

Preliminary Facilities Master Plan

In support of its Strategic Plan, Jeffco Public Schools initiated the development of a District-wide Facilities Master Plan in 2009. Throughout 2009/2010, facility assessments were completed for all Jeffco facilities. On September 27, 2010, the *Facility Condition Assessment Summary of Findings* was presented to the Board of Education. As a result of the *Summary of Findings*, a *Preliminary Facilities Master Plan* (The Plan) has been developed. The Plan provides facilities recommendations ranging from general renovation projects to phased replacements to consolidations and closures. The Plan will be used in preparation for the next Capital Improvement Program (bond) as well as annual facilities projects that protect the District's assets and provide for the most efficient and effective use of its buildings.

Below is a Crosstab Report by Articulation Area and Priority Grouping for the overall Plan. Following that, are individual articulation area summary reports of the projects for each area. The Facility Condition Index (FCI), an industry standard facility benchmark, is provided next to the name of each facility.

Crosstab by Articulation Area and Priority Grouping					
Articulation Area	Priorities Groupings				Total
	1	2	3	4	
Alameda	\$ 28,797,702	\$ -	\$ 3,190,126	\$ 3,126,393	\$ 35,114,221
Arvada	\$ 1,500,000	\$ 13,210,576	\$ 3,219,350	\$ 20,721,262	\$ 38,651,188
Arvada West	\$ 6,356,728	\$ 3,602,866	\$ 3,058,972	\$ 2,464,368	\$ 15,482,935
Bear Creek	\$ 21,733,256	\$ 5,052,556	\$ 3,244,981	\$ -	\$ 30,030,793
Chatfield	\$ 2,098,548	\$ 15,098,140	\$ 6,104,687	\$ 4,842,909	\$ 28,144,283
Columbine	\$ 350,000	\$ 28,877,593	\$ 3,629,799	\$ 11,709,487	\$ 44,566,880
Conifer	\$ 11,858,600	\$ 9,189,248	\$ 3,437,365	\$ -	\$ 24,485,213
Dakota Ridge	\$ 350,000	\$ 11,457,473	\$ 3,517,485	\$ -	\$ 15,324,957
Evergreen	\$ 7,300,000	\$ 6,806,270	\$ -	\$ 4,884,390	\$ 18,990,659
Golden	\$ 4,523,972	\$ 17,282,640	\$ 3,513,786	\$ 3,104,732	\$ 28,425,130
Green Mountain	\$ 14,300,000	\$ 6,750,201	\$ 2,162,480	\$ 5,499,268	\$ 28,711,949
Jefferson	\$ 21,840,745	\$ -	\$ 5,170,854	\$ -	\$ 27,011,599
Lakewood	\$ 33,049,106	\$ 3,060,383	\$ 3,410,936	\$ -	\$ 39,520,425
Pomona	\$ 18,111,226	\$ -	\$ 14,938,095	\$ -	\$ 33,049,321
Ralston Valley	\$ 10,300,000	\$ -	\$ 1,000,000	\$ 8,500,000	\$ 19,800,000
Standley Lake	\$ 2,850,197	\$ 3,946,734	\$ 15,870,330	\$ -	\$ 22,667,261
Wheat Ridge	\$ 35,040,808	\$ 19,053,094	\$ -	\$ -	\$ 54,093,902
DW Options	\$ 7,000,000	\$ 7,827,913	\$ 17,619,323	\$ 3,500,000	\$ 35,947,236
Admin/Stadia/Support	\$ 3,294,776	\$ 5,982,238	\$ -	\$ -	\$ 9,277,014
Total	\$ 230,655,663	\$ 157,197,924	\$ 93,088,569	\$ 68,352,810	\$ 549,294,965

Alameda Articulation (6th to MS)

Total \$ 35,114,221

1st Priority Grouping

Stein Elementary School (48.4%)	Major Renovation/Expansion. New K-5 capacity of 650 Students to Ed Spec Size. Needs review to determine if full replacement versus phased replacement is justified given site constraints. Move 6th grade to O'Connell MS to improve utilization.	9,048,098
Stein Preschool (Cottages) (78.9%)	New Pre-K (on Stein ES site). Build new small 90 student Pre-K to accommodate Pre-K at Stein Cottages in prior Stein Space. Remove Cottages.	1,573,911
Kendrick Lakes Elementary School (74.9%) Patterson Elementary School (53.8%)	Consolidate, replace Kendrick Lakes and Patterson with 1 new ES, and evaluate changing matriculation from Alameda to Lakewood.	0
Alameda High School (26.3%)	Phase 2 Master Plan (Original Phase 2 was \$24.9M)	15,000,000
O'Connell Middle School (15.0%)	General Renovation and moving 6th grade to O'Connell MS to improve utilization.	3,175,693
		\$28,797,702

2nd Priority Grouping

	No Projects	0
		\$0

3rd Priority Grouping

Deane Elementary School (35%)	General Renovation moving 6th grade to O'Connell MS to improve utilization.	3,190,126
		\$3,190,126

4th Priority Grouping

Lasley Elementary School (26.4%)	General Renovation moving 6th grade to O'Connell MS to improve utilization.	3,126,393
		\$3,126,393

Arvada Articulation

\$38,651,188

1st Priority Grouping

North Arvada MS (22.1%)	Convert to a blended K-8, repurpose Thomson ES.	1,500,0000
		\$1,500,000

2nd Priority Grouping

Foster Elementary School (59.5%)	General Renovation.	5,123,546
Secrest Elementary School (41.1%)	General Renovation.	3,647,027
Swanson Elementary School (41.7%)	General Renovation with Reduction of Temps.	4,440,003
		\$13,210,576

3rd Priority Grouping

Thomson Elementary School (36.2%)	Repurpose as needed.	0
Peck Elementary School (38.9%)	General Renovation with Reduction of Temps.	3,219,350
		\$3,219,350

4th Priority Grouping

Fitzmorris Elementary School (27.4%)	General Renovation.	2,691,063
Lawrence Elementary School (25.7%)	General Renovation. Revise boundary as needed to accommodate Arvada K-8 change.	2,365,804
Arvada K-8 (27.2%)	General Renovation work less 2010 funded scope. K-6 boundary to be adjusted based on live-in totals and transportation input.	3,656,951
Arvada High School (26.9%)	Major Renovation/Expansion with Full Gym and Weight Room.	12,007,444
		\$20,721,262

Arvada West Articulation

\$ 15,482,935

1st Priority Grouping

Allendale Elementary School (33.5%)	Consolidate Campbell and Allendale students at Allendale site. Repurpose Campbell.	6,356,729
Campbell Elementary School (43.3%)		
		\$6,356,729

2nd Priority Grouping

Vanderhoof Elementary School (41.6%)	General Renovation.	3,602,866
		\$3,602,866

3rd Priority Grouping

Stott Elementary School (34.3%)	General Renovation.	3,058,972
		\$3,058,972

4th Priority Grouping

Fremont Elementary School (27.2%)	General Renovation.	2,464,368
		\$2,464,368

Bear Creek Articulation (6th to MS)

\$ 30,030,793

1st Priority Grouping

Green Gables Elementary School (56.5%)	Consolidate Westgate ES and Green Gables ES at Green Gables site.	16,000,000
Westgate Elementary School (39.3%)	Modify Westgate/Blue Heron boundary to move north Quincy Lakes area from Blue Heron/Westgate choice to Peiffer ES. Repurpose to preschool. Eliminate 8 temps.	500,000
Kendallvue Preschool (90% Average)	Demolish preschool temps (3) and relocate preschool to repurposed Westgate ES.	300,000
Red Rocks Elementary School (67.7%)	When NEW ES is built in Tamarisk development in Green Mountain articulation area, consolidate students from RRES to new school, change matriculation and repurpose RRES. Warm Safe and Dry scope until then. Recommend changing matriculation immediately.	500,000
Carmody Middle School (22.5%)	Priority repairs and moving 6th grade to Carmody MS to improve utilization.	4,433,256
		\$21,733,256

2nd Priority Grouping

Peiffer Elementary School (56.9%)	General Renovation moving 6th grade to Carmody MS to improve utilization. Modify Westgate/Blue Heron boundary to move north Quincy Lakes area from Blue Heron/Westgate choice to Peiffer ES.	5,052,556
		\$5,052,556

3rd Priority Grouping

Kendallvue Elementary School (35.5%)	General Renovation moving 6th grade to Carmody MS to improve utilization. Eliminate 3 temps.	3,244,981
		\$3,244,981

4th Priority Grouping

	No Projects	0
		\$0

Chatfield Articulation (6th to MS)

\$28,144,283

1st Priority Grouping

Stony Creek Preschool (106 % Average)	Build new Pre-K to relieve Pre-K at Stony Creek ES and eliminate temps.	2,098,548
		\$2,098,548

2nd Priority Grouping

Coronado Elementary School (40.8%)	General Renovation and moving 6th grade to MS to improve utilization.	3,759,652
Stony Creek Elementary School (48.4% campus, 30% Main)	General Renovation and moving 6th grade to MS to improve utilization.	4,682,014
Deer Creek Middle School (20.0%)	General Renovation and moving 6th grade to MS to improve utilization.	4,738,913
Falcon Bluffs Middle School (8.6%)	Priority Repairs and moving 6th grade to MS to improve utilization.	1,917,562
		\$15,098,140

3rd Priority Grouping

Bradford Intermediate School (32.1%)	General Renovation with grade configuration change to move 6th to MS and 3 rd from Primary to Intermediate.	2,824,822
Mortensen Elementary School (32.9%)	General Renovation moving 6th grade to MS to improve utilization.	3,279,864
		\$6,104,687

4th Priority Grouping

Bradford Primary (25.9%)	General Renovation with grade configuration change to move 3rd to Intermediate. Bring Pre-K from Coronado ES and Mortensen ES.	2,415,558
Ute Meadows Elementary School (28.3%)	Renovate moving 6th grade to MS and relocating Challenge program from Shaffer.	2,427,351
		\$4,842,909

Columbine Articulation

\$ 44,566,880

1st Priority Grouping

Columbine Preschool (51.5%)	Consolidate Pre-K center at Columbine Hills ES and eliminate Cottages. Would not do this if Leawood is closed and repurposed.	350,000
Blue Heron Elementary School (12.3%)	Blue Heron Elementary is recommended to be changed to the Columbine Articulation Area. In addition modify boundary to move Quincy Lakes area from Blue Heron/Westgate choice to Peiffer ES. This improves utilization at MS and HS level. No scope recommended at this time.	0
		\$350,000

2nd Priority Grouping

Dutch Creek Elementary School (49.6%)	General Renovation.	4,719,869
Normandy Elementary School (45.2%)	General Renovation. Limit school choice to reduce utilization.	5,212,499
Leawood Elementary School (36.3%)	Replace Colorow with new larger ES that will replace Leawood ES and Colorow. Change matriculation of Colorow from Dakota Ridge to Columbine. Repurpose Leawood using 1995 addition and tearing down older 1972 portion. Approx enrollment 700.	18,945,225
Colorow Elementary School (51.8%)		
		\$28,877,593

3rd Priority Grouping

Governor's Ranch Elementary School (39.1%)	General Renovation.	3,629,799
		\$3,629,799

4th Priority Grouping

Columbine High School (26.0%)	General Renovation.	11,709,487
		\$11,709,487

Conifer Articulation

\$ 24,485,213

1st Priority Grouping

Marshdale Elementary School (67%)	Replace school due to high FCI. Geography prohibits consolidation with Elk Creek ES or West Jefferson ES.	11,658,600
West Jeff Preschool (153.7%)	Consolidate Preschool students to West Jefferson ES.	200,000
		\$11,858,600

2nd Priority Grouping

West Jefferson Middle School (44.6%)	General Renovation.	9,189,248
		\$9,189,248

3rd Priority Grouping

Elk Creek Elementary School (35.2%)	General Renovation.	3,437,365
		\$3,437,365

4th Priority Grouping

	No Projects	
		\$0

Dakota Ridge Articulation (6th to MS)

\$15,324,957

1st Priority Grouping

Blue Heron Elementary School (12.3%)	See Columbine Articulation Area. Blue Heron Elementary is recommended to be changed to the Columbine Articulation Area. No scope recommended at this time.	0
Westridge Preschool (112% to 52%)	Move preschool from Westridge temps to Mount Carbon ES.	350,000
		\$350,000

2nd Priority Grouping

Colorow Elementary School (51.8%)	See Columbine Articulation Notes. Replace high FCI Colorow ES with 775 ES and bring repurposed Leawood ES students to this location.	0
Summit Ridge Middle School (11.1%)	General Renovation and moving 6th grade to Summit Ridge MS to improve utilization. Will require large 275 student addition.	11,457,473
		\$11,457,473

3rd Priority Grouping

Westridge Elementary School (37.1%)	General Renovation moving 6th grade to Summit Ridge MS to improve utilization. Move preschool from temps at Westridge to Mount Carbon ES.	3,517,485
		\$3,517,485

4th Priority Grouping

	No Projects	0
		\$0

Evergreen Articulation

\$ 18,990,659

1st Priority Grouping

Evergreen Middle School (11.0%)	Partial Phase 2 of Master Plan	7,300,000
		\$7,300,000

2nd Priority Grouping

Bergen Meadow Elementary School (42.4%)	General Renovation. Consider bringing 3rd grade from Bergen Valley to improve utilization.	4,080,096
Parmalee Elementary School (45.4%)	General Renovation.	2,726,174
		\$6,806,270

3rd Priority Grouping

	No Projects	0
		\$0

4th Priority Grouping

Bergen Valley Elementary School (28.4%)	General Renovation. Consider moving 3rd grade to Bergen Meadow to balance utilization.	2,298,519
Wilmot Elementary School (27.1%)	General Renovation.	2,585,871
		\$4,884,390

Golden Articulation (6th to MS)

\$28,425,130

1st Priority Grouping

Pleasant View Elementary School (43.6%)	Repurpose and move 6th grades to Bell MS. Shift K-5 grades to Shelton ES and Welchester ES.	0
Welchester Elementary School (28.9%)	Welchester General Renovation accepting K-5 students from Pleasant View. Capacity adjusted for increased Title 1 students.	4,523,972
		\$4,523,972

2nd Priority Grouping

Kyffin Elementary School (50.1%)	Partial Replacement looking at a phased replacement saving 1993 wing addition. Move 6th grade to MS to improve utilization.	11,658,600
Bell Middle School (23.2%)	General Renovation bringing in 6th grade from ES sites. Leave temps in place.	5,624,040
		17,282,640

3rd Priority Grouping

Ralston Elementary School (35.8%)	General Renovation moving 6th grade to Bell MS to improve utilization.	3,513,786
		\$3,513,786

4th Priority Grouping

Shelton Elementary School (30.3%)	General Renovation moving 6 th to MS.	3,104,732
		\$3,104,732

Green Mountain Articulation

\$ 28,711,949

1st Priority Grouping

Green Mountain High School (32.4%)	Implement 1 st phase of recommended Master Plan for the school. Total MP included demolition, additions, and relocation of main entry.	14,300,000
		\$14,300,000

2nd Priority Grouping

Green Mountain Elementary School (40.9%)	General Renovation with reserve capacity for projected growth.	2,940,636
Hutchinson Elementary School (44.0%)	General Renovation with reserve capacity for projected growth.	3,809,565
		\$6,750,201

3rd Priority Grouping

Foothills Elementary School (31.7%)	General Renovation.	2,162,480
		\$2,162,480

4th Priority Grouping

Devinny Elementary School (26.6%)	General Renovation. High utilization due to Gifted and Talented school choice, can cap enrollment to improve utilization over time.	2,820,983
Rooney Ranch Elementary School (26.1%)	General Renovation. Rooney Ranch ES expected to gain students over next few years from Solterra development.	2,678,285
		\$5,499,268

Jefferson Articulation (6th to MS)

\$27,011,599

1st Priority Grouping

Molholm New Pre-K (101% Average)	New Large Pre-K to Accommodate Pre-K at Molholm.	2,098,548
Martensen ES (43.3%)	Move students to Stevens – Wheat Ridge K-8. Repurpose as needed.	0
Stevens ES	Create K-8 campus with Wheat Ridge MS. No preschool.	0
Wheat Ridge Middle School (17.8%)	General Renovation creating a K-8 campus with Stevens. K-8 can be created without general renovations.	4,014,389
Jefferson High School (23.9%)	Implement next phase of Master Plan.	7,000,000
Lumberg Elementary School (45.1%)	Revised northern boundary to 26 th . Create two site K-8 campus with Edgewater ES. Utilize Jefferson HS for science and other core spaces as necessary.	3,816,639
Edgewater Elementary School (31.2%)	General Renovation moving Pre-K to new school. Create K-3.	4,911,169
		\$21,840,745

2nd Priority Grouping

	No Projects	0
		\$0

3rd Priority Grouping

Molholm Elementary School (38.7%)	General Renovation / addition as necessary for Lamar Street development.	5,170,854
		\$5,170,854

4th Priority Grouping

	No Projects	0
		\$0

Lakewood Articulation (6th to MS)

\$ 39,520,425

1st Priority Grouping

Belmar Elementary School (33.8%)	General Renovation/Expansion consolidating Glennon Heights ES with small enrollment and moving 6th Grade to Creighton MS.	2,439,602
Glennon Heights Elementary School (38.6%)	Repurpose and consolidate students to Belmar ES with an addition.	0
Eiber Elementary School (36%)	Renovate/Expand: Move 6th Grade to Creighton MS. Consider expansion to Eiber for Title 1 usage and increasing growth.	6,897,113
Kendrick Lakes Elementary School (74.9%)	Consolidate due to high FCI, replace K Lakes and Patterson with 1 new ES, and evaluate changing matriculation from Alameda to Lakewood. Could also consider replacing with K-8, estimated enrollment of 1050.	21,499,644
Patterson Elementary School (53.8%)		
Creighton Middle School (9.3%)	General Renovation with small addition moving 6th Grade to Creighton MS.	2,212,747
		\$33,049,106

2nd Priority Grouping

Patterson Preschool (43.9%)	Build New Large 175 student Pre-K to replace Cottages at Patterson Pre-K.	3,060,383
		\$3,060,383

3rd Priority Grouping

Slater Elementary School (37.4%)	General Renovation moving 6th Grade to Creighton MS.	3,410,936
		\$3,410,936

4th Priority Grouping

	No Projects	0
		\$0

Pomona Articulation (6th to MS)

\$ 33,049,321

1st Priority Grouping

Little Elementary School (29.6%)	Move 6 th to MS. Addition and General Renovation to accept students from Parr.	4,692,152
Parr Elementary School (40.8%)	Move students to Little ES. Demolish temps and repurpose main building for preschool.	2,942,443
Warder Elementary School (41.1%)	General Renovation moving 6th grade to Moore MS.	3,297,207
Zerger Elementary School (42.8%)	Close and rezone students to Warder ES, Weber ES, and Lukas ES in the Standley Lake articulation area. Need to reserve some space at Lukas for possible overflow from Candelas development.	0
Moore Middle School (25.2%)	General Renovation moving 6th grade to Moore MS.	7,179,425
		\$18,111,226

2nd Priority Grouping

	No Projects	0
		\$0

3rd Priority Grouping

Pomona High School (32.4%)	Renovate/Expand with Aux Gym and Weight Room, remove temps. Estimated \$2.5 million cost for addition.	14,938,095
		\$14,938,095

4th Priority Grouping

	No Projects	0
		\$0

Ralston Valley Articulation

\$ 19,800,000

1st Priority Grouping

Sierra Elementary School (39.0%)	Partial Replacement of the main building 40,225 square feet with a 50,000 foot replacement, and then renovate the remainder as needed. Possible boundary adjustment with Meiklejohn ES; also need to monitor growth in the Candelas development.	10,300,000
		\$10,300,000

2nd Priority Grouping

	No Projects	0
		\$0

3rd Priority Grouping

Coal Creek Canyon K-8 (38.9%)	Renovate School to remove temps. Add premium for logistics and complexity of building.	1,000,000
		\$1,000,000

4th Priority Grouping

Oberon Middle School (28.9%)	Master Plan renovation with portable reduction. Monitor growth in the Candelas development for possible modification of boundary.	8,500,000
		\$8,500,000

Standley Lake Articulation

\$22,667,261

1st Priority Grouping

Lukas Elementary School (31.2%)	General Renovation with students rezoned from Zerger ES.	2,850,197
		\$2,850,197

2nd Priority Grouping

Witt Elementary School (46.5%)	General Renovation.	3,946,734
		\$3,946,734

3rd Priority Grouping

Adams Elementary School (37.5%)	General Renovation.	3,463,897
Standley Lake High School (33.9%)	General Renovation.	12,406,433
		\$15,870,330

4th Priority Grouping

	No Projects	0
		\$0

Wheat Ridge Articulation (6th to MS)

\$54,093,902

1st Priority Grouping

Prospect Valley Elementary School (47.4%)	Replace Prospect Valley ES; accommodate increased enrollment from closing Kullerstrand. Kullerstrand students to be split between Pennington ES and New Prospect Valley. Consolidate Wilmore-Davis ES and Prospect Valley ES at Wilmore-Davis ES with addition. 6 th to MS.	15,000,000
Kullerstrand Elementary School (27.1%)	Repurpose Kullerstrand, splitting students between Pennington and New Prospect Valley. Consolidate Kullerstrand ES at Pennington ES due to small enrollment at Kullerstrand ES.	0
Pennington Elementary School (25.1%)	Renovate/Expand and combine with Kullerstrand ES students via boundary adjustments. 6th to MS.	3,316,639
Stober ES (47.0%) /Vivian ES (35.2%)	Close Stober and consolidate at Vivian with an addition/renovation to Vivian. 6 th to MS.	8,556,677
Wilmore-Davis Elementary School (33.3%)	General Renovation. Consolidation with Prospect Valley ES – 6th to MS.	2,523,731
Everitt Middle School (34.3%)	General Renovation to add front office to main entry. Consider 75 student addition to accommodate 6th to MS.	5,643,760
		\$35,040,808

2nd Priority Grouping

Wheat Ridge High School (14.2%)	Implement next phase of Master Plan with demolition and addition.	19,053,094
		\$19,053,094

3rd Priority Grouping

	No Projects	0
		\$0

4th Priority Grouping

	No Projects	0
		\$0

District-wide Options

\$ 35,947,236

1st Priority Grouping

Long View High School (Option School) (170%)	High FCI drives replacement. Need to find facility solution for program that does not involve new construction for 50 to 60 students.	TBD
Jeffco Open School (TBD)	Partial Phase 2 Master Plan scope of work to be completed.	7,000,000
		\$7,000,000

2nd Priority Grouping

Brady Exploration School (51.6%)	Priority Repairs.	892,172
Dennison Elementary School (41.0%)	General Renovation. High utilization is factor of school choice. Limit enrollment to reduce utilization. District plans to sustain current enrollment; facilities option to be developed to accommodate current enrollment.	3,619,814
Mt. Evans Outdoor Education Lab School (46.5%)	Priority Repairs for priority 1 and 2 life safety issues.	3,315,926
		\$7,827,913

3rd Priority Grouping

Manning School (31.9%)	General Renovation. Estimate will increase to accommodate 6 th Grade.	3,968,674
Miller Special School (37.3%)	Phase 1 of Master Plan.	7,500,000
North Campus Warren O.T.C. (34.3%)	Priority Repairs. Previous work primarily finishes.	2,237,285
Sobesky Academy (33.8%)	Priority Repairs for critical priority 1 needs until long term use identified.	1,936,426
Windy Peak Outdoor Education Lab School (31.1%)	Priority Repairs for priority 1 and 2 life safety issues.	1,976,938
		\$17,619,323

4th Priority Grouping

Warren Occupation Technical Center High School (26.7%)	General Renovation.	3,500,000
		\$3,500,000

Administration/Stadia/Support

\$ 9,277,014

1st Priority Grouping

Landscape Services (91.4%)	Close location and relocate to new site(s).	3,000,000
JeffCo Stadium - Driving Education Center (88.0%)	General Repairs.	294,776
		\$3,294,776

2nd Priority Grouping

South Transp. Center (62.3%)	General Repairs.	1,982,238
Shop Facility Zone 1 & 2 (45.1% & 27.4%)	New North Transportation/Maintenance Shop Site.	4,000,000
		\$5,982,238

3rd Priority Grouping

	No Projects	0
		\$0

4th Priority Grouping

	No Projects	0
		\$0