditorium, and gymnasiums).

Districtwide Crosstab by Priority by Educational Adequacy Category

Building System	Facility Condition Assessment Priority					Total
	1	2	3	4	5	
Capacity	\$ -	\$ -	\$ -	\$ -	\$ 242,484	\$ 242,484
Support for Programs	\$ -	\$ 210,994	\$ 2,804,866	\$ 46,666	\$ 6,810,871	\$ 9,873,397
Technology	\$ -	\$ -	\$ 7,544,615	\$ 12,705,667	\$ 10,980,140	\$ 31,230,421
Security and Supervision	\$ 477,561	\$ 6,092,823	\$ 11,448,113	\$ 1,567,537	\$ 11,988,707	\$ 31,574,740
Instructional Support	\$ -	\$ 2,094,759	\$ -	\$ 29,014,767	\$ 19,947,629	\$ 51,057,154
Physical Characteristics	\$ -	\$ 3,682,105	\$ -	\$ -	\$ -	\$ 3,682,105
Learning Environment	\$ -	\$ -	\$ -	\$ 1,644,738	\$ 3,373,872	\$ 5,018,610
Relationship of Spaces	\$ -	\$ -	\$ -	\$ 796,636	\$ 3,611,344	\$ 4,407,980
Total	\$ 477,561	\$ 12,080,680	\$ 21,797,593	\$ 45,776,012	\$ 56,955,047	\$ 137,086,893

Total Cost by Priority



Conclusion

The educational adequacy assessment is a standards-based approach with a foundation in consistency and objectivity. The data collected is entered into the computer, and a computer match is executed to compare the school inventory to the districtwide standards. Whenever a deficiency is identified, a deficiency correction and corresponding cost estimate is prepared. Jeffco Public Schools currently has \$137.1 million in identified educational adequacy deficiencies.

Building Condition Assessment

The building condition assessment at Jeffco Public Schools was a comprehensive evaluation that assessed both current deficiencies and building system life cycles. Life cycle analysis typically looks at the ages of systems in a building to forecast system replacement as it reaches the end of its serviceable life. A comprehensive assessment looks at existing deficiencies that require correction based on an assigned priority. An example of a life cycle system replacement might be a roof with a 20-year life that has been in place for 25 years and is in need of replacement. An example of a current deficiency might include a broken lighting fixture or a drainage problem on the site.

A building condition assessment evaluates the general health of physical facilities by identifying and prioritizing deficiencies that require correction for long-term use of the campus. Observations are typically organized into civil, architectural, structural, mechanical, electrical, plumbing, and roofing disciplines. At the conclusion of the building assessment, renovation requirements are collected into renovation costs for each campus facility.

Prior to on-site assessments, the Jacobs Team conducted an orientation meeting. This meeting informed school principals and building engineers of the overall assessment program, gave them key dates, conveyed to them what was expected of them once the survey team was on site, and provided an avenue for questions and answers. Each visit was scheduled approximately one week in advance of the actual visit. On the scheduled survey day, the assessment team arrived on site and registered with the campus office. Members of the team wore photo-ID cards at all times. A brief meeting was held with the school principal or designee to discuss the facility and gather survey data. After the meeting, the assessment team began the facility survey.

Survey teams walked the facilities individually or, if the school principal desired, were escorted around the campus. All members of the survey team recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities, and identified the priority of the repair. Published checklists and definitions were used for consistency and completeness of the data among the different survey teams. Digital photos were taken at the school to better identify significant deficiencies. Following the assessment, a separate data entry team entered the identified deficiencies, using a specific code structure to ensure accuracy, into the assessment and capital planning database.

Soft Costs and Replacement Cost Models

For planning and budgeting purposes, facility assessments customarily add a soft cost multiple onto deficiency repair cost estimates. This soft cost multiple accounts for a markup that districts typically incur when contracting for renovation and construction services. The soft costs typically include items like contractor overhead and markup, labor and material escalation, professional fees, district administrative costs including testing, permitting, legal and advertising fees, as well as contingencies and inflation to the midpoint of construction. All stated costs in this assessment summary report include a soft cost markup for planning and budgeting purposes. These are estimates, and costs will vary at the time of construction.

Existing School Improvement Priority Levels

A listing of existing facility deficiencies was compiled for all facilities in the district's portfolio. Deficiencies were prioritized according to five priority levels:

- **Priority 1: Mission Critical Concerns (Current)**
Deficiencies or conditions that may directly affect the school's ability to remain open or deliver the educational curriculum. These deficiencies typically include items related to buildings safety, code compliance, severely damaged or failing building components, and other items that require near-term correction.
- **Priority 2: Indirect Impact to Educational Mission (1 Year)**
Items found that, if not addressed in the near term, may progress to a Priority 1 item. These include poor roofs that, if they deteriorate further, will cause deterioration of integral building systems.
- **Priority 3: Short-Term Conditions (2-3 Years)**
These items are deficiencies that are necessary to the mission of the school but may not require immediate attention. These items should be considered as necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the facility. Priority 3 items could include additions to schools, site improvements, and improvements to other important systems.
- **Priority 4: Long-Term Requirements (3-5 Years)**
Items or systems which are likely to require attention within the next five years or would be considered an enhancement to the instructional environment. The enhancements may be aesthetic or may provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational enhancement associated with special programs.
- **Priority 5: Enhancements**
These items are deficiencies that are aesthetic in nature or are considered enhancements. Typical deficiencies in this priority may include repainting, recarpeting, improved signage, or other items that provide for an improved facility environment. These items may be optional to the district, but are generally included under a comprehensive renovation project plan.

Jeffco Public Schools
Facilities Conditions Assessment

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

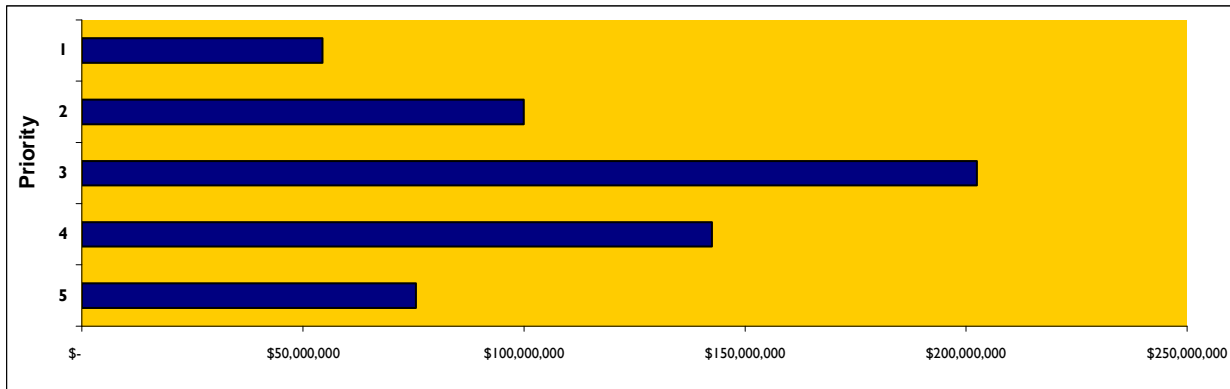
- Site
- Roofing
- Exterior
- Structural
- Interior
- A/C and Heating
- Plumbing
- Electrical
- Fire and Life Safety
- Technology
- Stairs and Elevators
- Specialties

In the following chart, the types of building systems are listed with the amount represented in dollars, by priority. These amounts include both educational adequacy as well as facility condition-related deficiencies.

Districtwide Crosstab by Priority by System

Building System	Facility Condition Assessment Priority					Total
	1	2	3	4	5	
Site	\$ 2,492,934	\$ 1,608,594	\$ 61,513,423	\$ 16,092,037	\$ 11,416,329	\$ 93,123,317
Roofing	\$ 15,446,081	\$ 11,012,930	\$ 2,421,777	\$ 307,345	\$ 112,246	\$ 29,300,379
Structure	\$ 63,045	\$ 268,213	\$ 178,888	\$ 18,736	\$ 432,097	\$ 960,979
Exterior	\$ 288,354	\$ 13,970,283	\$ 5,898,633	\$ 4,011,391	\$ 2,830,640	\$ 26,999,301
Interior	\$ 135,094	\$ 5,179,595	\$ 38,134,077	\$ 28,517,421	\$ 9,100,154	\$ 81,066,342
HVAC	\$ 2,268,311	\$ 44,657,354	\$ 26,461,342	\$ 13,076,225	\$ 632,093	\$ 87,095,325
Electrical	\$ 967,675	\$ 7,452,760	\$ 2,274,048	\$ 7,076,882	\$ 4,135,631	\$ 21,906,996
Plumbing	\$ 1,769,072	\$ 1,137,631	\$ 4,703,113	\$ 22,542,294	\$ 3,204,285	\$ 33,356,394
Fire and Safety	\$ 25,227,901	\$ 10,732,621	\$ 445,794	\$ -	\$ 11,111,691	\$ 47,518,007
Technology	\$ 84,500	\$ -	\$ 7,949,739	\$ 20,129,878	\$ 11,904,501	\$ 40,068,618
Stairs and Elevators	\$ 330,484	\$ 3,682,105	\$ 2,452,575	\$ 5,911,461	\$ -	\$ 12,376,626
Specialties	\$ 5,296,311	\$ 80,992	\$ 50,003,897	\$ 24,837,558	\$ 17,682,727	\$ 97,901,484
Other	\$ -	\$ 172,839	\$ -	\$ 11,062	\$ 2,941,712	\$ 3,125,613
Total	\$ 54,369,761	\$ 99,955,916	\$ 202,437,307	\$ 142,532,289	\$ 75,504,106	\$ 574,799,379

Total Cost by Priority



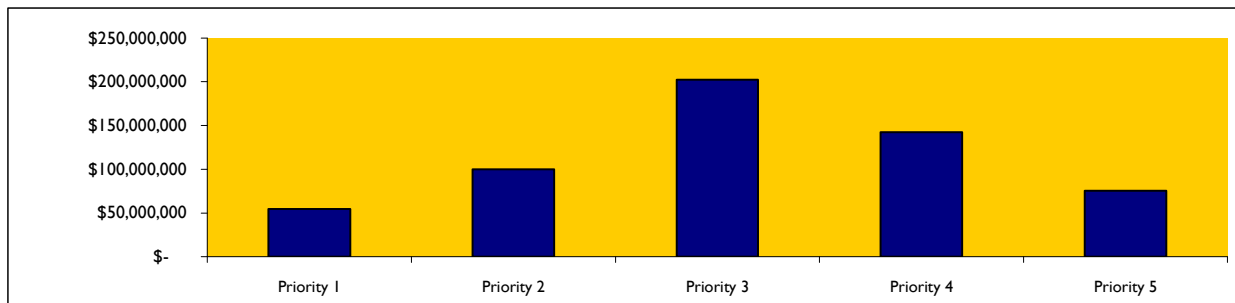
The following chart depicts the types of schools or facilities with the amount represented in dollars, by priority. These amounts include both educational adequacy as well as facility condition-related deficiencies.

Jeffco Public Schools
Facilities Conditions Assessment

Campuswide Renovation Cost by Priority

Type	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
Schools						
Pre-K School	\$ 281,810	\$ 1,700,792	\$ 1,619,658	\$ 1,915,562	\$ 1,008,383	\$ 6,526,205
Elementary Schools	\$ 25,863,352	\$ 51,553,253	\$ 97,302,027	\$ 75,935,570	\$ 37,633,788	\$ 288,287,990
K-8 Schools	\$ 1,312,596	\$ 1,396,011	\$ 2,579,430	\$ 2,417,561	\$ 1,206,362	\$ 8,911,960
Middle Schools	\$ 7,346,721	\$ 9,290,554	\$ 26,222,696	\$ 21,026,019	\$ 12,026,999	\$ 75,912,988
High Schools	\$ 11,389,553	\$ 22,435,082	\$ 51,279,888	\$ 25,020,734	\$ 15,664,488	\$ 125,789,745
Districtwide / Option	\$ 5,122,659	\$ 8,001,288	\$ 11,374,567	\$ 10,542,224	\$ 6,812,091	\$ 41,852,829
Total Schools	\$ 51,316,691	\$ 94,376,981	\$ 190,378,266	\$ 136,857,670	\$ 74,352,110	\$ 547,281,718
Other District Facilities						
Administrative Support	\$ 2,313,980	\$ 3,733,168	\$ 7,014,592	\$ 3,720,516	\$ 898,037	\$ 17,680,292
Maintenance/Transportation	\$ 177,336	\$ 1,316,576	\$ 1,062,529	\$ 764,286	\$ 98,248	\$ 3,418,975
Stadia	\$ 561,754	\$ 529,191	\$ 3,981,921	\$ 1,189,817	\$ 155,711	\$ 6,418,395
Total Other Facilities	\$ 3,053,070	\$ 5,578,935	\$ 12,059,042	\$ 5,674,619	\$ 1,151,996	\$ 27,517,661
Grand Total	\$ 54,369,761	\$ 99,955,916	\$ 202,437,307	\$ 142,532,289	\$ 75,504,106	\$ 574,799,379

Campus Wide Renovation Cost by Priority



Facility Condition Index

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

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

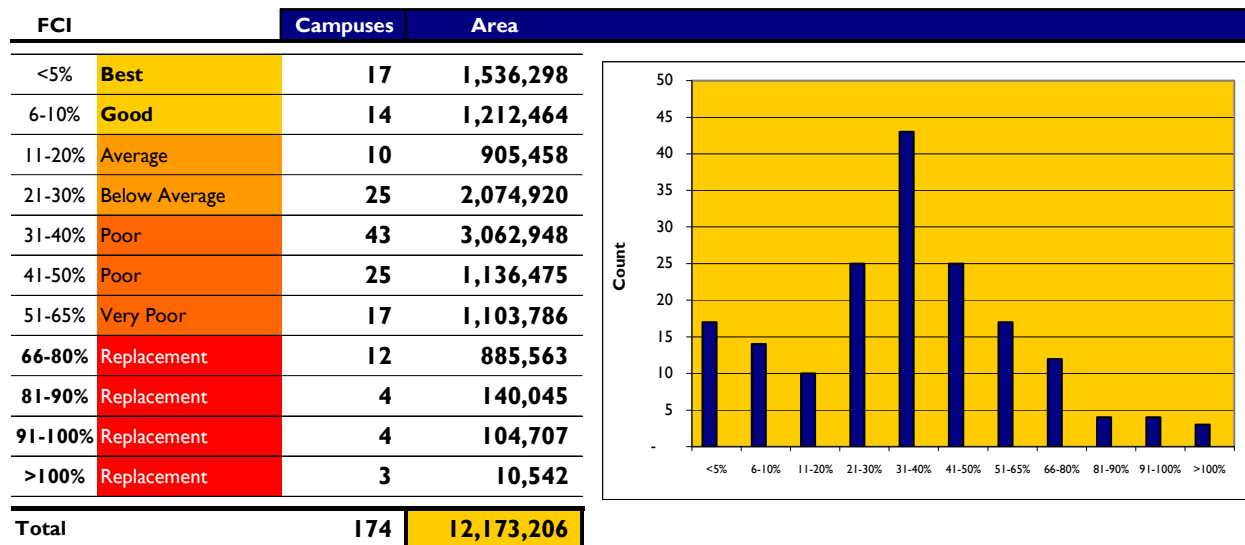
At Jeffco Public Schools, the total current deficiencies districtwide equal \$574.8 million, while the overall estimated portfolio replacement value is estimated to be \$2.3 billion. Given these figures, the districtwide FCI is 24.6 percent and is considered, for the most part, to reflect districtwide facilities in below average condition for a large urban district. By way of comparison, comparable assessments at other districts have ranged from 19 percent at Houston Independent School District following a ten-

Jeffco Public Schools
Facilities Conditions Assessment

year bond program and \$1.5 billion in spending, to 21 percent at Miami-Dade County Public Schools, to 39 percent at Portland Public Schools, to a high of 80 percent at Cleveland Municipal School District, where 92 of their 120 schools met the state’s threshold for complete replacement.

A campus-level FCI encompasses the real estate and the combination of all structures belonging to that campus. The following chart shows that 16 campuses fall in a range above 65 percent, indicating that these campuses may warrant total replacement.

Districtwide Facility Condition Index (FCI) by Site Location



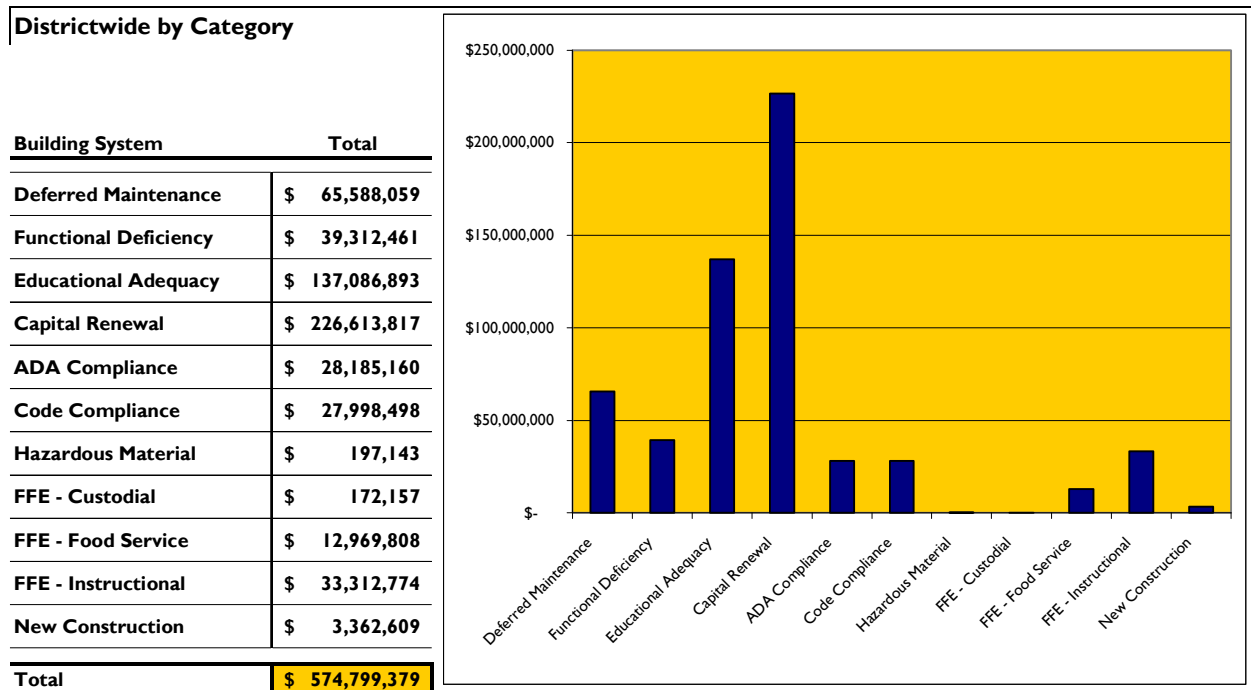
Existing School Improvement Categories

The Jacobs Team has categorized the types of costs associated with Jeffco Public Schools facilities. The different types of categories utilized are:

- **Deferred Maintenance** - Planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system/facility.
- **Functional Deficiency** - Deficiency that has failed before its expected life.
- **Educational Adequacy** - Deficiency that is based on accommodating one of the eight educational adequacy categories.
- **Capital Renewal** - Current deficiency, requiring replacement, that has reached or exceeded its serviceable life. These are current only and do not include forecasted renewals.
- **ADA Compliance** - Current deficiency related to the Americans with Disabilities Act.
- **Code Compliance** - Deficiency related to current codes. Many of these code compliance items may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction but are no longer current.
- **Hazardous Materials** - Current deficiency related to hazardous material. In most cases, these materials are encapsulated; however, major renovations should address removal of these materials.
- **FFE** - Custodial or food service equipment, classroom and administrative furniture that is in poor condition.
- **New Construction** - New facilities, additions, or supporting structures.

Jeffco Public Schools
Facilities Conditions Assessment

The following chart describes the total cost by category of the Jeffco Public Schools' facilities. The capital renewal category tops the list at \$226.6 million, most commonly as older systems have reached the end of their life. Not surprisingly, the next largest category concerning current deficiencies is educational adequacy at \$137.1 million.



An additional crosstab shows the building system deficiencies by school type, excluding the educational adequacy deficiency costs, totalling \$437.7 million.

Building Condition Crosstab (Excludes Educational Adequacy)

Building System	Building Condition							Total
	Pre-K	ES	K-8	MS	HS	DistWide / Opt	Other	
Site	\$ 1,161,861	\$ 31,475,946	\$ 593,791	\$ 7,963,753	\$ 24,989,566	\$ 5,513,936	\$ 9,207,191	\$ 80,906,044
Roofing	\$ 204,170	\$ 15,179,634	\$ 360,094	\$ 2,228,740	\$ 4,954,376	\$ 5,232,830	\$ 1,140,534	\$ 29,300,379
Structural	\$ -	\$ 33,740	\$ -	\$ -	\$ 495,142	\$ 432,097	\$ -	\$ 960,979
Exterior	\$ 1,386,574	\$ 13,958,705	\$ 548,174	\$ 2,345,748	\$ 3,522,235	\$ 3,234,950	\$ 2,002,916	\$ 26,999,301
Interior	\$ 523,721	\$ 36,114,794	\$ 1,661,851	\$ 8,616,154	\$ 11,550,939	\$ 3,976,363	\$ 2,826,318	\$ 65,270,140
Mechanical	\$ 405,513	\$ 39,632,297	\$ 660,291	\$ 7,810,326	\$ 19,612,041	\$ 4,406,949	\$ 4,572,729	\$ 77,100,143
Electrical	\$ 361,506	\$ 6,031,313	\$ 178,999	\$ 1,425,116	\$ 1,953,000	\$ 981,209	\$ 1,227,373	\$ 12,158,516
Plumbing	\$ 436,384	\$ 7,816,668	\$ 146,873	\$ 2,707,636	\$ 3,139,344	\$ 1,402,871	\$ 770,050	\$ 16,419,826
Fire & Life Safety	\$ 102,575	\$ 18,676,422	\$ 539,009	\$ 4,907,765	\$ 6,436,721	\$ 1,946,162	\$ 1,367,247	\$ 33,975,900
Technology	\$ 488,924	\$ 3,127,959	\$ 147,151	\$ 804,169	\$ 1,328,460	\$ 811,562	\$ 239,181	\$ 6,947,406
Stairs & Elevators	\$ 172,595	\$ 3,169,046	\$ -	\$ 1,198,675	\$ 1,757,733	\$ 1,175,239	\$ 1,221,233	\$ 8,694,520
Specialties	\$ 331,843	\$ 41,682,437	\$ 1,477,885	\$ 11,999,041	\$ 15,936,843	\$ 2,625,214	\$ 1,800,457	\$ 75,853,719
Other	\$ -	\$ -	\$ -	\$ 678,392	\$ 2,274,382	\$ -	\$ 172,839	\$ 3,125,613
Total	\$ 5,575,666	\$ 216,898,959	\$ 6,314,117	\$ 52,685,513	\$ 97,950,780	\$ 31,739,381	\$ 26,548,068	\$ 437,712,486

Jeffco Public Schools
Facilities Conditions Assessment

Life Cycle Renewal

The final component of the assessment is the life cycle renewal forecast. The life cycle of building systems and components plays a major role in properly developing a long-range master facilities plan. Facilities are divided into 12 industry-standard building systems, with multiple subsystems and subsystem types. The 12 systems include:

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

Life cycle data for Jeffco Public Schools was obtained from the concurrent Statewide Financial Assistance Priority Assessment FY 2009-2010 conducted by the Colorado Department of Education. The state’s methodology for gathering this data is as follows, taken directly from their report published March 2010:

“Condition assessment: Condition assessment evaluated the physical condition of facilities. It included a visual and non-destructive survey to collect facility system and element data that could be analyzed using a customized cost model per facility. For each facility the condition assessment included a system life cycle analysis ... condition capital renewal estimates were developed for Forecast Period needs based on life cycle cost modeling.”

The CDE data sets were formatted for Jeffco Public Schools into the 12 industry-standard building systems listed above to develop the districtwide five-year life cycle forecast. The Jacobs Team identified current deficiencies totaling \$574.8 million, and the CDE identified \$342.4 million in life cycle needs over the next five years. The chart on pages 20-21 summarizes the 2009 current need, plus the CDE’s life cycle renewal forecasted need for the assessment years 2011 to 2015, totaling \$917.2 million. The following chart depicts the next five years’ life cycle renewal forecast allocated across each of the 12 building systems.

Districtwide 5-Year Life Cycle Forecast						
Building System	Life Cycle Forecast Year					Total
	1 2011	2 2012	3 2013	4 2014	5 2015	
Site	\$ 12,789,115	\$ 15,609,957	\$ 15,838,792	\$ 1,974,445	\$ 9,893,569	\$ 56,105,878
Roofing	\$ 339,880	\$ 2,228	\$ 353,915	\$ 3,811,857	\$ 1,355,219	\$ 5,863,099
Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	\$ 1,903,663	\$ 520,062	\$ 2,032,021	\$ 238,401	\$ 210,445	\$ 4,904,592
Interior	\$ 5,929,487	\$ 3,717,432	\$ 5,493,381	\$ 21,846,372	\$ 52,971,396	\$ 89,958,067
HVAC	\$ 93,973,384	\$ 8,077,961	\$ 6,612,609	\$ 13,424,602	\$ 28,544,050	\$ 150,632,606
Electrical	\$ 5,731,120	\$ 419,963	\$ 1,159,774	\$ 4,046,032	\$ 8,807,596	\$ 20,164,484
Plumbing	\$ 1,208,638	\$ 383,961	\$ 1,692,991	\$ 749,539	\$ 534,829	\$ 4,569,958
Fire and Safety	\$ 1,716,107	\$ 270,212	\$ 912,595	\$ 119,640	\$ 521,382	\$ 3,539,936
Technology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs and Elevators	\$ 142,775	\$ -	\$ 176,132	\$ 14,398	\$ -	\$ 333,305
Specialties	\$ 478,765	\$ 167,947	\$ 42,118	\$ 2,152,328	\$ 3,469,130	\$ 6,310,287
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 124,212,933	\$ 29,169,723	\$ 34,314,326	\$ 48,377,613	\$ 106,307,616	\$ 342,382,211

Current Deficiencies and Life Cycle Forecast

The chart below presents the combined current facility condition and educational adequacy deficiencies, along with the CDE's five-year life cycle renewal forecast projecting future cost through the year 2014. The chart is organized by campus type, with the first column indicating the 2010 facility deficiencies for existing facility conditions and educational adequacy deficiencies. The remaining columns project life cycle renewal forecasts through the next five years for building systems that are expected to reach the end of their serviceable lives and require replacement. Combining the current need with the next five years of anticipated life cycle renewal forecast, the district can anticipate \$917.2 million in facility-related improvements. These figures exclude any expansion for classroom additions or new construction for additional enrollment growth. The three-year, five-year, and total column totals are highlighted, as these are typical planning horizons for districts similar in size to Jeffco Public Schools.

Building Condition and Educational Adequacy Deficiencies with 5-Year Life Cycle Renewal Forecast

System	Current 2010	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Total
Pre-K							
Current Deficiencies	\$ 4,266,446	65%					\$ 4,266,446
Educational Adequacy Deficiencies	\$ 2,259,760	35%					\$ 2,259,760
Life Cycle Renewal Forecast		\$ 92,403	\$ 82,481	\$ 120,657	\$ -	\$ 44,693	\$ 340,234
Total Cumulative	\$ 6,526,205	\$ 6,618,609	\$ 6,701,090	\$ 6,821,747	\$ 6,821,747	\$ 6,866,440	\$ 6,866,440
Elementary Schools							
Current Deficiencies	\$ 216,898,959	75%					\$ 216,898,959
Educational Adequacy Deficiencies	\$ 71,389,031	25%					\$ 71,389,031
Life Cycle Renewal Forecast		\$ 54,469,928	\$ 15,722,141	\$ 15,623,855	\$ 21,697,698	\$ 35,803,489	\$ 143,317,110
Total Cumulative	\$ 288,287,990	\$ 342,757,918	\$ 358,480,059	\$ 374,103,914	\$ 395,801,611	\$ 431,605,101	\$ 431,605,101
K-8							
Current Deficiencies	\$ 6,314,117	71%					\$ 6,314,117
Educational Adequacy Deficiencies	\$ 2,597,843	29%					\$ 2,597,843
Life Cycle Renewal Forecast		\$ 3,828,422	\$ 82,168	\$ 145,268	\$ -	\$ 4,956,916	\$ 9,012,774
Total Cumulative	\$ 8,911,960	\$ 12,740,381	\$ 12,822,550	\$ 12,967,818	\$ 12,967,818	\$ 17,924,733	\$ 17,924,733
Middle Schools							
Current Deficiencies	\$ 52,685,513	69%					\$ 52,685,513
Educational Adequacy Deficiencies	\$ 23,227,474	31%					\$ 23,227,474
Life Cycle Renewal Forecast		\$ 11,628,598	\$ 4,362,460	\$ 9,954,748	\$ 19,415,101	\$ 16,828,333	\$ 62,189,239
Total Cumulative	\$ 75,912,988	\$ 87,541,586	\$ 91,904,046	\$ 101,858,794	\$ 121,273,895	\$ 138,102,227	\$ 138,102,227
High Schools							
Current Deficiencies	\$ 97,950,780	78%					\$ 97,950,780
Educational Adequacy Deficiencies	\$ 27,838,965	22%					\$ 27,838,965
Life Cycle Renewal Forecast		\$ 50,435,023	\$ 7,317,222	\$ 7,345,981	\$ 918,324	\$ 40,843,512	\$ 106,860,063
Total Cumulative	\$ 125,789,745	\$ 176,224,769	\$ 183,541,990	\$ 190,887,972	\$ 191,806,296	\$ 232,649,808	\$ 232,649,808
Districtwide / Option							
Current Deficiencies	\$ 31,739,381	76%					\$ 31,739,381
Educational Adequacy Deficiencies	\$ 10,113,448	24%					\$ 10,113,448
Life Cycle Renewal Forecast		\$ 3,743,119	\$ 1,512,474	\$ 1,119,838	\$ 6,319,647	\$ 6,602,158	\$ 19,297,237
New Construction	\$ -						\$ -
Total Cumulative	\$ 41,852,829	\$ 45,595,949	\$ 47,108,423	\$ 48,228,260	\$ 54,547,908	\$ 61,150,066	\$ 61,150,066

Jeffco Public Schools
Facilities Conditions Assessment

Building Condition and Educational Adequacy Deficiencies with 5-Year Life Cycle Renewal Forecast

System	Current 2010	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Total
Stadia							
Current Deficiencies	\$ 6,418,395	100%					\$ 6,418,395
Educational Adequacy Deficiencies	\$ -	0%					\$ -
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ 17,397	\$ 63,854	\$ 81,251
New Construction	\$ -						\$ -
Total Cumulative	\$ 6,418,395	\$ 6,418,395	\$ 6,418,395	\$ 6,418,395	\$ 6,435,792	\$ 6,499,646	\$ 6,499,646
Maintenance - Transportation							
Current Deficiencies	\$ 3,391,911	99%					\$ 3,391,911
Educational Adequacy Deficiencies	\$ 27,063	1%					\$ 27,063
Life Cycle Renewal Forecast		\$ -	\$ -	\$ -	\$ 7,300	\$ 5,622	\$ 12,922
New Construction	\$ -						\$ -
Total Cumulative	\$ 3,418,975	\$ 3,418,975	\$ 3,418,975	\$ 3,418,975	\$ 3,426,275	\$ 3,431,897	\$ 3,431,897
Administrative Support							
Current Deficiencies	\$ 16,737,762	95%					\$ 16,737,762
Educational Adequacy Deficiencies	\$ 942,530	5%					\$ 942,530
Life Cycle Renewal Forecast		\$ 15,437	\$ 90,777	\$ 3,980	\$ 2,147	\$ 1,159,036	\$ 1,271,377
New Construction	\$ -						\$ -
Total Cumulative	\$ 17,680,292	\$ 17,695,728	\$ 17,786,505	\$ 17,790,485	\$ 17,792,633	\$ 18,951,669	\$ 18,951,669
Total Need	\$ 574,799,379	\$ 124,212,930	\$ 29,169,723	\$ 34,314,327	\$ 48,377,615	\$ 106,307,614	\$ 917,181,587
Cumulative	\$ 574,799,379	\$ 699,012,309	\$ 728,182,032	\$ 762,496,359	\$ 810,873,973	\$ 917,181,587	

School/Facility Condition Summary

The following charts provide a summary by articulation area for each school or facility with the age, 2009 enrollment, square feet area, identified total deficiencies, and Facility Condition Index. Then the five-year life cycle renewal projection is added for a total deficiency cost by school.

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2009 Enroll	Permanent Square Feet	Facility Condition Cost	FCI	5-Year Life Cycle Forecast	Total Cost w/Life Cycle
Alameda							
Deane Elementary School	1954	461	46,118	\$ 3,190,126	35.0%	\$ 1,335,114	\$ 4,525,240
Lasley Elementary School	1961	646	66,926	\$ 3,504,468	26.4%	\$ 2,297,483	\$ 5,801,951
Kendrick Lakes Elementary School							
Patterson Elementary School							
Stein Elementary School	1954	667	47,094	\$ 4,676,123	48.4%	\$ 2,063,633	\$ 6,739,755
Stein Preschool (Cottages)	1961	82	6,794	\$ 1,025,548	78.9%	\$ 82,481	\$ 1,108,029
O'Connell Middle School	1994	416	107,786	\$ 3,175,693	15.0%	\$ 5,080,697	\$ 8,256,390
Alameda High School	1961	746	231,176	\$ 11,454,728	26.3%	\$ 7,305,923	\$ 18,760,651
				\$ 27,026,686		\$ 18,165,330	\$ 45,192,016
Arvada							
Fitzmorris Elementary School	1960	225	51,259	\$ 2,691,063	27.4%	\$ 2,514,285	\$ 5,205,348
Foster Elementary School	1953	469	42,486	\$ 5,123,546	59.5%	\$ 2,360,051	\$ 7,483,597
Hackberry Hill Elementary School	1966	472	52,414	\$ 1,587,415	15.8%	\$ 249,965	\$ 1,837,381
Lawrence Elementary School	1996	415	47,139	\$ 2,365,804	25.7%	\$ 1,508,751	\$ 3,874,555
Peck Elementary School	1966	412	42,836	\$ 3,219,350	38.9%	\$ 1,421,073	\$ 4,640,423
Secrest Elementary School	1955	350	46,373	\$ 3,647,027	41.1%	\$ 3,367,026	\$ 7,014,053
Swanson Elementary School	1964	456	54,462	\$ 4,440,003	41.7%	\$ 581,830	\$ 5,021,832
Thomson Elementary School	1973	429	48,833	\$ 3,380,850	36.2%	\$ 3,021,819	\$ 6,402,668
Arvada K-8	1952	541	115,363	\$ 6,156,951	27.2%	\$ 8,913,204	\$ 15,070,155
North Arvada Middle School	1962	461	113,554	\$ 5,011,855	22.1%	\$ 1,671,747	\$ 6,683,602
Arvada High School	1971	1,199	236,196	\$ 12,007,444	26.9%	\$ 1,709,969	\$ 13,717,413
				\$ 49,631,308		\$ 27,319,720	\$ 76,951,028
Arvada West							
Allendale Elementary School	1964	224	40,306	\$ 3,559,618	33.5%	\$ 1,589,948	\$ 5,149,567
Campbell Elementary School	1964	324	43,487	\$ 3,635,238	43.3%	\$ 1,401,636	\$ 5,036,874
Fairmount Elementary School	1962	598	65,146	\$ 2,548,428	20.4%	\$ 2,394,435	\$ 4,942,863
Fremont Elementary School	1953	365	45,915	\$ 2,464,368	27.2%	\$ 1,579,991	\$ 4,044,360
Stott Elementary School	1972	355	45,529	\$ 3,058,972	34.3%	\$ 2,121,262	\$ 5,180,234
Vanderhoof Elementary School	1969	550	44,082	\$ 3,602,866	41.6%	\$ 419,494	\$ 4,022,360
Drake Middle School	1962	673	98,656	\$ 3,277,730	16.9%	\$ 3,957,506	\$ 7,235,236
Oberon Middle School	1965	752	90,839	\$ 5,257,202	28.9%	\$ 3,542,281	\$ 8,799,483
Arvada West High School	2003	1,699	237,052	\$ 2,133,168	4.8%	\$ 698,260	\$ 2,831,428
				\$ 29,537,590		\$ 17,704,814	\$ 47,242,404
Bear Creek							
Green Gables Elementary School	1969	332	36,920	\$ 4,087,673	56.5%	\$ 1,610,074	\$ 5,697,747
Kendallvue Elementary School	1982	560	45,418	\$ 3,244,981	35.5%	\$ 1,570,550	\$ 4,815,531
Peiffer Elementary School	1973	406	44,035	\$ 5,052,556	56.9%	\$ 661,770	\$ 5,714,326
Red Rocks Elementary School	1955	314	29,177	\$ 4,087,686	67.7%	\$ 1,116,269	\$ 5,203,955
Westgate Elementary School	1972	607	51,212	\$ 4,152,553	39.3%	\$ 2,754,996	\$ 6,907,549
Bear Creek K-8	2008	1,145	122,367	\$ 723,197	3.0%	\$ -	\$ 723,197
Carmody Middle School	1965	648	99,694	\$ 4,433,256	22.5%	\$ 4,081,705	\$ 8,514,961
Bear Creek High School	2008	1,861	255,986	\$ 1,214,430	2.5%	\$ 757,087	\$ 1,971,517
				\$ 26,996,333		\$ 12,552,451	\$ 39,548,784

Jeffco Public Schools
Facilities Conditions Assessment

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2009 Enroll	Permanent Square Feet	Facility Condition Cost	FCI	5-Year Life Cycle Forecast	Total Cost w/Life Cycle
Chatfield							
Bradford Intermediate Elementary School	1994	373	46,070	\$ 2,824,822	32.1%	\$ 1,948,979	\$ 4,773,801
Bradford Primary	1990	454	48,682	\$ 2,415,558	25.9%	\$ 1,738,905	\$ 4,154,464
Coronado Elementary School	1987	551	46,544	\$ 3,759,652	40.8%	\$ 209,646	\$ 3,969,298
Mortensen Elementary School	1994	461	52,158	\$ 3,279,864	32.9%	\$ 2,145,520	\$ 5,425,384
Shaffer Elementary School	1998	645	53,368	\$ 2,470,226	23.2%	\$ 1,640,946	\$ 4,111,172
Stony Creek Elementary School	1983	699	45,230	\$ 4,682,014	48.4%	\$ 2,370,497	\$ 7,052,511
Ute Meadows Elementary School	1987	426	46,466	\$ 2,584,731	28.3%	\$ 386,188	\$ 2,970,919
Deer Creek Middle School	1980	516	120,366	\$ 4,738,913	20.0%	\$ 6,355,508	\$ 11,094,421
Falcon Bluffs Middle School	2003	678	113,571	\$ 1,917,562	8.6%	\$ 334,561	\$ 2,252,123
Chatfield High School	1986	2,012	275,727	\$ 8,128,934	15.6%	\$ 2,821,149	\$ 10,950,084
				\$ 36,802,276		\$ 19,951,899	\$ 56,754,175
Columbine							
Blue Heron Elementary School	2002	496	55,083	\$ 1,294,285	12.3%	\$ 162,252	\$ 1,456,537
Columbine Hills Elementary School	1964	313	47,268	\$ 2,126,777	23.5%	\$ 2,825,233	\$ 4,952,010
Columbine Preschool	1961	126	9,985	\$ 1,023,461	51.5%	\$ 43,858	\$ 1,067,319
Dutch Creek Elementary School	1973	332	49,780	\$ 4,719,869	49.6%	\$ 3,327,721	\$ 8,047,591
Governor's Ranch Elementary School	1987	488	46,908	\$ 3,629,799	39.1%	\$ 335,275	\$ 3,965,074
Leawood Elementary School	1972	445	48,383	\$ 3,357,011	36.3%	\$ 2,393,564	\$ 5,750,575
Normandy Elementary School	1970	708	55,702	\$ 5,212,499	45.2%	\$ 2,246,407	\$ 7,458,906
Ken Caryl Middle School	1970	594	88,021	\$ 4,281,894	24.1%	\$ 2,488,972	\$ 6,770,866
Columbine High School	1973	1,636	238,149	\$ 11,709,487	26.0%	\$ 19,060,164	\$ 30,769,651
* Blue Heron Elementary is recommended to change from the Dakota Ridge articulation area to the Columbine articulation area.				\$ 37,355,083		\$ 32,883,448	\$ 70,238,531
Conifer							
Elk Creek Elementary School	1989	339	51,002	\$ 3,437,365	35.2%	\$ 781,122	\$ 4,218,487
Marshdale Elementary School	1980	344	44,121	\$ 5,755,063	67.0%	\$ 2,641,948	\$ 8,397,010
West Jefferson Elementary School	2001	271	48,100	\$ 1,211,220	13.2%	\$ 461,382	\$ 1,672,602
West Jeff Preschool	1935	91	2,818	\$ 959,294	153.7%	\$ 1,036	\$ 960,330
West Jefferson Middle School	1974	577	104,165	\$ 9,189,248	44.6%	\$ 1,445,121	\$ 10,634,369
Conifer High School	1996	1,008	165,984	\$ 6,837,260	21.3%	\$ 1,325,160	\$ 8,162,420
Conifer Water Treatment Plant	1988		4,960	\$ 260,676	28.5%	\$ -	\$ 260,676
Conifer Water Plant and Reservoir	1988		1,491	\$ 46,076	16.7%	\$ 2,147	\$ 48,223
Conifer HS Lobo Pump House			-	\$ -		\$ -	\$ -
Gallery Well and Pumphouse	1996		100	\$ 27,232	147.5%	\$ -	\$ 27,232
				\$ 27,723,433		\$ 6,657,916	\$ 34,381,349
Dakota Ridge							
Blue Heron Elementary School							
Colorow Elementary School	1977	291	44,227	\$ 4,384,776	51.8%	\$ 1,761,370	\$ 6,146,146
Mount Carbon Elementary School	1996	402	51,931	\$ 2,124,776	21.4%	\$ 2,025,331	\$ 4,150,107
Powderhorn Elementary School	1994	663	52,135	\$ 2,419,749	22.4%	\$ 2,631,101	\$ 5,050,850
Westridge Elementary School	1987	604	47,105	\$ 3,517,485	37.1%	\$ 315,553	\$ 3,833,038
Summit Ridge Middle School	1994	820	122,573	\$ 2,680,353	11.1%	\$ 8,203,861	\$ 10,884,214
Dakota Ridge High School	1996	1,583	236,407	\$ 8,401,245	18.8%	\$ 8,703,231	\$ 17,104,476
				\$ 23,528,383		\$ 23,640,446	\$ 47,168,830

Jeffco Public Schools
Facilities Conditions Assessment

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2009 Enroll	Permanent Square Feet	Facility Condition		5-Year Life Cycle Forecast	Total Cost w/Life Cycle
				Cost	FCI		
Evergreen							
Bergen Meadow Elementary School	1970	363	50,555	\$ 4,080,096	42.2%	\$ 290,533	\$ 4,370,629
Bergen Valley Elementary School	1997	328	42,281	\$ 2,298,519	28.4%	\$ 1,449,883	\$ 3,748,402
Parmalee Elementary School	1963	218	29,376	\$ 2,726,174	45.4%	\$ 257,452	\$ 2,983,626
Wilmot Elementary School	1877	441	52,330	\$ 2,813,945	27.1%	\$ 282,443	\$ 3,096,388
Evergreen Middle School	1969	662	111,715	\$ 2,420,264	11.0%	\$ 1,548,466	\$ 3,968,731
Evergreen High School	1954	988	209,129	\$ 6,254,206	15.8%	\$ 7,955,107	\$ 14,209,312
				\$ 20,593,203		\$ 11,783,885	\$ 32,377,088
Golden							
John and Karen Litz Preschool	2007	84	9,674	\$ 237,497	12.8%	\$ -	\$ 237,497
Kyffin Elementary School	1972	586	49,472	\$ 4,936,611	50.1%	\$ 2,670,937	\$ 7,607,548
Mitchell Elementary School	1997	588	52,697	\$ 1,612,284	15.8%	\$ 1,618,502	\$ 3,230,787
Pleasant View Elementary School	1950	236	49,079	\$ 4,091,591	43.6%	\$ 2,666,655	\$ 6,758,245
Ralston Elementary School	1955	331	51,303	\$ 3,513,786	35.8%	\$ 733,519	\$ 4,247,306
Shelton Elementary School	1998	409	53,530	\$ 3,104,732	30.3%	\$ 477,649	\$ 3,582,381
Welchester Elementary School	1961	311	42,093	\$ 2,323,972	28.9%	\$ 2,431,758	\$ 4,755,730
Bell Middle School	1964	532	125,740	\$ 5,797,976	23.3%	\$ 3,943,317	\$ 9,741,293
Golden High School	2008	1,296	187,259	\$ 1,331,271	3.8%	\$ -	\$ 1,331,271
				\$ 26,949,720		\$ 14,542,336	\$ 41,492,057
Green Mountain							
Florence Irwin Preschool	2009	106	10,705	\$ 74,419	3.6%	\$ -	\$ 74,419
Deviny Elementary School	1964	614	52,617	\$ 2,820,983	26.6%	\$ 1,826,343	\$ 4,647,326
Foothills Elementary School	1970	332	40,000	\$ 2,503,595	31.7%	\$ 1,958,816	\$ 4,462,411
Green Mountain Elementary School	1962	272	40,336	\$ 3,263,091	40.9%	\$ 500,939	\$ 3,764,030
Hutchinson Elementary School	1973	414	44,976	\$ 3,855,216	44.0%	\$ 2,182,541	\$ 6,037,756
Rooney Ranch Elementary School	1994	416	53,635	\$ 2,678,285	26.1%	\$ 3,171,181	\$ 5,849,466
Dunstan Middle School	2006	638	125,644	\$ 1,144,665	4.6%	\$ -	\$ 1,144,665
Green Mountain High School	1973	1,351	199,223	\$ 12,216,138	32.4%	\$ 16,226,849	\$ 28,442,987
				\$ 28,556,392		\$ 25,866,668	\$ 54,423,061
Jefferson							
Edgewater Elementary School	1949	441	45,207	\$ 2,911,169	31.2%	\$ 527,626	\$ 3,438,795
Lumberg Elementary School	1955	516	49,380	\$ 4,556,392	45.1%	\$ 2,478,943	\$ 7,035,336
Martensen Elementary School	1954	238	32,107	\$ 2,728,098	43.3%	\$ 1,047,843	\$ 3,775,941
Molholm Elementary School	1954	539	46,525	\$ 3,713,529	38.7%	\$ 2,617,871	\$ 6,331,400
Stevens Elementary School	1994	386	53,724	\$ 2,197,750	21.4%	\$ 2,355,539	\$ 4,553,289
Wheat Ridge Middle School	1995	385	112,152	\$ 3,911,862	17.8%	\$ 6,782,935	\$ 10,694,797
Jefferson High School	1959	601	123,773	\$ 5,640,699	23.9%	\$ 5,734,158	\$ 11,374,857
				\$ 25,659,499		\$ 21,544,915	\$ 47,204,414
Lakewood							
Belmar Elementary School	1961	339	40,829	\$ 2,716,188	33.8%	\$ 1,627,282	\$ 4,343,470
Glennon Heights Elementary School	1957	288	34,699	\$ 2,727,295	38.6%	\$ 1,205,858	\$ 3,933,153
Eiber Elementary School	1955	427	52,018	\$ 3,755,868	36.0%	\$ 3,139,449	\$ 6,895,317
Slater Elementary School	1953	331	46,085	\$ 3,410,936	37.4%	\$ 1,938,766	\$ 5,349,702
South Lakewood Elementary School	1995	546	51,797	\$ 2,126,556	21.2%	\$ 3,695,389	\$ 5,821,945
Kendrick Lakes Elementary School	1970	433	40,078	\$ 5,966,760	74.9%	\$ 1,337,885	\$ 7,304,645
Patterson Elementary School	1964	434	48,895	\$ 5,075,934	53.8%	\$ 2,432,936	\$ 7,508,870
Patterson Preschool	1965	175	13,820	\$ 1,160,862	43.9%	\$ 81,997	\$ 1,242,859
Creighton Middle School	1962	663	120,847	\$ 2,212,747	9.3%	\$ 3,418,990	\$ 5,631,737
Lakewood High School	1958	1,966	248,135	\$ 3,654,915	7.8%	\$ 598,948	\$ 4,253,863
				\$ 32,808,061		\$ 19,477,499	\$ 52,285,561

* Kendrick Lakes Elementary and Patterson Elementary are recommended to change from the Alameda articulation area to the Lakewood articulation area.

Jeffco Public Schools
Facilities Conditions Assessment

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2009	Permanent	Facility Condition	FCI	5-Year Life	Total Cost w/Life
		Enroll	Square Feet				
Pomona							
Little Elementary School	1973	381	40,713	\$ 2,346,076	29.6%	\$ 1,309,864	\$ 3,655,939
Parr Elementary School	1969	384	33,587	\$ 2,942,443	40.8%	\$ 1,146,816	\$ 4,089,259
Warder Elementary School	1973	338	41,934	\$ 3,297,207	41.1%	\$ 2,769,561	\$ 6,066,768
Weber Elementary School	1972	458	51,052	\$ 1,794,819	18.1%	\$ 667,665	\$ 2,462,484
Zerger Elementary School	1977	288	43,876	\$ 3,589,950	42.8%	\$ 1,769,909	\$ 5,359,859
Moore Middle School	1978	534	83,756	\$ 4,179,425	25.2%	\$ 4,078,652	\$ 8,258,077
Pomona High School	1973	1,596	203,945	\$ 12,522,423	32.4%	\$ 18,149,863	\$ 30,672,286
				\$ 30,672,343		\$ 29,892,329	\$ 60,564,672
Ralston							
Meiklejohn Elementary School	2006	535	69,841	\$ 669,962	5.0%	\$ -	\$ 669,962
Sierra Elementary School	1970	560	60,176	\$ 4,694,661	39.0%	\$ 494,180	\$ 5,188,840
Van Arsdale Elementary School	1994	544	50,512	\$ 1,844,819	18.6%	\$ 2,354,975	\$ 4,199,793
West Woods Elementary School	1996	659	53,381	\$ 2,069,052	19.5%	\$ 1,789,597	\$ 3,858,648
Coal Creek Canyon K-8	1963	133	25,361	\$ 2,031,811	38.9%	\$ 99,570	\$ 2,131,381
Wayne Carle Middle School	2006	338	105,483	\$ 1,171,525	5.7%	\$ -	\$ 1,171,525
Ralston Valley High School	2001	1,675	239,199	\$ 4,180,551	9.3%	\$ 2,002,999	\$ 6,183,550
				\$ 16,662,381		\$ 6,741,320	\$ 23,403,701
Standley Lake							
Adams Elementary School	1988	499	47,737	\$ 3,463,897	37.5%	\$ 148,217	\$ 3,612,113
Lukas Elementary School	1988	467	47,742	\$ 2,850,197	31.2%	\$ 461,531	\$ 3,311,728
Ryan Elementary School	1994	574	50,545	\$ 1,987,687	20.2%	\$ 2,503,368	\$ 4,491,055
Semper Elementary School	1996	434	53,756	\$ 1,294,009	12.6%	\$ 1,673,860	\$ 2,967,869
Sheridan Green Elementary School	1987	416	46,466	\$ 2,706,111	30.4%	\$ 731,370	\$ 3,437,481
Witt Elementary School	1980	418	44,341	\$ 3,946,734	46.5%	\$ 2,307,714	\$ 6,254,448
Mandalay Middle School	1983	420	88,977	\$ 4,134,104	23.2%	\$ 4,234,743	\$ 8,368,847
Standley Lake High School	1988	1,535	193,706	\$ 12,406,433	33.9%	\$ 2,653,702	\$ 15,060,136
				\$ 32,789,172		\$ 14,714,504	\$ 47,503,676
Wheat Ridge							
Norma Anderson Preschool	2007	115	13,743	\$ 220,123	8.4%	\$ -	\$ 220,123
Kullerstrand Elementary School	1961	278	35,531	\$ 1,935,683	27.1%	\$ 261,791	\$ 2,197,475
Pennington Elementary School	1961	287	36,877	\$ 1,816,639	25.1%	\$ -	\$ 1,816,639
Maple Grove Elementary School	1960	408	42,410	\$ 1,912,804	20.3%	\$ 1,217,640	\$ 3,130,444
Prospect Valley Elementary School	1967	495	46,229	\$ 4,230,692	47.4%	\$ 582,271	\$ 4,812,963
Stober Elementary School	1965	300	31,243	\$ 2,936,794	47.0%	\$ 888,536	\$ 3,825,329
Vivian Elementary School	1953	253	33,139	\$ 2,396,412	35.2%	\$ 1,266,864	\$ 3,663,277
Wilmore-Davis Elementary School	1955	308	38,596	\$ 2,523,731	33.3%	\$ 1,756,453	\$ 4,280,184
Everitt Middle School	1966	478	103,698	\$ 6,976,715	34.3%	\$ 1,020,177	\$ 7,996,892
Wheat Ridge High School	1956	1,276	211,311	\$ 5,696,413	14.2%	\$ 11,157,494	\$ 16,853,907
				\$ 30,646,007		\$ 18,151,226	\$ 48,797,233

Jeffco Public Schools
Facilities Conditions Assessment

Jeffco Assessment Summary by Articulation Area

Campus Name	Age	2009 Enroll	Permanent Square Feet	Facility Condition Cost	FCI	5-Year Life Cycle Forecast	Total Cost w/Life Cycle
Districtwide / Option Schools							
Connections Learning Center	1971	45	27,222	\$ -		\$ 29,774	\$ 29,774
Brady Exploration School	1950	331	60,465	\$ 5,892,172	51.6%	\$ 1,047,482	\$ 6,939,654
Dennison Elementary School	1958	626	43,420	\$ 3,619,814	41.0%	\$ 2,575,843	\$ 6,195,657
D'Evelyn Junior /Senior High School	2000	1,035	154,002	\$ 2,614,945	9.0%	\$ 745,248	\$ 3,360,193
Jeffco Open School	1930	568	102,628	\$ 92,868	0.5%	\$ -	\$ 92,868
Long View High School	1967	53	4,262	\$ 1,696,453	170.0%	\$ 215,227	\$ 1,911,680
Manning School	1958	447	72,678	\$ 4,565,905	31.9%	\$ 1,033,359	\$ 5,599,264
McLain Community High School	2000	623	79,113	\$ 1,677,523	11.2%	\$ 3,428,612	\$ 5,106,135
Miller Special School	1963	207	51,184	\$ 3,756,571	37.3%	\$ 1,987,487	\$ 5,744,058
North Campus Warren O.T.C.	1995	6	34,593	\$ 2,237,285	34.3%	\$ 441,197	\$ 2,678,482
Warren Occupation Technical Center	1972	39	166,995	\$ 8,446,969	26.7%	\$ 7,156,672	\$ 15,603,641
Sobesky Academy	1947	84	29,993	\$ 1,936,426	33.8%	\$ 80,647	\$ 2,017,073
Literacy Center	1975		5,647	\$ 23,033	2.2%	\$ -	\$ 23,033
Mt. Evans Outdoor Education Lab School	1929		36,451	\$ 3,315,926	46.5%	\$ 369,340	\$ 3,685,266
Windy Peak Outdoor Education Lab School	1857		31,409	\$ 1,976,938	31.1%	\$ 186,350	\$ 2,163,288
				\$ 41,852,829		\$ 19,297,237	\$ 61,150,066

Administration, Stadia, and Support Facilities

Education Center	1985		124,221	\$ 3,840,725	16.8%	\$ -	\$ 3,840,725
Landscape Services	1980		10,972	\$ 1,914,737	91.4%	\$ -	\$ 1,914,737
Support Services Campus	1967		260,371	\$ 7,331,708	15.2%	\$ -	\$ 7,331,708
Johnson Planetarium (Facility Closed)	1962		3,099	\$ -		\$ -	\$ -
Applewood Knolls Administrative Cottages	1958		8,535	\$ 814,079	51.7%	\$ -	\$ 814,079
Foster Administrative Cottages	1958		3,497	\$ 268,753	41.6%	\$ -	\$ 268,753
Russell Elementary School (Closed)	1955		42,628	\$ 3,176,306	37.3%	\$ 1,269,230	\$ 4,445,535
A-West Preschool (Facility Closed)	1961	131	13,285	\$ 1,110,805	43.7%	\$ 130,862	\$ 1,241,667
Swanson Preschool (Facility Closed)	1963	87	10,108	\$ 714,196	36.9%	\$ -	\$ 714,196
North Transportation Center	1975		5,871	\$ 339,037	27.4%	\$ -	\$ 339,037
Shop Facility for Zones 1 & 2	1980		4,250	\$ 353,561	45.1%	\$ -	\$ 353,561
South Transportation Center	1981		17,240	\$ 1,982,238	62.3%	\$ -	\$ 1,982,238
West Transportation Center	1980		14,780	\$ 449,364	16.5%	\$ -	\$ 449,364
JeffCo Stadium - Driving Education Center	1975		961	\$ 294,776	88.0%	\$ 12,922	\$ 307,698
Jefferson County Stadium	1960		13,706	\$ 1,988,912	15.9%	\$ 80,117	\$ 2,069,029
Lakewood Memorial Stadium	1983		1,722	\$ 752,407	4.9%	\$ 1,134	\$ 753,542
North Area Athletic Complex	2000		10,393	\$ 2,372,686	20.0%	\$ -	\$ 2,372,686
Trailblazer Stadium	1996		5,637	\$ 1,304,389	8.1%	\$ -	\$ 1,304,389
Note: Russell ES Enrollment added to Arvada K-8 Enrollment				\$ 29,008,679		\$ 1,494,266	\$ 30,502,945

TOTAL 80,696 11,780,851 \$ 574,799,379 684,764,417

Capacity Summary

The capacity of a school reflects how many students the school's physical facility can serve effectively. There are various methodologies that exist to calculate capacity. It is not uncommon to review an existing building only to find that the capacity which once had been assigned to a building is greater than what can be reasonably accommodated today. That is primarily due to a change in how programs are delivered today.

During the past thirty years, the programs in a public school system and the manner in which they are delivered have changed significantly. Repeated arguments are heard that "This school was able to accommodate 600 students thirty years ago and now you are saying it can only accommodate 400 students today. How can this be the case?" Persons making these statements often do not realize that when the building was organically constructed, the average class size was 30 students, the music program was being held on the stage, the teacher provided art on a cart, there were no computer labs, the Kindergarten program went from half day to full day and severely handicapped special education students were in separate facilities and not attending mainstream public schools. Add to this the fact that many states have legislation for class sizes of 20 or under for the early elementary grades, schools are expanding pre-school services, and there are many more at-risk student programs.

Historically, building capacity in Jeffco was calculated based upon the number of general classrooms in elementary schools, the number of core instructional suites in middle schools and the number of classrooms with a scheduling factor applied for high schools. This approach is referred to as the "**Design Capacity**" of the building. This methodology is rigid and does not accommodate district sponsored programs.

Another methodology of calculating capacity is based on how a building might operate if all classroom spaces were counted and a scheduling factor applied. This methodology is referred to as the "**Applied Capacity**". In this methodology, if a general classroom has been converted to a book room that classroom would not have a capacity assigned to it.

The formula used for determining "**Applied Capacity**" should reflect the district assigned programs and required services associated with those programs, (i.e. Title I and special education) yet should be kept simple for planning purposes. The method for determining "**Applied Capacity**" is different for elementary, middle and high schools as students remain primarily in their home classroom at the elementary school level, but travel from class to class of varying sizes at the secondary school level.

While the average actual student/teacher ratio can vary for a number of reasons, the Jeffco target student/teacher ratios are as follows:

- 24:1 Kindergarten
- 20:1 Grades 1-3
- 24:1 Grade 4
- 28:1 Grades 5-6
- 28:1 Middle & High School [class size varies depending upon subject]

Defining the capacity and correlating facility utilization of a building has significant ramifications. [Enrollment / Capacity = Utilization] As part of the 2009-10 assessment process, "**Applied Capacity**" was calculated. The "**Applied Capacity**" accounts for district sponsored center programs and can be applied equitably across district schools to analyze utilization. Below is a comparison by grade level.

Jeffco Public Schools
Facilities Conditions Assessment

Applied Capacity by Grade Level

	2009/2010 Enrollment (Membership)	Applied Capacity	Utilization (Enrollment /Applied Capacity)	Variance
Elementary Schools	39,003	42,546	92%	3,543
K-8 Schools	1,819	1,877	97%	58
Middle Schools	10,785	16,016	67%	5,231
High Schools	24,028	29,765	81%	5,737

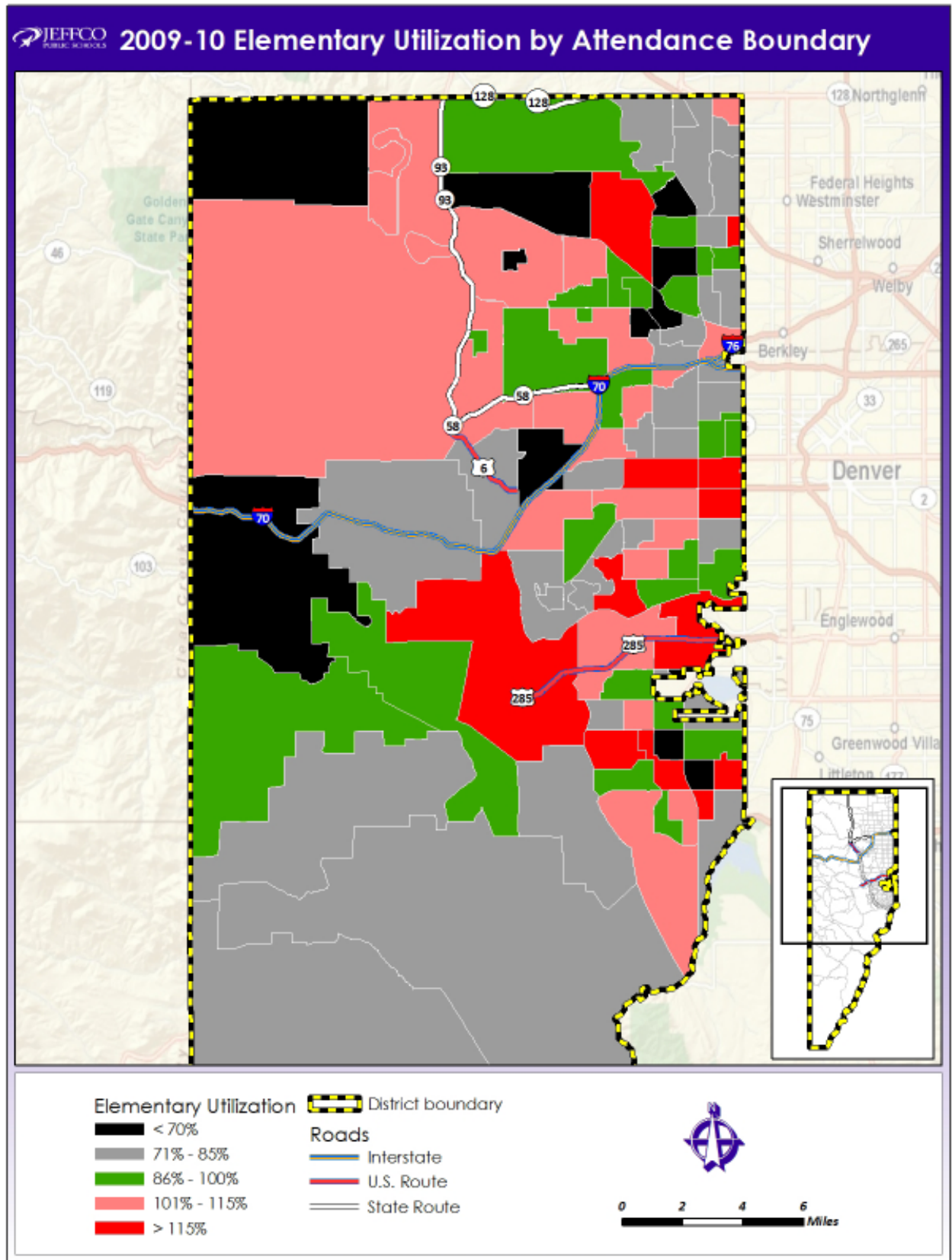
The table on the following page indicates enrollment and capacity by articulation area. In addition, projected enrollment and the % change in historical enrollment have been included. None of the articulation areas as a whole exceed 100% utilization of their current space. Bear Creek and Lakewood are close at 93% and Bear Creek is projected to increase slightly in enrollment. Five of the six elementary schools in Bear Creek are currently over 100% utilization. Following Bear Creek and Lakewood is Arvada West, and Dakota Ridge. Enrollment is projected to increase in Arvada West and Ralston Valley, but decrease slightly in Lakewood. In terms of low utilization, Alameda and Arvada are at 69% and 74%. Enrollment in Arvada and Alameda is projected to increase over the next five years.

Applied Capacity by Articulation Area

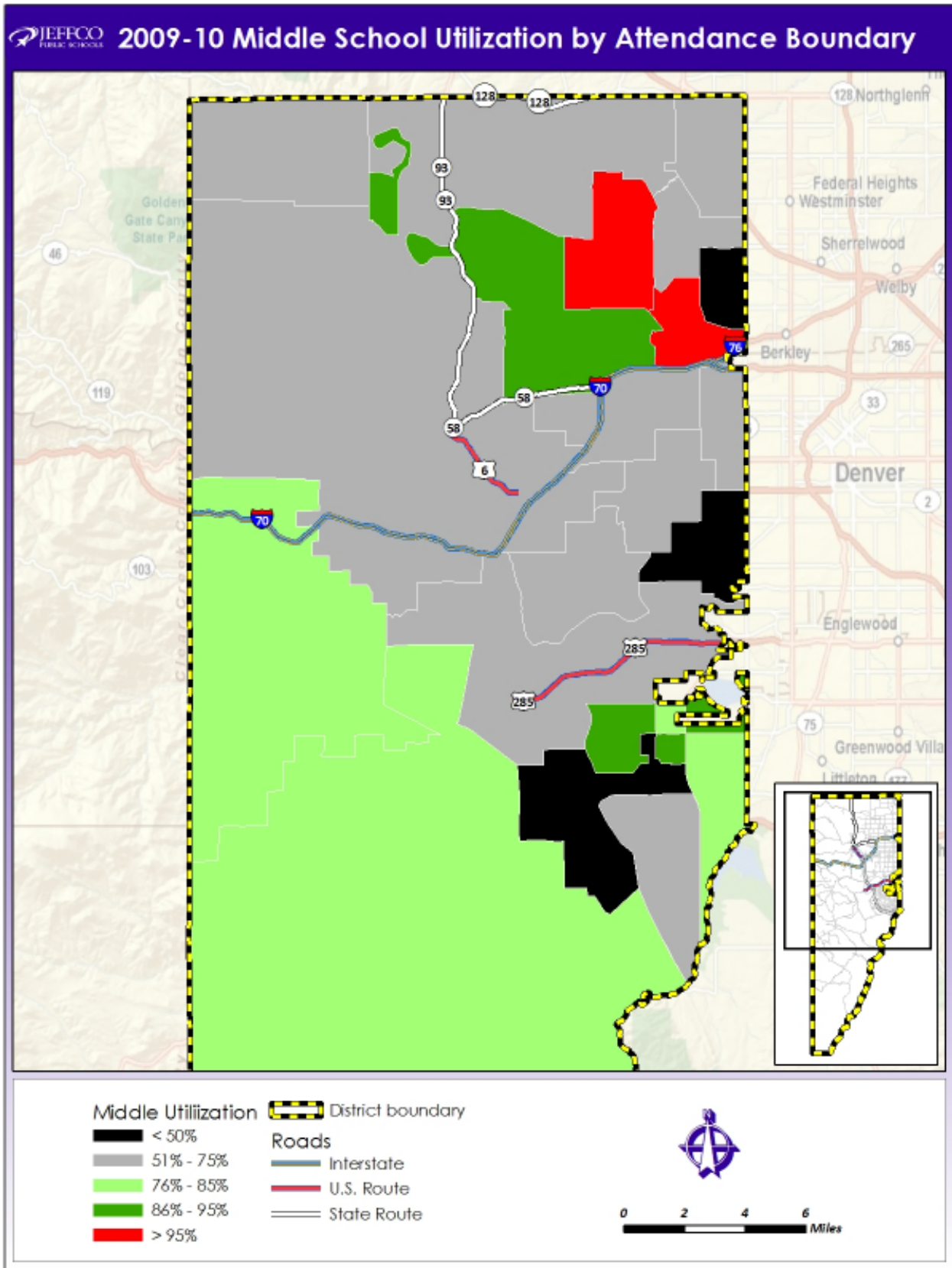
	2009/2010 Enrollment (Membership)	Applied Capacity	Utilization (Enrollment /Applied Capacity)	Avg. 2008-09 Free Reduced Lunch	2013/2014 Project Enrollment	Avg. Historical Enrollment Change
Alameda	2,936	4,283	69%	63%	3,132	-12%
Arvada	5,429	7,345	74%	55%	5,717	-4%
Arvada West	4,115	4,462	92%	24%	4,154	-2%
Bear Creek	5,873	6,171	95%	26%	5,976	-2%
Chatfield	6,815	8,094	84%	8%	6,741	-3%
Columbine	5,012	5,792	87%	15%	5,125	-4%
Conifer	2,539	3,288	77%	10%	2,525	-14%
Dakota Ridge	4,363	4,812	91%	14%	4,428	11%
Evergreen	3,000	3,757	80%	8%	2,857	1%
Golden	4,289	5,330	80%	27%	4,753	-5%
Green Mountain	4,037	4,973	81%	23%	4,276	-13%
Jefferson	3,106	3,937	79%	79%	3,139	-4%
Lakewood	5,427	5,742	95%	47%	5,311	1%
Pomona	3,979	4,975	80%	30%	3,965	-11%
Ralston Valley	4,106	4,456	92%	7%	4,145	4%
Standley Lake	4,763	5,814	82%	23%	4,739	-7%
Wheat Ridge	4,083	4,867	84%	41%	4,014	-1%

Maps have also been included identifying by color the individual school utilization rates. Attendance boundaries in red are overcrowded, those in green are at 85-100% utilization, and those in black are at less than 70% utilization.

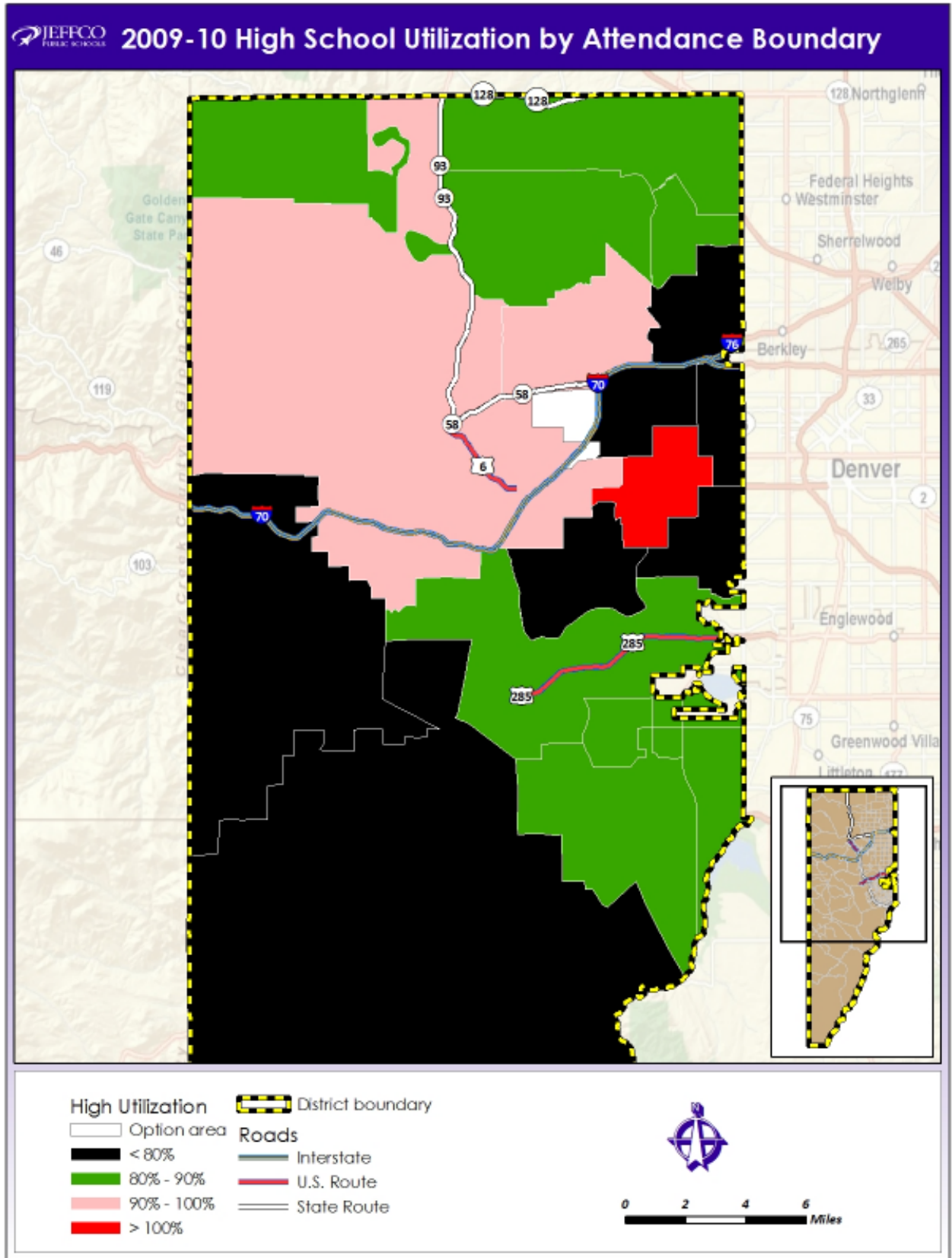
Jeffco Public Schools
Facilities Conditions Assessment



Jeffco Public Schools
Facilities Conditions Assessment



Jeffco Public Schools
Facilities Conditions Assessment



Jeffco Public Schools
Facilities Conditions Assessment

Jeffco Capacity Summary

No.	Name	Articulation	Applied Permanent				Title I	
			Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I	/Applied Capacity
High Schools								
124	Alameda High School	Alameda	68	1,894	85%	1,610		1,610
125	Arvada High School	Arvada	80	2,332	85%	1,982		1,982
126	Arvada West High School	Arvada West	76	2,186	85%	1,858		1,858
127	Bear Creek High School	Bear Creek	88	2,498	85%	2,123		2,123
128	Chatfield High School	Chatfield	97	2,776	85%	2,360		2,360
129	Columbine High School	Columbine	79	2,280	85%	1,938		1,938
130	Conifer High School	Conifer	51	1,502	85%	1,277		1,277
131	Dakota Ridge High School	Dakota Ridge	79	2,304	85%	1,958		1,958
132	Evergreen High School	Evergreen	55	1,572	85%	1,336		1,336
133	Golden High School	Golden	58	1,677	85%	1,425		1,425
134	Green Mountain High School	Green Mountain	76	2,162	85%	1,838		1,838
135	Jefferson High School	Jefferson	37	1,073	85%	912	Title I	775
136	Lakewood High School	Lakewood	78	2,233	85%	1,898		1,898
137	Pomona High School	Pomona	78	2,260	85%	1,921		1,921
138	Ralston Valley High School	Ralston Valley	76	2,194	85%	1,865		1,865
139	Standley Lake High School	Standley Lake	75	2,156	85%	1,833		1,833
140	Wheat Ridge High School	Wheat Ridge	66	1,919	85%	1,631		1,631
29,765							29,628	

Middle Schools

105	Bell Middle School	Golden	33	928	100%	928		928
106	Carmody Middle School	Bear Creek	36	942	100%	942		942
107	Creighton Middle School	Lakewood	36	986	100%	986		986
108	Deer Creek Middle School	Chatfield	41	1,147	100%	1,147		1,147
109	Drake Middle School	A-West / R Valley	26	736	100%	736		736
110	Dunstan Middle School	Green Mountain	33	897	100%	897		897
111	Evergreen Middle School	Evergreen	30	823	100%	823		823
112	Everitt Middle School	Wheat Ridge	30	811	100%	811		811
113	Falcon Bluffs Middle School	Chatfield	34	962	100%	962		962
114	Ken Caryl Middle School	Columbine	25	714	100%	714		714
115	Mandalay Middle School	Standley Lake	25	686	100%	686		686
116	Moore Middle School	Pomona	30	812	100%	812		812
117	North Arvada Middle School	Arvada	34	945	100%	945		945
118	Oberon Middle School	A-West / R Valley	27	770	100%	770		770
119	O'Connell Middle School	Alameda	31	876	100%	876	Title I	745
120	Summit Ridge Middle School	Dakota Ridge	31	880	100%	880		880
121	Wayne Carle Middle School	Standley Lake/R Valley	22	602	100%	602		602
122	West Jefferson Middle School	Conifer	27	751	100%	751		751
123	Wheat Ridge Middle School	Jefferson	28	748	100%	748	Title I	636
16,016							15,772	

K-8 Schools

104	Arvada K-8	Arvada	25	694	90%	625	Title I	531
012	Bear Creek K-8	Bear Creek	47	1,168	90%	1,051		1,051
020	Coal Creek Canyon K-8	Ralston Valley	9	224	90%	202		202
1,877							1,784	

Jeffco Public Schools
Facilities Conditions Assessment

Applied Temporary			Total Capacity Rooms	Total Applied Capacity	Enroll Utilization		Attend In		2014 Enroll	Permanent Recaptureable		
Capacity Rooms	Student Stations	Applied Capacity			2009 Enroll	(Enroll / Title I Cap)	Live In / Attend In	Live Out / Attend In		Capacity Rooms	Student Stations	Applied Capacity
-	-	-	68	1,610	746	46%	1,558	134	780	2	56	1,658
-	-	-	80	1,982	1,199	60%	1,866	242	1,199	1	28	2,006
-	-	-	76	1,858	1,699	91%	1,731	489	1,685	5	140	1,977
-	-	-	88	2,123	1,861	88%	1,812	652	1,929	-	-	2,123
-	-	-	97	2,360	2,012	85%	2,351	250	2,105	-	-	2,360
-	-	-	79	1,938	1,636	84%	1,432	527	1,625	3	84	2,009
5	140	119	56	1,396	1,008	79%	1,057	129	870	-	-	1,277
-	-	-	79	1,958	1,583	81%	1,516	491	1,650	-	-	1,958
-	-	-	55	1,336	988	74%	950	155	991	1	28	1,360
-	-	-	58	1,425	1,296	91%	1,581	244	1,309	1	28	1,449
-	-	-	76	1,838	1,351	74%	1,522	294	1,500	-	-	1,838
3	84	71	40	983	601	78%	869	256	580	-	-	912
-	-	-	78	1,898	1,966	104%	1,192	1,193	1,850	-	-	1,898
1	70	60	79	1,981	1,596	83%	1,428	496	1,563	2	56	1,969
-	-	-	76	1,865	1,675	90%	1,331	537	1,760	-	-	1,865
-	-	-	75	1,833	1,535	84%	1,571	286	1,555	-	-	1,833
2	56	48	68	1,679	1,276	78%	933	675	1,210	2	56	1,679
			30,063		24,028				24,161			30,170

-	-	-	33	928	532	57%	751	53	555	2	56	984
1	30	30	37	972	648	69%	913	143	615	-	-	942
-	-	-	36	986	663	67%	530	310	643	-	-	986
-	-	-	41	1,147	516	45%	579	94	524	3	84	1,231
-	-	-	26	736	673	91%	734	118	673	-	-	736
-	-	-	33	897	638	71%	686	125	646	-	-	897
2	56	56	32	879	662	80%	682	103	627	-	-	823
-	-	-	30	811	478	59%	535	225	490	-	-	811
-	-	-	34	962	678	70%	797	104	702	-	-	962
5	140	140	30	854	594	83%	612	118	580	1	28	742
-	-	-	25	686	420	61%	506	59	412	4	112	798
-	-	-	30	812	534	66%	630	104	582	-	-	812
-	-	-	34	945	461	49%	458	147	491	-	-	945
4	112	112	31	882	752	98%	642	240	759	-	-	770
-	-	-	31	876	416	56%	713	42	460	1	28	904
-	-	-	31	880	820	93%	690	238	850	-	-	880
-	-	-	22	602	338	56%	357	77	465	-	-	602
2	56	56	29	807	577	77%	669	48	595	-	-	751
-	-	-	28	748	385	61%	503	113	380	2	56	804
			16,410		10,785				11,049			16,380

-	-	-	25	625	541	102%	938	111	640	1	26	648
-	-	-	47	1,051	1,145	109%	952	477	1,201	-	-	1,051
1	24	22	10	223	133	66%	118	53	141	-	-	202
			1,899		1,819				1,982			1,901

Jeffco Public Schools
Facilities Conditions Assessment

Jeffco Capacity Summary

No.	Name	Articulation	Applied Permanent				Title I	
			Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I /Applied Capacity	Title I Capacity
010	Adams Elementary School	Standley Lake	23	614	100%	614		614
011	Allendale Elementary School	Arvada West	14	324	100%	324	Title I	275
013	Belmar Elementary School	Lakewood	16	334	100%	334		334
014	Bergen Meadow Elementary School	Evergreen	21	575	100%	575		575
015	Bergen Valley Elementary School	Evergreen	14	336	100%	336		336
016	Blue Heron Elementary School	Columbine	27	678	100%	678		678
017	Bradford Primary	Chatfield	23	543	100%	543		543
018	Bradford Intermediate Elementary School	Chatfield	18	432	100%	432		432
019	Campbell Elementary School	Arvada West	16	360	100%	360		360
021	Colorow Elementary School	Dakota Ridge	18	420	100%	420		420
022	Columbine Hills Elementary School	Columbine	19	447	100%	447		447
023	Coronado Elementary School	Chatfield	22	528	100%	528		528
024	Deane Elementary School	Alameda	23	552	100%	552	Title I	469
025	Devinny Elementary School	Green Mountain	21	504	100%	504		504
026	Dutch Creek Elementary School	Columbine	23	507	100%	507		507
027	Edgewater Elementary School	Jefferson	19	447	100%	447	Title I	380
028	Eiber Elementary School	Lakewood	16	370	100%	370	Title I	315
029	Elk Creek Elementary School	Conifer	19	438	100%	438		438
030	Fairmount Elementary School	Arvada West	29	660	100%	660		660
031	Fitzmorris Elementary School	Arvada	20	435	100%	435	Title I	370
032	Foothills Elementary School	Green Mountain	16	366	100%	366		366
033	Foster Elementary School	Arvada	18	420	100%	420	Title I	357
034	Fremont Elementary School	Arvada West	17	384	100%	384		384
035	Glennon Heights Elementary School	Lakewood	15	351	100%	351		351
036	Governor's Ranch Elementary School	Columbine	22	517	100%	517		517
037	Green Gables Elementary School	Bear Creek	15	351	100%	351		351
038	Green Mountain Elementary School	Green Mountain	15	351	100%	351		351
039	Hackberry Hill Elementary School	Arvada	21	495	100%	495		495
040	Hutchinson Elementary School	Green Mountain	22	492	100%	492		492
041	Kendallvue Elementary School	Bear Creek	22	510	100%	510		510
042	Kendrick Lakes Elementary School	Lakewood	19	405	100%	405		405
043	Kullerstrand Elementary School	Wheat Ridge	13	289	100%	289	Title I	246
044	Kyffin Elementary School	Golden	24	576	100%	576		576
045	Lasley Elementary School	Alameda	31	717	100%	717	Title I	609
046	Lawrence Elementary School	Arvada	21	511	100%	511	Title I	434
047	Leawood Elementary School	Columbine	18	448	100%	448		448
048	Little Elementary School	Pomona	20	459	100%	459		459
049	Lukas Elementary School	Standley Lake	23	543	100%	543		543
050	Lumberg Elementary School	Jefferson	22	532	100%	532	Title I	452
051	Maple Grove Elementary School	Wheat Ridge	17	399	100%	399		399
052	Marshdale Elementary School	Conifer	19	456	100%	456		456
053	Martensen Elementary School	Jefferson	12	320	100%	320	Title I	272
054	Meiklejohn Elementary School	Ralston Valley	32	807	100%	807		807
055	Mitchell Elementary School	Golden	24	567	100%	567		567
056	Molholm Elementary School	Jefferson	20	468	100%	468	Title I	398
057	Mortensen Elementary School	Chatfield	24	538	100%	538		538
058	Mount Carbon Elementary School	Dakota Ridge	23	525	100%	525		525
059	Normandy Elementary School	Columbine	23	543	100%	543		543

Jeffco Public Schools
Facilities Conditions Assessment

Applied Temporary			Total		Enroll		Attend In		Permanent Recaptureable			
Capacity	Student	Applied	Capacity	Applied	Utilization		Live In /	Live Out /	2014	Capacity	Student	Applied
Rooms	Stations	Capacity	Rooms	Capacity	2009	(Enroll / Title	Attend In	Attend In	Enroll	Rooms	Stations	Capacity
					Enroll	I Cap)						
1	40	40	24	654	499	81%	442	203	460	-	-	614
3	72	72	17	396	224	81%	383	52	207	-	-	324
3	76	76	19	410	339	101%	299	186	328	-	-	334
-	-	-	21	575	363	63%	415	57	320	-	-	575
-	-	-	14	336	328	98%	396	35	310	-	-	336
-	-	-	27	678	496	73%	393	228	499	-	-	678
-	-	-	23	543	454	84%	393	89	420	-	-	543
-	-	-	18	432	373	86%	346	61	347	-	-	432
1	24	24	17	384	324	90%	287	277	332	-	-	360
-	-	-	18	420	291	69%	379	54	335	4	96	516
-	-	-	19	447	313	70%	426	176	410	1	24	471
4	112	112	26	640	551	104%	499	233	500	-	-	528
3	72	72	26	624	461	98%	650	74	514	-	-	552
7	168	168	28	672	614	122%	459	292	634	-	-	504
-	-	-	23	507	332	65%	451	80	356	4	96	603
8	224	224	27	671	441	116%	519	113	448	1	24	471
5	120	120	21	490	427	136%	661	77	398	1	24	394
-	-	-	19	438	339	77%	333	56	400	2	48	486
-	-	-	29	660	598	91%	819	59	644	-	-	660
-	-	-	20	435	225	61%	361	64	240	1	24	459
3	72	72	19	438	332	91%	458	105	319	2	48	414
5	152	152	23	572	469	131%	416	178	460	-	-	420
3	72	72	20	456	365	95%	469	160	411	-	-	384
-	-	-	15	351	288	82%	311	113	298	-	-	351
4	112	112	26	629	488	94%	357	195	510	-	-	517
2	48	48	17	399	332	95%	377	130	350	-	-	351
2	24	24	17	375	272	77%	253	249	272	-	-	351
-	-	-	21	495	472	95%	200	326	474	-	-	495
1	24	24	23	516	414	84%	542	133	425	-	-	492
4	100	100	26	610	560	110%	435	231	556	-	-	510
1	40	40	20	445	433	107%	428	205	385	-	-	405
4	78	78	17	367	278	113%	362	143	267	-	-	289
5	120	120	29	696	586	102%	400	249	599	1	24	600
5	84	84	36	801	646	106%	801	106	660	-	-	717
2	48	48	23	559	415	96%	412	168	430	-	-	511
-	-	-	18	448	445	99%	492	131	400	4	96	544
2	48	48	22	507	381	83%	441	89	393	-	-	459
-	-	-	23	543	467	86%	512	145	500	-	-	543
7	168	168	29	700	516	114%	556	159	560	2	48	580
4	87	87	21	486	408	102%	304	176	399	-	-	399
-	-	-	19	456	344	75%	383	51	360	1	24	480
2	30	30	14	350	238	88%	190	116	241	-	-	320
-	-	-	32	807	535	66%	287	275	510	1	24	831
1	24	24	25	591	588	104%	703	76	588	-	-	567
9	232	232	29	700	539	135%	548	151	560	2	48	516
-	-	-	24	538	461	86%	520	131	401	-	-	538
-	-	-	23	525	402	77%	479	66	402	1	24	549
11	264	264	34	807	708	130%	486	344	745	-	-	543

Jeffco Public Schools
Facilities Conditions Assessment

Jeffco Capacity Summary

No.	Name	Articulation	Applied Permanent				Title I	
			Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I	/Applied Capacity
060	Parmalee Elementary School	Evergreen	10	240	100%	240		240
061	Parr Elementary School	Pomona	13	300	100%	300		300
062	Patterson Elementary School	Lakewood	20	456	100%	456		456
063	Peck Elementary School	Arvada	19	447	100%	447		447
064	Peiffer Elementary School	Bear Creek	20	428	100%	428		428
065	Pennington Elementary School	Wheat Ridge	12	279	100%	279	Title I	237
066	Pleasant View Elementary School	Golden	19	424	100%	424	Title I	360
067	Powderhorn Elementary School	Dakota Ridge	22	519	100%	519		519
068	Prospect Valley Elementary School	Wheat Ridge	20	480	100%	480		480
069	Ralston Elementary School	Golden	18	432	100%	432		432
070	Red Rocks Elementary School	Bear Creek	9	216	100%	216		216
071	Rooney Ranch Elementary School	Green Mountain	23	525	100%	525		525
072	Russell Elementary School (Closed)	Arvada	16	384	100%			-
073	Ryan Elementary School	Standley Lake	23	540	100%	540		540
074	Secrest Elementary School	Arvada	19	435	100%	435		435
075	Semper Elementary School	Standley Lake	25	579	100%	579		579
076	Shaffer Elementary School	Chatfield	24	576	100%	576		576
077	Shelton Elementary School	Golden	24	549	100%	549		549
078	Sheridan Green Elementary School	Standley Lake	22	495	100%	495		495
079	Sierra Elementary School	Ralston Valley	21	466	100%	466		466
080	Slater Elementary School	Lakewood	18	414	100%	414	Title I	352
081	South Lakewood Elementary School	Lakewood	22	528	100%	528		528
082	Stein Elementary School	Alameda	22	528	100%	528	Title I	449
083	Stevens Elementary School	Jefferson	22	510	100%	510	Title I	434
084	Stober Elementary School	Wheat Ridge	12	288	100%	288		288
085	Stony Creek Elementary School	Chatfield	22	528	100%	528		528
086	Stott Elementary School	Arvada West	17	390	100%	390		390
087	Swanson Elementary School	Arvada	25	546	100%	546	Title I	464
088	Thomson Elementary School	Arvada	23	504	100%	504		504
089	Ute Meadows Elementary School	Chatfield	20	480	100%	480		480
090	Van Arsdale Elementary School	Ralston Valley	23	540	100%	540		540
091	Vanderhoof Elementary School	Arvada West	21	486	100%	486		486
092	Vivian Elementary School	Wheat Ridge	15	324	100%	324		324
093	Warder Elementary School	Pomona	20	484	100%	484		484
094	Weber Elementary School	Pomona	22	519	100%	519		519
095	Welchester Elementary School	Golden	19	429	100%	429		429
096	West Jefferson Elementary School	Conifer	16	366	100%	366		366
097	Westgate Elementary School	Bear Creek	24	549	100%	549		549
098	Westridge Elementary School	Dakota Ridge	22	510	100%	510		510
099	West Woods Elementary School	Ralston Valley	24	576	100%	576		576
100	Wilmore-Davis Elementary School	Wheat Ridge	16	366	100%	366		366
101	Wilmot Elementary School	Evergreen	19	447	100%	447		447
102	Witt Elementary School	Standley Lake	23	524	100%	524		524
103	Zerger Elementary School	Pomona	21	480	100%	480		480

42,546

41,333

Jeffco Public Schools
Facilities Conditions Assessment

Applied Temporary			Total		Enroll		Attend In		Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity	Capacity Rooms	Applied Capacity	2009 Enroll	Utilization (Enroll / Title I Cap)	Live In / Attend In	Live Out / Attend In	2014 Enroll	Capacity Rooms	Student Stations	Applied Capacity
4	87	87	14	327	218	91%	190	87	230	-	-	240
8	279	279	21	579	384	128%	213	235	321	1	24	324
-	-	-	20	456	434	95%	440	338	500	-	-	456
1	24	24	20	471	412	92%	360	197	430	-	-	447
6	116	116	26	544	406	95%	663	89	413	1	24	452
2	80	80	14	359	287	121%	269	129	325	-	-	279
-	-	-	19	424	236	65%	292	85	316	1	24	448
7	159	159	29	678	663	128%	733	142	665	2	48	567
-	-	-	20	480	495	103%	342	279	486	-	-	480
-	-	-	18	432	331	77%	397	23	507	1	24	456
4	96	96	13	312	314	145%	190	174	340	-	-	216
-	-	-	23	525	416	79%	363	161	480	1	24	549
4	96	96	20	96	-		-	-	-	-	-	-
2	48	48	25	588	574	106%	467	199	590	1	24	564
-	-	-	19	435	350	80%	359	167	360	-	-	435
-	-	-	25	579	434	75%	490	164	506	-	-	579
6	121	121	30	697	645	112%	757	53	650	-	-	576
-	-	-	24	549	409	74%	527	78	532	-	-	549
-	-	-	22	495	416	84%	391	150	376	-	-	495
6	144	144	27	610	560	120%	670	143	575	-	-	466
4	128	128	22	542	331	94%	390	132	375	-	-	414
1	24	24	23	552	546	103%	536	226	534	-	-	528
9	198	198	31	726	667	149%	784	155	718	2	48	576
-	-	-	22	510	386	89%	490	121	370	-	-	510
3	60	60	15	348	300	104%	279	166	290	1	24	312
12	318	318	34	846	699	132%	713	192	650	-	-	528
2	80	80	19	470	355	91%	387	153	325	2	48	438
3	72	72	28	618	456	98%	755	132	549	-	-	546
-	-	-	23	504	429	85%	488	111	444	1	24	528
3	72	72	23	552	426	89%	509	62	442	2	48	528
3	72	72	26	612	544	101%	386	251	489	1	24	564
3	72	72	24	558	550	113%	684	103	550	-	-	486
3	70	70	18	394	253	78%	256	151	255	-	-	324
-	-	-	20	484	338	70%	384	117	341	1	24	508
-	-	-	22	519	458	88%	539	150	450	2	48	567
-	-	-	19	429	311	72%	376	71	347	-	-	429
-	-	-	16	366	271	74%	334	103	300	-	-	366
8	183	183	32	732	607	111%	719	156	572	2	48	597
5	168	168	27	678	604	118%	399	293	526	-	-	510
5	120	120	29	696	659	114%	704	96	670	-	-	576
-	-	-	16	366	308	84%	313	162	292	-	-	366
3	120	120	22	567	441	99%	445	117	379	1	24	471
-	-	-	23	524	418	80%	540	100	340	1	24	548
-	-	-	21	480	288	60%	511	68	315	1	24	504
			48,288	39,003					39,702	43,818		

Jeffco Public Schools
Facilities Conditions Assessment

Jeffco Capacity Summary

No.	Name	Articulation	Applied Permanent				Title I	
			Capacity Rooms	Student Stations	Schedule Factor	Applied Capacity	Title I	/Applied Capacity
Pre-K Centers								
001	West Jeff Preschool	Preschool	1	20	100%	20		20
002	Florence Irwin Preschool	Preschool	4	80	100%	80		80
003	John and Karen Litz Preschool	Preschool	4	80	100%	80		80
004	Norma Anderson Preschool	Preschool	6	120	100%	120		120
005	Stein Preschool (Cottages)	Preschool	3	60	100%	60		60
007	Patterson Preschool	Preschool	6	120	100%	120		120
009	Columbine Preschool	Preschool	5	100	100%	100		100
006	Swanson Preschool (Facility Closed)	Preschool	5	100	100%	100		100
008	A-West Preschool (Facility Closed)	Preschool	7	140	100%	140		140
						820		820
Districtwide / Option Schools								
141	Jeffco Open School	Option	35	525	85%	446		446
142	Connections Learning Center	Option	10	150	85%	128		128
143	Long View High School	Option	2	56	85%	48		48
144	McLain Community High School	Option	35	885	85%	752		752
145	Mt. Evans Outdoor Education Lab School	Other	-	-	85%	-		-
146	Sobesky Academy	Option	12	227	85%	193		193
147	Windy Peak Outdoor Education Lab School	Other	-	-	85%	-		-
148	Miller Special School	Option	25	310	85%	264		264
149	Brady Exploration School	Option	15	448	85%	381		381
150	Dennison Elementary School	Option	21	504	85%	428		428
151	Manning School	Option	18	516	85%	439		439
152	D'Evelyn Junior /Senior High School	Option	49	1,466	85%	1,246		1,246
153	Warren Occupation Technical Center	Option	39	1,076	85%	915		915
154	North Campus Warren O.T.C.	Option	20	556	85%	473		473
						5,711		5,711
TOTAL 154						96,736		95,049

Jeffco Public Schools
Facilities Conditions Assessment

Applied Temporary			Total		Enroll		Attend In		Permanent Recaptureable			
Capacity Rooms	Student Stations	Applied Capacity	Capacity Rooms	Applied Capacity	2009 Enroll	Utilization (Enroll / Title I Cap)	Live In / Attend In	Live Out / Attend In	2014 Enroll	Capacity Rooms	Student Stations	Applied Capacity
1	20	20	2	40	91	455%	-	-	-	-	-	20
-	-	-	4	80	106	133%	-	-	75	-	-	80
-	-	-	4	80	84	105%	-	-	40	-	-	80
-	-	-	6	120	115	96%	-	-	76	-	-	120
-	-	-	3	60	82	137%	-	-	-	1	20	80
-	-	-	6	120	175	146%	-	-	-	1	20	140
1	20	20	6	120	126	126%	-	-	-	1	20	120
-	-	-	5	100	87	87%	-	-	-	1	20	120
-	-	-	7	140	131	94%	-	-	-	1	20	160
			860		997				191			920
-	-	-	35	446	568	127%	-	-	564	-	-	446
8	224	190	18	318	45	35%	-	-	35	-	-	128
2	56	48	4	95	53	111%	-	-	60	-	-	48
-	-	-	35	752	623	83%	-	-	569	2	56	800
-	-	-	-	-	-		-	-	-	-	-	-
-	-	-	12	193	84	44%	-	-	-	2	56	241
-	-	-	-	-	-		-	-	-	-	-	-
-	-	-	25	264	207	79%	-	-	200	-	-	264
-	-	-	15	381	331	87%	-	-	400	4	112	476
7	168	143	28	571	626	146%	-	-	626	-	-	428
-	-	-	18	439	447	102%	-	-	345	-	-	439
-	-	-	49	1,246	1,035	83%	-	-	1,028	-	-	1,246
-	-	-	39	915	39	4%	-	-	25	2	56	962
-	-	-	20	473	6	1%	-	-	20	-	-	473
			6,092		4,064				3,872			5,949
			3,438	4,309	103,612	80,696			80,957			99,138

Jeffco Assessment Compared to Statewide Assessment

The Jeffco assessment is comprised almost entirely of visually-observed deficiencies with quantities and descriptions that can be used to develop specific projects or scopes. These deficiencies range in scope from minor repairs or replacements of system components to full replacements, depending on the need as observed by the assessor. In some cases, these deficiencies also address maintenance or repair issues which are not part of the state assessment. For educational adequacy or suitability, the Jeffco assessment identifies suitability needs through detailed inventories of each instructional space, and those observations are translated into deficiencies at the applicable campus, building, or room level. The Jeffco assessment is considered quite comprehensive and involved a team of architects, mechanical engineers, electrical engineers, and an educational adequacy specialist visiting each school and administrative site location. The teams were on each site location for a total time across the various team members ranging from 16 hours to as many as 60 hours. The current estimated cost of all deficiencies identified in the system is \$574.8 million. This figure includes the design- and construction-related soft costs for a total renovation budget. The district wide facility condition index (FCI), a measure of relative condition across all facilities, averages to be 24.6 percent.

Conversely, the Colorado Department of Education (CDE) approach is comprised of four components (Condition, Suitability, Energy Efficiency, and Code Review), each of which is envisioned to provide budget-level funding needs across the state, not specific actions or recommendations that would form a specific scope of work. For the condition needs, the CDE assessment was conducted using a life cycle approach, which evaluates building systems as a whole and determines if the systems are past their serviceable life based on a standard expected life. If a system is determined to be beyond its serviceable life within the next five years, a deficiency is generated to replace the system. In some cases (about 10 percent), the deficiency was adjusted to reflect a partial replacement of a system; otherwise, the entire system is recommended for replacement regardless of any recent improvements Jeffco may have made to the particular system. This will cause some systems to be overstated in terms of true costs to repair or replace. There are also some systems where CDE-established rules require full replacement if the system reaches a threshold. For instance, once 65 percent of roofing was determined to be past the serviceable life, the entire roof was considered beyond serviceable life for the purpose of the assessment. For the suitability budget, the CDE used a scoring system that addresses a wide range of suitability items. However, each score is at the school level and relies on assessors to subjectively weigh observations to determine the school-level score for each item. The weighted score of the survey was then translated into a budget in whole (i.e. one overall number for the school). The CDE budget allocation for Jeffco includes \$609.6 million for building condition, \$433 million for educational suitability needs, and \$1.6 million in energy upgrades for a total need of \$1.044 billion.

The variance between these two assessments is significant; however, the two approaches are very different in the assumptions made and the resulting accuracy of the assessment data. In fact, detailed analysis of the results of these two approaches at a school and even at a deficiency level proved difficult to compare. This is not to say that either lacks credibility; rather, it suggests that one must keep in mind the differences in approach and ultimate use of the data when considering which figures to consider for any given purpose.

