



Master Capital Plan

2016-2017



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June 21, 2016

Douglas County School Master Capital Plan 2016-17

DCSD Board of Education, Administration, and Community,

The Douglas County School District Master Capital Plan encompasses a five-year period (2016-2021) and represents an important tool in the District's planning decisions. It is used to prioritize school sites for future schools in order to provide capacity for student enrollment. It is also used to identify prioritized future projects for facilities and equipment. Recognizing school facilities must adapt to educational requirements and that the District exists in a dynamic community, it is imperative that planning is adaptive.

The total estimated cost for all projects in the 2016-17 Master Capital Plan over the next five years is \$304-\$366 million. This includes all forecasted reinvestment projects for Facilities (including charter schools), Security, Transportation, and Technology for all four tiers of all priorities which are estimated at \$220-\$282 million. This amount also includes new construction over the next five years estimated at \$84.2 million. If the District were to revise its standards to value engineered facilities, the estimated new construction costs for the next five years is approximately \$71.6 million.

The 2016-17 Master Capital Plan continues to use the new approach of communicating forecasted projects that was implemented last year. In the past, projects were listed in general categories by year. The new approach improves the clarity by listing projects by their tier and their priority. Tiers rank the significance of assets and their effect on the functionality of the building and priority classes reflect the condition of the asset.

The Long Range Planning Committee was created in 1983 to support Douglas County School District staff in their efforts to address the District's facility projects. The charge of the Long Range Planning Committee is to continually analyze community population change and trend data, evaluate population impacts on District education and support facilities, and collect community feedback. The Committee also recommends appropriate actions to the Board of Education regarding school attendance boundaries, facility usage (including facility construction, renovation, or closure) and anticipated capital outlay requirements.

Every year the Committee presents the updated Master Capital Plan to the Board of Education with recommendations for specific projects that may be needed in the next five years.

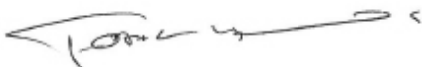
The Long Range Planning Committee is one of three committees of the Board of Education and is comprised of two representatives from each high school feeder area, two at-large members, two charter school representatives, and a representative of the development community.

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

Sincerely,

Todd Warnke

Chair, Long Range Planning Committee



Master Capital Plan Overview

The Douglas County School District Master Capital Plan encompasses a five-year period (2016-2021) and represents an important tool in the District's planning decisions. It is used to identify and prioritize school sites for future schools in order to satisfy student enrollment needs. It is also used to prioritize funding for capital reinvestment and new construction. Recognizing that school facilities must adapt to fluid educational requirements and the District exists in a dynamic community, it is imperative that planning for future educational and facility needs of the District is ongoing. This document is updated on an annual basis in coordination with the Long Range Planning Committee.

DCSD Leadership and Partners

Administration

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

Board of Education

Meghann Silverthorn, President, Director District G
Judith Reynolds, Vice President, Director District D
Doug Benevento, Director District E
James Geddes, Director District B
Anne-Marie Lemieux, Director District C
David Ray, Director District F
Wendy Vogel, Director District A

Long Range Planning Committee

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

2015-16 LRPC Membership

East Planning Area

Vacant, Chaparral High School
Vacant, Chaparral High School
Gail Feeder, Legend High School
Katie Fox, Legend High School
Vacant, Ponderosa High School
Karen Zimmerman, Ponderosa High School

North Planning Area

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

West Planning Area

Vacant, Castle View High School
Vacant, Castle View High School
Vacant, Douglas County High School
Vacant, Douglas County High School

Charters

Todd Warnke, Charter School Community
Rudy Luke, Charter School Community

At Large

Caryn Becker, At Large
Vacant, At Large

Non-voting Members

Meghann Silverthorn, Board of Education Liaison
Rich Cosgrove, Director of Planning & Construction
Tom McMillen, Choice Programming Representative
Vacant, Secondary Education Representative
Kurt Wolter, Development Community

Executive Summary

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

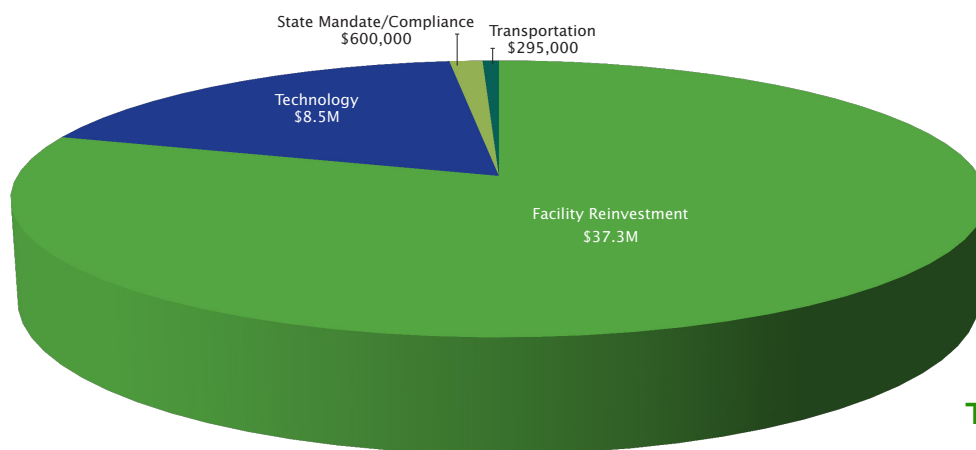
Douglas County School District's most important reinvestment items over the next 5 years are estimated to cost approximately \$52.3-\$70.9 million (depending on potential regulatory, project management, and inflation costs). Of the total \$52.3-\$70.9 million needed over the next 5 years, approximately \$42.9-\$61.4 million is for facility reinvestment, \$8.5 million is for technology, \$630,000-\$729,000 is needed to comply with State of Colorado code and mandates, and approximately \$295,000 is required to meet Transportation's most important needs.

Important facility reinvestment items in year 1 are estimated to cost approximately \$28.3-\$36.8 million. Of these important facility reinvestment items in year 1, it is estimated that approximately \$22-\$28.6 million would address those capital items that may interrupt the education program if a failure were to occur.

New construction needs over the next 5 years are estimated at approximately \$84.2 million. If the District were to revise their standards to value engineer facilities, the estimated new construction costs for the next 5 years are approximately \$71.6 million.

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

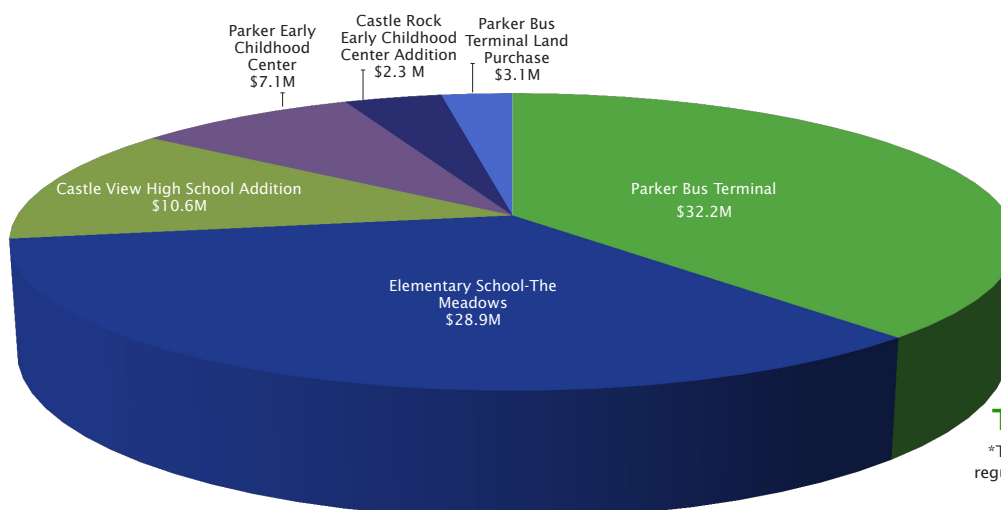
2016-2021 Tier 1-High Priority Items by Type



Total: \$52.3M - \$70.9M

*Total includes potential inflation, regulatory, professional services, and contracting costs

2016-2021 New Construction



Total: \$84.2M

*Total includes potential inflation, regulatory, professional services, and contracting costs



Douglas County **Population and Development**

Population

The Douglas County population estimate for January 1, 2016 is 327,230 persons. The estimates for the past few years have been revised upward to better reflect data and methodology from the State Demography Office. When the annual January 1st estimates are produced, they often need to be revised when better data becomes available. The new January 1st estimates are: 319,210 in 2015; 309,760 in 2014; 300,500 in 2013; and 293,000 in 2012. With this revision, the population growth rate from January 1, 2015 to January 1, 2016 is 2.5%.

Permit Trends

Permits issued for new housing in all of Douglas County decreased slightly compared to 2014, with 3,279 housing units permitted in 2015. Apartment units are 35% of the total new units permitted, with the majority of these located in Parker and the Primary Urban Area. Commercial buildings started in 2015 include three libraries, three assisted living or nursing care facilities, and several retail buildings at the Promenade development in Castle Rock.

Residential Development

In 2015, 2,822 new housing units were completed in Douglas County, which was a 2.5% increase in the total housing stock. The County's total housing stock as of January 1, 2016, is 117,290 units. Single family detached houses account for 77% of that total. The incorporated cities and towns in Douglas County contain 41% of the total housing stock. Ninety-one percent of all housing units are located in the urban designated areas of the County which is 18% of the total land area of the County.

Residential Sales

The median price of all homes sold in Douglas County in the third quarter of 2015 was \$399,350 which is a 14.1% increase compared to the same quarter last year. The number of sales of newly built and existing single-family houses, townhouses, and condominiums in 2015 increased 6.0% compared to 2014. The total number of foreclosure filings initiated in 2015 decreased 26% from 2014 for a total of 322.

Annual Income

The 2014 average annual wage for jobs located in Douglas County was \$58,711 which was a 5.6% increase from the previous year. According to the 2014 American Community Survey, the median household income in Douglas County was \$103,226 which ranks 6th in the nation for the highest median household income among counties with populations of 65,000 or more. The 2014 American Community Survey also shows that 4.0% of the population had incomes below the poverty level.

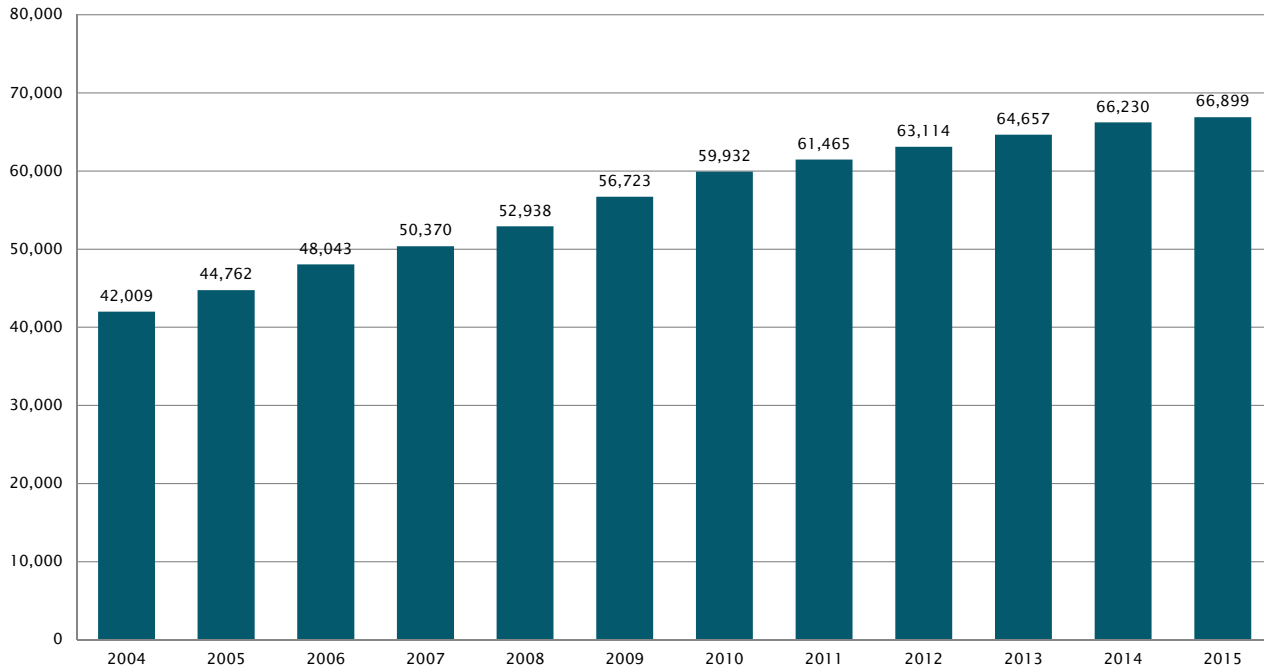
Annual Employment

The number of jobs located in Douglas County increased 4.4% from 2013 to 2014 bringing the average annual total to 107,528 jobs. The retail trade industry continues to be the County's largest employer in 2014 with 15.8% of jobs, followed by government (11.1%), and professional and technical services (10.9%). The two industries with the greatest increases in jobs were health care and social assistance which gained 1,084 jobs, and construction, which gained 722 jobs.

Source: Douglas County Department of Community Development, 2016 Demographic Summary

Douglas County School District Enrollment Trends

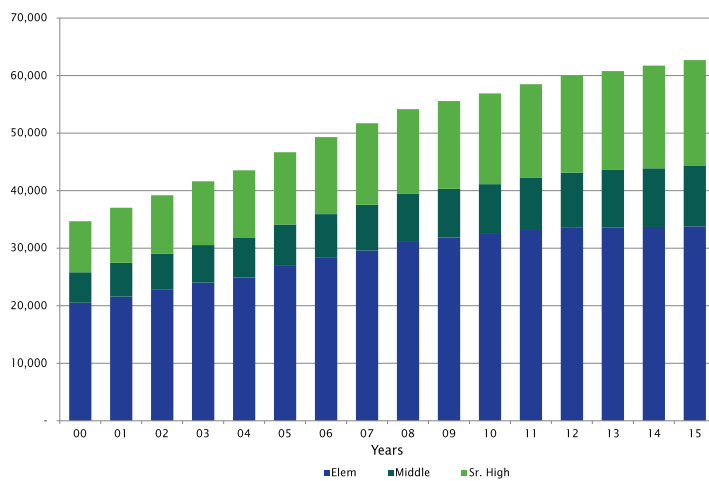
Douglas County School District Enrollment History: 2000 to Present



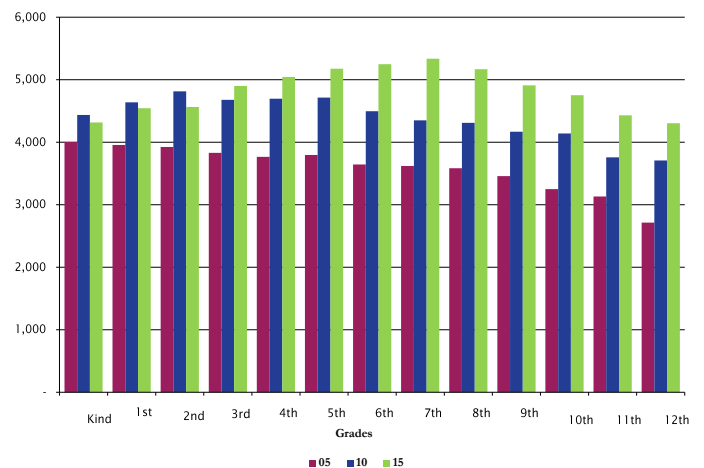
****Note****

Enrollment totals above are taken from current and historical pupil membership data based upon the Student October Count and submitted to the Colorado Department of Education. These enrollment counts do include PK/ECE, Home School, and Online Program students.

**Douglas County School District Enrollment History by
School Level: 2000 to Present**



**Douglas County School District Enrollment History by
Grade: 2005, 2010, and 2015**



****Note****

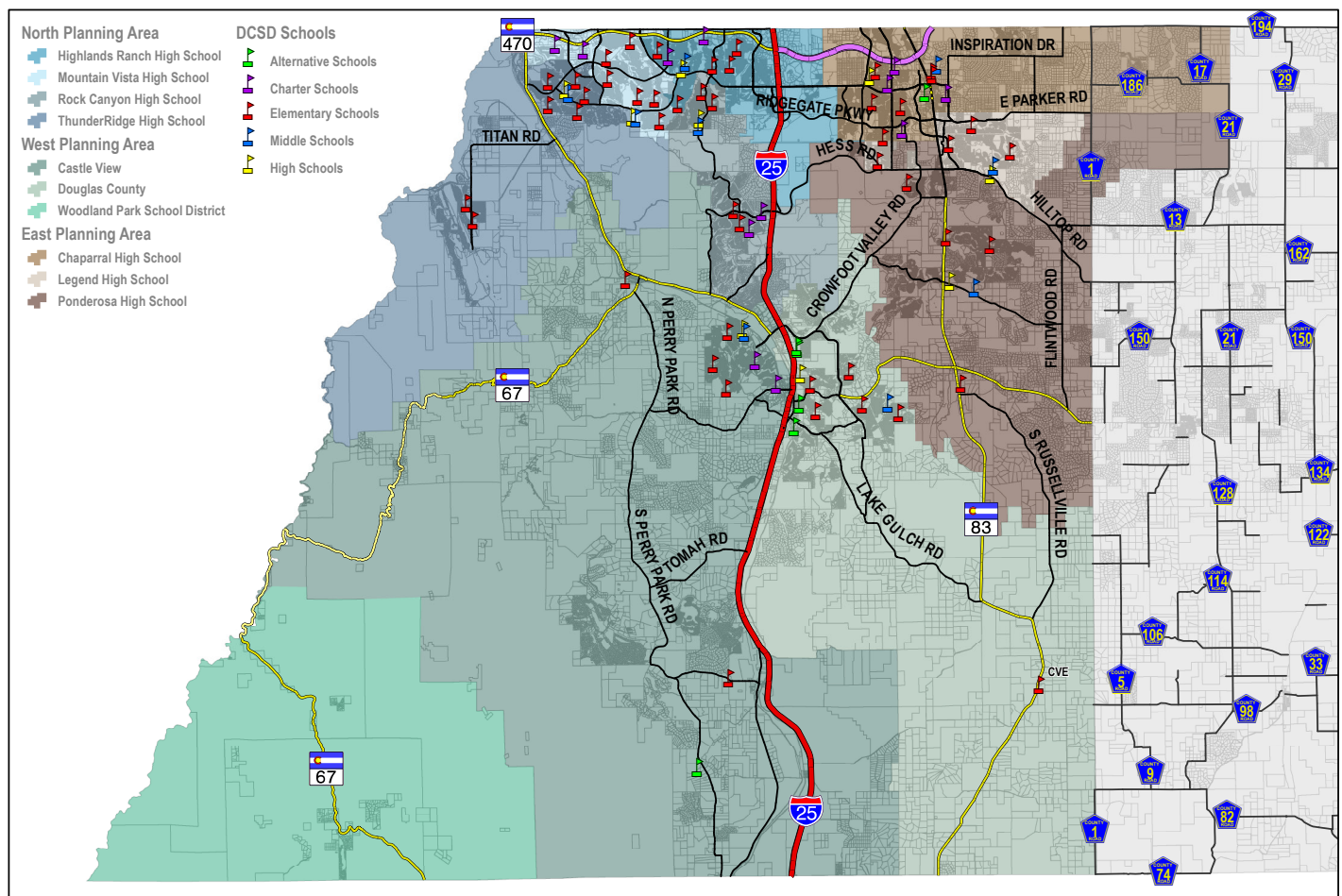
Enrollment totals shown above used for K-12 facilities planning and do not include PK/ECE, Home School, or any Online Program student enrollment.

***Douglas County School District
Service Area***

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

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

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





New Construction Needs

1-5 Year Needs

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

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

6-10 Year Needs

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

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



Land Needs

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

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

**For more information on dedicated school sites see our land inventory maps in Appendix 4*

Note

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

New Construction Cost

The Planning & Construction team has calculated construction costs using three different scenarios. Cost estimates have been calculated using **1.) Current Douglas County School District Standards, 2.) Value Engineered Standards, and 3.) Residential/Commercial Standards.** Cost estimates for new construction are estimated using data from recent bids for public schools in Colorado with similiary facility standards. Inflation is assumed at 5% per year for all scenarios and a 39% increase for potential regulatory, professional services, and contracting costs was used. Cost estimates for land are based on recent purchases made by the District. Land prices are not inflated due to the fact that land purchase costs fluxuate due to various market conditions.

Scenario 1) Current DCSD Standards

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

1-5 Year Needs

Facility/Addition	Cost (in Millions)
Parker Expanded Bus Terminal	32.2
Elementary School-The Meadows	28.9
Castle View High School Addition	10.6
Parker Early Childhood Center	7.1
Castle Rock Early Childhood Center Addition	2.3
Parker Bus Terminal Land Purchase	3.1
Total (Includes Estimated Inflation)	84.2M

6-10 Year Needs

Facility/Addition	Cost (in Millions)
Lone Tree/Parker High School	136.4
Parker 21st Century Learning PreK-8 Magnet School	76.1
Northwest Expanded Bus Terminal	53.2
Lone Tree/Parker Elementary	30.6
East Castle Rock Elementary	30.6
Cobblestone Ranch Elementary	30.6
Alternative Secondary School Space	29.3
All Day Kindergarten Classrooms	21.3
Northwest Expanded Bus Terminal-Land Purchase	4.2
Total (Includes Estimated Inflation)	412.3M

Scenario 2) Value Engineered Standards

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

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

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



New Construction cont.

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

1-5 Year Needs

Facility/Addition	Cost (in Millions)
Parker Expanded Bus Terminal	27.3
Elementary School-The Meadows	24.6
Castle View High School Addition	9
Parker Early Childhood Center	6.1
Castle Rock Early Childhood Center Addition	1.9
Parker Bus Terminal Land Purchase	2.7

Total (Includes Estimated Inflation)	71.6M
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6-10 Year Needs

Facility/Addition	Cost (in Millions)
Lone Tree/Parker High School	115.9
Parker 21st Century Learning PreK-8 Magnet School	64.6
Northwest Expanded Bus Terminal	45.2
Lone Tree/Parker Elementary	26
East Castle Rock Elementary	26
Cobblestone Ranch Elementary	26
Alternative Secondary School Space	24.9
All Day Kindergarten Classrooms	18.1
Northwest Expanded Bus Terminal-Land Purchase	3.6

Total (Includes Estimated Inflation)	350.3M
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Scenario 3) Residential/Commercial Standards

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

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

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

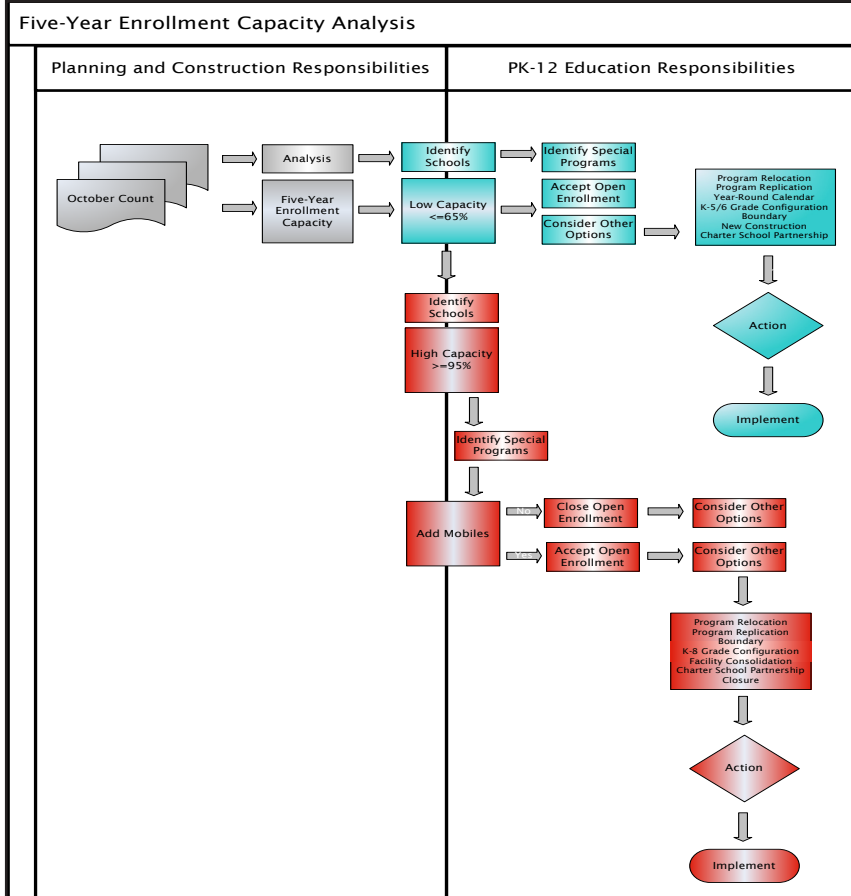
Cost estimates were not calculated for all listed new construction. This is due to the fact that large portions of DCSD buildings cannot be built using these standards. Special learning environments (labs, art rooms, etc.), athletic amenities, and Special Education spaces have specific facility requirements and needs that can not be built to alternative standards. Rather, it is more accurate to say that for typical learning spaces an additional 60% in initial capital savings can be achieved with the use of these standards.



School Capacity Alternatives

New construction is only one of many options available for meeting the District's capacity needs. To address expected growth in the next 5 years some schools and programs may need to review and consider alternative methods of addressing capacity. Each alternative exhibits benefits as well as shortcomings. Below is a list of the capacity alternatives other than new construction that may be considered and a diagram of how capacity alternatives may be evaluated.

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





Identifying and Prioritizing Facility and Site Needs

DCSD staff updates the Master Capital Plan on an annual basis. The process for identifying and prioritizing DCSD's capital needs took place over July 2015-January 2016 and includes two distinct steps: **facility assessments** and **prioritizing needs** based on the site component tier and priority matrix score. Below is an explanation of how these steps are performed.

Facility Assessments:

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

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

Assessment asset needs can consist of the following;

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

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

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

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

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

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

Prioritizing Needs:

Tier Classification

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

The tiers used to classify the above are as follows:

Tier 1: Assets, systems and components that are necessary to occupy a facility and/or may cause large financial costs if a breakdown occurs, along with Federal, State, and Local mandated statutes and code compliance issues. Typical assets in this tier include (but are not limited to) roofing, plumbing infrastructure, HVAC, electrical systems, fire sprinkler repair/replacement, fire alarm, irrigation systems and controllers, major structural movement, site utilities, SPED buses; and state statutes for door hardware fire and security compliance.

Tier 2: Assets, systems and components for suitable occupancy of a facility including security systems and components; and priority bus and support vehicle replacement. Typical assets in this tier include (but are not limited to) building exterior envelope and finishes, interior finishes, flooring, plumbing fixtures, minor mechanical, paving, surfacing, high school athletic fields, cameras, card readers, replacement buses, and snowplow trucks.

Tier 3: Assets, systems and components that are part of a facility infrastructure but do not directly affect the occupancy of the facility including security upgrades and additions; and transportation buses and support vehicles for growth. Typical assets in this tier include (but are not limited to) interior wall structure and finishes, interior doors, ceiling finishes, casework, FF&E, cosmetic building structure, multi-purpose fields at elementary and middle schools, additional software programs to enhance security; and additional buses and support vehicles.

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

*Information Technology does not follow the tier classification descriptions as they are classified in their own four tiers. See IT department page.



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

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

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

*Detailed descriptions for the above can be seen on the respective department pages.

Priority Classification

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

Cause: This criteria level is used to evaluate and score projects based on why they are needed. For example, a project could be needed to respond to or prevent a known life safety and health risk, to be code compliant, or because the system or component has failed. It could also be needed to increase functionality and efficiency or to align with District strategic priorities. A project that is required to prevent or respond to a known life safety and health risk would rank higher than a project that is desired or preferred by facility users. Similarly, a project required for code, regulatory or contract compliance would rank higher than a project that would enable the advancement of District-wide goals and strategies.

Type of Impact: This criteria level is used to evaluate and score needs based on their potential to interrupt educational programming. Using this criteria level, a failing system or building component that has the potential to result in a full or partial school closure would score higher than a failing system or component that does not directly disrupt classroom instruction.

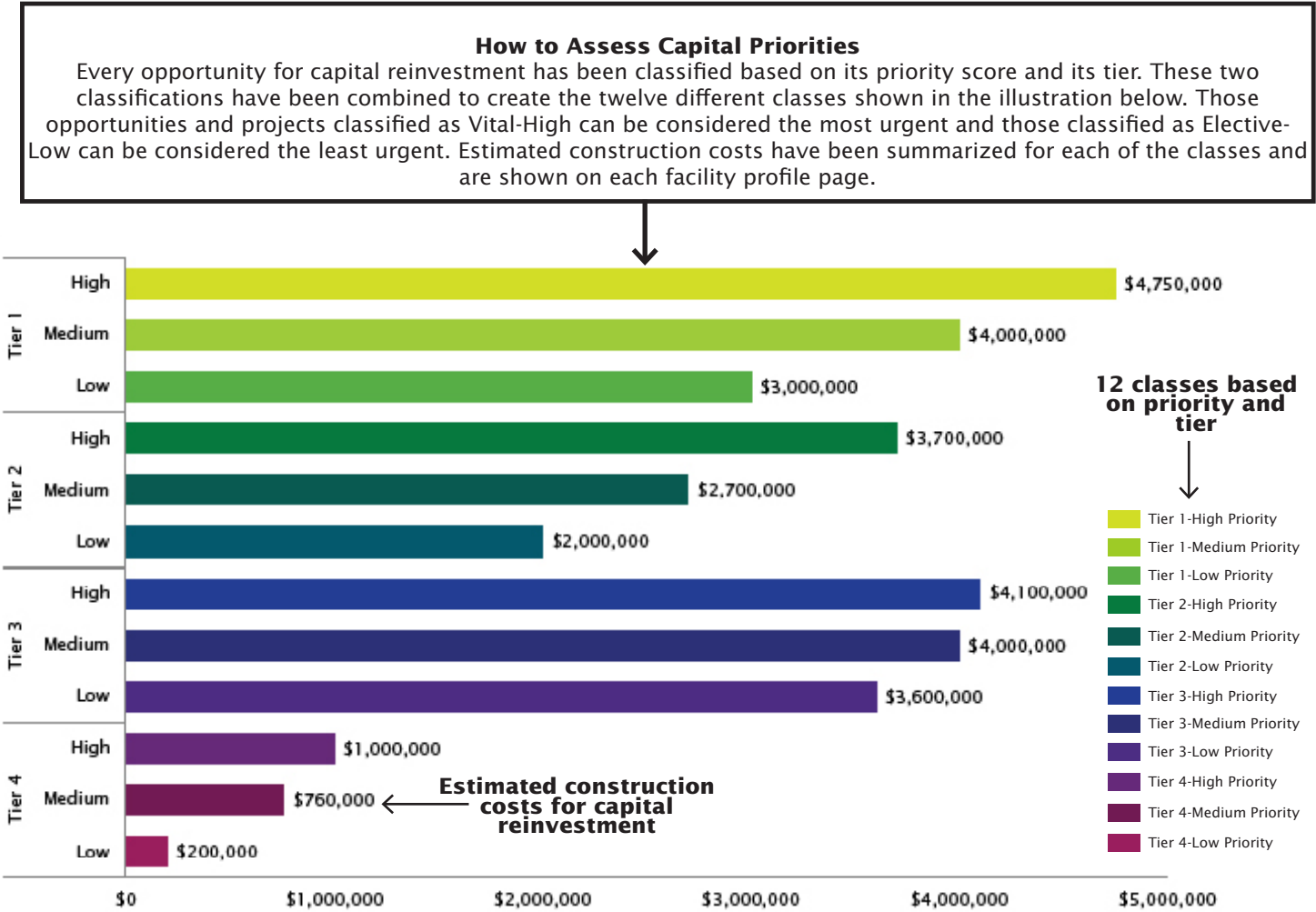
Risk: This criteria level is used to evaluate and score needs based on the level of risk a system or component failure poses to staff, students, and the District as a whole. Types or risks considered vary widely and include everything from safety and health risk to financial and legal risks. Using this criteria level, a failing system or component that has the potential to compromise student and staff health and safety or close a facility would rank higher than one where the only potential risk is an opportunity loss for improvement.

Urgency: This criteria level is used to evaluate and score needs based on when it is expected to fail based on life cycle expectancy. A building component that is past its expected life cycle would score higher than a component that has not reached the end of its expected life.

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

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

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





Estimating Costs for Facility and Site Needs

Along with identifying and prioritizing facility needs, the Planning & Construction team works to provide accurate cost estimates for these needs. These cost estimates are derived by calculating estimates for 1.) Component and/or system reinvestment (materials and labor only), 2.) Potential project management costs and 3.) Additional costs due to inflation. The method used for calculating these three separate costs is discussed below. Reinvestment costs which are displayed in the 'Estimated Construction Cost-2016' field are contract materials and labor costs only. In general, capital reinvestment work will always require some level of regulatory, professional services, and contracting costs.

Calculating Estimated Construction Costs

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

- RS Means Estimating Software – RS Means is the industry standard for estimating construction, remodeling, and repair. Costs from RS Means are contractor costs only.
- Similar types or projects – Estimates are based on similar projects the District has completed in the past (marked up according to an inflation factor as necessary).
- Outside resources - Architects, Engineers, and Consultants may be used to help to derive cost estimates. Estimates vary over time due to many factors:
 - Prices for commodities and material can vary within a few months.
 - Inflation is a variable from year to year ranging currently between 4-6% (the district is using a 5% inflation factor per year for projected costs).
 - Labor shortages drive contractor costs higher (Colorado is currently in a labor shortage).
 - The time of year when the project is bid and project constructed (schools typically have a majority of work done over the summer break).
- Cost estimates are only that, estimates. Only when a project is bid out will the true cost be known for that particular project and time frame.

Calculating Estimated Project Management Costs

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

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

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

Calculating Estimated Inflation Costs

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

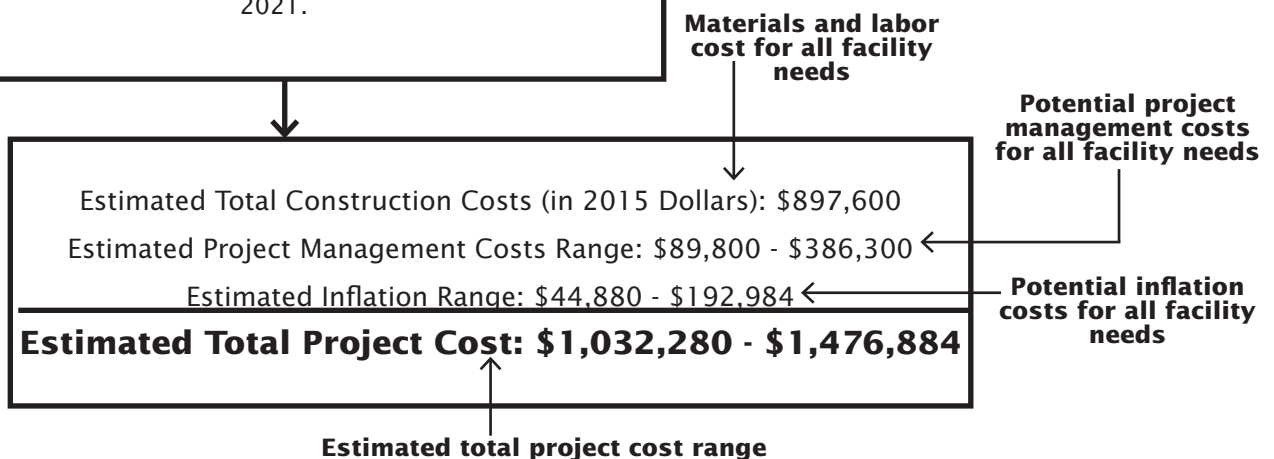
How to Assess Individual Project and Item Costs

Every site component and system need has an estimated construction cost, an estimated range for potential project management costs, and an estimated range for inflation. Cost estimates on the low end of the range assume a 10% mark-up for potential regulatory, professional services, and contracting costs. Cost estimates on the high end of the range assume a 43% mark-up. Inflation cost estimates on the low end of the range assume work will occur in 2018. Inflation estimates on the high end of the range assume work will occur in 2021.

Tier	Priority	Project Description	Materials and labor	10%-43% Mark-up	Inflation 2018-2021
			Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Direct Expansion Systems. Roof top units. Replace RTU for stage/cafeteria with new RTU w/ full DX	\$131,300	\$13100-\$56400	\$6565-\$28229
	High	Controls. Upgrade controllers. Count 12	\$70,900	\$7100-\$30500	\$3545-\$15243
	Medium	Interior Door Hardware. Replace painted door hinges	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Irrigation Systems. Install separate meter. Add booster pump	\$63,800	\$6400-\$27400	\$3190-\$13717
	Low	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$25,600	\$2500-\$10900	\$1280-\$5504
	High	Exterior Wall Construction. Recaulk control joints.	\$3,800	\$400-\$1700	\$190-\$817

How to Assess Total Costs

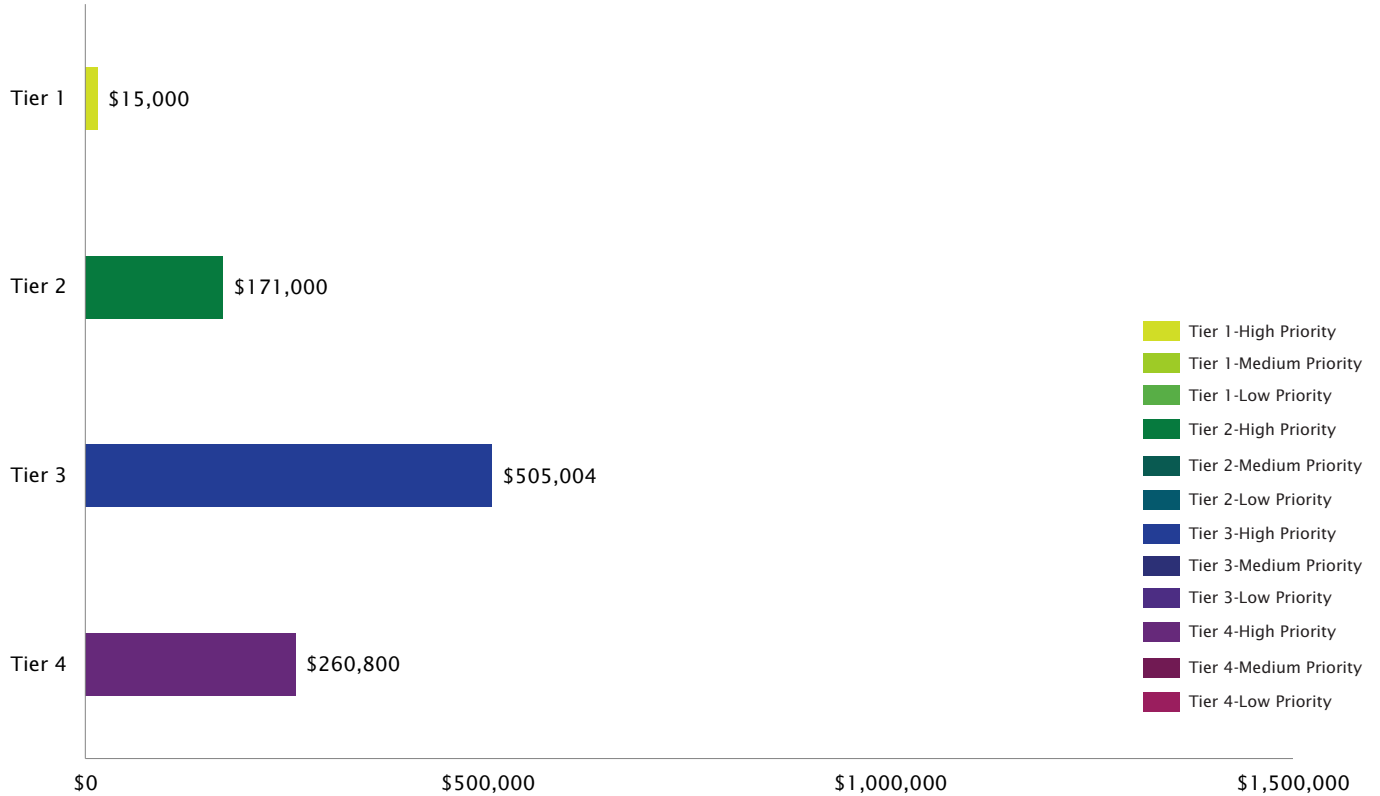
Estimated construction costs, potential project management costs, and potential inflation costs have been summed by facility to give an estimated total project cost. This estimate is expressed in a range. The total project cost estimate on the low end of the range assumes a 10% mark-up for project management costs and that the work will occur by 2018. The estimate on the high end of the range assumes a 43% mark-up and that the work will occur in 2021.



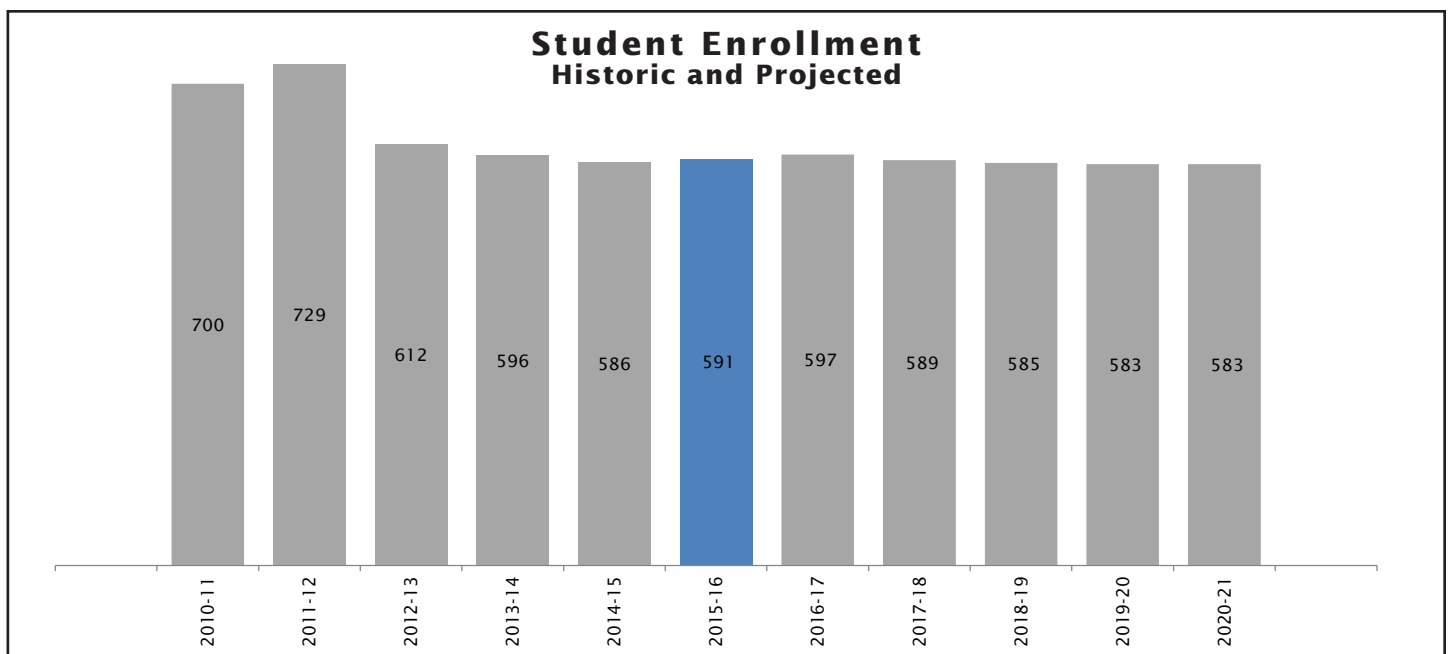


Academy Charter-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2016 Dollars): \$951,804
Estimated Total Project Costs: \$1,094,575 - \$1,565,718



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

Tier	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Minor repairs on corners of roof parapet	\$3,000	\$300-\$1,290	\$150-\$645
	Repair site heating distribution gas lines and mechanical system	\$12,000	\$1,200-\$5,160	\$600-\$2,580
Tier 2	Additional roof top cooling units in computer labs	\$35,000	\$3,500-\$15,050	\$1750-\$7,525
	Air conditioning in gym	\$35,000	\$3,500-\$15,050	\$1750-\$7,525
	Replace toilet partitions in 10 restrooms	\$35,000	\$3,500-\$15,050	\$1750-\$7,525
	Replace gutters and downspouts	\$8,000	\$800-\$3,440	\$400-\$1,720
	Replace levers on interior doors	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Playground asphalt repairs	\$28,000	\$2,800-\$12,040	\$1,400-\$6,020
	Replace sink countertops, 3 boys, 4 girls	\$10,000	\$1,000-\$4,300	\$500-\$2,150
Tier 3	Caulk all windows	\$10,000	\$1,000-\$4,300	\$500-\$2,150
	Repair cracks above windows	\$10,000	\$1,000-\$4,300	\$500-\$2,150
	Paint storefront window trim	\$10,000	\$1,000-\$4,300	\$500-\$2,150
	Paint building interior	\$70,000	\$7,000-\$30,100	\$3,500-\$15,050
	Complete fire loop road/parking	\$250,000	\$25,000-\$107,500	\$12,500-\$53,750
	ADA ramps at new cross walk	\$5,000	\$500-\$2,150	\$250-\$1,075
	Raise East Entry sidewalk	\$3,000	\$300-\$1,290	\$150-\$645
	Replace damaged concrete	\$15,000	\$1,500-\$6,450	\$750-\$3,225
	Seal concrete/asphalt at perimeter	\$5,000	\$500-\$2,150	\$250-\$1,075
	Reskim retaining wall	\$10,000	\$1,000-\$4,300	\$500-\$2,150
	Install access controlled security and detection system	\$28,246	\$2,824-\$12,145	\$1,412-\$6,072
	Upgrade facility security camera system	\$35,308	\$3,530-\$15,182	\$1,765-\$7,591
	Install intrusion alarm system	\$13,451	\$1,345-\$5,783	\$672-\$2,891
	Repair cracking in floor slab & flooring	\$40,000	\$4,000-\$17,200	\$2,000-\$8,600
Tier 4	Replace rock at preschool area	\$800	\$80-\$344	\$40-\$172
	Repair concrete drain pans	\$10,000	\$1,000-\$4,300	\$500-\$2,150
	Expand main parking lot	\$250,000	\$25,000-\$107,500	\$12,500-\$53,750

Estimated Total Construction Costs (in 2016 Dollars): \$951,804
Estimated Project Management Costs Range: \$95,180 - \$409,276
Estimated Inflation Range: \$47,590 - \$204,638

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

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



Acres Green Elementary

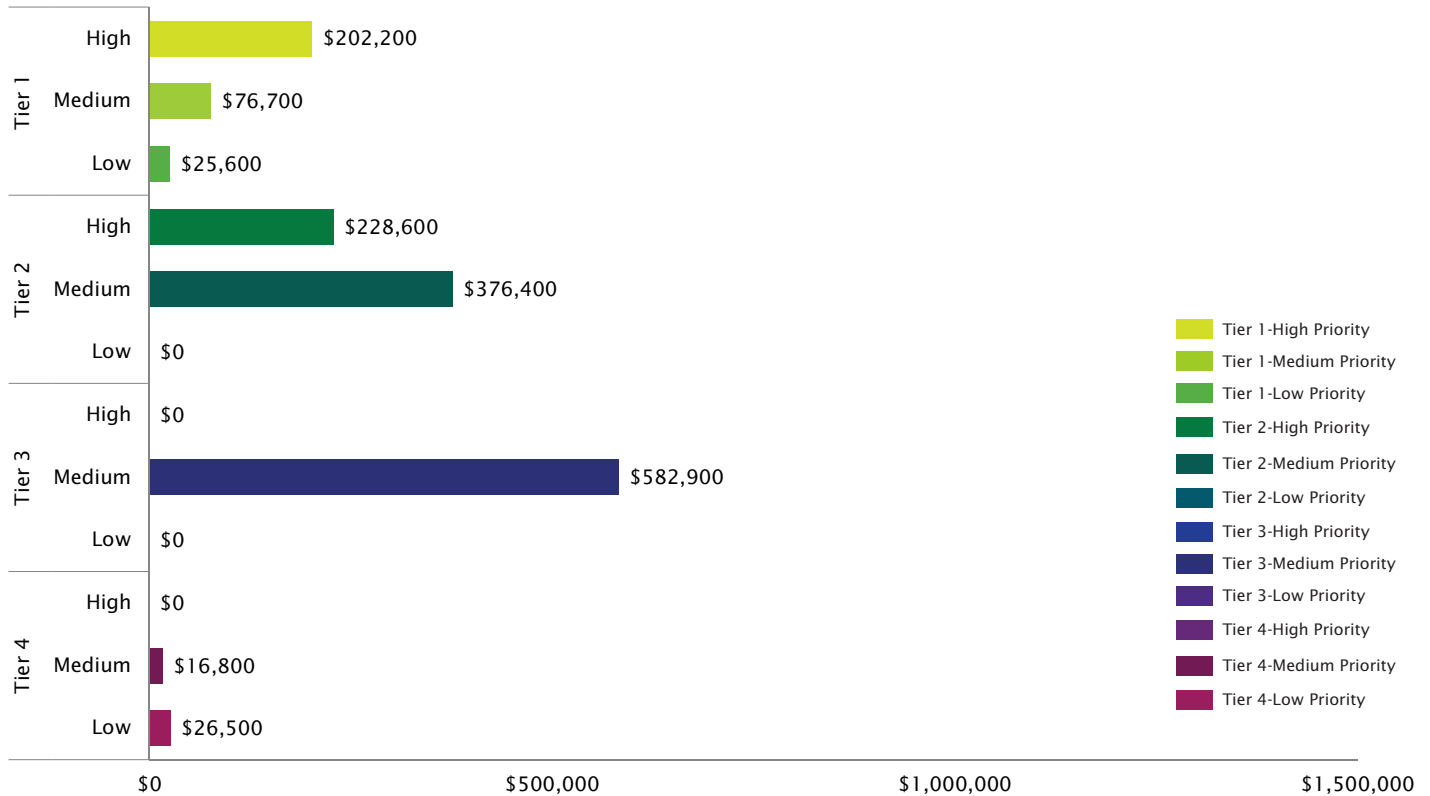
13524 Acres Green Drive
Littleton, CO 80124
Highlands Ranch High School Feeder Area, K-6

Funded by 1974 Bond
Opened in 1975

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

Acres Green Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



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

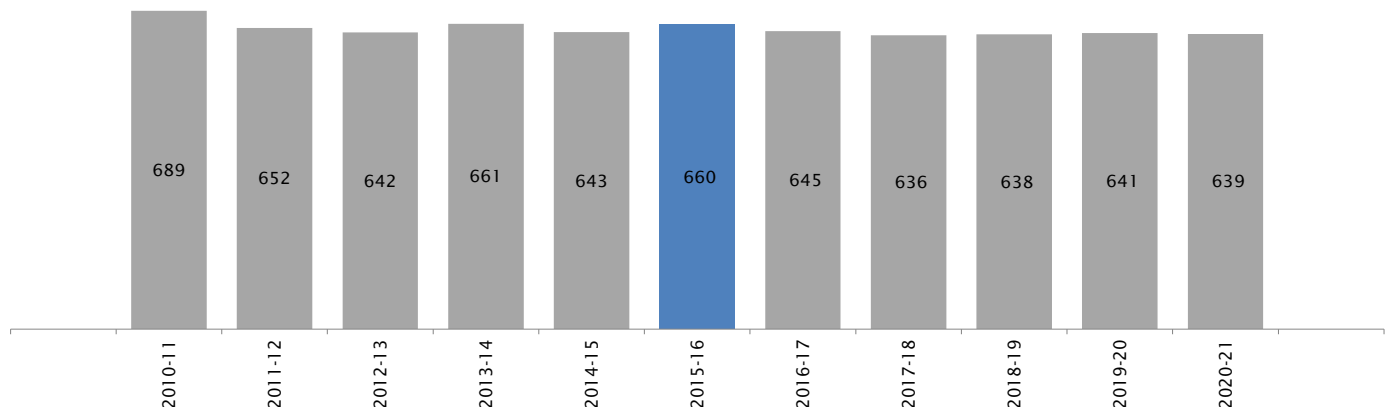
Estimated Total Project Costs: \$1,639,270-\$2,344,461

Student Enrollment Historic and Projected

Capacity on four-track calendar = 1,000

Capacity with all mobile pads occupied = 918

Capacity on traditional calendar = 750



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Direct Expansion Systems. Roof top units. Replace RTU for stage/cafeteria with new RTU w/ full DX	\$131,300	\$13100-\$56400	\$6565-\$28229
	High	Controls. Upgrade controllers. Count 12	\$70,900	\$7100-\$30500	\$3545-\$15243
	Medium	Interior Door Hardware. Replace painted door hinges	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Irrigation Systems. Install seperate meter. Add booster pump	\$63,800	\$6400-\$27400	\$3190-\$13717
	Low	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$25,600	\$2500-\$10900	\$1280-\$5504
Tier 2	High	Exterior Wall Construction. Recaulk control joints.	\$3,800	\$400-\$1700	\$190-\$817
	High	Exterior Windows. Recaulk windows	\$13,600	\$1300-\$5800	\$680-\$2924
	High	Glazed Doors and Entrances. Replace entry storefronts in original building	\$42,600	\$4200-\$18300	\$2130-\$9159
	High	Retractable Partitions. Refurbish or replace 3 classroom partitions	\$36,600	\$3600-\$15700	\$1830-\$7869
	High	Paving and Surfacing. Bus Loop. Mill and overlay bus loop	\$21,300	\$2100-\$9100	\$1065-\$4579
	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	High	Paving and Surfacing. Repair/replace asphalt walkways	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Paint Exterior.	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Fabricated Toilet Partitions. Replace in (2) boys restrooms	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Flooring Kitchen. Replace VCT with MMA. Abatement needed.	\$76,600	\$7600-\$32900	\$3830-\$16469
	Medium	Flooring Restrooms. Replace tile flooring in restrooms with poured acrylic	\$59,500	\$5900-\$25500	\$2975-\$12792
	Medium	Wash Fountains. Replace trough washing stations with sinks (6)	\$14,500	\$1500-\$6300	\$725-\$3117
	Medium	Fixed Casework. Replace casework in original building	\$170,000	\$17000-\$73100	\$8500-\$36550
	Medium	Curbs, Rails and Barriers. Repair/replace areas of curb.	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Playing Fields. Playground. Replace asphalt playground	\$25,600	\$2500-\$10900	\$1280-\$5504
Tier 3	Medium	Interior Doors. Refinish doors, layered paint	\$38,300	\$3800-\$16400	\$1915-\$8234
	Medium	Interior Door Frames. Sand/paint door frames	\$19,200	\$1900-\$8200	\$960-\$4128
	Medium	Flooring Hallways/Classrooms. Replace tile entry flooring	\$13,500	\$1300-\$5800	\$675-\$2902
	Medium	Suspended Ceilings. Replace grid ceiling and tile in original building	\$69,700	\$6900-\$29900	\$3485-\$14985
	Medium	Fire Sprinkler Water Supply. Fire sprinkle building	\$340,000	\$34000-\$146200	\$17000-\$73100
	Medium	Playing Fields. Baseball Field. Renovate upper baseball fields	\$34,100	\$3400-\$14600	\$1705-\$7331
	Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$68,100	\$6800-\$29200	\$3405-\$14641
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$6,500	\$600-\$2700	\$325-\$1397
	Medium	Seeding and Sodding. Renovate grass area around school.	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Site Lighting Poles. Paint lighting poles	\$1,700	\$200-\$800	\$85-\$365
	Low	Planting. Add landscaping at NW corner of school site	\$25,600	\$2500-\$10900	\$1280-\$5504

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

Estimated Project Management Costs Range: \$142,600 - \$612,600

Estimated Inflation Range: \$71,270 - \$306,461

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



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

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

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

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

American Academy-Identified Facility Projects

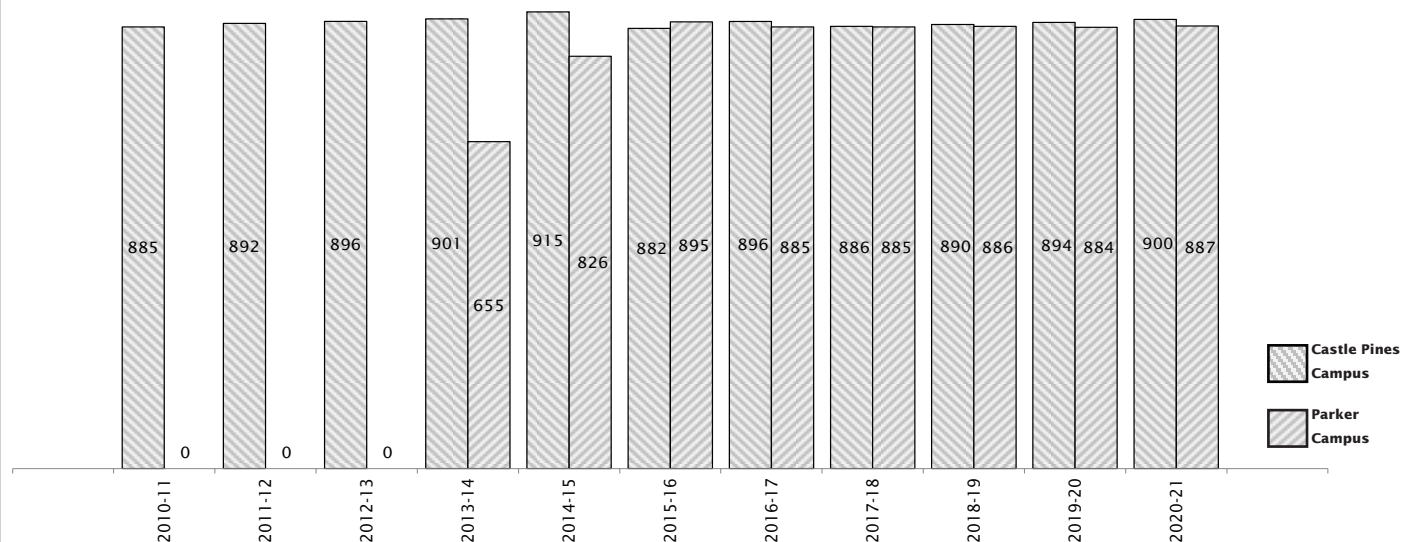
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2016 Dollars): \$153,000

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

Student Enrollment Historic and Projected



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

Tier	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Install new parking in conjunction with new park	\$30,000	\$3,000-\$12,900	\$1,500-\$6,450
Tier 4	Install 20x30 storage building	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Add additional shrubs, trees, and plantings	\$25,000	\$2,500-\$10,750	\$1,250-\$5,375
	Install fencing around perimeter and service areas. Per CDE audit	\$60,000	\$6,000-\$25,800	\$3,000-\$12,900
	Connect sidewalks on backside of school	\$18,000	\$1,800-\$7,740	\$900-\$3,870

Estimated Total Construction Costs (in 2016 Dollars): \$153,000

Estimated Project Management Costs Range: \$15,300- \$65,790

Estimated Inflation Range: \$7,650 - \$32,895

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

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



Arrowwood Elementary

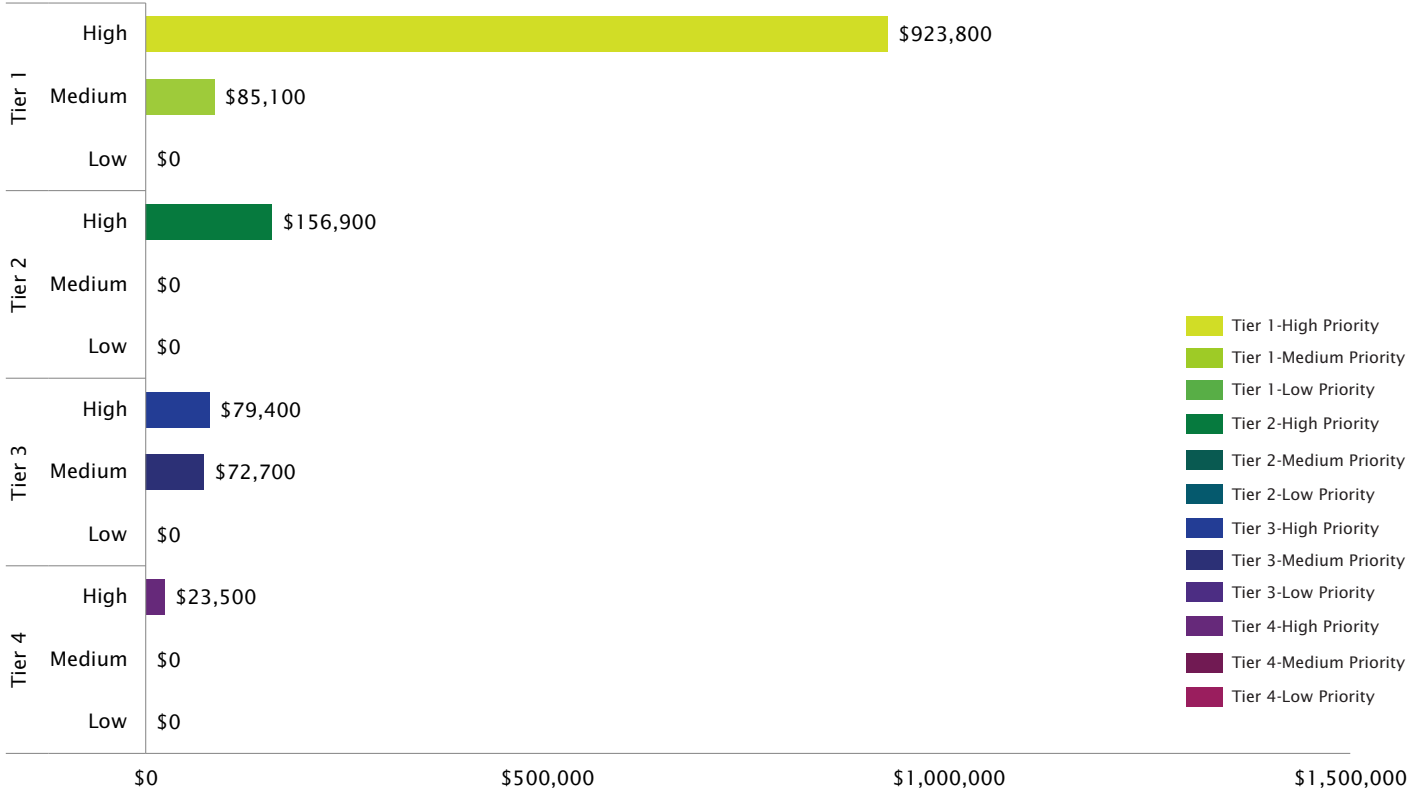
10345 Arrowwood Drive
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, K-6

Funded by 1997 Bond
Opened in 2000

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

Arrowwood Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



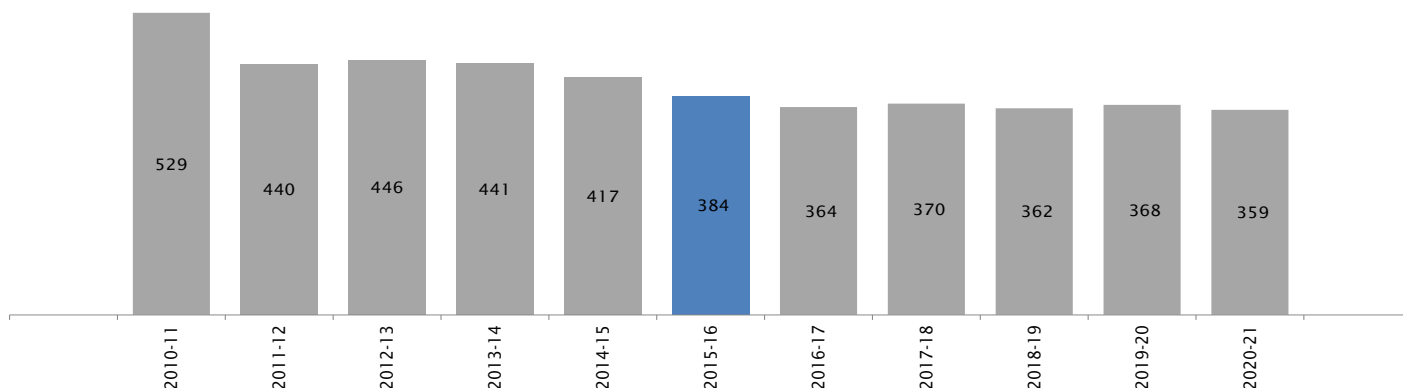
Estimated Total Construction Costs (in 2016 Dollars): \$1,341,400
Estimated Total Project Costs: \$1,542,370 - \$2,206,301

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 806

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



Following is the list of identified facility projects at Arrowwood Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace .045 mil EDPM ballasted roof with .060 fully adhered	\$693,000	\$69300-\$298000	\$34650-\$148995
	High	Door Hardware. Replace door hardware	\$24,300	\$2400-\$10400	\$1215-\$5224
	High	Fire Alarm Systems. Replace Notifier AFB 200 fire alarm system with Simplex.	\$89,300	\$8900-\$38400	\$4465-\$19199
	High	Irrigation Systems. Upgrade irrigation system, add booster pump	\$117,200	\$11700-\$50400	\$5860-\$25198
	Medium	Door Hardware. Replace non-restricted key system with restricted	\$24,300	\$2400-\$10400	\$1215-\$5224
	Medium	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10')	\$60,800	\$6100-\$26200	\$3040-\$13072
Tier 2	High	Foundations. Repair footings at playground entrance, cracking and crumbling	\$17,900	\$1800-\$7700	\$895-\$3848
	High	Exterior Wall Construction. Re-seal concrete block. Repair stress cracks from settling. Re-caulk all joints.	\$14,300	\$1500-\$6200	\$715-\$3074
	High	Exterior Wall Construction. Repair concrete block at cooling tower. Enclosure wall separating from building due to movement.	\$1,800	\$200-\$800	\$90-\$387
	High	Exterior Windows. Re-caulk windows	\$4,600	\$400-\$1900	\$230-\$989
	High	Fixed Walls. Repair Concrete block in Pod 1 on wall near restroom	\$1,800	\$200-\$800	\$90-\$387
	High	Fabricated Toilet Partitions. Replace 4 boys and 4 girls toilet partitions	\$26,800	\$2700-\$11500	\$1340-\$5762
	High	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk	\$70,400	\$7000-\$30300	\$3520-\$15136
Tier 3	High	Standard Slab on Grade. Repair cafeteria floor, movement issues	\$9,000	\$900-\$3800	\$450-\$1935
	High	Playing Fields. Multi-use Field. Renovate multi-use field	\$70,400	\$7000-\$30300	\$3520-\$15136
	Medium	Vinyl Covering. Repair vinyl covering in hallways	\$2,300	\$200-\$900	\$115-\$494
	Medium	Fences and Gates. Replace dumpster enclosure with new block enclosure, repair site fencing	\$70,400	\$7000-\$30300	\$3520-\$15136
Tier 4	High	Other Landscape Features. Renovate/replace landscaping around site	\$23,500	\$2300-\$10000	\$1175-\$5052

Estimated Total Construction Costs (in 2016 Dollars): \$1,341,400

Estimated Project Management Costs Range: \$133,900 - \$576,500

Estimated Inflation Range: \$67,070 - \$288,401

Estimated Total Project Costs: \$1,542,370 - \$2,206,301



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

School built in 2013
School opened in 2013

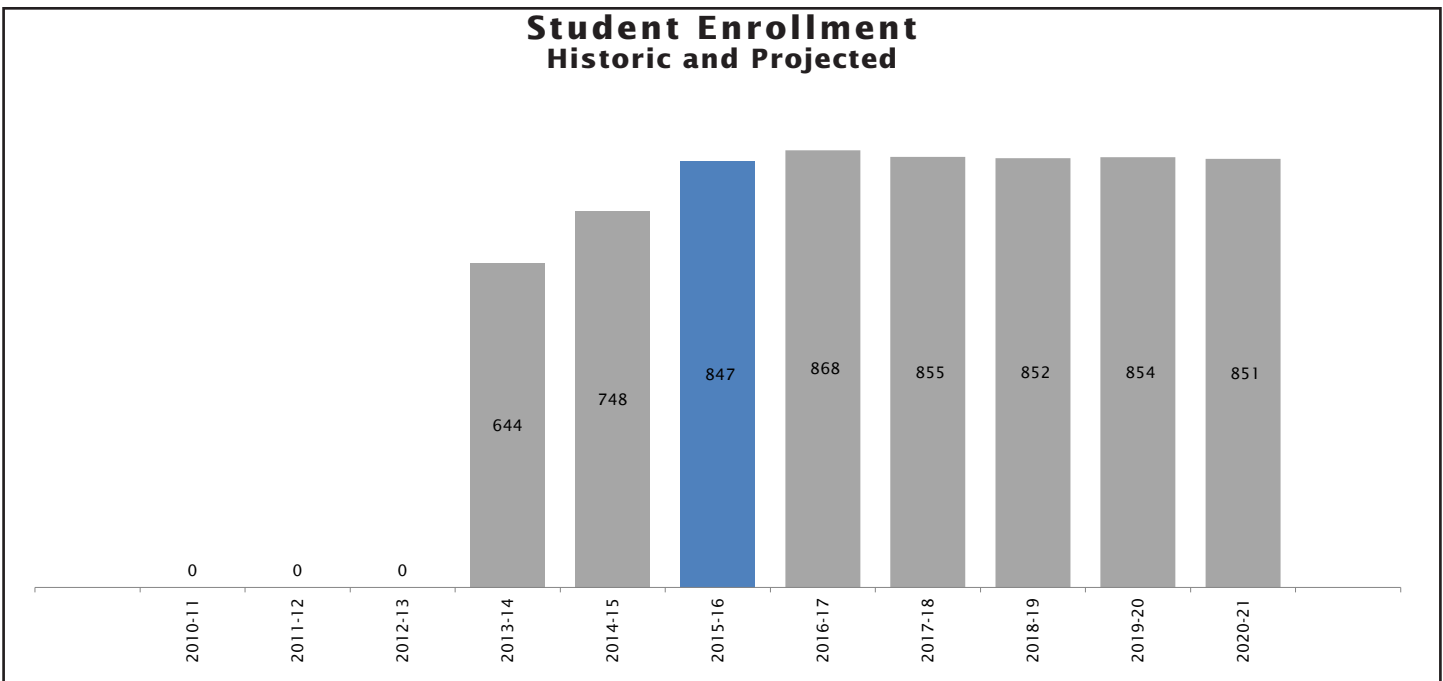
Acreage: 10
Original Square Feet: 78,376
Current Square Feet: 78,376

Aspen View Academy-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier



Student Enrollment Historic and Projected





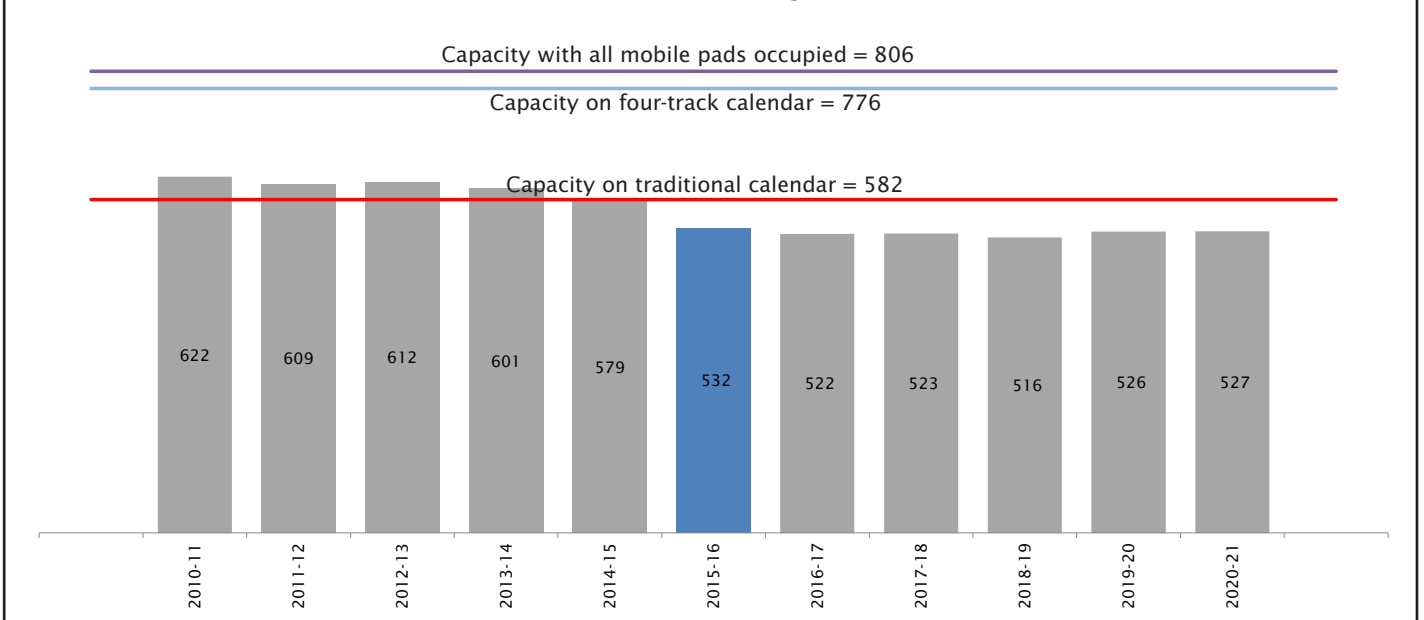
Bear Canyon Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$723,000
Estimated Total Project Costs: \$831,650 - \$1,189,345

Student Enrollment Historic and Projected



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Direct Expansion Systems. Roof top units. Replace RTU's	\$210,000	\$21000-\$90300	\$10500-\$45150
	High	Exterior Windows. Replace exterior windows	\$60,700	\$6100-\$26100	\$3035-\$13050
	High	Fabricated Toilet Partitions. Replace toilet partitions in 3 pods	\$27,000	\$2700-\$11600	\$1350-\$5805
	High	Flooring Cafeteria. Replace VCT	\$11,900	\$1200-\$5100	\$595-\$2558
	High	Flooring Kitchen. Replace original kitchen flooring with poured acrylic	\$50,200	\$5100-\$21600	\$2510-\$10793
	High	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$9,300	\$900-\$4000	\$465-\$1999
	Medium	Retractable Partition. Repair operable partitions between classrooms and between gym/cafeteria	\$14,700	\$1500-\$6400	\$735-\$3160
	Medium	Flooring Restroom. Replace VCT flooring in staff restrooms	\$1,500	\$200-\$700	\$75-\$322
	Medium	Flooring Carpet. Replace carpet in workrooms in stacked pods	\$11,100	\$1100-\$4700	\$555-\$2386
Tier 2	Medium	Water Closets. Replace fixtures in staff restrooms	\$2,300	\$200-\$900	\$115-\$494
	Medium	Sinks. Replace fixtures in staff restrooms	\$1,500	\$200-\$700	\$75-\$322
	Medium	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$154,300	\$15400-\$66300	\$7715-\$33174
	Medium	Paving & Surfacing, Parking Lot. Repair service drive concrete cracking	\$5,000	\$500-\$2100	\$250-\$1075
	Low	Suspended Ceilings. Replace ceiling grid and tile. Damaged during fire sprinkler install	\$73,400	\$7400-\$31600	\$3670-\$15781
Tier 3	High	Playing Fields. Multi-use field. Renovate multi-use field	\$79,000	\$7900-\$34000	\$3950-\$16985
Tier 4	High	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$6,100	\$600-\$2700	\$305-\$1311
	High	Seeding & Sodding. Resod/reseed grass areas	\$5,000	\$500-\$2100	\$250-\$1075

Estimated Total Construction Costs (in 2016 Dollars): \$723,000

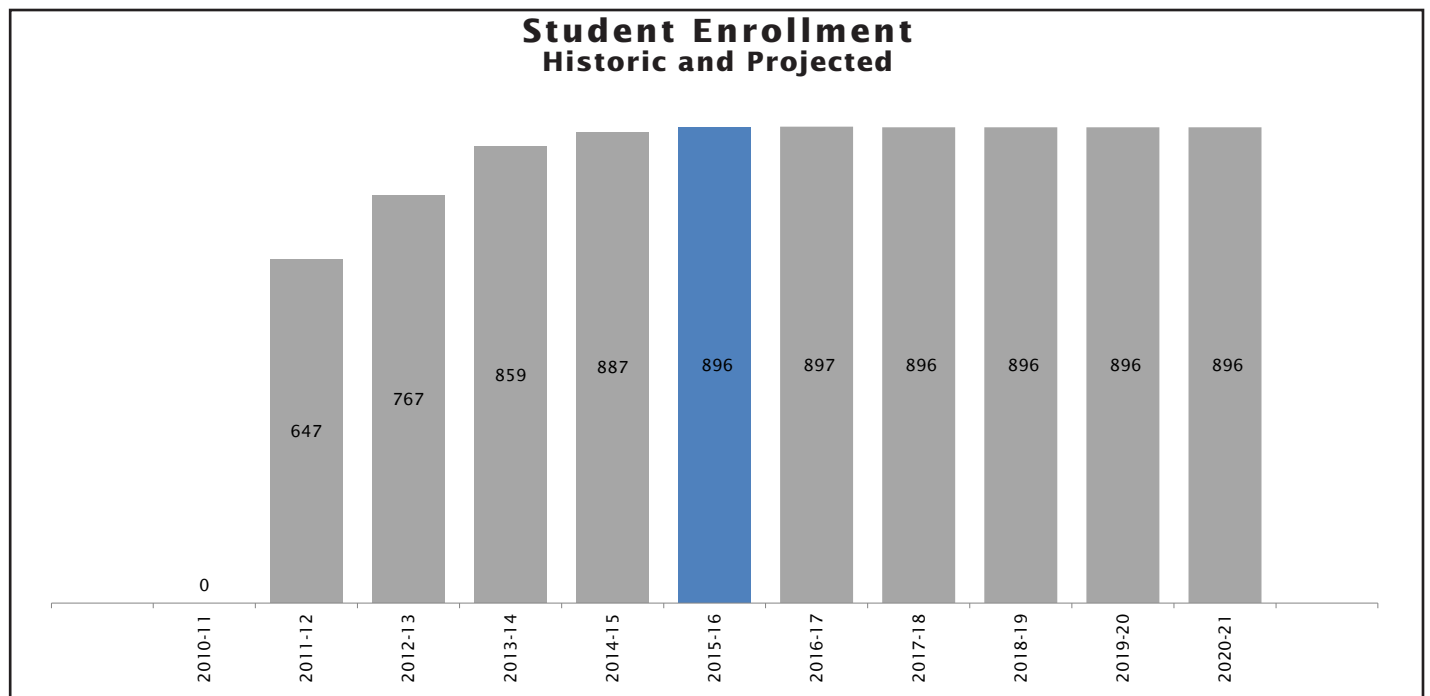
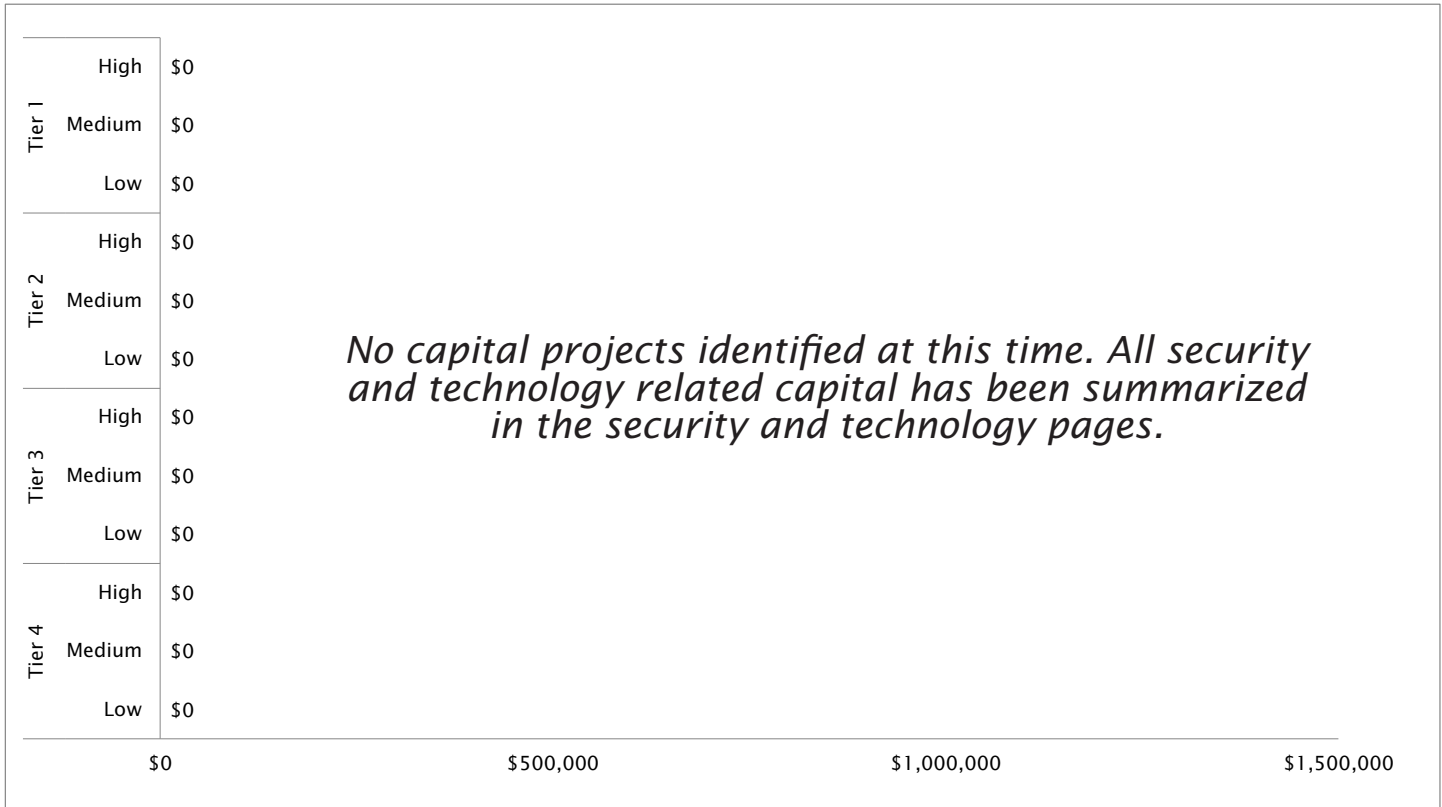
Estimated Project Management Costs Range: \$72,500 - \$310,900

Estimated Inflation Range: \$36,150 - \$155,445

Estimated Total Project Costs: \$831,650 - \$1,189,345

Benjamin Franklin Academy-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier





Buffalo Ridge Elementary

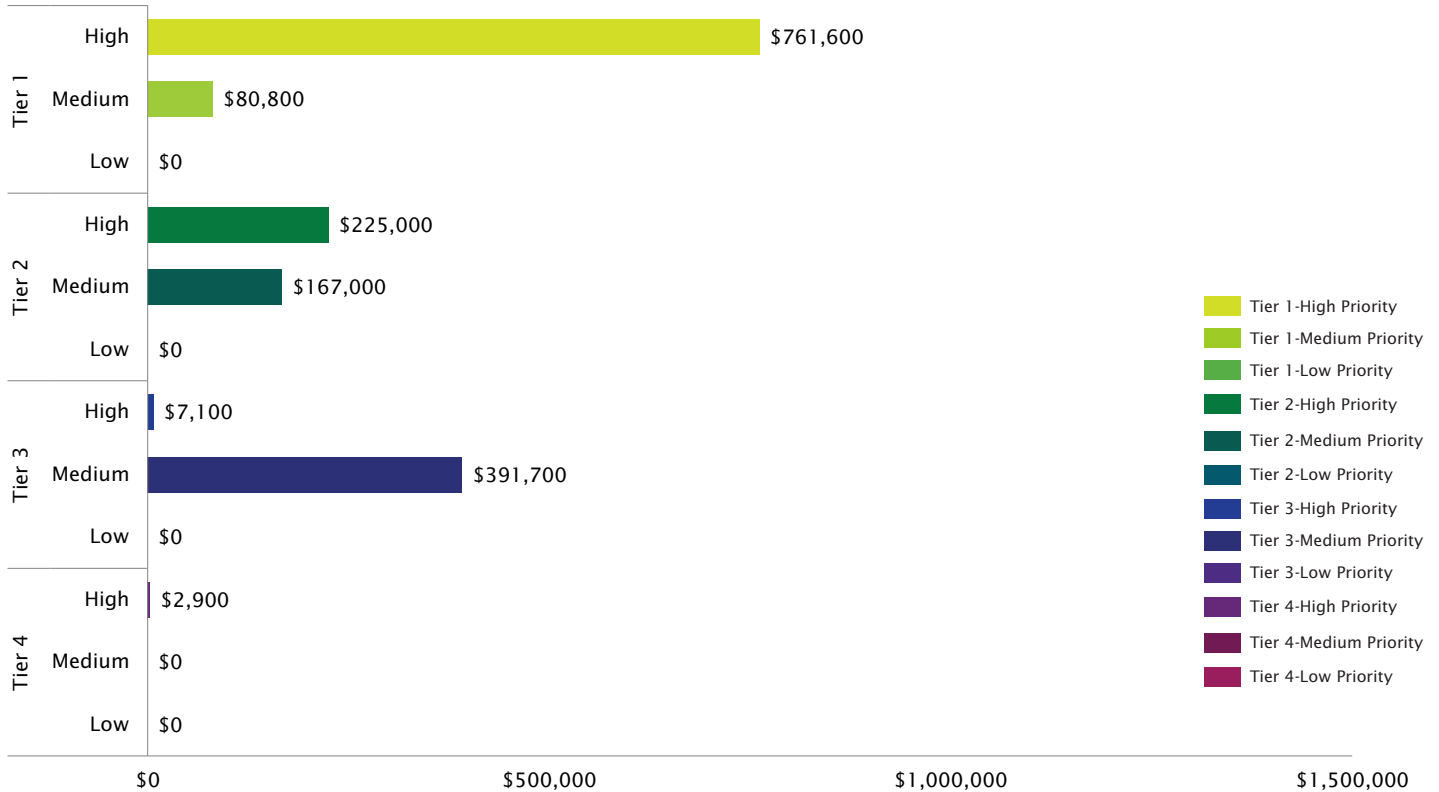
7075 N. Shoreham Drive
Castle Pines, CO 80108
Rock Canyon High School Feeder Area, K-5

Funded by 1993 Bond
Opened in 1997

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

Buffalo Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



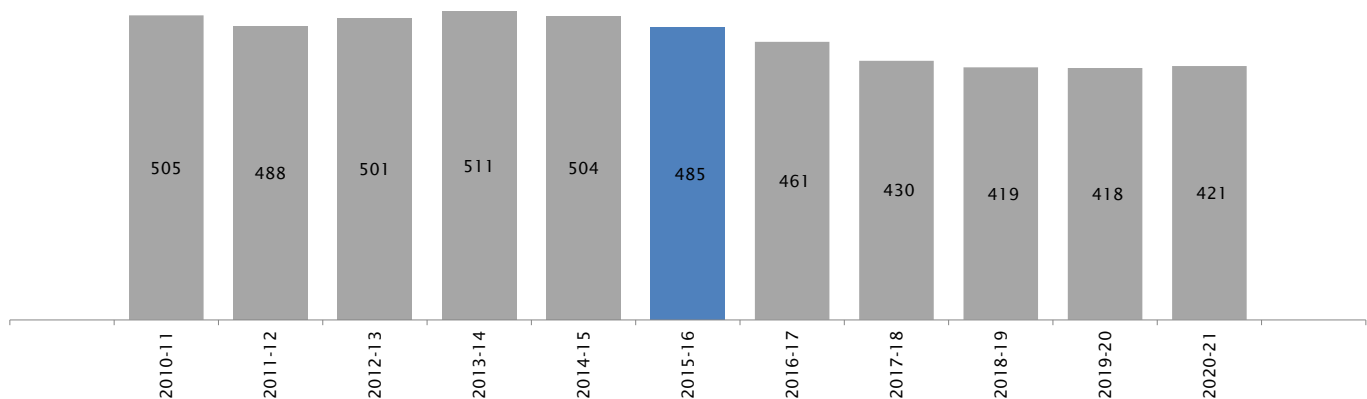
Estimated Total Construction Costs (in 2016 Dollars): \$1,636,100
Estimated Total Project Costs: \$1,881,605 - \$2,691,362

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 806

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Cold Water Service. Piping and Insulation in poor shape needs replaced	\$35,300	\$3600-\$15200	\$1765-\$7589
	High	Hot Water Service. Water heater and storage tank beyond life cycle. Piping and Insulation in poor shape needs replaced	\$77,100	\$7700-\$33200	\$3855-\$16576
	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$294,000	\$29400-\$126500	\$14700-\$63210
	High	Hot Water Distribution. Pumps need upgrade, Insulation needs replaced	\$15,600	\$1500-\$6700	\$780-\$3354
	High	Controls. Upgrade controllers. Count 8	\$285,200	\$28500-\$122700	\$14260-\$61318
	High	Irrigation Systems. Needs booster pump, possible new controller	\$54,400	\$5500-\$23400	\$2720-\$11696
	Medium	Boiler Room Piping. Pumps need upgrading with VFD'S	\$28,300	\$2800-\$12100	\$1415-\$6084
	Medium	Direct Expansion Systems. Replace swamp cooling MUA unit/s with mechanical cooling	\$52,500	\$5300-\$22600	\$2625-\$11287
Tier 2	High	Exterior Wall Construction. Needs sealed. Stress cracks same as other schools. Lack of control joints	\$15,200	\$1500-\$6500	\$760-\$3268
	High	Exterior Wall Construction. Recaulk control joints.	\$2,900	\$300-\$1200	\$145-\$623
	High	Paint Exterior	\$7,100	\$700-\$3000	\$355-\$1526
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Storefront windows. Hollow metal. Playground entrance leaks	\$26,500	\$2700-\$11400	\$1325-\$5697
	High	Retractable Partitions. Repair/replace gym/cafeteria partition. Curtains need replaced due to fire retardant life.	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Flooring Kitchen. Flooring is currently Hubelite material (Red) and needs replaced with MMA poured floor. See floor estimate spreadsheet.	\$55,300	\$5500-\$23700	\$2765-\$11889
	High	Drinking Fountains and Coolers. Replace water coolers with drinking fountains where applicable	\$13,400	\$1300-\$5700	\$670-\$2881
	High	Markings and Signage. Poor condition, all needs to be replaced	\$3,600	\$400-\$1600	\$180-\$774
	High	Paving & Surfacing. Sidewalks Heaving in many areas, needs replacement	\$21,300	\$2100-\$9100	\$1065-\$4579
	High	Playing Fields. Playground. Playpad needs resurfacing	\$35,300	\$3600-\$15200	\$1765-\$7589
	Medium	Fabricated Toilet Partitions. Replce toilet partitions	\$26,300	\$2600-\$11300	\$1315-\$5654
	Medium	Flooring Gym. Replace carpet in gym	\$14,700	\$1500-\$6400	\$735-\$3160
	Medium	Paving and Surfacing. Parking Lot. Resurface parking lot	\$126,000	\$12600-\$54200	\$6300-\$27090
	High	Insulation Needs removed and replaced.	\$7,100	\$700-\$3000	\$355-\$1526
Tier 3	Medium	Grease Interceptor. Bypass if allowable	\$7,100	\$700-\$3000	\$355-\$1526
	Medium	Fire Sprinkler. Cafeteria sprinkled only. New code requires to be fully sprinkled	\$356,600	\$35700-\$153400	\$17830-\$76669
	Medium	Retaining Walls. Hillside off playground needs tie wall of some kind	\$28,000	\$2800-\$12000	\$1400-\$6020
Tier 4	High	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$2,900	\$300-\$1200	\$145-\$623

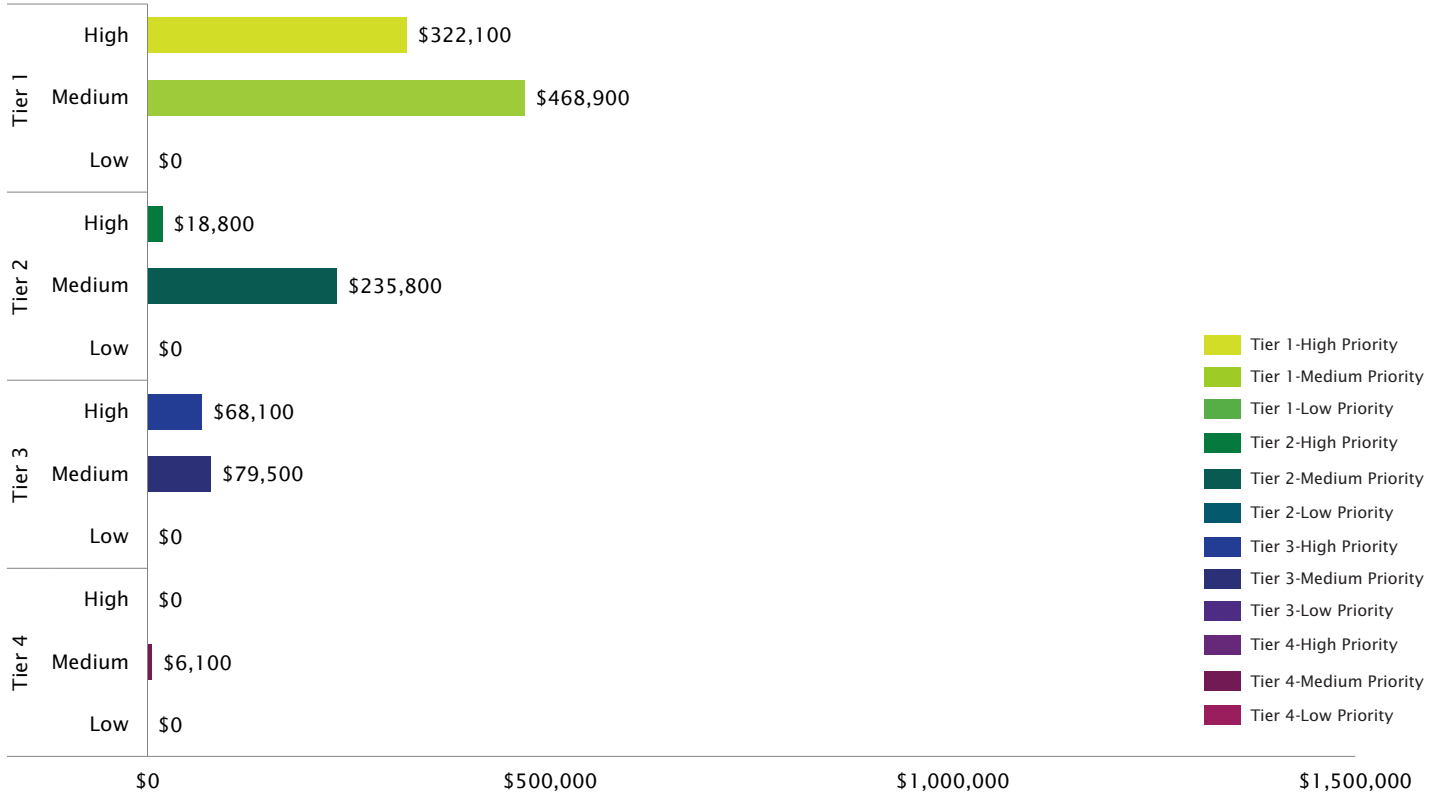
Estimated Total Construction Costs (in 2016 Dollars): \$1,636,100
Estimated Project Management Costs Range: \$163,700 - \$703,500
Estimated Inflation Range: \$81,805 - \$351,762

Estimated Total Project Costs: \$1,881,605 - \$2,691,362



Castle Rock Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



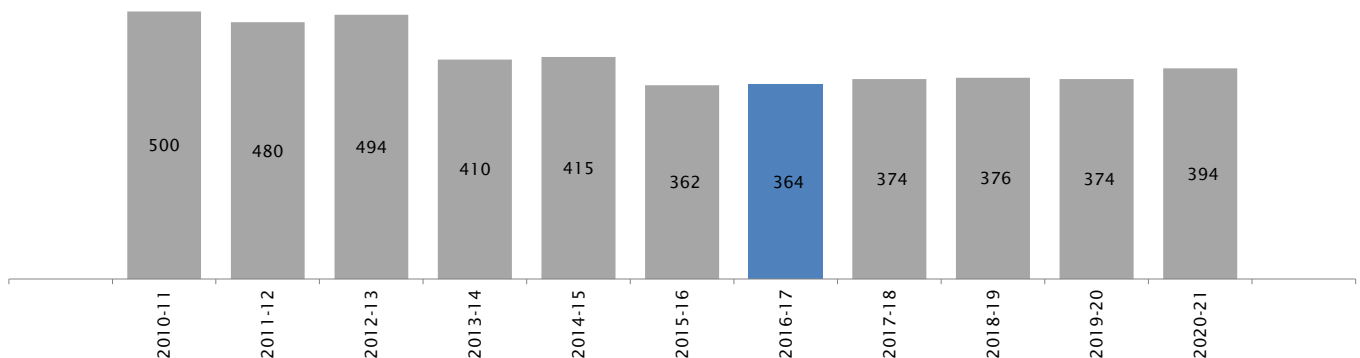
Estimated Total Construction Costs (in 2016 Dollars): \$1,199,300
Estimated Total Project Costs: \$1,379,465- \$1,972,550

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 862

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Controls. Upgrade control system	\$169,600	\$17000-\$72900	\$8480-\$36464
	High	Switchgear-Main. Replace main switchgear and associated electrical distribution.	\$63,800	\$6400-\$27400	\$3190-\$13717
	High	Fire Alarm Systems. Upgrade fire alarm system	\$81,000	\$8100-\$34800	\$4050-\$17415
	High	Playing Fields. Playground. Replace pea gravel with fibar at preschool play area	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Exhaust Ventilation Systems. Exhaust Fans. Replace exhaust fans	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Exhaust Ventilation Systems. Kitchen Hood. Replace MAU	\$52,500	\$5300-\$22600	\$2625-\$11287
	Medium	Package Units. Replace cabinet heaters at entrys, 7 total	\$11,600	\$1200-\$5000	\$580-\$2494
	Medium	Panels and Transformers. Replace original panels and transformers	\$385,500	\$38600-\$165800	\$19275-\$82882
Tier 2	High	Exterior Wall Construction. Recaulk control joints.	\$2,900	\$300-\$1200	\$145-\$623
	High	Exterior Windows. Recaulk windows	\$4,000	\$400-\$1800	\$200-\$860
	High	Flooring Cafeteria. Replace VCT	\$11,900	\$1200-\$5100	\$595-\$2558
	Medium	Paint Exterior.	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Retractable Partition. Repair operable partitions between classrooms. Partion between gym and cafeteria in worst condition.	\$15,500	\$1500-\$6600	\$775-\$3332
	Medium	Sink Countertops. Replace sink countertops in all restrooms with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Stair, Tread and Landing Finishes. Replace stair tread	\$3,900	\$400-\$1700	\$195-\$838
	Medium	Flooring Restroom. Replace original ceramic tile with poured acrylic	\$27,000	\$2700-\$11600	\$1350-\$5805
	Medium	Flooring Carpet. Replace carpet in conference rm and 2 rms on upper level	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Sinks. Replace with sink countertops, single surface	\$11,600	\$1200-\$5000	\$580-\$2494
	Medium	Drinking Fountains and Coolers. Replace metal drinking fountains	\$3,500	\$400-\$1500	\$175-\$752
	Medium	Boiler Room Piping and Specialties. Add VFDs to motors/pumps	\$44,100	\$4500-\$19000	\$2205-\$9481
	Medium	Direct Expansion Systems. Roof top units. Paint units. Provide units with VFDs	\$22,100	\$2200-\$9500	\$1105-\$4751
	Medium	Paving and Surfacing. Parking Lot. Parking lot asphalt cracks need filled	\$57,900	\$5800-\$24900	\$2895-\$12448
	Medium	Paving and Surfacing. Sidewalks. Repair areas of sidewalk and loading dock	\$15,500	\$1500-\$6600	\$775-\$3332
Tier 3	High	Playing Fields. Multi-use Field. Renovate multi-use field	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Suspended Ceilings. Replace ceiling grid and tile	\$77,100	\$7700-\$33200	\$3855-\$16576
	Medium	Movable Furnishing. FFE. Replace wooden basketball backboards in gym, 6 total	\$2,400	\$200-\$1000	\$120-\$516
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$6,100	\$600-\$2700	\$305-\$1311

Estimated Total Construction Costs (in 2016 Dollars): \$1,199,300
Estimated Project Management Costs Range: \$120,200 - \$515,400
Estimated Inflation Range: \$59,965 - \$257,850

Estimated Total Project Costs: \$1,379,465- \$1,972,550



Castle Rock Middle

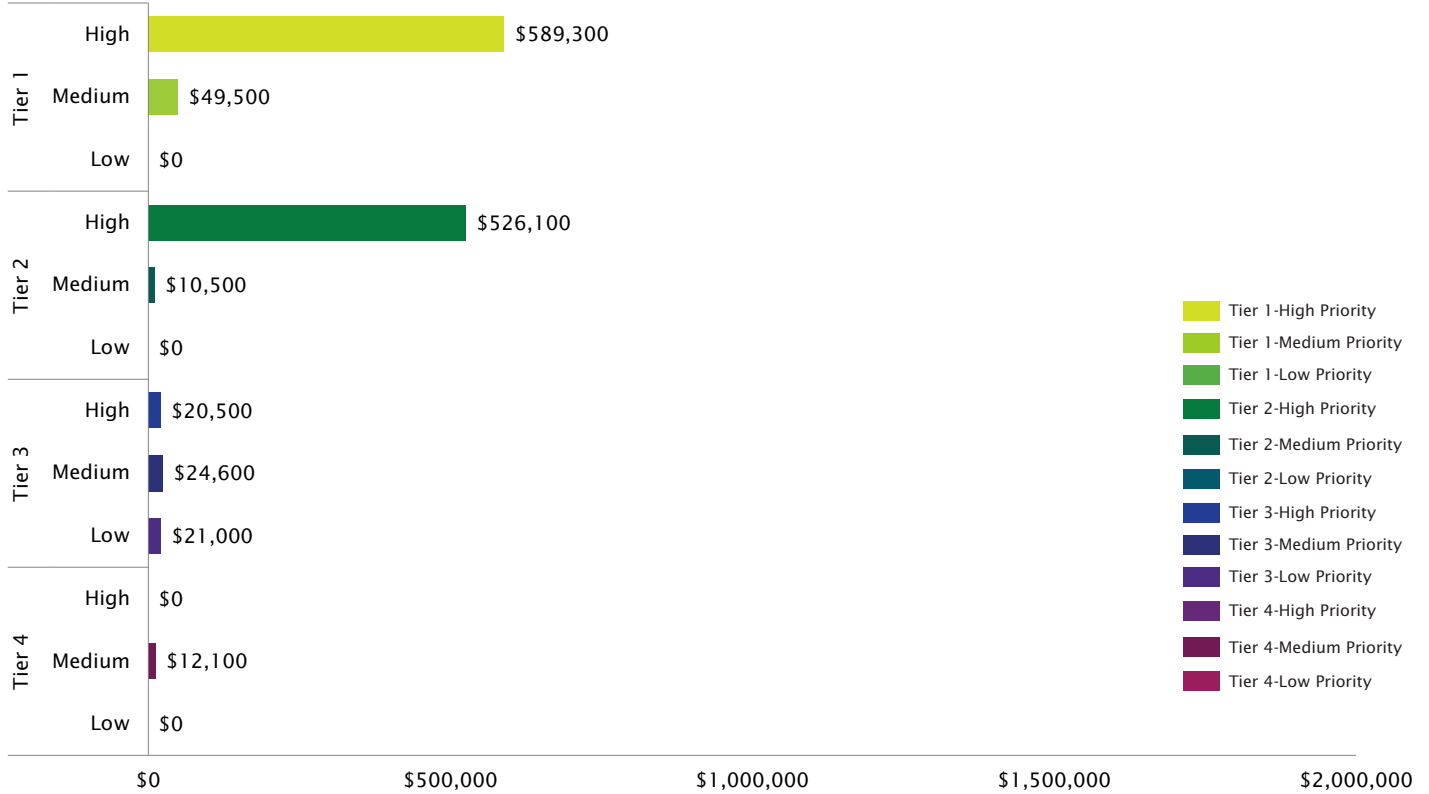
2575 Meadows Boulevard
Castle Rock, CO 80126
Castle View High School Feeder Area, 7-8

Funded by 1993 Bond
Opened in 1996

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

Castle Rock Middle School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority

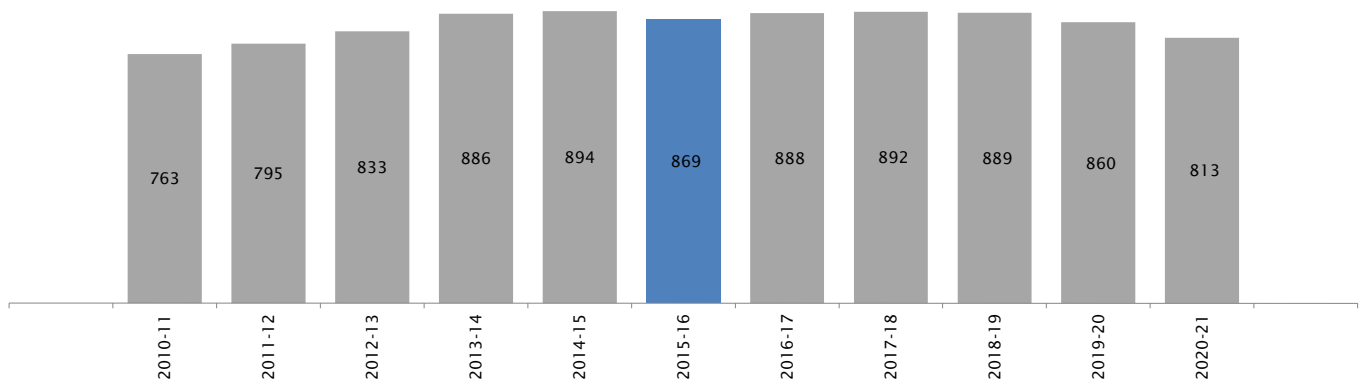


Estimated Total Construction Costs (in 2016 Dollars): \$1,253,600
Estimated Total Project Costs: \$1,441,580 - \$2,062,324

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 1,470

Capacity on traditional calendar = 1,190



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$255,100	\$25500-\$109700	\$12755-\$54846
	High	Chilled Water System. Replace Chiller	\$110,200	\$11000-\$47400	\$5510-\$23693
	High	Air Distribution Systems. HVAC system upgrade	\$148,200	\$14800-\$63700	\$7410-\$31863
	High	Water Treatment Systems. Upgrade	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Fixed Multiple Seating. Replace bleachers in gym	\$61,700	\$6100-\$26500	\$3085-\$13265
	Medium	Commissioning and Re-Commissioning. Commission if system upgraded	\$49,500	\$5000-\$21300	\$2475-\$10642
Tier 2	High	Exterior Wall Construction. Recaulk control joints.	\$4,000	\$400-\$1800	\$200-\$860
	High	Exterior Windows. Recaulk windows	\$20,300	\$2000-\$8700	\$1015-\$4364
	High	Fabricated Toilet Partitions. Replace with solid plastic in all wings upper and lower	\$22,600	\$2300-\$9700	\$1130-\$4859
	High	Sink Countertops. Replace sink countertops with single surface	\$28,400	\$2800-\$12200	\$1420-\$6106
	High	Flooring Hallways/Classrooms. replace VCT in classroom areas.	\$61,700	\$6100-\$26500	\$3085-\$13265
	High	Flooring Kitchen. Replace kitchen flooring. Currently red hubblelite.	\$54,000	\$5400-\$23200	\$2700-\$11610
	High	Flooring Carpet. Replace carpet	\$300,000	\$30000-\$129000	\$15000-\$64500
	High	Drinking Fountains & Coolers. Replace coolers with water fountains where applicable	\$6,500	\$600-\$2700	\$325-\$1397
	High	Theater & Stage Equipment, Auditorium Sound Equipment. Upgrade Strand controller	\$9,200	\$900-\$3900	\$460-\$1978
	High	Fixed Casework. Computer counter tops need to be raised in the library	\$3,600	\$400-\$1600	\$180-\$774
	High	Paving & Surfacing. Sidewalks. Need-Repair areas of sidewalk	\$15,800	\$1600-\$6800	\$790-\$3397
	Medium	Retractable Partition. Repair/refurbish operable partitions at pod areas	\$10,500	\$1100-\$4600	\$525-\$2257
Tier 3	High	Regular Stairs. Reseal concrete stairs	\$5,000	\$500-\$2100	\$250-\$1075
	High	Blinds and Other Window Treatment. Install blinds on east facing clearstory windows	\$3,900	\$400-\$1700	\$195-\$838
	High	Blinds and Window Treatment. Install blinds on all lower level classrooms	\$11,600	\$1200-\$5000	\$580-\$2494
	Medium	Suspended Ceilings. Replace kitchen tiles with food grade	\$3,100	\$300-\$1300	\$155-\$666
	Medium	Furnishings. Replace chalk boards with white boards. 13 total	\$3,900	\$400-\$1700	\$195-\$838
	Medium	Playing Fields. Multi-use Field. Replace goal posts on athletic field	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Other Landscape Features. Fix drainage problem on east side of school	\$9,900	\$1000-\$4300	\$495-\$2128
	Low	Special Facilities. Tech area needs better sink, better exhaust ventilation system, better storage cabinets	\$21,000	\$2100-\$9100	\$1050-\$4515
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Planting. Replace some trees	\$4,000	\$400-\$1800	\$200-\$860

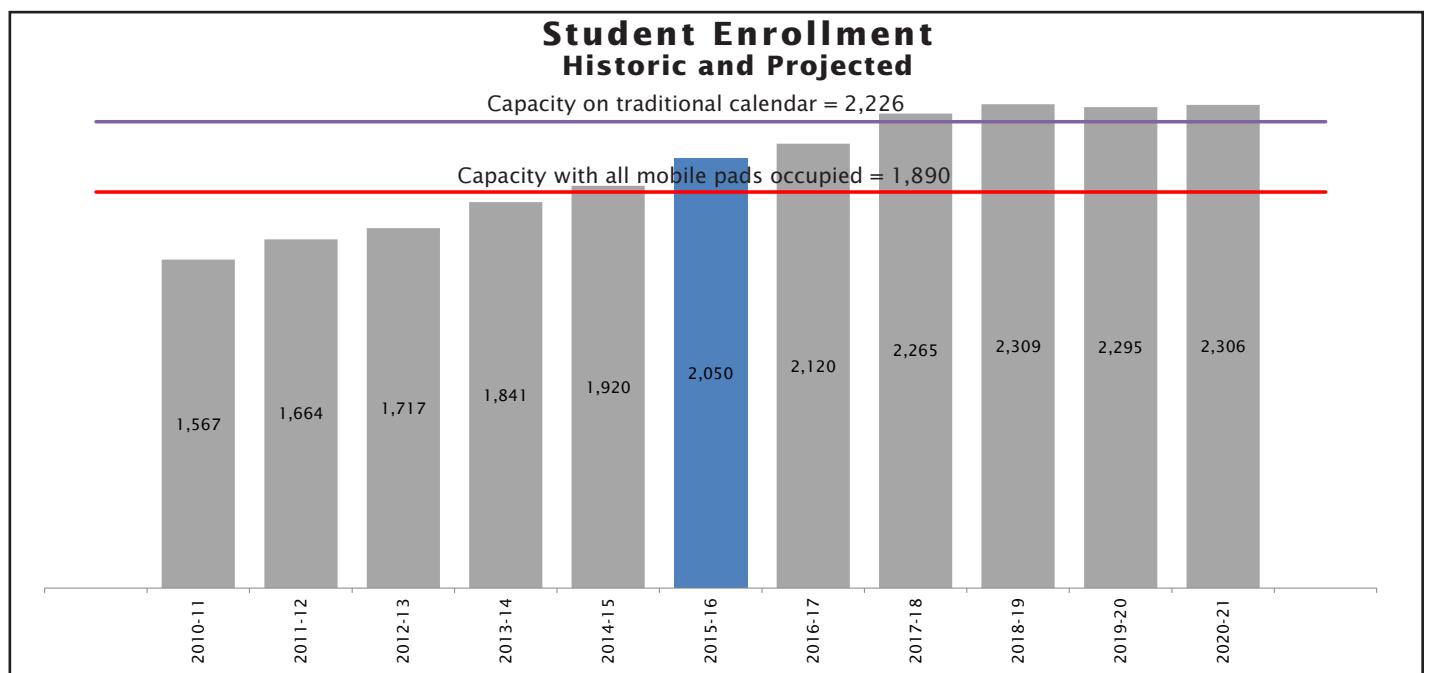
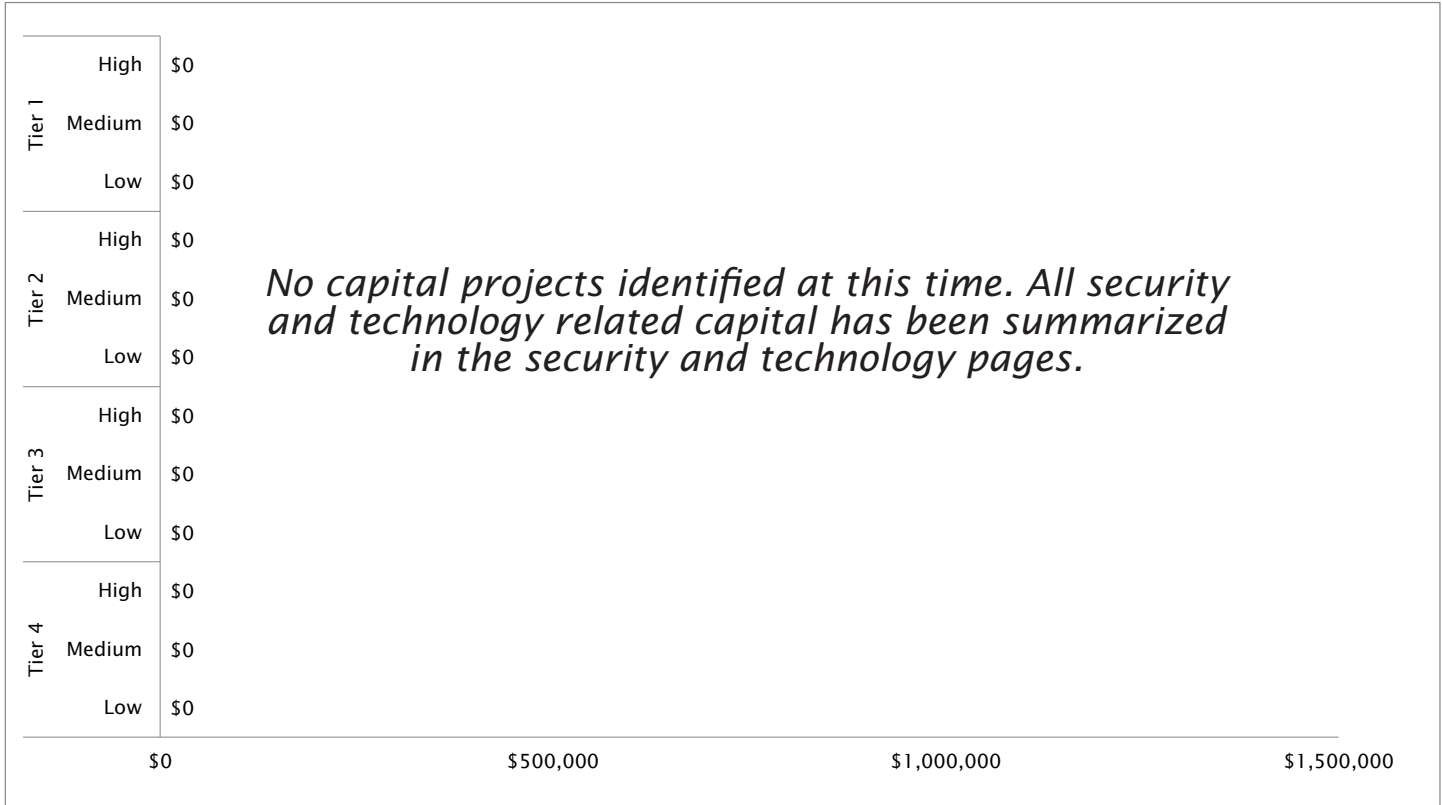
Estimated Total Construction Costs (in 2016 Dollars): \$1,253,600
Estimated Project Management Costs Range: \$125,300 - \$539,200
Estimated Inflation Range: \$62,680 - \$269,524

Estimated Total Project Costs: \$1,441,580 - \$2,062,324



Castle View High School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority





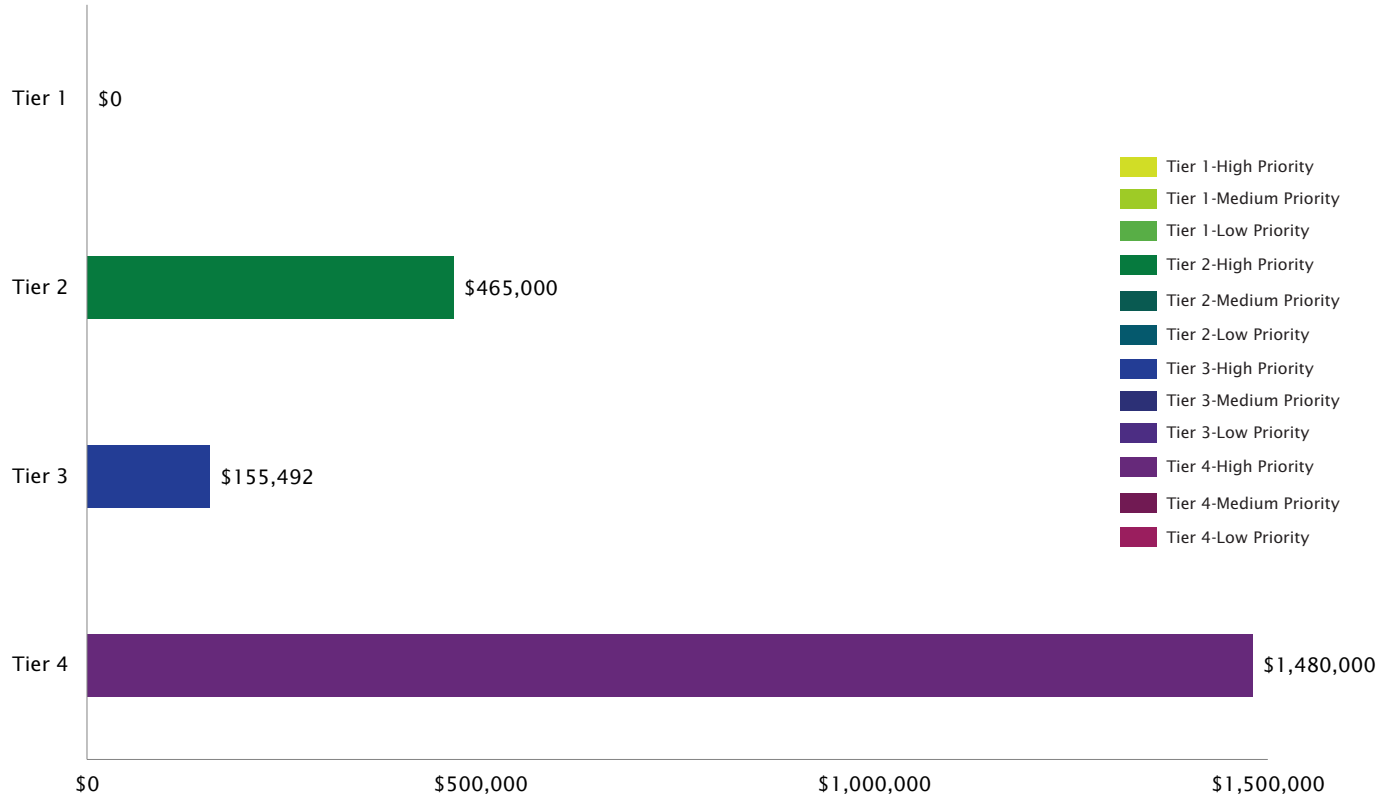
16995 East Carlson Drive
Parker, CO 80134
District Charter School, K-8

School built in 2004
Opened in 2002

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

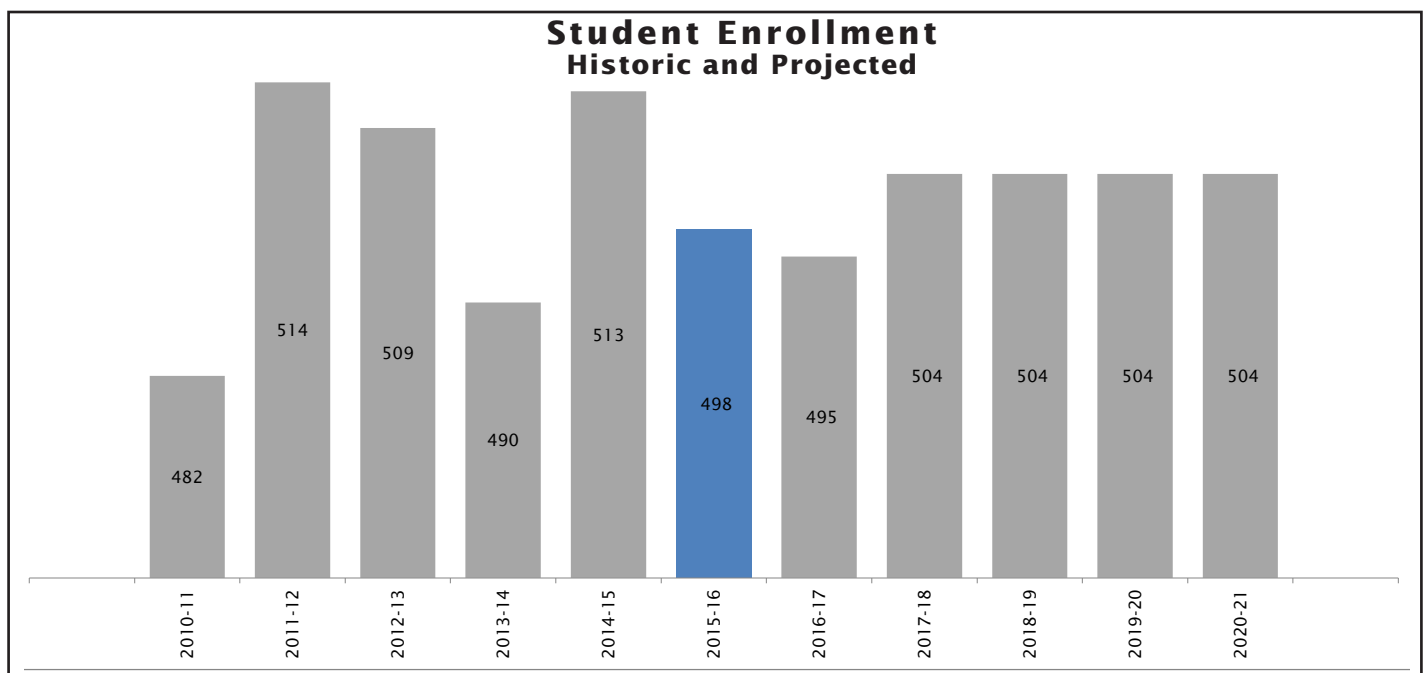
Challenge to Excellence Charter-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2016 Dollars): \$2,100,492

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



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

Tier	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	Upgrade irrigation system	\$80,000	\$8,000-\$34,400	\$4,000-\$17,200
	Mill, overlay, patch parking lot	\$150,000	\$15,000-\$64,500	\$7,500-\$32,250
	Replace sections of sidewalk	\$25,000	\$2,500-\$10,750	\$1,250-\$5,375
	Maintenance/additions needed on synthetic field	\$150,000	\$15,000-\$64,500	\$7,500-\$32,250
	Resurface playground	\$60,000	\$6,000-\$25,800	\$3,000-\$12,900
Tier 3	Replace areas of curb cracking	\$10,000	\$1,000-\$4,300	\$500-\$2,150
	Seal and caulk exterior wall	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Caulk windows	\$6,000	\$600-\$2,580	\$300-\$1,290
	Provide fencing for dumpsters & transformers	\$5,000	\$500-\$2,150	\$250-\$1,075
	Parking lot signage and marking	\$8,000	\$800-\$3,440	\$400-\$1,720
	Steel doors and frames need painted	\$15,000	\$1,500-\$6,450	\$750-\$3,225
	Hallways need patched and painted	\$35,000	\$3,500-\$15,050	\$1,750-\$7,525
	Install facility security camera system	\$33,626	\$3,362-\$14,459	\$1,681-\$7,229
	Install access controlled security and detection system	\$9,415	\$941-\$4,048	\$470-\$2,024
	Install intrusion alarm system	\$13,451	\$1,345-\$5,783	\$672-\$2,891
Tier 4	Building expansion	\$1,200,000	\$120,000-\$51,6000	\$60,000-\$258,000
	New modular classroom, wet	\$200,000	\$20,000-\$86,000	\$10,000-\$43,000
	Entire site needs landscape work	\$75,000	\$7,500-\$32,250	\$3,750-\$16,125
	Replace/add trees and shrubs	\$5,000	\$500-\$2,150	\$250-\$1,075

Estimated Total Construction Costs (in 2016 Dollars): \$2,100,492
Estimated Project Management Costs Range: \$210,049 - \$903,212
Estimated Inflation Range: \$105,025 - \$451,606

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

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



Chaparral High

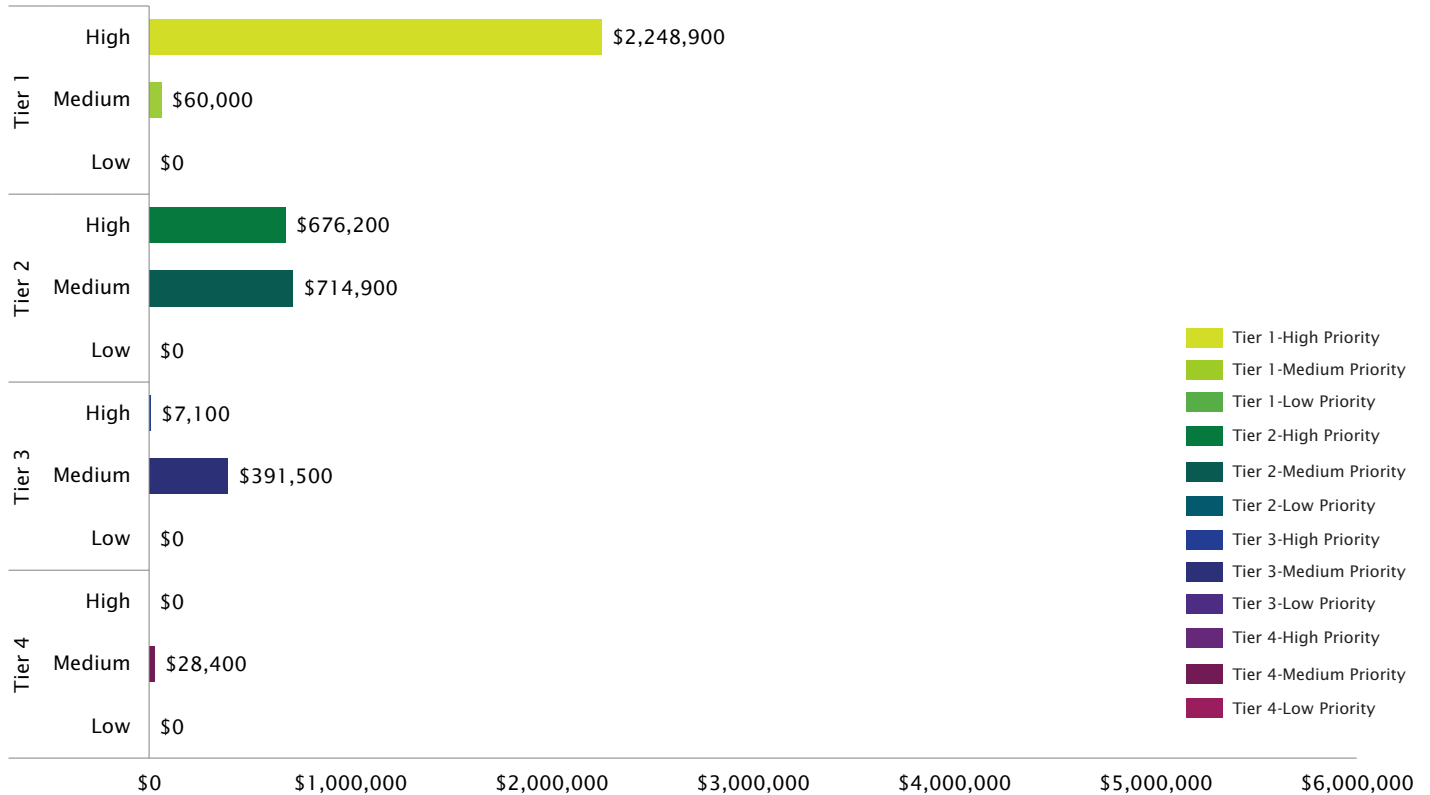
15665 Brookstone Drive
Parker, CO 80134
Chaparral High School Feeder Area, 9-12

Funded by 1993 Bond
Opened in 1997

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

Chaparral High School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



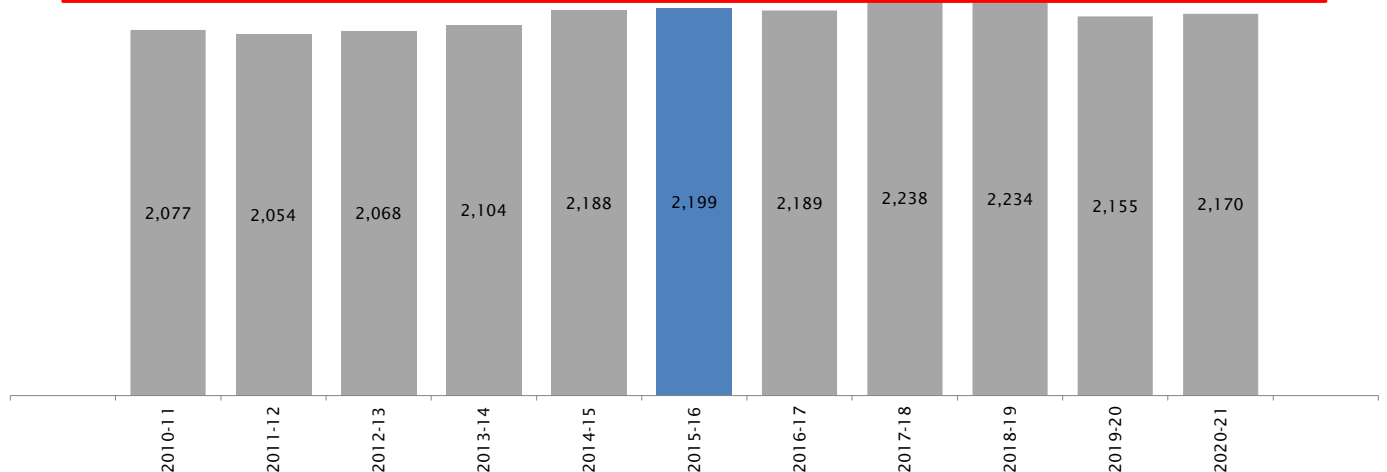
Estimated Total Construction Costs (in 2016 Dollars): \$4,127,000

Estimated Total Project Costs: \$4,745,550 - \$6,788,205

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 2,577

Capacity on traditional calendar = 2,241



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Install new roof on F-pod.	\$283,500	\$28400-\$122000	\$14175-\$60952
	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$892,500	\$89300-\$383800	\$44625-\$191887
	High	Air Distribution Systems. Air handlers, ductwork, VAV's. Update air handlers with HW coils, new motors, and VFDs.	\$176,600	\$17600-\$75900	\$8830-\$37969
	High	Change-over Distribution System. Replace all fan powered boxes to VAV reheat	\$176,600	\$17600-\$75900	\$8830-\$37969
	High	Glycol Distribution Systems. Poor condition. Upgrade and add HW loop to system	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Water Treatment Systems. Poor condition. Upgrade and add HW loop to system	\$17,100	\$1700-\$7300	\$855-\$3676
	High	Controls. Upgrade total control system	\$651,700	\$65100-\$280200	\$32585-\$140115
	High	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator	\$36,800	\$3700-\$15800	\$1840-\$7912
	Medium	Energy Supply. Replace main gas line at meter	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Commissioning and Re-Commissioning. Rebalance HVAC system	\$49,500	\$5000-\$21300	\$2475-\$10642
Tier 2	High	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$48,600	\$4800-\$20800	\$2430-\$10449
	High	Exterior Windows. Recaulk windows	\$60,700	\$6100-\$26100	\$3035-\$13050
	High	Exterior Windows. Fix curtain wall window leakage at commons and hallways.	\$127,500	\$12800-\$54800	\$6375-\$27412
	High	Overhead Doors. Replace (4) four rollup doors at kitchen	\$12,800	\$1200-\$5400	\$640-\$2752
	High	Other Doors & Entrances. Continuous hinges on storefront doors need replaced	\$8,000	\$800-\$3500	\$400-\$1720
	High	Interior Doors. Kitchen entry doors from cafeteria need replaced due to carts hitting them all the time. Replace with metal?	\$4,400	\$400-\$1800	\$220-\$946
	High	Fabricated Toilet Partitions. Replace men's & women's PE restrooms. Replace all bathroom partitions in all wings and main area	\$40,500	\$4000-\$17400	\$2025-\$8707
	High	Sink Countertops. Replace sink counter tops in all restrooms	\$36,500	\$3600-\$15700	\$1825-\$7847
	High	Flooring Restroom. Replace original flooring with poured acrylic in main and lower level cafeteria restrooms	\$16,200	\$1600-\$7000	\$810-\$3483
	High	Flooring Carpet. Replace carpet	\$242,900	\$24300-\$104400	\$12145-\$52223
	High	Showers. Poor condition, showers need replaced	\$14,900	\$1400-\$6300	\$745-\$3203
	High	Drinking Fountains & Coolers. Replace coolers with water fountains where applicable	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Theater & Stage Equipment, Auditorium Sound Equipment. Replace approximately 100 seats in auditorium due to backs cracking.	\$31,900	\$3100-\$13600	\$1595-\$6858
	High	Markings & Signage. Parking lot signage needs replaced.	\$3,000	\$300-\$1300	\$150-\$645
	High	Paving & Surfacing. Sidewalks. Need-Repair areas of sidewalk	\$5,000	\$500-\$2100	\$250-\$1075
	High	Irrigation Systems. Replace 4 irrigation controllers	\$11,900	\$1200-\$5100	\$595-\$2558
	Medium	Flooring Cafeteria. VCT repairs are needed around stairway and into hall.	\$6,100	\$600-\$2700	\$305-\$1311
	Medium	Flooring Cafeteria. Replace VCT in commons and hallways	\$78,800	\$7900-\$33900	\$3940-\$16942
	Medium	Paving and Surfacing. Parking Lot. Resurface parking areas, many patches and cracks	\$630,000	\$63000-\$270900	\$31500-\$135450
Tier 3	High	Standard Slab on Grade. Repair slab where there are settling issues by 500L entrance, and rooms 207, 322	\$7,100	\$700-\$3000	\$355-\$1526
	Medium	Vinyl Covering. Most wings needs vinyl repair or replacement	\$88,400	\$8800-\$37900	\$4420-\$19006
	Medium	Suspended Ceilings. Replace kitchen tile with food grade	\$5,500	\$600-\$2400	\$275-\$1182
	Medium	Fire Sprinkler Water Supply. Would need to sprinkle all areas if renovation. Building partially sprinkled. Pods not sprinkled.	\$267,800	\$26800-\$115100	\$13390-\$57577
	Medium	Playing Fields. Softball Field. Fence needs replaced	\$29,800	\$2900-\$12700	\$1490-\$6407
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$28,400	\$2800-\$12200	\$1420-\$6106

Estimated Total Construction Costs (in 2016 Dollars): \$4,127,000
 Estimated Project Management Costs Range: \$412,200 - \$1,773,900
 Estimated Inflation Range: \$206,350 - \$887,305
Estimated Total Project Costs: \$4,745,550 - \$6,788,205



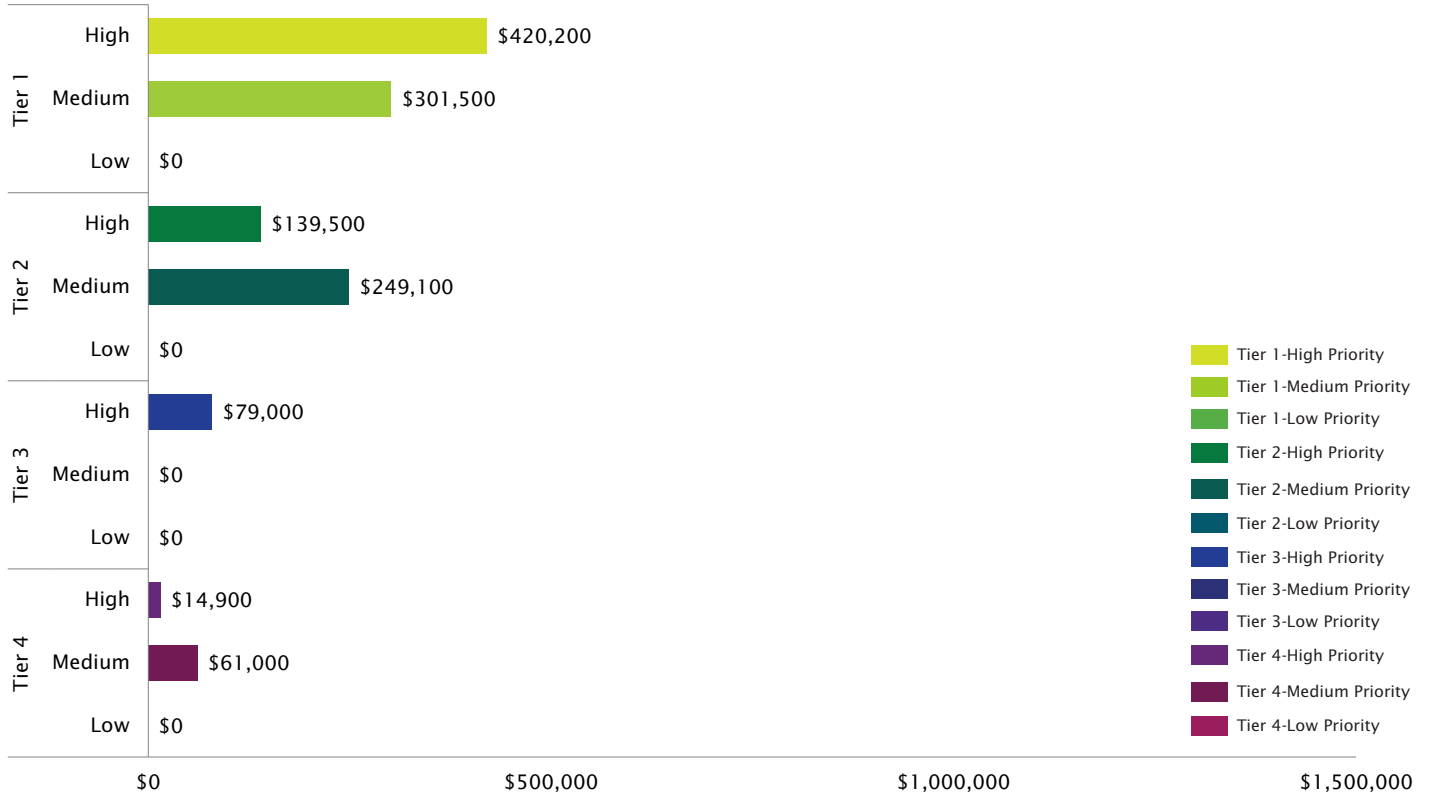
17302 Clarke Farms Dr.
Parker, CO 80134
Chaparral High School Feeder Area, K-6

Funded by 1984 Bond
Opened in 1989

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

Cherokee Trail Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



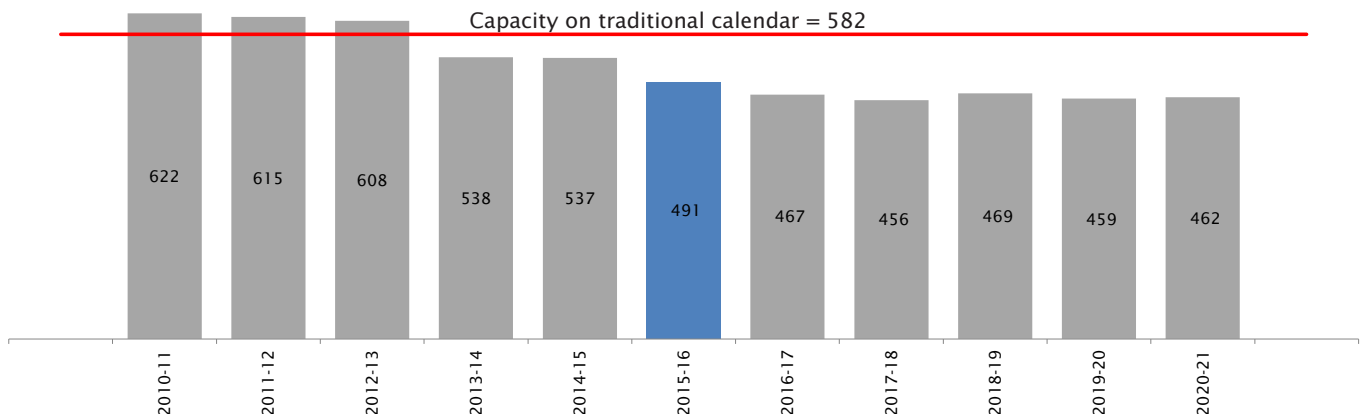
Estimated Total Construction Costs (in 2016 Dollars): \$1,210,300
Estimated Total Project Costs: \$1,391,715 - \$1,991,115

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 918

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



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

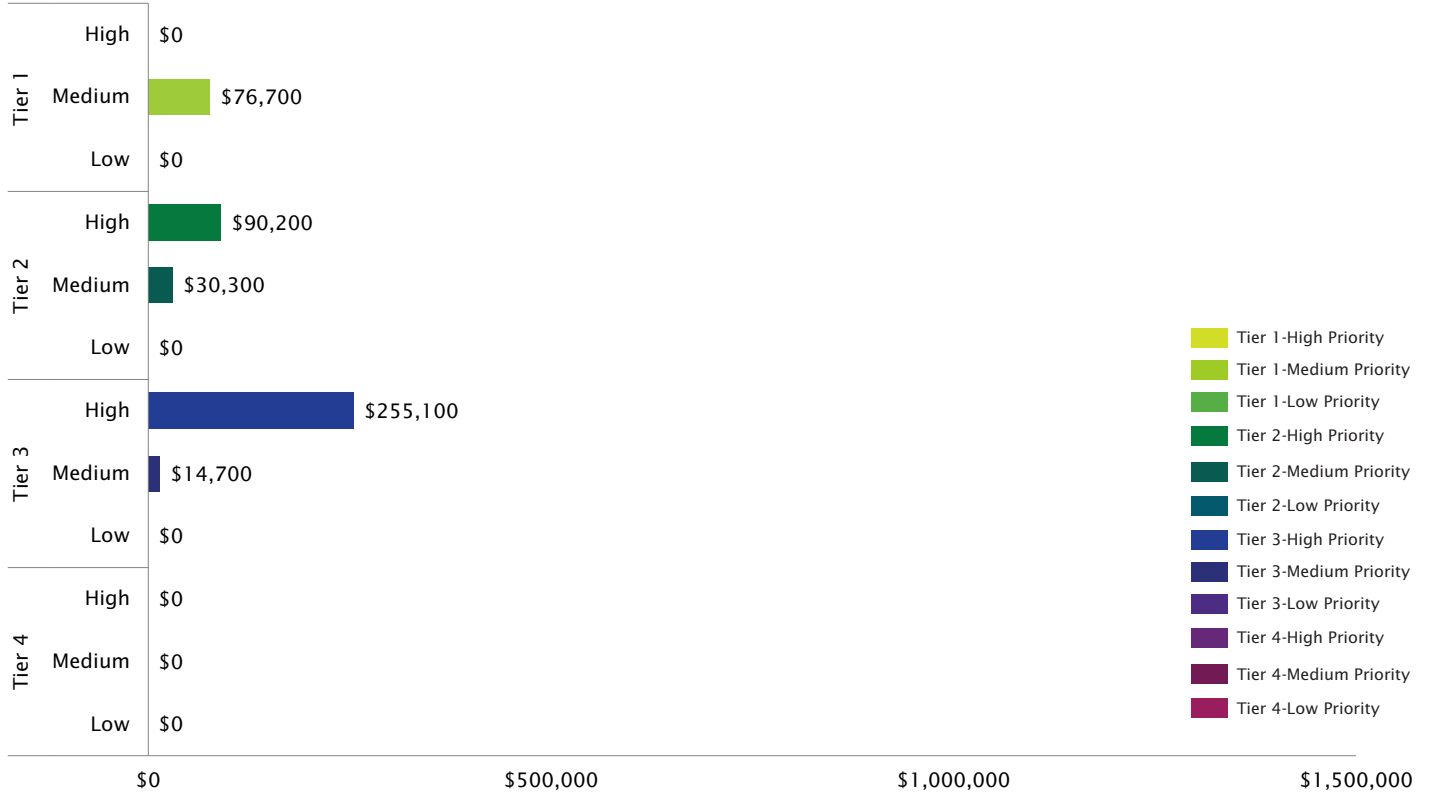
Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Air Distribution Systems. Upgrade VAV boxes	\$395,100	\$39500-\$169800	\$19755-\$84946
	High	Branch Wiring Devices. Replace sealite and wiring to equipment on roof	\$2,700	\$200-\$1100	\$135-\$580
	High	Lighting Equipment. Replace old exit signs, about half left	\$5,300	\$500-\$2300	\$265-\$1139
	High	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Glazed Roof Openings.Skylights. Repair/replace main skylight, leaks frequently	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Direct Expansion Systems. Roof top units. Replace 2 RTU's from 2001	\$210,000	\$21000-\$90300	\$10500-\$45150
	Medium	Switchgear-Main. Replace main switchgear	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Panels and Transformers. Replace original panels and transformers	\$40,500	\$4000-\$17400	\$2025-\$8707
Tier 2	High	Exterior Windows. Replace exterior windows	\$60,700	\$6100-\$26100	\$3035-\$13050
	High	Retractable Partition. Repair and replace vinyl on the portable wall partitions	\$10,500	\$1100-\$4600	\$525-\$2257
	High	Sink Countertops. Replace sink counter tops in 3 pods	\$28,400	\$2800-\$12200	\$1420-\$6106
	High	Flooring Restroom. Replace original sheet vinyl flooring with poured acrylic in 3 pods	\$28,400	\$2800-\$12200	\$1420-\$6106
	High	Energy Supply. Replace gas piping on roof	\$1,600	\$200-\$700	\$80-\$344
	High	Paving & Surfacing. Sidewalks. Need-Repair areas of sidewalk	\$9,900	\$1000-\$4300	\$495-\$2128
	Medium	Flooring Kitchen. Replace kitchen flooring	\$48,600	\$4800-\$20800	\$2430-\$10449
	Medium	Water Closets. Replace toilets	\$21,000	\$2100-\$9100	\$1050-\$4515
	Medium	Urinals. Replace urinals	\$14,700	\$1500-\$6400	\$735-\$3160
	Medium	Lavatories. Replace lavatories	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$154,300	\$15400-\$66300	\$7715-\$33174
Tier 3	High	Playing Fields. Multi-use Field. Renovate multi-use field	\$79,000	\$7900-\$34000	\$3950-\$16985
Tier 4	High	Seeding & Sodding. Resod/reseed grass areas	\$5,000	\$500-\$2100	\$250-\$1075
	High	Other Landscape Features. Replace metal edging with concrete mow strip	\$9,900	\$1000-\$4300	\$495-\$2128
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$6,100	\$600-\$2700	\$305-\$1311

Estimated Total Construction Costs (in 2016 Dollars): \$1,210,300
Estimated Project Management Costs Range: \$120,900 - \$520,600
Estimated Inflation Range: \$60,515 - \$260,215

Estimated Total Project Costs: \$1,391,715 - \$1,991,115

Cherry Valley Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



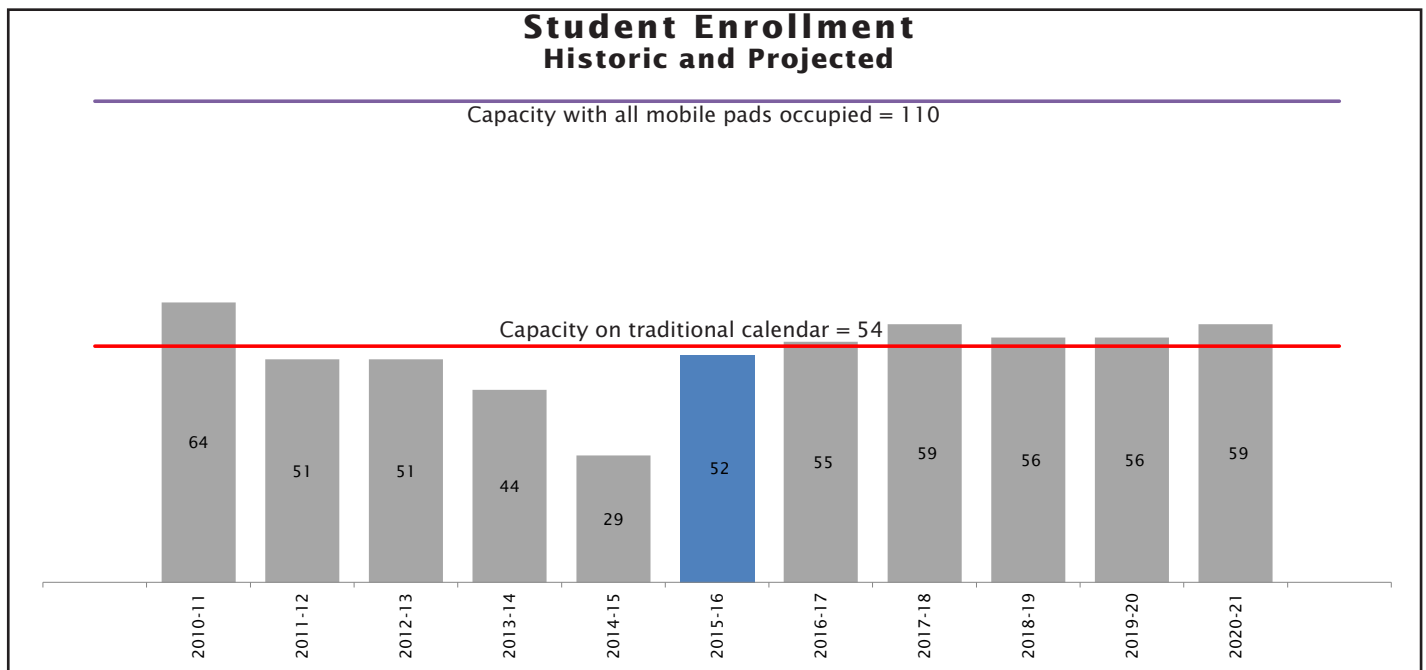
Estimated Total Construction Costs (in 2016 Dollars): \$467,000

Estimated Total Project Costs: \$536,750 - \$767,705

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 110

Capacity on traditional calendar = 54



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$34,100	\$3400-\$14600	\$1705-\$7331
	Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$42,600	\$4200-\$18300	\$2130-\$9159
Tier 2	High	Exterior Wall Construction. Re-seal concrete block. Repair cracks from settling. Re-caulk all joints.	\$3,100	\$300-\$1300	\$155-\$666
	High	Flooring Gym, VCT replacement , needs abatement	\$24,700	\$2500-\$10600	\$1235-\$5310
	High	Flooring Carpet. Replace carpet	\$19,800	\$2000-\$8500	\$990-\$4257
	High	Paving and Surfacing. Parking Lot. Install new asphalt parking lot	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Exterior Windows. Replace single pane windows in old school house	\$6,900	\$700-\$2900	\$345-\$1483
	Medium	Exterior Windows. Replace windows in gym	\$3,300	\$300-\$1400	\$165-\$709
	Medium	Solid Exterior Doors. Replace two doors on old schoolhouse	\$1,600	\$200-\$700	\$80-\$344
	Medium	Flooring Restroom. Replace ceramic tile with poured acrylic	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Flooring Restroom. Replace linoleum in staff restroom	\$1,300	\$100-\$600	\$65-\$279
	Medium	Flooring Restrooms. Replace VCT in old school building. Possible abatement	\$8,600	\$800-\$3600	\$430-\$1849
Tier 3	High	Playing Fields. Multi-use Field. Install new synthetic turf for multi-use field	\$255,100	\$25500-\$109700	\$12755-\$54846
	Medium	Suspended Ceilings. Replace 1x1 glue on tiles in hallways and office	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Suspended Ceilings. Replace ceiling tiles in old school house.	\$1,700	\$200-\$800	\$85-\$365
	Medium	Fences and Gates. Replace all fencing at around school perimeter, parking areas	\$4,400	\$400-\$1800	\$220-\$946

Estimated Total Construction Costs (in 2016 Dollars): \$467,000
Estimated Project Management Costs Range: \$46,400 - \$200,300
Estimated Inflation Range: \$23,350 - \$100,405

Estimated Total Project Costs: \$536,750 - \$767,705



Cimarron Middle School-Identified Facility Projects

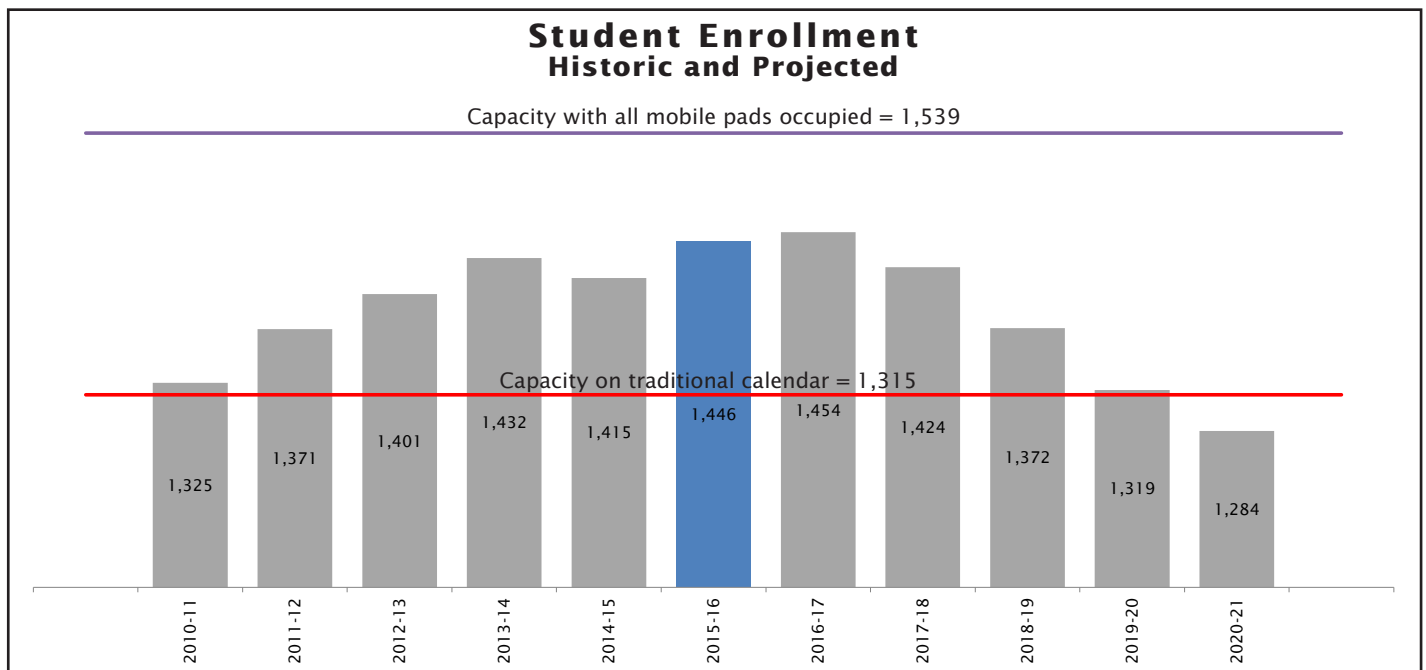
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 1,539

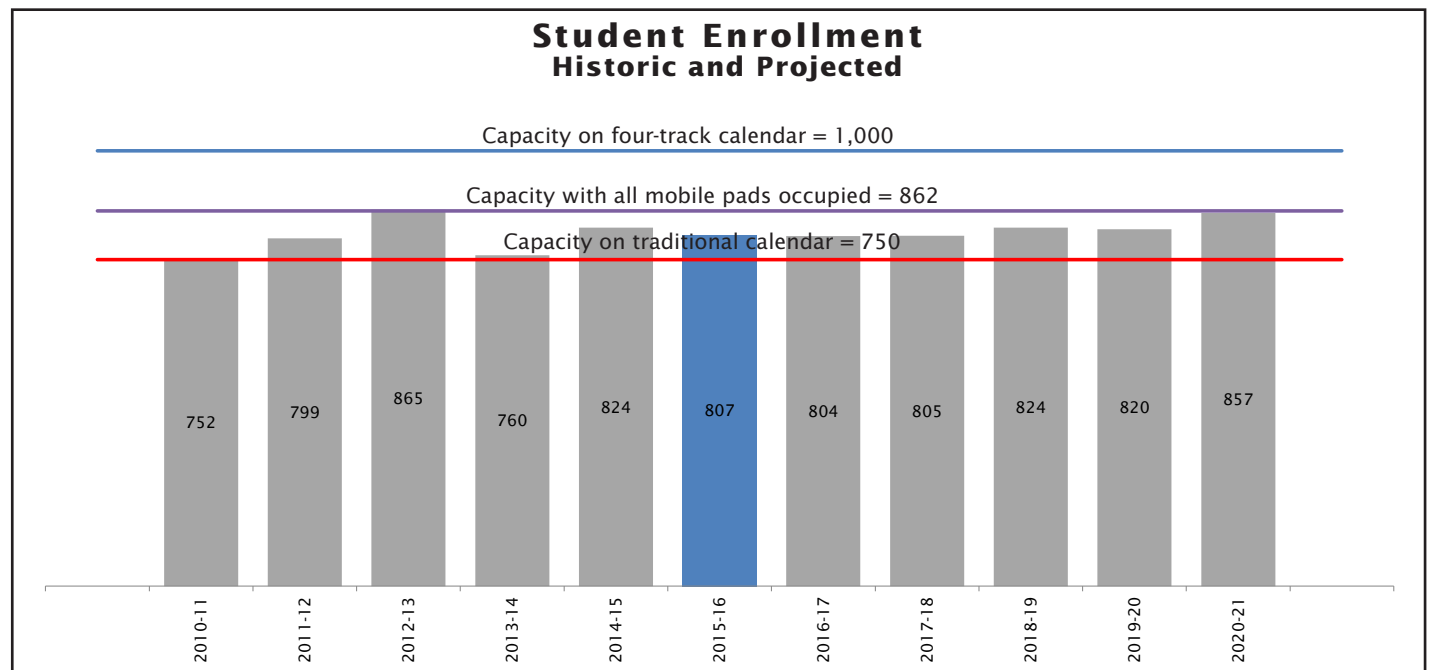
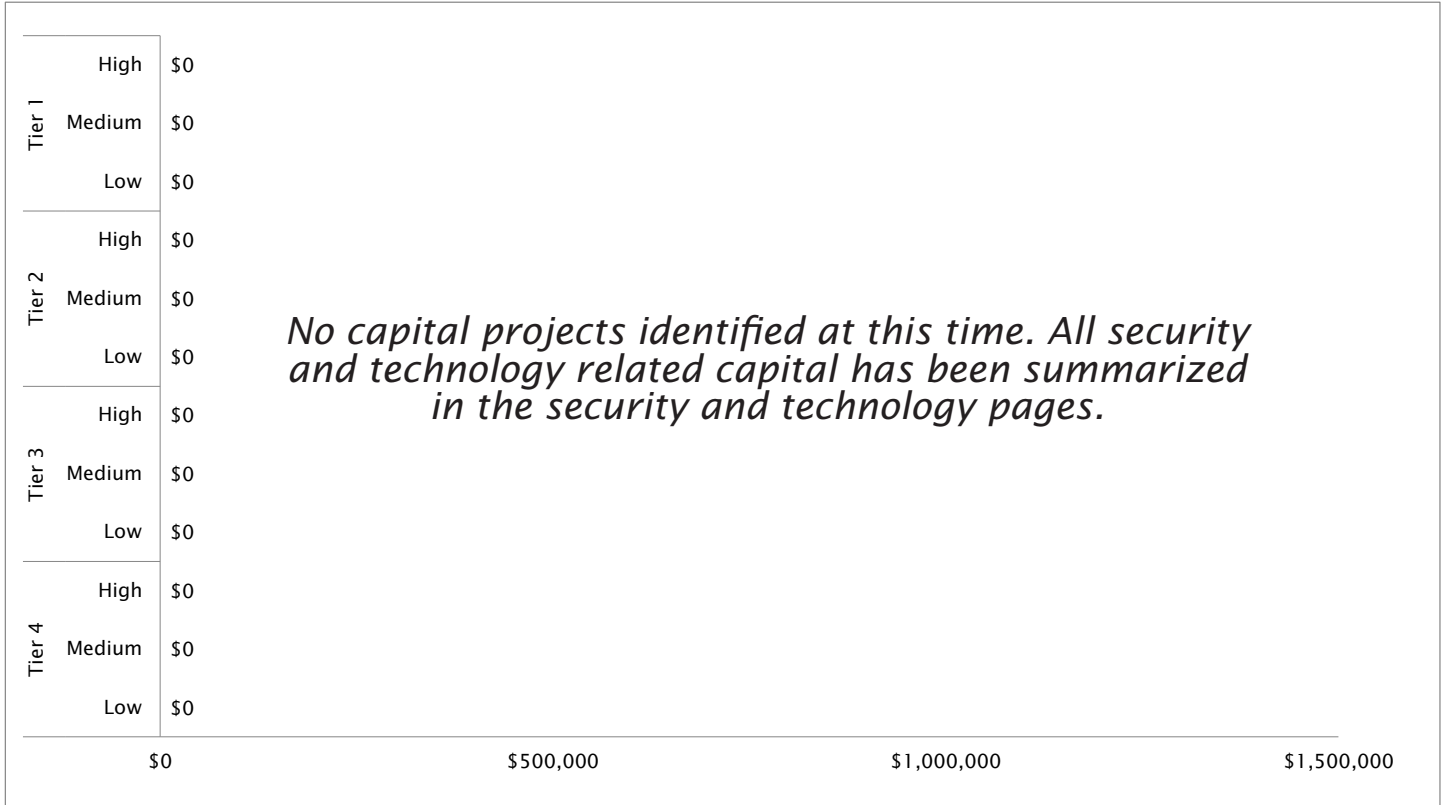
Capacity on traditional calendar = 1,315





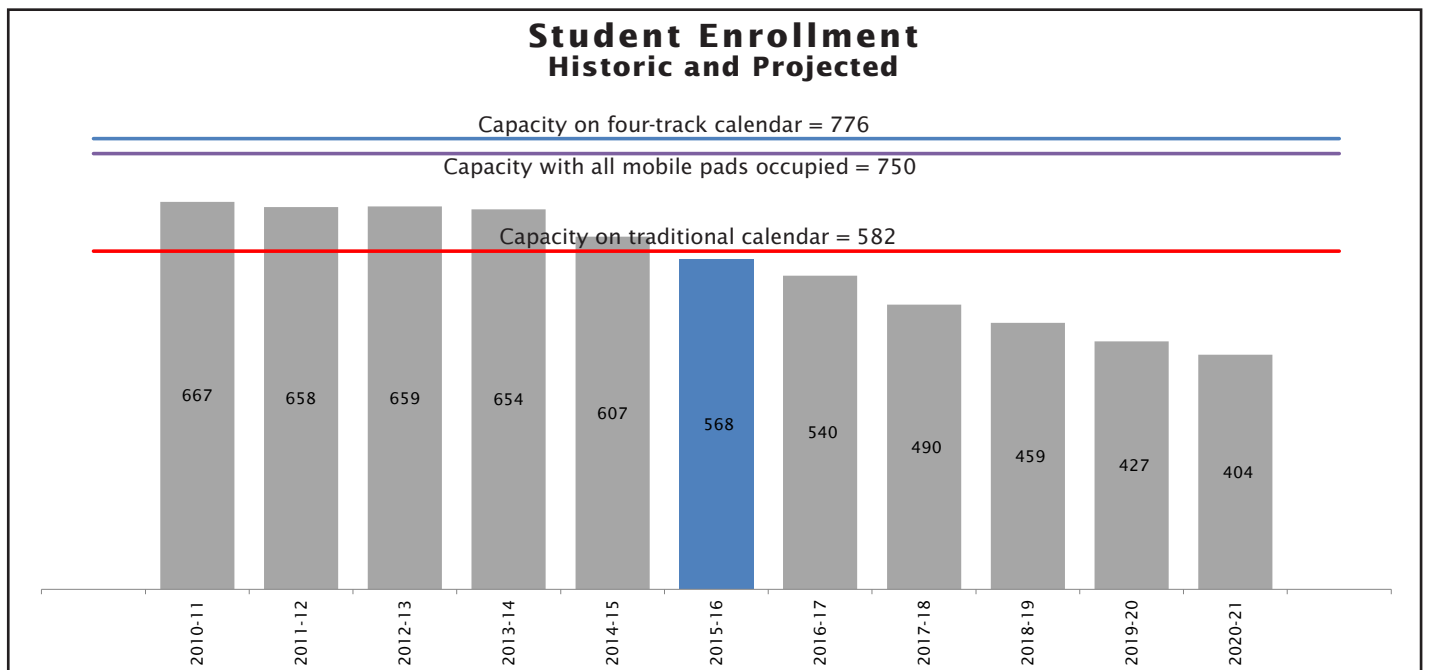
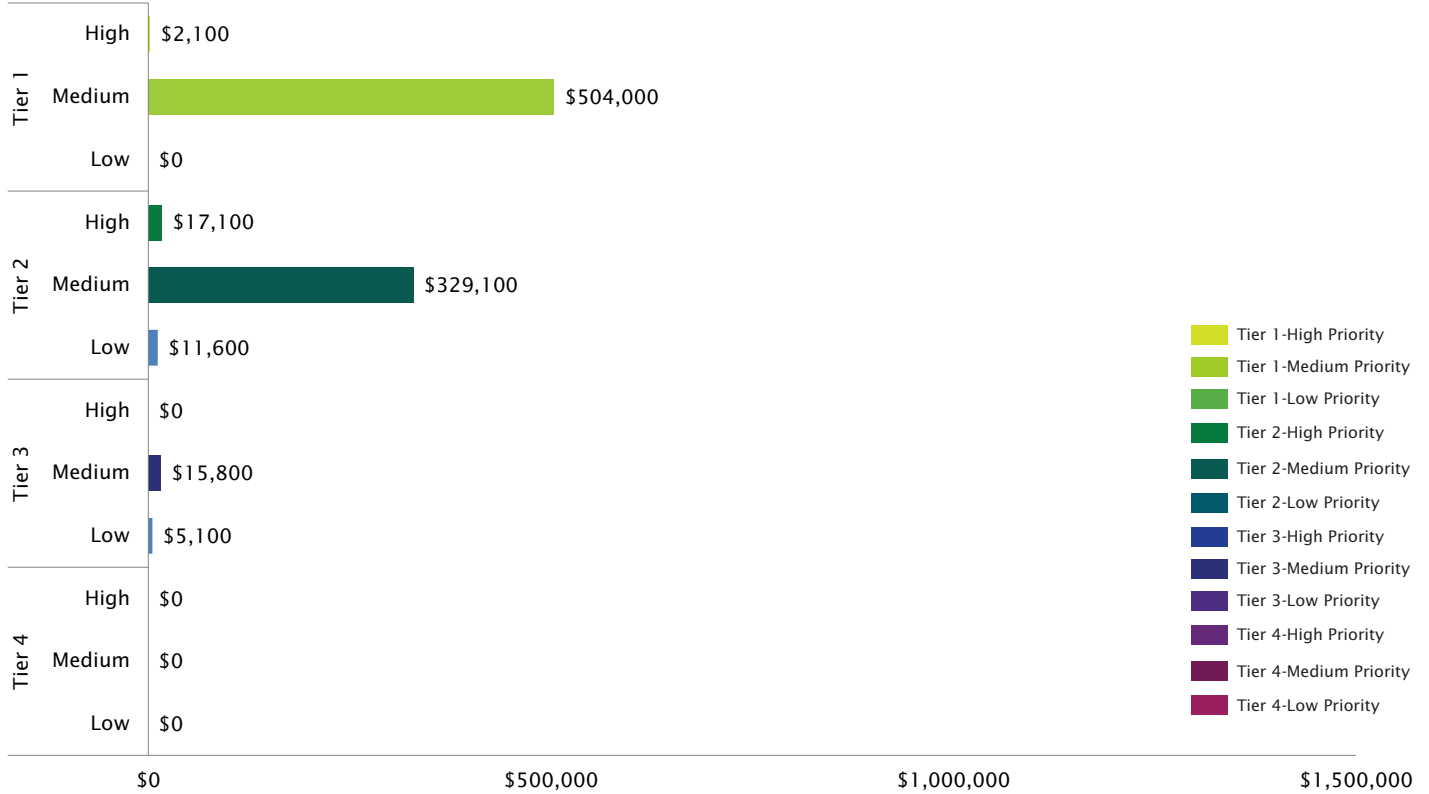
Clear Sky Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Copper Mesa Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Boilers. Repair one boiler leaking water	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Roof Finishes. Replace .045 EDPM ballasted with .060 EDPM fully adhered	\$504,000	\$50400-\$216800	\$25200-\$108360
Tier 2	High	Paving and Surfacing. Sidewalks. Repair areas of sidewalk at west entry raised area for drainage issues	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Exterior Wall Construction. Recaulk control joints	\$3,200	\$300-\$1400	\$160-\$688
	Medium	Exterior Wall Construction. Reseal concrete block	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Exterior Windows. Recaulk windows	\$12,600	\$1300-\$5500	\$630-\$2709
	Medium	Retractable Partition. Repair operable partition between stage and gym	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Sink Countertops. Replace sink countertops	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Controls. Upgrade control system	\$189,000	\$18900-\$81300	\$9450-\$40635
	Medium	Paving and Surfacing. Roadways (Bus Loops). Minor cracking occurring. Repairs will be needed in the near future.	\$21,000	\$2100-\$9100	\$1050-\$4515
	Medium	Paving and Surfacing. Parking Lot. Minor cracking occurring. Repairs will be needed in the future.	\$42,000	\$4200-\$18100	\$2100-\$9030
	Medium	Curbs, Rails and Barriers. Repair areas of damaged curb	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Paving and Surfacing. Sidewalks. Repair sidewalk w entry by mobiles. Major sinking and cracking (BEING REPAIRED 2015). Sidewalks sinking NE corner at cafeteria, crawl space entry. Minor misc concrete lifting and crack repair around site	\$10,500	\$1100-\$4600	\$525-\$2257
Tier 3	Low	Flooring Cafeteria. Repair some separation of VCT joints at expansion joint by inside entry	\$1,100	\$100-\$500	\$55-\$236
	Low	Playing Fields. Playground. Repair cracks in asphalt. Recheck in future if replacement required	\$10,500	\$1100-\$4600	\$525-\$2257
	High	Basement Excavation. Groundwater seeping to surface. Repair as necessary	\$0	\$0-\$0	\$0-\$0
	Medium	Wall Foundations. Check ground movement N side at stacked pods	\$0	\$0-\$0	\$0-\$0
	Medium	Insulation. Repair insulation at water heater	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Planting. Replace plants in N playground area next to wall that are dying	\$5,300	\$500-\$2300	\$265-\$1139
	Low	Vinyl Coverings. Minor wall vinyl repair. Most walls are vinyl	\$5,100	\$500-\$2200	\$255-\$1096

Estimated Total Construction Costs (in 2016 Dollars): \$884,800

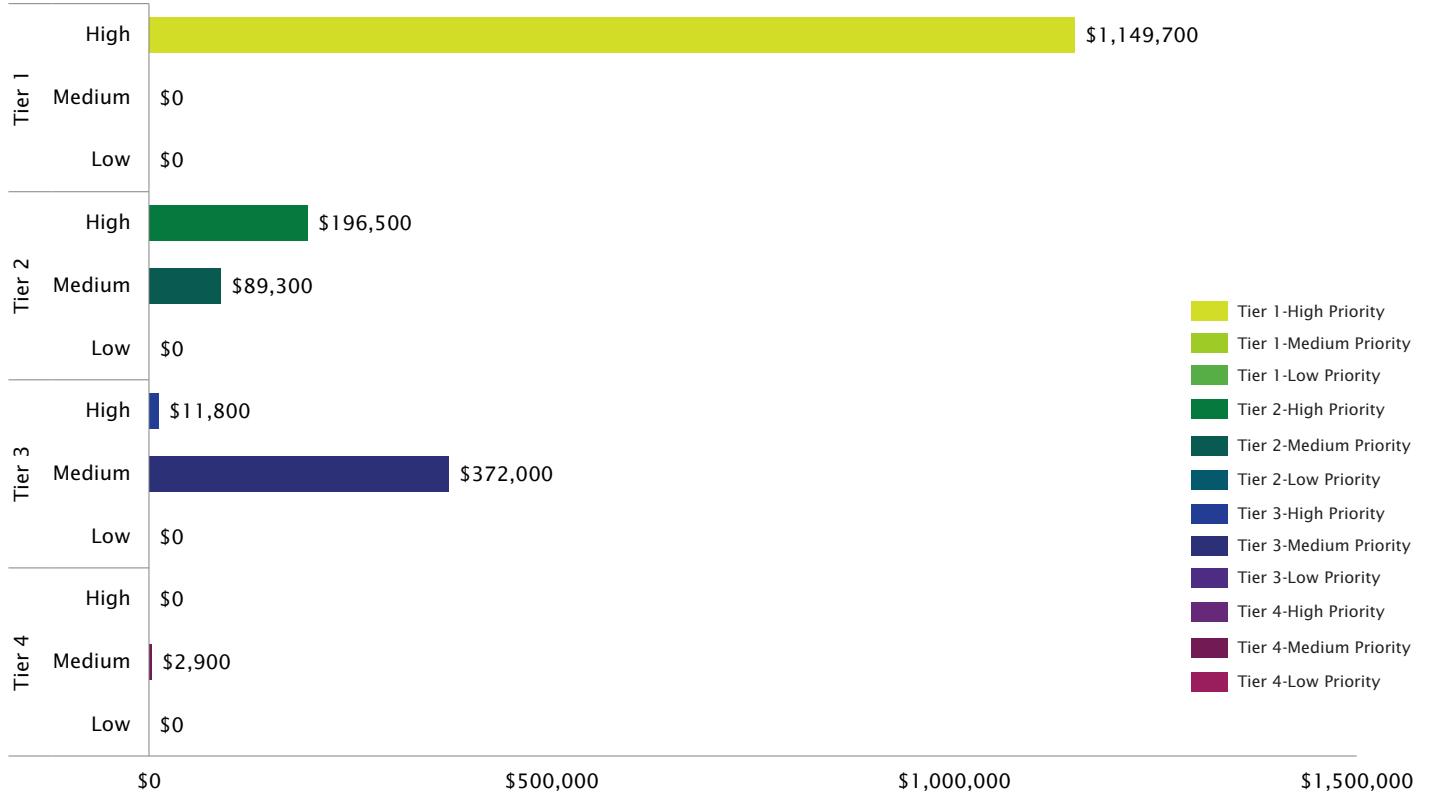
Estimated Project Management Costs Range: \$88,800 - \$381,300

Estimated Inflation Range: \$44,240 - \$190,232

Estimated Total Project Costs: \$1,017,840 - \$1,456,332

Cougar Run Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority

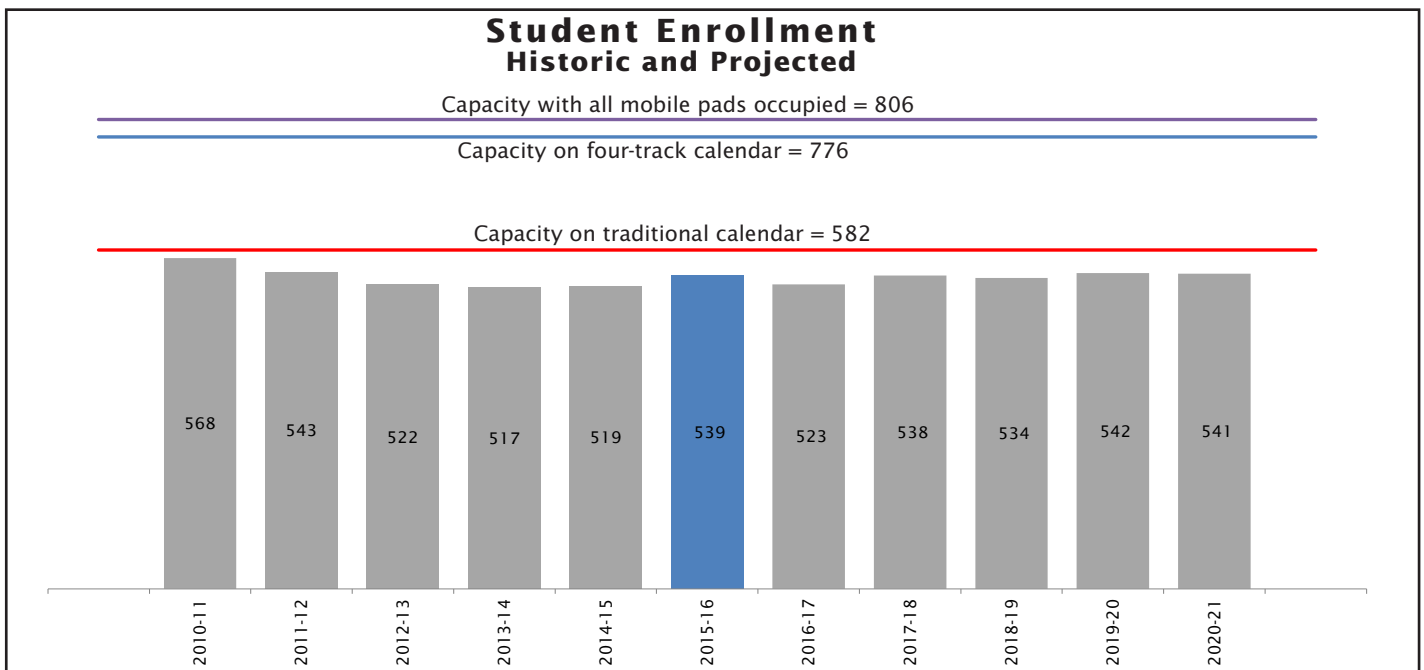


Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 806

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Interior Door Hardware. Replace levers at end of life cycle.	\$127,500	\$12800-\$54800	\$6375-\$27412
	High	Hot Water Service. Domestic Water Heater.	\$14,300	\$1500-\$6200	\$715-\$3074
	High	Direct Expansion Systems. Roof Top Units. Replacement, code issues with outside air intake	\$294,000	\$29400-\$126500	\$14700-\$63210
	High	Air Distribution Systems. Replace VAV boxes, Pneumatic VAV's, cone type, replace with DDC reheat pinch down boxes	\$245,000	\$24500-\$105300	\$12250-\$52675
	High	Replace exhaust fans, reaching life cycle	\$8,100	\$800-\$3500	\$405-\$1741
	High	Exhaust Ventilation Systems. Replace make up air unit, poor condition.	\$52,500	\$5300-\$22600	\$2625-\$11287
	High	Controls. Upgrade controls to full DDC	\$283,400	\$28400-\$121900	\$14170-\$60931
	High	Switchgear-Main , Square D 1200A. Upgrade for surge suppression	\$71,700	\$7100-\$30800	\$3585-\$15415
	High	Move Xfmr out of room behind office	\$35,900	\$3500-\$15400	\$1795-\$7718
	High	Upgrade irrigation system controller	\$17,300	\$1700-\$7400	\$865-\$3719
Tier 2	High	Wall Foundations. Some movement. Cafeteria/kitchen area has a lot of cracks in masonry block in all areas.	\$7,200	\$700-\$3100	\$360-\$1548
	High	Recoat of exterior wall concrete block weather proofing. Many cracks in exterior wall due to lack of control joints	\$15,400	\$1500-\$6600	\$770-\$3311
	High	Exterior Wall Construction. Recaulk control joints.	\$2,900	\$300-\$1200	\$145-\$623
	High	Paint Exterior	\$3,300	\$300-\$1400	\$165-\$709
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Exterior Windows. Replace exterior windows	\$40,500	\$4000-\$17400	\$2025-\$8707
	High	Repair leaking and rusting windows at cafeteria and entries	\$26,900	\$2700-\$11600	\$1345-\$5783
	High	Retractable Partition. Repair/replace Gym/Cafeteria folding wall.	\$10,500	\$1100-\$4600	\$525-\$2257
	High	Fabricated Toilet partitions. Replace toilet partitions	\$29,800	\$2900-\$12700	\$1490-\$6407
	High	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Repair VCT in cafeteria.	\$800	\$100-\$300	\$40-\$172
	High	Replace VCT in classrooms	\$9,100	\$900-\$3900	\$455-\$1956
	High	Cooler replacement with fountain only	\$13,600	\$1300-\$5800	\$680-\$2924
	High	Replace floor drain in kitchen, poor condition, others fair.	\$800	\$100-\$300	\$40-\$172
	High	Upgrade gym sound system	\$5,000	\$500-\$2100	\$250-\$1075
	Medium	Flooring Gym. Replace carpet in gym	\$15,800	\$1600-\$6800	\$790-\$3397
	Medium	Replace sheet vinyl flooring in art room	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Replace kitchen red hubblelite floor with poured acrylic	\$63,000	\$6300-\$27100	\$3150-\$13545
Tier 3	High	Column Foundations. Repair structural damage from movement issues	\$11,800	\$1200-\$5100	\$590-\$2537
	Medium	Vinyl. Coverings. Wall Finishes. Repair wall vinyl.	\$3,600	\$400-\$1600	\$180-\$774
	Medium	Grease Interceptor. Grease interceptor OK would like to bypass	\$7,300	\$700-\$3100	\$365-\$1569
	Medium	Fire Sprinkler. Original Installation in cafeteria only, would need to be brought up to code if remodel.	\$361,100	\$36200-\$155300	\$18055-\$77636
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$1,822,200

Estimated Project Management Costs Range: \$182,200 - \$783,300

Estimated Inflation Range: \$91,110 - \$391,773

Estimated Total Project Costs: \$2,095,510 - \$2,997,273



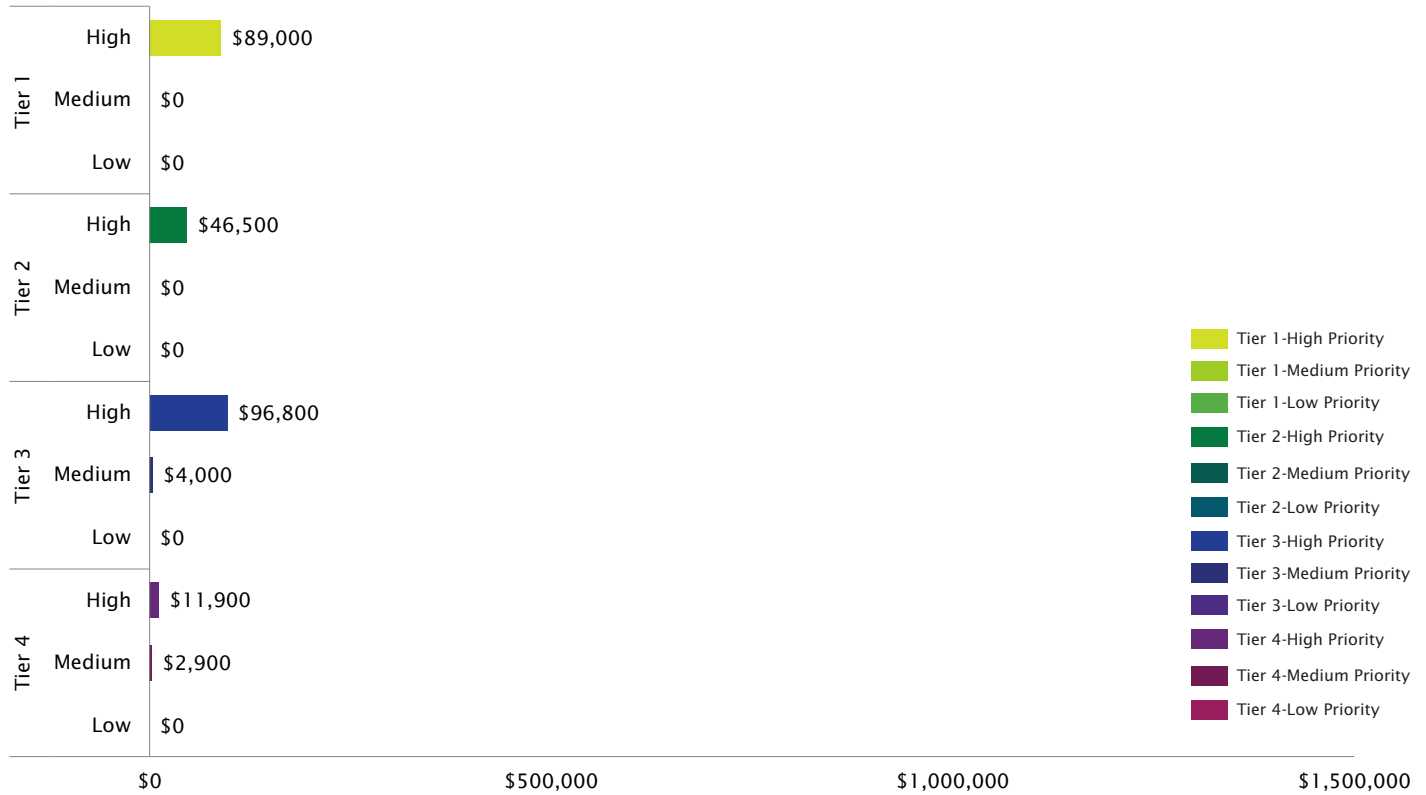
2861 Baneberry Court
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

Coyote Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



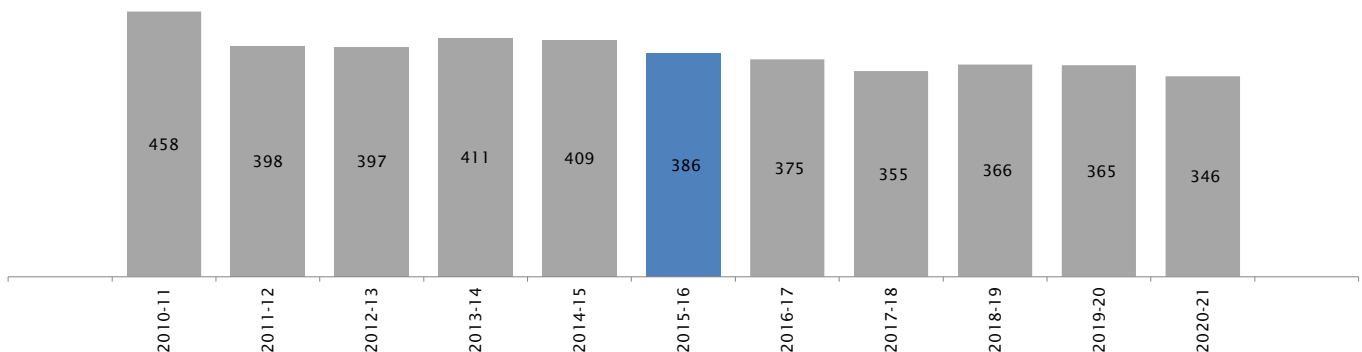
Estimated Total Project Costs: \$288,655 - \$412,987

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 806

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Exhaust Ventilation Systems. Exhaust Fans. Replace exhaust fans	\$89,000	\$8900-\$38200	\$4450-\$19135
Tier 2	High	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$16,200	\$1600-\$7000	\$810-\$3483
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Lavatories. Replace faucets	\$14,900	\$1400-\$6300	\$745-\$3203
	High	Fixed Casework. Art room counter tops need replaced	\$4,000	\$400-\$1800	\$200-\$860
Tier 3	High	Insulation. The piping and insulation is in fair condition throughout the building. There are several areas where insulation needs replacement due to valve leaks.	\$17,800	\$1800-\$7600	\$890-\$3827
	High	Playing Fields. Multi-use Field. Soccer and softball field sod has deteriorated due to high use and needs resodded. Area needs renovation	\$79,000	\$7900-\$34000	\$3950-\$16985
	Medium	Vinyl. VWC at Art Mr. 502 needs replaced and painted	\$4,000	\$400-\$1800	\$200-\$860
Tier 4	High	Other Landscape Features. Replace metal edger at shrub beds with concrete mow band.	\$11,900	\$1200-\$5100	\$595-\$2558
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$251,100
Estimated Project Management Costs Range: \$25,000 - \$107,900
Estimated Inflation Range: \$12,555 - \$53,987

Estimated Total Project Costs: \$288,655 - \$412,987



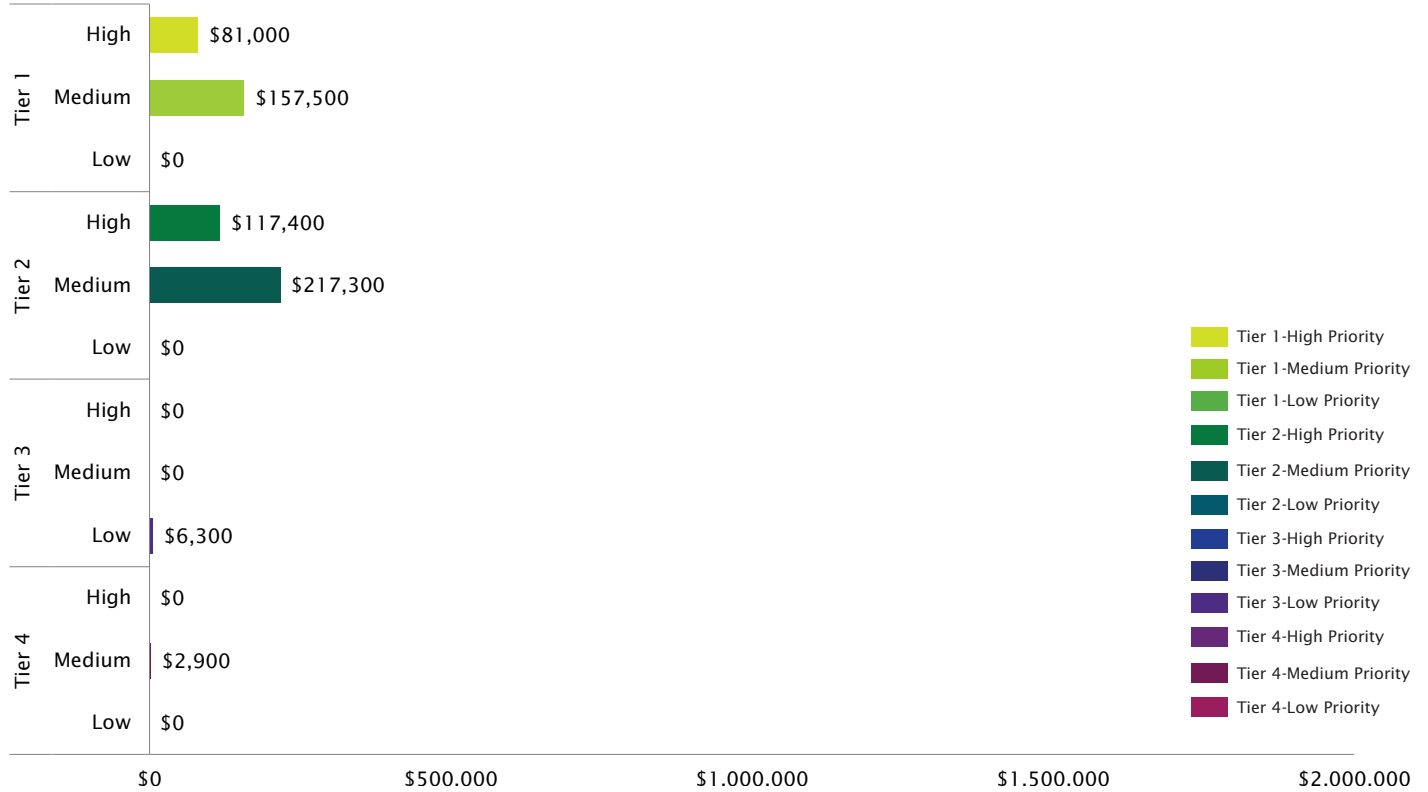
9195 Cresthill Lane
Highlands Ranch, CO 80130
Highlands Ranch High School Feeder Area, 7-8

Funded by 1989 Bond
Opened in 1990

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

Cresthill Middle School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



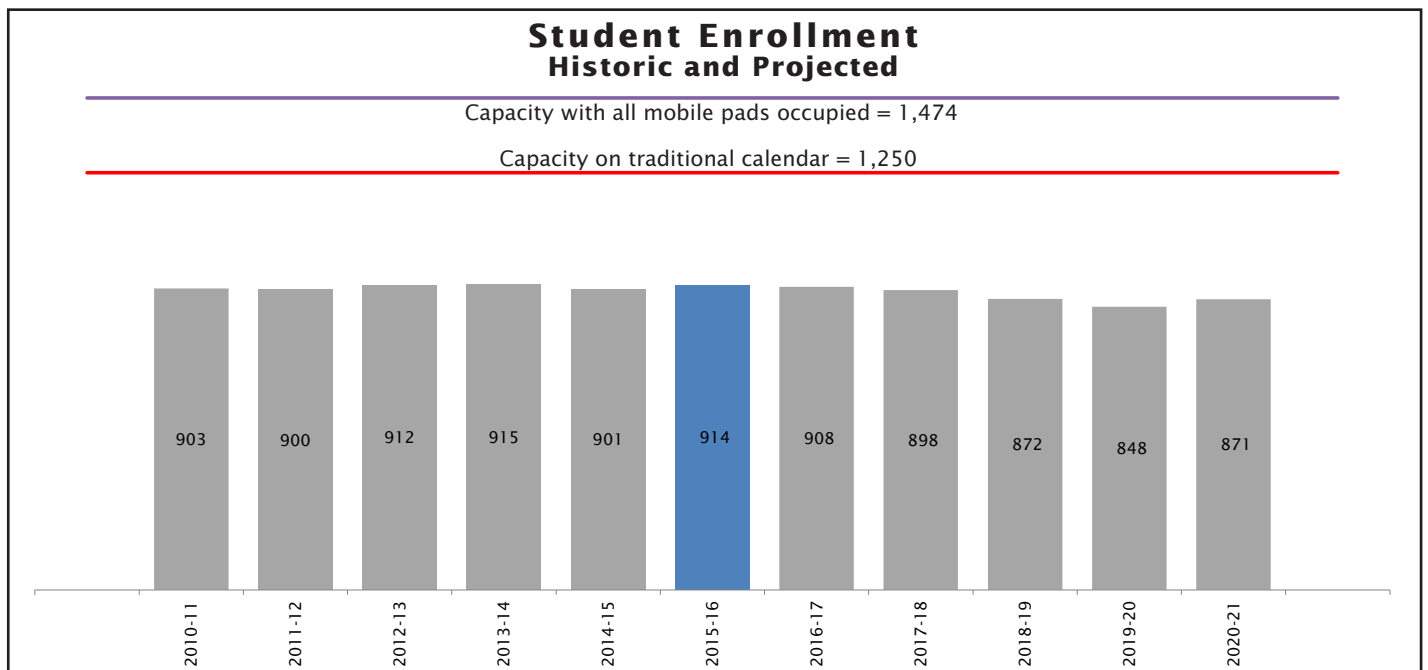
Estimated Total Construction Costs (in 2016 Dollars): \$582,400

Estimated Total Project Costs: \$669,820 - \$958,116

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 1,474

Capacity on traditional calendar = 1,250



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

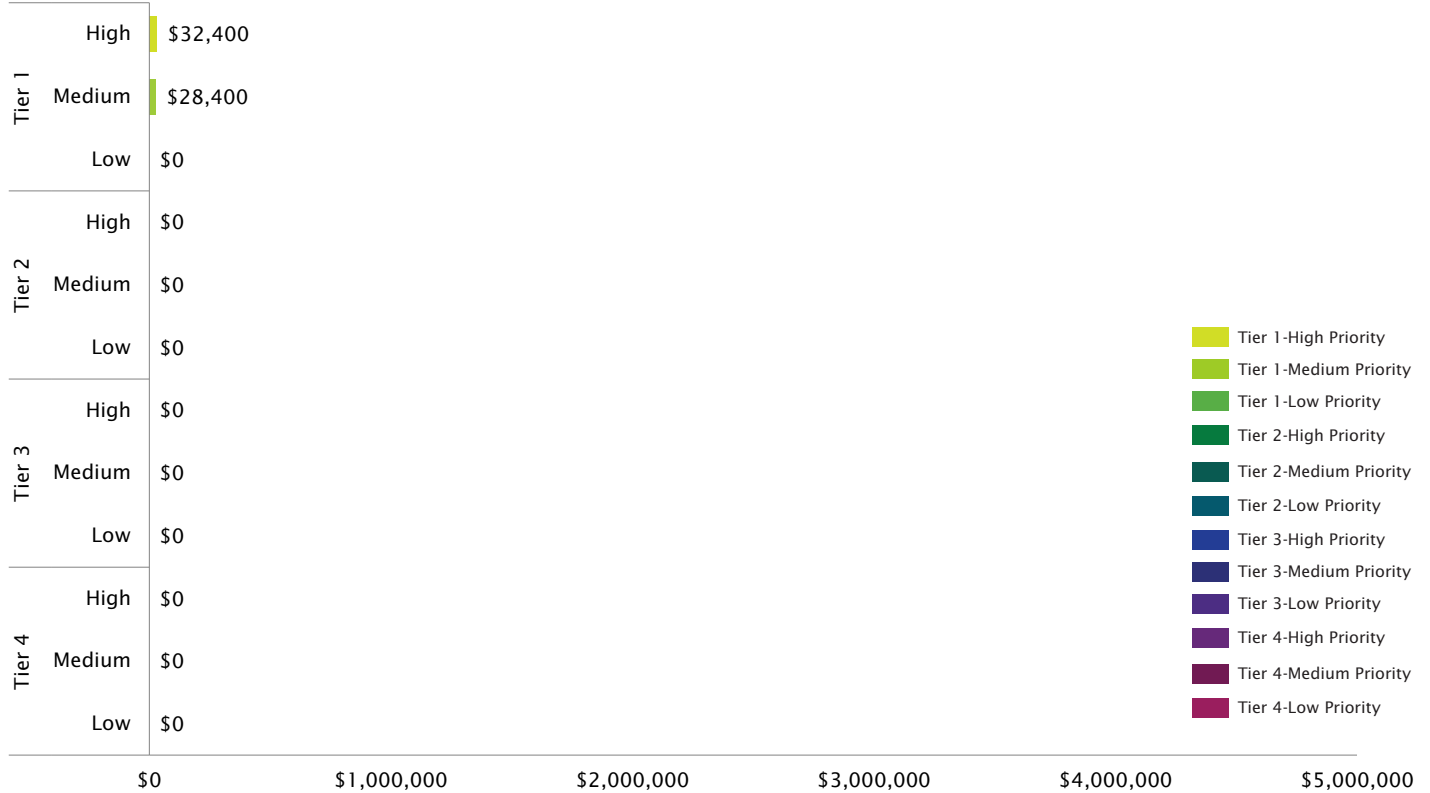
Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Passenger Elevators. Replace/upgrade elevator	\$81,000	\$8100-\$34800	\$4050-\$17415
	Medium	Switchgear-Main. Replace main switchgear	\$105,000	\$10500-\$45200	\$5250-\$22575
	Medium	Panels and Transformers. Replace panels and transformers	\$52,500	\$5300-\$22600	\$2625-\$11287
Tier 2	High	Exterior Wall Construction. Recaulk control joints.	\$4,000	\$400-\$1800	\$200-\$860
	High	Exterior Windows. Recaulk windows	\$32,400	\$3200-\$13900	\$1620-\$6966
	High	Exterior Windows. Replace exterior windows	\$81,000	\$8100-\$34800	\$4050-\$17415
	Medium	Flooring Hallways/Classrooms. Replace VCT in corridors and classrooms	\$154,300	\$15400-\$66300	\$7715-\$33174
	Medium	Flooring Kitchen. Replace kitchen flooring, original poured acrylic	\$63,000	\$6300-\$27100	\$3150-\$13545
Tier 3	Low	Vinyl Coverings. Repair vinyl wall coverings as necessary	\$6,300	\$700-\$2800	\$315-\$1354
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$582,400
Estimated Project Management Costs Range: \$58,300 - \$250,500
Estimated Inflation Range: \$29,120 - \$125,216

Estimated Total Project Costs: \$669,820 - \$958,116

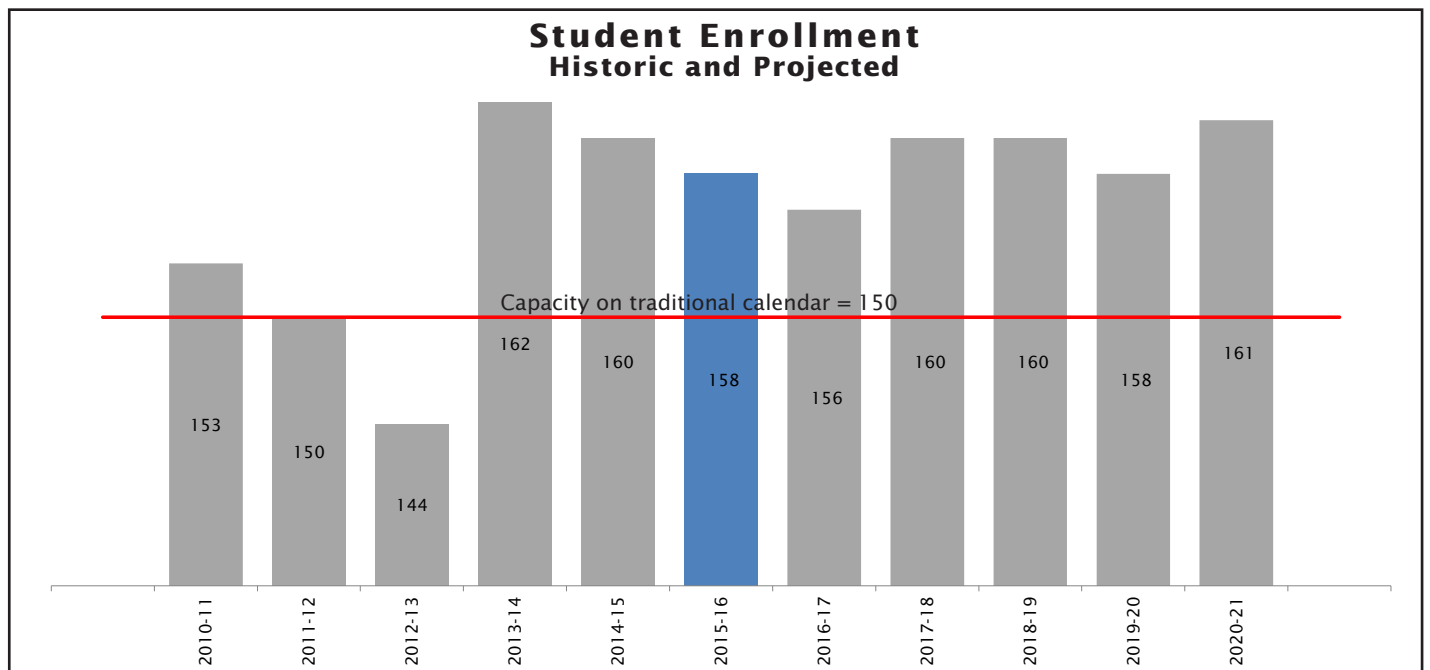
DC Oakes High School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$60,800

Estimated Total Project Costs: \$69,840 - \$99,972



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Switchgear-Main. Replace main switchgear	\$24,300	\$2400-\$10400	\$1215-\$5224
	High	Panels and Transformers. Replace original panels and transformers	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Controls. Upgrade control system	\$28,400	\$2800-\$12200	\$1420-\$6106

Estimated Total Construction Costs (in 2016 Dollars): \$60,800

Estimated Project Management Costs Range: \$6,000 - \$26,100

Estimated Inflation Range: \$3,040 - \$13,072

Estimated Total Project Costs: \$69,840 - \$99,972



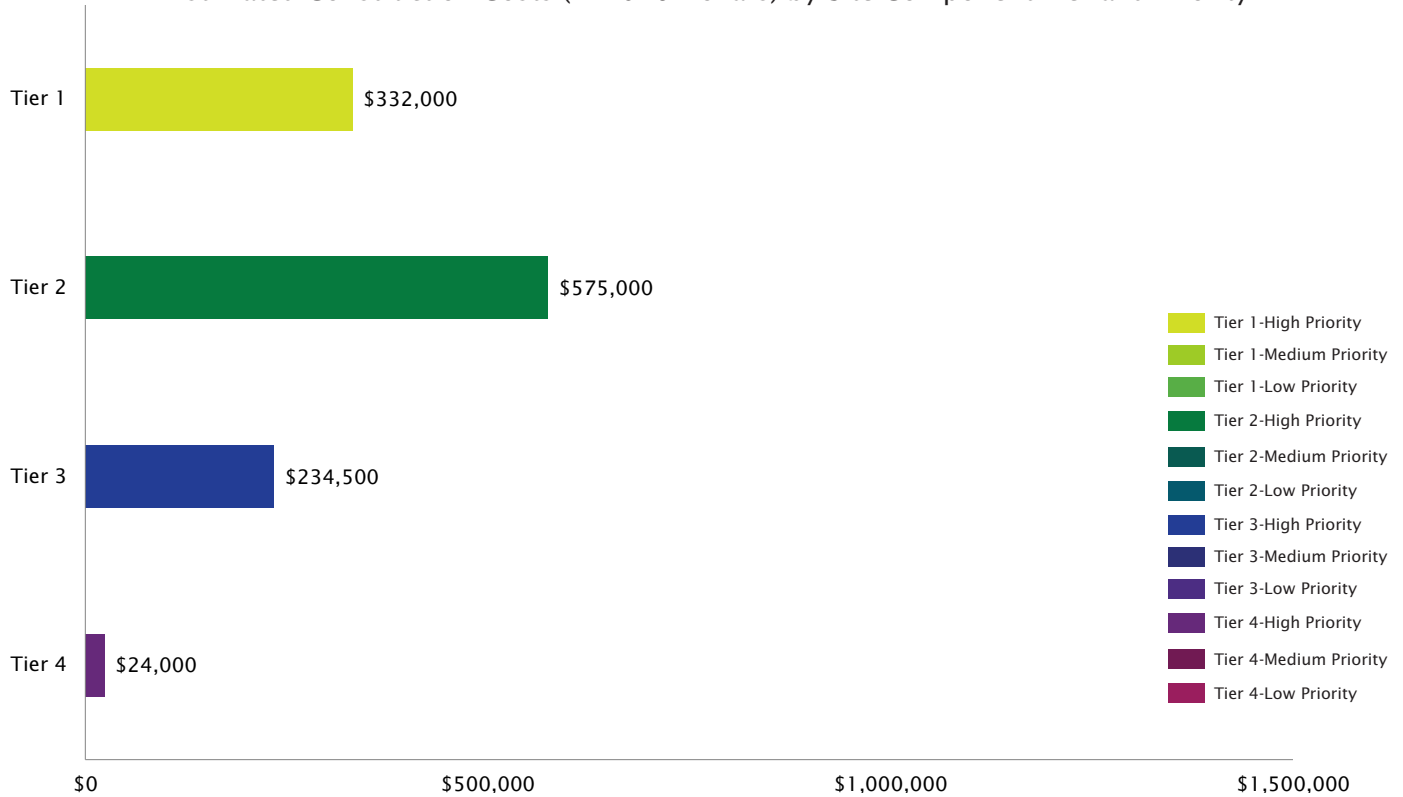
311 East Castle Pines Parkway
Castle Pines, CO 80108
District Charter School, PK-8

School built in 2000
Opened in 1997

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

DCS Montessori Charter-Identified Facility Projects

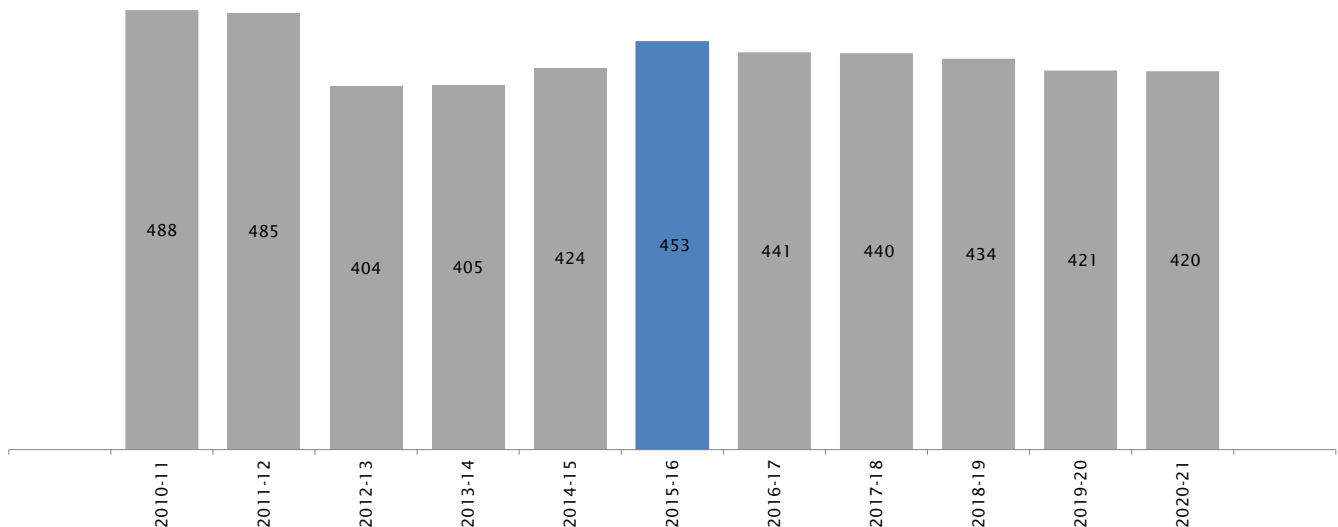
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,165,500

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

Student Enrollment Historic and Projected



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

Tier	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Maintenance repairs to generator	\$2,000	\$200-\$860	\$100-\$430
	Replace fire alarm system	\$80,000	\$8,000-\$34,400	\$4,000-\$17,200
	Replace roof	\$250,000	\$25,000-\$107,500	\$12,500-\$53,750
Tier 2	Replace toilet partitions	\$30,000	\$3,000-\$12,900	\$1,500-\$6,450
	Replace carpet	\$180,000	\$18,000-\$77,400	\$9,000-\$38,700
	Resurface gymnasium floor	\$25,000	\$2,500-\$10,750	\$1,250-\$5,375
	Mill overlay parking lot	\$150,000	\$15,000-\$64,500	\$7,500-\$32,250
	New parking lot	\$150,000	\$15,000-\$64,500	\$7,500-\$32,250
	Replace countertops in art room	\$40,000	\$4,000-\$17,200	\$2,000-\$8,600
Tier 3	Replace sheet vinyl flooring with a seamless flooring product.	\$30,000	\$3,000-\$12,900	\$1,500-\$6,450
	Upgrade irrigation controller	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Upgrade parking lot signage	\$75,000	\$7,500-\$32,250	\$3,750-\$16,125
	Repair/replace operable partition wall	\$28,000	\$2,800-\$12,040	\$1,400-\$6,020
	Install facility security camera system	\$33,000	\$3,300-\$14,190	\$1,650-\$7,095
	Install access controlled security and detection system	\$27,000	\$2,700-\$11,610	\$1,350-\$5,805
	Install intrusion alarm system	\$13,500	\$1,350-\$5,805	\$675-\$2,902
	Repair concrete strip around building foundation	\$8,000	\$800-\$3,440	\$400-\$1,720
Tier 4	Purchase/install blinds	\$5,000	\$500-\$2,150	\$250-\$1,075
	Repair erosion around school	\$5,000	\$500-\$2,150	\$250-\$1,075
	Replace trees that are dead	\$7,000	\$700-\$3,010	\$350-\$1,505
	Repair and caulk tie walls on NE side of building	\$5,000	\$500-\$2,150	\$250-\$1,075
	Seeding and maintenance in front of building	\$2,000	\$200-\$860	\$100-\$430

Estimated Total Construction Costs (in 2016 Dollars): \$1,165,500
Estimated Project Management Costs Range: \$116,550 - \$501,165
Estimated Inflation Range: \$58,275 - \$250,583

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

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



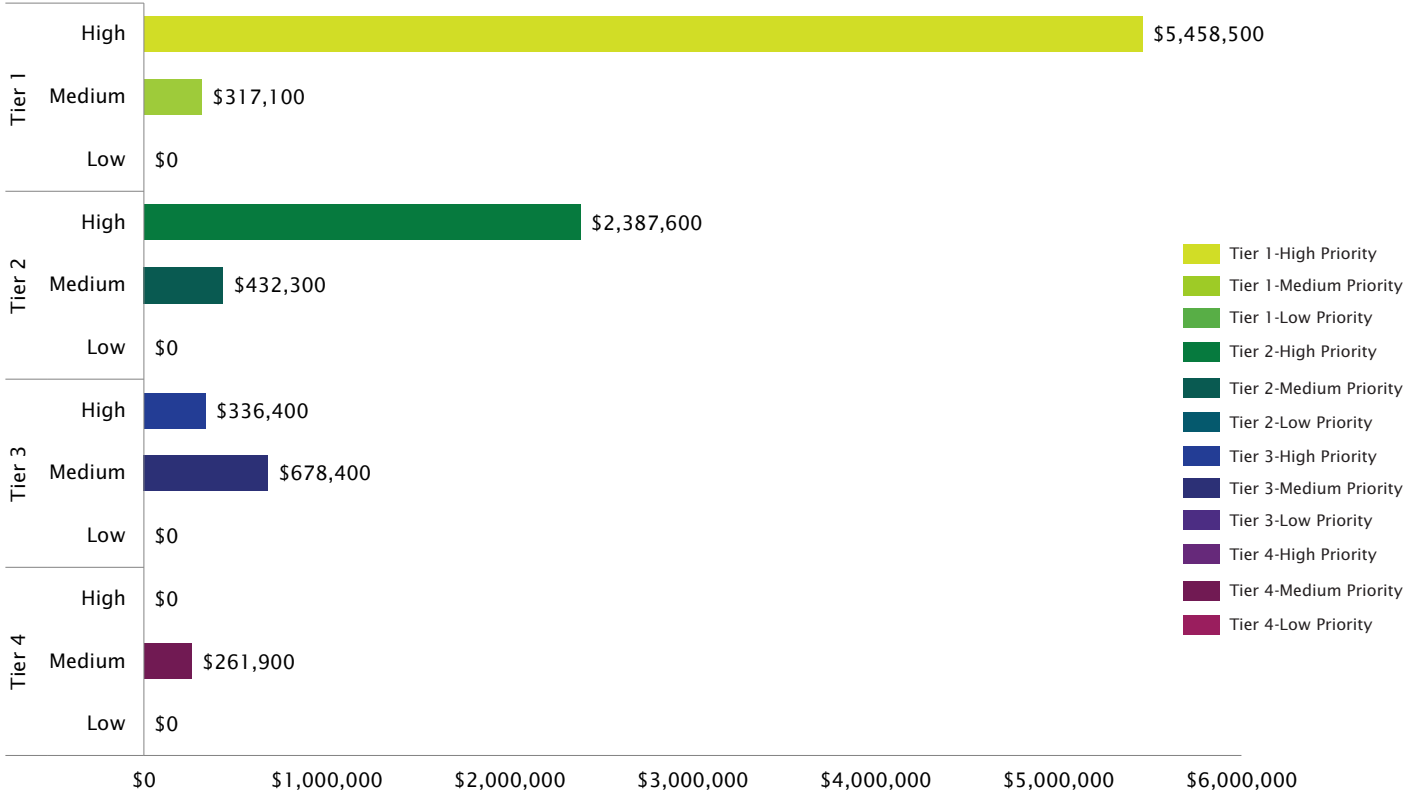
2842 Front Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, 9-12

Funded by 1960 Bond
Opened in 1961

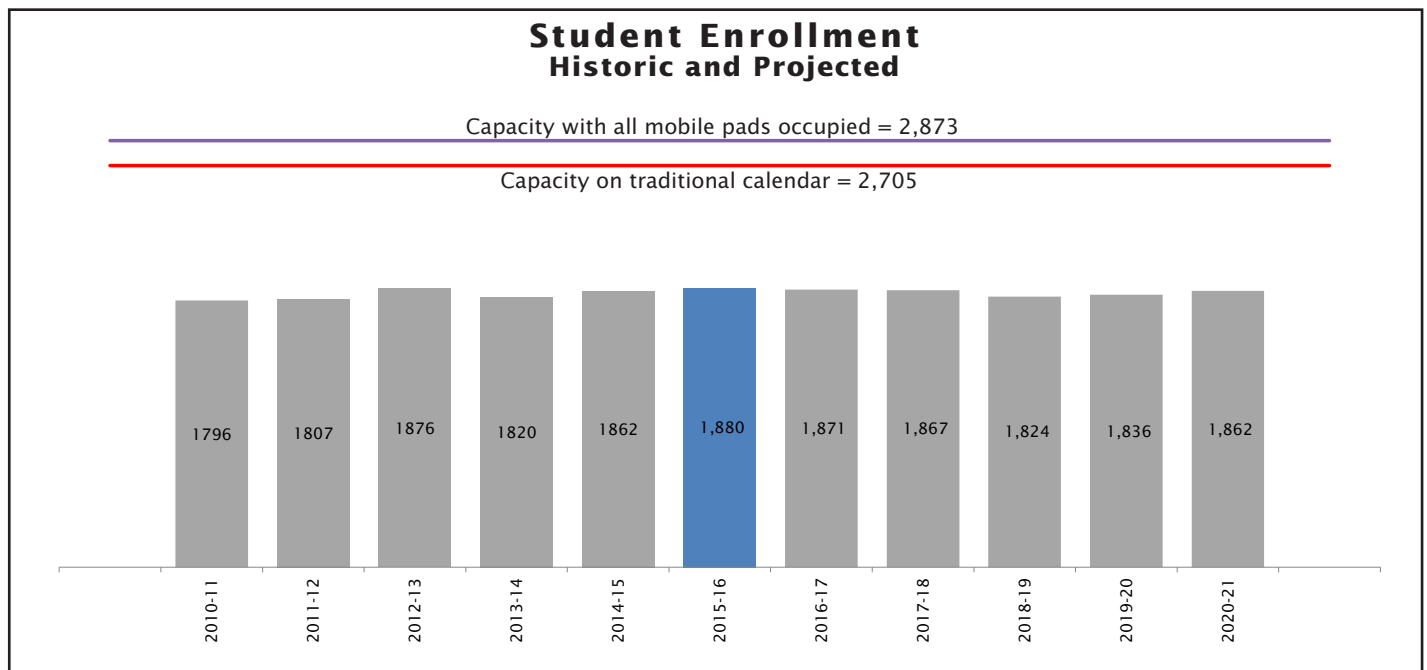
Acreage: 50
Original square feet: 149,453 (North), 97,735 (South)
Current square feet: 268,232 (North), 106,616 (South)

Douglas County High School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$9,872,200
Estimated Total Project Costs: \$11,352,510 - \$16,237,223



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Rusted roof deck areas above admin under BUR - remove and replace 1 small bad area. Add steel sump pans at 2 roof drains. Patch roof	\$10,700	\$1000-\$4500	\$535-\$2300
	High	North- Refinish all Gyp Board soffits	\$2,100	\$300-\$1000	\$105-\$451
	High	Roof Eaves and Soffits. Refinish all Gyp Board soffits	\$2,100	\$300-\$1000	\$105-\$451
	High	Gutters and Downspouts. Exterior downspouts at Industrial Arts and north Side of North Bldg need reflashing of connection to conductor heads; replace downspouts w/ more durable construction	\$9,300	\$900-\$4000	\$465-\$1999
	High	Replace exterior downspouts on South Bldg with more durable construction	\$20,300	\$2000-\$8700	\$1015-\$4364
	High	Glazed Roof Openings- Remove and replace broken 2x2 and 2x4 acrylic double dome skylights (12 each). Check remainder	\$11,600	\$1200-\$5000	\$580-\$2494
	High	Glazed Roof Openings. Replace/repair skylights. Leaking in many areas.	\$63,000	\$6300-\$27100	\$3150-\$13545
	High	Interior Door Hardware. Art CR 42 - no panics at any exits- 2 reqd.	\$3,600	\$400-\$1600	\$180-\$774
	High	Interior Door Hardware. South- Add panic devices to science cr corridor doors (4 locations) existing exterior doors OK	\$3,900	\$400-\$1700	\$195-\$838
	High	Interior Door Hardware. Upgrade door hardware for ADA compliance	\$231,400	\$23100-\$99400	\$11570-\$49751
	High	Interior Door Hardware. Upgrade door hardware for ADA compliance	\$38,600	\$3800-\$16600	\$1930-\$8299
	High	Passenger Elevators. (Cab too small, not ADA compliant - hoistway too small to allow ADA cab size) Replace	\$109,600	\$10900-\$47100	\$5480-\$23564
	High	Cold Water Service. Replace gate valves with ball valves throughout building	\$53,400	\$5300-\$22900	\$2670-\$11481
	High	Provide tempered water at all drench showers located in the north building.	\$2,100	\$300-\$1000	\$105-\$451
	High	Domestic Water Supply Equipment. Provide backflow prevention at all water connections in north building science labs (fume hoods and work benches)	\$3,300	\$300-\$1400	\$165-\$709
	High	Domestic Water Supply Equipment. Revise domestic water piping feeding to the north classroom wing of the north building to be overhead	\$42,800	\$4300-\$18400	\$2140-\$9202
	High	Domestic Water Supply Equipment. Revise domestic water service and distribution throughout north building to provide adequate residual pressures to fixtures and equipment. (Includes insulation)	\$303,500	\$30300-\$130500	\$15175-\$65252
	High	Roof Drains. Poor drainage at downspouts at North kitchen service drive. Provide interior roof drains in new Kitchen construction	\$9,900	\$1000-\$4300	\$495-\$2128
	High	Air Distribution Systems. Air handlers. Ductwork. VAV's. Replace ductwork and air devices	\$1,053,300	\$105300-\$452900	\$52665-\$226459
	High	North Building: Replace Auto shop and welding shop Make up air units.	\$51,300	\$5100-\$22000	\$2565-\$11029
	High	Air Distribution Systems. Revise art room ventilation systems. The current systems are not operating properly.	\$17,200	\$1700-\$7300	\$860-\$3698
	High	Exhaust Ventilation Systems. North Building: Replace Auto shop and welding shop exhaust systems with increased ventilation capacity.	\$86,600	\$8600-\$37200	\$4330-\$18619
	High	Exhaust Ventilation Systems. North Building: Replace exhaust fans.	\$89,800	\$9000-\$38600	\$4490-\$19307
	High	Exhaust Ventilation Systems. North Building: Replace Kitchen Make-up air unit.	\$52,500	\$5300-\$22600	\$2625-\$11287

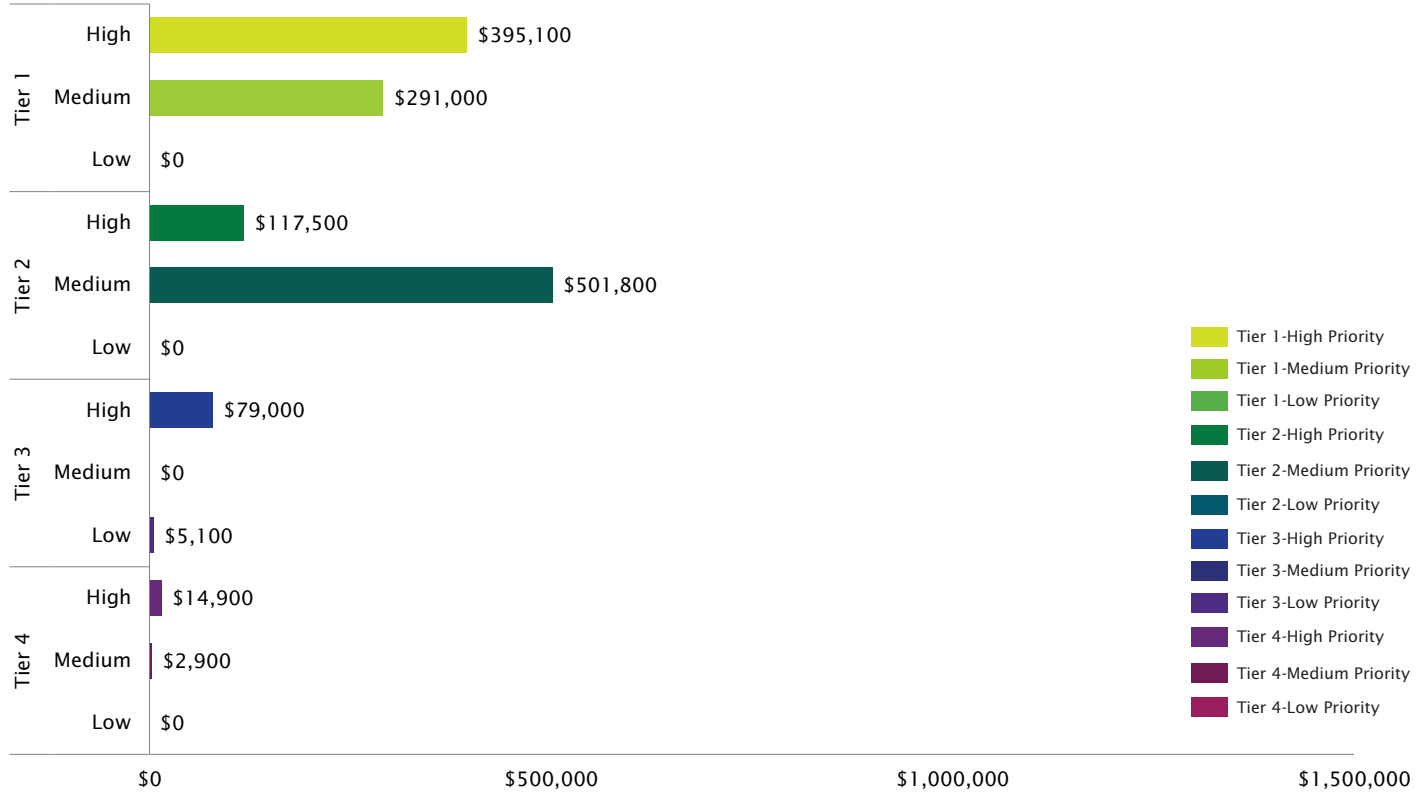
Not all capital needs are shown for Douglas County High School. For a complete listing of DCHS's capital needs see Appendix 2

Estimated Total Construction Costs (in 2016 Dollars): \$9,872,200
 Estimated Project Management Costs Range: \$986,700 - \$4,242,500
 Estimated Inflation Range: \$493,610 - \$2,122,523
Estimated Total Project Costs: \$11,352,510 - \$16,237,223

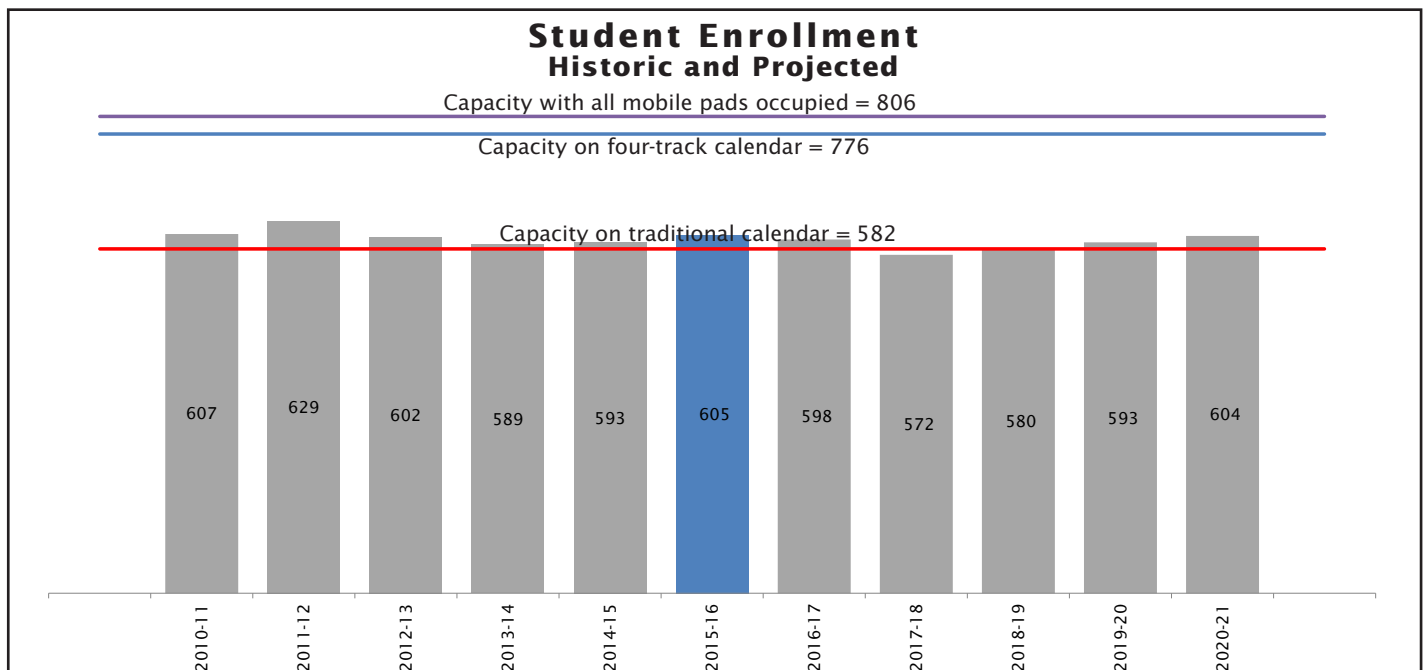


Eagle Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,407,300
Estimated Total Project Costs: \$1,618,365 - \$2,315,070



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Air Distribution Systems. Upgrade VAVs	\$395,100	\$39500-\$169800	\$19755-\$84946
	Medium	Direct Expansion Systems. Roof top units. Replace RTU's	\$210,000	\$21000-\$90300	\$10500-\$45150
	Medium	Switchgear-Main. Replace main switchgear	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Panels and Transformers. Replace panels and transformers	\$40,500	\$4000-\$17400	\$2025-\$8707
Tier 2	High	Exterior Windows. Replace exterior windows	\$60,700	\$6100-\$26100	\$3035-\$13050
	High	Sink Countertops. Replace sink counter tops in 3 pods	\$28,400	\$2800-\$12200	\$1420-\$6106
	High	Flooring Restroom. Replace original sheet vinyl flooring with poured acrylic in 3 pods	\$28,400	\$2800-\$12200	\$1420-\$6106
	Medium	Retractable Partition. Refurbish operable partitions as necessary. Gym/cafeteria in poor shape.	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Flooring Cafeteria. Replace VCT	\$15,800	\$1600-\$6800	\$790-\$3397
	Medium	Flooring Carpet. Replace carpet in hallways	\$81,000	\$8100-\$34800	\$4050-\$17415
	Medium	Water Closets. Replace toilets	\$21,000	\$2100-\$9100	\$1050-\$4515
	Medium	Urinals. Replace urinals	\$14,700	\$1500-\$6400	\$735-\$3160
	Medium	Lavatories. Replace lavatories	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Controls. Upgrade control system	\$189,000	\$18900-\$81300	\$9450-\$40635
	Medium	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$154,300	\$15400-\$66300	\$7715-\$33174
	Medium	Paving & Surfacing, Parking Lot. Repair service drive concrete cracking	\$5,000	\$500-\$2100	\$250-\$1075
Tier 3	High	Playing Fields. Multi-use Field. Renovate multi-use field	\$79,000	\$7900-\$34000	\$3950-\$16985
	Low	Vinyl Coverings. Repair vinyl walls as necessary	\$5,100	\$500-\$2200	\$255-\$1096
Tier 4	High	Seeding & Sodding. Resod/reseed grass areas	\$5,000	\$500-\$2100	\$250-\$1075
	High	Other Landscape Features. Replace metal edging with concrete mow strip	\$9,900	\$1000-\$4300	\$495-\$2128
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$1,407,300

Estimated Project Management Costs Range: \$140,700 - \$605,200

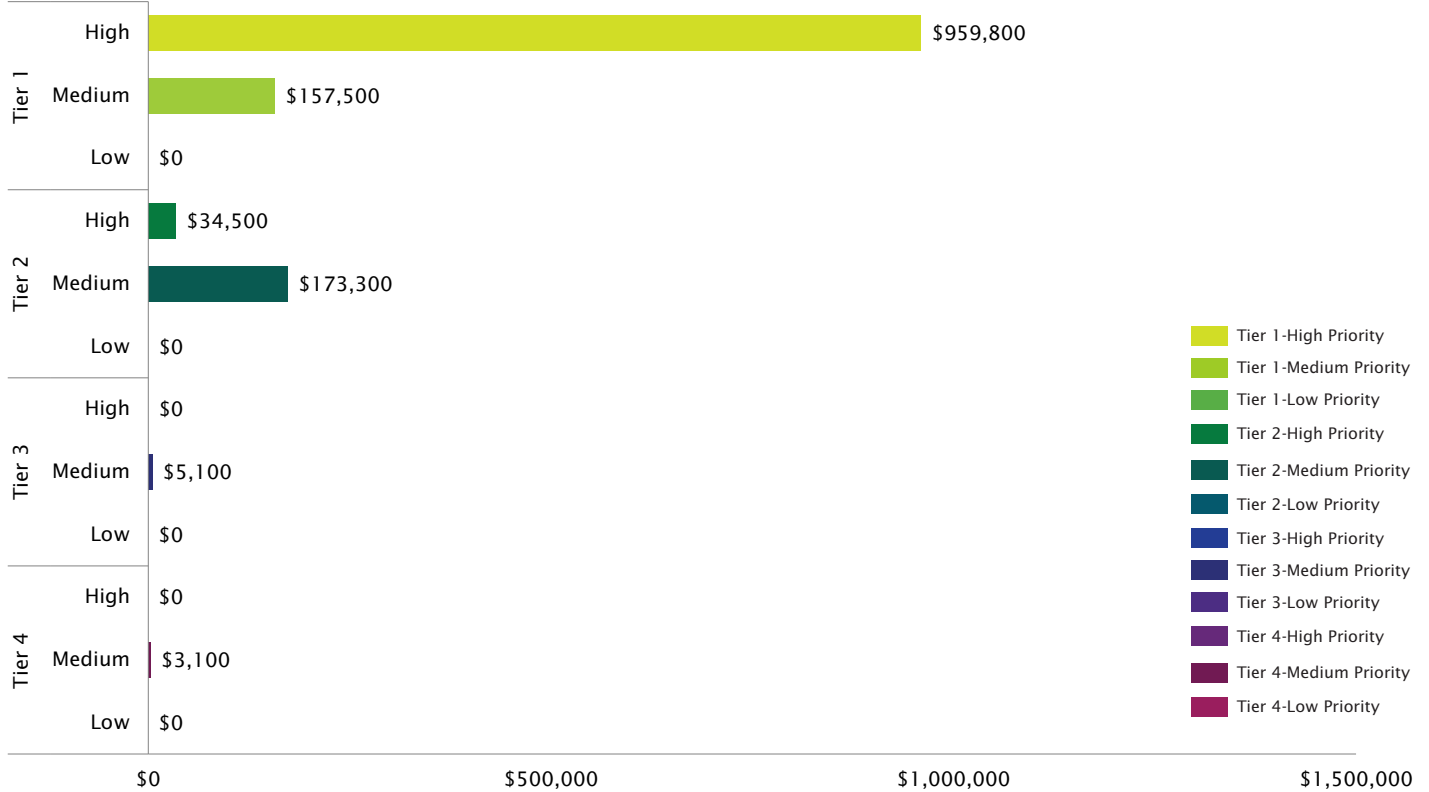
Estimated Inflation Range: \$70,365- \$302,570

Estimated Total Project Costs: \$1,618,365 - \$2,315,070

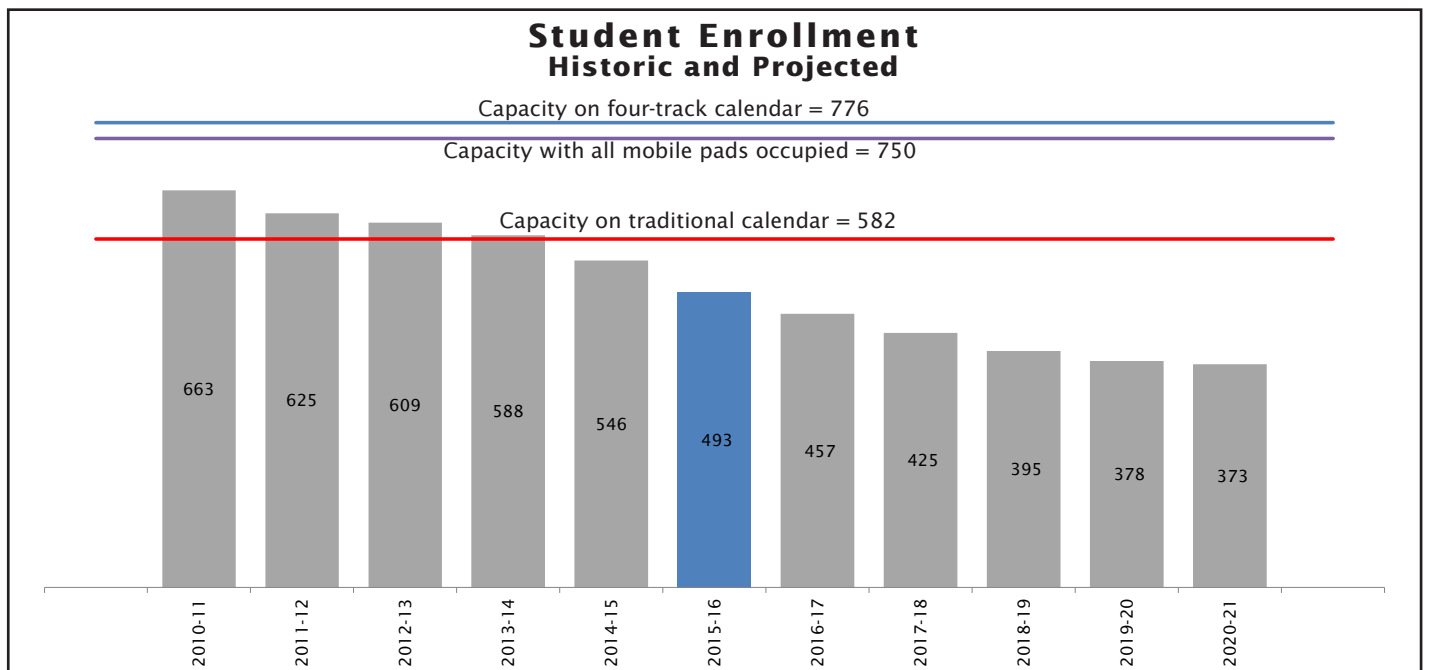


Eldorado Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,333,300
Estimated Total Project Costs: \$1,532,965 - \$2,192,360



Following is the list of identified facility projects at Eldorado Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	\$708,800	\$70900-\$304800	\$35440-\$152392
	High	Controls. Upgrade controllers. Count 69	\$165,900	\$16600-\$71400	\$8295-\$35668
	High	Fire Alarm Systems. Upgrade fire alarm system	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Roofing. Paint metal roof	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Glazed Roof Openings. Skylights. Re-glaze skylights	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$127,500	\$12800-\$54800	\$6375-\$27412
Tier 2	High	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$22,600	\$2300-\$9700	\$1130-\$4859
	High	Exterior Windows. Recaulk windows	\$11,900	\$1200-\$5100	\$595-\$2558
	Medium	Solid Exterior Doors. Paint exterior doors	\$400	\$0-\$100	\$20-\$86
	Medium	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Flooring Restroom. Replace sheet vinyl flooring with poured acrylic	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Paving and Surfacing. Roadways (Bus Loops). Mill and overlay bus loop	\$21,300	\$2100-\$9100	\$1065-\$4579
	Medium	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Curbs, Rails and Barriers. Repair/replace areas of curb.	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Playing Fields. Playground. Replace asphalt playground	\$25,600	\$2500-\$10900	\$1280-\$5504
Tier 3	Medium	Vinyl Coverings. Repair/replace areas of vinyl	\$5,100	\$500-\$2200	\$255-\$1096
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$3,100	\$300-\$1300	\$155-\$666

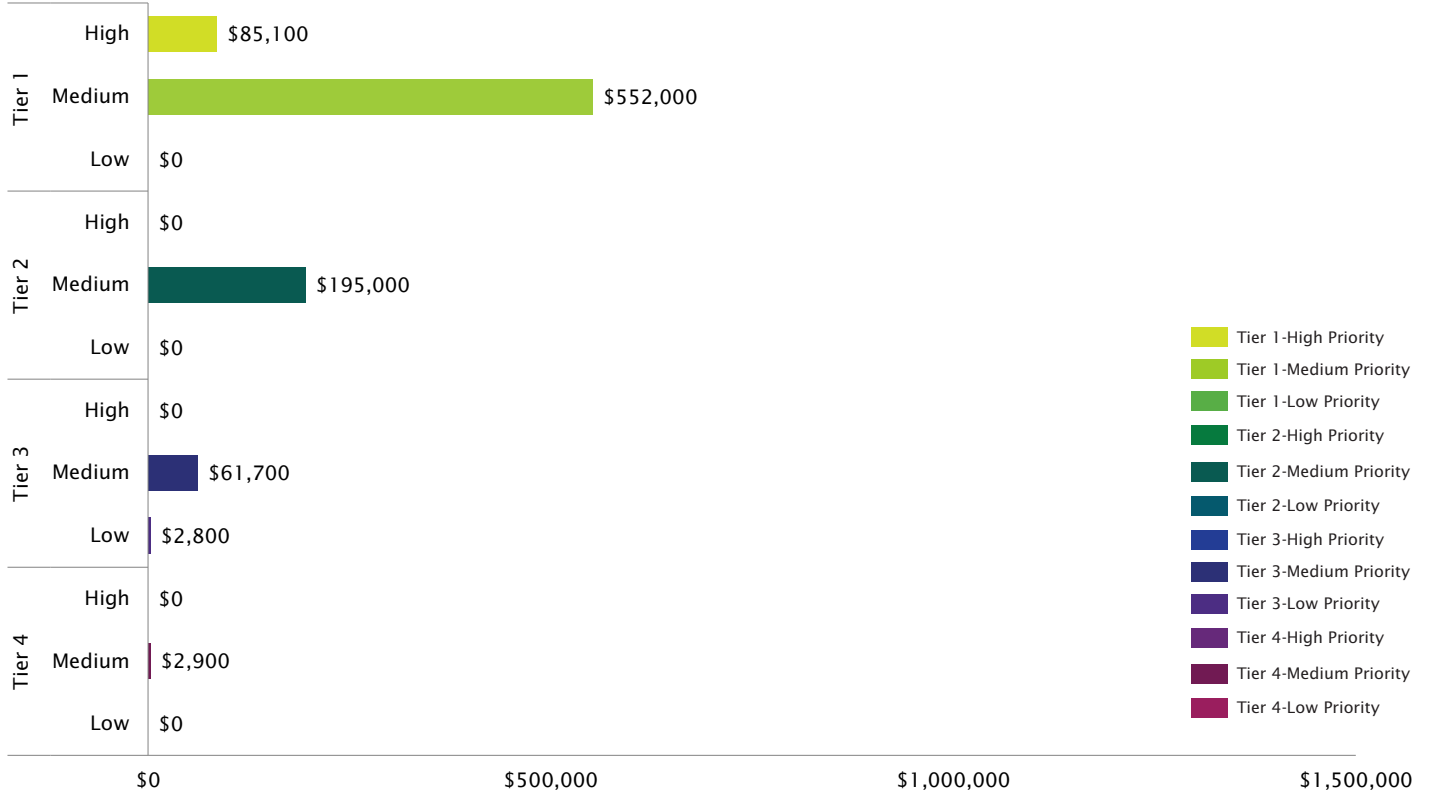
Estimated Total Construction Costs (in 2016 Dollars): \$1,333,300
Estimated Project Management Costs Range: \$133,000 - \$572,400
Estimated Inflation Range: \$66,665- \$286,660

Estimated Total Project Costs: \$1,532,965 - \$2,192,360

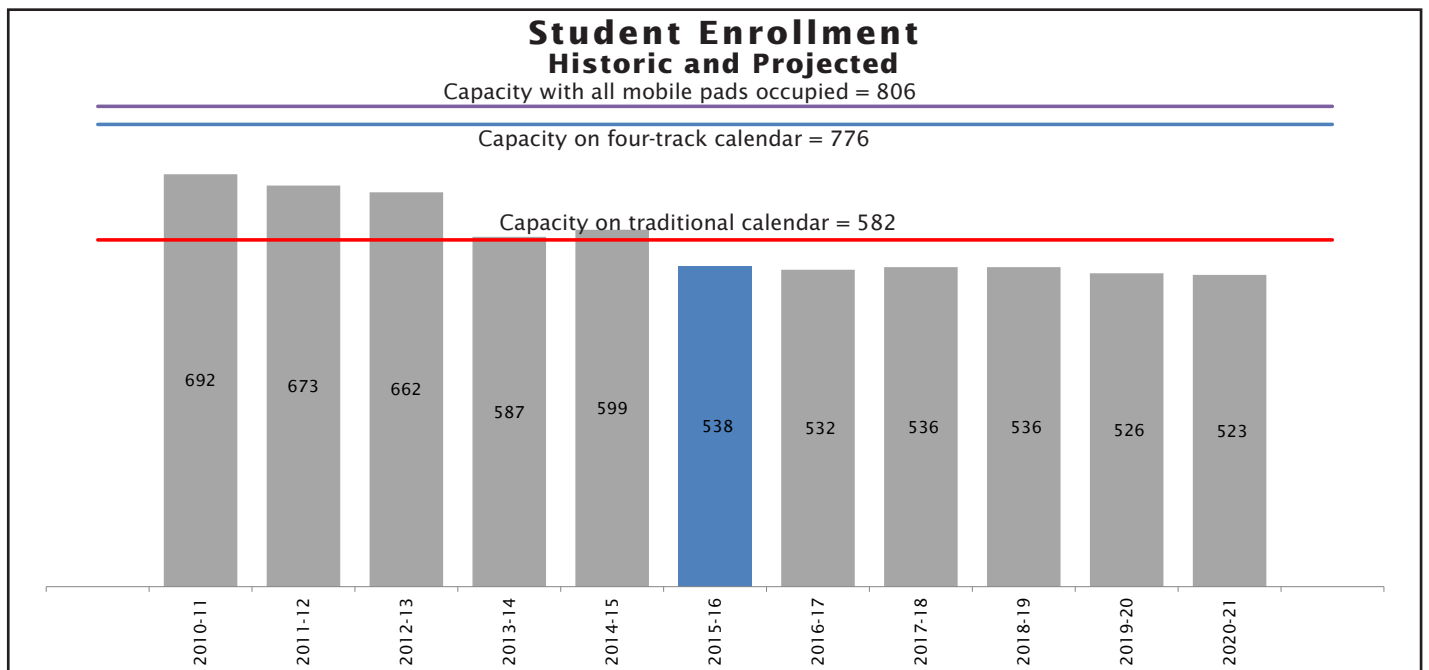


Flagstone Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$899,500
Estimated Total Project Costs: \$1,034,475 - \$1,479,593



Following is the list of identified facility projects at Flagstone Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Upgrade fire alarm system	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Hot Water Service. Water Heater. Replace domestic water heater and associated piping.	\$77,100	\$7700-\$33200	\$3855-\$16576
	Medium	Chilled Water Systems. Upgrade chiller. Replace cell deck on cooling tower.	\$13,600	\$1300-\$5800	\$680-\$2924
	Medium	Package Units. Replace cabinet heater in fire sprinkler room	\$1,600	\$200-\$700	\$80-\$344
	Medium	Controls. Replace Trane controls with Delta	\$441,000	\$44100-\$189700	\$22050-\$94815
	Medium	Clock and Program Systems. Upgrade clock system	\$18,700	\$1900-\$8100	\$935-\$4020
Tier 2	Medium	Exterior Wall Construction. Recaulk building control joints. Seal concrete block	\$23,100	\$2400-\$10000	\$1155-\$4966
	Medium	Paint Exterior.	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Exterior Windows. Recaulk windows	\$12,800	\$1200-\$5400	\$640-\$2752
	Medium	Solid Exterior Doors. Recaulk door frames	\$900	\$100-\$400	\$45-\$193
	Medium	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Flooring Restroom. Replace sheet vinyl with poured acrylic	\$27,000	\$2700-\$11600	\$1350-\$5805
	Medium	Sinks. Replace with sink countertops, single surface	\$11,600	\$1200-\$5000	\$580-\$2494
	Medium	Paving and Surfacing. Roadways (Bus Loops). Resurface asphalt bus loop	\$23,100	\$2400-\$10000	\$1155-\$4966
Tier 3	Medium	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$69,500	\$6900-\$29800	\$3475-\$14942
	Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$61,700	\$6100-\$26500	\$3085-\$13265
	Low	Vinyl Covering. Repair areas of vinyl wall covering	\$2,800	\$300-\$1200	\$140-\$602
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$899,500
Estimated Project Management Costs Range: \$90,000 - \$386,700
Estimated Inflation Range: \$44,975 - \$193,393

Estimated Total Project Costs: \$1,034,475 - \$1,479,593



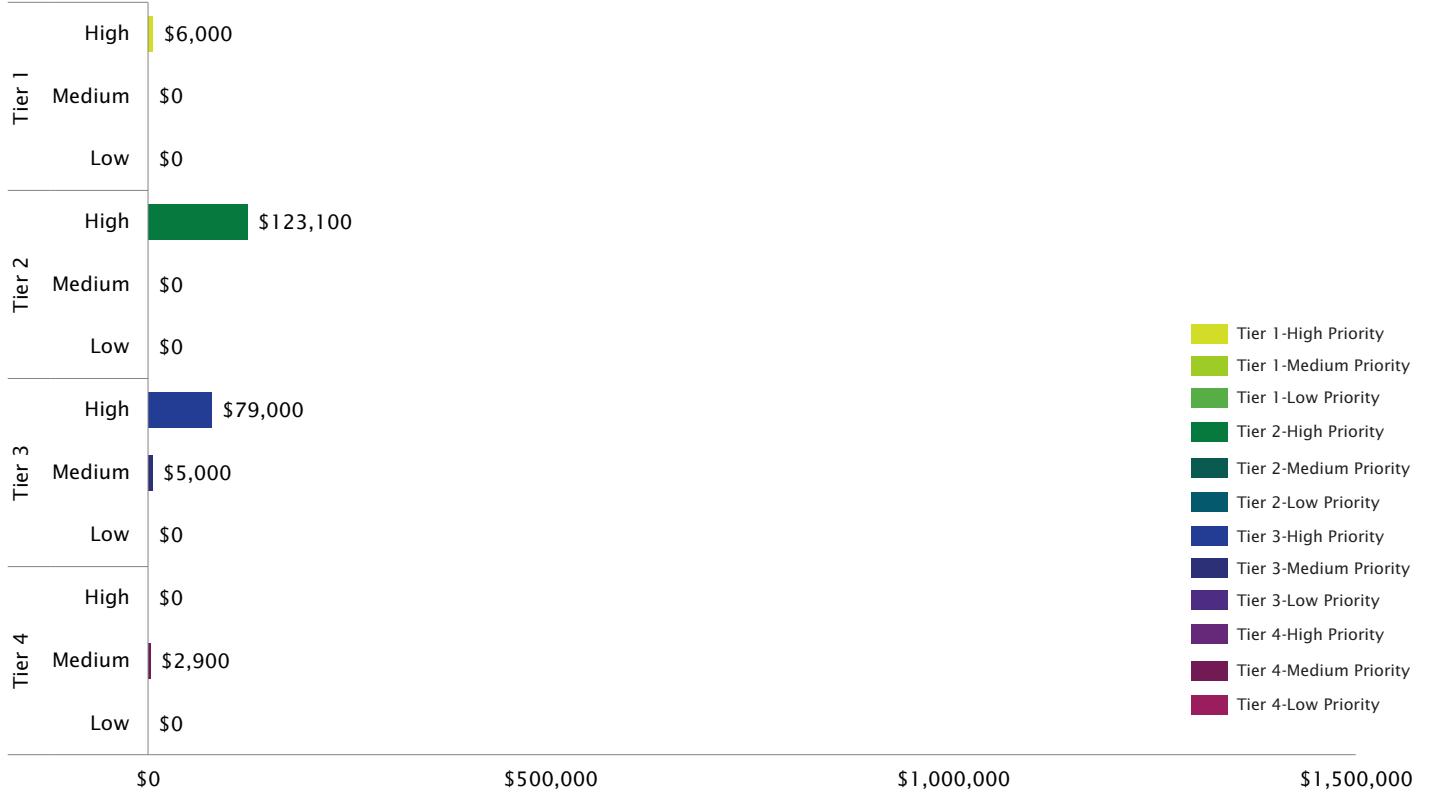
6585 Collegiate Drive
Highlands Ranch, CO 801306
Highlands Ranch High School Feeder Area, K-6

Funded by 1993 Bond
Opened in 1995

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

Fox Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority

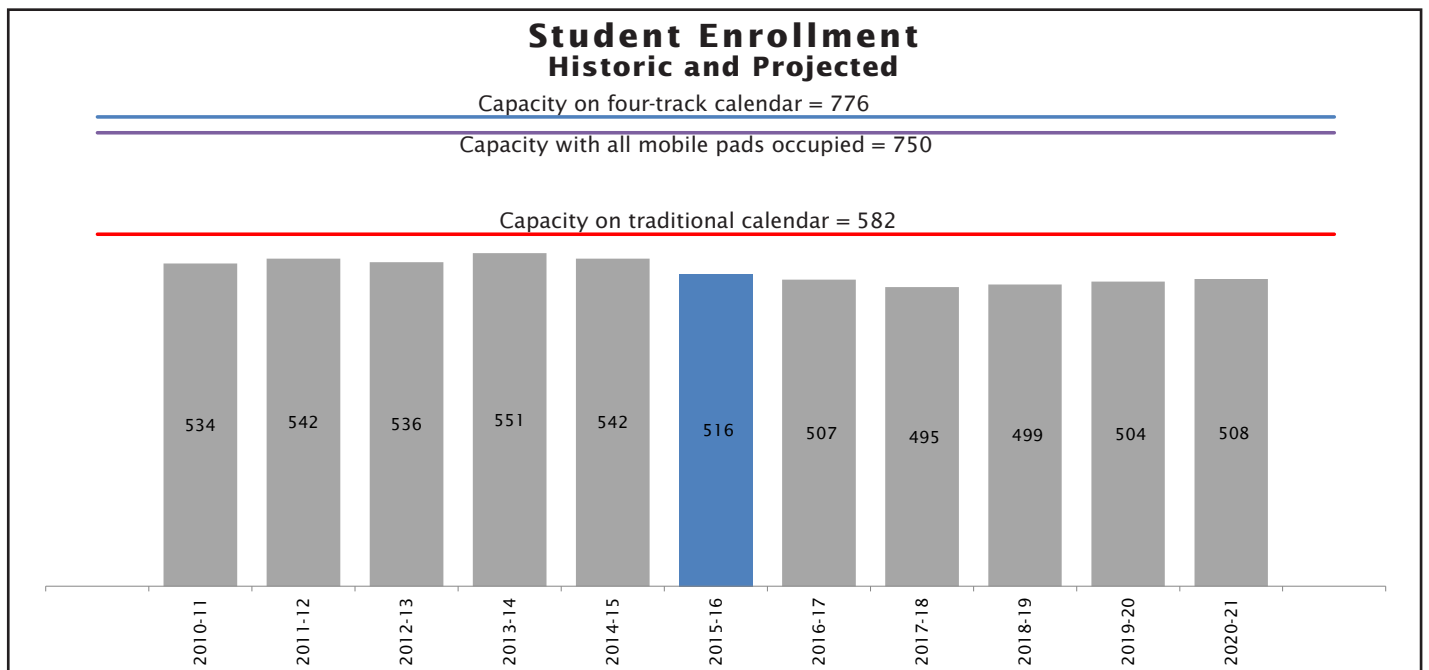


Student Enrollment Historic and Projected

Capacity on four-track calendar = 776

Capacity with all mobile pads occupied = 750

Capacity on traditional calendar = 582



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace seals at main corridor skylights	\$6,000	\$600-\$2600	\$300-\$1290
Tier 2	High	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$16,200	\$1600-\$7000	\$810-\$3483
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Flooring Hallways/Classrooms. Replace VCT in classrooms	\$24,700	\$2500-\$10600	\$1235-\$5310
	High	Flooring Kitchen. Replace kitchen flooring with MMA	\$51,500	\$5100-\$22100	\$2575-\$11072
Tier 3	High	Playing Fields. Multi-use Field. Renovate multi-use field	\$79,000	\$7900-\$34000	\$3950-\$16985
	Medium	Vinyl. Replace VWC main corridors (50%), office 507	\$5,000	\$500-\$2100	\$250-\$1075
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$216,000

Estimated Project Management Costs Range: \$21,500 - \$92,700

Estimated Inflation Range: \$10,800 - \$46,440

Estimated Total Project Costs: \$248,300 - \$355,140



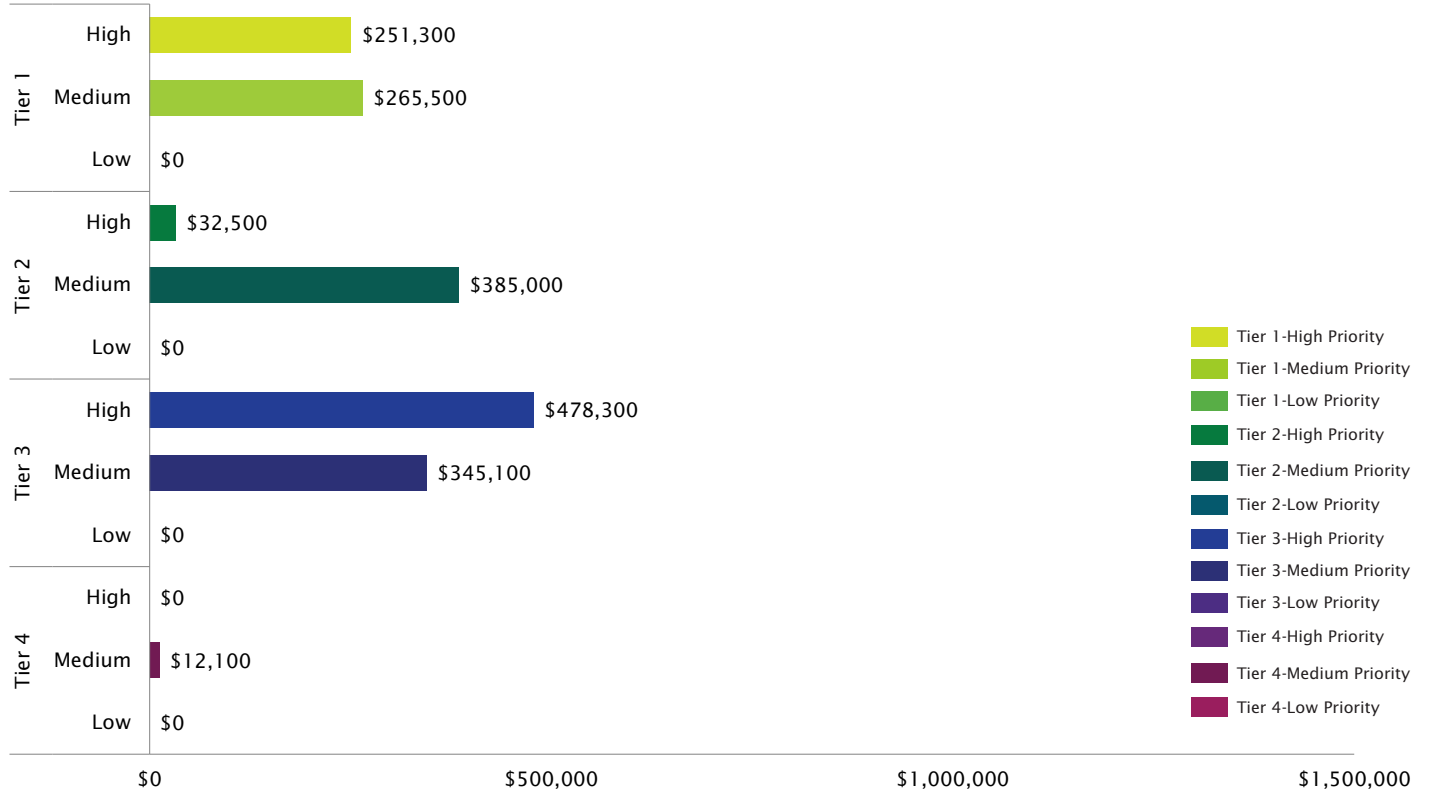
1384 North State Highway 83
Franktown, CO 80116
Ponderosa High School Feeder Area, K-5

Funded by 1978 Bond
Opened in 1980

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

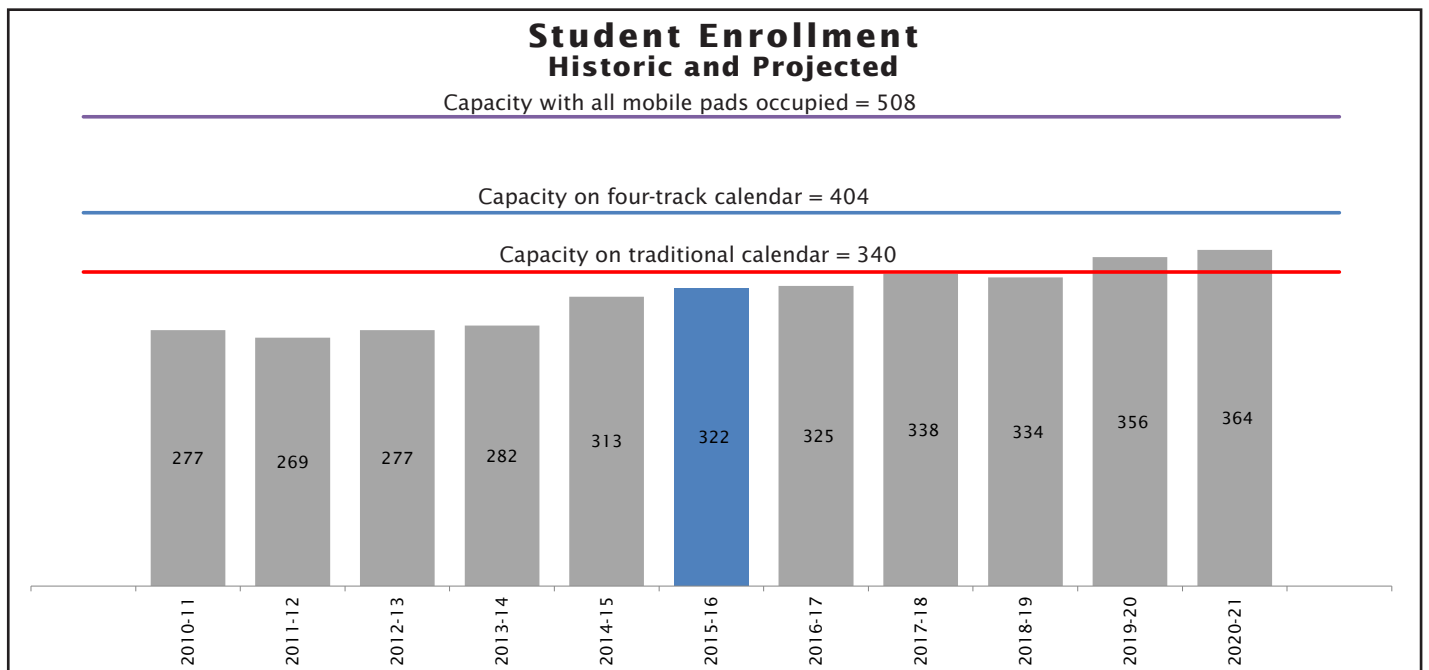
Franktown Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,769,800

Estimated Total Project Costs: \$2,034,690 - \$2,910,607



Following is the list of identified facility projects at Franktown Elementary

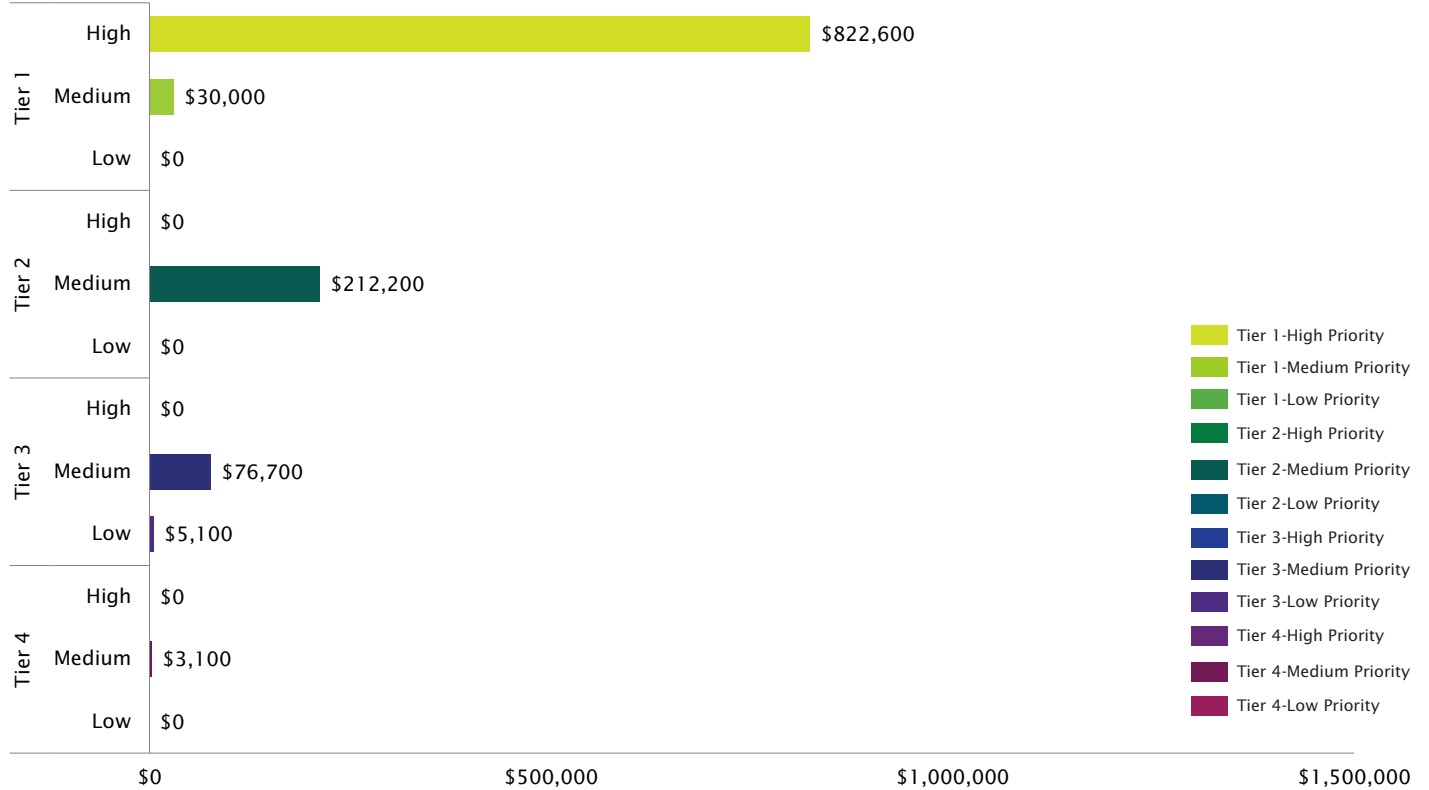
Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Controls. Upgrade control system	\$162,000	\$16200-\$69600	\$8100-\$34830
	High	Fire Alarm Systems. Upgrade fire alarm system	\$89,300	\$8900-\$38400	\$4465-\$19199
	Medium	Roof Finishes. Silver coat parapet walls	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Interior Door Hardware. Replace door hardware	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Clock and Program Systems. Upgrade clock system	\$18,700	\$1900-\$8100	\$935-\$4020
	Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Irrigation Systems. Upgrade entire system to district standard.	\$72,300	\$7200-\$31100	\$3615-\$15544
Tier 2	High	Exterior Wall Construction. Concrete block and Brick. Recaulk control joints, repair grout, repair masonry	\$6,000	\$600-\$2600	\$300-\$1290
	High	Exterior Windows. Recaulk windows	\$13,600	\$1300-\$5800	\$680-\$2924
	High	Window Storefronts. Repair/replace, sand/paint entry/classroom storefronts	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Solid Exterior Doors. Sand and paint	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Retractable Partition. Refurbish or replace all classroom partitions, good condition 2012	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Fabricated Toilet Partitions. Replace toilet partitions when flooring replaced	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Flooring Kitchen. Replace kitchen flooring	\$76,600	\$7600-\$32900	\$3830-\$16469
	Medium	Flooring Restroom. Replace ceramic tile with poured acrylic	\$29,800	\$2900-\$12700	\$1490-\$6407
	Medium	Wash Fountains. Replace trough washing stations with sinks (6)	\$14,500	\$1500-\$6300	\$725-\$3117
	Medium	Fixed Casework. Replace older casework	\$191,400	\$19100-\$82200	\$9570-\$41151
Tier 3	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,600	\$800-\$3600	\$430-\$1849
	High	Playing Fields. Multi-use Field. Install new synthetic turf for multi-use field	\$255,100	\$25500-\$109700	\$12755-\$54846
	High	Playing Fields. Multi-use Field. Renovate play field and other site improvements	\$223,200	\$22300-\$95900	\$11160-\$47988
	Medium	Vinyl Coverings. Repair/replace vinyl coverings	\$5,100	\$500-\$2200	\$255-\$1096
Tier 4	Medium	Fire Sprinkler Water Supply. Fire sprinkle building	\$340,000	\$34000-\$146200	\$17000-\$73100
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$7,000	\$700-\$3000	\$350-\$1505
	Medium	Seeding and Sodding. Renovate grass area around school.	\$5,100	\$500-\$2200	\$255-\$1096

Estimated Total Construction Costs (in 2016 Dollars): \$1,769,800
Estimated Project Management Costs Range: \$176,400 - \$760,300
Estimated Inflation Range: \$88,490- \$380,507

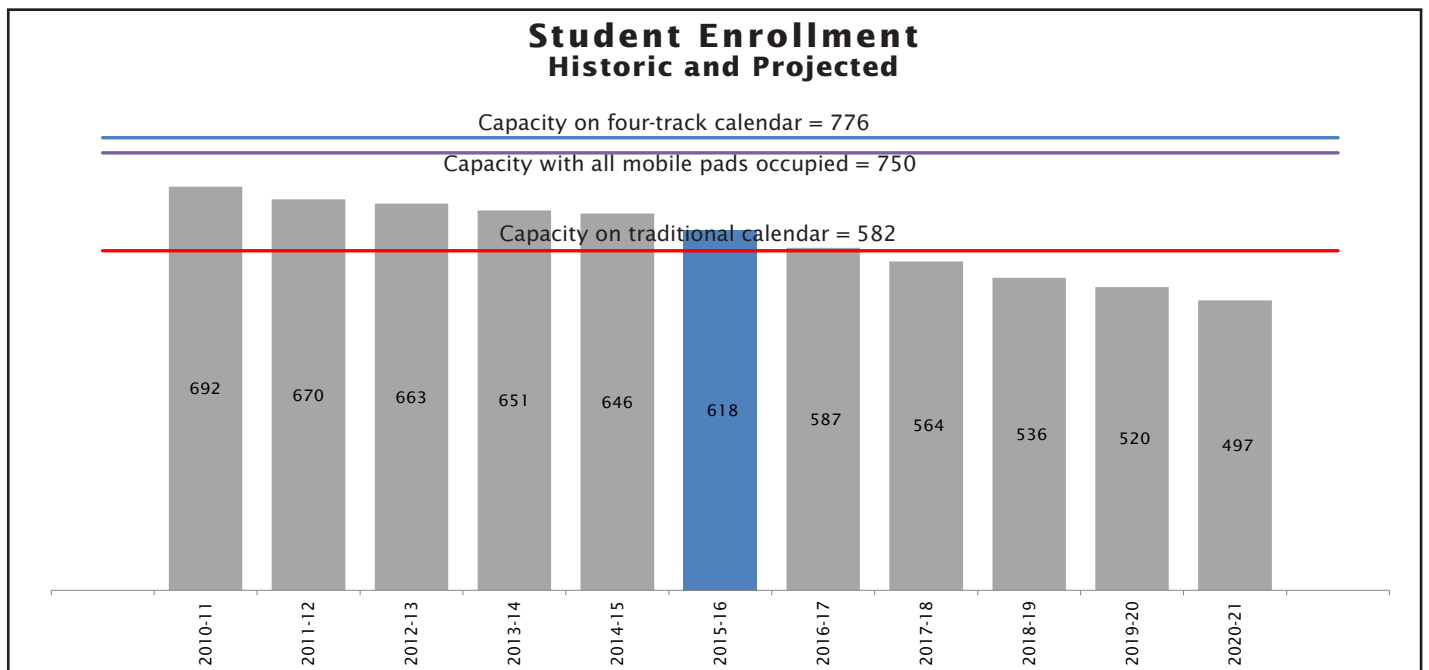
Estimated Total Project Costs: \$2,034,690 - \$2,910,607

Frontier Valley Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,149,700
Estimated Total Project Costs: \$1,321,685 - \$1,889,986



Following is the list of identified facility projects at Frontier Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	\$579,600	\$58000-\$249300	\$28980-\$124614
	High	Controls. Upgrade control system	\$162,000	\$16200-\$69600	\$8100-\$34830
	High	Fire Alarm Systems. Upgrade fire alarm system	\$81,000	\$8100-\$34800	\$4050-\$17415
	Medium	Roof Finishes. Paint metal roof	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Glazed Roof Openings. Skylights. Re-glaze skylights	\$25,600	\$2500-\$10900	\$1280-\$5504
Tier 2	Medium	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$22,600	\$2300-\$9700	\$1130-\$4859
	Medium	Exterior Windows. Recaulk windows	\$11,900	\$1200-\$5100	\$595-\$2558
	Medium	Window Storefronts. Recaulk windows. Clean framing	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Solid Exterior Doors. Paint (4)	\$400	\$0-\$100	\$20-\$86
	Medium	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Flooring Restroom. Replace sheet vinyl flooring with poured acrylic	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Paving and Surfacing. Roadways (Bus Loops). Mill and overlay bus loop	\$21,300	\$2100-\$9100	\$1065-\$4579
	Medium	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Curbs, Rails and Barriers. Repair/replace areas of curb.	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,600	\$800-\$3600	\$430-\$1849
Tier 3	Medium	Playing Fields. Playground. Replace asphalt playground	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Upper Floor. Showing cracks through carpet, cafeteria floor moving. 2012. Repair as necessary	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Playing Fields. Multi-use Field. Renovate multi-use playing field	\$68,100	\$6800-\$29200	\$3405-\$14641
	Low	Vinyl Coverings. Repair/replace areas of vinyl	\$5,100	\$500-\$2200	\$255-\$1096
Tier 4	Medium	Wall Foundations. Re-caulk foundation where concrete meets.	\$3,100	\$300-\$1300	\$155-\$666

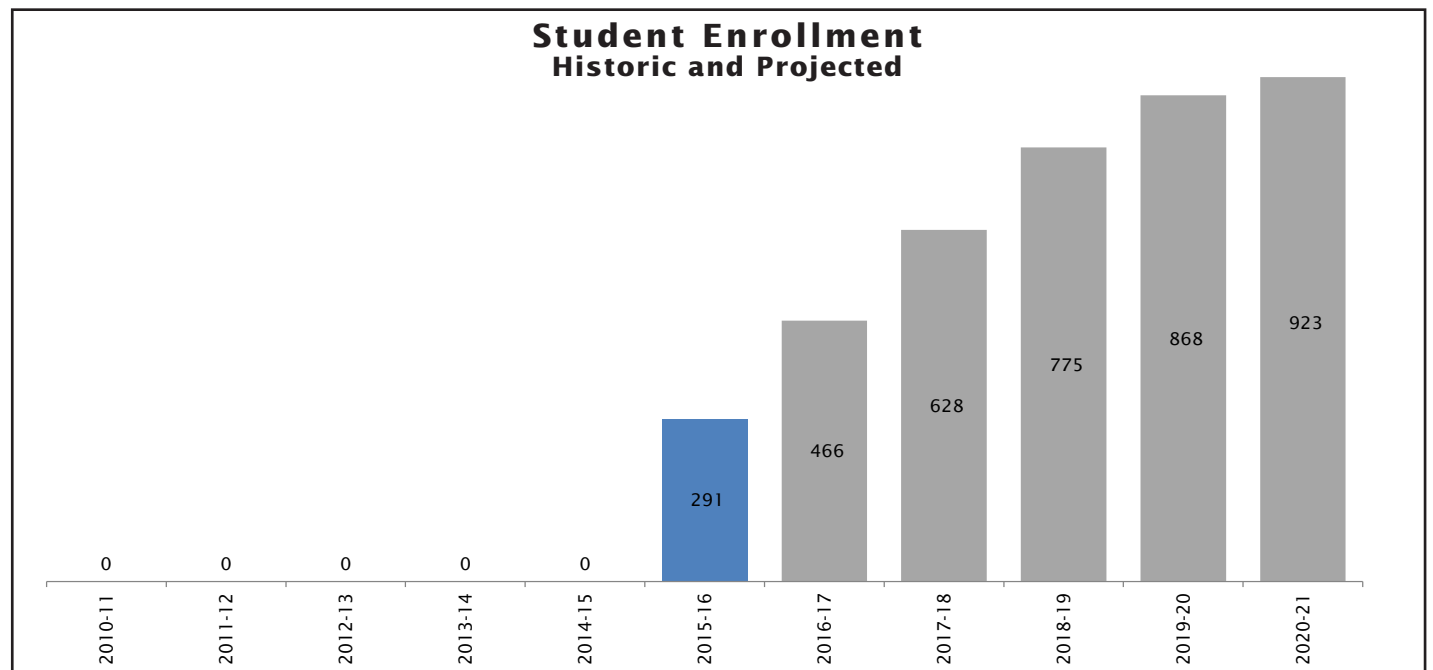
Estimated Total Construction Costs (in 2016 Dollars): \$1,149,700
Estimated Project Management Costs Range: \$114,500 - \$493,100
Estimated Inflation Range: \$57,485 - \$247,186

Estimated Total Project Costs: \$1,321,685 - \$1,889,986



Global Village Academy-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



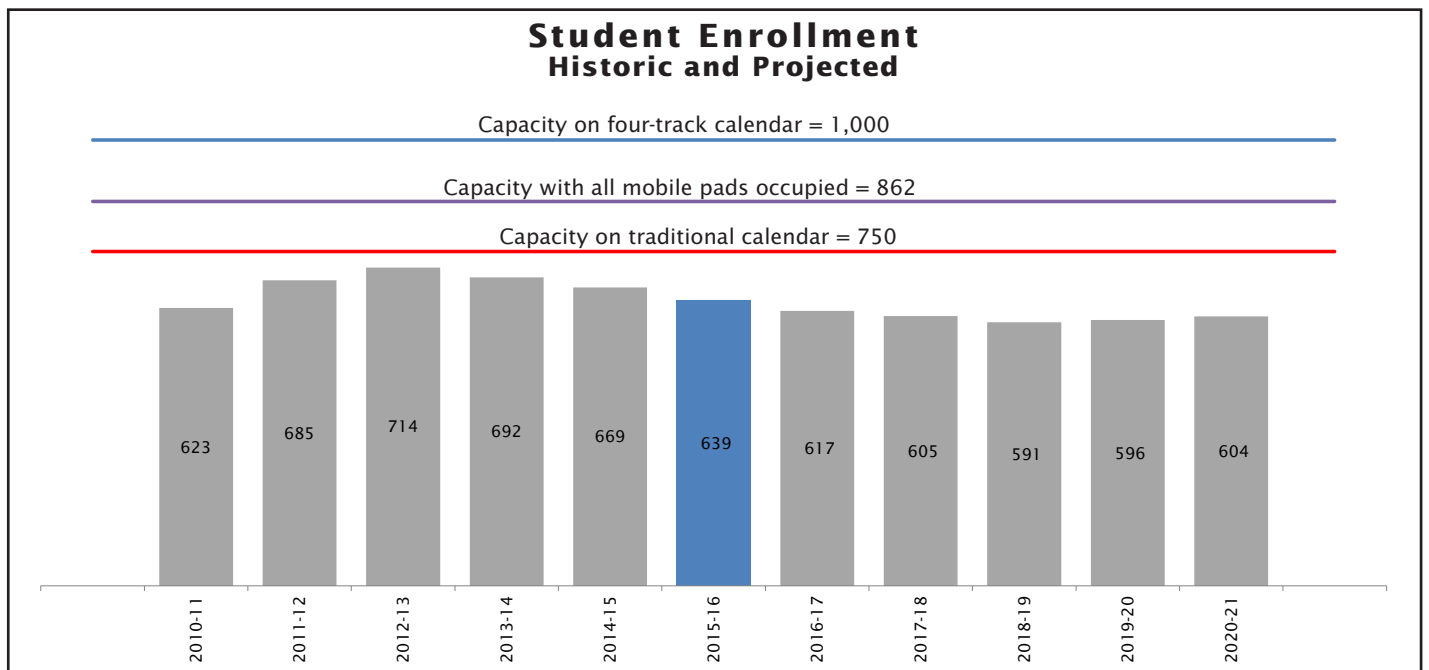


Gold Rush Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



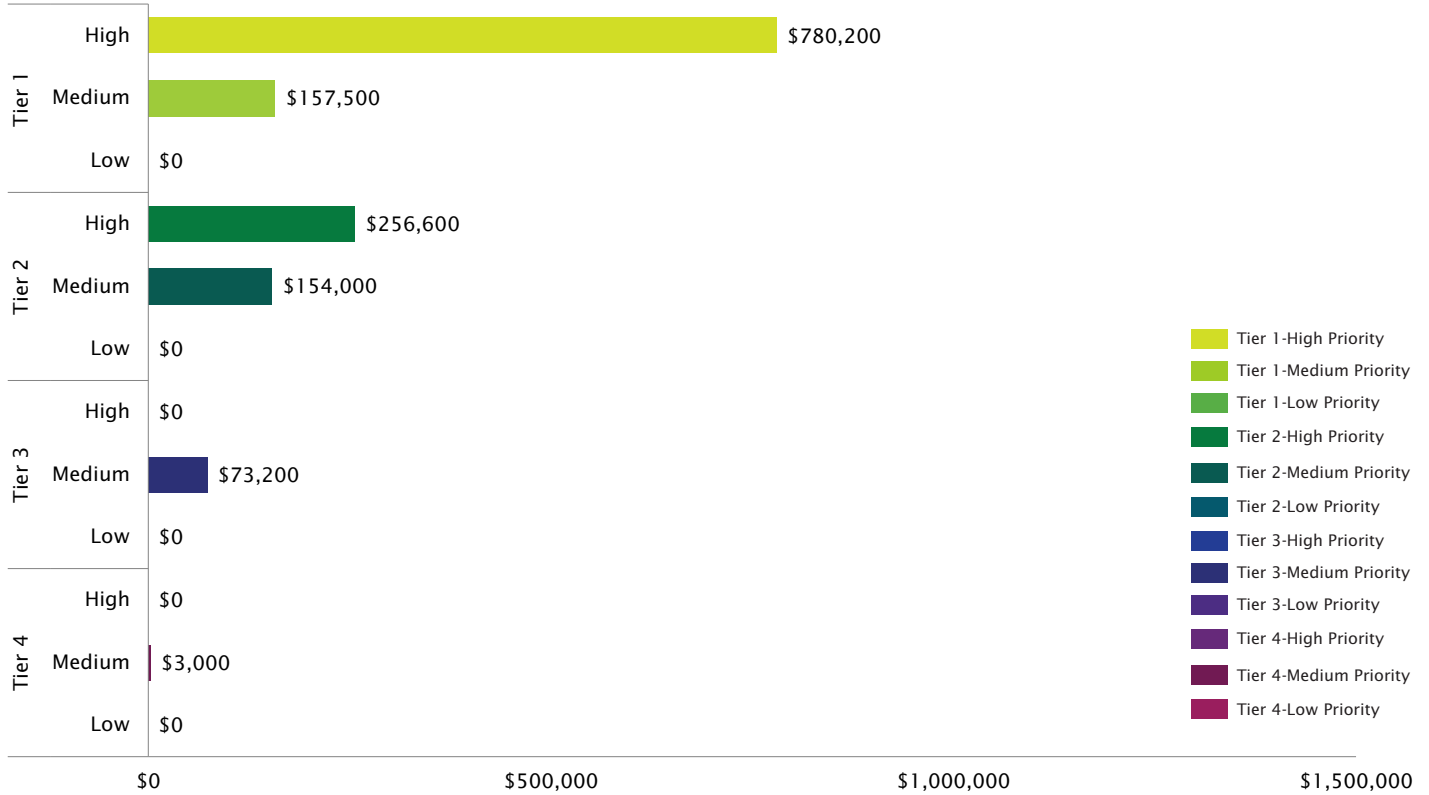
Student Enrollment Historic and Projected



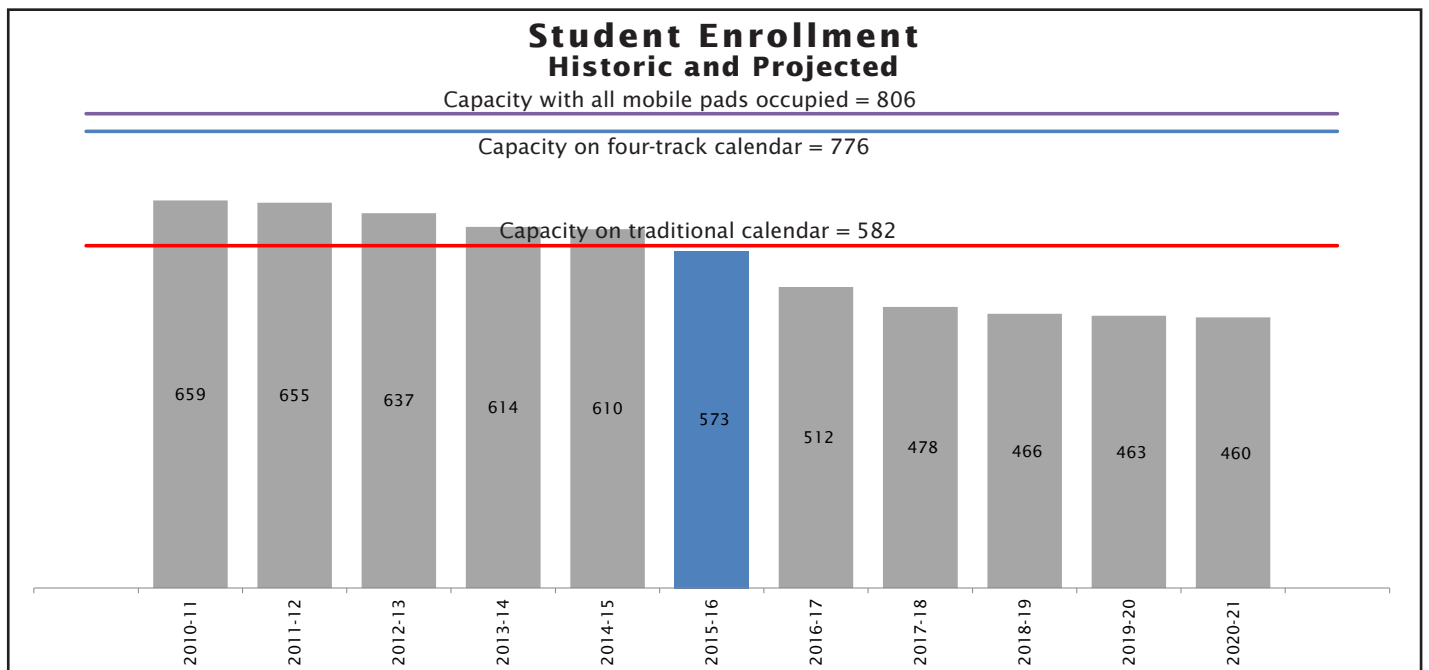


Heritage Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,424,500
Estimated Total Project Costs: \$1,637,825 - \$2,342,268



Following is the list of identified facility projects at Heritage Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	\$695,100	\$69600-\$298900	\$34755-\$149446
	High	Fire Alarm Systems. Upgrade fire alarm system	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Paint Exterior. Paint metal roof	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Glazed Roof Openings. Skylights. Re-glaze skylights	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$127,500	\$12800-\$54800	\$6375-\$27412
Tier 2	High	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$22,600	\$2300-\$9700	\$1130-\$4859
	High	Exterior Windows. Recaulk windows	\$11,900	\$1200-\$5100	\$595-\$2558
	High	Flooring Hallways/Classrooms. Replace sections of VCT that are cracking and chipping	\$4,800	\$400-\$2000	\$240-\$1032
	High	Flooring Carpet. Replace carpet	\$217,300	\$21700-\$93400	\$10865-\$46719
	Medium	Solid Exterior Doors. Paint (4)	\$400	\$0-\$100	\$20-\$86
	Medium	Flooring Restroom. Replace sheet vinyl flooring with poured acrylic	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Paving and Surfacing. Roadways (Bus Loops). Mill and overlay bus loop	\$21,300	\$2100-\$9100	\$1065-\$4579
	Medium	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Curbs, Rails and Barriers. Repair/replace areas of curb.	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Playing Fields. Playground. Replace asphalt playground	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Vinyl Coverings. Repair/replace areas of vinyl	\$5,100	\$500-\$2200	\$255-\$1096
	Medium	Playing Fields. Multi-use Field. Renovate multi-use playing field	\$68,100	\$6800-\$29200	\$3405-\$14641
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$3,000	\$300-\$1300	\$150-\$645

Estimated Total Construction Costs (in 2016 Dollars): \$1,424,500

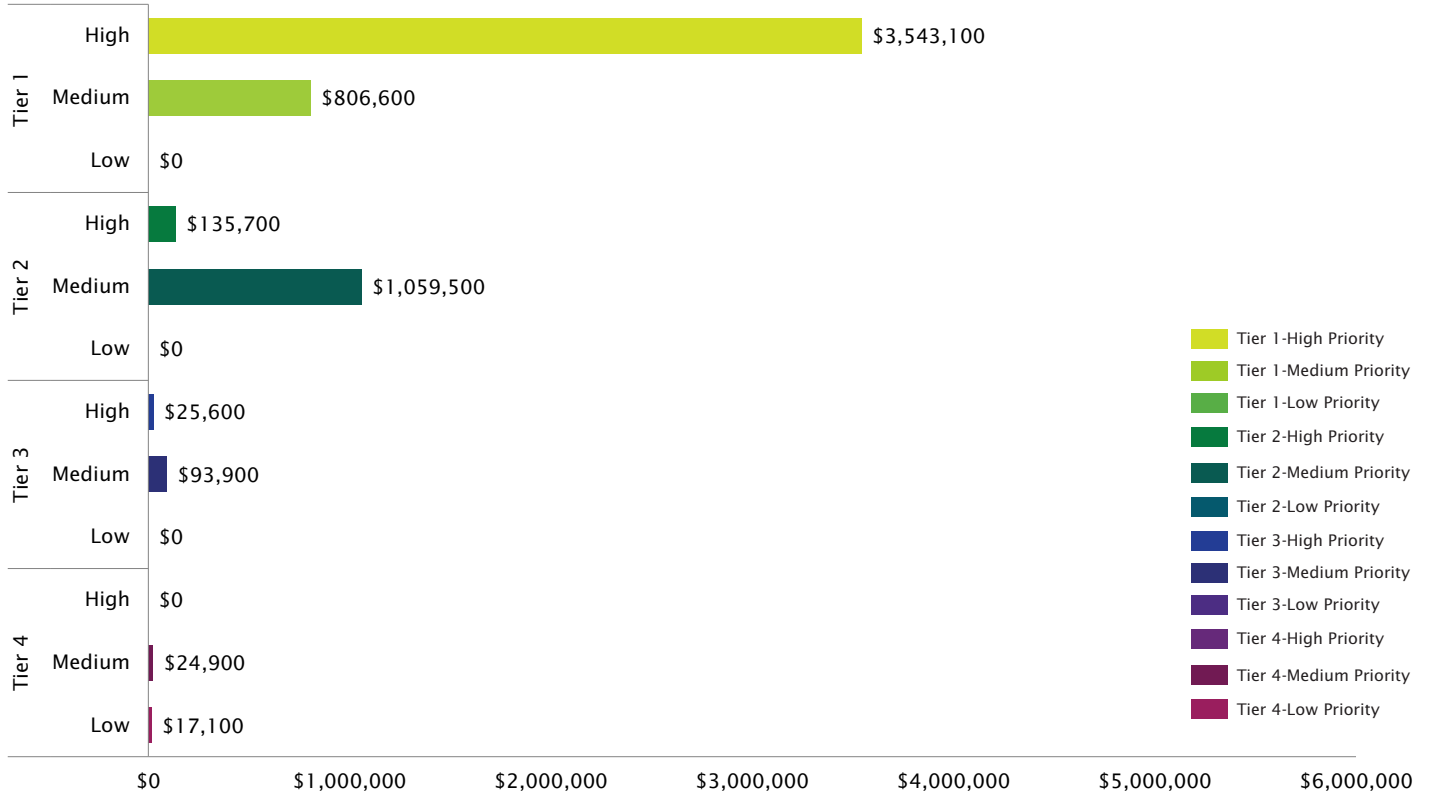
Estimated Project Management Costs Range: \$142,100 - \$611,500

Estimated Inflation Range: \$71,225 - \$306,268

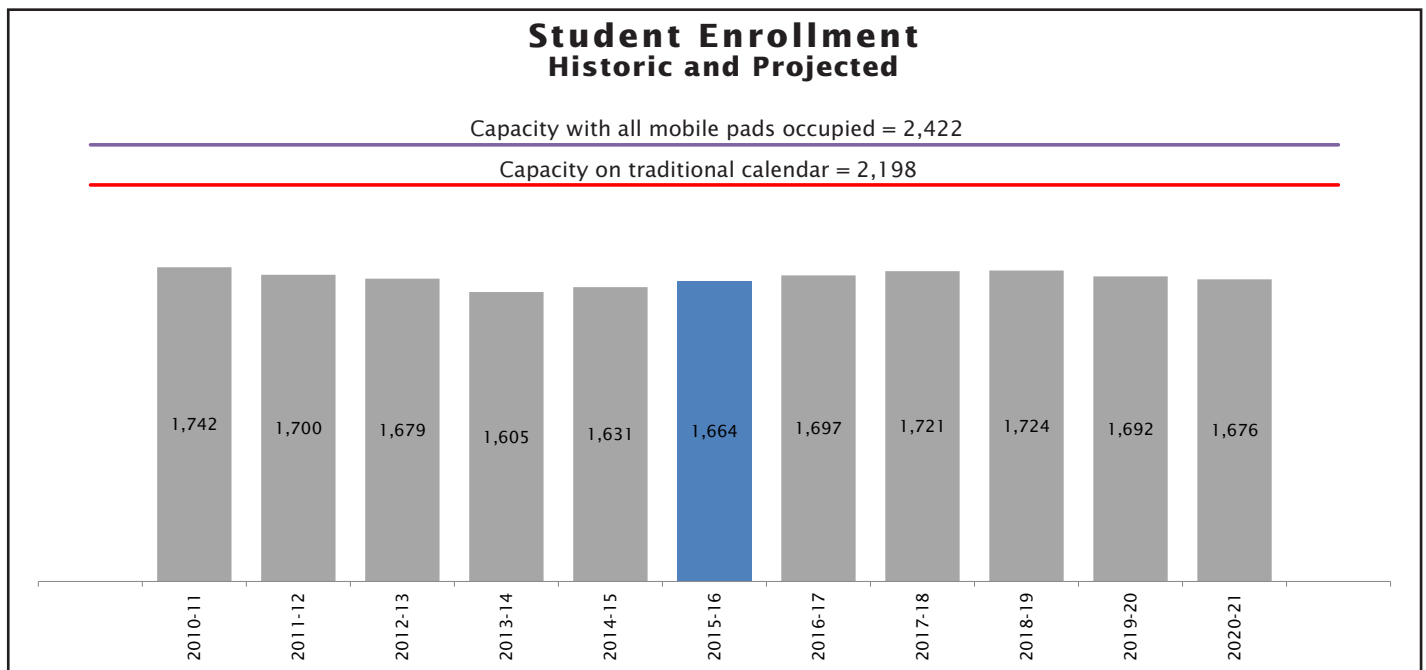
Estimated Total Project Costs: \$1,637,825 - \$2,342,268

Highlands Ranch High School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$5,706,400
Estimated Total Project Costs: \$6,561,720 - \$9,385,876



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

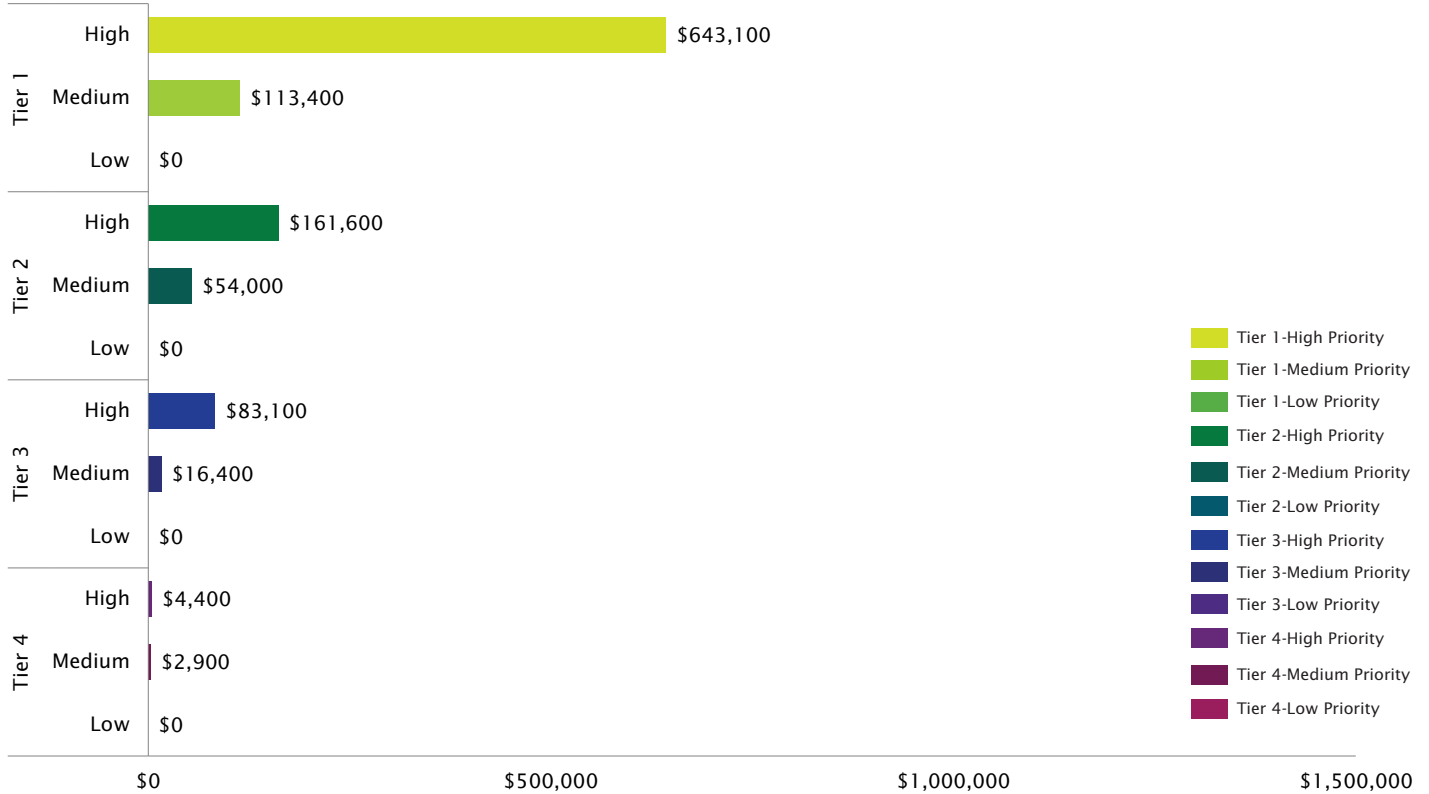
Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	\$1,837,500	\$183800-\$790200	\$91875-\$395062
	High	Passenger Elevators. Replace/upgrade elevator	\$255,100	\$25500-\$109700	\$12755-\$54846
	High	Direct Expansion Systems. Roof top units. Replacement of some units	\$850,000	\$85000-\$365500	\$42500-\$182750
	High	Controls. Upgrade control system	\$404,800	\$40500-\$174100	\$20240-\$87032
	High	Switchgear-Main. Replace main switchgear	\$106,300	\$10600-\$45700	\$5315-\$22854
	High	Panels and Transformers. Replace older panels and transformers, end of lifecycle	\$63,800	\$6400-\$27400	\$3190-\$13717
	High	Clock and Program Systems. Upgrade clock system	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Interior Door Hardware. Replace door hardware	\$197,600	\$19700-\$84900	\$9880-\$42484
	Medium	Interior Door Hardware. Replace non-restricted key system with restricted	\$64,800	\$6500-\$27900	\$3240-\$13932
	Medium	Fixed Multiple Seating. Bleachers. Replace bleachers in main gym	\$119,100	\$11900-\$51200	\$5955-\$25606
	Medium	Irrigation Systems. Replace entire system with new design.	\$425,100	\$42500-\$182800	\$21255-\$91396
	High	Exterior Wall Construction. Recaulk control joints.	\$17,300	\$1700-\$7400	\$865-\$3719
	High	Exterior Windows. Recaulk windows	\$50,200	\$5100-\$21600	\$2510-\$10793
	High	Exterior Windows. Replace Pella wood windows	\$42,600	\$4200-\$18300	\$2130-\$9159
Tier 2	High	Window Storefronts. Reglaze storefront windows at auditorium entry. Recaulk windows	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Solid Exterior Doors. Paint exterior doors	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Fabricated Toilet Partitions. Replace some toilet partitions (50%)	\$51,100	\$5100-\$21900	\$2555-\$10986
	Medium	Flooring Cafeteria. Replace stained VCT sections	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Flooring Gym. Replace auxiliary gym floor	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Flooring Gym. Sand Aux Gym	\$13,300	\$1300-\$5700	\$665-\$2859
	Medium	Flooring Kitchen. Replace kitchen flooring	\$59,500	\$5900-\$25500	\$2975-\$12792
	Medium	Flooring Restroom. Replace sheet vinyl with poured acrylic 4 student restrooms	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Theater and Stage Equipment. Replace auditorium seating	\$340,000	\$34000-\$146200	\$17000-\$73100
	Medium	Fixed Casework. Replace original casework, end of lifecycle	\$425,100	\$42500-\$182800	\$21255-\$91396
Tier 3	Medium	Paving and Surfacing. Sidewalks. Repair/replace walkways to athletic fields	\$8,600	\$800-\$3600	\$430-\$1849
	High	Site Lighting Poles. Replace site lighting poles and fixtures (except entry)	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Vinyl Coverings. Repair/replace sections of vinyl	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Fences and Gates. Replace all fencing around school perimeter, parking areas	\$12,900	\$1200-\$5500	\$645-\$2773
Tier 4	Medium	Playing Fields. Multi-use Field. Renovate multi-use playing field	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$7,800	\$800-\$3400	\$390-\$1677
	Medium	Seeding and Sodding. Renovate areas or sod around school	\$17,100	\$1700-\$7300	\$855-\$3676
	Low	Planting. Add/replace trees, bushes, other landscape plantings	\$17,100	\$1700-\$7300	\$855-\$3676

Estimated Total Construction Costs (in 2016 Dollars): \$5,706,400
 Estimated Project Management Costs Range: \$570,000 - \$2,452,600
 Estimated Inflation Range: \$285,320 - \$1,226,876

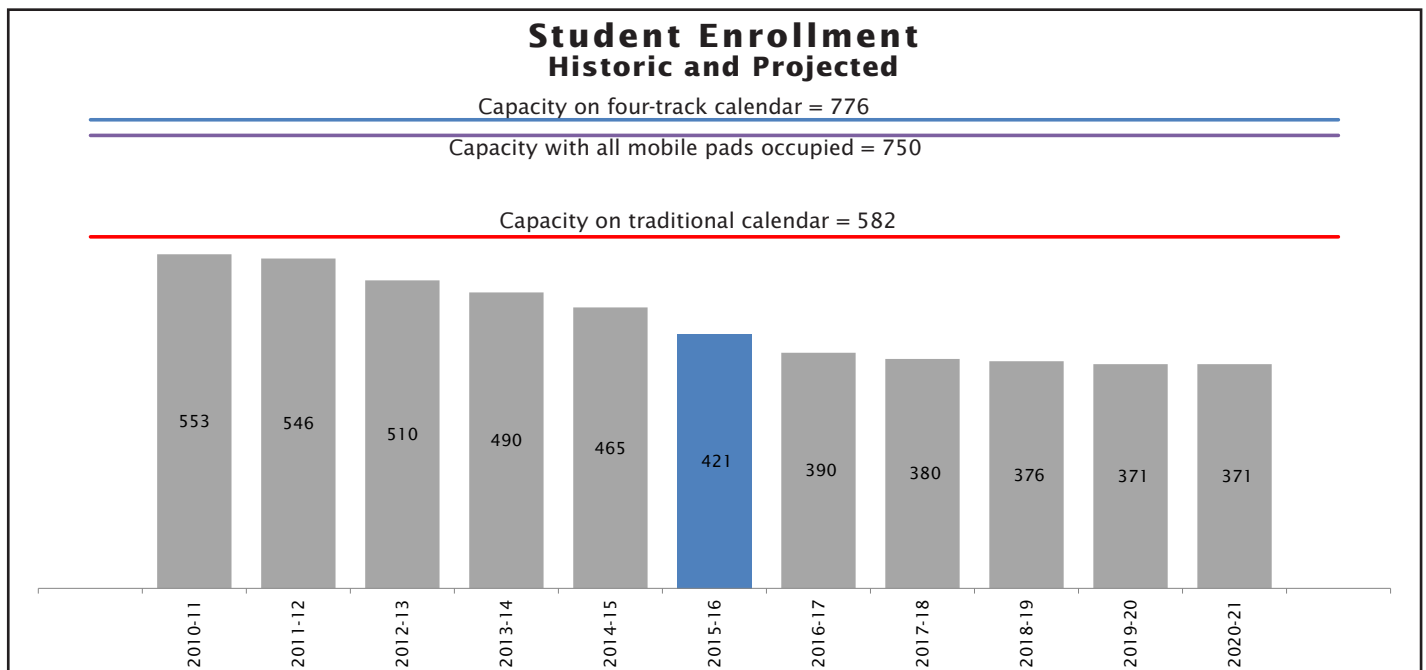
Estimated Total Project Costs: \$6,561,720 - \$9,385,876

Iron Horse Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,078,900
Estimated Total Project Costs: \$1,240,445 - \$1,773,964



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace .045 EDPM ballasted roof with .060 EDPM fully adhered. Cafeteria has constant problems.	\$546,000	\$54600-\$234800	\$27300-\$117390
	High	Flashings & Trim. Roof flashing Fair condition. Replace with roof.	\$3,600	\$400-\$1600	\$180-\$774
	High	Interior Door Hardware. Replace door hardware	\$48,700	\$4800-\$20900	\$2435-\$10470
	High	Insulation. Repalce insulation in places	\$7,100	\$700-\$3000	\$355-\$1526
	High	Hot Water Distribution. DHW htr needs replaced. Pipe insulation needs repair.	\$15,600	\$1500-\$6700	\$780-\$3354
	High	Clock & Program Systems. Rauland Master Clock. Replace and move bell schedule	\$17,100	\$1700-\$7300	\$855-\$3676
	High	Irrigation Systems. Needs upgraded controller and 1502	\$5,000	\$500-\$2100	\$250-\$1075
	Medium	Interior Door Hardware. Install restricted key system.	\$24,300	\$2400-\$10400	\$1215-\$5224
	Medium	Boiler Room Piping. Systems in good shape. If boilers upgraded, all associated equipment should be upgraded. Insulation needs repair.	\$28,300	\$2800-\$12100	\$1415-\$6084
	Medium	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10')	\$60,800	\$6100-\$26200	\$3040-\$13072
Tier 2	High	Exterior Wall Construction. Recaulk control joints.	\$2,900	\$300-\$1200	\$145-\$623
	High	Exterior Wall Construction. Seal and repair concrete block. Stress cracks same as other schools. Lack of control joints	\$15,300	\$1500-\$6500	\$765-\$3289
	High	Paint Exterior roof cap, Steel roof	\$7,100	\$700-\$3000	\$355-\$1526
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Storefront windows. Hollow metal. Needs caulking on all windows	\$1,800	\$200-\$800	\$90-\$387
	High	Retractable Partitions. Repair/replace gym/cafeteria partition. Curtains need replaced due to fire retardant life.	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Flooring Restrooms. Replace sheet vinyl flooring with poured acrylic, all restrooms	\$51,400	\$5100-\$22100	\$2570-\$11051
	High	Drinking Fountains and Coolers. Replace water coolers with fountains.	\$13,400	\$1300-\$5700	\$670-\$2881
	High	Markings and Signage. Needs to be updated and added to	\$3,600	\$400-\$1600	\$180-\$774
	High	Paving & Surfacing. Sidewalks, many areas need replaced	\$21,300	\$2100-\$9100	\$1065-\$4579
	Medium	Flooring Kitchen. Replace kitchen flooring	\$54,000	\$5400-\$23200	\$2700-\$11610
Tier 3	High	Standard Slab on Grade. Repair slab where there are settling issues	\$3,600	\$400-\$1600	\$180-\$774
	High	Insulation. Boiler pipe insulation needs repair	\$7,100	\$700-\$3000	\$355-\$1526
	High	Playing Fields. Poor, small field is shot	\$21,300	\$2100-\$9100	\$1065-\$4579
	High	Playing Fields. Multi-use Field. Install new synthetic turf for small multi-use field	\$51,100	\$5100-\$21900	\$2555-\$10986
	Medium	Vinyl Coverings. Wall Finishes. Repair walls vinyl. Bathroom halls have colored vinyl that need replaced.	\$3,700	\$400-\$1600	\$185-\$795
	Medium	Suspended Ceilings. Good. Need to replace all ceiling tiles in the kitchen. (need to be food grade)	\$5,600	\$600-\$2400	\$280-\$1204
	Medium	Grease Interceptor. Bypass if possible	\$7,100	\$700-\$3000	\$355-\$1526
Tier 4	High	Seeding and Sodding. Many areas need redone	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$1,078,900

Estimated Project Management Costs Range: \$107,600 - \$463,100

Estimated Inflation Range: \$53,945 - \$231,964

Estimated Total Project Costs: \$1,240,445 - \$1,773,964



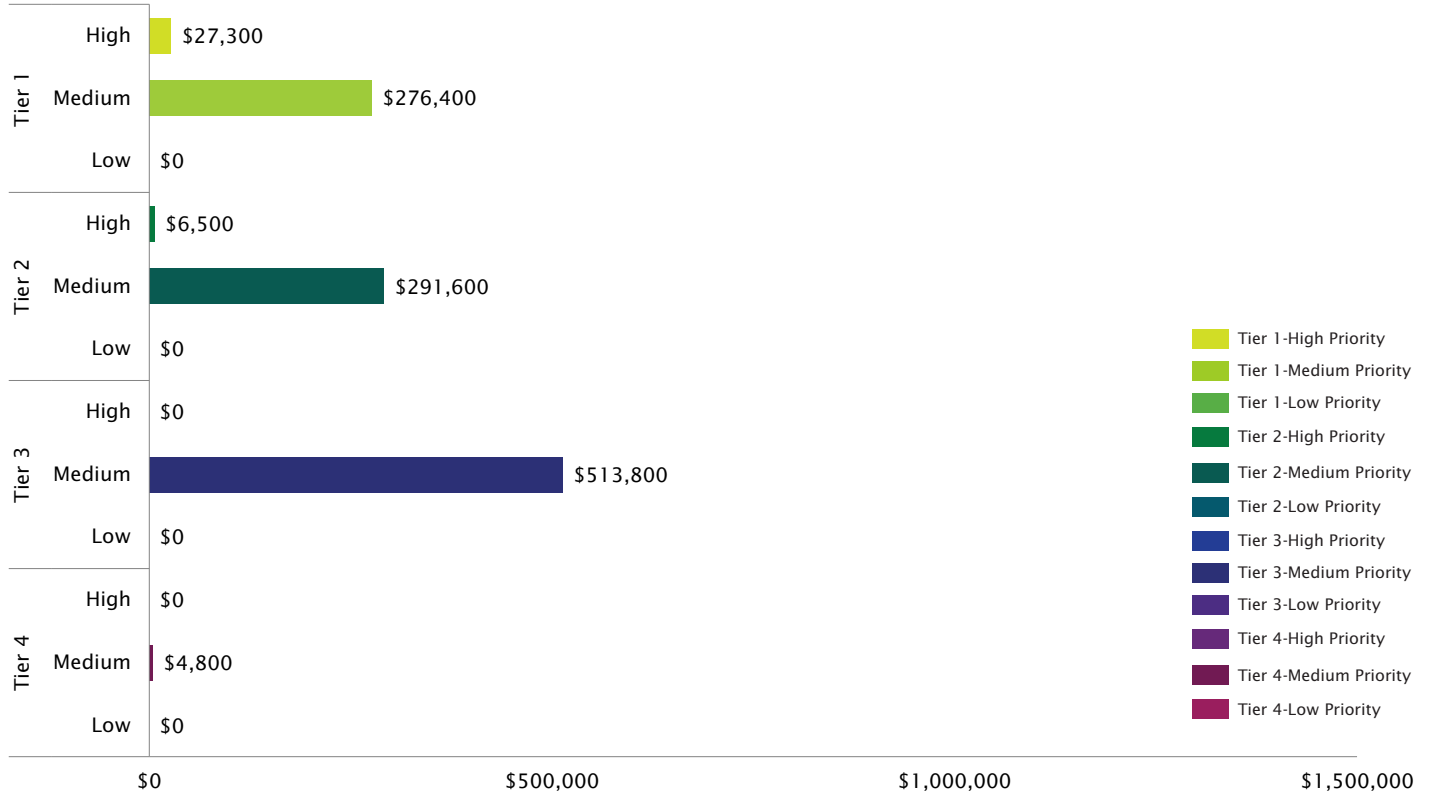
1103 West Perry Park Avenue
Larkspur, CO 80118
Castle View High School Feeder Area, K-6

Funded by 1970 Bond
Opened in 1972

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

Larkspur Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority

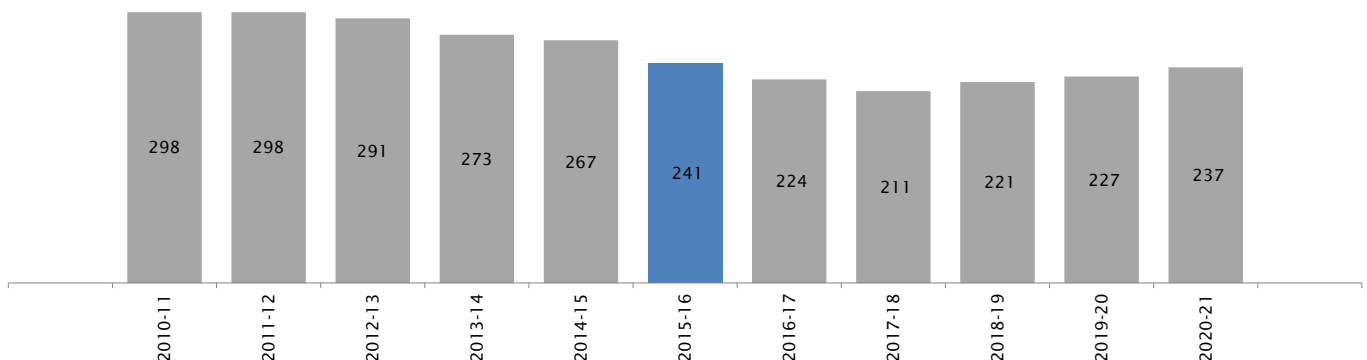


Estimated Total Construction Costs (in 2016 Dollars): \$1,120,400
Estimated Total Project Costs: \$1,288,020 - \$1,842,086

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 488

Capacity on traditional calendar = 376



Following is the list of identified facility projects at Larkspur Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace area E roof with .060 EDPM fully adhered	\$27,300	\$2800-\$11800	\$1365-\$5869
	Medium	Interior Door Hardware. Replace door hardware	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Irrigation Systems. Replace irrigation system.	\$85,100	\$8500-\$36600	\$4255-\$18296
Tier 2	High	Exterior Windows. Recaulk windows	\$6,500	\$600-\$2700	\$325-\$1397
	Medium	Exterior Wall Construction. Repair areas of metal siding	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Solid Exterior Doors. Repair, sand and paint exterior doors	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Interior Doors. Replace interior doors	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Fabricated Toilet Partitions. Replace when flooring replaced	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Flooring Restroom. Replace ceramic tile with poured acrylic	\$29,800	\$2900-\$12700	\$1490-\$6407
	Medium	Sinks. Replace 3 sinks in individual restrooms	\$1,300	\$100-\$600	\$65-\$279
	Medium	Wash Fountains. Replace trough washing stations with sinks (2)	\$4,900	\$500-\$2100	\$245-\$1053
	Medium	Fixed Casework. Replace casework in original building	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk, front entry asphalt.	\$12,900	\$1200-\$5500	\$645-\$2773
Tier 3	Medium	Column Foundations. Repair rusting columns at gym west side	\$6,500	\$600-\$2700	\$325-\$1397
	Medium	Perimeter Drainage and Insulation. Improve drainage at parking lot, mobile site, and northwest bus loop	\$35,700	\$3600-\$15400	\$1785-\$7675
	Medium	Fixed Walls. Refinish all fixed walls	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Interior Door Frames. Sand/paint door frames	\$19,200	\$1900-\$8200	\$960-\$4128
	Medium	Interior Finishes. Replace sound panels in music room and gym	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Vinyl Coverings. Repair or replace vinyl coverings	\$5,100	\$500-\$2200	\$255-\$1096
	Medium	Suspended Ceilings. Replace grid ceiling and tile in original building	\$35,100	\$3500-\$15100	\$1755-\$7546
	Medium	Fire Sprinkler Water Supply. Fire sprinkle building	\$316,100	\$31600-\$135900	\$15805-\$67961
	Medium	Fences and Gates. Repair/replace fencing where needed, wood and metal	\$6,500	\$600-\$2700	\$325-\$1397
	Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$68,100	\$6800-\$29200	\$3405-\$14641
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$4,800	\$400-\$2000	\$240-\$1032

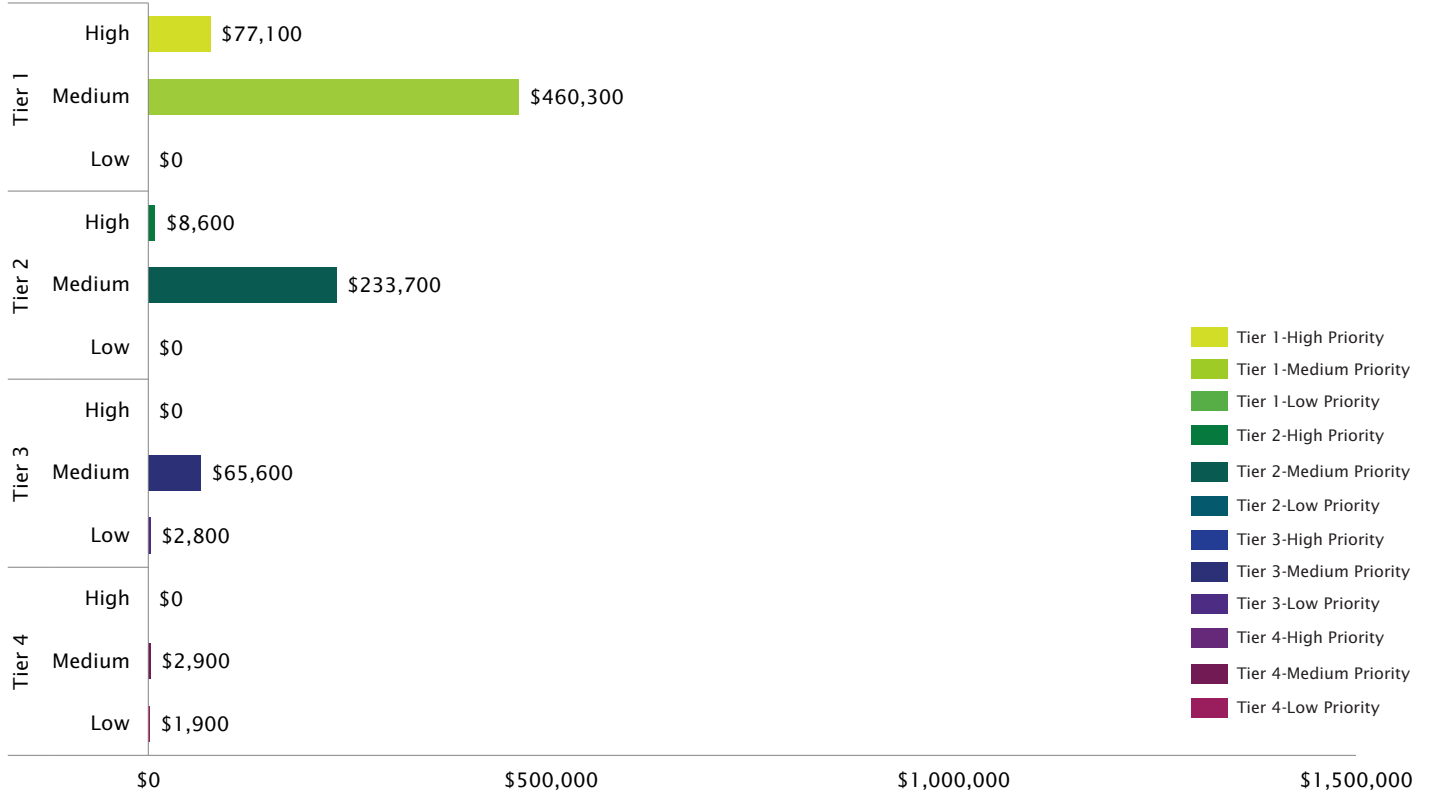
Estimated Total Construction Costs (in 2016 Dollars): \$1,120,400
Estimated Project Management Costs Range: \$111,600 - \$480,800
Estimated Inflation Range: \$56,020 - \$240,886

Estimated Total Project Costs: \$1,288,020 - \$1,842,086



Legacy Point Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$852,900

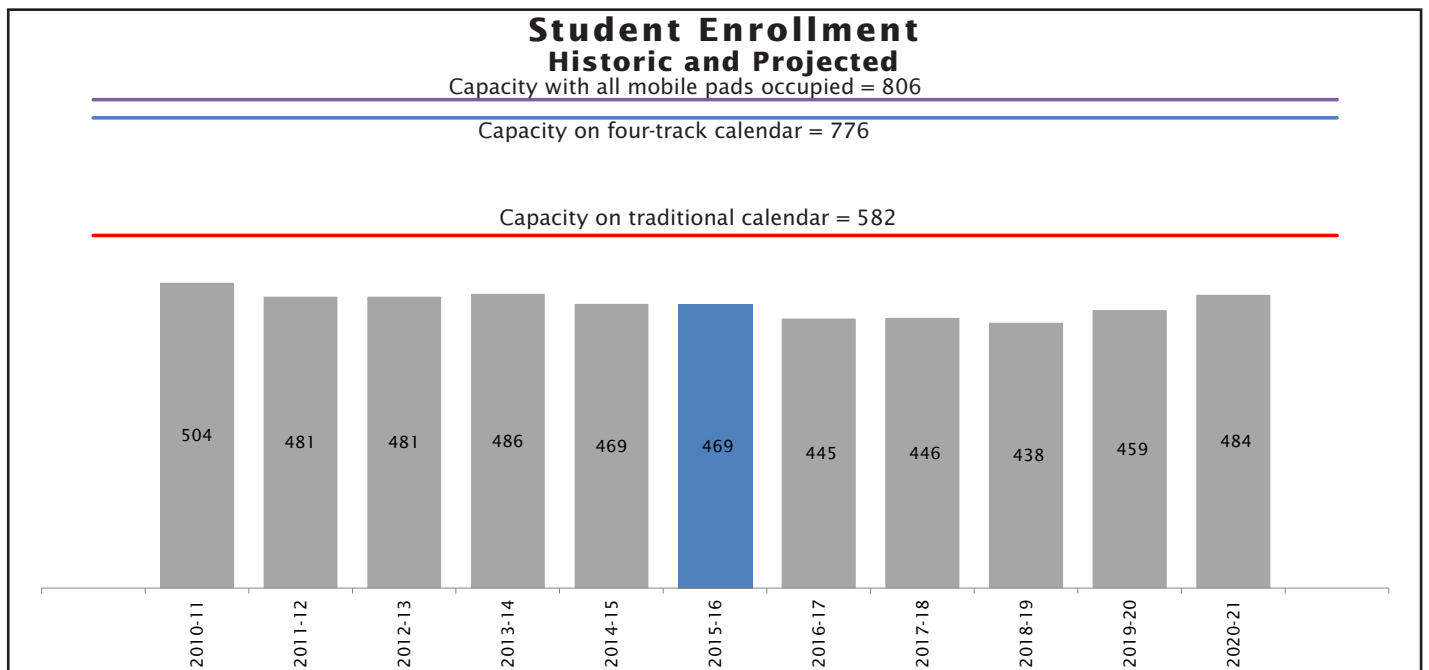
Estimated Total Project Costs: \$980,745 - \$1,402,674

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 806

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Upgrade fire alarm system	\$77,100	\$7700-\$33200	\$3855-\$16576
	Medium	Passenger Elevators. Elevator has had problems since installation. Fix elevator deficiencies	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Controls. Replace Trane controls with Delta	\$441,000	\$44100-\$189700	\$22050-\$94815
Tier 2	High	Exterior Windows. Fix storefront window leakage	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Exterior Wall Construction. Recaulk building control joints, patch cracks, water seal concrete block	\$23,100	\$2400-\$10000	\$1155-\$4966
	Medium	Paint Exterior.	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Exterior Windows. Recaulk windows	\$12,800	\$1200-\$5400	\$640-\$2752
	Medium	Solid Exterior Doors. Recaulk door frames	\$900	\$100-\$400	\$45-\$193
	Medium	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Stair, Tread and Landing Finishes. Replace stair tread, not wearing well with discoloration	\$3,900	\$400-\$1700	\$195-\$838
	Medium	Flooring Restroom. Replace sheet vinyl with poured acrylic	\$27,000	\$2700-\$11600	\$1350-\$5805
	Medium	Flooring Carpet. Replace walk off carpet at entries	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Sinks. Replace with sink countertops, single surface	\$11,600	\$1200-\$5000	\$580-\$2494
	Medium	Paving and Surfacing. Roadways (Bus Loops). Resurface asphalt bus loop	\$23,100	\$2400-\$10000	\$1155-\$4966
	Medium	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$69,500	\$6900-\$29800	\$3475-\$14942
	Medium	Paving and Surfacing. Sidewalks. Repair/replace damage to sidewalks due to ground movement	\$15,500	\$1500-\$6600	\$775-\$3332
Tier 3	Medium	Blinds and Other Window Treatment. Replace blinds in conference room at front entry	\$3,900	\$400-\$1700	\$195-\$838
	Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$61,700	\$6100-\$26500	\$3085-\$13265
	Low	Vinyl Covering. Repair areas of vinyl wall covering	\$2,800	\$300-\$1200	\$140-\$602
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$2,900	\$300-\$1200	\$145-\$623
	Low	Other Landscape Features. Place bollards in front of conference room at front entry	\$1,900	\$200-\$900	\$95-\$408

Estimated Total Construction Costs (in 2016 Dollars): \$852,900

Estimated Project Management Costs Range: \$85,200 - \$366,400

Estimated Inflation Range: \$42,645 - \$183,374

Estimated Total Project Costs: \$980,745 - \$1,402,674



Legend High School-Identified Facility Projects

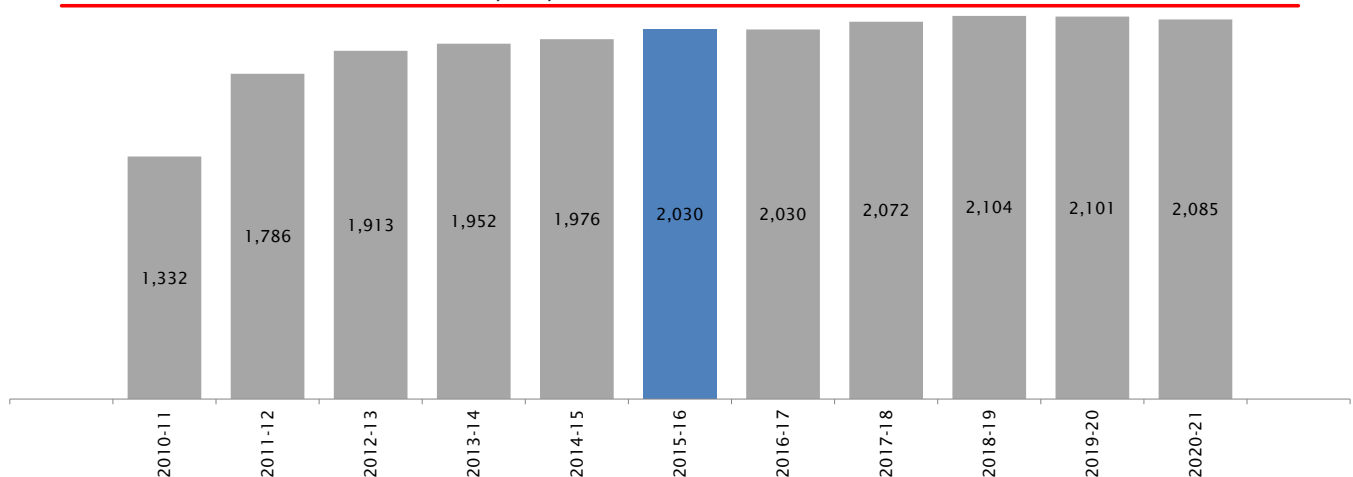
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 2,440

Capacity on traditional calendar = 2,160





Lone Tree Elementary-Identified Facility Projects

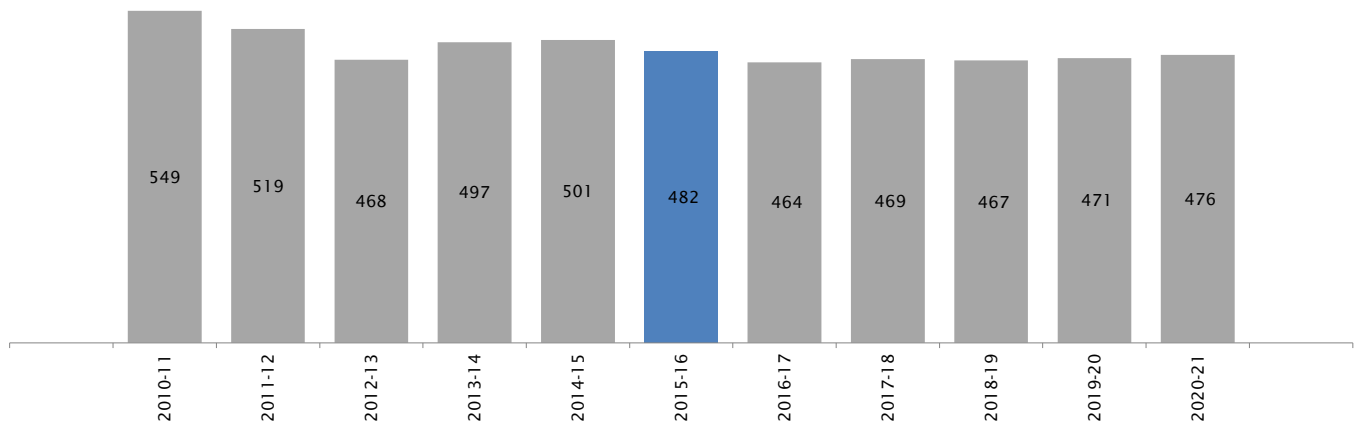
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Student Enrollment Historic and Projected

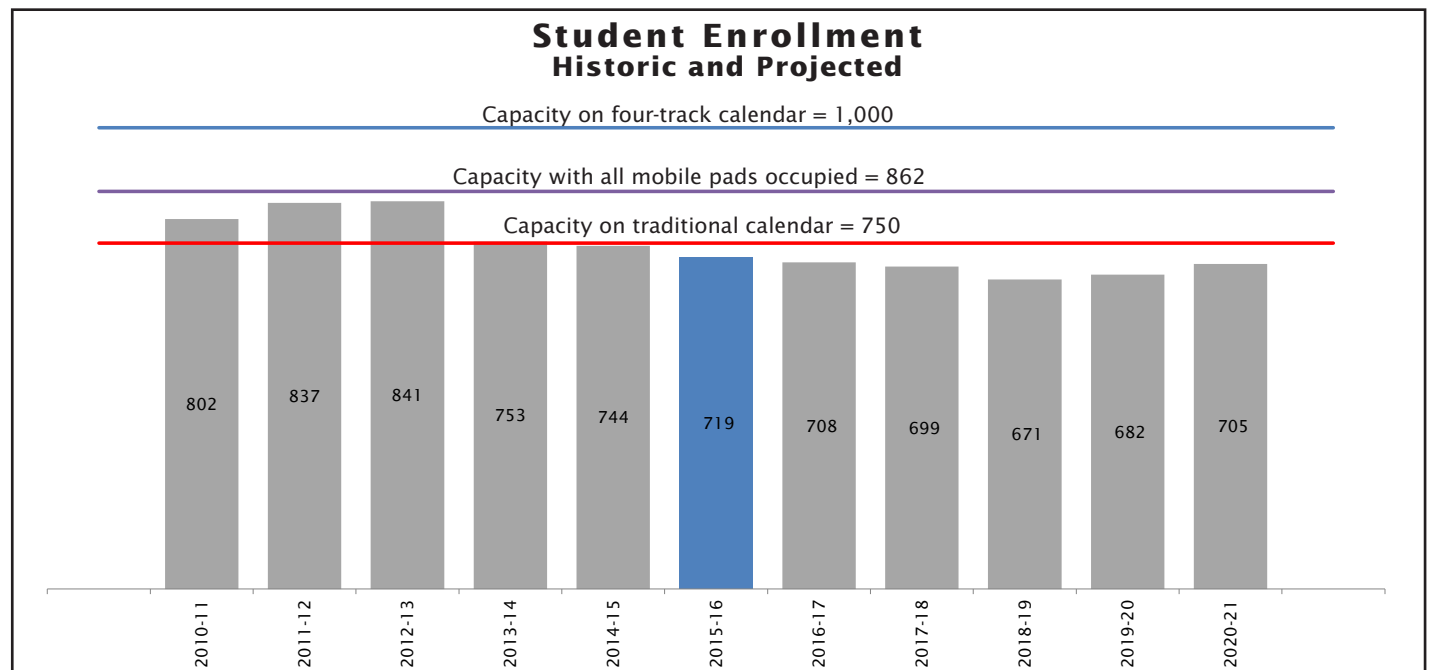
Capacity on four-track calendar = 776

Capacity on traditional calendar = 582





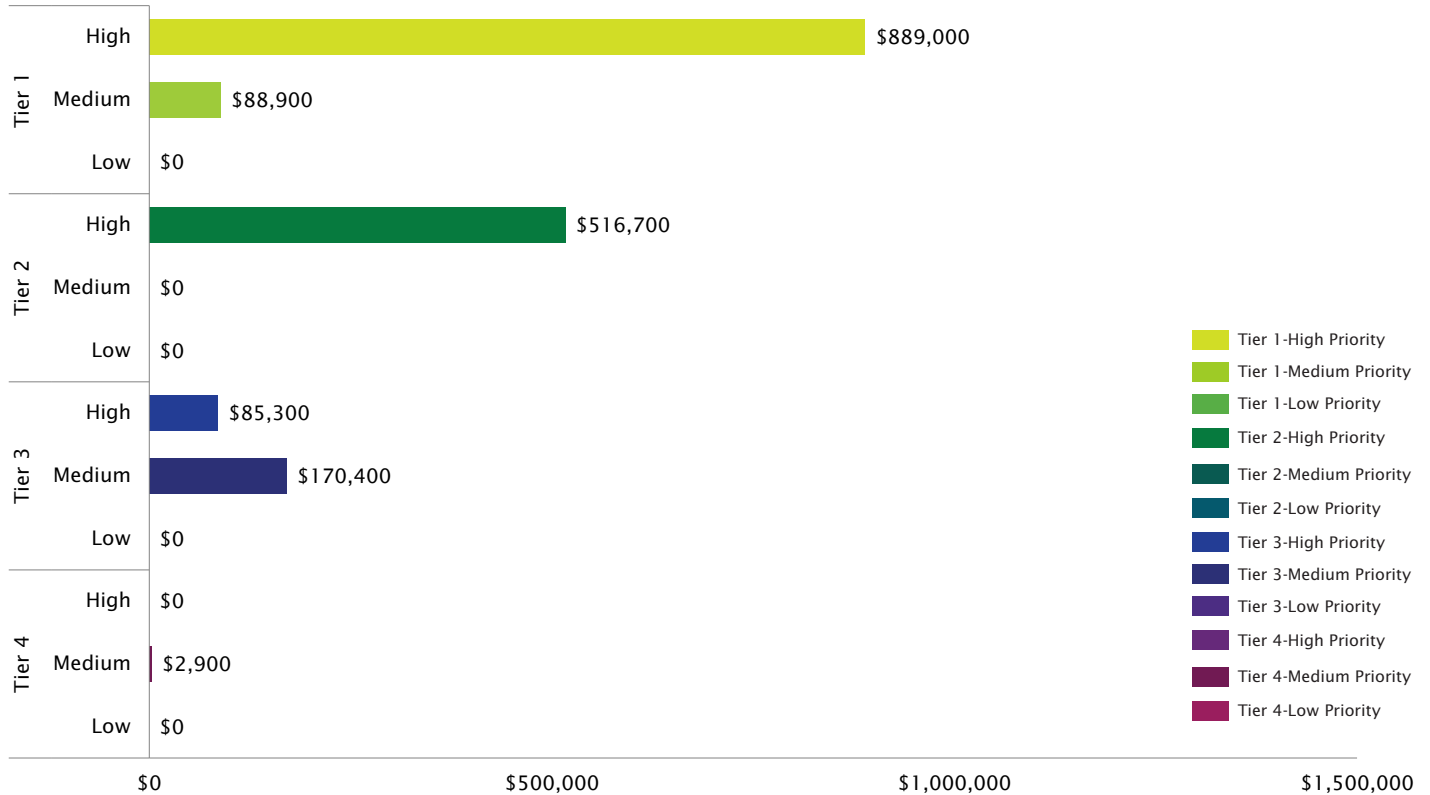
Mammoth Heights Elementary-Identified Facility Projects
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



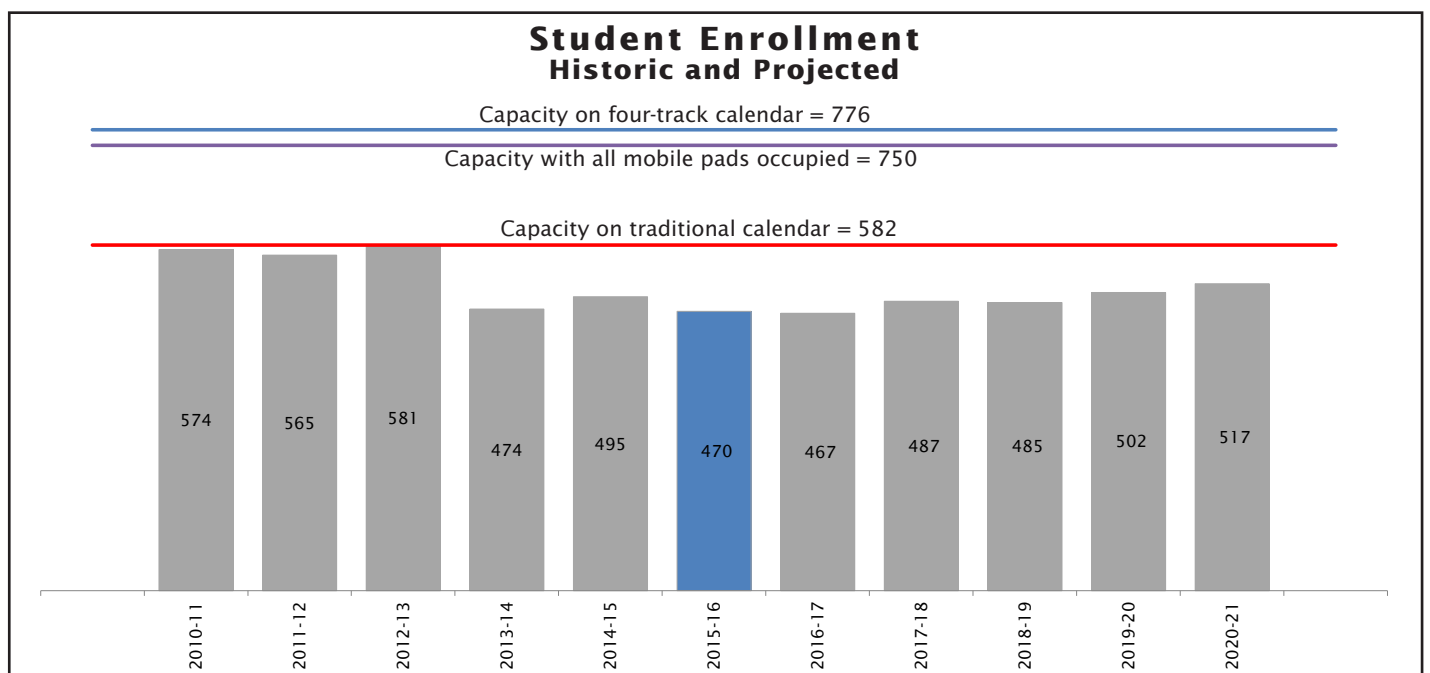


Meadow View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,753,200
Estimated Total Project Costs: \$2,016,160 - \$2,883,938



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace .045 mil EDPM ballasted roof with .060 fully adhered	\$556,500	\$55700-\$239300	\$27825-\$119647
	High	Door Hardware. Levers reaching end of life cycle. Replace levers	\$35,700	\$3600-\$15400	\$1785-\$7675
	High	Controls- Upgrade controllers. Count 72	\$182,200	\$18200-\$78400	\$9110-\$39173
	High	Clock and Program Systems. Replace Simplex clock system	\$15,400	\$1500-\$6600	\$770-\$3311
	High	Fire Alarm Systems. Upgrade fire alarm system	\$85,100	\$8500-\$36600	\$4255-\$18296
	High	Irrigation Systems. Upgrade irrigation controller	\$14,100	\$1400-\$6100	\$705-\$3031
	Medium	Door Hardware. Replace non-restricted key system with restricted	\$28,100	\$2800-\$12000	\$1405-\$6041
	Medium	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10')	\$60,800	\$6100-\$26200	\$3040-\$13072
Tier 2	High	Exterior Wall Construction. Re-seal Concrete block. Repair stress cracks from settling. Re-caulk all joints.	\$14,300	\$1500-\$6200	\$715-\$3074
	High	Exterior Wall Construction. Recaulk control joints, repair grout	\$6,000	\$600-\$2600	\$300-\$1290
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Retractable Partition. Replace operable partition at gym	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Fabricated Toilet Partitions. Replace toilet partitions in 4 boys and 4 girls restrooms	\$26,800	\$2700-\$11500	\$1340-\$5762
	High	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Paving and Surfacing. Roadways (Bus Loops). Resurface bus loop	\$75,000	\$7500-\$32300	\$3750-\$16125
	High	Paving and Surfacing. Parking Lot. Resurface parking lot	\$140,600	\$14100-\$60500	\$7030-\$30229
	High	Curbs, Rails and Barriers. Replace curb with snow curb	\$70,400	\$7000-\$30300	\$3520-\$15136
	High	Markings and Signage. Upgrade parking lot signage	\$7,500	\$800-\$3200	\$375-\$1612
	High	Paving and Surfacing. Sidewalks. Replace/repair areas of sidewalk	\$46,900	\$4700-\$20100	\$2345-\$10083
	High	Playing Fields. Playground. Replace playground asphalt playpad	\$84,400	\$8400-\$36200	\$4220-\$18146
Tier 3	High	Column Foundations. Movement on east side, survey in 2015, repair as necessary	\$900	\$100-\$400	\$45-\$193
	High	Playing Fields. Multi-use Field. Renovate multi-use field	\$84,400	\$8400-\$36200	\$4220-\$18146
	Medium	Vinyl Coverings. Replace vinyl in hallways	\$25,000	\$2500-\$10800	\$1250-\$5375
	Medium	Fences and Gates. Replace dumpster enclosure with new enclosure, repair site fencing and backstop_x000D_	\$140,600	\$14100-\$60500	\$7030-\$30229
	Medium	Retaining Walls. Minor repairs on retaining wall	\$4,800	\$400-\$2000	\$240-\$1032
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

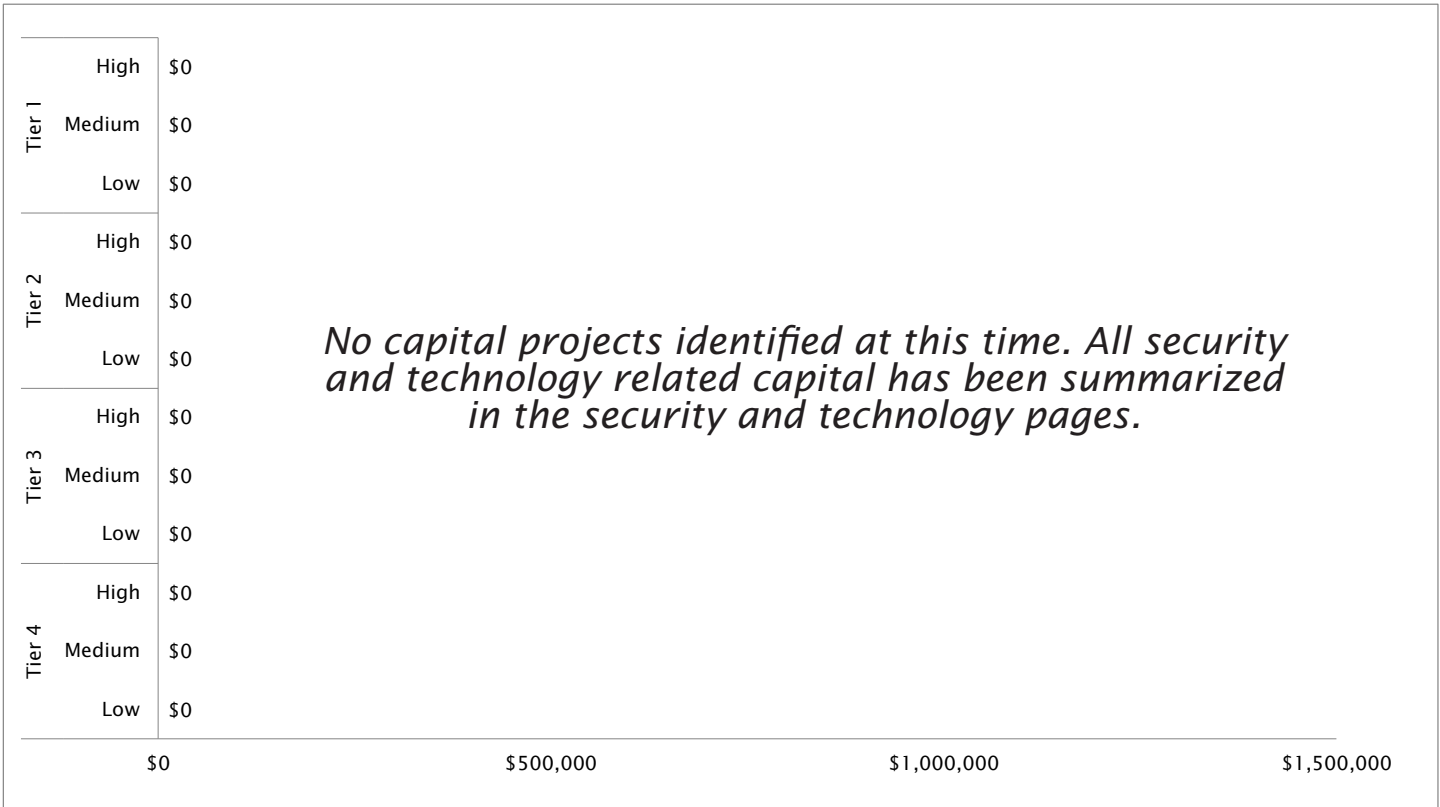
Estimated Total Construction Costs (in 2016 Dollars): \$1,753,200
Estimated Project Management Costs Range: \$175,300 - \$753,800
Estimated Inflation Range: \$87,660 - \$376,938

Estimated Total Project Costs: \$2,016,160 - \$2,883,938



Mesa Middle School-Identified Facility Projects

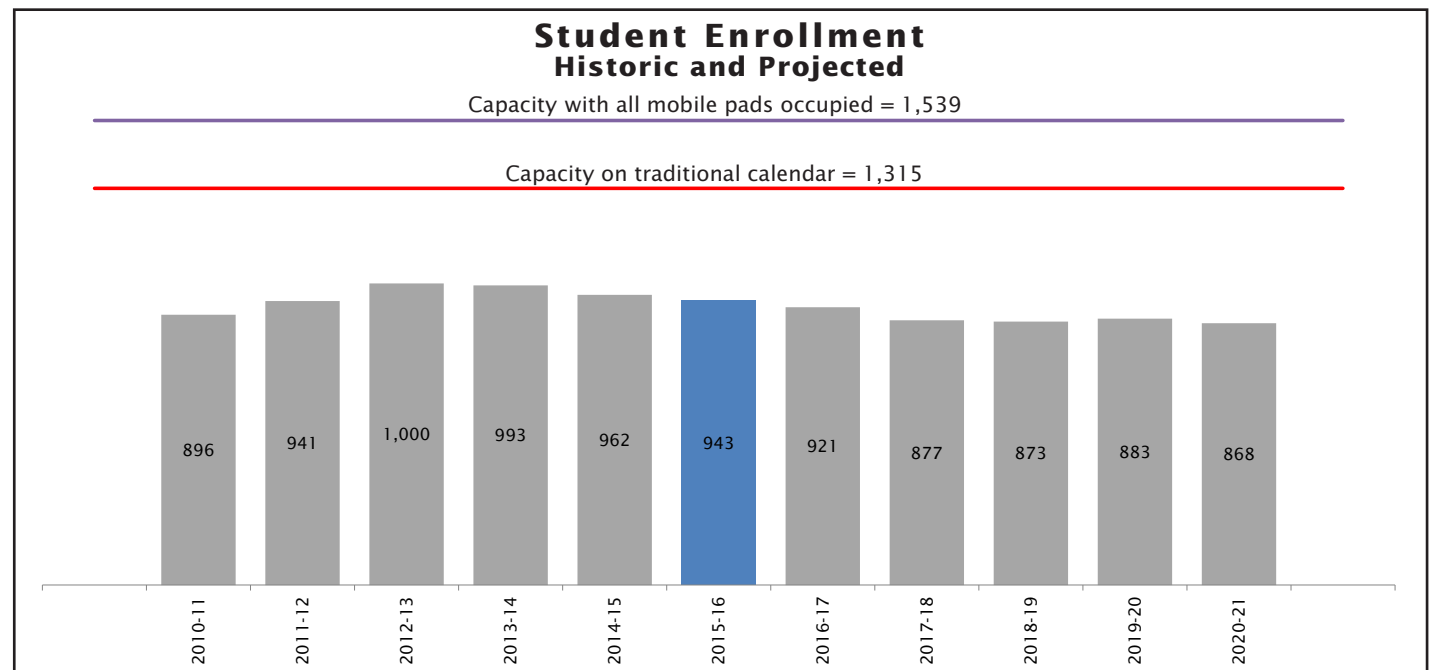
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 1,539

Capacity on traditional calendar = 1,315





Mountain Ridge Middle

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

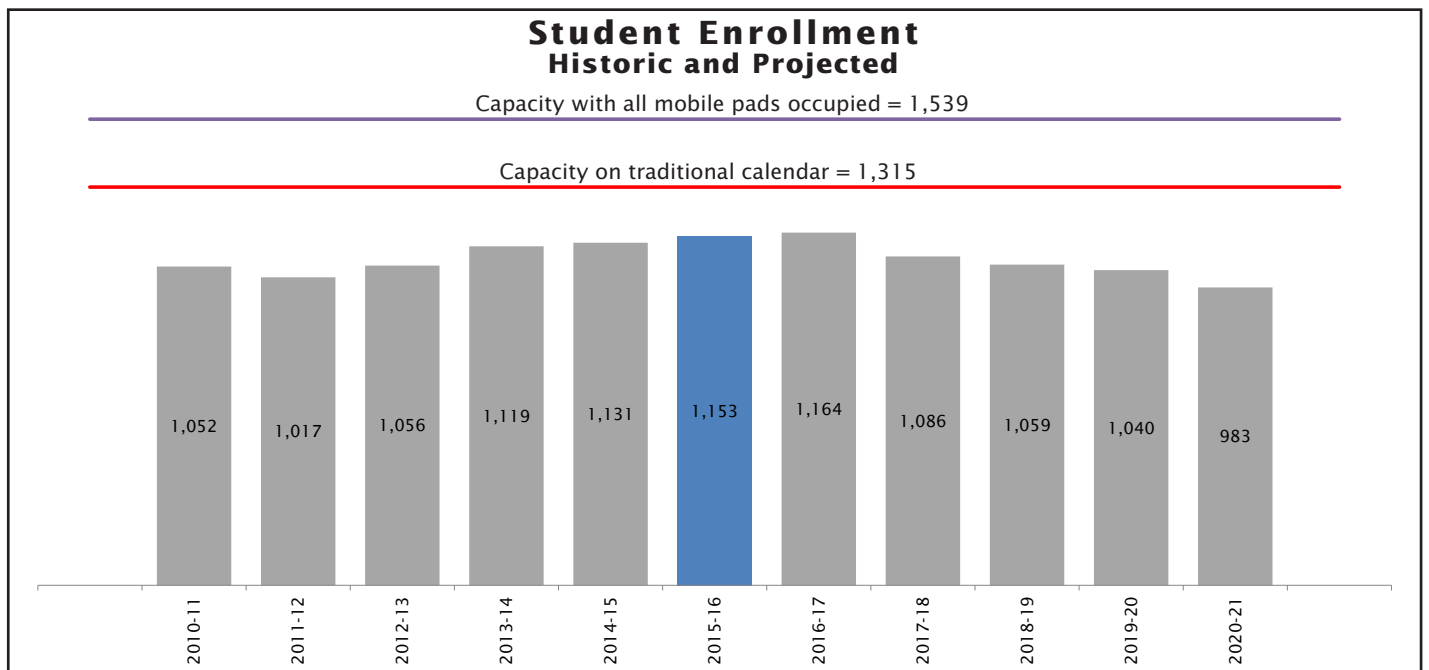
Funded by 2000 Bond
Opened in 2003

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

Mountain Ridge Middle School-Identified Facility Projects Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$746,800
Estimated Total Project Costs: \$858,740 - \$1,228,162



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Upgrade fire alarm system	\$325,500	\$32600-\$140000	\$16275-\$69982
	Medium	Chilled Water Systems. Clean cooling tower	\$1,900	\$200-\$900	\$95-\$408
	Medium	Fixed Multiple Seating. Bleachers. Repair bleachers in gym	\$5,800	\$600-\$2500	\$290-\$1247
Tier 2	High	Paving and Surfacing. Parking Lot. Mill and overlay all parking areas	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Exterior Wall Construction. Recaulk building control joints, repair crack in gym wall	\$4,500	\$400-\$1900	\$225-\$967
	Medium	Paint Exterior.	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Exterior Windows. Recaulk windows	\$21,700	\$2100-\$9300	\$1085-\$4665
	Medium	Solid Exterior Doors. Recaulk door frames	\$900	\$100-\$400	\$45-\$193
	Medium	Retractable Partition. Repair operable partitions in pods. One between SPED rooms in poor shape	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Fabricated Toilet Partitions. Replace toilet partitions in all restrooms	\$57,900	\$5800-\$24900	\$2895-\$12448
	Medium	Sink Countertops. Replace sink countertops in all restrooms with single surface	\$34,700	\$3500-\$14900	\$1735-\$7460
	Medium	Flooring Cafeteria. Replace VCT	\$11,600	\$1200-\$5000	\$580-\$2494
	Medium	Flooring Gym. Sand and refinish gym floor	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Flooring Restroom. Replace sheet vinyl with poured acrylic	\$46,400	\$4600-\$19900	\$2320-\$9976
	Medium	Sinks. Replace with sink countertops, single surface	\$23,100	\$2400-\$10000	\$1155-\$4966
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of concrete sidewalk	\$3,900	\$400-\$1700	\$195-\$838
Tier 3	Medium	Upper Floor. Repair prestress concrete tees at cafeteria/commons, separating causing cracks in floor and VCT damage	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Upper floor. Some movement occurring south of commons expansion joint. Carpet splitting, wall joint separation	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$61,700	\$6100-\$26500	\$3085-\$13265
Tier 4	Low	Vinyl Covering. Repair areas of vinyl wall covering	\$3,900	\$400-\$1700	\$195-\$838
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Other Landscape Features. Renovate areas of landscaping around school. Many patches of bare ground	\$15,500	\$1500-\$6600	\$775-\$3332

Estimated Total Construction Costs (in 2016 Dollars): \$746,800

Estimated Project Management Costs Range: \$74,600 - \$320,800

Estimated Inflation Range: \$37,340 - \$160,562

Estimated Total Project Costs: \$858,740 - \$1,228,162



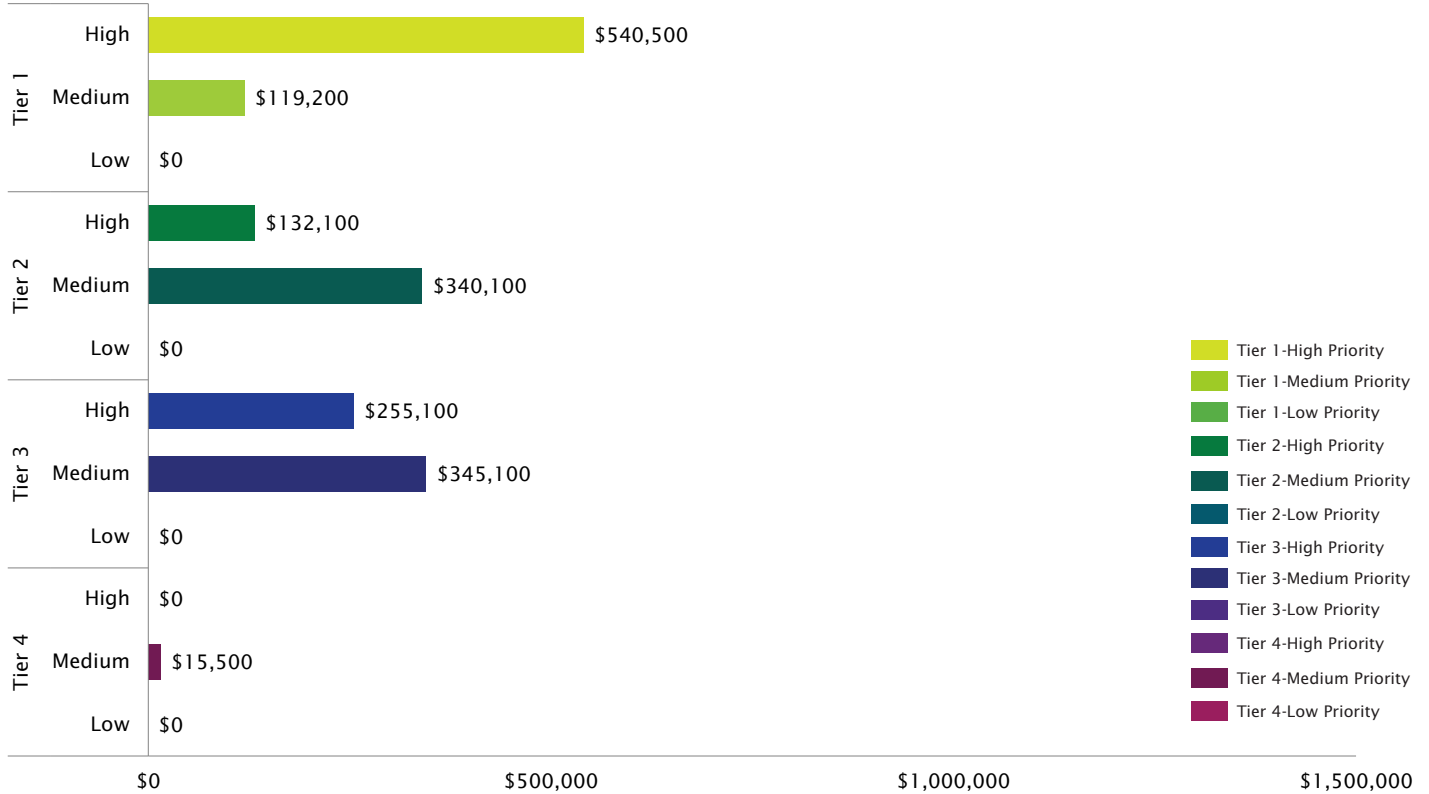
8502 East Pinery Parkway
Parker, CO 80134
Ponderosa High School Feeder Area, K-2

Funded by 1978 Bond
Opened in 1980

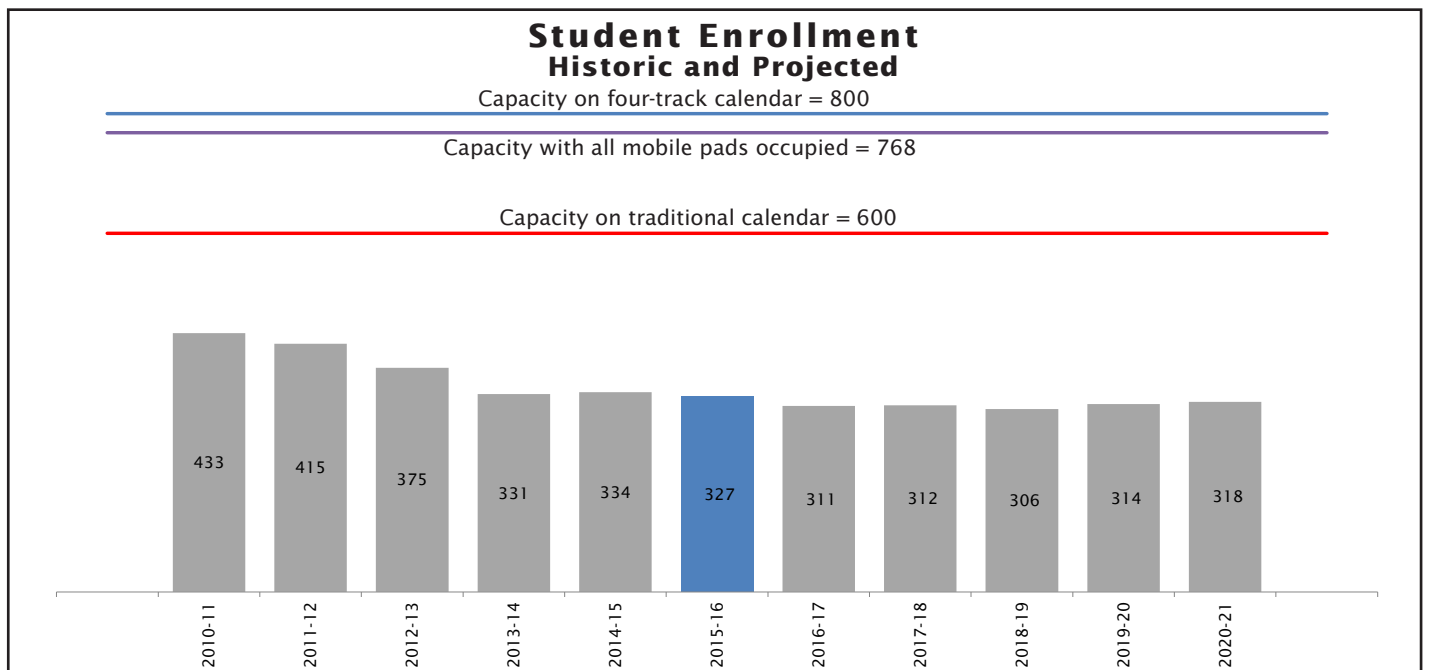
Acreage: 10
Original square feet: 43,360
Current square feet: 46,638

Mountain View Primary School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,747,600
Estimated Total Project Costs: \$2,009,180 - \$2,873,834



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Direct Expansion Systems. Replace RTU's	\$294,000	\$29400-\$126500	\$14700-\$63210
	High	Controls. Upgrade control system	\$162,000	\$16200-\$69600	\$8100-\$34830
	High	Fire Alarm Systems. Upgrade fire alarm system	\$84,500	\$8400-\$36300	\$4225-\$18167
	Medium	Roof Finishes. Silver coat parapet walls	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Irrigation Systems. Upgrade entire system to district standard.	\$46,800	\$4600-\$20100	\$2340-\$10062
Tier 2	High	Window Storefronts. Repair/replace, sand/paint entry/classroom storefronts	\$12,900	\$1200-\$5500	\$645-\$2773
	High	Paving and Surfacing. Bus Loop. Mill and overlay bus loop	\$68,100	\$6800-\$29200	\$3405-\$14641
	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$51,100	\$5100-\$21900	\$2555-\$10986
	Medium	Exterior Windows. Recaulk windows, repair a couple rusting through, kitchen and teachers lounge	\$14,500	\$1500-\$6300	\$725-\$3117
	Medium	Solid Exterior Doors. Sand and paint	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Retractable Partitions. Refurbish or replace classroom partitions	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Fabricated Toilet Partitions. Replace when flooring replaced	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Flooring Hallways/Classrooms. Refinish stage floor	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Flooring Restroom. Replace ceramic tile with poured acrylic	\$29,800	\$2900-\$12700	\$1490-\$6407
	Medium	Wash Fountains. Replace trough washing stations with sinks (6)	\$14,500	\$1500-\$6300	\$725-\$3117
	Medium	Fixed Casework. Replace older casework	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Curbs, Rails and Barriers. Repair/replace areas of curb. Install new curb and gutter at parking lot for better drainage. Move trash container area	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk. Widen side walk at service entry area. Install drainage chase under sidewalk outside gym entry	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Playing Fields. Playground. Replace asphalt playground	\$17,100	\$1700-\$7300	\$855-\$3676
	High	Playing Fields. Multi-use Field. Install new synthetic turf for multi-use field	\$255,100	\$25500-\$109700	\$12755-\$54846
Tier 3	Medium	Vinyl Coverings. Repair/replace vinyl wall coverings	\$5,100	\$500-\$2200	\$255-\$1096
	Medium	Fire Sprinkler Water Supply. Fire sprinkle building	\$340,000	\$34000-\$146200	\$17000-\$73100
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$6,900	\$700-\$2900	\$345-\$1483
	Medium	Seeding and Sodding. Renovate grass area around school.	\$8,600	\$800-\$3600	\$430-\$1849

Estimated Total Construction Costs (in 2016 Dollars): \$1,747,600

Estimated Project Management Costs Range: \$174,200 - \$750,500

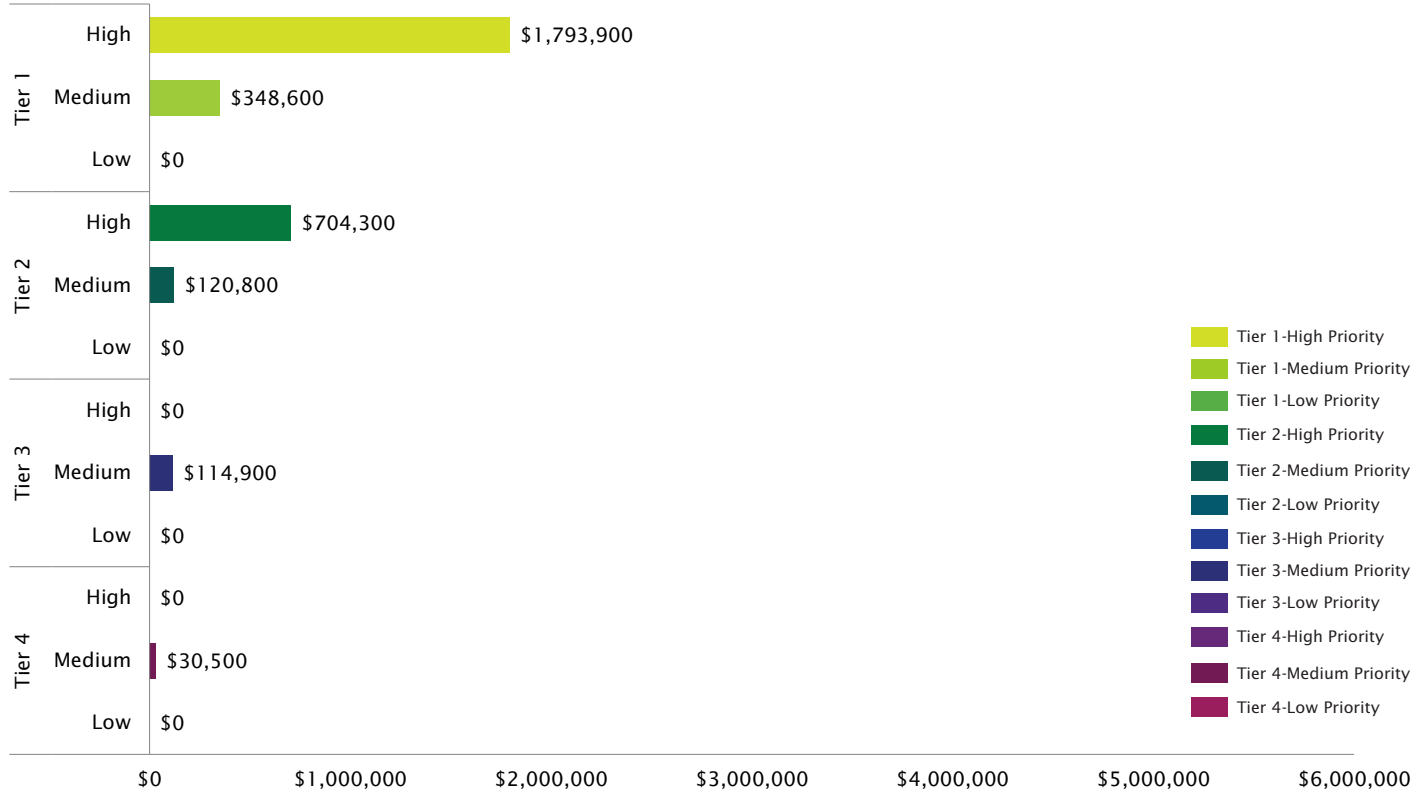
Estimated Inflation Range: \$87,380 - \$375,734

Estimated Total Project Costs: \$2,009,180 - \$2,873,834

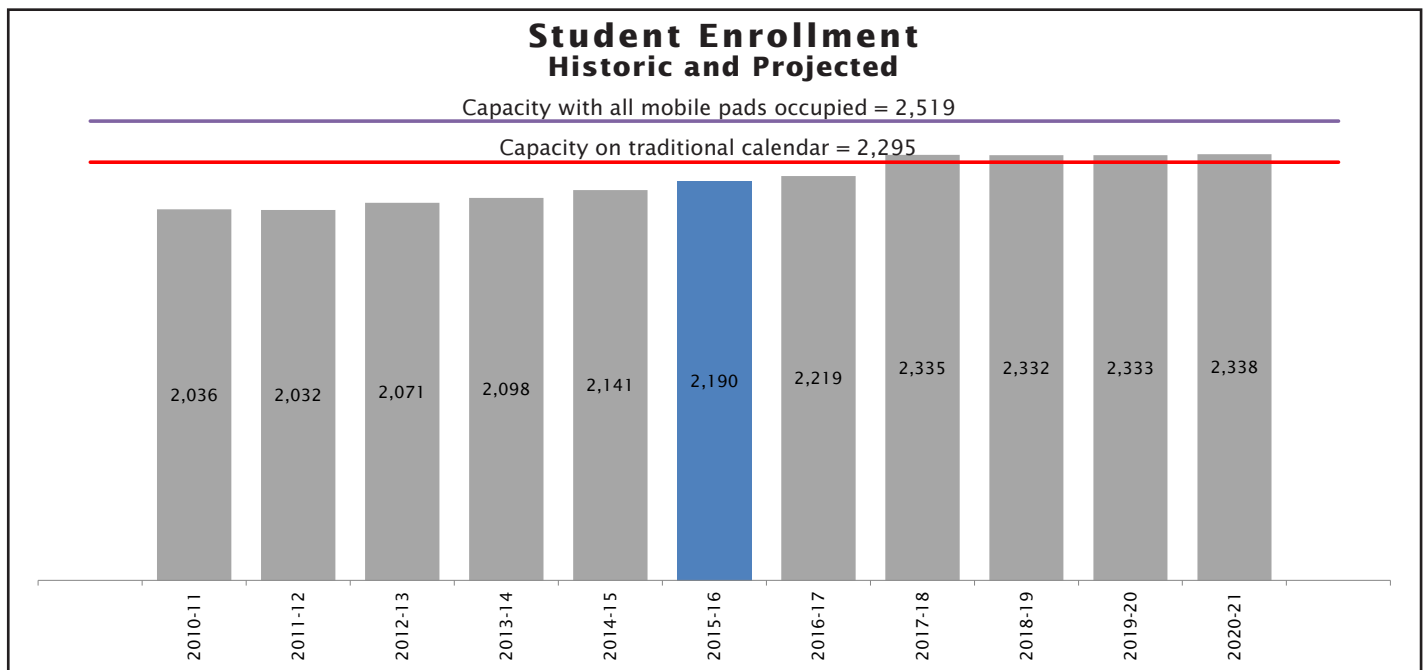


Mountain Vista High School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$3,113,000
Estimated Total Project Costs: \$3,579,450 - \$5,119,895



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace .045 EDPM ballasted roof with .060 EDPM fully adhered. Roof over office and 200 pod leaks often. Does not include F-pod	\$1,470,000	\$147000-\$632100	\$73500-\$316050
	High	Controls. Upgrade control system	\$323,900	\$32400-\$139200	\$16195-\$69638
	Medium	Paint Exterior. Paint metal roof	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$340,000	\$34000-\$146200	\$17000-\$73100
	High	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$53,000	\$5300-\$22700	\$2650-\$11395
	High	Exterior Windows. Recaulk windows	\$64,600	\$6500-\$27800	\$3230-\$13889
	High	Window Curtain Walls. Recaulk/reglaze curtain wall windows	\$34,100	\$3400-\$14600	\$1705-\$7331
	High	Paving and Surfacing. Parking Lot. Mill and overlay all parking areas	\$552,600	\$55200-\$237500	\$27630-\$118809
Tier 2	Medium	Exterior Wall Construction. Repair cracks in concrete block east wall on new wing northern area	\$2,600	\$200-\$1100	\$130-\$559
	Medium	Solid Exterior Doors. Paint exterior doors (8) total	\$700	\$0-\$300	\$35-\$150
	Medium	Fabricated Toilet Partitions. Repair toilet partitions as necessary	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Flooring Kitchen. Mountain Vista High School the flooring in the kitchen needs redone the cooks have slipped and fell several times this year.	\$51,100	\$5100-\$21900	\$2555-\$10986
	Medium	Flooring Restroom. Repair crack upper level main hall women's and men's restroom	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Site Improvements. Add additional parking and new roadways for traffic flow	\$44,800	\$4500-\$19200	\$2240-\$9632
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,600	\$800-\$3600	\$430-\$1849
Tier 3	Medium	Vinyl Coverings. Repair/replace areas of vinyl	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Playing Fields. Multi-use Field. Renovate multi-use playing field	\$102,000	\$10200-\$43800	\$5100-\$21930
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$30,500	\$3000-\$13100	\$1525-\$6557

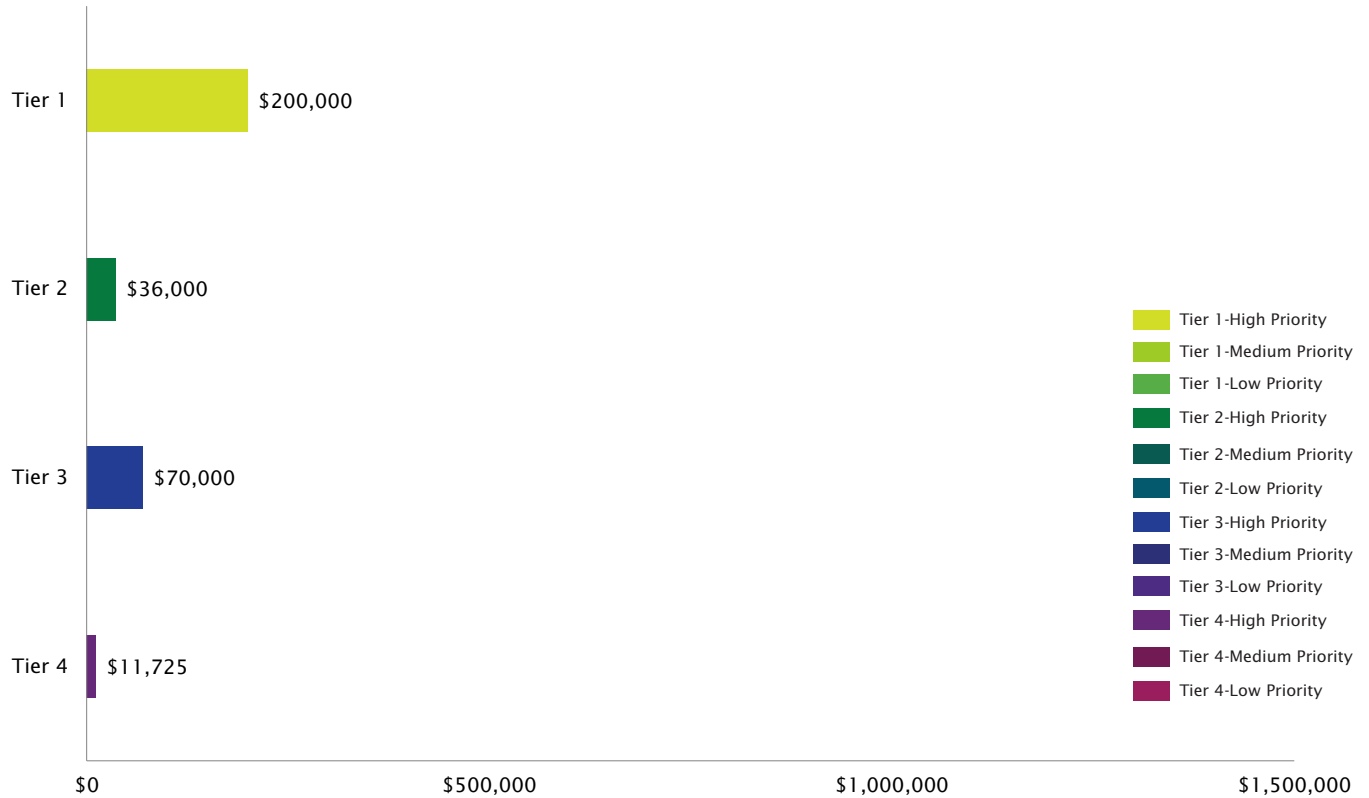
Estimated Total Construction Costs (in 2016 Dollars): \$3,113,000
Estimated Project Management Costs Range: \$310,800 - \$1,337,600
Estimated Inflation Range: \$155,650 - \$669,295

Estimated Total Project Costs: \$3,579,450 - \$5,119,895



North Star Academy-Identified Facility Projects

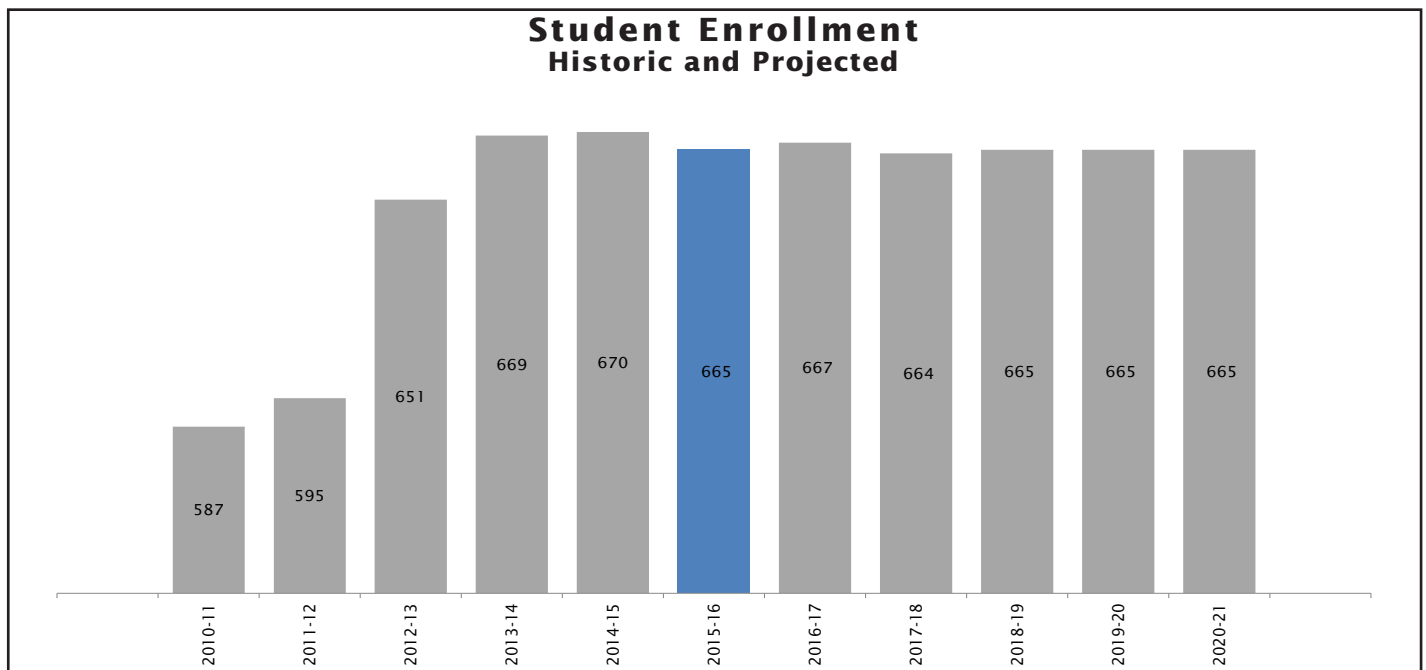
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$317,725

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

Student Enrollment Historic and Projected



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

Site Component Tier	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Replace 11 HVAC units	\$200,000	\$20000-\$86,000	\$10,000-\$43,000
Tier 2	Replace flooring in Art Room	\$6,000	\$600-\$2,580	\$300-\$1,290
	Upgrade irrigation controller	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Repair areas of damaged sidewalk	\$10,000	\$1,000-\$4,300	\$500-\$2,150
Tier 3	Re-work playing field for drainage	\$25,000	\$2,500-\$10,750	\$1,250-\$5,375
	Install access controlled security and detection system	\$4,000	\$400-\$1,720	\$200-\$860
	Install facility security camera system	\$38,000	\$3,800-\$16,340	\$1,900-\$8,170
	Install intrusion alarm system	\$3,000	\$300-\$1,290	\$150-\$645
Tier 4	Fix drainage west of parking lot	\$5,000	\$500-\$2,150	\$250-\$1,075
	Seed/sod areas west and north of playground	\$6,725	\$672-\$2,891	\$336-\$1,445

Estimated Total Construction Costs (in 2016 Dollars): \$317,725
Estimated Project Management Costs Range: \$31,773 - \$136,622
Estimated Inflation Range: \$15,886 - \$68,311

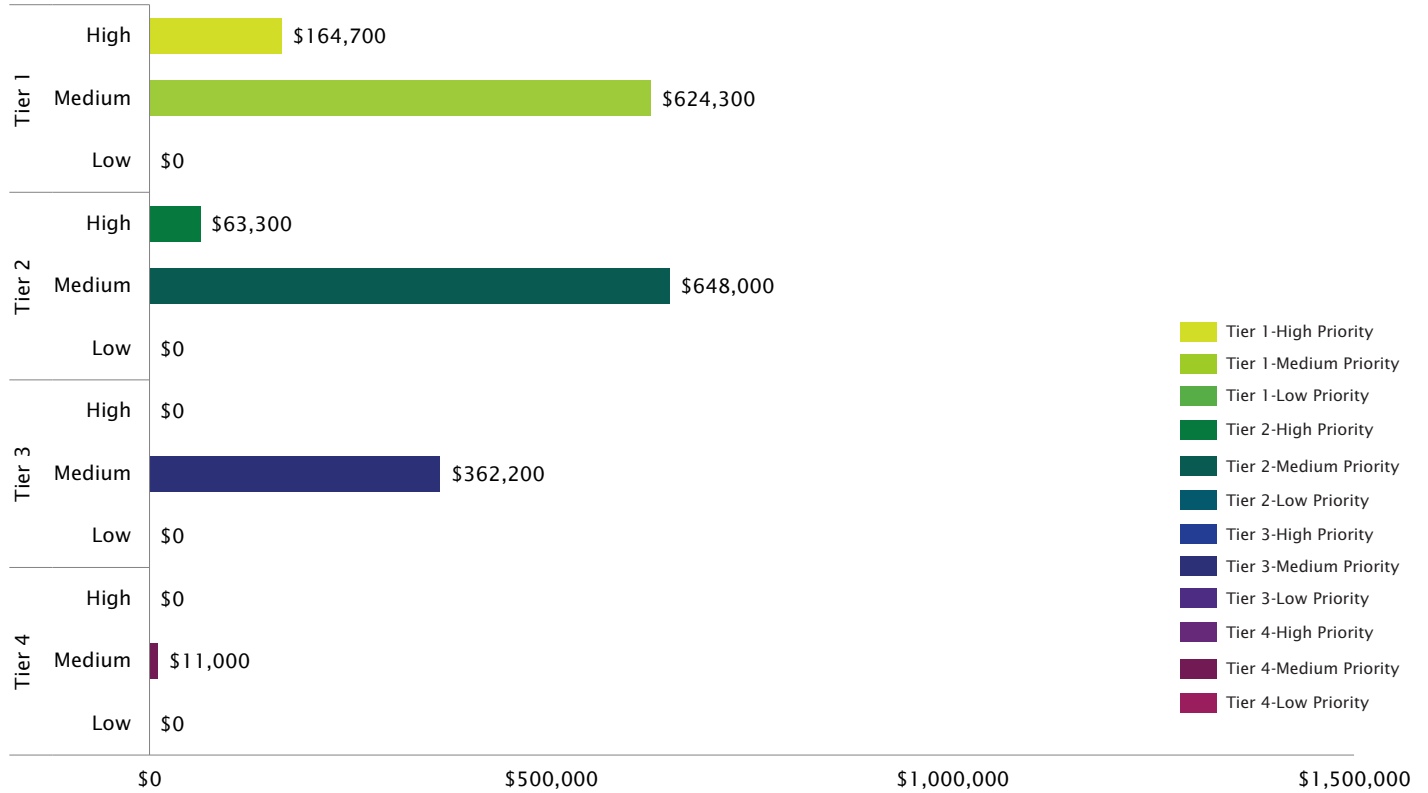
Estimated Total Project Costs: \$365,384- \$522,658

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

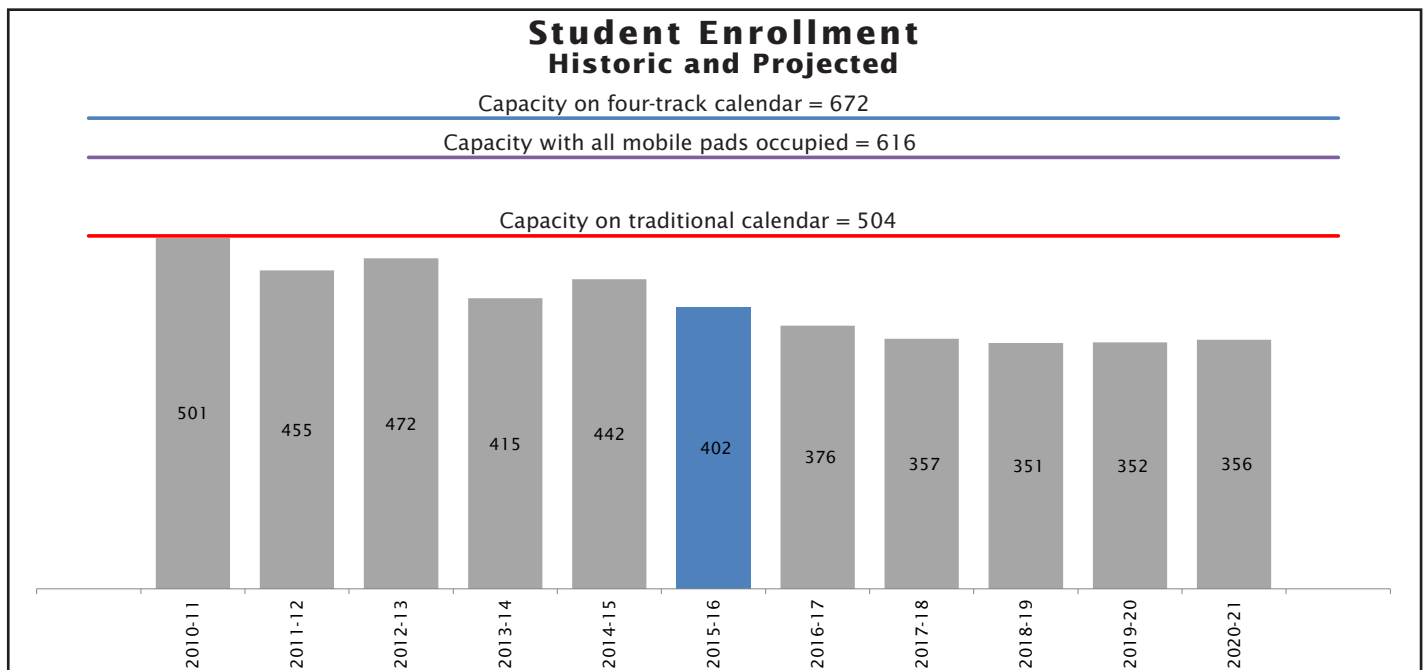


Northeast Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,873,500
Estimated Total Project Costs: \$2,153,875 - \$3,080,303



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace 60mil ballasted roof over 1991 addition (front entry,gym and band rooms)	\$105,000	\$10500-\$45200	\$5250-\$22575
	High	Panels and Transformers. Replace original panels and transformers	\$42,600	\$4200-\$18300	\$2130-\$9159
	High	Irrigation Systems. Update entire irrigation system	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Roof Finishes. New blocks for roof piping, disintegrating	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Roof Finishes. Replace 60mil fully adhered roof over original building and art room	\$420,000	\$42000-\$180600	\$21000-\$90300
	Medium	Gutters and Downspouts. Fix gutter and downspout drainage issues	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$127,500	\$12800-\$54800	\$6375-\$27412
Tier 2	Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$63,800	\$6400-\$27400	\$3190-\$13717
	High	Exterior Wall Construction. Recaulk control joints, repair grout, fix crack on west side	\$29,800	\$2900-\$12700	\$1490-\$6407
	High	Exterior Windows. Recaulk windows	\$12,000	\$1200-\$5200	\$600-\$2580
	High	Window Storefronts. Repair/replace, sand/paint entry/classroom storefronts	\$17,100	\$1700-\$7300	\$855-\$3676
	High	Flooring Carpet. Replace carpet in band room and office work area.	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Paint Exterior. Paint Concrete block chiller enclosure	\$900	\$100-\$400	\$45-\$193
	Medium	Solid Exterior Doors. Sand and paint	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Fabricated Toilet Partitions. Replace toilet partitions when flooring replaced	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Flooring Cafeteria. Replace VCT in cafeteria	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Flooring Gym. Replace synthetic tartan floor	\$34,100	\$3400-\$14600	\$1705-\$7331
	Medium	Flooring Kitchen. Replace poured acrylic floor in kitchen	\$55,300	\$5500-\$23700	\$2765-\$11889
	Medium	Flooring Restroom. Replace ceramic tile with poured acrylic	\$29,800	\$2900-\$12700	\$1490-\$6407
	Medium	Flooring Carpet. Replace carpet	\$187,100	\$18700-\$80400	\$9355-\$40226
	Medium	Fixed Casework. Replace all old casework	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Site Improvements. Fix site drainage issues around building	\$17,100	\$1700-\$7300	\$855-\$3676
Tier 3	Medium	Paving and Surfacing. Roadways (Bus Loops). Mill and overlay bus loop	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$51,100	\$5100-\$21900	\$2555-\$10986
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk, rework front entry for drainage	\$21,300	\$2100-\$9100	\$1065-\$4579
Tier 4	Medium	Playing Fields. Playground. Replace playground play pads	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Wall Foundations. Repair foundation wall on south side	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Vinyl Coverings. Repair/replace vinyl wall coverings	\$5,100	\$500-\$2200	\$255-\$1096
Tier 4	Medium	Fire Sprinkler Water Supply. Fire sprinkle building	\$340,000	\$34000-\$146200	\$17000-\$73100
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$6,600	\$600-\$2800	\$330-\$1419
	Medium	Seeding and Sodding. Renovate grass areas around school.	\$4,400	\$400-\$1800	\$220-\$946

Estimated Total Construction Costs (in 2016 Dollars): \$1,873,500
Estimated Project Management Costs Range: \$186,700 - \$804,000
Estimated Inflation Range: \$93,675 - \$402,803

Estimated Total Project Costs: \$2,153,875 - \$3,080,303



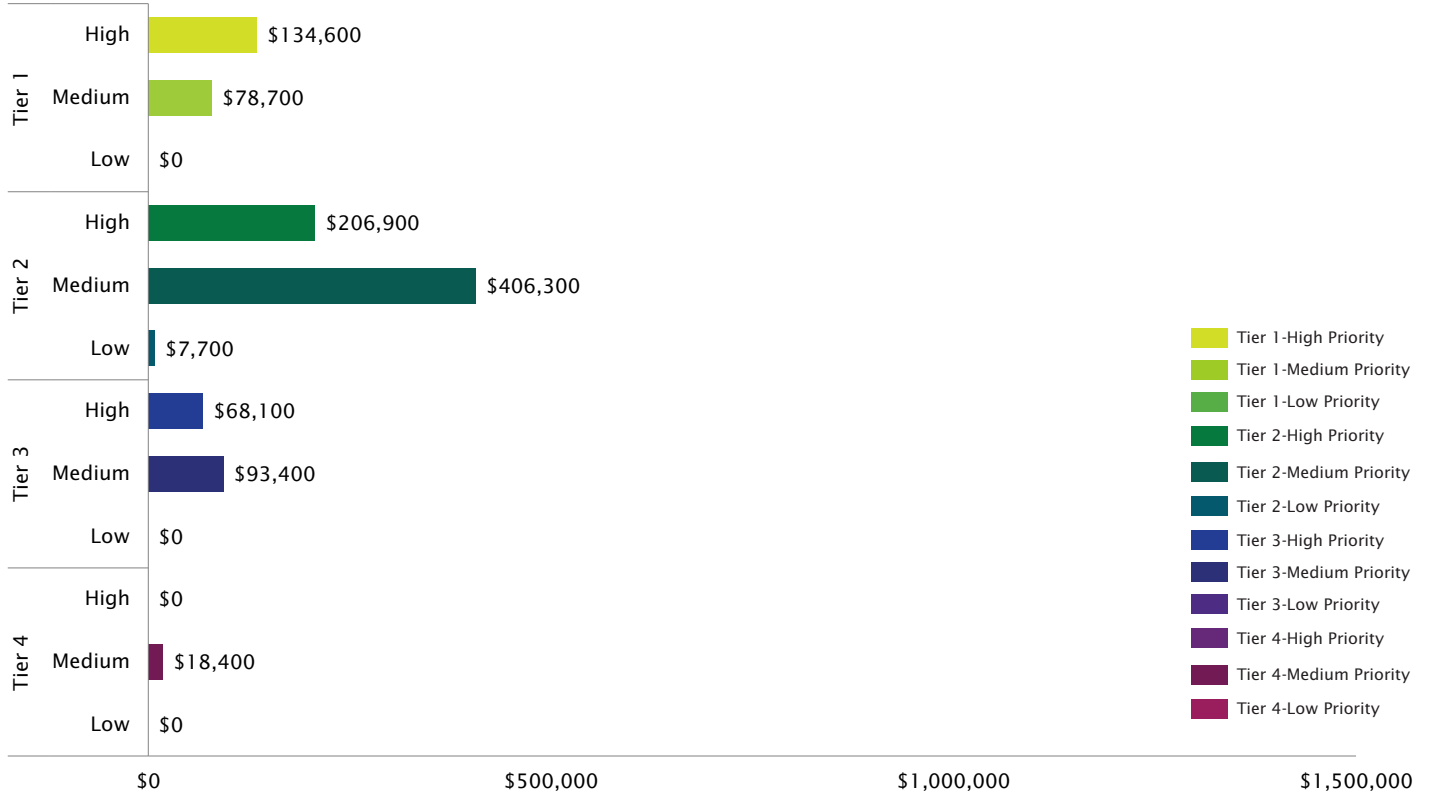
6555 Southpark Road
Highlands Ranch, CO 80126
Mountain Vista High School Feeder Area, K-6

Funded by Capital Reserve
Opened in 1982

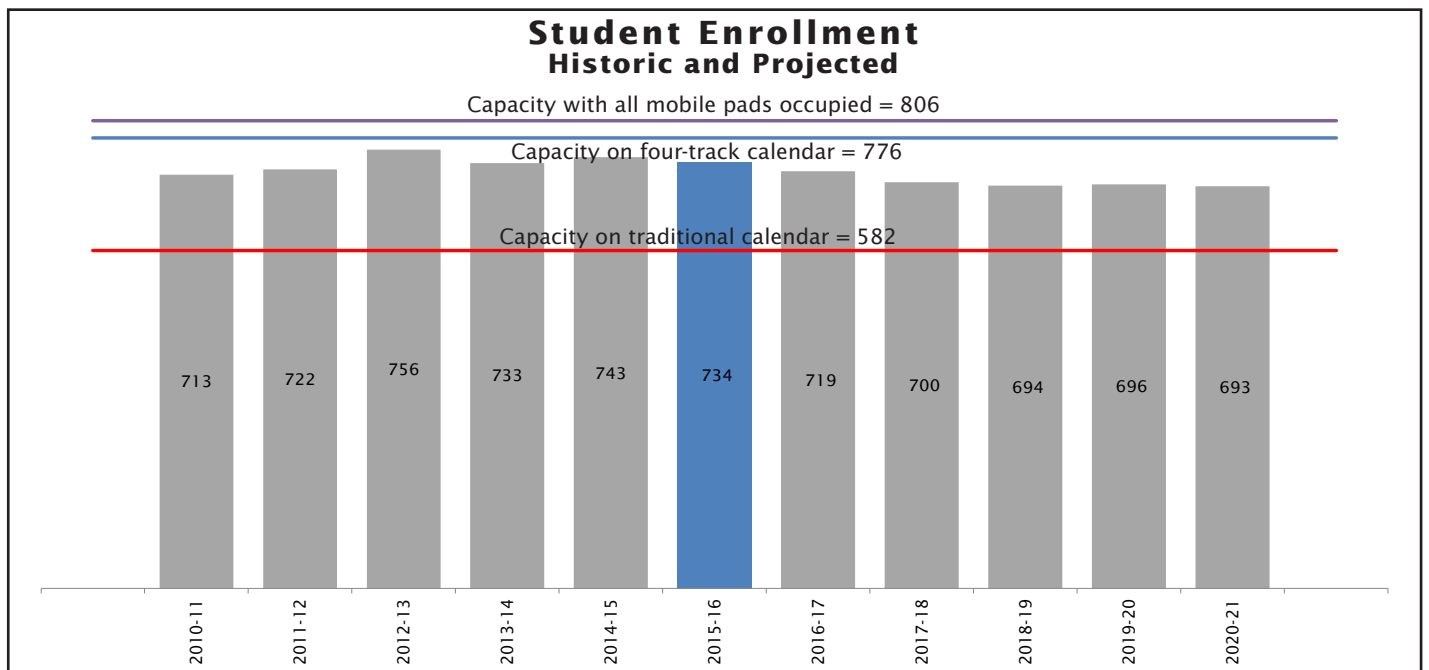
Acreage:10
Original Square Feet: 44,465
Current Square Feet: 48,055

Northridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,014,100
Estimated Total Project Costs: \$1,166,205 - \$1,667,632



Following is the list of identified facility projects at Northridge Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Exhaust Ventilation System. Replace MUA in kitchen	\$49,500	\$5000-\$21300	\$2475-\$10642
	High	Fire Alarm Systems. Upgrade fire alarm system	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Hot Water Service. Water Heater. Replace domestic water heater and associated piping.	\$77,100	\$7700-\$33200	\$3855-\$16576
	Medium	Air Distribution Systems. Air handlers. Ductwork. VAV's. Paint roof AHUs	\$1,600	\$200-\$700	\$80-\$344
Tier 2	High	Paint Exterior. Exterior trim and doors need painted	\$7,000	\$700-\$3000	\$350-\$1505
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Exterior Windows. Replace exterior windows	\$60,700	\$6100-\$26100	\$3035-\$13050
	High	Paving and Surfacing. Bus Loop. Mill and overlay bus loop	\$34,100	\$3400-\$14600	\$1705-\$7331
	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	High	Playing Fields. Playground. Replace playground play pads	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Retractable Partition. Repair/replace or replace with fixed wall all operable partitions between classrooms	\$23,100	\$2400-\$10000	\$1155-\$4966
	Medium	Fabricated Toilet Partitions. Replace toilet partitions in all restrooms, original	\$30,900	\$3100-\$13300	\$1545-\$6643
	Medium	Flooring Hallways/Classrooms. Repair VCT in art room and preschool separating. Might be shrinking	\$3,900	\$400-\$1700	\$195-\$838
	Medium	Flooring Restroom. Replace ceramic tile with poured acrylic	\$29,800	\$2900-\$12700	\$1490-\$6407
	Medium	Flooring Carpet. Replace carpet, some seams splitting (2014 assessment)	\$169,600	\$17000-\$72900	\$8480-\$36464
	Medium	Sinks. Replace sinks in kindergarten restrooms and restrooms by cafeteria, 4 total	\$15,500	\$1500-\$6600	\$775-\$3332
	Medium	Drinking Fountains and Coolers. Replace metal drinking fountains in hallways, 2 total	\$2,400	\$200-\$1000	\$120-\$516
	Medium	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$123,400	\$12400-\$53100	\$6170-\$26531
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of concrete sidewalk cracks and heaving	\$7,700	\$800-\$3300	\$385-\$1655
Tier 3	Low	Exterior Wall Construction. Repair concrete block and brick at corners where cracked and broken off	\$7,700	\$800-\$3300	\$385-\$1655
	High	Playing Fields. Multi-use Field. Renovate multi-use field	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Suspended Ceilings. Replace ceiling grid and tile	\$77,100	\$7700-\$33200	\$3855-\$16576
	Medium	Blinds and Other Window Treatment. Replace blinds at gym windows.	\$7,700	\$800-\$3300	\$385-\$1655
Tier 4	Medium	Site Improvements. Repair drainage issues at front of site	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623
	Medium	Seeding and Sodding. Renovate grass areas around school	\$15,500	\$1500-\$6600	\$775-\$3332

Estimated Total Construction Costs (in 2016 Dollars): \$1,014,100
 Estimated Project Management Costs Range: \$101,400 - \$435,500
 Estimated Inflation Range: \$50,705 - \$218,032

Estimated Total Project Costs: \$1,166,205 - \$1,667,632



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

School built in 2000
Opened in 2000

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

Parker Core Knowledge-Identified Facility Projects

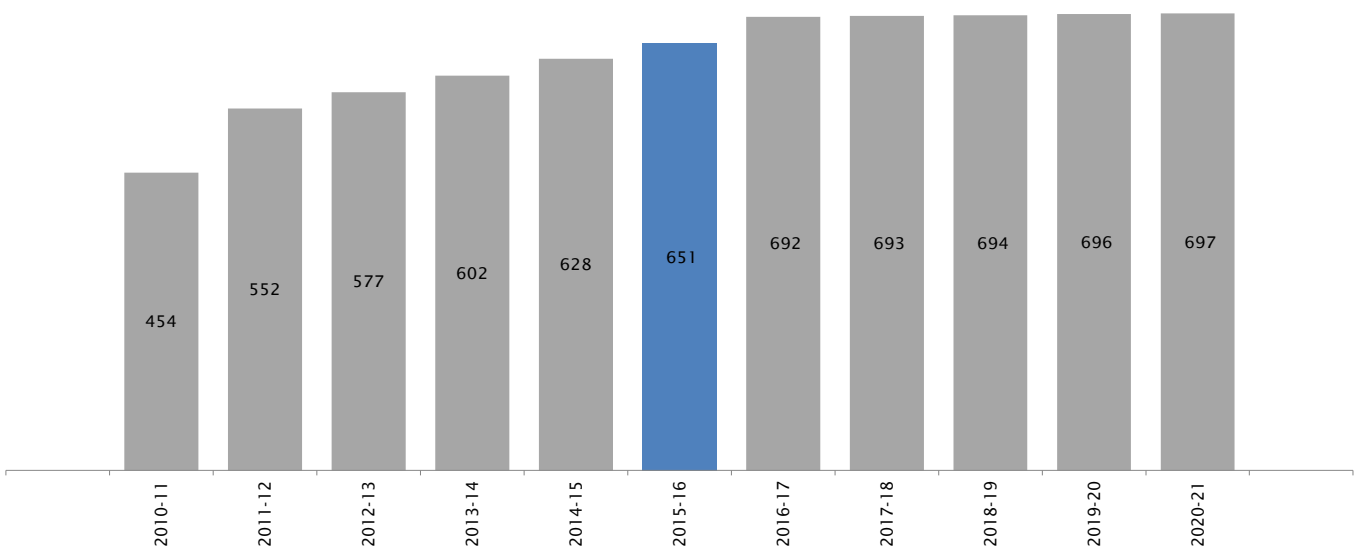
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$482,017

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

Student Enrollment Historic and Projected



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

Tier	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Replace water heater and piping	\$25,000	\$2,500-\$10,750	\$1,250-\$5,375
Tier 2	Replace toilet partitions, 2 adult, 4 student	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Replace art room casework	\$7,500	\$750-\$3,225	\$375-\$1,612
	Upgrade irrigation system	\$27,000	\$2,700-\$11,610	\$1,350-\$5,805
	Mill and overlay parking lot	\$160,000	\$16,000-\$68,800	\$8,000-\$34,400
	Repair areas of damaged sidewalk	\$10,000	\$1,000-\$4,300	\$500-\$2,150
Tier 3	Install grab bars in staff restroom	\$500	\$50-\$215	\$25-\$107
	Install van-accessible signage	\$2,800	\$280-\$1,204	\$140-\$602
	Upgrade markings and signage	\$12,000	\$1,200-\$5,160	\$600-\$2,580
	Asphalt repairs and crack sealing	\$4,000	\$400-\$1,720	\$200-\$860
	Concrete sidewalk and curb repair	\$5,000	\$500-\$2,150	\$250-\$1,075
	Renovate multi-use field	\$60,000	\$6,000-\$25,800	\$3,000-\$12,900
	Install ramps, etc. playground	\$10,000	\$1,000-\$4,300	\$500-\$2,150
	Install access controlled security and detection system	\$26,901	\$2,690-\$11,567	\$1,345-\$5,783
	Install facility security camera system	\$33,626	\$3,362-\$14,459	\$1,681-\$7,229
	Install intrusion alarm system	\$2,690	\$269-\$1,156	\$134-\$578
Tier 4	Replace edging in places, areas around building	\$5,000	\$500-\$2,150	\$250-\$1,075
	Replace dead trees	\$70,000	\$7,000-\$30,100	\$3,500-\$15,050

Estimated Total Construction Costs (in 2016 Dollars): \$482,017
Estimated Project Management Costs Range: \$48,202 - \$207,267
Estimated Inflation Range: \$24,101 - \$103,634

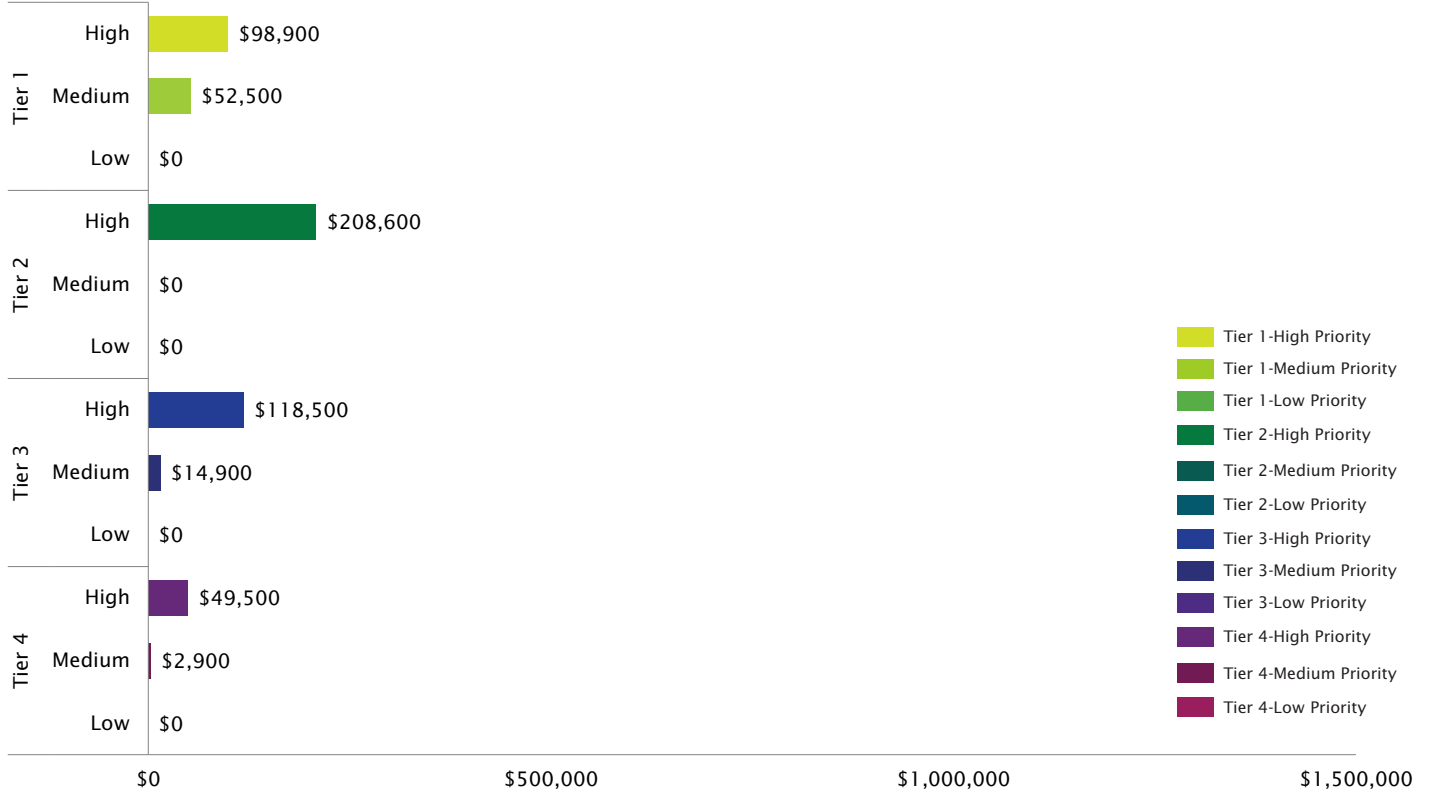
Estimated Total Project Costs: \$554,320 - \$792,919

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



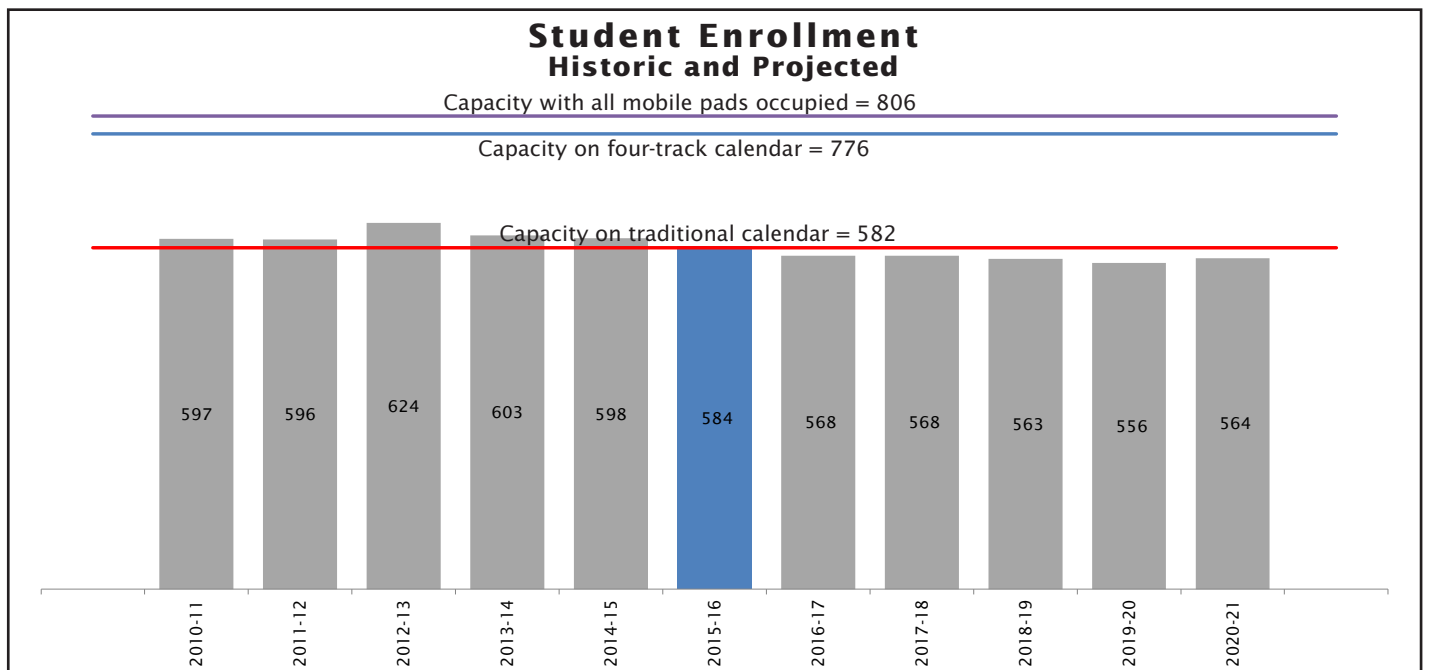
Pine Grove Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$545,800

Estimated Total Project Costs: \$627,590 - \$897,647



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Exhaust Ventilation Systems. Exhaust Fans. The exhaust fans throughout the building are 12 years old and have an expected service life of 15 years	\$98,900	\$9800-\$42400	\$4945-\$21263
	Medium	Direct Expansion Systems. Replace swamp cooling MUA unit/s with mechanical cooling	\$52,500	\$5300-\$22600	\$2625-\$11287
Tier 2	High	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$16,200	\$1600-\$7000	\$810-\$3483
	High	Paint Exterior.	\$7,000	\$700-\$3000	\$350-\$1505
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Retractable Partition. Folding panel partitions in classrooms need repair/adjusted	\$10,500	\$1100-\$4600	\$525-\$2257
	High	Fabricated Toilet Partitions. Replace Boys/girls and main hallway restrooms, 8 total	\$29,400	\$3000-\$12700	\$1470-\$6321
	High	Sink Countertops. Replace sink countertops with single surface	\$20,300	\$2000-\$8700	\$1015-\$4364
	High	Flooring Kitchen. Replace kitchen flooring with MMA	\$51,500	\$5100-\$22100	\$2575-\$11072
	High	Paving & Surfacing, Parking Lot. 15 additional parking spaces to meet current Ed. Spec. Add landscape and irrigation.	\$59,300	\$5900-\$25400	\$2965-\$12749
	High	Markings & Signage. Upgrade vehicle parking/circulation signage	\$3,000	\$300-\$1300	\$150-\$645
Tier 3	High	Insulation. The piping and insulation is in fair condition throughout the building. There are several areas where insulation needs replacement due to valve leaks.	\$39,500	\$4000-\$17000	\$1975-\$8492
	High	Playing Fields. Multi-use Field. Field sod has deteriorated due to high use and needs resodded. Area needs renovation	\$79,000	\$7900-\$34000	\$3950-\$16985
	Medium	Vinyl. 50% VWC in Main Corridors, art room need replaced	\$14,900	\$1400-\$6300	\$745-\$3203
Tier 4	High	Other Landscape Features. Metal edger at shrub beds should be replaced with concrete mow band. Hillside between asphalt play area and ballfield is eroding. Regrade to eliminate steep areas	\$49,500	\$5000-\$21300	\$2475-\$10642
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$545,800

Estimated Project Management Costs Range: \$54,500 - \$234,500

Estimated Inflation Range: \$27,290 - \$117,347

Estimated Total Project Costs: \$627,590 - \$897,647



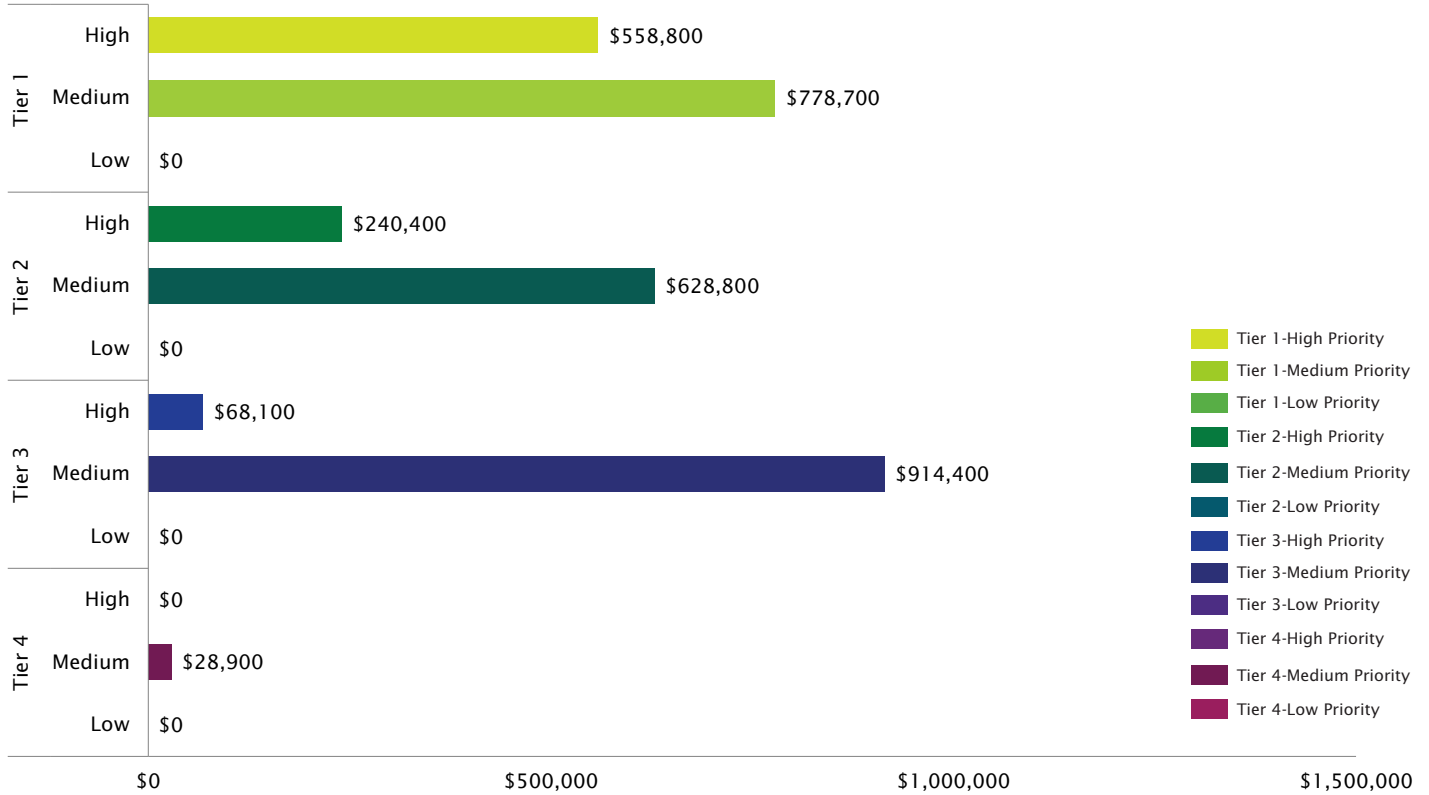
6475 East Ponderosa Drive
Parker, CO 80138
Chaparral High School Feeder Area, K-6

Funded by 1978 Bond
Opened in 1980

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

Pine Lane Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



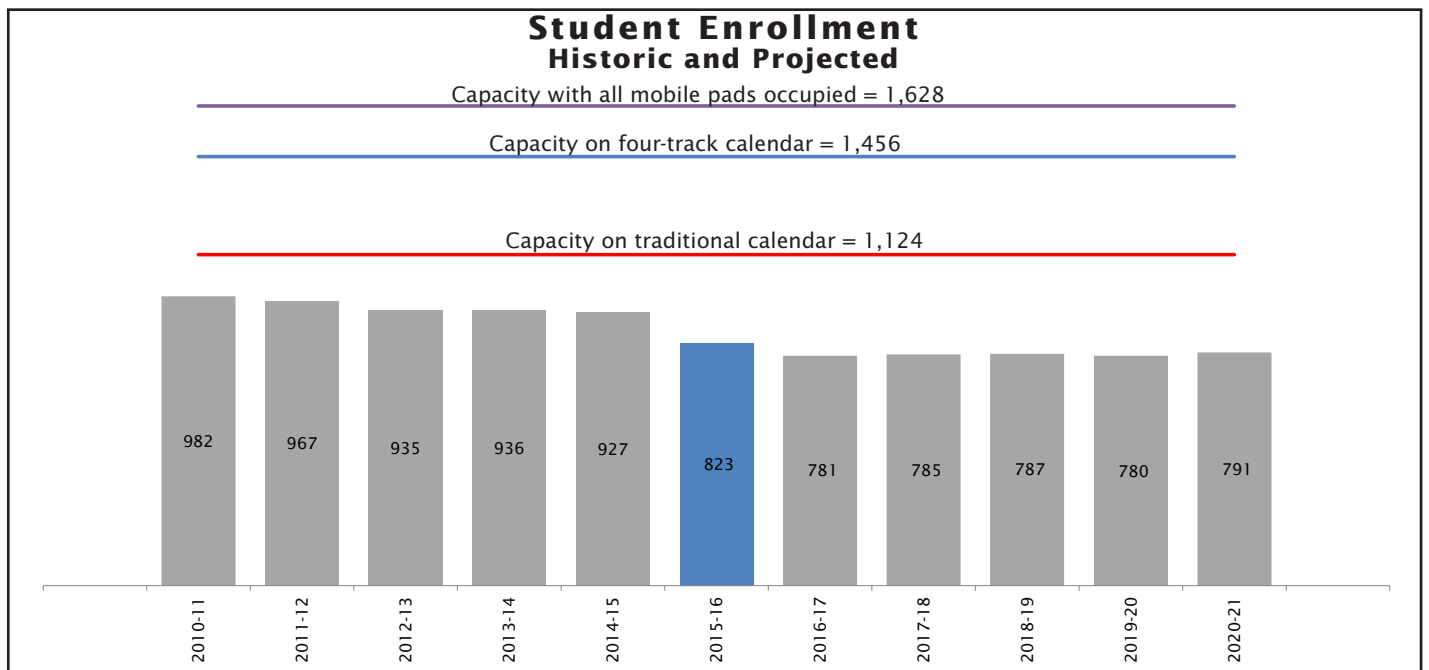
Estimated Total Construction Costs (in 2016 Dollars): \$3,218,100
Estimated Total Project Costs: \$3,699,805 - \$5,291,392

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 1,628

Capacity on four-track calendar = 1,456

Capacity on traditional calendar = 1,124



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	Roof Construction. Replace rotted beam on the porch / partition on East side bus loop.	\$2,600	\$200-\$1100	\$130-\$559
	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$294,000	\$29400-\$126500	\$14700-\$63210
	High	Controls. Upgrade control system	\$169,600	\$17000-\$72900	\$8480-\$36464
	High	Fire Alarm Systems. Upgrade fire alarm system	\$92,600	\$9200-\$39700	\$4630-\$19909
Tier 1	Medium	Roof Finishes. Silver coat parapet walls, seal brick on parapet	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Gutters and Downspouts. Rework gutters and downspouts when new soffit installed	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Interior Door Hardware. Replace door hardware	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Controls. Upgrade control system	\$162,000	\$16200-\$69600	\$8100-\$34830
	Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Irrigation Systems. Upgrade entire system to district standard.	\$106,300	\$10600-\$45700	\$5315-\$22854
	Medium	Irrigation Systems. Upgrade entire system to district standard.	\$106,300	\$10600-\$45700	\$5315-\$22854
	High	Exterior Wall Construction. Recaulk control joints, repair grout	\$6,000	\$600-\$2600	\$300-\$1290
	High	Exterior Windows. Recaulk windows	\$6,500	\$600-\$2700	\$325-\$1397
	High	Exterior Windows. Recaulk windows	\$13,600	\$1300-\$5800	\$680-\$2924
Tier 2	High	Window Storefronts. Repair/replace classroom storefronts	\$52,500	\$5300-\$22600	\$2625-\$11287
	High	Glazed Doors and Entrances. Repair/replace entry storefronts	\$25,600	\$2500-\$10900	\$1280-\$5504
	High	Paving and Surfacing. Bus Loop. Mill and overlay bus loop	\$68,100	\$6800-\$29200	\$3405-\$14641
	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Solid Exterior Doors. Sand and paint	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Retractable Partitions. Refurbish or replace all classroom partitions	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Retractable Partitions. Replace gym/cafeteria partition. Refurbish or replace all classroom partitions	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Fabricated Toilet Partitions. Replace when flooring replaced	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Fabricated Toilet Partitions. Replace when flooring replaced	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Flooring Kitchen. Replace VCT with MMA. Abatement	\$76,600	\$7600-\$32900	\$3830-\$16469
	Medium	Flooring Restroom. Replace ceramic tile in restrooms with MMA	\$29,800	\$2900-\$12700	\$1490-\$6407
	Medium	Wash Fountains. Replace trough washing stations with sinks (6)	\$14,500	\$1500-\$6300	\$725-\$3117
	Medium	Fixed Casework. Replace casework in original building	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Fixed Casework. Replace casework room 109	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Site Improvements. Improve parking areas and access	\$52,000	\$5200-\$22400	\$2600-\$11180
	Medium	Paving and Surfacing. Roadways (Bus Loops). Mill and overlay bus loop	\$34,100	\$3400-\$14600	\$1705-\$7331
	Medium	Paving and Surfacing. Parking Lot. Mill and overlay old parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk, front entry	\$21,300	\$2100-\$9100	\$1065-\$4579

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

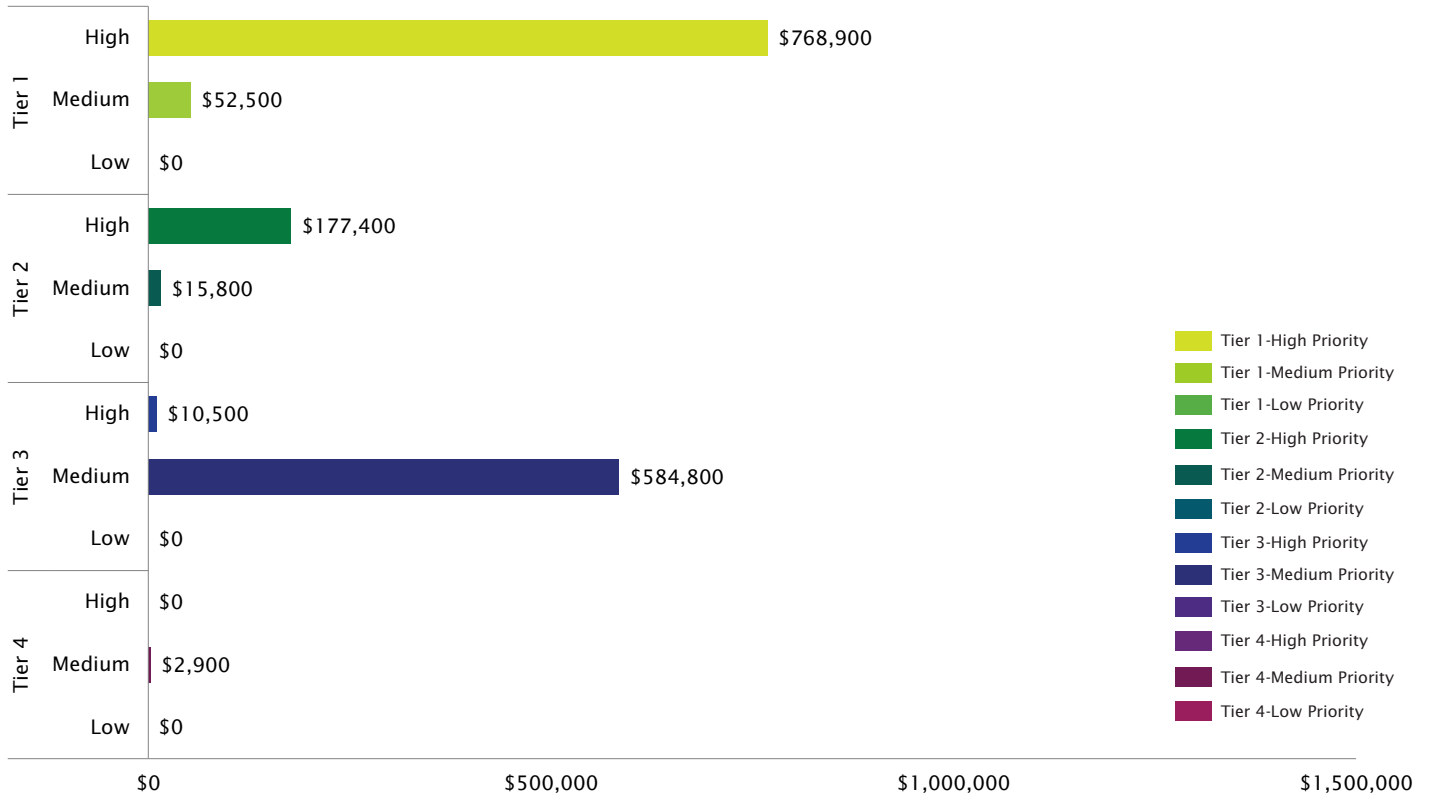
Estimated Total Construction Costs (in 2016 Dollars): \$3,218,100
 Estimated Project Management Costs Range: \$320,800 - \$1,381,400
 Estimated Inflation Range: \$160,905 - \$691,892

Estimated Total Project Costs: \$3,699,805 - \$5,291,392



Pioneer Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



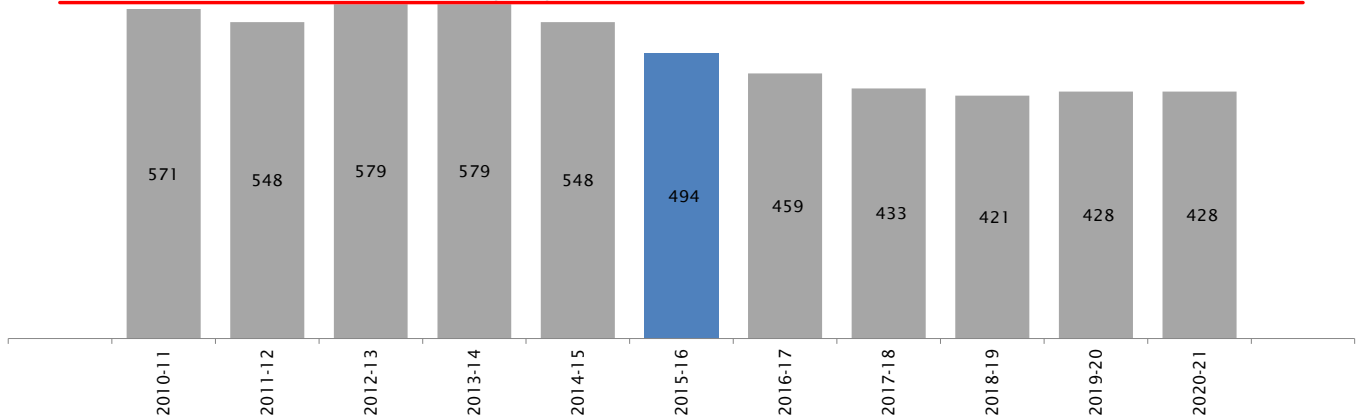
Estimated Total Construction Costs (in 2016 Dollars): \$1,612,800
Estimated Total Project Costs: \$1,854,640 - \$2,652,552

Student Enrollment Historic and Projected

Capacity on four-track calendar = 776

Capacity with all mobile pads occupied = 750

Capacity on traditional calendar = 582



Following is the list of identified facility projects at Pioneer Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Interior Door Hardware. Replace door hardware, install restricted key system	\$127,500	\$12800-\$54800	\$6375-\$27412
	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$294,000	\$29400-\$126500	\$14700-\$63210
	High	Exhaust Ventilation Systems. Exhaust fans. Fair condition. MUA needs replaced and upgraded to DX.	\$52,500	\$5300-\$22600	\$2625-\$11287
	High	Hot Water Distribution. Water Heater New Lochinvar wtr htr. Replace storage tank needs, corroded and beyond life cycle.	\$6,500	\$600-\$2700	\$325-\$1397
	High	Controls. Upgrade to full DDC	\$283,400	\$28400-\$121900	\$14170-\$60931
	High	Irrigation Systems. New controller, existing piping and heads good	\$5,000	\$500-\$2100	\$250-\$1075
	Medium	Direct Expansion Systems. Replace swamp cooling MUA unit/s with mechanical cooling	\$52,500	\$5300-\$22600	\$2625-\$11287
Tier 2	High	Exterior Wall Construction. Reseal concrete block. Stress cracks same as other schools. Seams are deteriorated and need re-caulking	\$15,200	\$1500-\$6500	\$760-\$3268
	High	Paint Exterior.	\$7,100	\$700-\$3000	\$355-\$1526
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Retractable Partitions. Refurbish operable partitions. Gym/cafeteria needs replaced.	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Flooring Kitchen. Replace flooring, currently Hubelite material (Red), replace with poured acrylic	\$51,500	\$5100-\$22100	\$2575-\$11072
	High	Drinking Fountains & Coolers. Replace coolers with water fountains where applicable	\$13,400	\$1300-\$5700	\$670-\$2881
	High	Paving & Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$7,100	\$700-\$3000	\$355-\$1526
	High	Playing Fields. Playground. Replace playground play pads	\$38,300	\$3800-\$16400	\$1915-\$8234
	Medium	Flooring Gym. Replace original carpeting	\$15,800	\$1600-\$6800	\$790-\$3397
	High	Movable Furnishing. FFE. Replace chalk boards with white boards	\$10,500	\$1100-\$4600	\$525-\$2257
Tier 3	Medium	Vinyl Coverings-Repair vinyl wall finishes. Bathroom halls have colored vinyl that need replaced. All entrances need replaced.	\$3,600	\$400-\$1600	\$180-\$774
	Medium	Suspended Ceilings. Replace all ceiling tiles in the kitchen. (need to be food grade)	\$5,600	\$600-\$2400	\$280-\$1204
	Medium	Grease Interceptor. Remove if possible	\$7,100	\$700-\$3000	\$355-\$1526
	Medium	Fire Sprinkler Water Supply. Sprinkled only in cafeteria Current code requires fully sprinkled building	\$273,600	\$27300-\$117600	\$13680-\$58824
	Medium	Fire Sprinkler. Sprinkled only in cafeteria Current code requires fully sprinkled building	\$273,600	\$27300-\$117600	\$13680-\$58824
	Medium	Playing Fields. Replacement at hill area	\$21,300	\$2100-\$9100	\$1065-\$4579
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

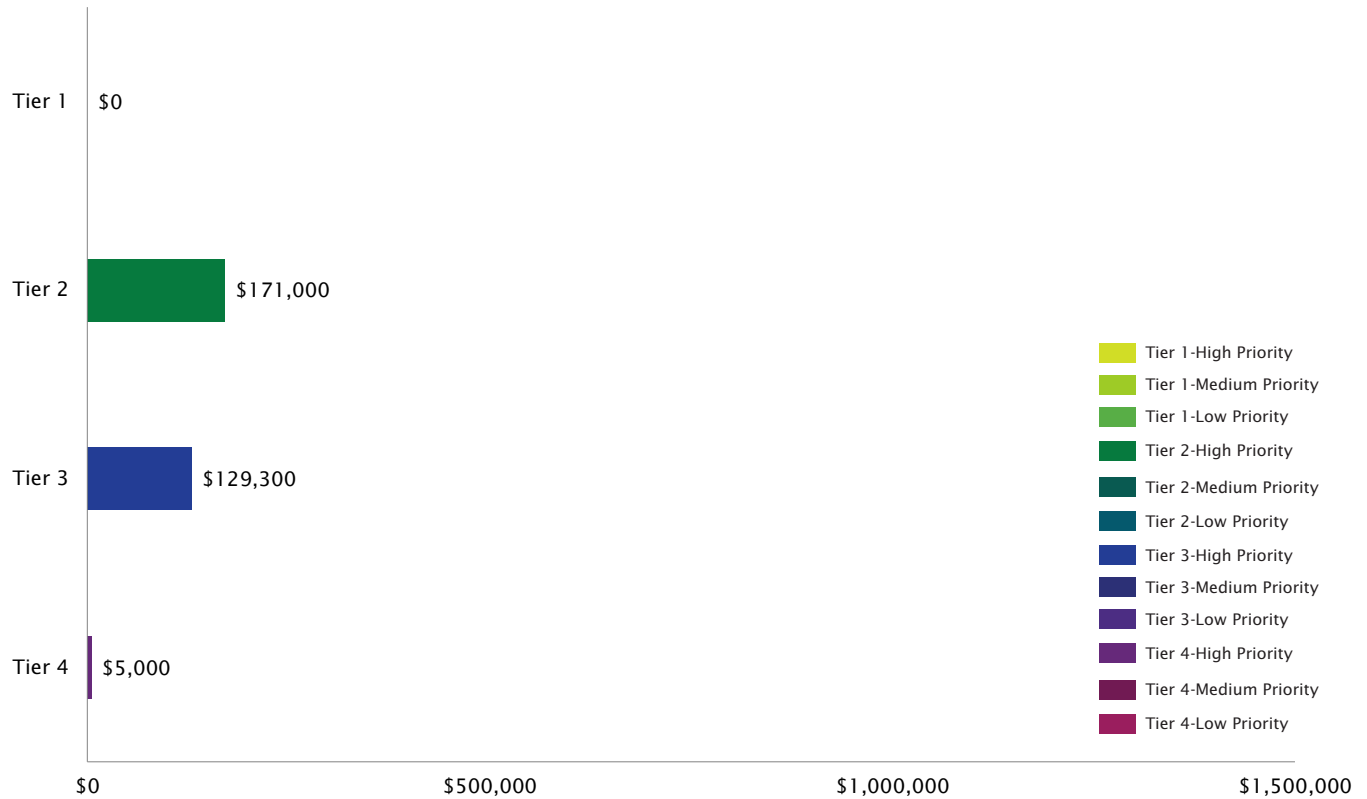
Estimated Total Construction Costs (in 2016 Dollars): \$1,612,800
Estimated Project Management Costs Range: \$161,200 - \$693,000
Estimated Inflation Range: \$80,640 - \$346,752

Estimated Total Project Costs: \$1,854,640 - \$2,652,552



Platte River Academy-Identified Facility Projects

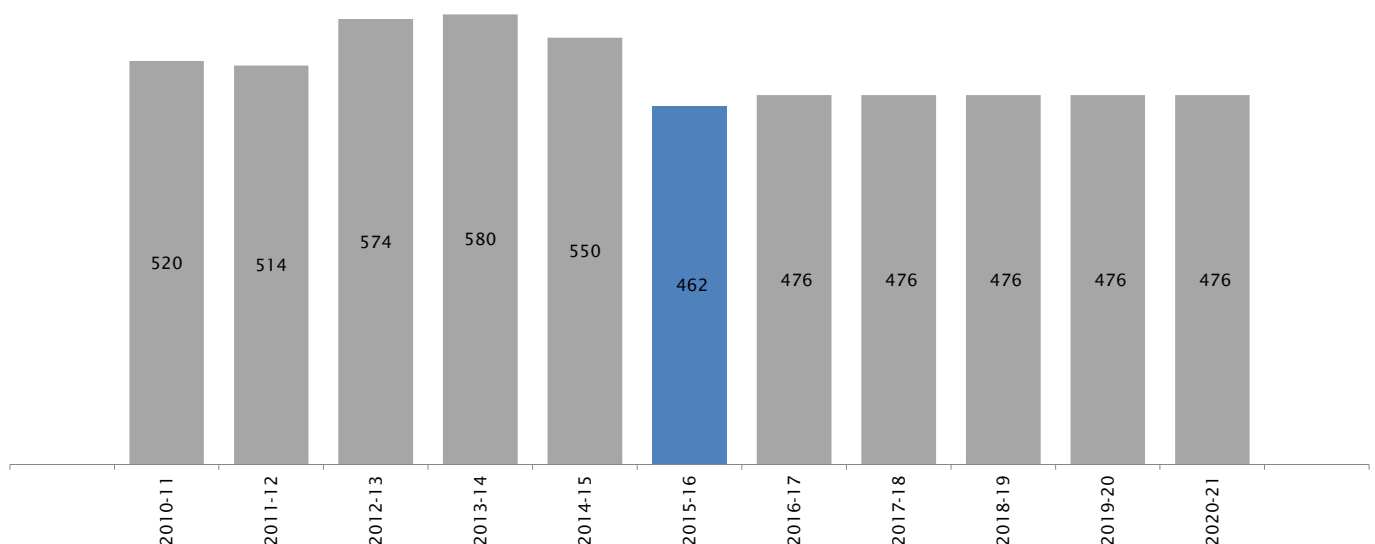
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$305,300

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

Student Enrollment Historic and Projected



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

Tier	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	Resurface gym floor	\$23,000	\$2,300-\$9,890	\$1,150-\$4,945
	Replace classroom, hallway, entry-way carpet and VCT	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Install Handicap door opener at front door.	\$8,000	\$800-\$3,440	\$400-\$1,720
	Mill and overlay parking lot	\$100,000	\$10,000-\$43,000	\$5,000-\$21,500
	Repair areas of sidewalk	\$6,000	\$600-\$2,580	\$300-\$1,290
	Replace art room and science room countertop	\$4,000	\$400-\$1,720	\$200-\$860
	Repair slab heaving in three classrooms on the north end of the building	\$10,000	\$1,000-\$4,300	\$500-\$2,150
Tier 3	12-Install enclosed space in Library for 15-20 students	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Additional storage space outside (Sheds)	\$15,000	\$1,500-\$6,450	\$750-\$3,225
	Upgrade irrigation controller	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Replace/add parking lot signage	\$5,000	\$500-\$2,150	\$250-\$1,075
	Maintenance work on playing field (drainage, aerate, seeding, top dress)	\$15,000	\$1,500-\$6,450	\$750-\$3,225
	Install access controlled security and detection system	\$13,500	\$1,350-\$5,805	\$675-\$2,902
	Install facility security camera system	\$34,000	\$3,400-\$14,620	\$1,700-\$7,310
	Install intrusion alarm system	\$6,800	\$680-\$2,924	\$340-\$1,462
Tier 4	Fencing around gas meter and transformer. Per CDE Audit	\$5,000	\$500-\$2,150	\$250-\$1,075

Estimated Total Construction Costs (in 2016 Dollars): \$305,300

Estimated Project Management Costs Range: \$30,530 - \$131,279

Estimated Inflation Range: \$15,265 - \$65,640

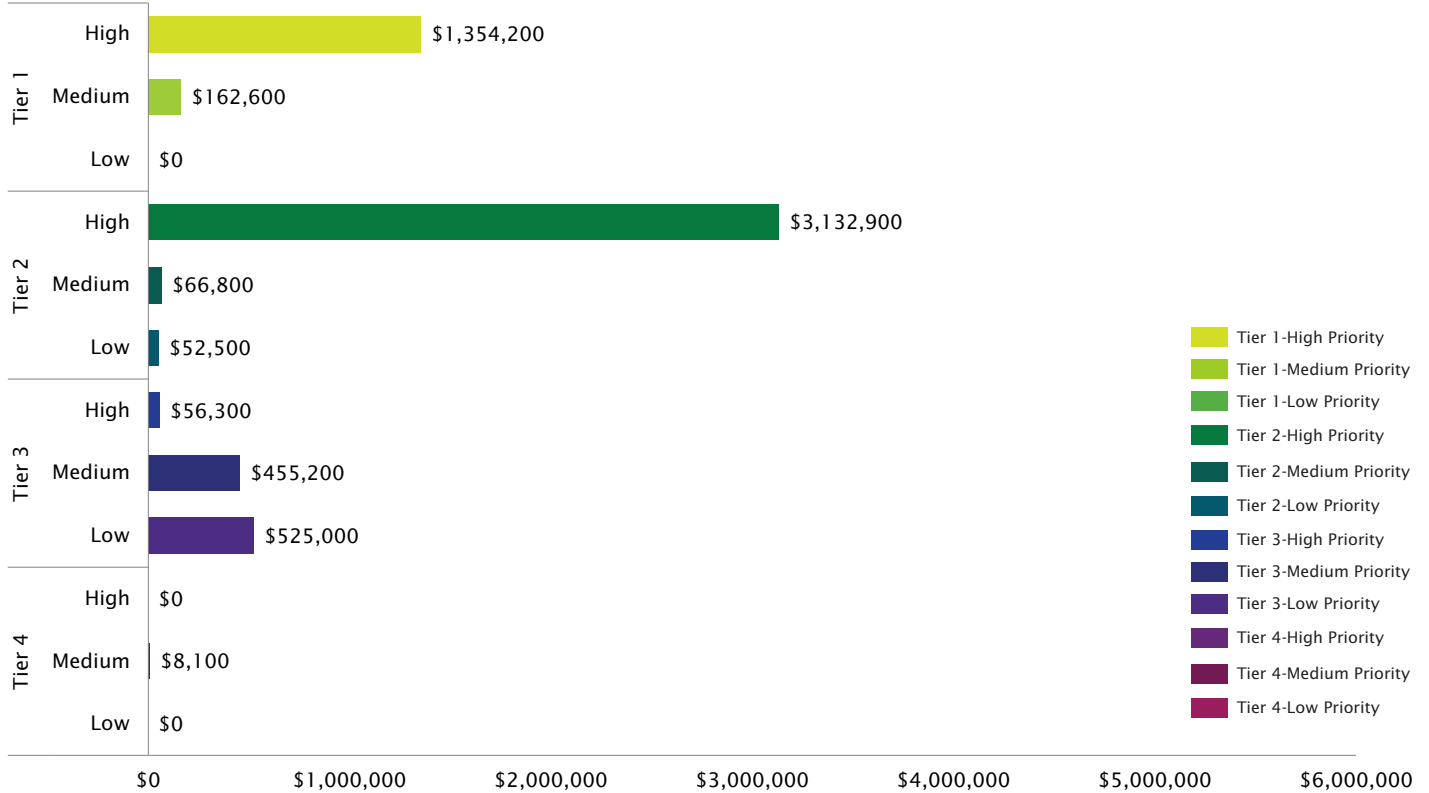
Estimated Total Project Costs: \$351,095 - \$502,219

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



Ponderosa High School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



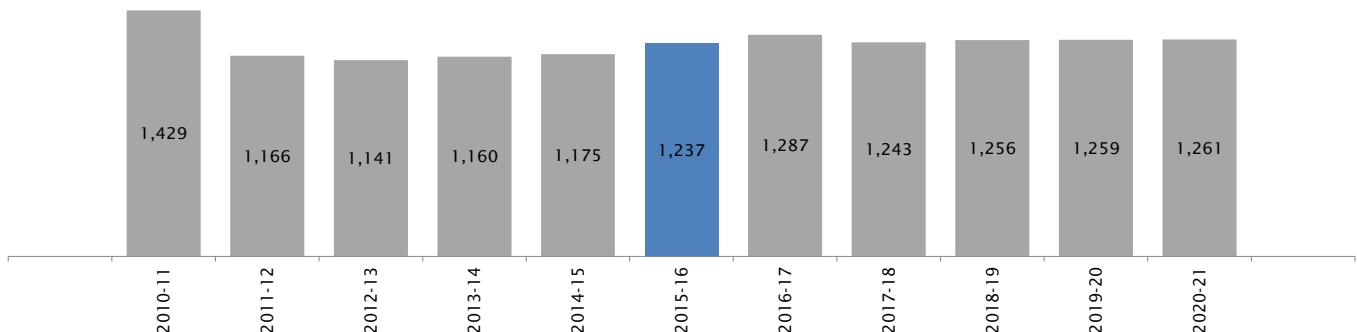
Estimated Total Construction Costs (in 2016 Dollars): \$5,813,600

Estimated Total Project Costs: \$6,685,680 - \$9,562,524

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 2,384

Capacity on traditional calendar = 2,160



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Boilers. Replace 2 boilers not replaced in 2016	\$210,000	\$21000-\$90300	\$10500-\$45150
	High	Auxiliary Equipment. Poor to fair condition. Upgrade	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Direct Expansion Systems. Replace MAU #1 that serves band area with a roof top unit.	\$52,500	\$5300-\$22600	\$2625-\$11287
	High	Exhaust Ventilation Systems. Exhaust Fans. Science, shops, industrial arts all need upgraded.	\$35,300	\$3600-\$15200	\$1765-\$7589
	High	Hot Water Distribution. Complete upgrade, poor condition	\$49,500	\$5000-\$21300	\$2475-\$10642
	High	Glycol Distribution Systems. Poor condition. Upgrade system	\$21,300	\$2100-\$9100	\$1065-\$4579
	High	Water Treatment Systems. Poor condition. All needs to be upgraded.	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Terminal Self-Contained Units. Some old units need replaced. Need evaluation or complete system redesign.	\$70,700	\$7100-\$30400	\$3535-\$15200
	High	Package Units. Some old units need replaced. Need evaluation or complete system redesign.	\$53,000	\$5300-\$22700	\$2650-\$11395
	High	Controls. Upgrade to full DDC. Currently some pneumatic with DDC	\$367,500	\$36800-\$158100	\$18375-\$79012
	High	Fire Alarm Systems. Upgrade fire alarm system	\$404,800	\$40500-\$174100	\$20240-\$87032
	High	Fixed Multiple Seating, Bleachers. Auxiliary gym - Replace. Main gym - Replace portable wood bleachers in upper section.	\$49,500	\$5000-\$21300	\$2475-\$10642
	High	Irrigation Systems. Replace irrigation controllers	\$11,900	\$1200-\$5100	\$595-\$2558
	Medium	Boiler Room Piping and Specialties. Upgrade if new boilers installed.	\$35,300	\$3600-\$15200	\$1765-\$7589
Tier 2	Medium	Air Distribution Systems. Air handlers, ductwork, VAV's. System needs to be re-evaluated for proper distribution.	\$70,700	\$7100-\$30400	\$3535-\$15200
	Medium	Change-over Distribution System. Poor condition. All needs to be upgraded.	\$28,300	\$2800-\$12100	\$1415-\$6084
	Medium	Commissioning and Re-Commissioning. System needs retest and rebalance on both air and water systems	\$28,300	\$2800-\$12100	\$1415-\$6084
	High	Exterior Wall Construction. Recaulk control joints.	\$8,100	\$800-\$3500	\$405-\$1741
	High	Exterior Windows. Recaulk windows	\$40,500	\$4000-\$17400	\$2025-\$8707
	High	Exterior Windows. Replace all Pella wood windows. Replace/repair all other windows as necessary	\$323,900	\$32400-\$139200	\$16195-\$69638
	High	Solid Exterior Doors. Replace exterior doors	\$106,000	\$10600-\$45600	\$5300-\$22790
	High	Roof Hatches. Replace main roof hatch	\$2,100	\$300-\$1000	\$105-\$451
	High	Fabricated Toilet Partitions. Replace with solid plastic partitions in the following bathrooms, 142/144 and c164/c166 and the same for upstairs, 8 bathrooms total.	\$50,900	\$5100-\$21800	\$2545-\$10943
	High	Flooring Hallway/Classrooms. Replace VCT that has not been replaced. Possible abatement	\$192,800	\$19300-\$82900	\$9640-\$41452
	High	Flooring Carpet. Replace carpet 80% of building. Possible abatement needed for glue	\$1,687,500	\$168800-\$725600	\$84375-\$362812
	High	Water Closets. Some in good condition, some poor (50%). Upgrade to autoflush valves	\$21,300	\$2100-\$9100	\$1065-\$4579
	High	Lavatories. Some in good condition, some poor (50%). Upgrade to autosensor	\$28,300	\$2800-\$12100	\$1415-\$6084
	High	Wash Fountains. Poor condition, need replaced	\$19,200	\$1900-\$8200	\$960-\$4128
	High	Showers. Poor condition, need upgraded	\$21,300	\$2100-\$9100	\$1065-\$4579
	High	Acid Waste Systems. Poor condition, needs upgraded.	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Energy Supply. Install new gas supply lines for new gas kitchen equipment	\$51,100	\$5100-\$21900	\$2555-\$10986
	High	Dust and Fume Collectors. Poor condition, needs upgraded	\$70,700	\$7100-\$30400	\$3535-\$15200
	High	Air Purifiers. Poor condition, needs upgraded	\$35,300	\$3600-\$15200	\$1765-\$7589

Estimated Total Construction Costs (in 2016 Dollars): \$5,813,600

Estimated Project Management Costs Range: \$581,400 - \$2,499,000

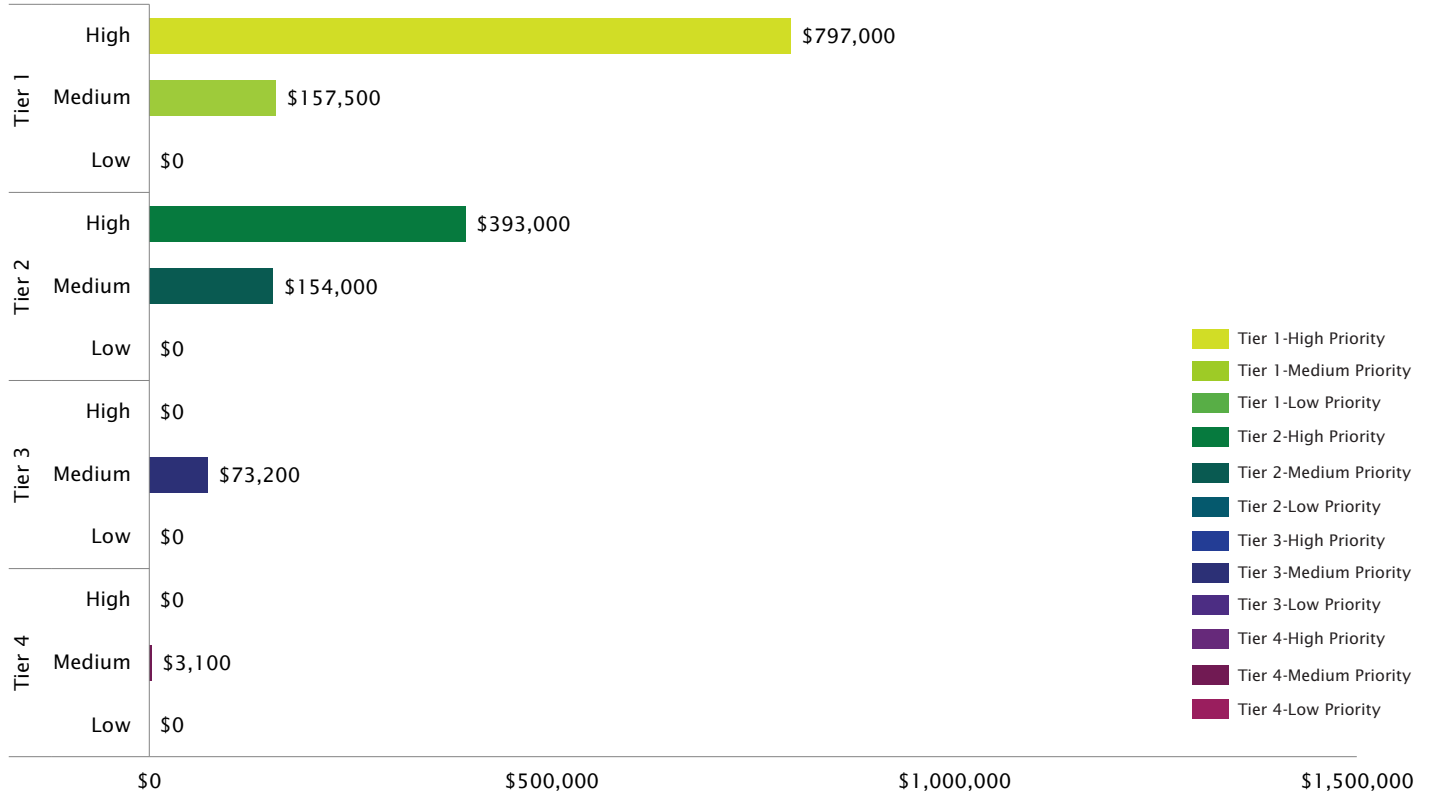
Estimated Inflation Range: \$290,680 - \$1,249,924

Estimated Total Project Costs: \$6,685,680 - \$9,562,524

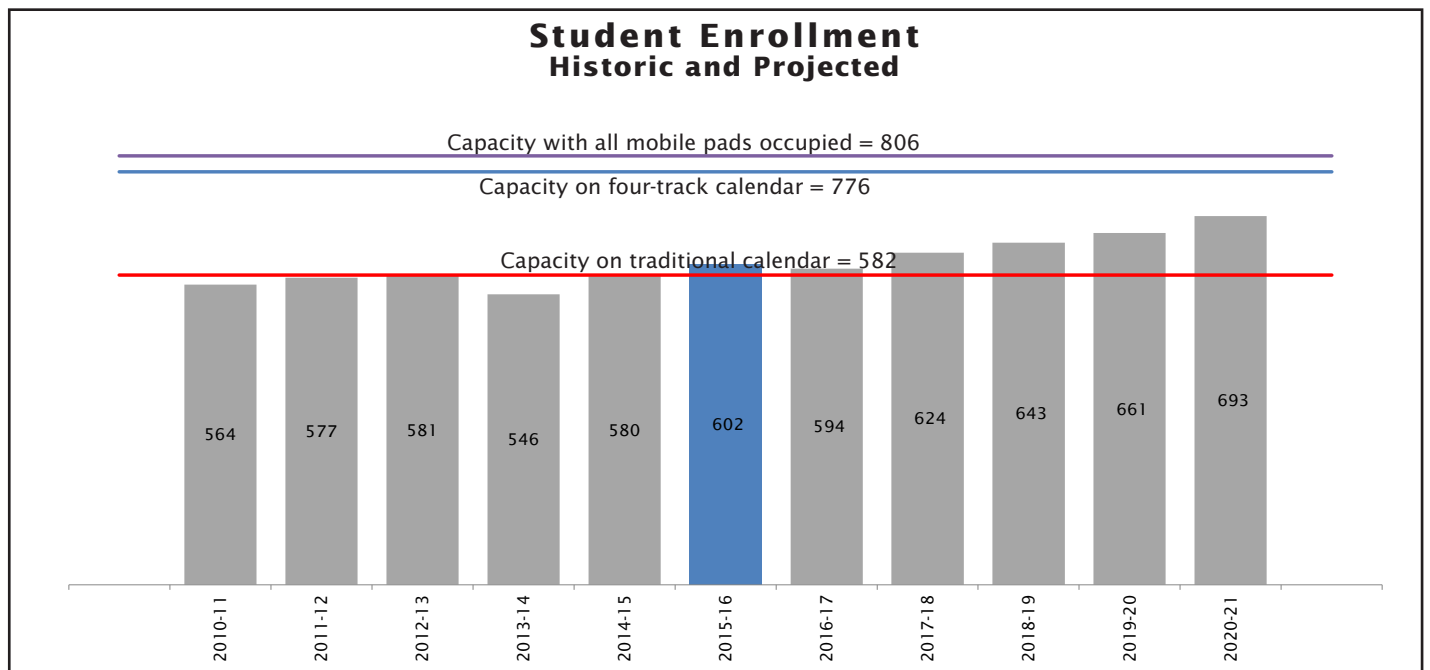


Prairie Crossing Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,577,800
Estimated Total Project Costs: \$1,813,990 - \$2,594,327



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	\$546,000	\$54600-\$234800	\$27300-\$117390
	High	Controls. Upgrade controllers. Count 69	\$165,900	\$16600-\$71400	\$8295-\$35668
	High	Fire Alarm Systems. Upgrade fire alarm system	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Paint Exterior. Paint metal roof	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Glazed Roof Openings. Skylights. Re-glaze skylights	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Interior Door hardware. Replace current non-restricted key system with restricted.	\$127,500	\$12800-\$54800	\$6375-\$27412
Tier 2	High	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$22,600	\$2300-\$9700	\$1130-\$4859
	High	Exterior Windows. Fix storefront window leakage	\$42,600	\$4200-\$18300	\$2130-\$9159
	High	Exterior Windows. Recaulk windows	\$11,900	\$1200-\$5100	\$595-\$2558
	High	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Flooring Cafeteria. Replace VCT	\$11,900	\$1200-\$5100	\$595-\$2558
	High	Flooring Gym. Carpet replacement	\$14,900	\$1400-\$6300	\$745-\$3203
	High	Flooring. Repair flooring in kitchen area.	\$3,000	\$300-\$1300	\$150-\$645
	High	Flooring Carpet. Replace carpet	\$217,300	\$21700-\$93400	\$10865-\$46719
	High	Paving and Surfacing. Request for modification to existing parking lot to expand lot and or number of spaces and improve drop-off lane.	\$49,500	\$5000-\$21300	\$2475-\$10642
	Medium	Solid Exterior Doors. Paint (4)	\$400	\$0-\$100	\$20-\$86
	Medium	Flooring Restroom. Replace sheet vinyl flooring with poured acrylic	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Paving and Surfacing. Roadways (Bus Loop). Mill and overlay bus loop	\$21,300	\$2100-\$9100	\$1065-\$4579
	Medium	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Curbs, Rails and Barriers. Repair/replace areas of curb.	\$4,400	\$400-\$1800	\$220-\$946
Tier 3	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Playing Fields. Playground. Replace asphalt playground	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Vinyl Coverings. Repair/replace areas of vinyl	\$5,100	\$500-\$2200	\$255-\$1096
Tier 4	Medium	Playing Fields. Multi-use Field. Renovate multi-use playing field	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$3,100	\$300-\$1300	\$155-\$666

Estimated Total Construction Costs (in 2016 Dollars): \$1,577,800
Estimated Project Management Costs Range: \$157,300 - \$677,300
Estimated Inflation Range: \$78,890 - \$339,227

Estimated Total Project Costs: \$1,813,990 - \$2,594,327



Ranch View Middle

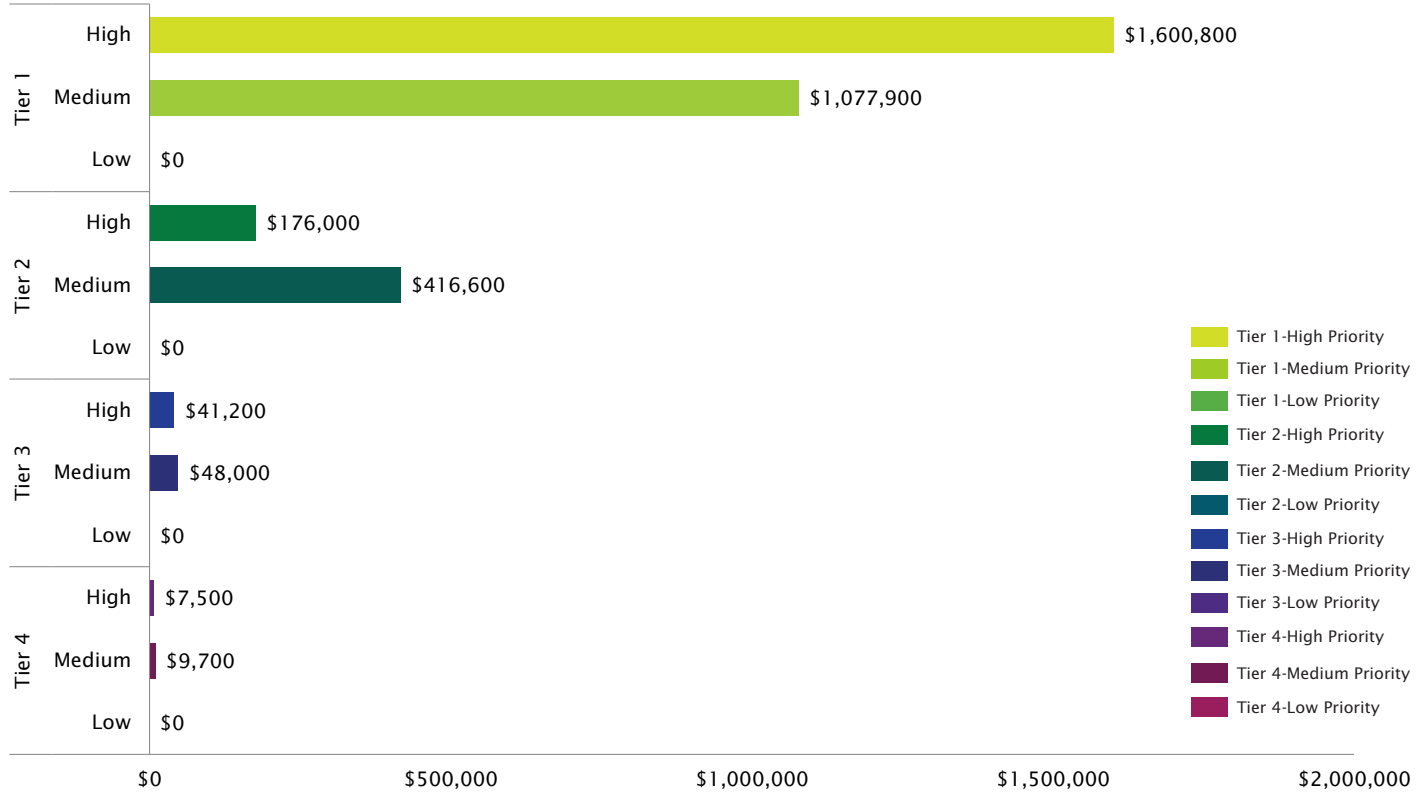
1731 Wildcat Reserve Parkway
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, 7-8

Funded by 1996 Bond
Opened in 1997

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

Ranch View Middle School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



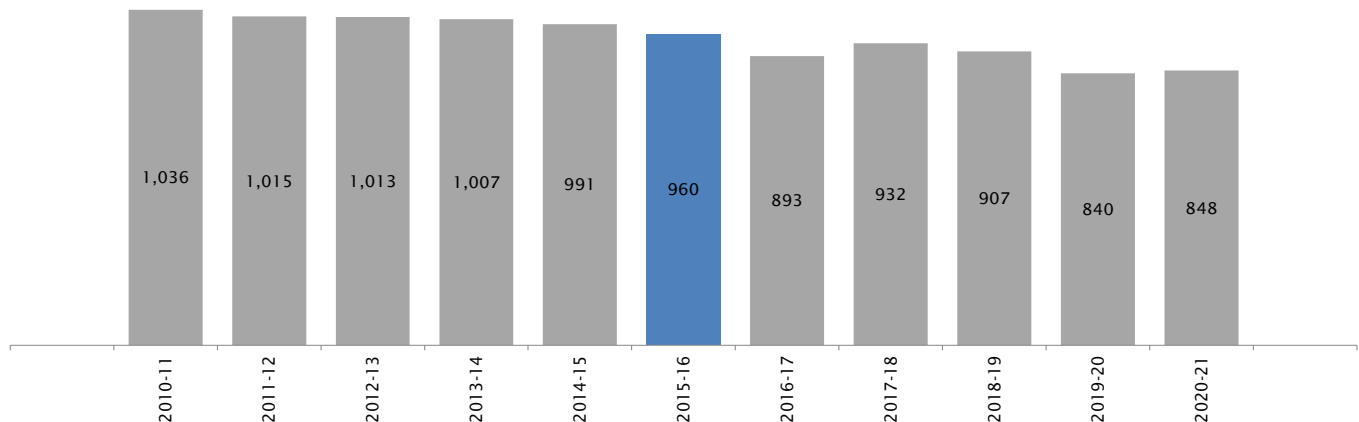
Estimated Total Construction Costs (in 2016 Dollars): \$3,777,700

Estimated Total Project Costs: \$3,884,285 - \$5,556,306

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 1,414

Capacity on traditional calendar = 1,190



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Interior Door Hardware. Replace door hardware, install restricted key system	\$242,900	\$24300-\$104400	\$12145-\$52223
	High	Hot Water Service. Water Heater. Replace domestic hot water system, heaters, pumps, and storage	\$71,400	\$7200-\$30800	\$3570-\$15351
	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$420,000	\$42000-\$180600	\$21000-\$90300
	High	Controls. Upgrade controllers. Count 107	\$318,200	\$31800-\$136800	\$15910-\$68413
	High	Clock and Program Systems. Replace current Simplex clock system	\$19,700	\$1900-\$8400	\$985-\$4235
	High	Fire Alarm Systems. Upgrade fire alarm system	\$325,500	\$32600-\$140000	\$16275-\$69982
	High	Fixed Multiple Seating. Bleachers. Replace bleachers. Structural problems	\$62,500	\$6300-\$26900	\$3125-\$13437
	High	Irrigation Systems. Replace station controllers and update entire irrigation system	\$140,600	\$14100-\$60500	\$7030-\$30229
	Medium	Roof Finishes. Replace roof with .060 fully adhered EDPM.	\$1,035,300	\$103600-\$445200	\$51765-\$222589
	Medium	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10')	\$42,600	\$4200-\$18300	\$2130-\$9159
Tier 2	High	Exterior Wall Construction. Brick. Recaulk control joints and areas where there are cracks	\$4,600	\$400-\$1900	\$230-\$989
	High	Exterior Windows. Recaulk windows	\$20,300	\$2000-\$8700	\$1015-\$4364
	High	Paving and Surfacing. Bus Loops. Mill and overlay bus loop	\$46,900	\$4700-\$20100	\$2345-\$10083
	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$75,000	\$7500-\$32300	\$3750-\$16125
	High	Curbs, Rails and Gutters. Repair curb and gutter	\$23,500	\$2300-\$10000	\$1175-\$5052
	High	Markings and Signage. Update signage at parking lot	\$5,700	\$600-\$2500	\$285-\$1225
	Medium	Fabricated Toilet Partitions. Replace toilet partitions in all restrooms	\$36,500	\$3600-\$15700	\$1825-\$7847
	Medium	Sink Countertops. Replace sink counter tops in all restrooms	\$36,500	\$3600-\$15700	\$1825-\$7847
	Medium	Flooring Restroom. Replace original sheet vinyl flooring with poured acrylic in all restrooms	\$36,500	\$3600-\$15700	\$1825-\$7847
	Medium	Flooring Carpet. Replace carpet	\$300,000	\$30000-\$129000	\$15000-\$64500
Tier 3	Medium	Playing Fields. Playground. Repair asphalt at basketball court	\$7,100	\$700-\$3000	\$355-\$1526
	High	Superstructure. Repair cracks in commons floor and areas of block due to settling	\$12,500	\$1300-\$5400	\$625-\$2687
	High	Upper Floor. Repair prestress flooring at commons	\$9,900	\$1000-\$4300	\$495-\$2128
	High	Playing Fields. Multi-use field. Reseed and top dress both fields	\$12,200	\$1200-\$5300	\$610-\$2623
	High	Miscellaneous Structures. Repair plant structure in front of school	\$6,600	\$600-\$2800	\$330-\$1419
	Medium	Fences and Gates. Replace and add fencing at front entrance.	\$5,700	\$600-\$2500	\$285-\$1225
	Medium	Retaining Walls. Replace and add retaining walls on N and NE side of building	\$42,300	\$4200-\$18100	\$2115-\$9094
	High	Seeding and Sodding. Replace turf around school	\$7,500	\$800-\$3200	\$375-\$1612
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Planting. Replace/add trees and bushes	\$5,700	\$600-\$2500	\$285-\$1225

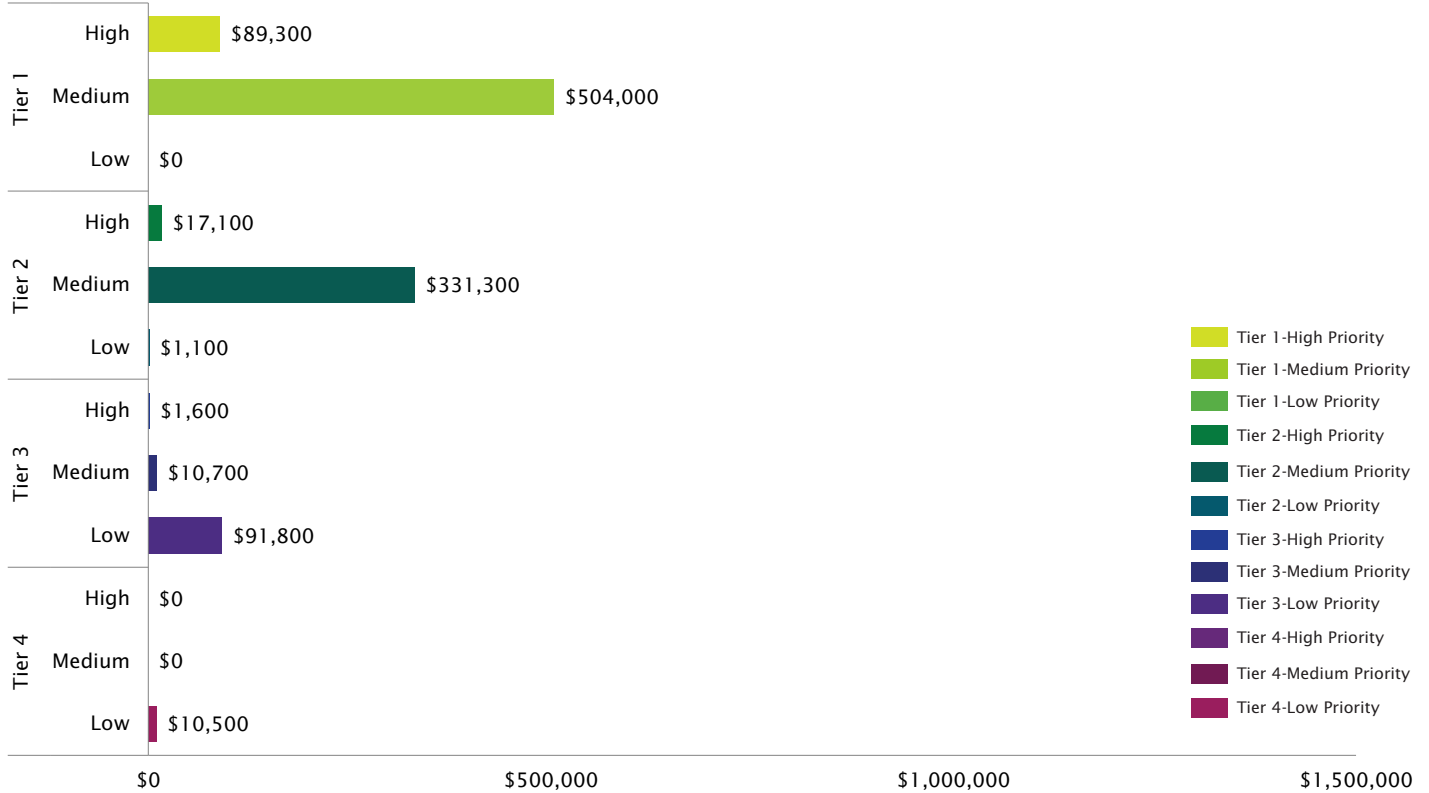
Estimated Total Construction Costs (in 2016 Dollars): \$3,777,700
Estimated Project Management Costs Range: \$337,700 - \$1,452,400
Estimated Inflation Range: \$168,885 - \$726,206

Estimated Total Project Costs: \$3,884,285 - \$5,556,306

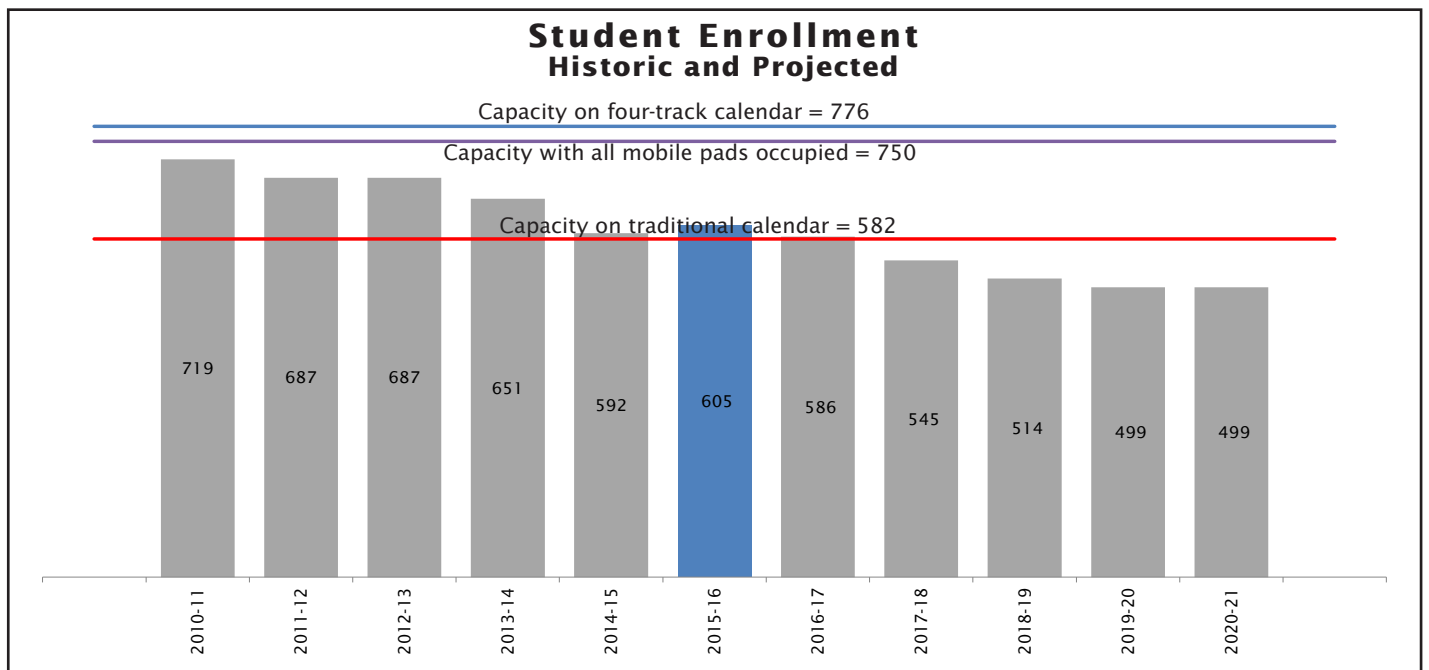


Redstone Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,057,400
Estimated Total Project Costs: \$1,215,870 - \$1,739,741



Following is the list of identified facility projects at Redstone Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Upgrade fire alarm system	\$89,300	\$8900-\$38400	\$4465-\$19199
	Medium	Roof Finishes. Replace .045 EDPM ballasted with .060 EDPM fully adhered	\$504,000	\$50400-\$216800	\$25200-\$108360
Tier 2	High	Paving and Surfacing. Repair settling issues at north entry raised ramp area	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Exterior Wall Construction. Concrete block needs sealed. Repair cracks at joints left of main entrance and other areas	\$12,600	\$1300-\$5500	\$630-\$2709
	Medium	Exterior Wall Construction. Recaulk control joints	\$3,200	\$300-\$1400	\$160-\$688
	Medium	Exterior Windows. Recaulk windows	\$12,600	\$1300-\$5500	\$630-\$2709
	Medium	Retractable Partition. Refurbish operable partition at gym	\$2,700	\$200-\$1100	\$135-\$580
	Medium	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Flooring Carpet. Replace walk off carpet squares at entries	\$7,900	\$800-\$3400	\$395-\$1698
	Medium	Controls and Instrumentation. DDC Controls, Pneumatic. Upgrade controls	\$189,000	\$18900-\$81300	\$9450-\$40635
	Medium	Paving and Surfacing. Roadways (Bus Loops). Repair asphalt as needed	\$42,000	\$4200-\$18100	\$2100-\$9030
	Medium	Paving and Surfacing. Parking Lot. Repair asphalt as needed	\$42,000	\$4200-\$18100	\$2100-\$9030
	Low	Flooring Cafeteria. Repair gap in VCT near entry area	\$1,100	\$100-\$500	\$55-\$236
Tier 3	High	Structural Slab on Grade. Repair crack in floor at staff restroom main floor pod	\$1,600	\$200-\$700	\$80-\$344
	Medium	Suspended Ceilings. Replace tile in kitchen. The tiles are stained and dirty	\$2,700	\$200-\$1100	\$135-\$580
	Medium	Paving and Surfacing. Sidewalks. Repair/replace sidewalk at drive through lane south end handicap curb	\$2,700	\$200-\$1100	\$135-\$580
	Medium	Planting. Replace dead plants on east side at stacked pods	\$5,300	\$500-\$2300	\$265-\$1139
	Low	Paint Interior. Repair damage to column in cafeteria	\$1,100	\$100-\$500	\$55-\$236
	Low	Vinyl Coverings. Repair vinyl on walls as necessary	\$5,100	\$500-\$2200	\$255-\$1096
	Low	Retaining Walls. Repair retaining wall north side	\$1,600	\$200-\$700	\$80-\$344
	Low	Playing Fields. Multi-use Field. Reonvate areas of worn grass	\$84,000	\$8400-\$36200	\$4200-\$18060
Tier 4	Low	Seeding and Sodding. Renovate areas of worn grass	\$10,500	\$1100-\$4600	\$525-\$2257

Estimated Total Construction Costs (in 2016 Dollars): \$1,057,400

Estimated Project Management Costs Range: \$105,600 - \$455,000

Estimated Inflation Range: \$52,870 - \$227,341

Estimated Total Project Costs: \$1,215,870 - \$1,739,741



Renaissance Expeditionary-Identified Facility Projects

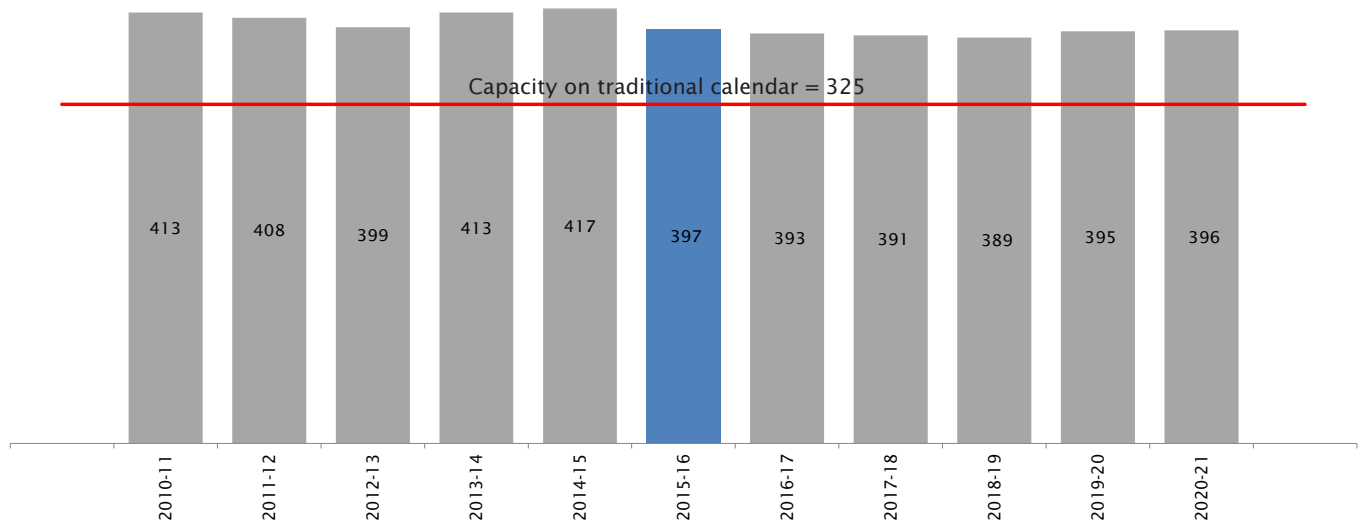
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 437

Capacity on traditional calendar = 325





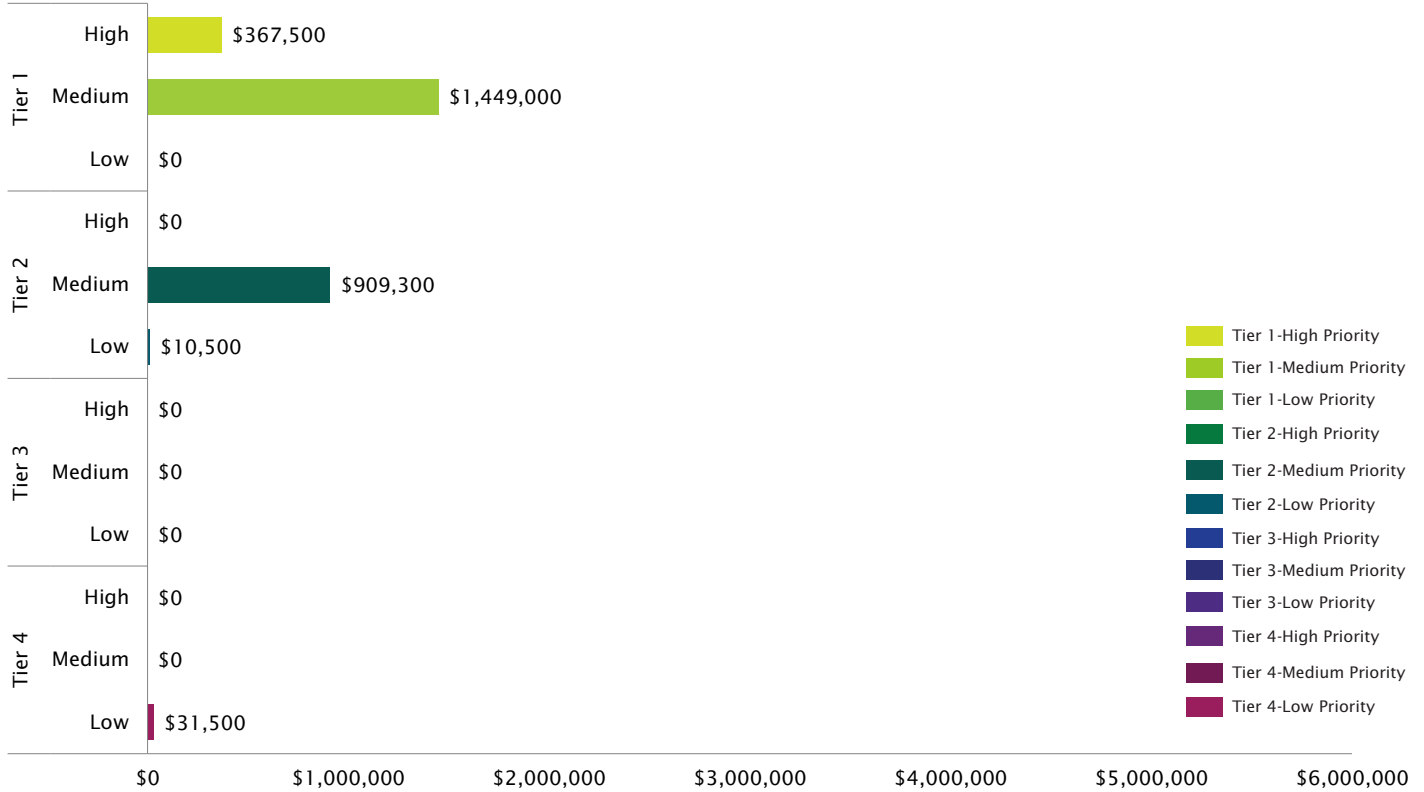
5810 McArthur Ranch Road
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 9-12

Funded by 1997 Bond
Opened in 2003

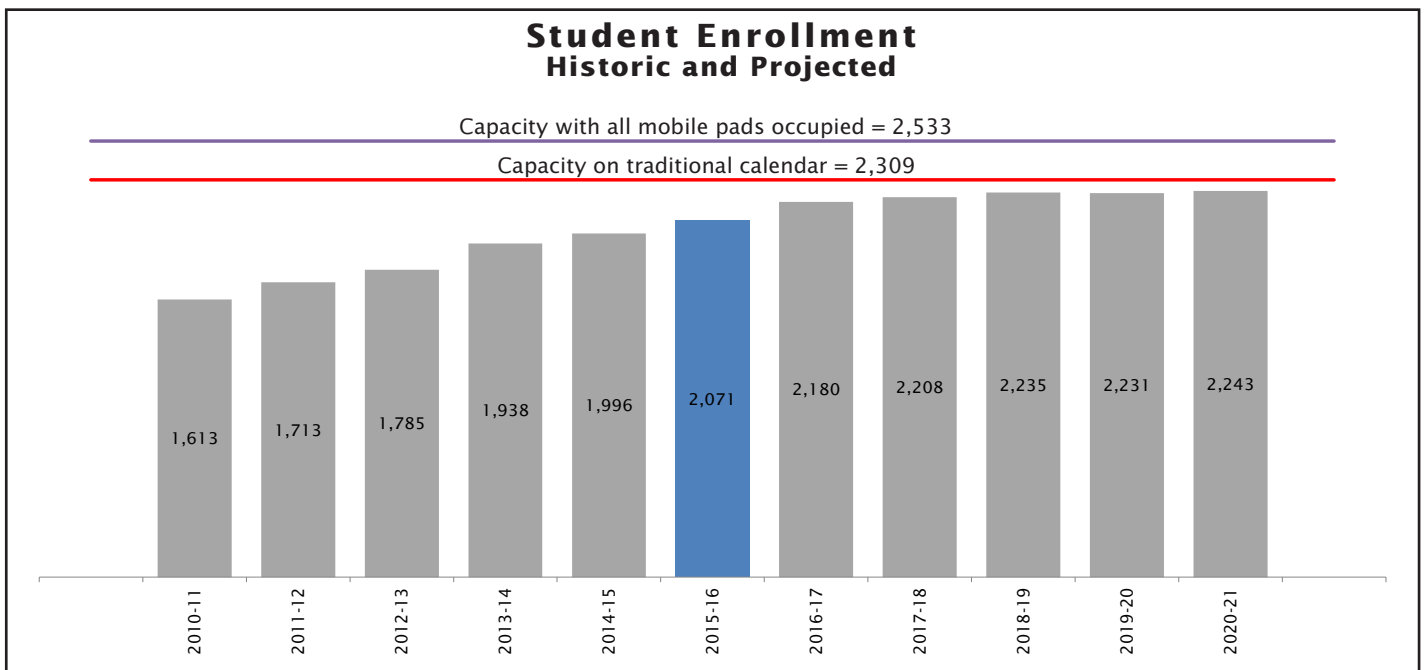
Acreage: 80
Original square feet: 218,106
Current square feet: 246,355

Rock Canyon High School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$2,767,800
Estimated Total Project Costs: \$3,183,190 - \$4,553,447



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Upgrade fire alarm systems	\$367,500	\$36800-\$158100	\$18375-\$79012
	Medium	Roof Finishes. Replace .045 ballasted EDPM with .060 fully adhered, does not include F pod	\$1,449,000	\$144900-\$623100	\$72450-\$311535
Tier 2	Medium	Exterior Wall Construction. Reseal concrete block	\$31,500	\$3200-\$13600	\$1575-\$6772
	Medium	Flooring Cafeteria. VCT cracking and peeling next to windows in commons. Repair as necessary	\$3,200	\$300-\$1400	\$160-\$688
	Medium	Flooring Gym. Sand Gym	\$12,500	\$1300-\$5400	\$625-\$2687
	Medium	Controls. Upgrade control system	\$315,000	\$31500-\$135500	\$15750-\$67725
	Medium	Site Improvements. Add additional expanded roadways and exit for traffic flow	\$22,100	\$2200-\$9500	\$1105-\$4751
	Medium	Paving and Surfacing. Parking Lot. Repair/resurface parking lots. Many cracks and potholes starting to form (2015)	\$525,000	\$52500-\$225800	\$26250-\$112875
	Low	Paving and Surfacing. Sidewalks. Repair minor cracking and movement areas	\$10,500	\$1100-\$4600	\$525-\$2257
Tier 4	Low	Wall Foundations. Recaulk areas where concrete meets foundation.	\$31,500	\$3200-\$13600	\$1575-\$6772

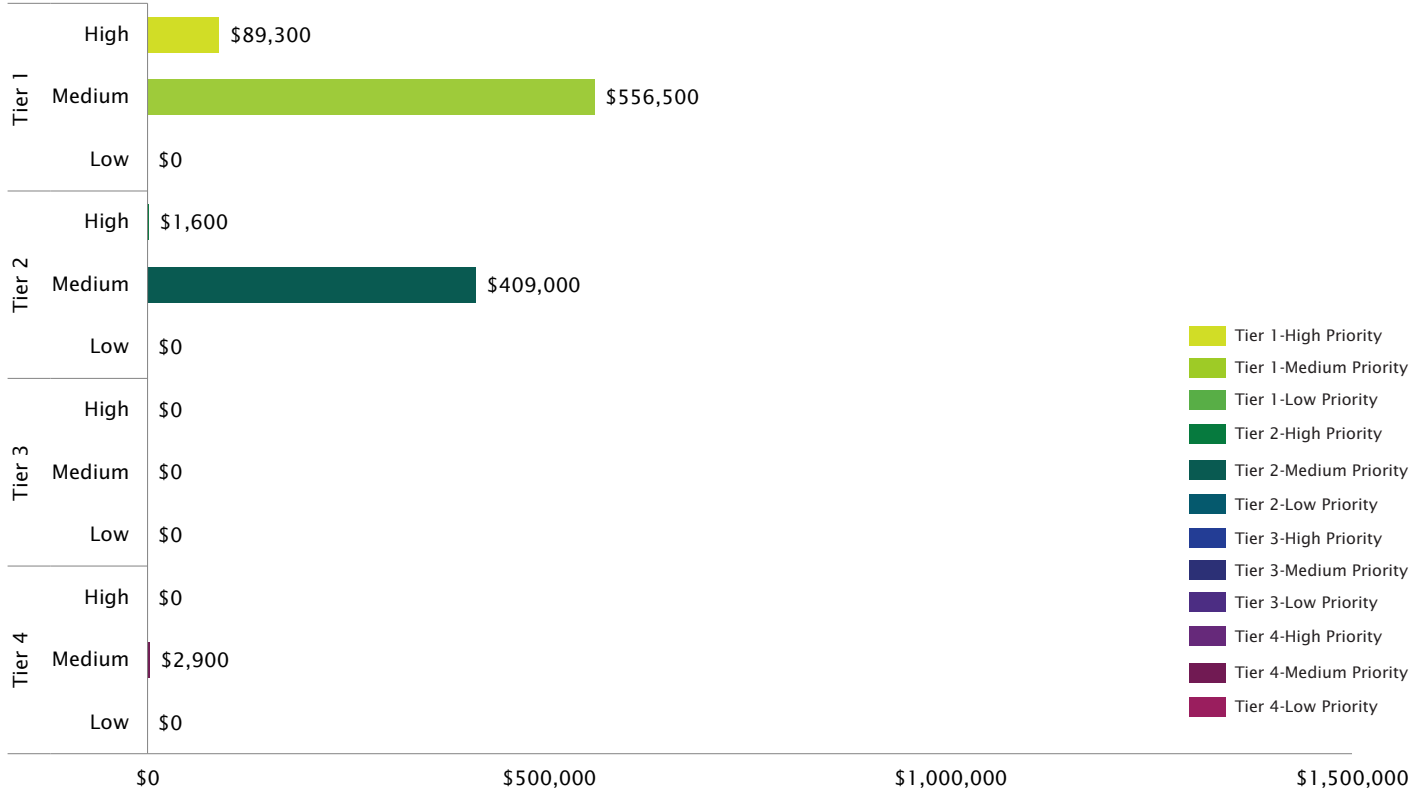
Estimated Total Construction Costs (in 2016 Dollars): \$2,767,800
Estimated Project Management Costs Range: \$277,000 - \$1,190,600
Estimated Inflation Range: \$138,390 - \$595,077

Estimated Total Project Costs: \$3,183,190 - \$4,553,447

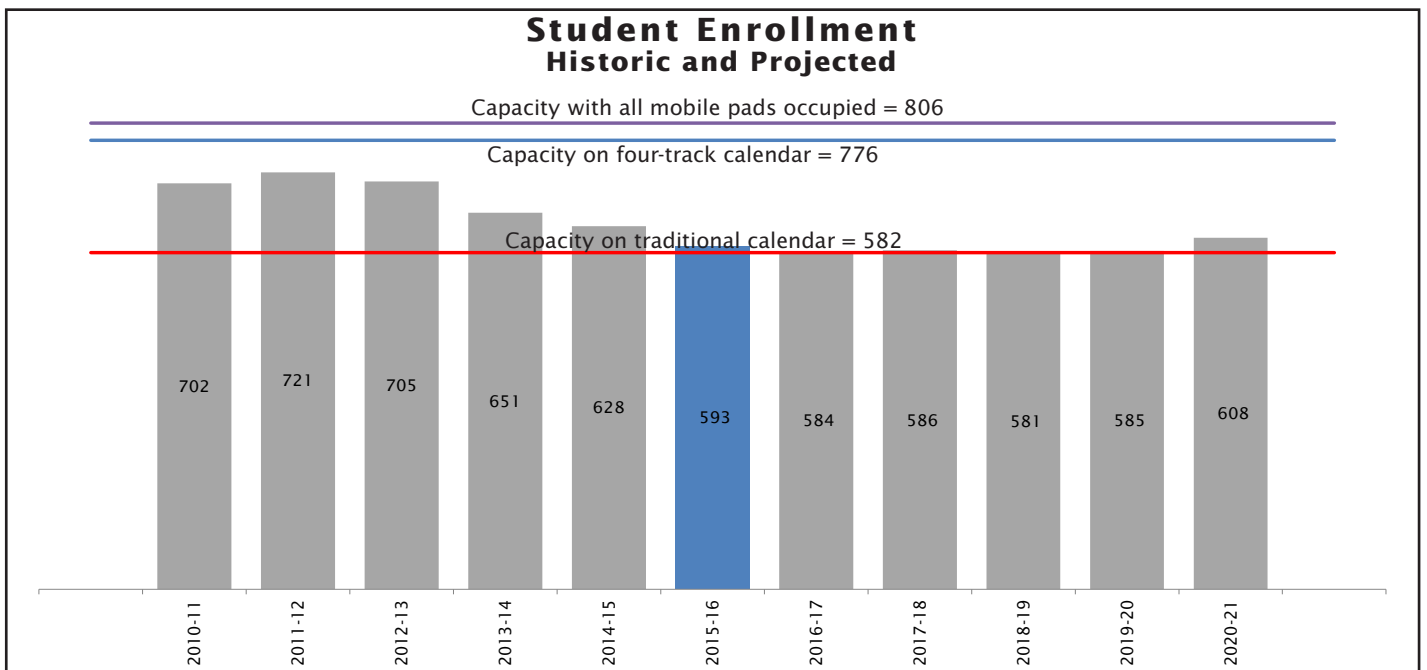


Rock Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,059,300
Estimated Total Project Costs: \$1,218,065 - \$1,742,350



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Upgrade fire alarm system	\$89,300	\$8900-\$38400	\$4465-\$19199
	Medium	Roof Finishes. Replace .045 ballasted (2005) with .060 fully adhered	\$456,800	\$45700-\$196400	\$22840-\$98212
	Medium	Switchgear-Main. Replace main switchgear	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Panels and Transformers. Replace original panels and transformers	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Clock and Program Systems. Upgrade clock system	\$18,700	\$1900-\$8100	\$935-\$4020
Tier 2	High	Flooring Restroom. Replace original sheet vinyl flooring in staff restrooms	\$1,600	\$200-\$700	\$80-\$344
	Medium	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Flooring Kitchen. Replace kitchen flooring	\$46,400	\$4600-\$19900	\$2320-\$9976
	Medium	Controls. Upgrade control system	\$189,000	\$18900-\$81300	\$9450-\$40635
	Medium	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$154,300	\$15400-\$66300	\$7715-\$33174
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$1,059,300

Estimated Project Management Costs Range: \$105,800 - \$455,300

Estimated Inflation Range: \$52,965 - \$227,750

Estimated Total Project Costs: \$1,218,065 - \$1,742,350



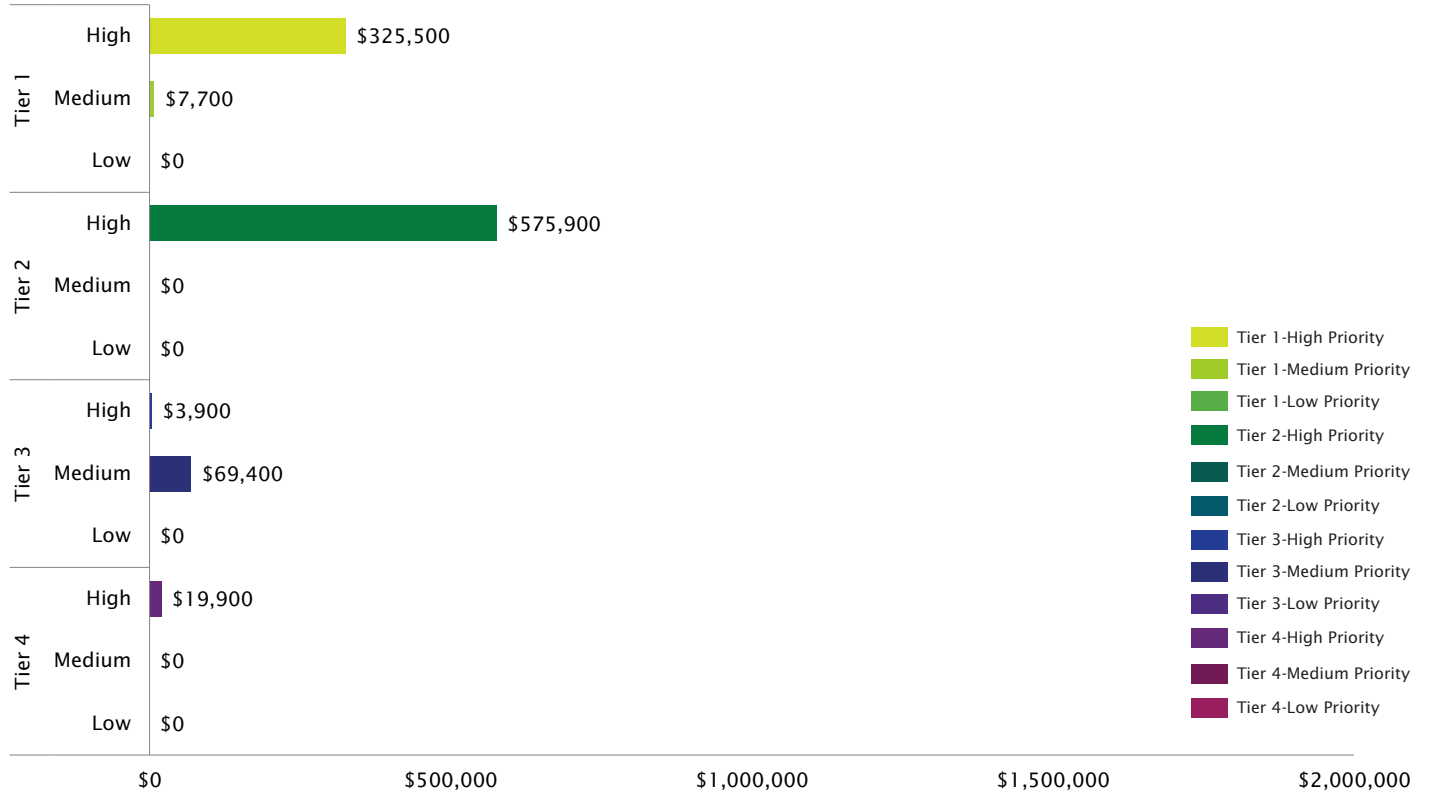
11033 Monarch Boulevard
Highlands Ranch, CO 80124
Rock Canyon High School Feeder Area, 6-8

Funded by 1997 Bond
Opened in 2003

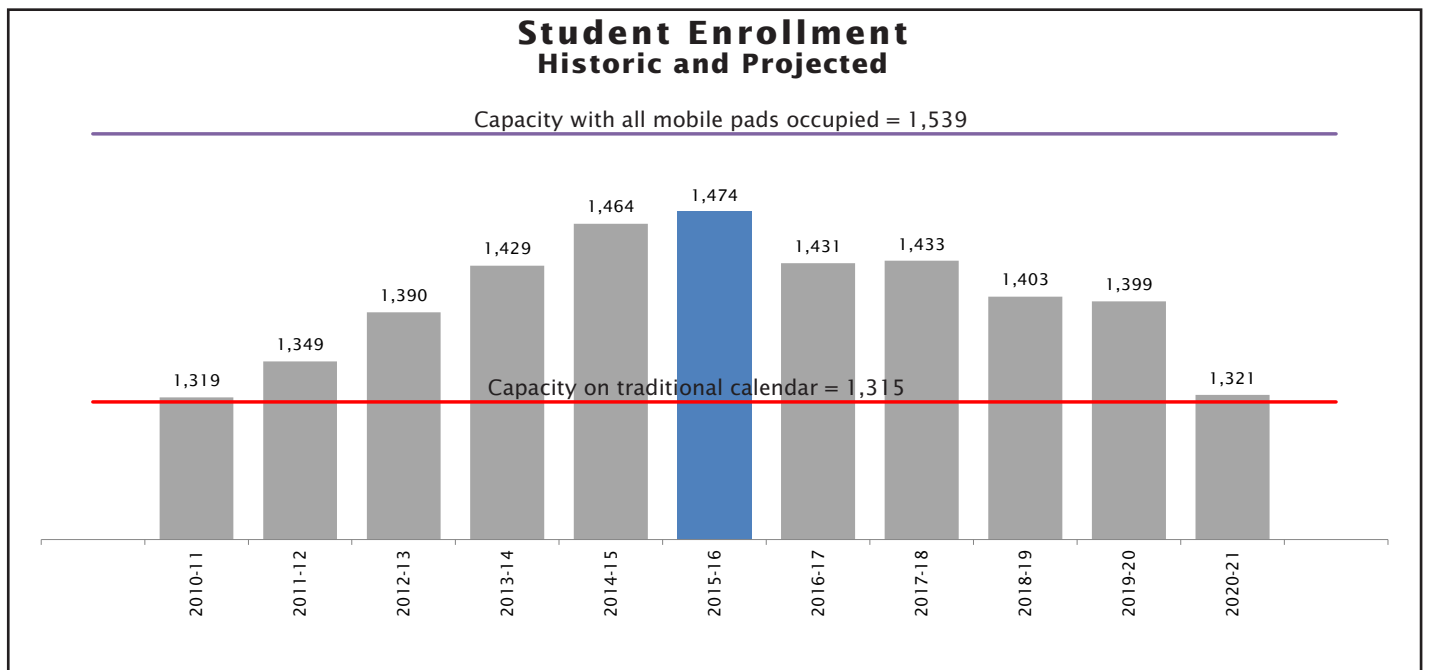
Acreage: 23.3
Original square feet: 127,951
Current square feet: 127,951

Rocky Heights Middle School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,002,300
Estimated Total Project Costs: \$1,152,615 - \$1,648,495



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Upgrade fire alarm system	\$325,500	\$32600-\$140000	\$16275-\$69982
	Medium	Chilled Water Systems. Clean cooling tower	\$1,900	\$200-\$900	\$95-\$408
	Medium	Fixed Multiple Seating. Bleachers. Repair bleachers in gym	\$5,800	\$600-\$2500	\$290-\$1247
Tier 2	Medium	Exterior Wall Construction. Recaulk building control joints	\$4,500	\$400-\$1900	\$225-\$967
	Medium	Paint Exterior.	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Exterior Windows. Recaulk windows	\$21,700	\$2100-\$9300	\$1085-\$4665
	Medium	Solid Exterior Doors. Recaulk door frames	\$900	\$100-\$400	\$45-\$193
	Medium	Retractable Partition. Repair operable partitions in pods	\$15,500	\$1500-\$6600	\$775-\$3332
	Medium	Fabricated Toilet Partitions. Replace toilet partitions in all restrooms	\$57,900	\$5800-\$24900	\$2895-\$12448
	Medium	Sink Countertops. Replace sink countertops in all restrooms with single surface	\$34,700	\$3500-\$14900	\$1735-\$7460
	Medium	Flooring Cafeteria. Replace VCT	\$11,600	\$1200-\$5000	\$580-\$2494
	Medium	Flooring Gym. Sand Gym	\$12,500	\$1300-\$5400	\$625-\$2687
	Medium	Flooring Restroom. Replace sheet vinyl with poured acrylic	\$46,400	\$4600-\$19900	\$2320-\$9976
	Medium	Flooring Carpet. Carpet showing wear in high traffic areas. Look at replacement before lifecycle	\$242,900	\$24300-\$104400	\$12145-\$52223
	Medium	Sinks. Replace with sink countertops, single surface	\$23,100	\$2400-\$10000	\$1155-\$4966
	Medium	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$92,600	\$9200-\$39700	\$4630-\$19909
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of concrete sidewalk	\$3,900	\$400-\$1700	\$195-\$838
Tier 3	Medium	Upper floor. Some movement occurring south of commons expansion joint. Carpet splitting, wall joint separation	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$61,700	\$6100-\$26500	\$3085-\$13265
	Low	Vinyl Covering. Repair areas of vinyl wall covering	\$3,900	\$400-\$1700	\$195-\$838
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Other Landscape Features. Renovate areas of landscaping around school. Many patches of bare ground	\$15,500	\$1500-\$6600	\$775-\$3332

Estimated Total Construction Costs (in 2016 Dollars): \$1,002,300

Estimated Project Management Costs Range: \$100,200 - \$430,700

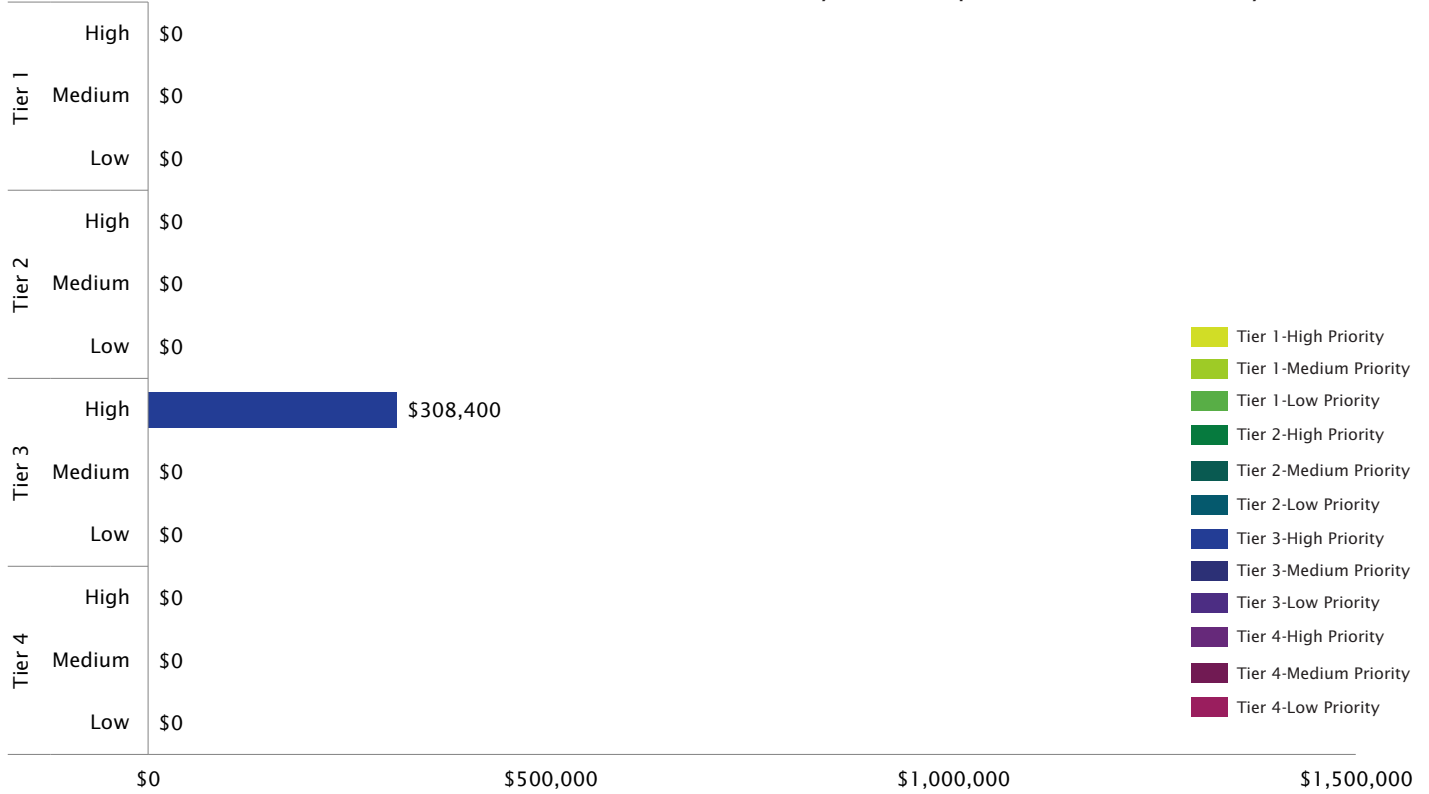
Estimated Inflation Range: \$50,115 - \$215,495

Estimated Total Project Costs: \$1,152,615 - \$1,648,495



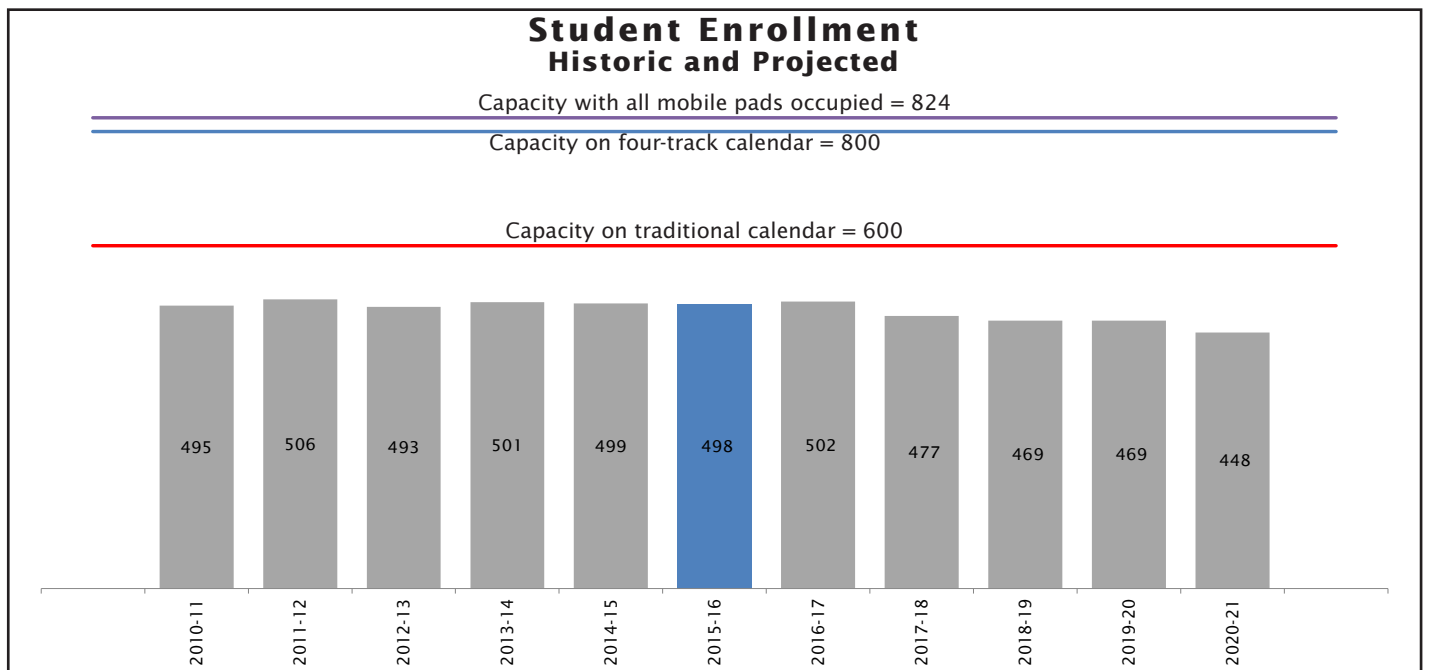
Roxborough Intermediate School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$308,400

Estimated Total Project Costs: \$354,720 - \$507,306



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	High	Playing Fields. Multi-use Field. Install synthetic turf field in lieu of grass field.	\$308,400	\$30900-\$132600	\$15420-\$66306

Estimated Total Construction Costs (in 2016 Dollars): \$308,400

Estimated Project Management Costs Range: \$30,900 - \$132,600

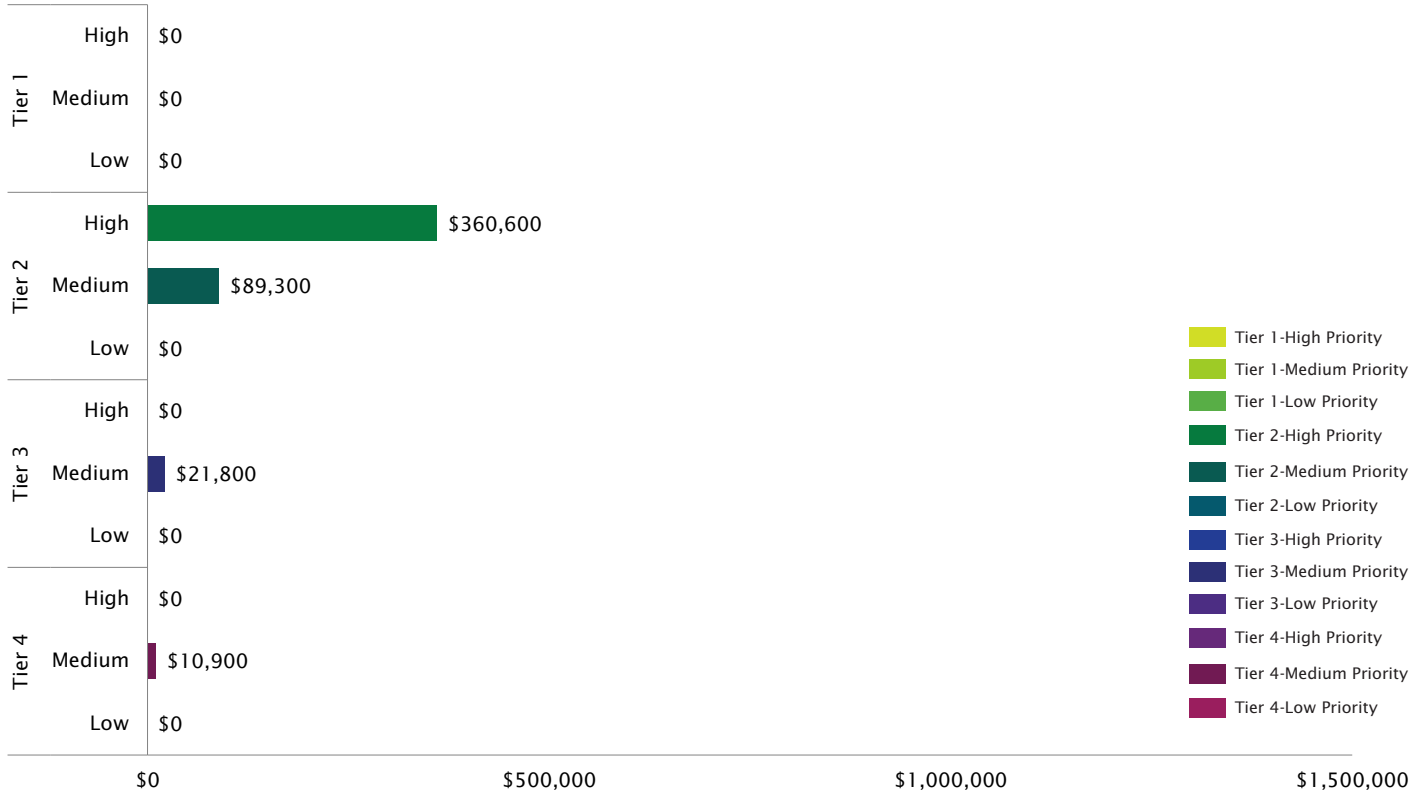
Estimated Inflation Range: \$15,420 - \$66,306

Estimated Total Project Costs: \$354,720 - \$507,306



Roxborough Primary School-Identified Facility Projects

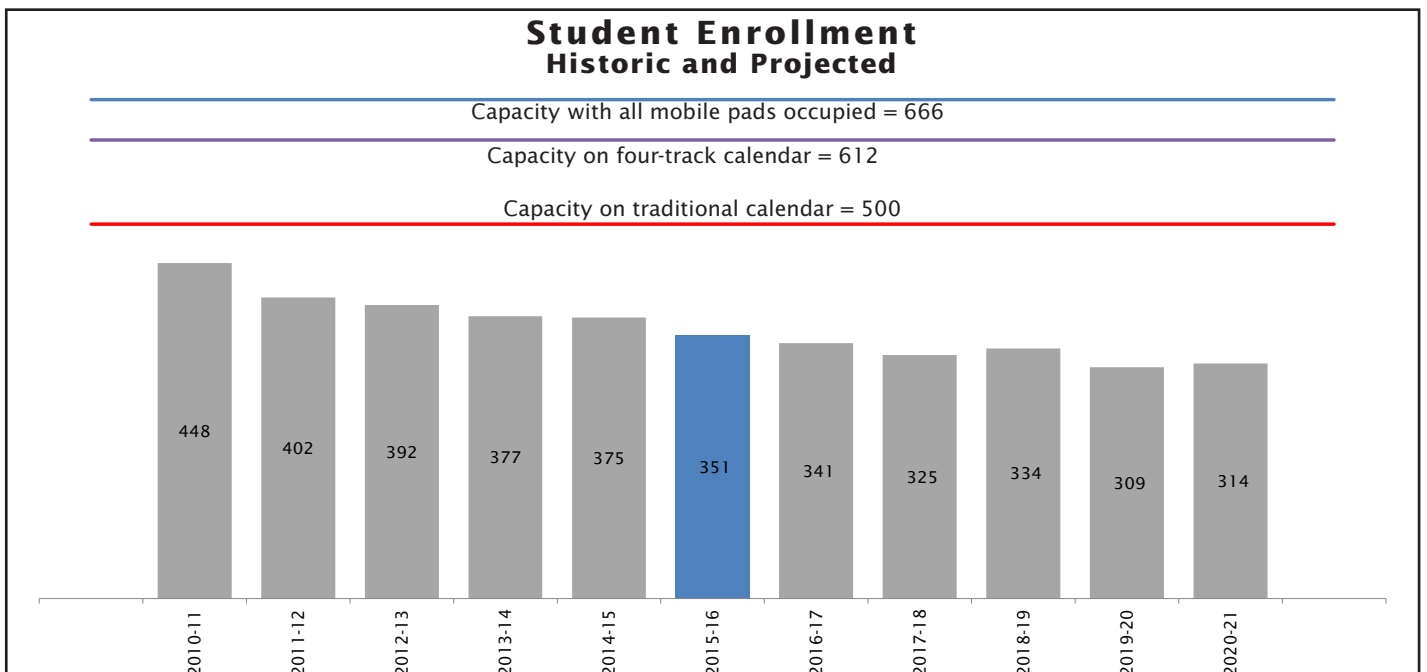
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$482,600

Estimated Total Project Costs: \$554,830 - \$793,659

Student Enrollment Historic and Projected



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	High	Exterior Wall Construction. Recoat concrete block weatherproofing. Repair cracks in block	\$15,200	\$1500-\$6500	\$760-\$3268
	High	Exterior Wall Construction. Recaulk control joints.	\$2,900	\$300-\$1200	\$145-\$623
	High	Exterior Windows. Recaulk windows	\$16,200	\$1600-\$7000	\$810-\$3483
	High	Exterior Windows. Replace exterior windows	\$60,700	\$6100-\$26100	\$3035-\$13050
	High	Exterior Windows. Replace hollow metal exterior windows	\$79,000	\$7900-\$34000	\$3950-\$16985
	High	Other Doors & Entrances. Replace hollow metal doors at entry	\$8,000	\$800-\$3500	\$400-\$1720
	High	Lavatories. Replace faucets at all lavatories.	\$9,900	\$1000-\$4300	\$495-\$2128
	High	Paving and Surfacing. Bus Loop. Mill and overlay bus loop	\$51,100	\$5100-\$21900	\$2555-\$10986
	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	High	Paving & Surfacing. Sidewalks. Need-Repair areas of sidewalk	\$34,600	\$3400-\$14800	\$1730-\$7439
	High	Playing Fields. Playground. Repair/reseal asphalt	\$14,900	\$1400-\$6300	\$745-\$3203
	Medium	Flooring Gym. Replace tartan floor	\$26,300	\$2600-\$11300	\$1315-\$5654
	Medium	Flooring Kitchen. Replace kitchen flooring with poured acrylic	\$63,000	\$6300-\$27100	\$3150-\$13545
Tier 3	Medium	Interior Doors. Refinish wood doors	\$15,800	\$1600-\$6800	\$790-\$3397
	Medium	Vinyl Coverings. Repair sections of vinyl wall covering	\$6,000	\$600-\$2600	\$300-\$1290
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623
	Medium	Other Landscape Features. Repair drainage issues	\$8,000	\$800-\$3500	\$400-\$1720

Estimated Total Construction Costs (in 2016 Dollars): \$482,600

Estimated Project Management Costs Range: \$48,100 - \$207,300

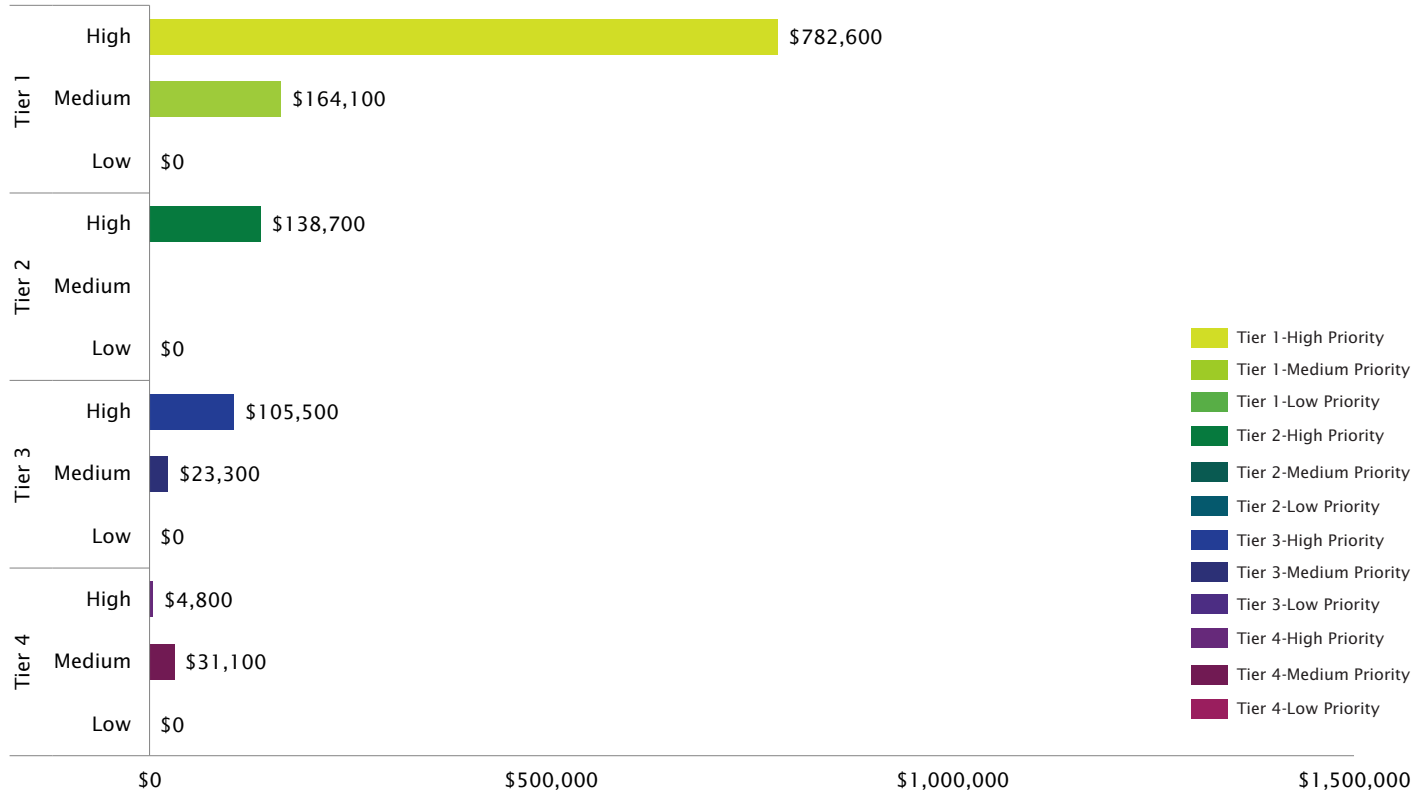
Estimated Inflation Range: \$24,130 - \$103,759

Estimated Total Project Costs: \$554,830 - \$793,659



Saddle Ranch Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



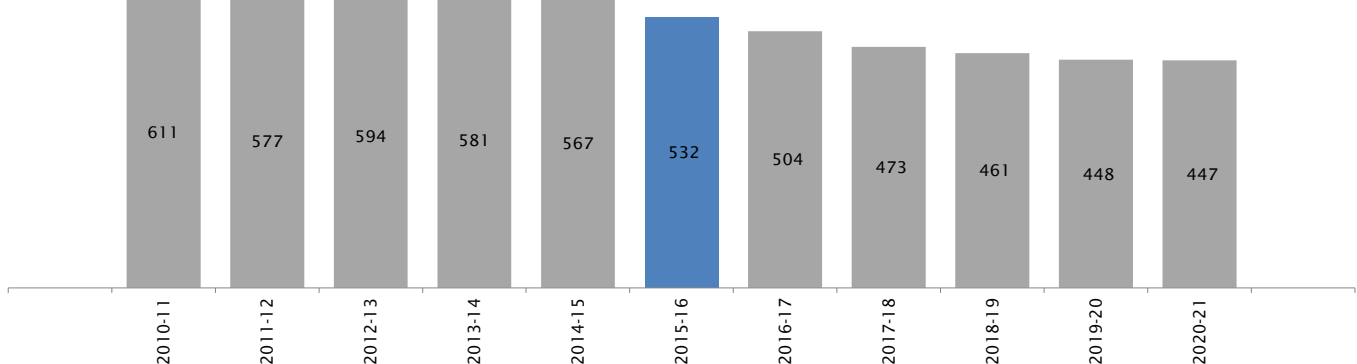
Estimated Total Construction Costs (in 2016 Dollars): \$1,250,100
Estimated Total Project Costs: \$1,437,505 - \$2,055,872

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 862

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	\$682,500	\$68300-\$293500	\$34125-\$146737
	High	Fire Alarm Systems. Upgrade fire alarm system	\$76,600	\$7600-\$32900	\$3830-\$16469
	High	Irrigation Systems. Replace irrigation controllers and sprinkler heads	\$23,500	\$2300-\$10000	\$1175-\$5052
	Medium	Door Hardware. Replace door hardware, install restricted key system	\$121,500	\$12200-\$52300	\$6075-\$26122
	Medium	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10')	\$42,600	\$4200-\$18300	\$2130-\$9159
Tier 2	High	Exterior Wall Construction. Re-seal concrete block. Repair stress cracks from settling. Re-caulk all joints.	\$14,300	\$1500-\$6200	\$715-\$3074
	High	Exterior Windows. Fix storefront window and hallway skylight leakage	\$17,100	\$1700-\$7300	\$855-\$3676
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Roof Hatches. Replace, latch bad, weather striping is deteriorating	\$9,000	\$900-\$3800	\$450-\$1935
	High	Fabricated Toilet Partitions. Replace Boys/girls and main hallway restrooms, 8 total	\$26,800	\$2700-\$11500	\$1340-\$5762
	High	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Flooring Restrooms. Replace sheet vinyl flooring with poured acrylic, all restrooms	\$25,600	\$2500-\$10900	\$1280-\$5504
	High	Public Address and Music Systems. Gym sound system. Replace current Advance system	\$9,000	\$900-\$3800	\$450-\$1935
	High	Paving and Surfacing. Sidewalks. Replace/repair areas of sidewalk. X-Some done in 2014, more to be repaired/replaced.	\$6,200	\$700-\$2700	\$310-\$1333
Tier 3	High	Playing Fields. Multi-use Field. Renovate multi-use field	\$105,500	\$10500-\$45300	\$5275-\$22682
	Medium	Fences and Gates. Install new fence at playground next to basketball court.	\$2,900	\$300-\$1200	\$145-\$623
	Medium	Fences and Gates. Replace gates and dumpster enclosure	\$5,700	\$600-\$2500	\$285-\$1225
	Medium	Retaining Walls. Install retaining walls where needed.	\$5,700	\$600-\$2500	\$285-\$1225
	Medium	Miscellaneous Structures. Replace top on shade structure.	\$4,800	\$400-\$2000	\$240-\$1032
	Medium	Planting. Replace and add plant material around building.	\$4,200	\$500-\$1900	\$210-\$903
Tier 4	High	Seeding and sodding. Seed, sod, and top dress areas around school	\$4,800	\$400-\$2000	\$240-\$1032
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623
	Medium	Other Landscape Features. Repair area between parking lot and main drive. Rock gets pushed into both areas	\$28,200	\$2800-\$12100	\$1410-\$6063

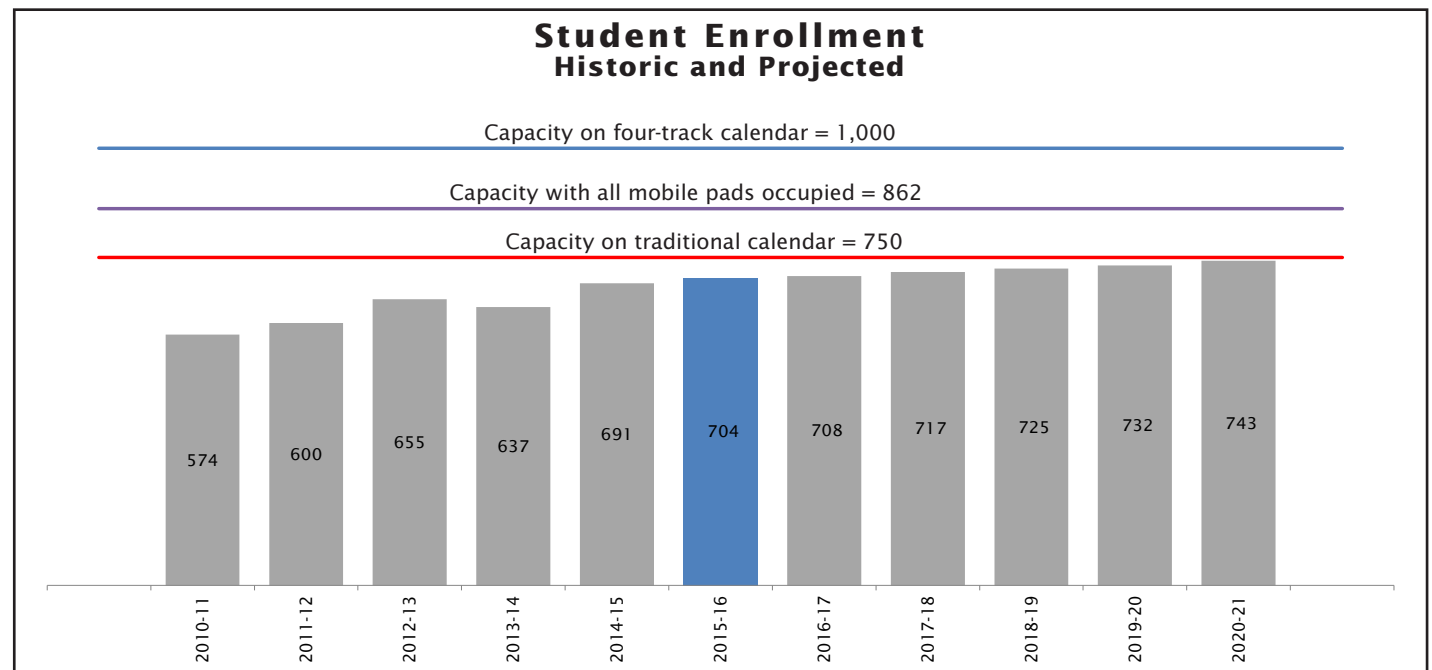
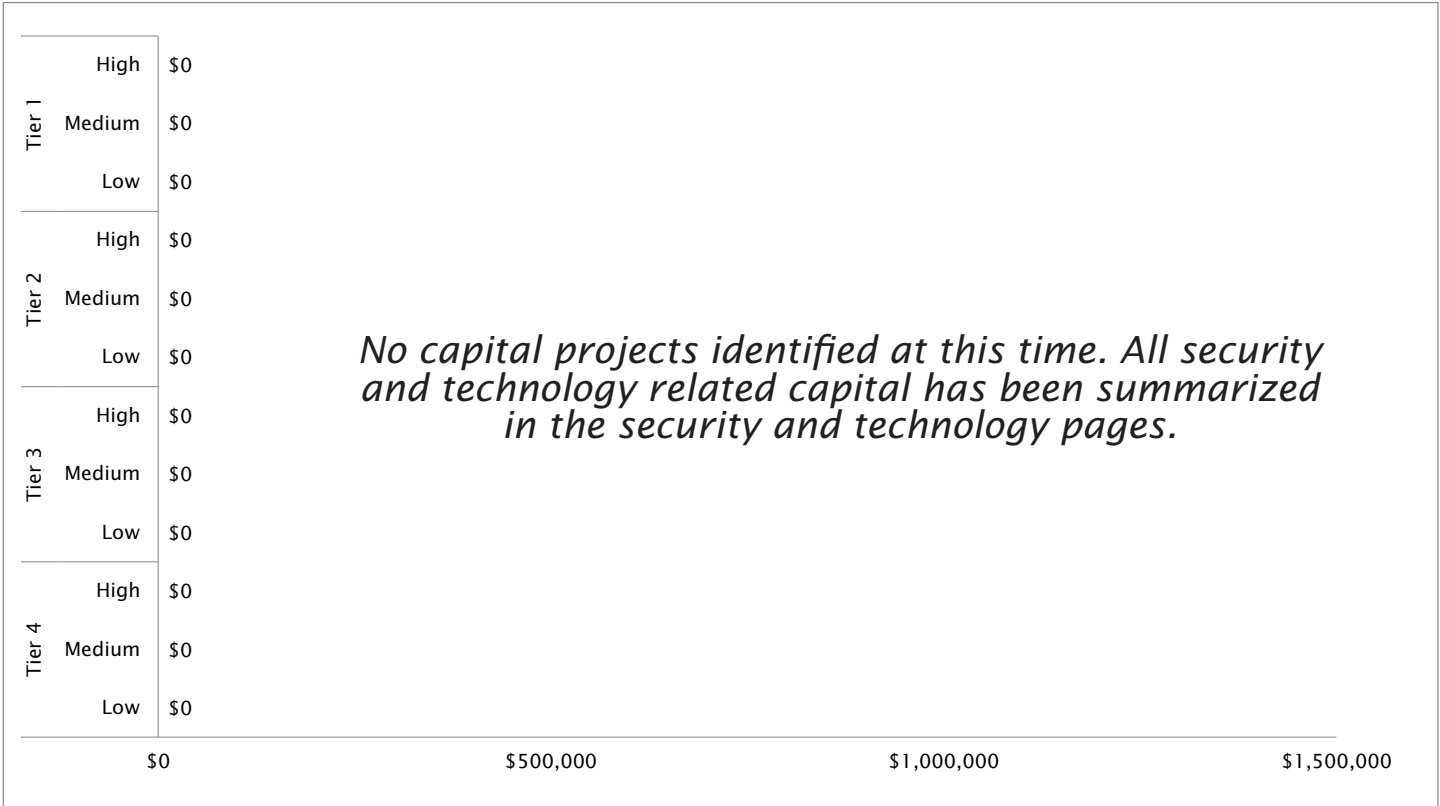
Estimated Total Construction Costs (in 2016 Dollars): \$1,250,100
Estimated Project Management Costs Range: \$124,900 - \$537,000
Estimated Inflation Range: \$62,505 - \$268,772

Estimated Total Project Costs: \$1,437,505 - \$2,055,872



Sage Canyon Elementary-Identified Facility Projects

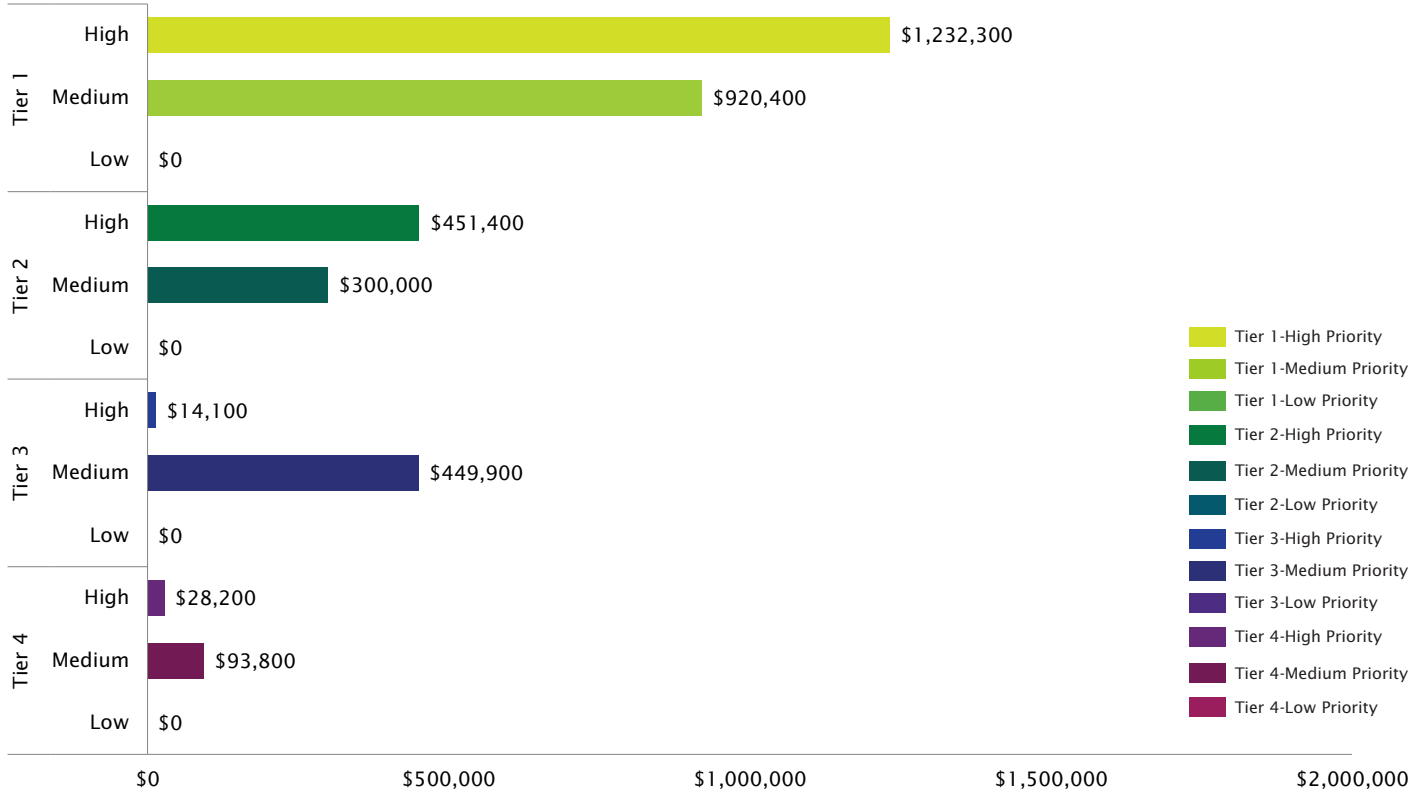
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority





Sagewood Middle School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority

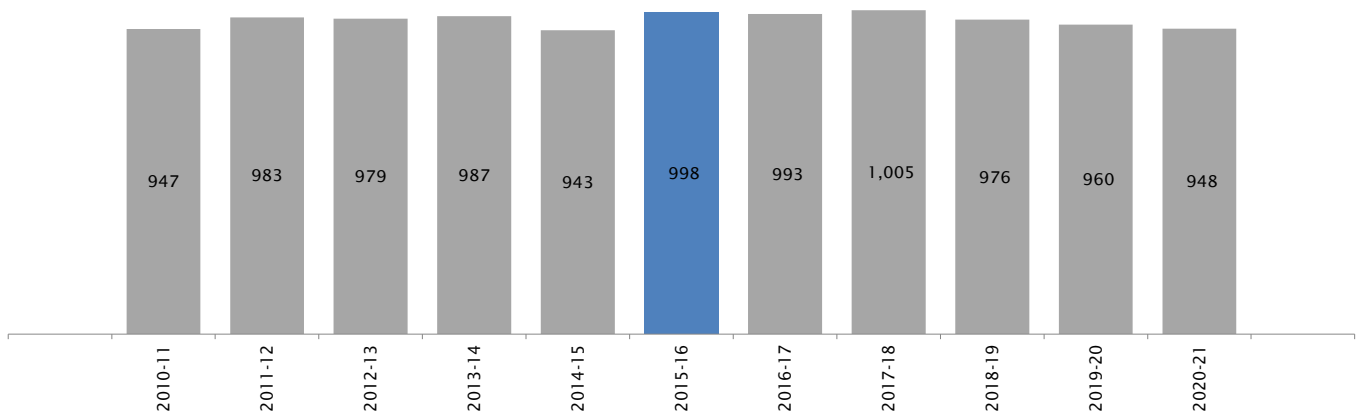


Estimated Total Construction Costs (in 2016 Dollars): \$3,490,100
Estimated Total Project Costs: \$4,013,305 - \$5,740,772

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 1,414

Capacity on traditional calendar = 1,190



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

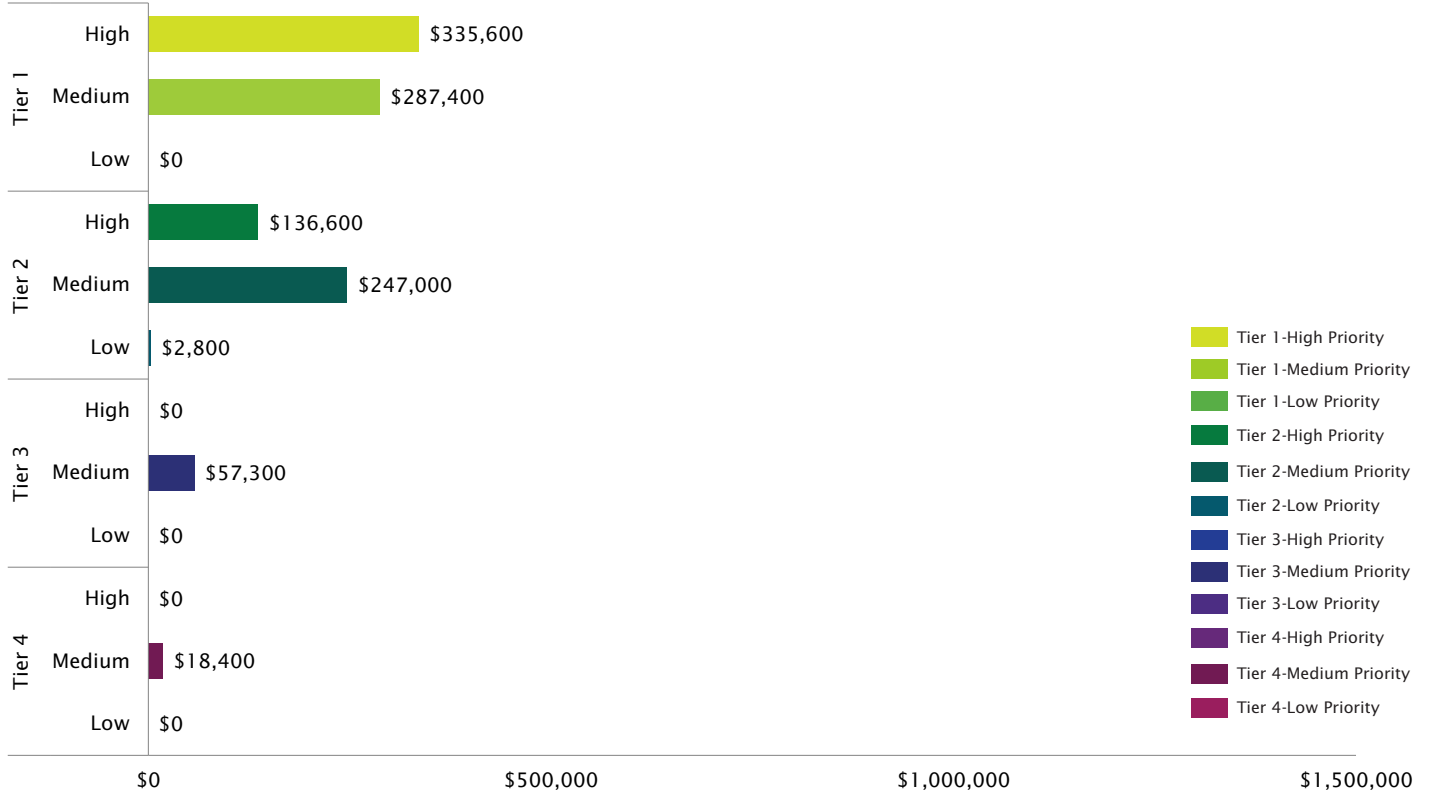
Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Insulation and Fill. Replace 25% of insulation when roof replaced	\$35,700	\$3600-\$15400	\$1785-\$7675
	High	Flashings and Trim. Replace flashing when new roof installed	\$17,900	\$1800-\$7700	\$895-\$3848
	High	Glazed Roof Openings. Skylights. Replace 4 skylights	\$17,900	\$1800-\$7700	\$895-\$3848
	High	Interior Door Hardware. Replace door hardware, install restricted key system	\$242,900	\$24300-\$104400	\$12145-\$52223
	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$420,000	\$42000-\$180600	\$21000-\$90300
	High	Controls. Upgrade Delta version 2 to version 3	\$318,200	\$31800-\$136800	\$15910-\$68413
	High	Fixed Multiple Seating. Bleachers. Replace gym bleachers	\$62,500	\$6300-\$26900	\$3125-\$13437
	High	Irrigation Systems. Upgrade irrigation system, add booster pump	\$117,200	\$11700-\$50400	\$5860-\$25198
	Medium	Roof Finishes. Replace roof with .060 fully adhered EDPM.	\$877,800	\$87800-\$377500	\$43890-\$188727
	Medium	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10')	\$42,600	\$4200-\$18300	\$2130-\$9159
Tier 2	High	Exterior Wall Construction. Repair cracks and caulk all joints on exterior brick walls	\$4,600	\$400-\$1900	\$230-\$989
	High	Exterior Windows. Recaulk windows	\$20,300	\$2000-\$8700	\$1015-\$4364
	High	Fabricated Toilet Partitions. Replace toilet partitions in 8 boys and 8 girls restrooms	\$55,700	\$5600-\$23900	\$2785-\$11975
	High	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Flooring. Health room flooring	\$2,600	\$200-\$1100	\$130-\$559
	High	Flooring. Repair expansion joint strip that is lifting up in two places on the commons floor	\$29,800	\$2900-\$12700	\$1490-\$6407
	High	Paving and Surfacing. Roadways (Bus Loops). Resurface bus loop	\$70,400	\$7000-\$30300	\$3520-\$15136
	High	Paving and Surfacing. Parking Lot. Resurface parking lot	\$117,200	\$11700-\$50400	\$5860-\$25198
	High	Curbs, Rails and Barriers. Repair curbs at parking lot area	\$93,800	\$9400-\$40300	\$4690-\$20167
	High	Markings and Signage. Upgrade parking lot signage	\$9,500	\$900-\$4100	\$475-\$2042
	High	Paving and Surfacing. Sidewalks. Repair sidewalks and concrete playpad	\$28,200	\$2800-\$12100	\$1410-\$6063
	Medium	Flooring Carpet. Replace carpet	\$300,000	\$30000-\$129000	\$15000-\$64500
Tier 3	High	Playing Fields. Multi-use Field. Top dress and reseed multipurpose field.	\$14,100	\$1400-\$6100	\$705-\$3031
	Medium	Fences and Gates. Install fencing around ball fields. Install fencing around dumpster. Repair fencing at softball field	\$281,200	\$28200-\$121000	\$14060-\$60458
	Medium	Retaining Walls. Repair/add retaining walls	\$117,200	\$11700-\$50400	\$5860-\$25198
	Medium	Playing Fields. Football Field. Replace football and soccer goal posts	\$4,600	\$400-\$1900	\$230-\$989
	Medium	Playing Fields. Softball Field. Renovate softball infield	\$18,700	\$1900-\$8100	\$935-\$4020
	Medium	Miscellaneous Structures. Portable Bleachers. New portable bleachers for football and multi-use field.	\$28,200	\$2800-\$12100	\$1410-\$6063
Tier 4	High	Seeding and Sodding. Seed, sod, and top dress areas around school3	\$28,200	\$2800-\$12100	\$1410-\$6063
	Medium	Planting. Plant trees around ballfields	\$46,900	\$4700-\$20100	\$2345-\$10083
	Medium	Other Landscape Features. Install landscaping around ballfields	\$46,900	\$4700-\$20100	\$2345-\$10083

Estimated Total Construction Costs (in 2016 Dollars): \$3,490,100
Estimated Project Management Costs Range: \$348,700 - \$1,500,300
Estimated Inflation Range: \$174,505 - \$750,372

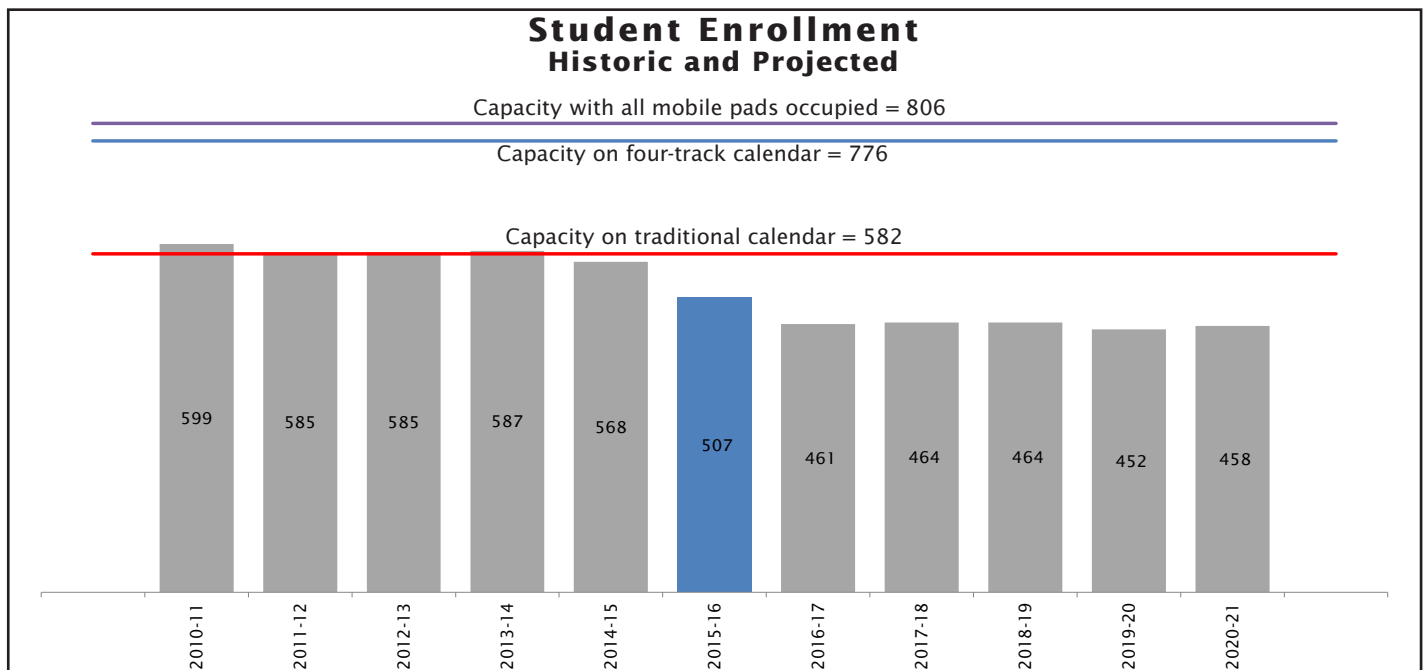
Estimated Total Project Costs: \$4,013,305 - \$5,740,772

Sand Creek Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,085,100
Estimated Total Project Costs: \$1,247,655 - \$1,784,597



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Controls. Upgrade control system	\$162,000	\$16200-\$69600	\$8100-\$34830
	High	Switchgear-Main. Replace main switchgear	\$40,500	\$4000-\$17400	\$2025-\$8707
	High	Panels and Transformers. Replace original panels and transformers	\$40,500	\$4000-\$17400	\$2025-\$8707
	High	Fire Alarm Systems. Upgrade fire alarm system	\$92,600	\$9200-\$39700	\$4630-\$19909
	Medium	Hot Water Service. Water Heater. Replace domestic water heater and associated piping.	\$77,100	\$7700-\$33200	\$3855-\$16576
	Medium	Direct Expansion Systems. Roof top units. Replace rooftop units. Current ones need painted	\$210,000	\$21000-\$90300	\$10500-\$45150
	Medium	Lighting Equipment. Replace two fixtures in health room	\$300	\$0-\$100	\$15-\$64
Tier 2	High	Exterior Wall Construction. Recaulk control joints.	\$2,900	\$300-\$1200	\$145-\$623
	High	Exterior Windows. Recaulk windows	\$16,200	\$1600-\$7000	\$810-\$3483
	High	Exterior Windows. Replace exterior windows	\$60,700	\$6100-\$26100	\$3035-\$13050
	High	Fabricated Toilet Partitions. Replace toilet partitions in 3 pods	\$28,400	\$2800-\$12200	\$1420-\$6106
	High	Flooring Restroom-. Replace original sheet vinyl flooring with poured acrylic in 3 pods	\$28,400	\$2800-\$12200	\$1420-\$6106
	Medium	Retractable Partition. Repair operable partitions between classrooms. Partion between gym and cafeteria in worst condition.	\$15,500	\$1500-\$6600	\$775-\$3332
	Medium	Flooring Hallways/Classrooms. Replace VCT in classrooms and healthroom	\$3,900	\$400-\$1700	\$195-\$838
Tier 3	Medium	Sinks. Replace with sink countertops, single surface	\$11,600	\$1200-\$5000	\$580-\$2494
	Medium	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$123,400	\$12400-\$53100	\$6170-\$26531
	Medium	Paving and Surfacing. Roadways (Bus Loops). Resurface asphalt bus loop	\$23,100	\$2400-\$10000	\$1155-\$4966
	Medium	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$69,500	\$6900-\$29800	\$3475-\$14942
	Low	Exterior Wall Construction. Repair brick where cracking at front retaining wall, clean water stained areas	\$2,800	\$300-\$1200	\$140-\$602
	Medium	Interior Doors. Refinish interior doors	\$38,600	\$3800-\$16600	\$1930-\$8299
	Medium	Blinds and Other Window Treatment. Replace blinds in school	\$15,500	\$1500-\$6600	\$775-\$3332
Tier 4	Medium	Movable Furnishing. FFE. Replace health room beds	\$1,600	\$200-\$700	\$80-\$344
	Medium	Movable Furnishing. FFE. Replace wooden basketball backboards in gym, 4 total	\$1,600	\$200-\$700	\$80-\$344
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623
	Medium	Seeding and Sodding. Renovate grass areas around school	\$15,500	\$1500-\$6600	\$775-\$3332

Estimated Total Construction Costs (in 2016 Dollars): \$1,085,100

Estimated Project Management Costs Range: \$108,300 - \$466,200

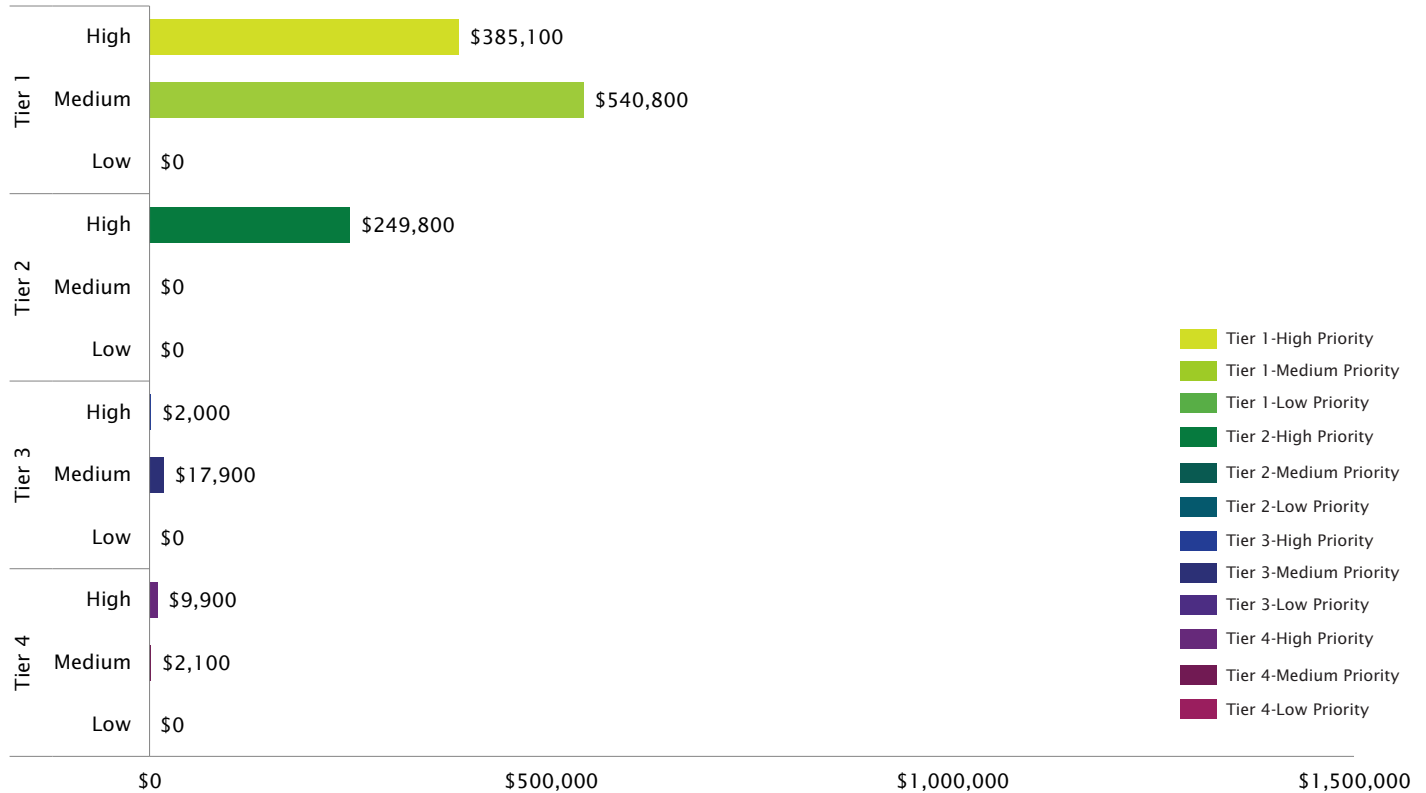
Estimated Inflation Range: \$54,255 - \$233,297

Estimated Total Project Costs: \$1,247,655 - \$1,784,597



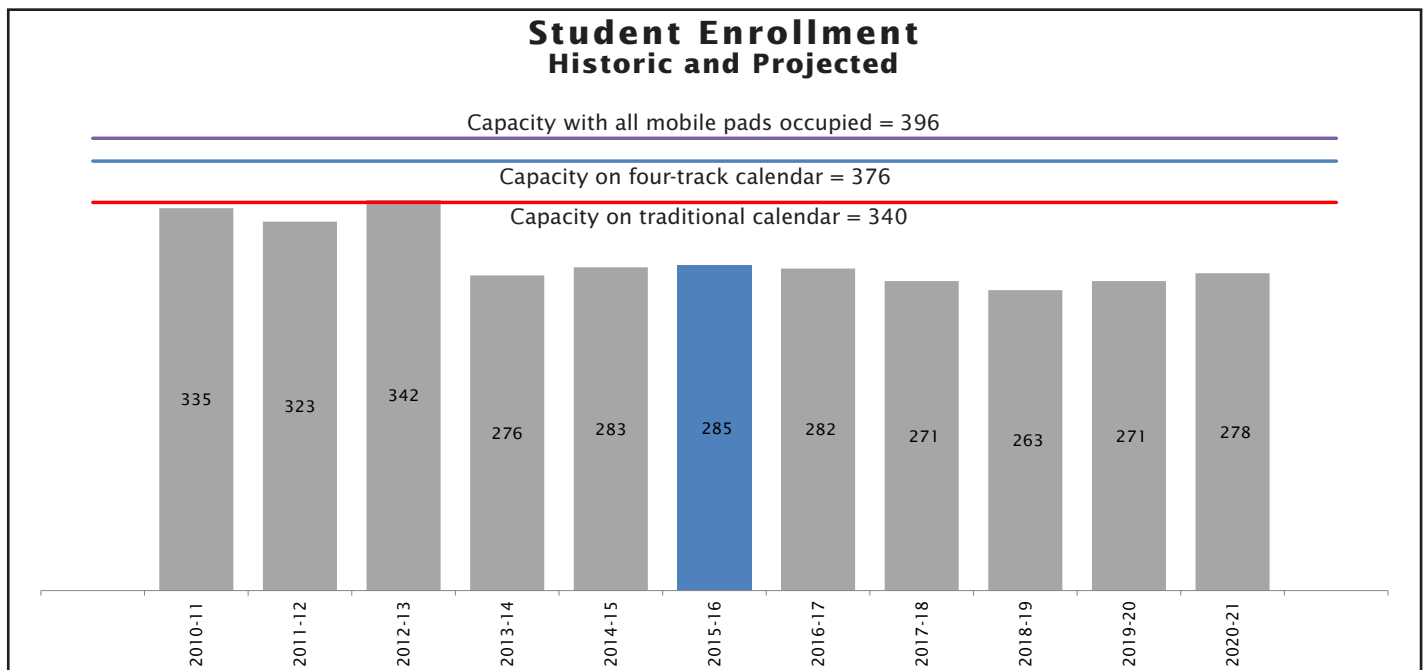
Sedalia Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,207,600
Estimated Total Project Costs: \$1,388,880 - \$1,986,334

Student Enrollment Historic and Projected



Following is the list of identified facility projects at Sedalia Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace ballasted roof, section B (1992) with fully adhered	\$52,500	\$5300-\$22600	\$2625-\$11287
	High	Roof Finishes. Replace existing built up roof, sections A,C,E	\$73,500	\$7400-\$31700	\$3675-\$15802
	High	Roof Eaves & Soffits. Soffits need repaired along the older classrooms wing	\$10,700	\$1000-\$4500	\$535-\$2300
	High	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$63,800	\$6400-\$27400	\$3190-\$13717
	High	Controls. Upgrade required if current system changes	\$184,600	\$18500-\$79400	\$9230-\$39689
	Medium	Roof Finishes. Replace fully adhered roof over gym, music, and front office, sections F,G,H,J (1999)	\$84,000	\$8400-\$36200	\$4200-\$18060
	Medium	Air Distribution Systems. Air handlers, ductwork, VAV's. Current VVT system in good shape. Should upgrade to VAV reheat system.	\$317,900	\$31800-\$136700	\$15895-\$68348
	Medium	Commissioning and Re-Commissioning. Commission if upgrades to current system made.	\$49,500	\$5000-\$21300	\$2475-\$10642
	Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Playing Fields. Playground. Replace playground play pads. Replace pea gravel with fibar. Install new basketball hoops.	\$25,600	\$2500-\$10900	\$1280-\$5504
Tier 2	High	Exterior Wall Construction. Brick and stucco. Areas where the new meets the old need sealed. Repair cracks and deterioration in stucco on newer classrooms addition.	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Exterior Wall Construction. Recaulk control joints.	\$2,900	\$300-\$1200	\$145-\$623
	High	Exterior Windows. Recaulk windows	\$12,100	\$1200-\$5200	\$605-\$2601
	High	Exterior Windows. Replace plexiglass in double doors to playground SW with insulated safety glass. Entire east facing windows are in bad shape from condensation. They are single pane, replace with Low E insulated units. Will require frame modif	\$35,300	\$3600-\$15200	\$1765-\$7589
	High	Sink Countertops. Replace counter tops only in rooms 107, 208, 207,209, 210	\$10,700	\$1000-\$4500	\$535-\$2300
	High	Flooring Kitchen. Replace kitchen floor	\$48,600	\$4800-\$20800	\$2430-\$10449
	High	Flooring Restroom. Replace all ceramic tile bathroom floors and walls	\$25,600	\$2500-\$10900	\$1280-\$5504
	High	Drinking Fountains & Coolers. Replace coolers with water fountains where applicable	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Audio-visual Equipment, Projectors. Manual projection screen in gym needs replaced. Install overhead projectors (15)	\$24,800	\$2500-\$10700	\$1240-\$5332
	High	Paving & Surfacing. Parking Lot. \$60,000 in asphalt work, \$10,000 on site drainage east side of school	\$59,300	\$5900-\$25400	\$2965-\$12749
Tier 3	High	Paving & Surfacing. Sidewalks. Need-Repair areas of sidewalk	\$5,000	\$500-\$2100	\$250-\$1075
	High	Special Foundations. Large gap needs filled completely around the new classroom addition between the foundation and sidewalk	\$2,000	\$200-\$900	\$100-\$430
	Medium	Vinyl. Rooms/hallways that have vinyl have been painted. Would recommend removal or replacement.	\$15,800	\$1600-\$6800	\$790-\$3397
Tier 4	Medium	Site Lighting Poles. Replace two light poles	\$2,100	\$300-\$1000	\$105-\$451
	High	Other Landscape Features. Site drainage on east side of school needs addressed	\$9,900	\$1000-\$4300	\$495-\$2128
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,100	\$300-\$1000	\$105-\$451

Estimated Total Construction Costs (in 2016 Dollars): \$1,207,600

Estimated Project Management Costs Range: \$120,900 - \$519,100

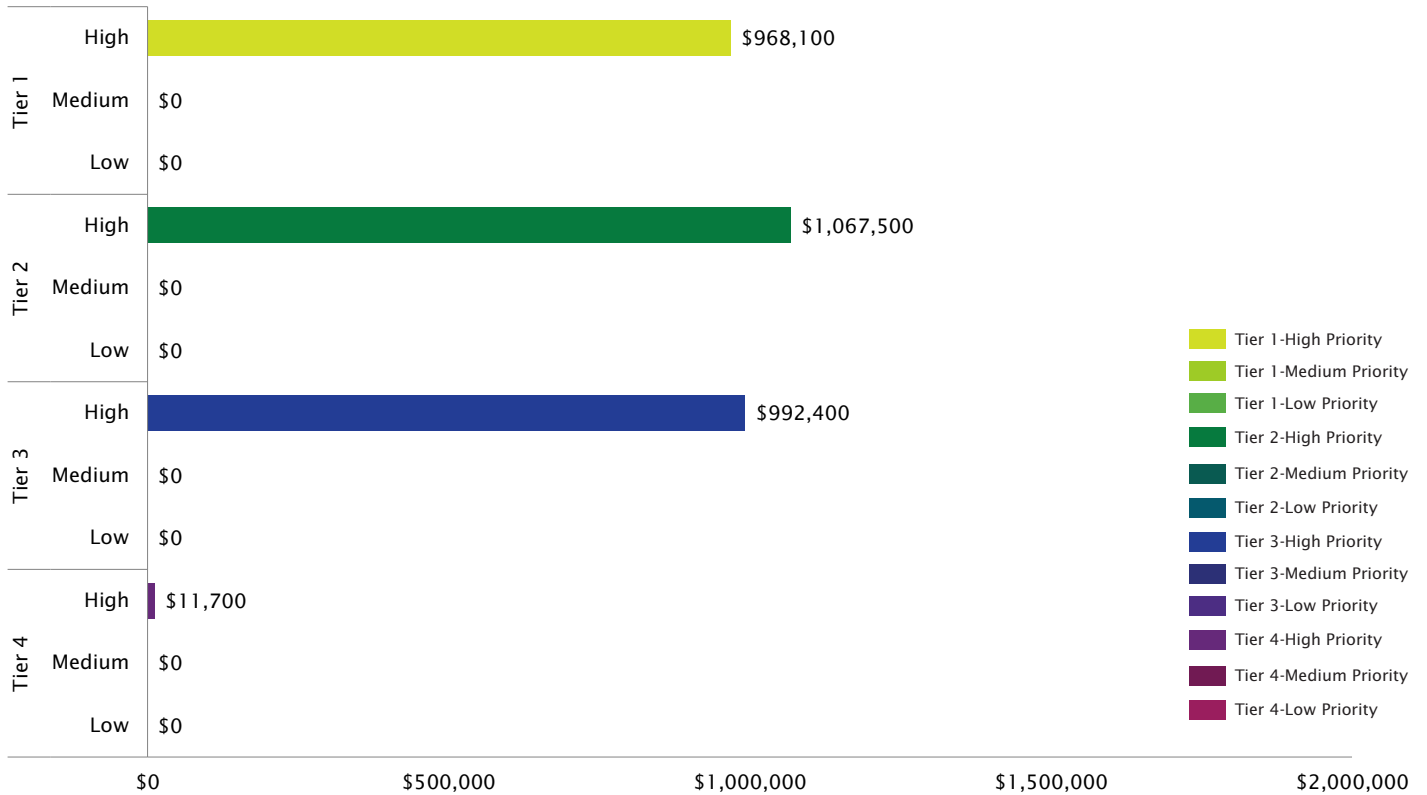
Estimated Inflation Range: \$60,380 - \$259,634

Estimated Total Project Costs: \$1,388,880 - \$1,986,334

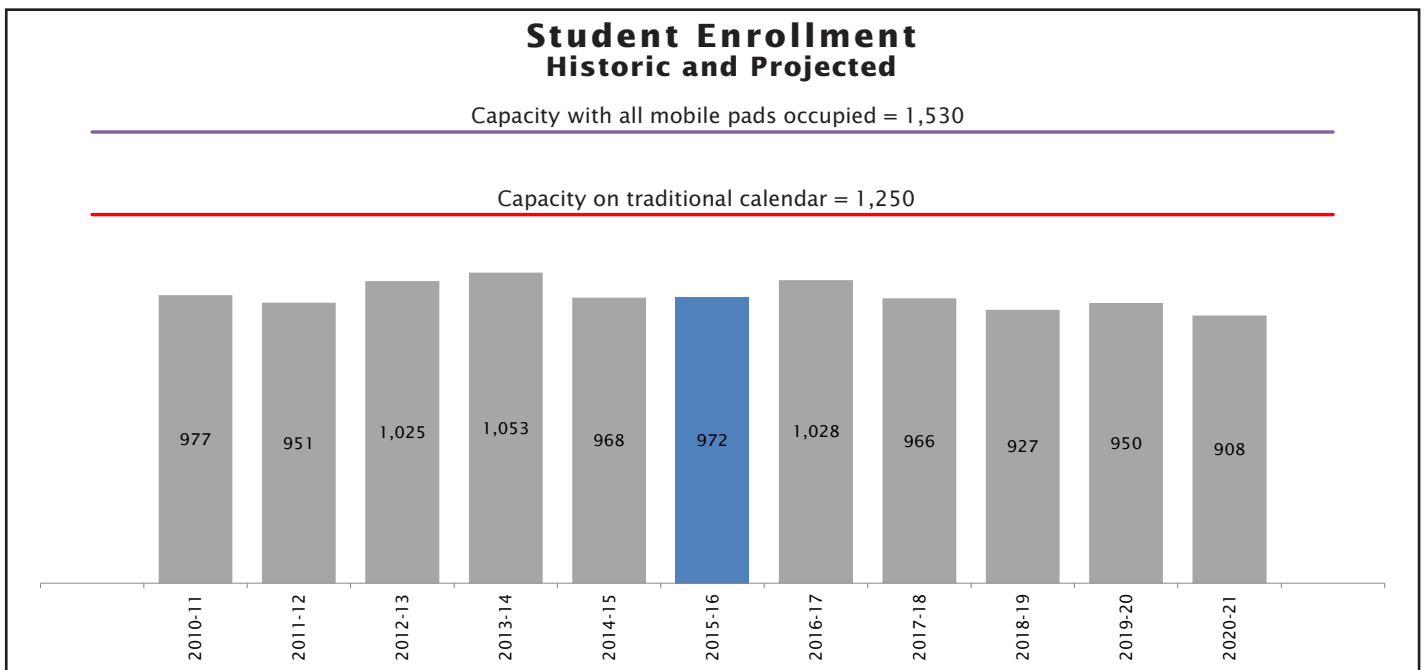


Sierra Middle School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$3,039,700
Estimated Total Project Costs: \$3,494,785 - \$4,998,636



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

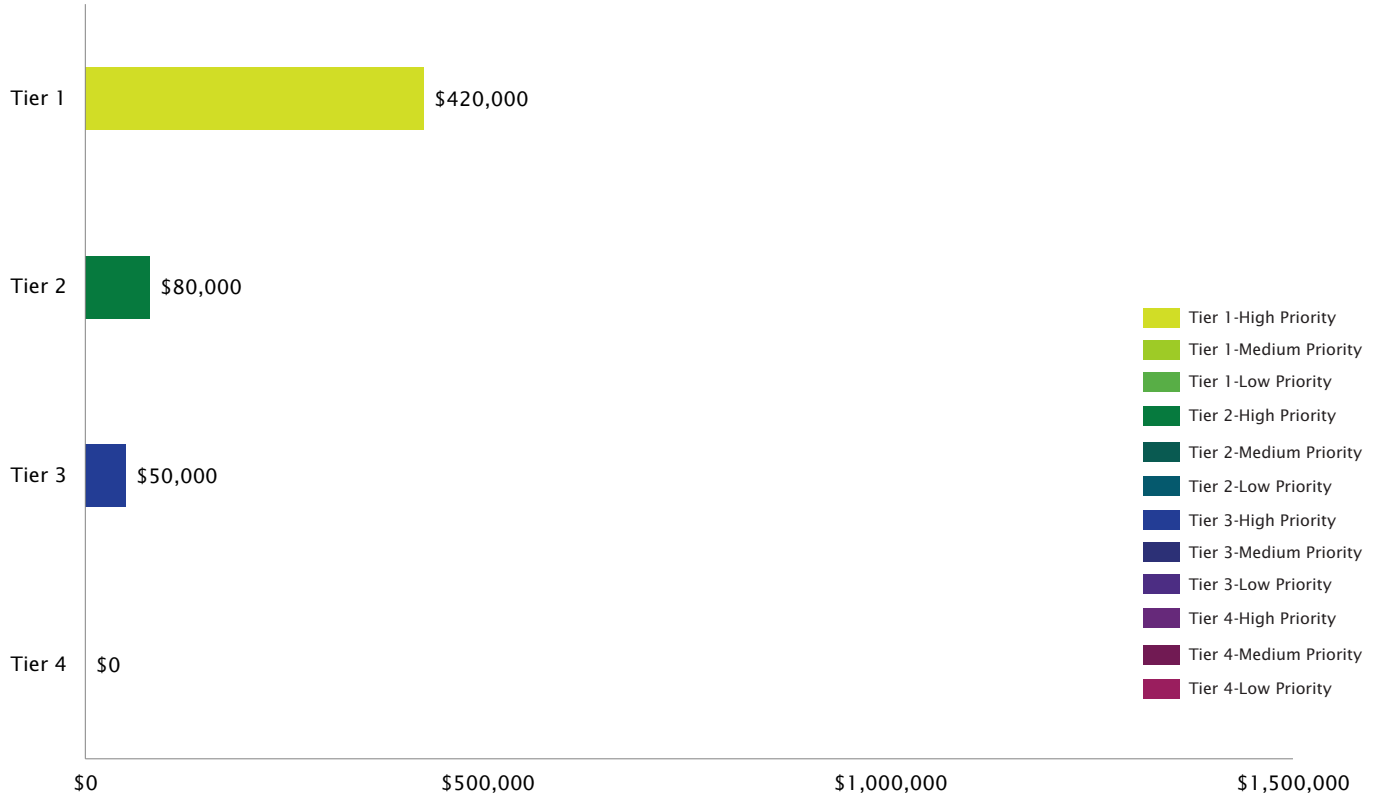
Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Controls. Upgrade controllers. Count 10 high capacity	\$194,300	\$19400-\$83500	\$9715-\$41774
	High	Panels and Transformers. Replace original panels and transformers	\$42,600	\$4200-\$18300	\$2130-\$9159
	High	Fire Alarm Systems. Upgrade fire alarm system, duct detectors replaced in 2008	\$212,100	\$21300-\$91300	\$10605-\$45601
	High	Irrigation Systems. Update entire irrigation system	\$21,300	\$2100-\$9100	\$1065-\$4579
	Medium	Roof Eaves and Soffits. Repair metal soffit east side south end	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Gutters and Downspouts. Repair and paint downspouts	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$212,600	\$21200-\$91400	\$10630-\$45709
	Medium	Hot Water Service. Water Heater. Replace water heater, pressure tanks	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Irrigation Systems. Upgrade entire system to district standard.	\$212,600	\$21200-\$91400	\$10630-\$45709
	Medium	Irrigation Systems. Upgrade entire system to district standard.	\$212,600	\$21200-\$91400	\$10630-\$45709
Tier 2	High	Paint Exterior.	\$17,100	\$1700-\$7300	\$855-\$3676
	High	Exterior Windows. Recaulk windows	\$81,000	\$8100-\$34800	\$4050-\$17415
	High	Exterior Windows. Recaulk windows	\$12,900	\$1200-\$5500	\$645-\$2773
	High	Glazed Doors and Entrances. Repair and paint door entrances, rusting	\$12,900	\$1200-\$5500	\$645-\$2773
	High	Paving and Surfacing. Bus Loop. Mill and overlay bus loop	\$68,100	\$6800-\$29200	\$3405-\$14641
	High	Paving and Surfacing. Parking Lot. Mill and overlay old parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	High	Playing Fields. Playground. Replace playground play pads	\$38,300	\$3800-\$16400	\$1915-\$8234
	Medium	Exterior Wall Construction. Repair/seal cracks in brick	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Fixed Walls. Repair drywall at stage area	\$900	\$100-\$400	\$45-\$193
	Medium	Retractable Partitions. Refurbish classroom retractable partitions	\$21,300	\$2100-\$9100	\$1065-\$4579
Tier 3	Medium	Fabricated Toilet Partitions. Replace toilet partitions in girls locker room	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Sink Countertops. Replace sink countertops as necessary	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Flooring Cafeteria. Replace VCT in cafeteria	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Flooring Hallways/Classrooms. Replace VCT throughout school where needed	\$170,000	\$17000-\$73100	\$8500-\$36550
	Medium	Flooring Restroom. Replace ceramic tile with poured acrylic. 2 main hallway, 2 locker room, 2 PE teacher office restroom	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Flooring Carpet. Replace carpeting in classrooms	\$121,500	\$12200-\$52300	\$6075-\$26122
	Medium	Fixed Casework. Replace original casework in building	\$340,000	\$34000-\$146200	\$17000-\$73100
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Wall Foundations. Repair concrete foundation walls below brick	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Interior Doors. Replace/repair/refinish interior doors	\$63,800	\$6400-\$27400	\$3190-\$13717
Tier 4	Medium	Paint Interior. Paint classrooms	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Fire Sprinkler Water Supply. Fire sprinkle building	\$510,000	\$51000-\$219300	\$25500-\$109650
	Medium	Retaining walls. Repair retaining walls at double entry	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Playing Fields. Football Field. Renovate football field	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Playing Fields. Football Field. Replace goal posts with multi-function goals	\$1,700	\$200-\$800	\$85-\$365
	Medium	Playing Fields. Multi-use Field. Renovate multi-use playing fields	\$170,000	\$17000-\$73100	\$8500-\$36550
	Medium	Playing Fields. Resurface track.	\$29,800	\$2900-\$12700	\$1490-\$6407
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$3,100	\$300-\$1300	\$155-\$666
	Medium	Seeding and Sodding. Renovate areas of landscaping	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Seeding and Sodding. Renovate areas of landscaping	\$8,600	\$800-\$3600	\$430-\$1849

Estimated Total Construction Costs (in 2016 Dollars): \$3,039,700
 Estimated Project Management Costs Range: \$303,100 - \$1,305,400
 Estimated Inflation Range: \$151,985 - \$653,536
Estimated Total Project Costs: \$3,494,785 - \$4,998,636



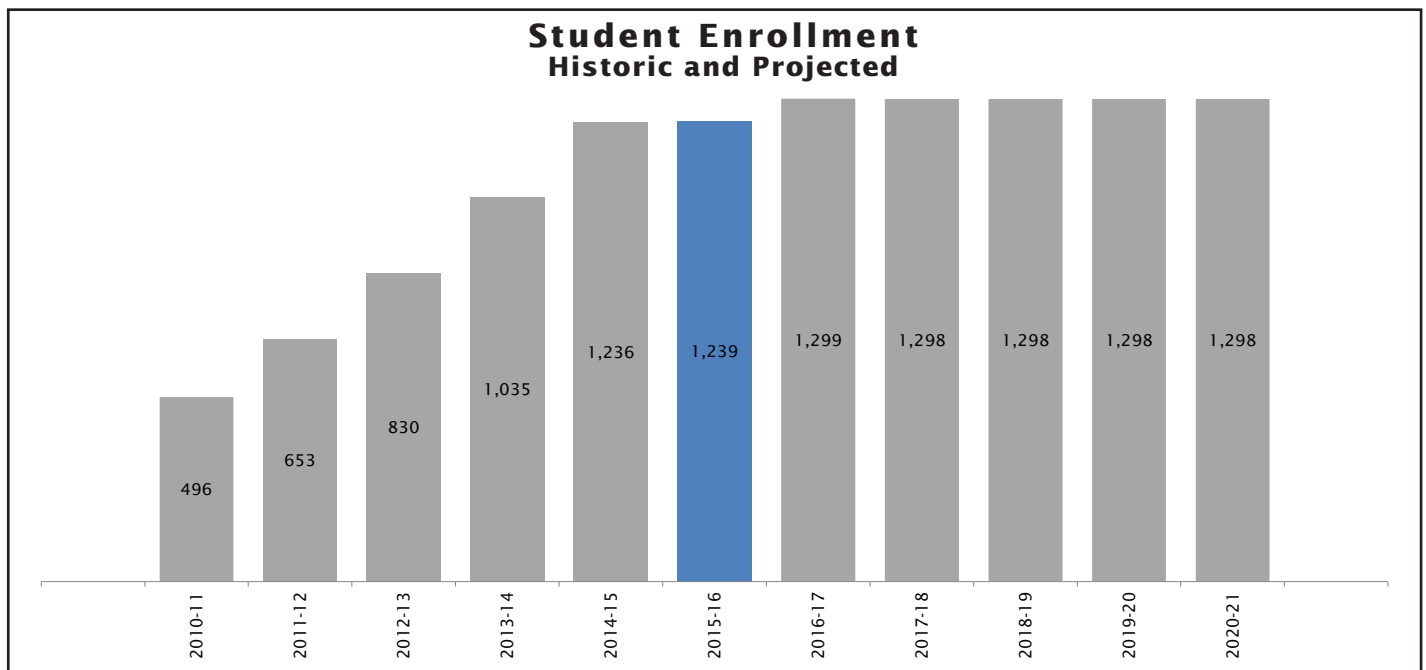
Sky View Academy-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$550,000

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



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

Tier	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Roof Replacement - 110K sq. feet	\$400,000	\$40,000-\$172,000	\$20,000-\$86,000
	Fire Sprinkler Replacement - 2/3 of the system left to replace	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
Tier 2	Grading and paving on the north and south parking lots	\$80,000	\$8,000-\$34,400	\$4,000-\$17,200
Tier 3	Install 4-6 site lighting poles at NE field	\$50,000	\$5,000-\$21,500	\$2,500-\$10,750

Estimated Total Construction Costs (in 2016 Dollars): \$550,000

Estimated Project Management Costs Range: \$55,000 - \$236,500

Estimated Inflation Range: \$27,500 - \$118,250

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

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

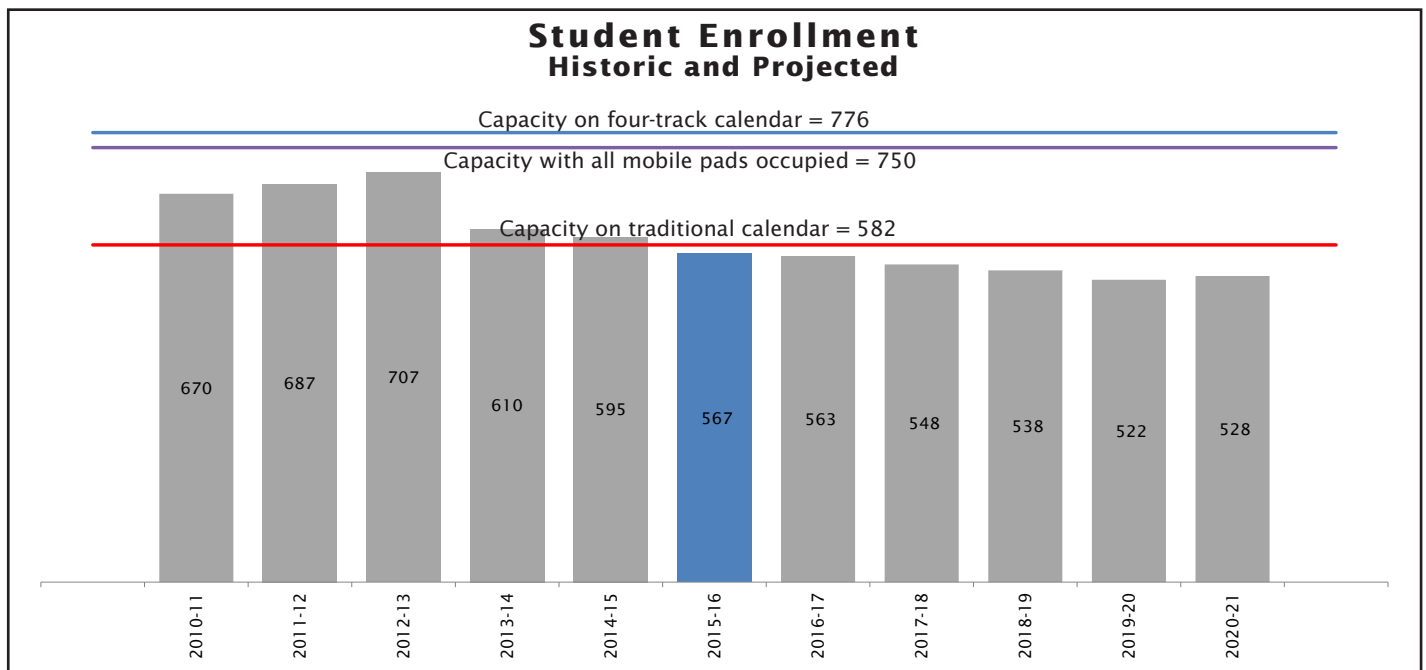


Soaring Hawk Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Student Enrollment Historic and Projected



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Upgrade fire alarm system	\$89,300	\$8900-\$38400	\$4465-\$19199
Tier 2	High	Flooring Cafeteria. VCT buckling, repairs needed	\$1,100	\$100-\$500	\$55-\$236
	Medium	Exterior Wall Construction. Concrete block needs sealed.	\$10,500	\$1100-\$4600	\$525-\$2257
	Medium	Exterior Wall Construction. Recaulk control joints	\$3,200	\$300-\$1400	\$160-\$688
	Medium	Exterior Windows. Recaulk windows	\$12,600	\$1300-\$5500	\$630-\$2709
	Medium	Controls. Upgrade control system	\$189,000	\$18900-\$81300	\$9450-\$40635
Tier 3	Medium	Vinyl Coverings. Repair vinyl wall covering. Poor installation due to lack of glue, peeling all over building.	\$5,100	\$500-\$2200	\$255-\$1096

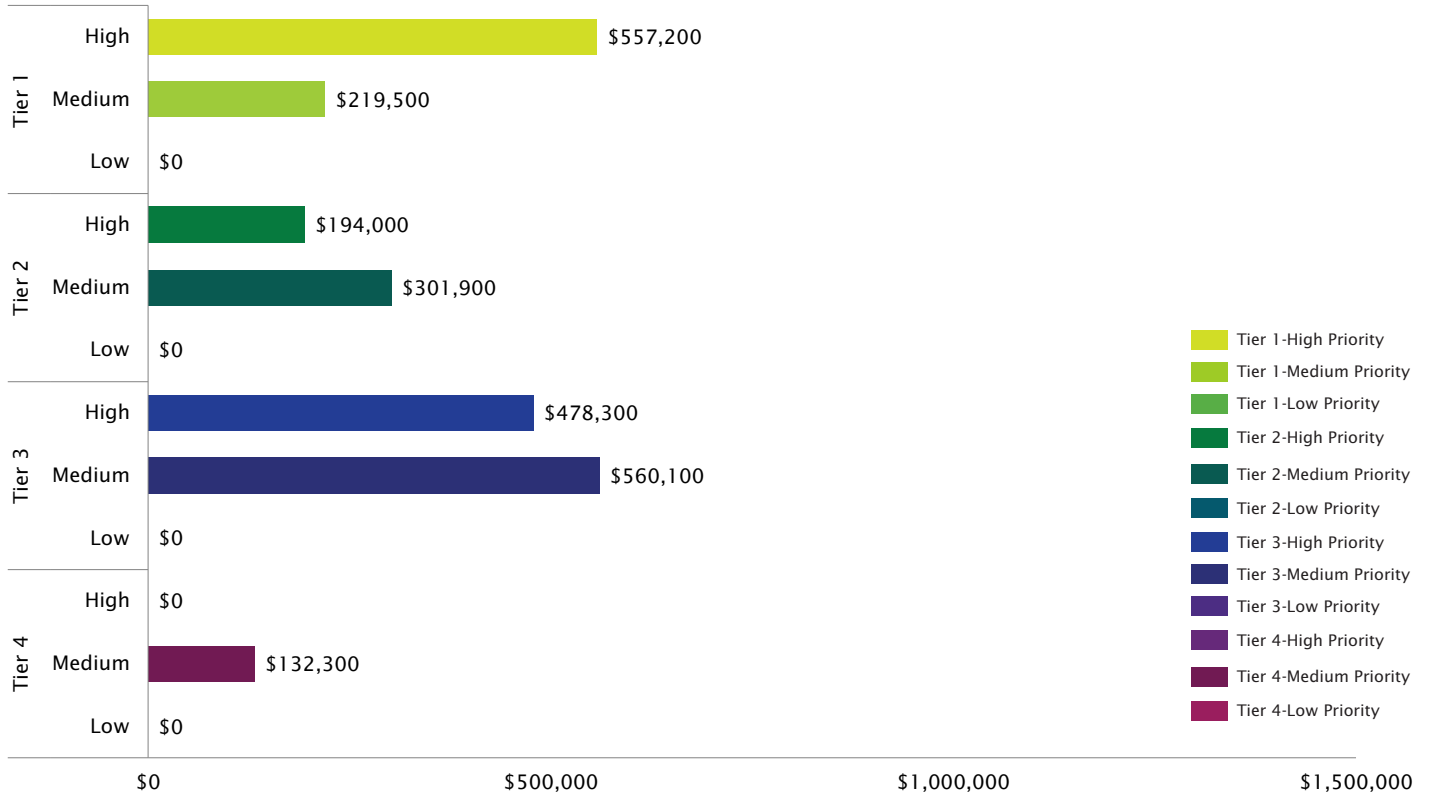
Estimated Total Construction Costs (in 2016 Dollars): \$310,800
Estimated Project Management Costs Range: \$31,100 - \$133,900
Estimated Inflation Range: \$15,540- \$66,822

Estimated Total Project Costs: \$357,440 - \$511,522



South Ridge Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



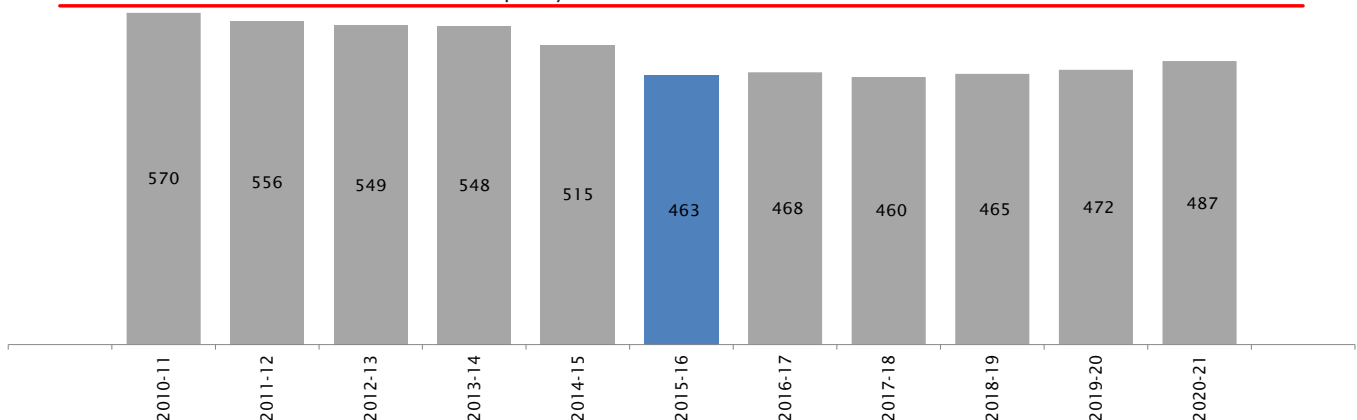
Estimated Total Construction Costs (in 2016 Dollars): \$2,443,300
Estimated Total Project Costs: \$2,808,965 - \$4,018,010

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 806

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



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

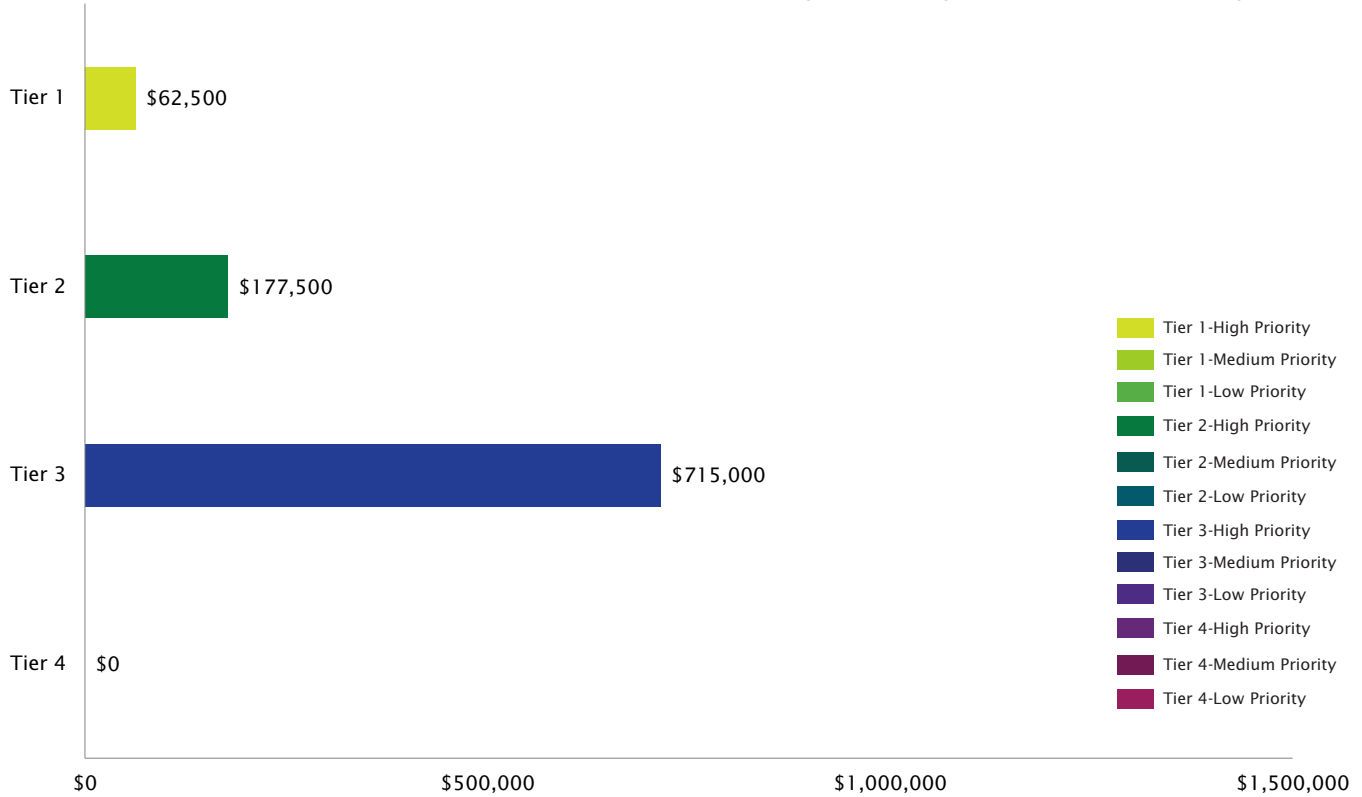
Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$294,000	\$29400-\$126500	\$14700-\$63210
	High	Controls. Upgrade controllers. Count 44	\$178,100	\$17800-\$76600	\$8905-\$38291
	High	Panels and Transformers. Replace original SW gear now subfed. Replace original panels and transformers	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Gutters and Downspouts. Rework gutters and downspouts when new soffit installed. Improve drainage	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$121,500	\$12200-\$52300	\$6075-\$26122
	Medium	Irrigation Systems. Replace entire irrigation system. Install separate meter	\$85,100	\$8500-\$36600	\$4255-\$18296
Tier 2	High	Exterior Wall Construction. Recaulk control joints	\$4,700	\$400-\$2000	\$235-\$1010
	High	Exterior Windows. Recaulk windows	\$6,500	\$600-\$2700	\$325-\$1397
	High	Window Storefronts. Repair/replace entry storefronts sand/paint.	\$6,500	\$600-\$2700	\$325-\$1397
	High	Special Facilities. Replace sound panels in music room	\$23,100	\$2400-\$10000	\$1155-\$4966
	High	Paving and Surfacing. Bus Loop. Mill and overlay bus loop	\$68,100	\$6800-\$29200	\$3405-\$14641
	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Solid Exterior Doors. Sand and paint	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Retractable Partitions. Refurbish or replace all classroom partitions in east wing	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Interior Doors. Replace interior doors	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Fabricated Toilet Partitions. Replace when flooring replaced	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Flooring Restroom. Replace ceramic tile with poured acrylic	\$29,800	\$2900-\$12700	\$1490-\$6407
	Medium	Wash Fountains. Replace trough washing stations with sinks (5)	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Fixed Casework. Replace casework in original building	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk, front entry	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Playing Fields. Playground. Replace asphalt playground	\$25,600	\$2500-\$10900	\$1280-\$5504
Tier 3	High	Playing Fields. Multi-use Field. Install new synthetic turf for multi-use field	\$255,100	\$25500-\$109700	\$12755-\$54846
	High	Playing Fields. Multi-use Field. Renovate play field and other site improvements	\$223,200	\$22300-\$95900	\$11160-\$47988
	Medium	Column Foundations. Repair rusting columns at gym south side	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Fixed Walls. Refinish all fixed walls	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Interior Door Frames. Sand/paint door frames	\$19,200	\$1900-\$8200	\$960-\$4128
	Medium	Vinyl Coverings. Repair or replace vinyl coverings	\$5,100	\$500-\$2200	\$255-\$1096
	Medium	Flooring Tile. Replace entry way tile	\$14,900	\$1400-\$6300	\$745-\$3203
	Medium	Suspended Ceilings. Replace grid ceiling and tile	\$35,700	\$3600-\$15400	\$1785-\$7675
	Medium	Fire Sprinkler Water Supply. Fire sprinkle building	\$340,000	\$34000-\$146200	\$17000-\$73100
	Medium	Movable Furnishing. FFE. Replace hallway tack boards	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Site Improvements. Repair drainage issues, add retaining walls	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Fences and Gates. Repair/replace all fencing around school perimeter, parking areas	\$4,400	\$400-\$1800	\$220-\$946
Tier 4	Medium	Fences and Gates. Repair/replace field backstop fencing	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$4,800	\$400-\$2000	\$240-\$1032
	Medium	Other Landscape Features. Improve site landscape features	\$127,500	\$12800-\$54800	\$6375-\$27412

Estimated Total Construction Costs (in 2016 Dollars): \$2,443,300
Estimated Project Management Costs Range: \$243,500 - \$1,049,400
Estimated Inflation Range: \$122,165 - \$525,310

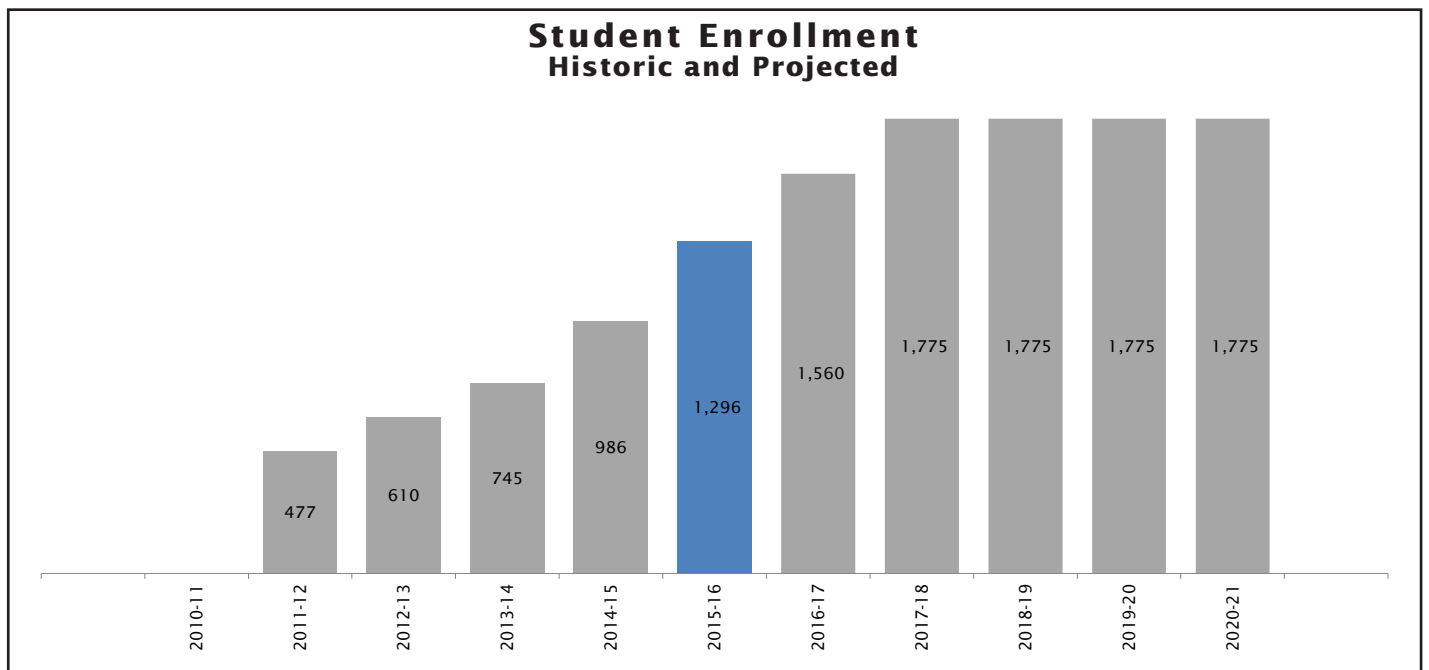
Estimated Total Project Costs: \$2,808,965 - \$4,018,010

STEM School and Academy-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$955,000
Estimated Total Project Costs: \$1,098,250 - \$1,570,975



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

Tier	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Replace roof	\$300,000	\$30,000-\$129,000	\$15,000-\$64,500
	Replace water heater and associated piping	\$15,000	\$1,500-\$6,450	\$750-\$3,225
	Replace original roof top units 1-12	\$250,000	\$25,000-\$107,500	\$12,500-\$53,750
	Replace original exhaust fans	\$10,000	\$1,000-\$4,300	\$500-\$2,150
	Install new control system when new roof top units installed	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Install new switchgear	\$30,000	\$3,000-\$12,900	\$1,500-\$6,450
	Replace panels and transformers from the original building	\$40,000	\$4,000-\$17,200	\$2,000-\$8,600
	Install new fire alarm panel	\$50,000	\$5,000-\$21,500	\$2,500-\$10,750
Tier 2	Replace original toilet partitions	\$10,000	\$1,000-\$4,300	\$500-\$2,150
	Replace original sink countertops	\$15,000	\$1,500-\$6,450	\$750-\$3,225
	Replace flooring in hallway and classrooms	\$20,000	\$2,000-\$8,600	\$1,000-\$4,300
	Replace sheet vinyl in one restroom	\$5,000	\$500-\$2,150	\$250-\$1,075
	Replace carpet	\$50,000	\$5,000-\$21,500	\$2,500-\$10,750
	Replace original sinks	\$2,500	\$250-\$1,075	\$125-\$537
	Mill and overlay parking lot	\$75,000	\$7,500-\$32,250	\$3,750-\$16,125
Tier 3	Recaulk prestress concrete wall joints	\$10,000	\$1,000-\$4,300	\$500-\$2,150
	Paint exterior	\$15,000	\$1,500-\$6,450	\$750-\$3,225
	Recaulk windows to stop leaks	\$7,500	\$750-\$3,225	\$375-\$1,612
	Replace original ceiling grid and tile	\$25,000	\$2,500-\$10,750	\$1,250-\$5,375
	Replace irrigation controller	\$5,000	\$500-\$2,150	\$250-\$1,075

Estimated Total Construction Costs (in 2016 Dollars): \$955,000

Estimated Project Management Costs Range: \$95,500 - \$410,650

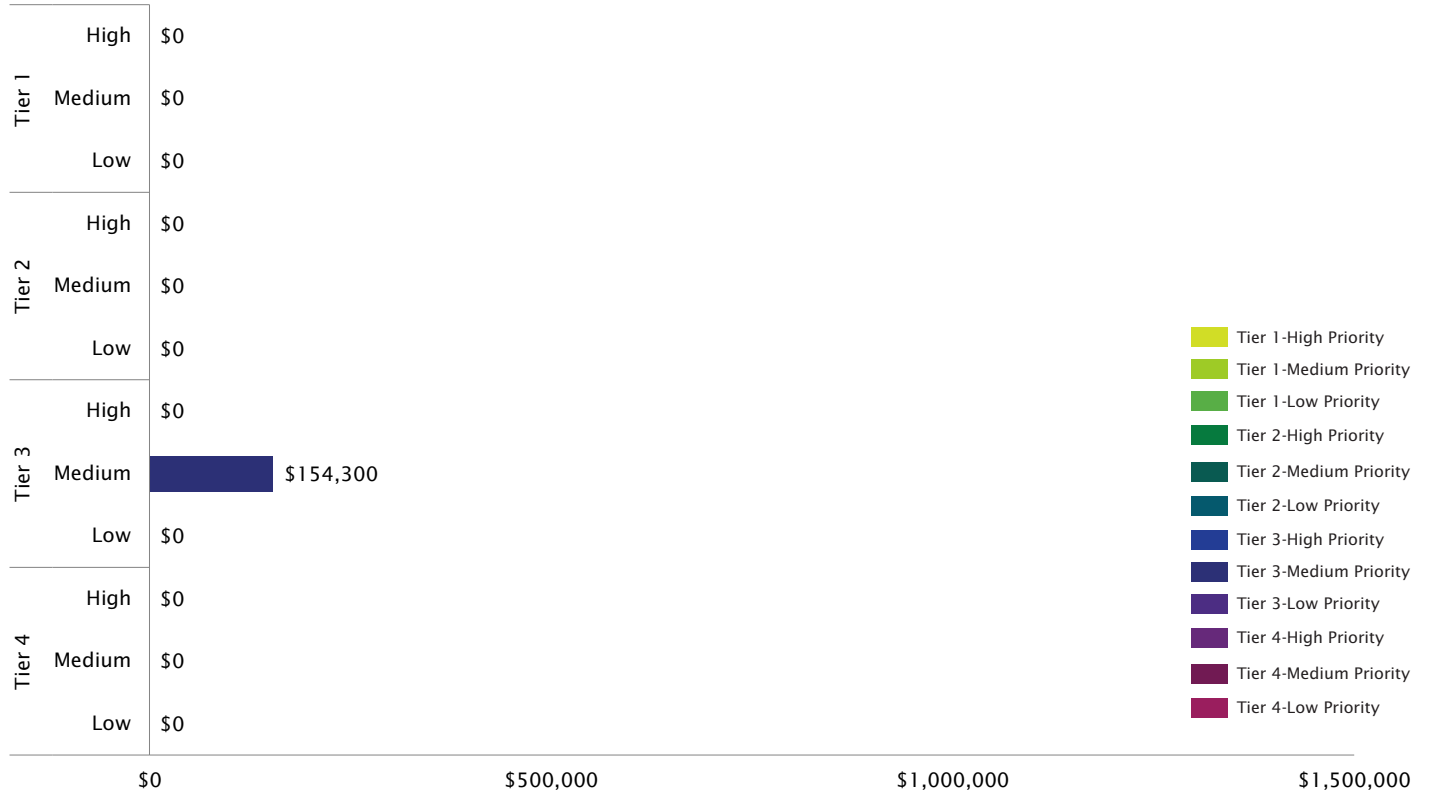
Estimated Inflation Range: \$47,750 - \$205,325

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

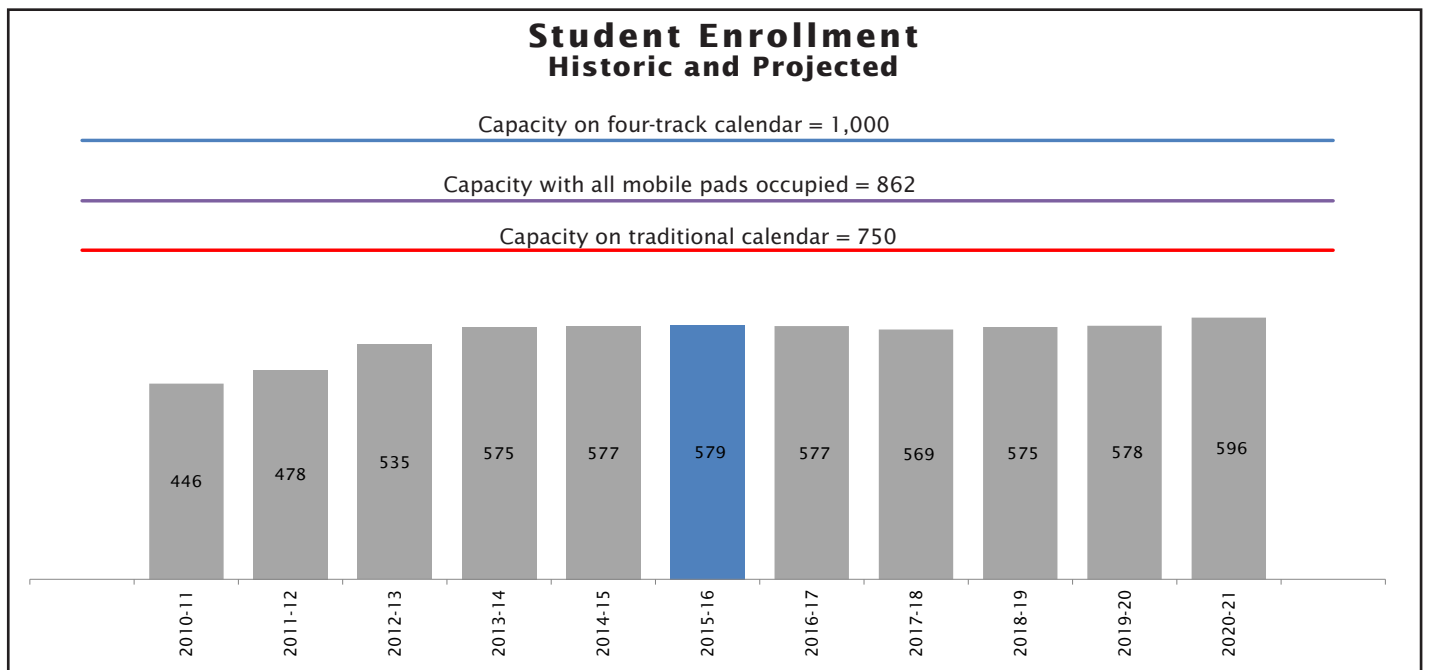
**Note* DCSD Charters can submit facility and infrastructure needs to the Planning & Construction department. While reasonable efforts have been made to provide data on Charter needs, DCSD does not guarantee the accuracy or completeness of the data provided by Charters. Prioritization of facility needs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

Stone Mountain Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$154,300
Estimated Total Project Costs: \$177,415 - \$253,775



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Medium	Playing Fields. Replace synthetic play field. 1/2 costs shared with Highlands Ranch Metro District	\$154,300	\$15400-\$66300	\$7715-\$33174

Estimated Total Construction Costs (in 2016 Dollars): \$154,300

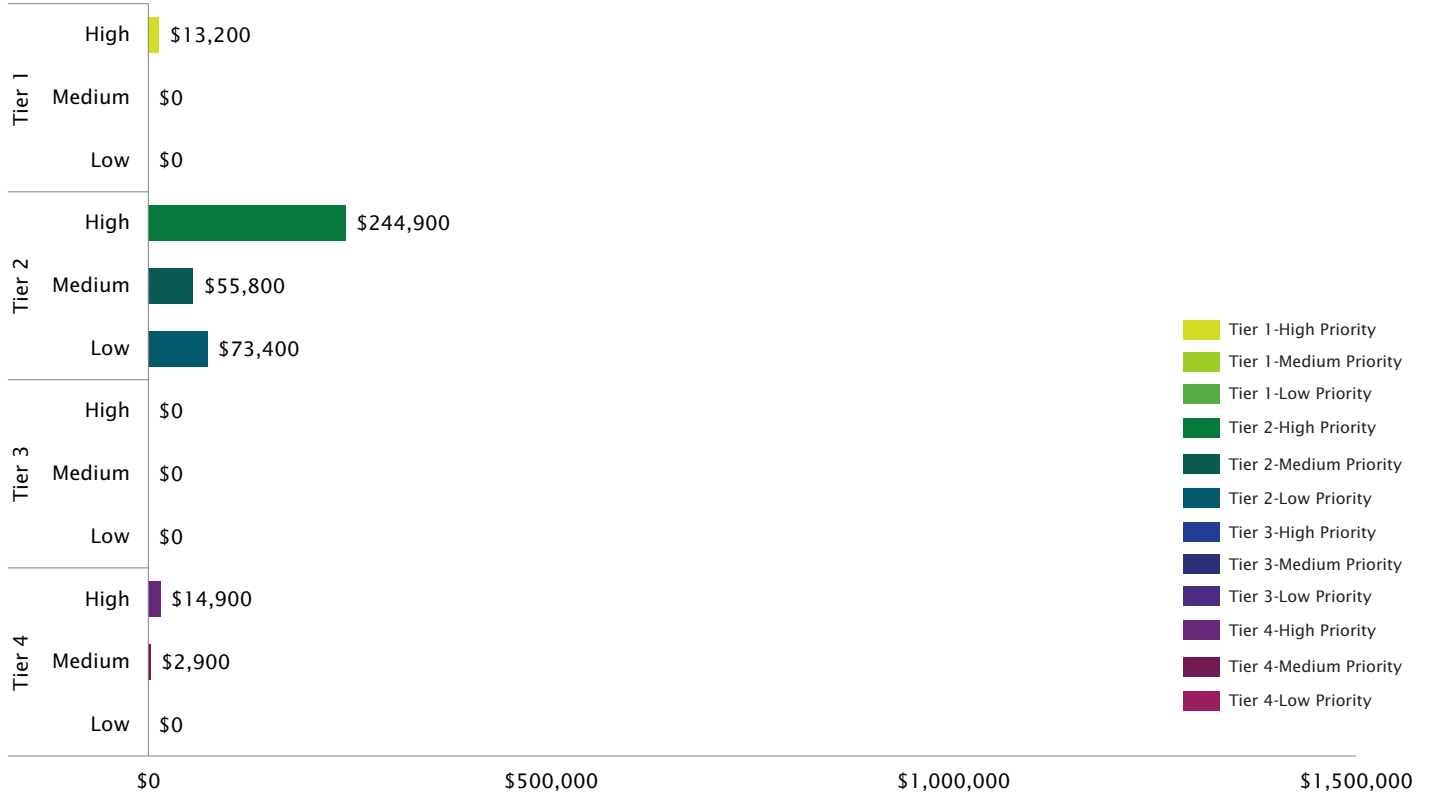
Estimated Project Management Costs Range: \$15,400 - \$66,300

Estimated Inflation Range: \$7,715 - \$33,175

Estimated Total Project Costs: \$177,415 - \$253,775

Summit View Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$405,100

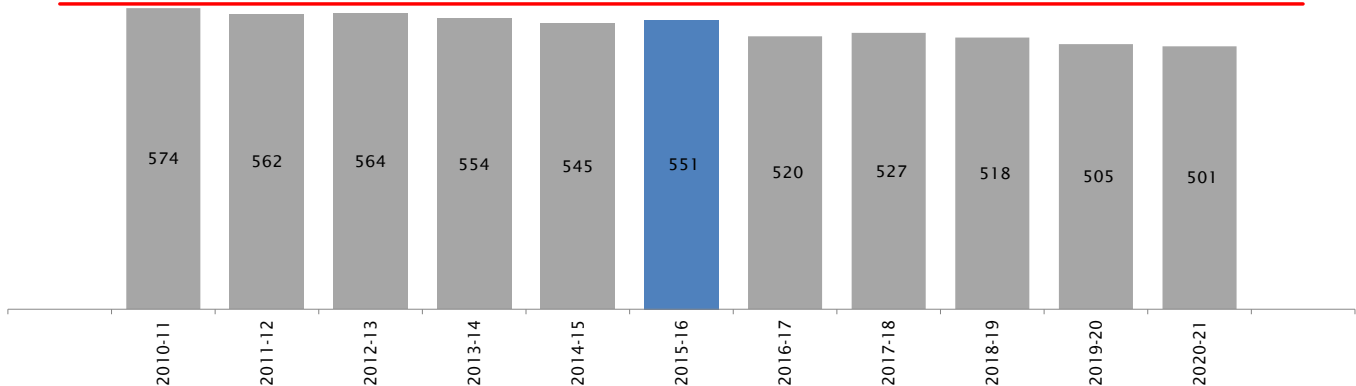
Estimated Total Project Costs: \$465,955 - \$666,297

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 862

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Branch Wiring Devices. Replace sealtite conduit and wiring to all equipment on roof	\$2,700	\$200-\$1100	\$135-\$580
	High	Special Electrical Systems. Low voltage wiring in boiler room should be redone. Dropped ceiling not reinstalled, plenum cable does not meet code, should be in conduit.	\$10,500	\$1100-\$4600	\$525-\$2257
Tier 2	High	Exterior Wall Construction. Recaulk control joints.	\$2,900	\$300-\$1200	\$145-\$623
	High	Exterior Windows. Recaulk windows	\$16,200	\$1600-\$7000	\$810-\$3483
	High	Exterior Windows. Replace exterior windows	\$60,700	\$6100-\$26100	\$3035-\$13050
	High	Fabricated Toilet Partitions. Replace toilet partitions in 3 pods	\$28,400	\$2800-\$12200	\$1420-\$6106
	High	Sink Countertops. Replace sink counter tops in 3 pods	\$28,400	\$2800-\$12200	\$1420-\$6106
	High	Flooring Kitchen. Replace kitchen flooring	\$48,600	\$4800-\$20800	\$2430-\$10449
	High	Flooring Restroom. Replace original sheet vinyl flooring with poured acrylic in 3 pods	\$28,400	\$2800-\$12200	\$1420-\$6106
	High	Energy Supply. Reattach supports for gas line on roof. Rusted piping should be replaced	\$1,600	\$200-\$700	\$80-\$344
	High	Paving & Surfacing. Sidewalks. Need-Repair areas of sidewalk	\$9,900	\$1000-\$4300	\$495-\$2128
	High	Playing Fields. Playground. Repair asphalt cracks at playground	\$19,800	\$2000-\$8500	\$990-\$4257
	Medium	Retractable Partition. Repair operable partitions between classrooms and between gym/cafeteria	\$14,700	\$1500-\$6400	\$735-\$3160
	Medium	Flooring Restroom. Replace VCT flooring in staff restrooms	\$1,500	\$200-\$700	\$75-\$322
	Medium	Flooring Carpet. Replace carpet in workrooms in stacked pods	\$11,100	\$1100-\$4700	\$555-\$2386
	Medium	Water Closets. Replace fixtures in staff restrooms	\$2,300	\$200-\$900	\$115-\$494
	Medium	Sinks. Replace fixtures in staff restrooms	\$1,500	\$200-\$700	\$75-\$322
	Medium	Paving & Surfacing, Parking Lot. Minor asphalt crack repair, repair concrete service drive	\$24,700	\$2500-\$10600	\$1235-\$5310
	Low	Suspended Ceilings. Replace ceiling grid and tile. Damaged during fire sprinkler install	\$73,400	\$7400-\$31600	\$3670-\$15781
Tier 4	High	Seeding & Sodding. Resod/reseed grass areas	\$5,000	\$500-\$2100	\$250-\$1075
	High	Other Landscape Features. Replace metal edging with concrete mow strip	\$9,900	\$1000-\$4300	\$495-\$2128
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$405,100

Estimated Project Management Costs Range: \$40,600 - \$174,100

Estimated Inflation Range: \$20,255 - \$87,097

Estimated Total Project Costs: \$465,955 - \$666,297



ThunderRidge High

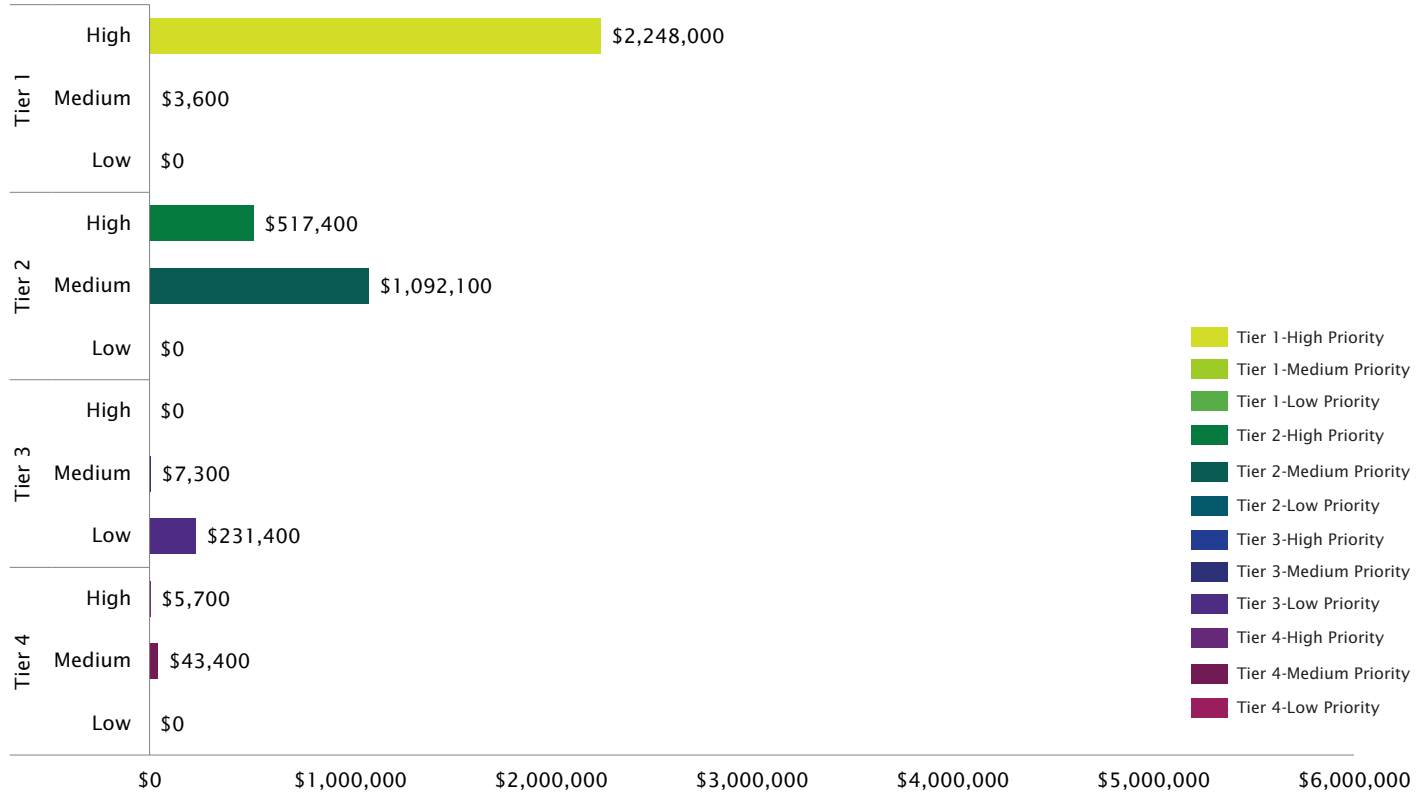
1991 Wildcat Reserve Parkway
Highlands Ranch, CO 801296
ThunderRidge High School Feeder Area, 9-12

Funded by 1993 Bond
Opened in 1996

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

ThunderRidge High School-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



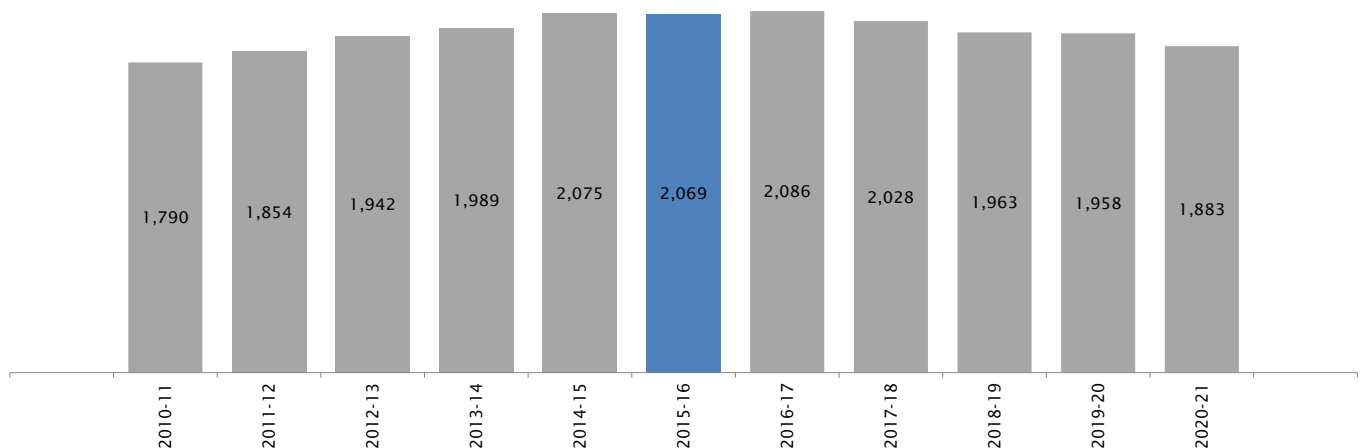
Estimated Total Construction Costs (in 2016 Dollars): \$4,148,900

Estimated Total Project Costs: \$4,771,145 - \$6,824,714

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 2,537

Capacity on traditional calendar = 2,201



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace sections with solar. Includes solar removal. Other sections replaced in 2014	\$787,500	\$78800-\$338700	\$39375-\$169312
	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$892,500	\$89300-\$383800	\$44625-\$191887
	High	Air Distribution Systems. Air handlers, ductwork, VAV's. Update air handlers with HW coils, new motors, and VFDs.	\$176,600	\$17600-\$75900	\$8830-\$37969
	High	Change-over Distribution System. Upgrade all fan powered boxes to VAV reheat	\$176,600	\$17600-\$75900	\$8830-\$37969
	High	Glycol Distribution Systems. Poor condition. Upgrade and add HW loop to system	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Water Treatment Systems. Poor condition. Upgrade and add HW loop to system	\$17,100	\$1700-\$7300	\$855-\$3676
	High	Fixed Multiple Seating, Bleachers. Replace main gym bleacher both sides	\$169,500	\$17000-\$72900	\$8475-\$36442
	High	Irrigation Systems. Upgrade irrigation controllers	\$14,100	\$1400-\$6100	\$705-\$3031
	Medium	Emergency Light & Power Systems, Generator and Transfer Switch.	\$3,600	\$400-\$1600	\$180-\$774
Tier 2	High	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$48,600	\$4800-\$20800	\$2430-\$10449
	High	Exterior Windows. Fix curtain wall window leakage at commons and hallways. Some repair on east side in 2011, need west repair	\$63,800	\$6400-\$27400	\$3190-\$13717
	High	Exterior Windows. Recaulk windows	\$60,700	\$6100-\$26100	\$3035-\$13050
	High	Window Storefronts. Repair commons windows	\$24,700	\$2500-\$10600	\$1235-\$5310
	High	Overhead Doors. Kitchen - Replace (4) four rollup doors	\$15,500	\$1500-\$6600	\$775-\$3332
	High	Other Doors & Entrances. Replace continuous hinges on storefront doors	\$7,100	\$700-\$3000	\$355-\$1526
	High	Interior Doors. Kitchen entry doors from cafeteria need replaced due to carts hitting them all the time. Replace with metal?	\$2,900	\$300-\$1200	\$145-\$623
	High	Fabricated Toilet Partitions. Replace men's & women's PE restrooms. Replace all bathroom partitions in all wings and main area	\$40,500	\$4000-\$17400	\$2025-\$8707
	High	Sink Countertops. Replace formica counter tops in kitchen with stainless. Replace counter tops in science rooms due to damage.	\$53,000	\$5300-\$22700	\$2650-\$11395
	High	Sink Countertops. Replace sink counter tops in all restrooms	\$32,400	\$3200-\$13900	\$1620-\$6966
	High	Flooring Kitchen. Currently Hubbelite and cracks in concrete, Replace with MMA.	\$54,000	\$5400-\$23200	\$2700-\$11610
	High	Flooring Restroom. Replace original sheet vinyl flooring with poured acrylic in all restrooms	\$36,500	\$3600-\$15700	\$1825-\$7847
	High	Showers. Poor condition. Showers need repaired	\$9,900	\$1000-\$4300	\$495-\$2128
	High	Replace coolers with water fountains where applicable	\$8,400	\$900-\$3700	\$420-\$1806
	High	Theater & Stage Equipment, Small stage curtains are torn and need replaced on one side. Replace approximately 100 seats in auditorium due to backs cracking.	\$42,400	\$4200-\$18200	\$2120-\$9116
	High	Paving & Surfacing. Sidewalks. Need-Repair areas of sidewalk	\$8,000	\$800-\$3500	\$400-\$1720
	High	Paving and Surfacing. Repair/replace asphalt walks to athletic fields	\$9,000	\$900-\$3800	\$450-\$1935
	Medium	Flooring Cafeteria Floor. Commons floor has settling cracks and needs repaired and VCT repairs	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Flooring Carpet. Replace carpet	\$525,000	\$52500-\$225800	\$26250-\$112875
	Medium	Site Improvements. Improve traffic flow at both schools	\$559,000	\$55900-\$240400	\$27950-\$120185

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

Estimated Total Construction Costs (in 2016 Dollars): \$4,148,900

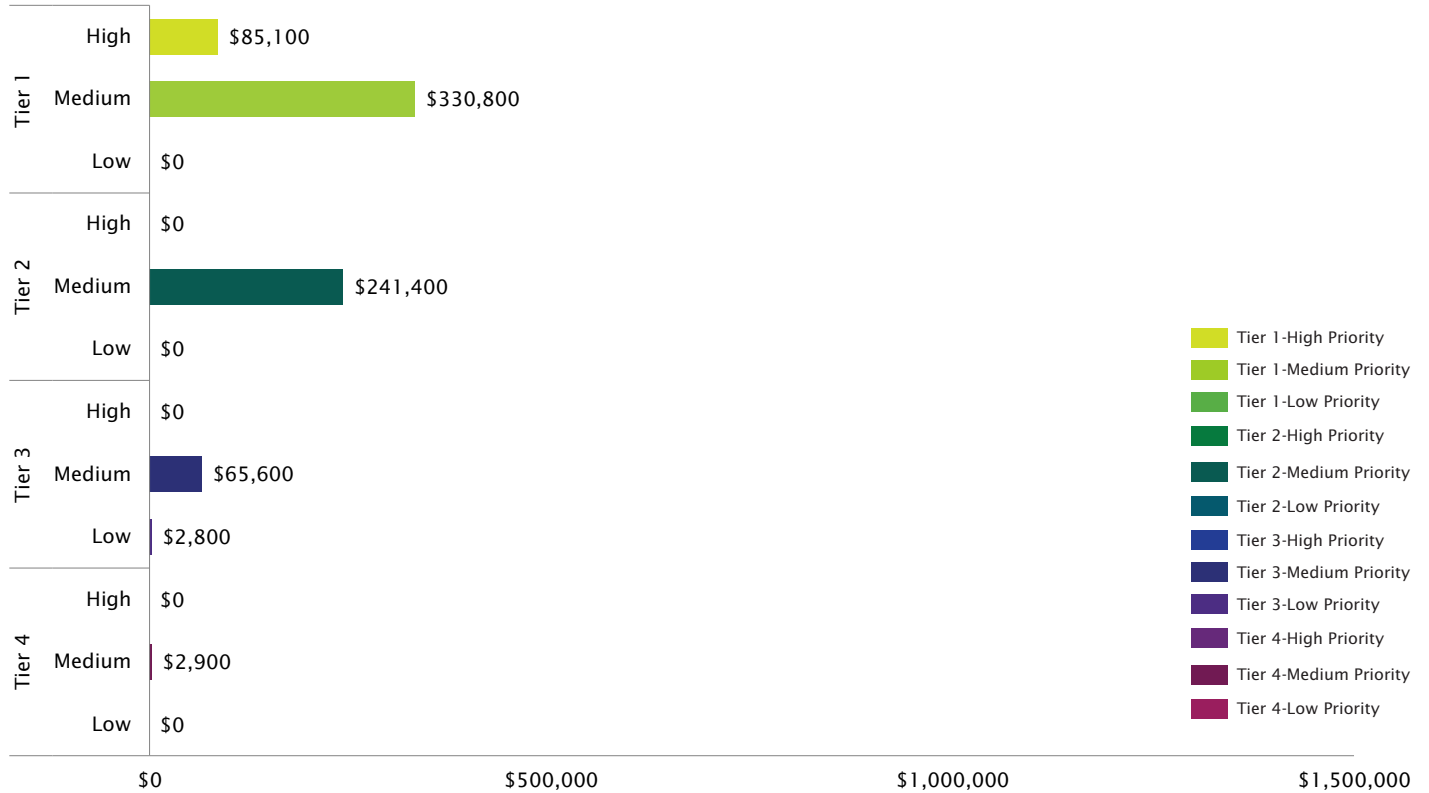
Estimated Project Management Costs Range: \$414,800 - \$1,783,800

Estimated Inflation Range: \$207,445 - \$892,014

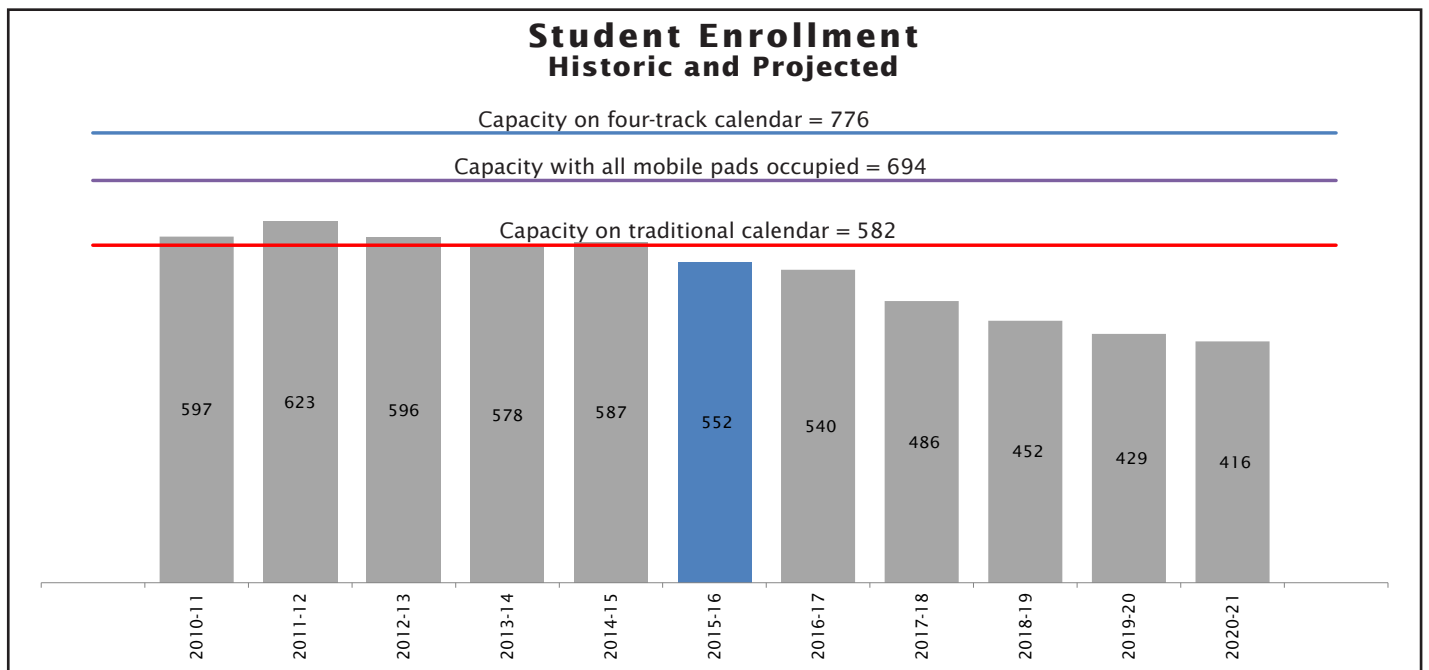
Estimated Total Project Costs: \$4,771,145 - \$6,824,714

Timber Trail Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$728,600
Estimated Total Project Costs: \$837,830 - \$1,198,149



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Upgrade fire alarm system	\$85,100	\$8500-\$36600	\$4255-\$18296
	Medium	Controls. Upgrade control system	\$330,800	\$33100-\$142200	\$16540-\$71122
Tier 2	Medium	Exterior Wall Construction. Recaulk building control joints, patch cracks, water seal concrete block	\$23,100	\$2400-\$10000	\$1155-\$4966
	Medium	Paint Exterior.	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Exterior Windows. Recaulk windows	\$12,800	\$1200-\$5400	\$640-\$2752
	Medium	Window Curtain Walls. Water infiltration has happened in the past. Some caulking done but window wall frames should be rebuilt.	\$38,600	\$3800-\$16600	\$1930-\$8299
	Medium	Solid Exterior Doors. Recaulk door frames	\$900	\$100-\$400	\$45-\$193
	Medium	Sink Countertops. Replace sink countertops with single surface	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Flooring Carpet. Replace walk off carpet at entries	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Sinks. Replace with sink countertops, single surface	\$11,600	\$1200-\$5000	\$580-\$2494
	Medium	Paving and Surfacing. Roadways (Bus Loops). Resurface asphalt bus loop	\$23,100	\$2400-\$10000	\$1155-\$4966
	Medium	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$69,500	\$6900-\$29800	\$3475-\$14942
	Medium	Paving and Surfacing. Sidewalks. Repair/replace damage to sidewalks due to ground movement	\$15,500	\$1500-\$6600	\$775-\$3332
Tier 3	Medium	Wall Foundations. Some building movement, not severe but causing cracks on inside flooring and walls	\$3,900	\$400-\$1700	\$195-\$838
	Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$61,700	\$6100-\$26500	\$3085-\$13265
	Low	Vinyl Covering. Repair areas of vinyl wall covering	\$2,800	\$300-\$1200	\$140-\$602
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$728,600

Estimated Project Management Costs Range: \$72,800 - \$312,900

Estimated Inflation Range: \$36,430 - \$159,649

Estimated Total Project Costs: \$837,830 - \$1,198,149



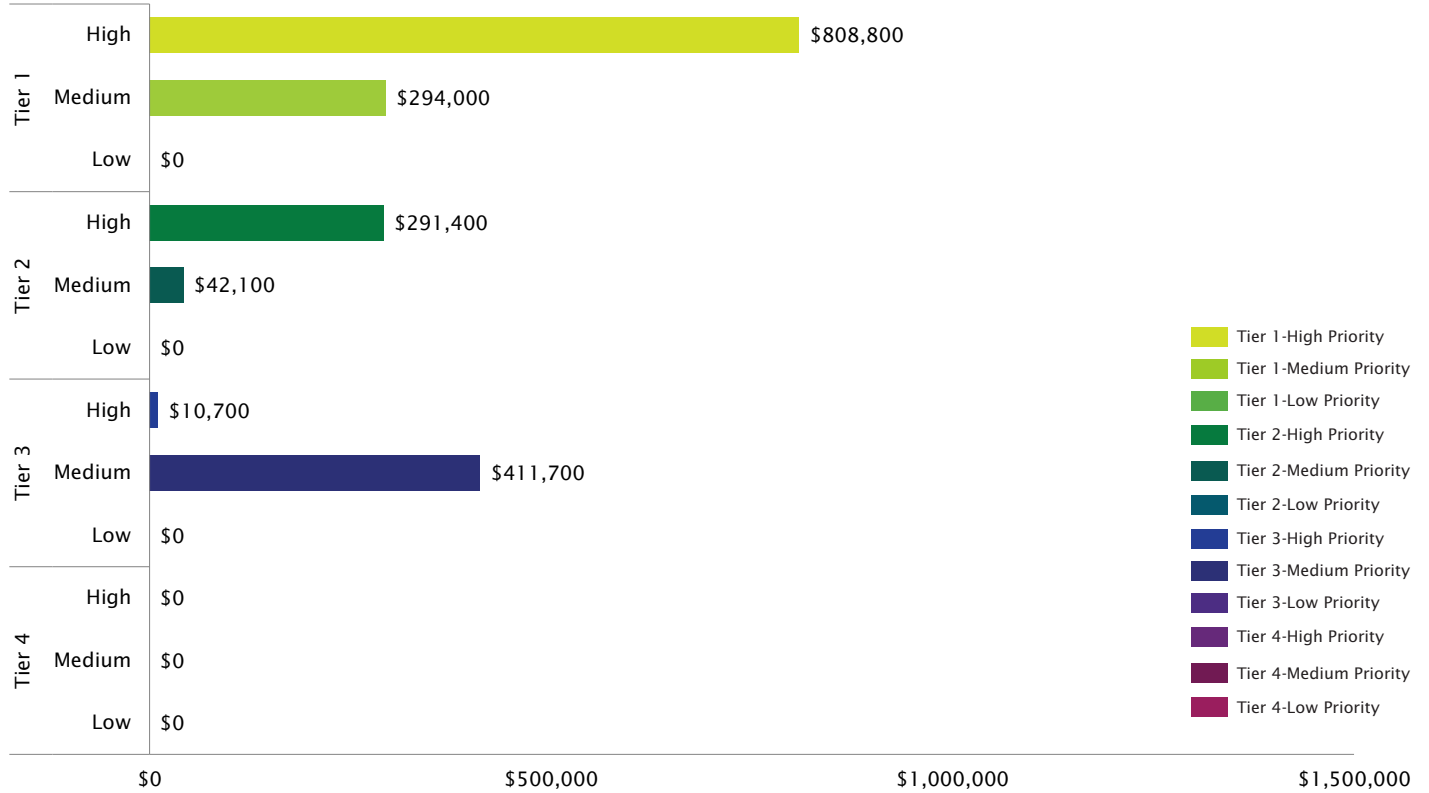
9760 South Hackberry
Highlands Ranch, CO 80129
ThunderRidge High School Feeder Area, K-6

Funded by DC Developers Trust Fund
Opened in 1997

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

Trailblazer Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



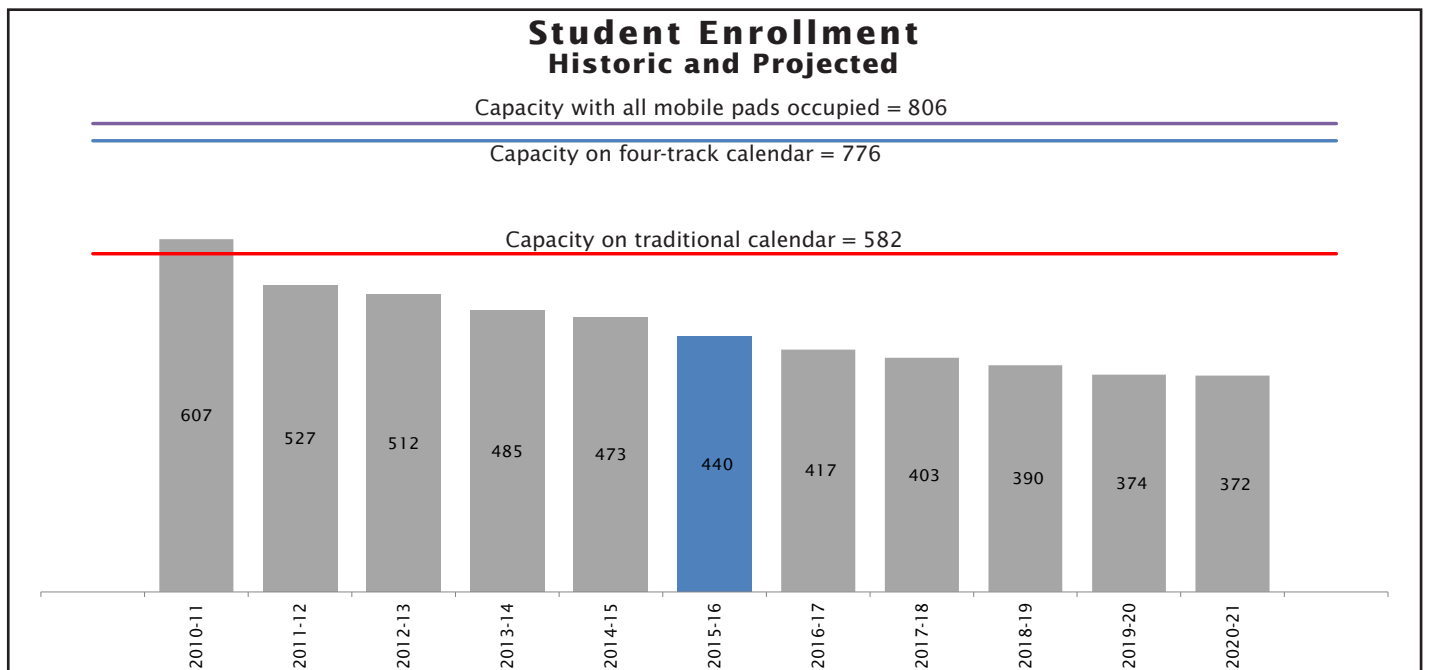
Estimated Total Construction Costs (in 2016 Dollars): \$1,858,700
Estimated Total Project Costs: \$2,137,735 - \$3,057,521

Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 806

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582



Following is the list of identified facility projects at Trailblazer Elementary

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$121,500	\$12200-\$52300	\$6075-\$26122
	High	Domestic Water Supply Equipment. Upgrade backflow	\$7,100	\$700-\$3000	\$355-\$1526
	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$294,000	\$29400-\$126500	\$14700-\$63210
	High	Exhaust Ventilation Systems. Kitchen hood exhaust and MUA replacement/upgrade	\$52,500	\$5300-\$22600	\$2625-\$11287
	High	Controls. Upgrade controls. Replace pneumatic with DDC.	\$279,300	\$28000-\$120100	\$13965-\$60049
	High	Irrigation Systems. Update the clock, need to pull pump out of pit.	\$54,400	\$5500-\$23400	\$2720-\$11696
	Medium	Direct Expansion Systems. Roof top units. Replace RTU's	\$294,000	\$29400-\$126500	\$14700-\$63210
Tier 2	High	Exterior Wall Construction. Reseal concrete block. Stress cracks same as other schools. Control joints need re-caulking	\$15,200	\$1500-\$6500	\$760-\$3268
	High	Exterior Windows. Recaulk windows	\$12,600	\$1300-\$5500	\$630-\$2709
	High	Storefront windows. Hollow metal. Recaulk all windows	\$7,100	\$700-\$3000	\$355-\$1526
	High	Retractable Partitions. Refurbish gym/cafeteria partition. Curtains need replaced due to fire retardant life.	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Fabricated Toilet partitions. Replace toilet partitions	\$32,400	\$3200-\$13900	\$1620-\$6966
	High	Flooring Kitchen . Replace kitchen flooring with poured acrylic. Currently Hubelite material (Red)	\$51,500	\$5100-\$22100	\$2575-\$11072
	High	Drinking Fountains and Coolers. Replace coolers with fountains	\$13,400	\$1300-\$5700	\$670-\$2881
	High	Paving & Surfacing, Roadways (Bus Loops) Mill and overlay	\$70,700	\$7100-\$30400	\$3535-\$15200
	High	Markings and Signage, Needs to be updated	\$3,600	\$400-\$1600	\$180-\$774
	High	Paving & Surfacing. Sidewalks. Repair/replace in many areas	\$21,300	\$2100-\$9100	\$1065-\$4579
	High	Playing Fields. Playground. One playpad needs to be replaced R&R, the other needs and overlay	\$49,500	\$5000-\$21300	\$2475-\$10642
Tier 3	Medium	Fabricated Toilet Partitions. Replace toilet partitions all restrooms	\$26,300	\$2600-\$11300	\$1315-\$5654
	Medium	Flooring Gym. Replace gym carpet	\$15,800	\$1600-\$6800	\$790-\$3397
	High	Wall Foundations. Repair gym cracks SE corner, corner of building appears to be settling.	\$10,700	\$1000-\$4500	\$535-\$2300
	Medium	Vinyl Coverings. Wall Finishes. Repair walls vinyl. Bathroom halls have colored vinyl that need replaced.	\$7,100	\$700-\$3000	\$355-\$1526
	Medium	Suspended Ceilings. Replace all ceiling tiles in the kitchen. (need to be food grade)	\$5,600	\$600-\$2400	\$280-\$1204
	Medium	Grease interceptor. Bypass grease interceptor if possible	\$7,100	\$700-\$3000	\$355-\$1526
	Medium	Fire Sprinkler. Install sprinkler system. Only in Cafeteria. Current code requires fully sprinkled building if remodeled	\$356,600	\$35700-\$153400	\$17830-\$76669
	Medium	Playing Fields. Fields, Have drainage issue on north end of playground next to privacy fence	\$35,300	\$3600-\$15200	\$1765-\$7589

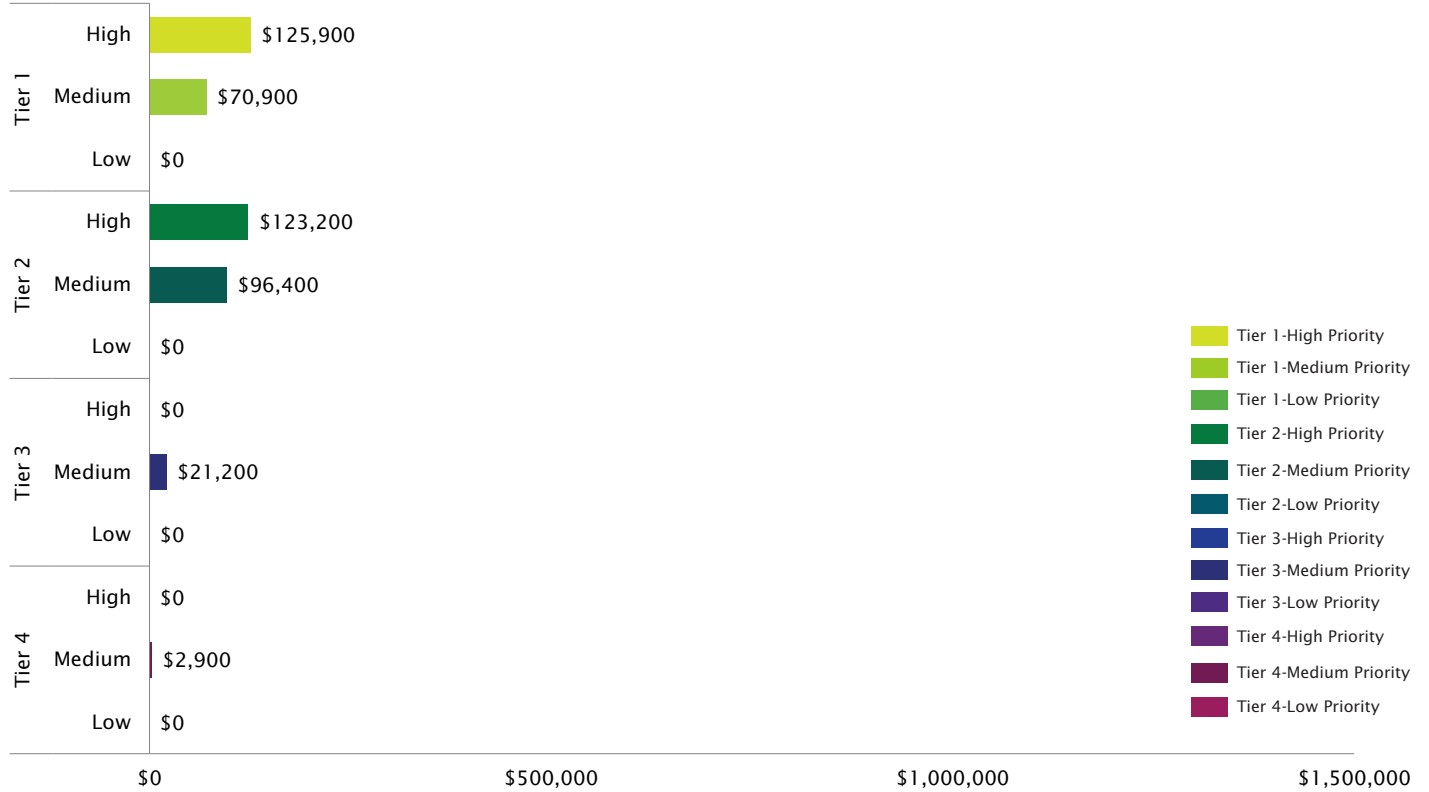
Estimated Total Construction Costs (in 2016 Dollars): \$1,858,700
Estimated Project Management Costs Range: \$186,100 - \$799,200
Estimated Inflation Range: \$92,935 - \$399,621

Estimated Total Project Costs: \$2,137,735 - \$3,057,521



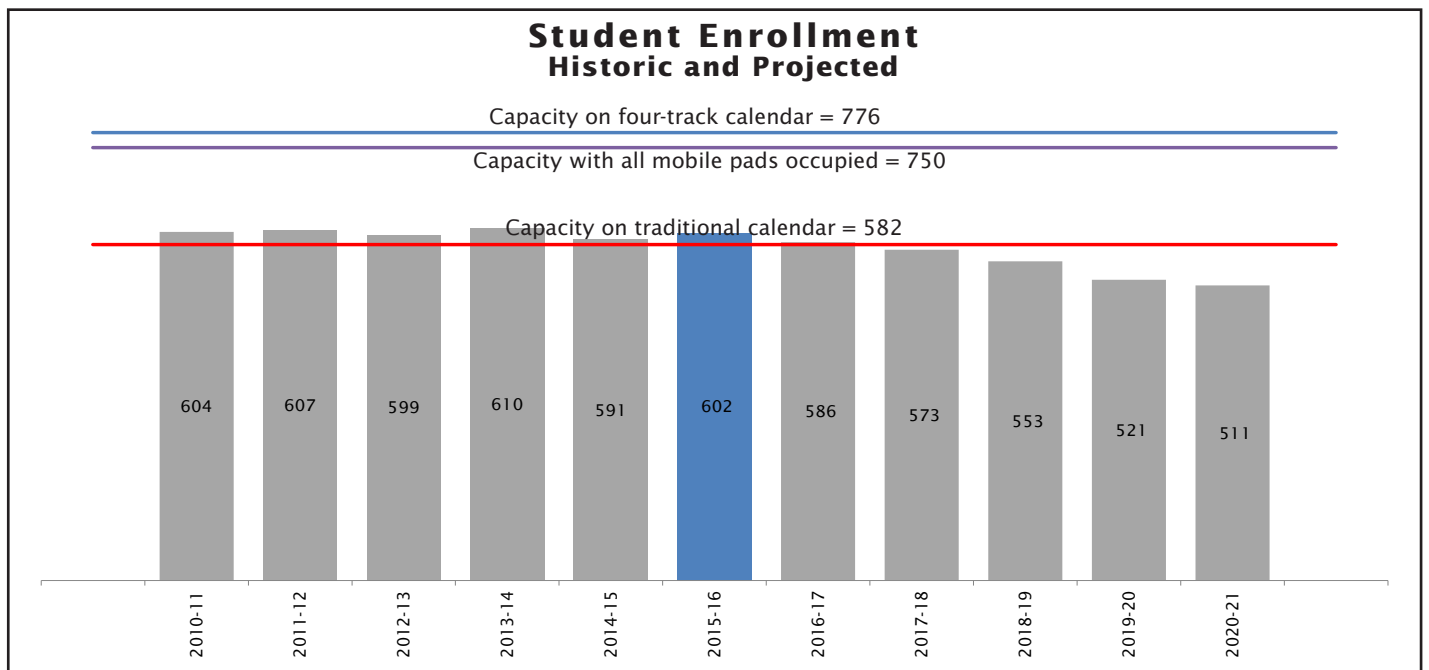
Wildcat Mountain Elementary-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$440,500

Estimated Total Project Costs: \$506,425 - \$724,208



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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$121,500	\$12200-\$52300	\$6075-\$26122
	High	Air Distribution Systems Air handlers, ductwork, VAV's. AHU's and ductwork in good shape. AHU #4 needs some ductwork changed, moisture damage	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Boiler Room Piping. May have to replace some to upgrade to DDC from pneumatic	\$28,300	\$2800-\$12100	\$1415-\$6084
	Medium	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10')	\$42,600	\$4200-\$18300	\$2130-\$9159
Tier 2	High	Exterior Wall Construction. Recaulk control joints.	\$2,900	\$300-\$1200	\$145-\$623
	High	Exterior Wall Construction. Seal and repair concrete block. Stress cracks same as other schools. Lack of control joints	\$15,300	\$1500-\$6500	\$765-\$3289
	High	Exterior Windows. Fix storefront window and hallway skylight leakage	\$17,100	\$1700-\$7300	\$855-\$3676
	High	Exterior Windows. Recaulk windows	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Windows. Exterior Hollow metal. Major gaps need sealed and maintained yearly due to building movement.	\$3,300	\$300-\$1400	\$165-\$709
	High	Storefront windows. Hollow metal. All entrances need filler plates fabricated and installed.	\$26,500	\$2700-\$11400	\$1325-\$5697
	High	Flooring Hallways/Classrooms. Replace VCT in classrooms due to building movement	\$8,400	\$900-\$3700	\$420-\$1806
	High	Drinking Fountains & Coolers. Fountains in good shape. Replace water coolers with fountains	\$13,400	\$1300-\$5700	\$670-\$2881
	High	Markings and Signage. Signage needs replaced by 2012	\$3,600	\$400-\$1600	\$180-\$774
	High	Paving & Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$21,300	\$2100-\$9100	\$1065-\$4579
	Medium	Flooring Kitchen. Replace kitchen flooring	\$54,000	\$5400-\$23200	\$2700-\$11610
	Medium	Paving & Surfacing. Parking Lot Fair. Overlay parking lot at east end by drain	\$42,400	\$4200-\$18200	\$2120-\$9116
Tier 3	Medium	Wall Finishes. Vinyl Major repair/ replacement needed due to building movement and water damage.	\$14,100	\$1400-\$6100	\$705-\$3031
	Medium	Grease interceptor. Good Bypass if applicable	\$7,100	\$700-\$3000	\$355-\$1526
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$2,900	\$300-\$1200	\$145-\$623

Estimated Total Construction Costs (in 2016 Dollars): \$440,500

Estimated Project Management Costs Range: \$43,900 - \$189,000

Estimated Inflation Range: \$22,025 - \$94,708

Estimated Total Project Costs: \$506,425 - \$724,208



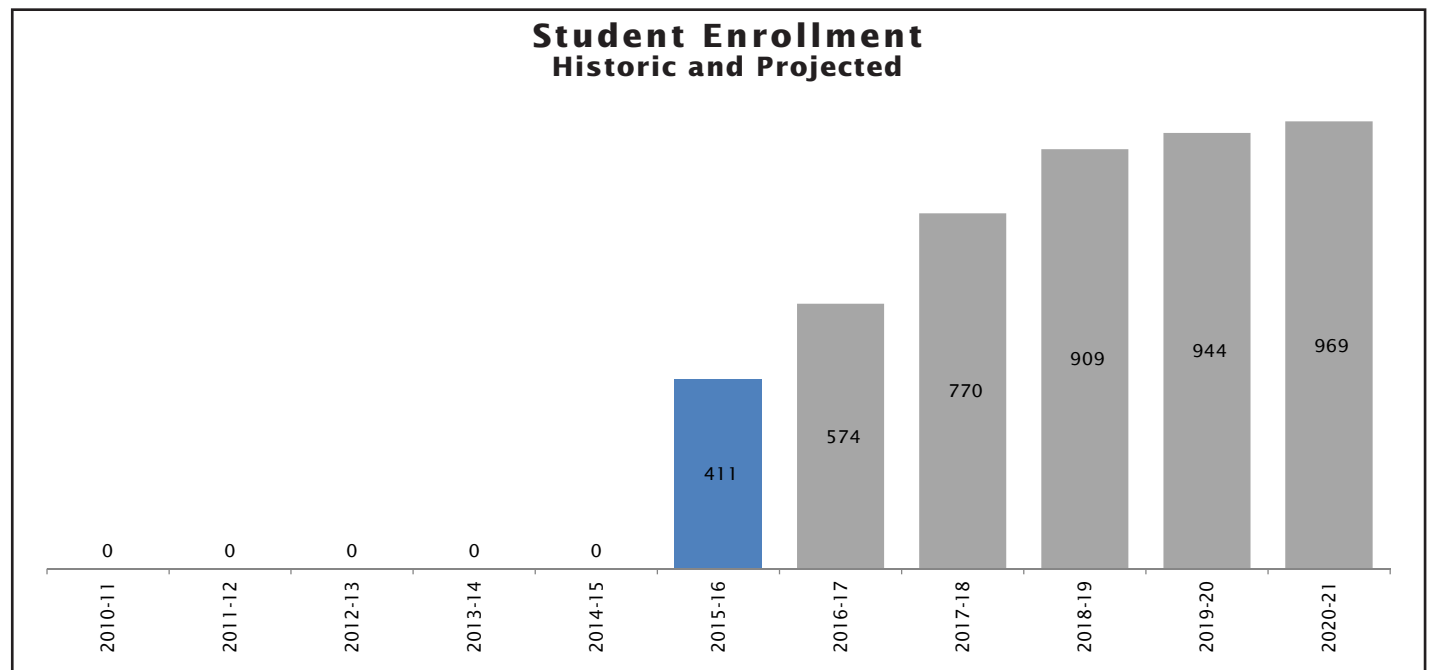
2490 South Perry Street
Castle Rock, CO 80104
Douglas County High School Feeder Area, K-5

Opened in 2015

Acreage: 7
Current Square Feet: 39,663

World Compass Academy-Identified Facility Projects

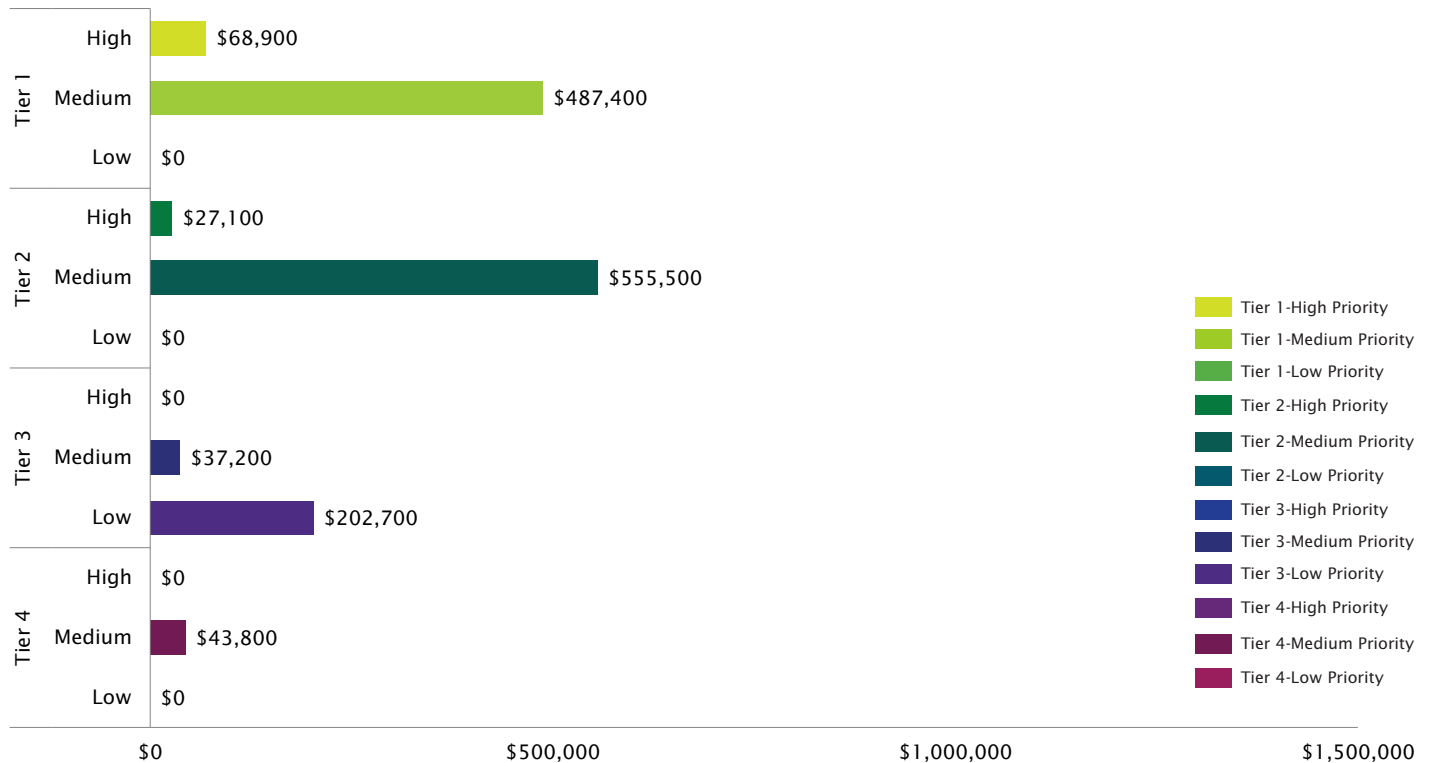
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority





Cantril Building-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,422,600
Estimated Total Project Costs: \$1,635,730 - \$2,340,659

Following is the list of identified facility projects at the DCSD Cantril Building

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$24,300	\$2400-\$10400	\$1215-\$5224
	High	Branch Wiring Devices. Upgrade branch wiring and devices to current code	\$20,300	\$2000-\$8700	\$1015-\$4364
	High	Branch Wiring Devices. Upgrade electrical wiring to current code at preschool	\$4,000	\$400-\$1800	\$200-\$860
	High	Sanitary Sewer Systems. Repair/replace sanitary sewer system piping	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Roof Eaves and Soffits. Restoration of eaves and soffits	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Gutters and Downspouts. Replace all gutters and downspouts. Reconfigure down spouts and drains at SE entry	\$6,600	\$600-\$2800	\$330-\$1419
	Medium	Air Distribution Systems. Install AC in gym	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Steam Distribution Systems. Steam piping is old and needs to be checked thoroughly for replacement. Many fittings and valves rusting and in need of replacement. Many of the radiators need renovated or replaced	\$16,200	\$1600-\$7000	\$810-\$3483
	Medium	Hot Water Distribution. Add hot water distribution to fan coil units in each room. Add heat exchanger for boiler	\$58,000	\$5800-\$24900	\$2900-\$12470
	Medium	Chilled Water Distribution. Add chilled water distribution and fan coil units in each room	\$289,500	\$29000-\$124500	\$14475-\$62242
	Medium	Package Units. Install new window AC units	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Controls. Upgrade for better control of existing steam distribution system	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Panels and Transformers. Replace panel in furnace closet PS	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Panels and Transformers. Replace panel on second level, small office	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Lighting Equipment. Replace incandescent lighting fixtures throughout as necessary	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Lighting Equipment. Replace old incandescent fixtures in hallways PS	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Clock and Program Systems. Install new clock system	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Emergency Light and Power Systems. Add LED emergency/exit lighting	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Emergency Light and Power Systems. Add LED emergency/exit lighting at preschool	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Site Lighting Controls. Add site lighting controls	\$10,200	\$1100-\$4400	\$510-\$2193
Tier 2	High	Fabricated Toilet Partitions. Restore or replace (historic) partitions on lower level	\$6,200	\$700-\$2700	\$310-\$1333
	High	Flooring Gym. Replace carpet in gym	\$11,900	\$1200-\$5100	\$595-\$2558
	High	Flooring Restroom. Replace restroom flooring. Currently all 3 restrooms have VCT	\$6,200	\$700-\$2700	\$310-\$1333
	High	Sinks. Replace older sinks in restrooms	\$2,400	\$200-\$1000	\$120-\$516
	High	Waste Piping. Check waste piping at restroom areas. The piping is old and many are exposed.	\$400	\$0-\$100	\$20-\$86
	Medium	Exterior Wall Construction. Repair, painting of stucco at restroom addition	\$3,200	\$300-\$1400	\$160-\$688
	Medium	Exterior Wall Construction. Re-point all stone masonry. Repair chimneys.	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Paint Exterior. Paint all exterior wood after restoration	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Exterior Windows. Renovate all exterior windows, includes abatement	\$182,200	\$18200-\$78400	\$9110-\$39173
	Medium	Glazed Doors and Entrances. Restoration of two front entrances	\$2,500	\$200-\$1000	\$125-\$537
Tier 2	Medium	Other Doors and Entrances. Replace north entry storefront. Repair work done to stop rust. PS	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Interior Windows and Storefronts. Refinish window frames PS	\$900	\$100-\$400	\$45-\$193

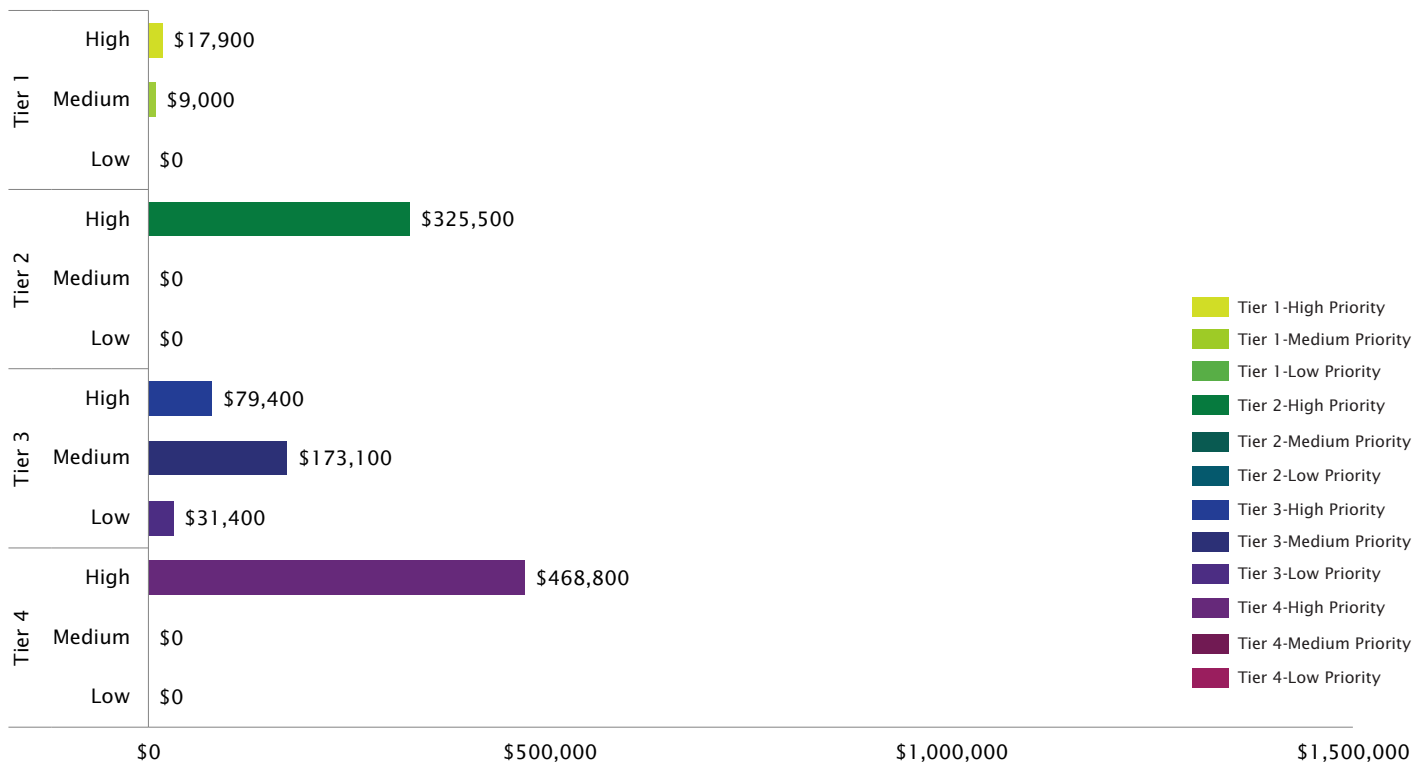
Not all capital needs for Cantril Building shown. For a complete listing of the Cantril Building's capital needs see Appendix 2

Estimated Total Construction Costs (in 2016 Dollars): \$1,422,600
 Estimated Project Management Costs Range: \$142,000 - \$612,200
 Estimated Inflation Range: \$71,130 - \$305,859
Estimated Total Project Costs: \$1,635,730 - \$2,340,659



Douglas County Schools Stadium-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,105,100
Estimated Total Project Costs: \$1,270,755 - \$1,817,397

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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Interior Door Hardware. Replace continuous hinges, some levers and closures at press box, all hardware at locker room.	\$17,900	\$1800-\$7700	\$895-\$3848
	Medium	Door Hardware. Replace non-restricted key system with restricted	\$9,000	\$900-\$3800	\$450-\$1935
Tier 2	High	Exterior Windows. Replace press box windows	\$9,000	\$900-\$3800	\$450-\$1935
	High	Fabricated Toilet Partitions. Replace toilet partitions in locker room	\$8,700	\$800-\$3700	\$435-\$1870
	High	Sink Countertops. Replace sink countertops in locker room	\$1,400	\$200-\$600	\$70-\$301
	High	Paving and Surfacing. Sidewalks. Replace/repair areas of sidewalk around concession and bleachers	\$93,800	\$9400-\$40300	\$4690-\$20167
	High	Miscellaneous Structures. Replace bleachers including concrete supporting system	\$212,600	\$21200-\$91400	\$10630-\$45709
Tier 3	High	Storage Shelving and Lockers. Replace lockers in locker room	\$9,000	\$900-\$3800	\$450-\$1935
	High	Fences and Gates. Repair/replace sections of fence around site	\$70,400	\$7000-\$30300	\$3520-\$15136
	Medium	Paint Interior. Paint interior of press box and locker rooms, paint all doors	\$9,000	\$900-\$3800	\$450-\$1935
	Medium	Retaining Walls. Install new retaining walls for drainage issues	\$164,100	\$16400-\$70500	\$8205-\$35281
	Low	Playing Fields. Other. Install concrete mow strip and crusher fines around new track	\$31,400	\$3200-\$13500	\$1570-\$6751
Tier 4	High	Other Landscape Features. Renovate areas inside and outside of immediate stadium area with new landscaping	\$468,800	\$46800-\$201500	\$23440-\$100792

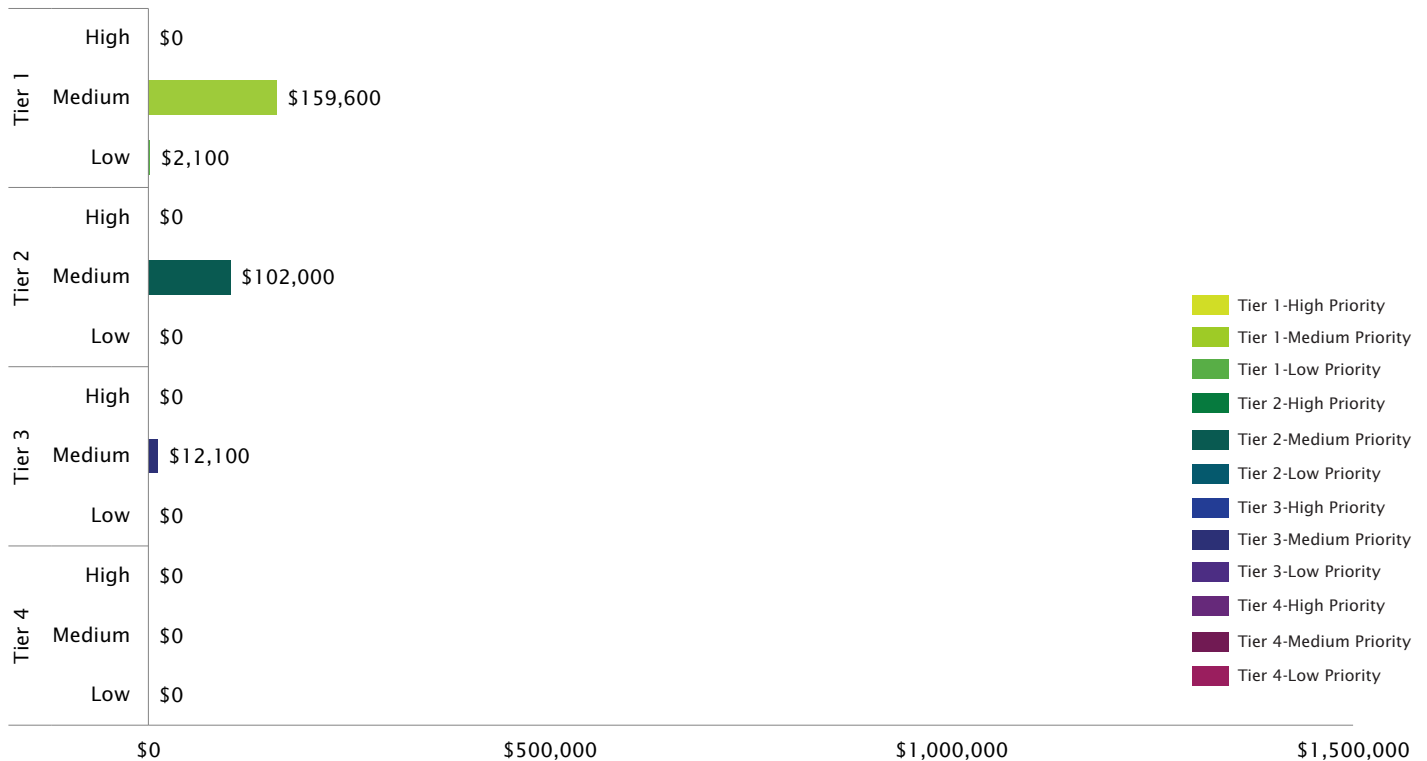
Estimated Total Construction Costs (in 2016 Dollars): \$1,105,100
Estimated Project Management Costs Range: \$110,400 - \$474,700
Estimated Inflation Range: \$55,255 - \$237,597

Estimated Total Project Costs: \$1,270,755 - \$1,817,397



Joint Service Center-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$257,800

Estimated Total Project Costs: \$317,190 - \$453,997

Following is the list of identified facility projects at the DCSD Joint Service Center

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Roof Finishes. Install new roof over admin	\$105,000	\$10500-\$45200	\$5250-\$22575
	Medium	Exhaust Ventilation Systems. Exhaust fans in garage are very loud and need some type of sound insulation	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Terminal Self-Contained Units. Replace MAU for garage with DX heating and cooling unit	\$52,500	\$5300-\$22600	\$2625-\$11287
	Low	Site Electrical Distribution. Repair concrete bollards protecting bus heater outlets	\$2,100	\$300-\$1000	\$105-\$451
Tier 2	Medium	Exterior Wall Construction. Re-seal concrete block and recaulk control joints	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Overhead Doors. Repair garage doors, repair controls	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Sink Countertops. Replace sink countertops in admin restrooms	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Flooring Hallways/Classrooms. Replace VCT in lounge	\$3,300	\$300-\$1400	\$165-\$709
	Medium	Flooring Restroom. Replace sheet vinyl in restrooms	\$6,600	\$600-\$2800	\$330-\$1419
	Medium	Wash Fountains. Replace wash fountain at garage area	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Hazardous Waste Remediation. Water drains into used oil holding area. Mitigate water flow into pit	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Paving and Surfacing. Parking Lot. Improve drainage in front of admin entrance	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Paving and Surfacing. Parking Lot. Repair areas of concrete parking area. Recaulk all joints	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Curbs, Rails and Barriers. Repair/replace areas of curb and gutter	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas or sidewalk	\$8,100	\$800-\$3500	\$405-\$1741
Tier 3	Medium	Standard Slab on Grade. Recoat garage flooring	\$12,100	\$1200-\$5200	\$605-\$2601

Estimated Total Construction Costs (in 2016 Dollars): \$257,800

Estimated Project Management Costs Range: \$27,600 - \$118,900

Estimated Inflation Range: \$13,790 - \$59,297

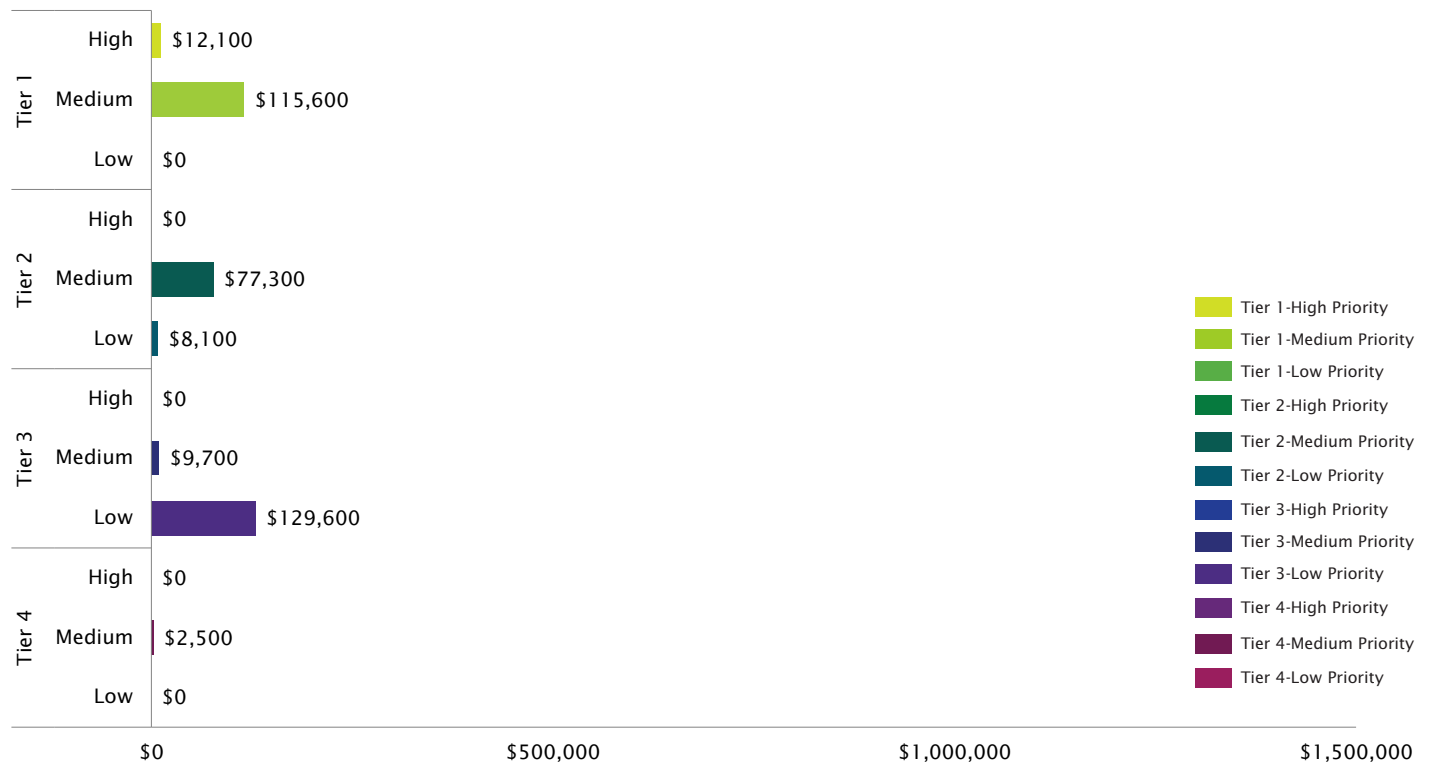
Estimated Total Project Costs: \$317,190 - \$453,997



Operations & Maintenance East Facility

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

Operations & Maintenance East Facility-Identified Facility Projects Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$354,900

Estimated Total Project Costs: \$407,845 - \$583,704

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

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	Branch Wiring Devices. Replace romex wiring with conduit system	\$12,100	\$1200-\$5200	\$605-\$2601
Tier 1	Medium	Roof Finishes. New roof on north wood structure if kept for storage	\$14,200	\$1400-\$6100	\$710-\$3053
	Medium	Interior Door Hardware. Re-key to district standard. Add hardware where necessary	\$24,300	\$2400-\$10400	\$1215-\$5224
	Medium	Energy Supply. Replace outside gas piping to inside of building.	\$1,300	\$100-\$600	\$65-\$279
	Medium	Auxiliary Equipment. Replace furnace units	\$11,000	\$1100-\$4700	\$550-\$2365
	Medium	Package Units. Replace AC units	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Switchgear-Main. Replace main switchgear	\$32,400	\$3200-\$13900	\$1620-\$6966
	Medium	Panels and Transformers. Replace panels and transformer	\$12,100	\$1200-\$5200	\$605-\$2601
Tier 2	Medium	Exterior Wall Construction. Re-point areas of brick, repair cracks	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Exterior Windows. Caulk windows	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Lavatories. Replace faucets	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Sinks. Replace sinks in restrooms and in shop area	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Wash Fountains. Replace wash fountain in shop area	\$11,000	\$1100-\$4700	\$550-\$2365
	Medium	Drinking Fountains and Coolers. Replace electric drinking fountains (2)	\$6,600	\$600-\$2800	\$330-\$1419
	Medium	Paving and Surfacing. Roadways. Replace sections of concrete roadway around building	\$24,300	\$2400-\$10400	\$1215-\$5224
	Medium	Paving and Surfacing. Parking Lot. Replace sections of concrete parking areas	\$16,200	\$1600-\$7000	\$810-\$3483
	Medium	Paving and Surfacing. Sidewalks. Replace areas of concrete sidewalks	\$8,100	\$800-\$3500	\$405-\$1741
	Low	Curbs, Rails and Barriers. Install curbs to improve drainage	\$8,100	\$800-\$3500	\$405-\$1741
Tier 3	Medium	Retaining Walls. Repair brick retaining walls at both dock areas, timber retaining walls at north dock and along fenceline in back	\$9,700	\$1000-\$4200	\$485-\$2085
	Low	Paint Interior. Paint interior office areas	\$8,100	\$800-\$3500	\$405-\$1741
	Low	Fire Sprinkler Water Supply. Install sprinkler system	\$121,500	\$12200-\$52300	\$6075-\$26122
Tier 4	Medium	Wall Foundations. Re-caulk where sidewalks meet foundation walls	\$2,500	\$200-\$1000	\$125-\$537

Estimated Total Construction Costs (in 2016 Dollars): \$354,900

Estimated Project Management Costs Range: \$35,200 - \$152,500

Estimated Inflation Range: \$17,745 - \$76,304

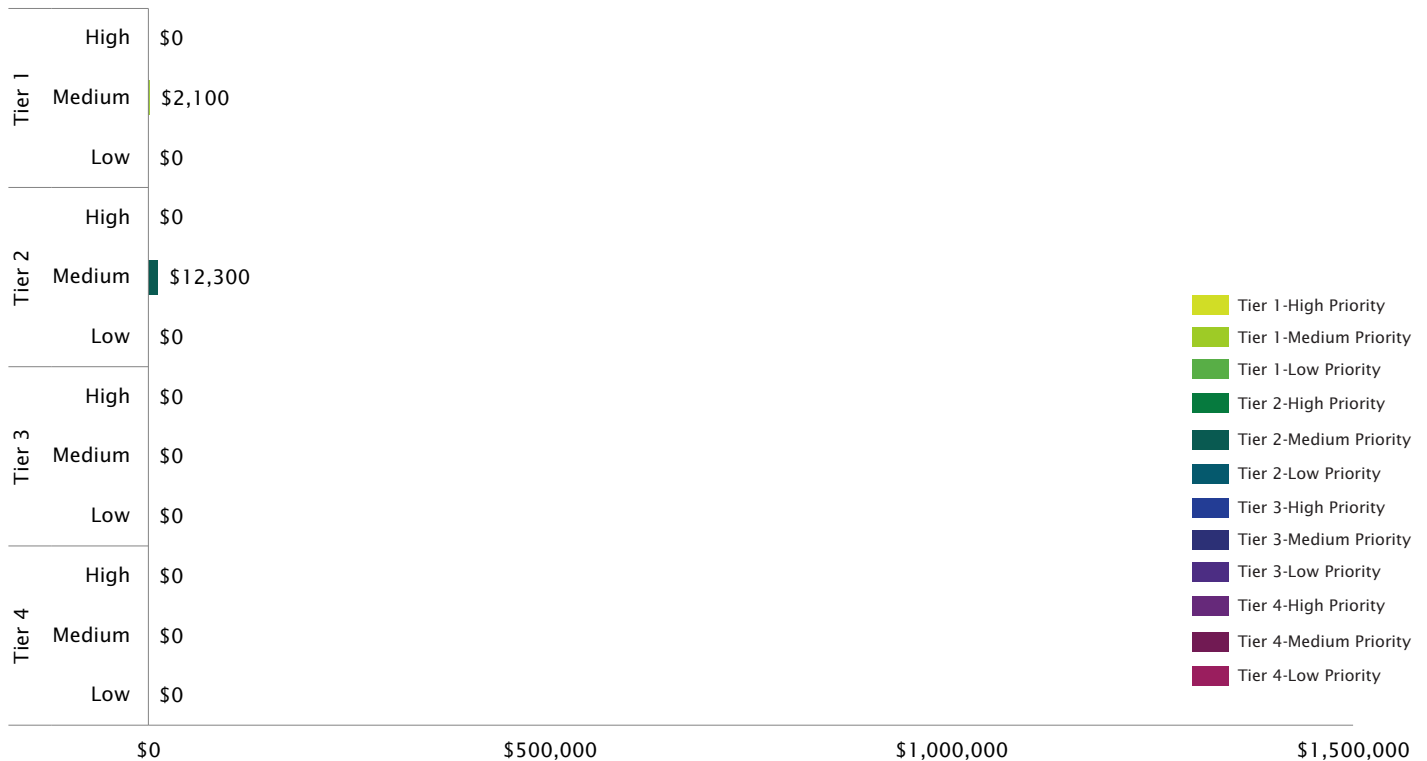
Estimated Total Project Costs: \$407,845 - \$583,704



Operations & Maintenance West Facility

2806 North US Highway 85, Building A
Castle Rock, CO 80109
DCSD Operations & Maintenance Facility

Operations & Maintenance West Facility-Identified Facility Projects Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$14,400

Estimated Total Project Costs: \$16,720 - \$23,796

Following is the list of identified facility projects at the Operations & Maintenance West Building

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Roof Eaves and Soffitts. Fix drainage issues at front and rear entries	\$2,100	\$300-\$1000	\$105-\$451
Tier 2	Medium	Paint Exterior.	\$6,600	\$600-\$2800	\$330-\$1419
	Medium	Exterior Windows. Replace basement windows	\$1,600	\$200-\$700	\$80-\$344
	Medium	Exterior Windows. Replace windows	\$1,600	\$200-\$700	\$80-\$344
	Medium	Solid Exterior Doors. Replace exterior door at NE office	\$900	\$100-\$400	\$45-\$193
	Medium	Solid Exterior Doors. Replace north and south entry doors	\$1,600	\$200-\$700	\$80-\$344

Estimated Total Construction Costs (in 2016 Dollars): \$14,400

Estimated Project Management Costs Range: \$1,600 - \$6,300

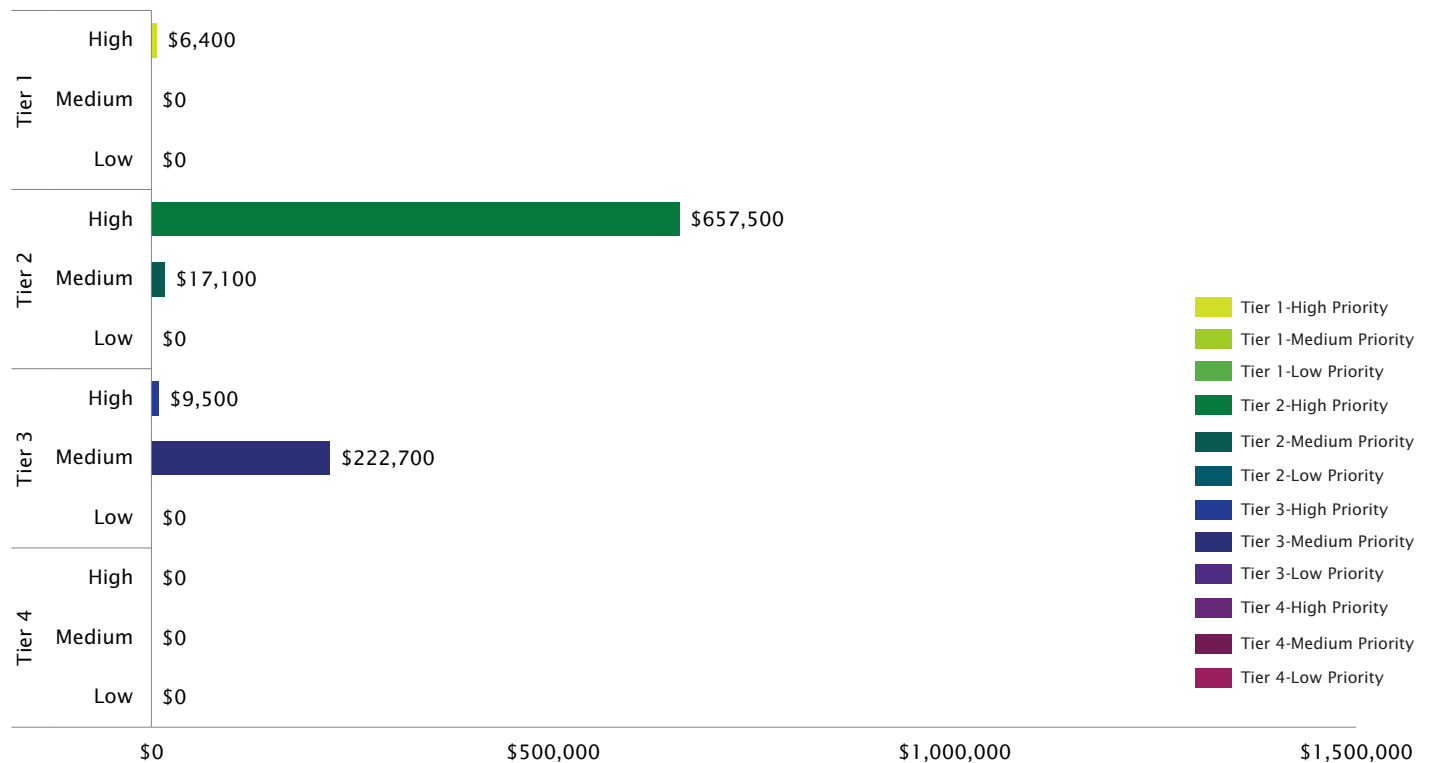
Estimated Inflation Range: \$720 - \$3,096

Estimated Total Project Costs: \$16,720 - \$23,796



Shea Stadium-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$913,200
Estimated Total Project Costs: \$1,050,060 - \$1,502,038

Following is the list of identified facility projects at Shea Stadium

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Hot Water Service. Water Heater. Replace vent pipe on north unit	\$3,200	\$300-\$1400	\$160-\$688
	High	Air Distribution Systems. Air handlers. ductwork. VAV's. Replace vent piping due to condensation	\$3,200	\$300-\$1400	\$160-\$688
Tier 2	High	Special Foundations. Repair foundation on bleacher walls where handrail post inserts have caused damage	\$73,300	\$7400-\$31600	\$3665-\$15759
	High	Exterior Wall Construction. Reseal and repair block walls, severe cracks due to movement multiple locations	\$9,000	\$900-\$3800	\$450-\$1935
	High	Paint Exterior. Paint red steel and handrails	\$26,800	\$2700-\$11500	\$1340-\$5762
	High	Exterior Windows. Replace press box windows	\$17,900	\$1800-\$7700	\$895-\$3848
	High	Fixed Casework. Replace press box countertops	\$5,400	\$500-\$2300	\$270-\$1161
	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$187,500	\$18700-\$80600	\$9375-\$40312
	High	Curbs, Rails and Barriers. Repair curbs at parking lot	\$18,700	\$1900-\$8100	\$935-\$4020
	High	Markings and Signage. Upgrade makings and signage with resurface of parking lot	\$9,500	\$900-\$4100	\$475-\$2042
	High	Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk	\$28,200	\$2800-\$12100	\$1410-\$6063
	High	Miscellaneous Structures. Bleachers. Replace bleachers with stronger seating	\$281,200	\$28200-\$121000	\$14060-\$60458
	Medium	Paint Exterior. Paint all red iron and trim	\$17,100	\$1700-\$7300	\$855-\$3676
Tier 3	High	Upper Floor. Repairs needed on bleacher section, water leaks creating damage underneath	\$9,000	\$900-\$3800	\$450-\$1935
	High	Suspended Ceilings. Replace ceiling tiles in storage areas due to water leaks	\$500	\$0-\$200	\$25-\$107
	Medium	Paint Interior. Paint storage room due to water damage	\$2,300	\$200-\$900	\$115-\$494
	Medium	Fences and Gates. Repair/replace fencing around site and bleacher areas	\$187,500	\$18700-\$80600	\$9375-\$40312
	Medium	Retaining Walls. Repair work on retaining walls	\$32,900	\$3300-\$14100	\$1645-\$7073

Estimated Total Construction Costs (in 2016 Dollars): \$913,200

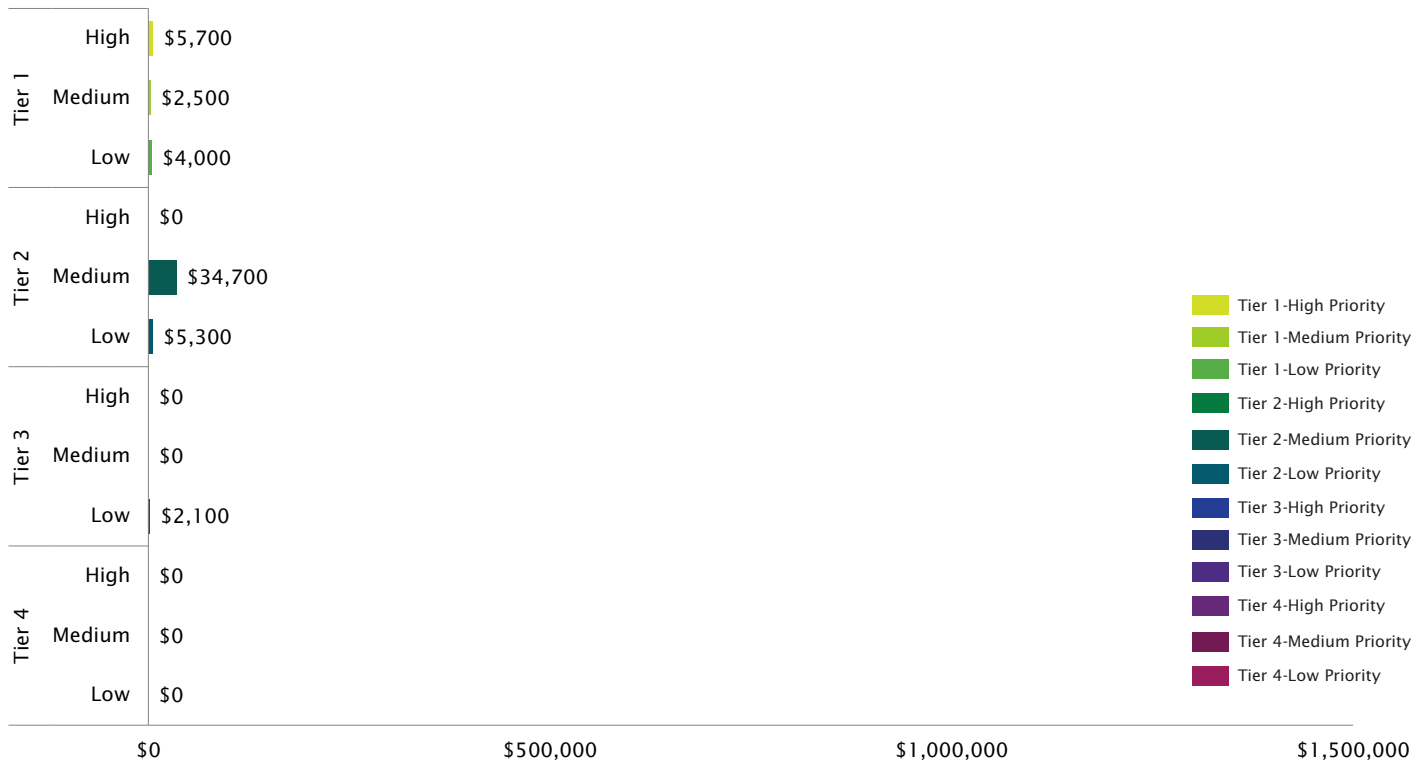
Estimated Project Management Costs Range: \$91,200 - \$392,500

Estimated Inflation Range: \$45,660 - \$196,338

Estimated Total Project Costs: \$1,050,060 - \$1,502,038



Student Support Center-Identified Facility Projects
Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$54,300

Estimated Total Project Costs: \$62,515 - \$89,875

Following is the list of identified facility projects at the Student Support Center

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace roof. Asphalt shingle	\$5,700	\$600-\$2500	\$285-\$1225
	Medium	Hot Water Distribution. Replace water baseboard heaters.	\$2,500	\$200-\$1000	\$125-\$537
	Low	Air Distribution Systems. Improve ventilation in conference room	\$4,000	\$400-\$1800	\$200-\$860
Tier 2	Medium	Paint Exterior.	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Exterior Windows. Replace windows (10)	\$6,600	\$600-\$2800	\$330-\$1419
	Medium	Flooring Restrooms. Replace VCT in 2 bathrooms	\$900	\$100-\$400	\$45-\$193
	Medium	Flooring Carpet. Replace carpet	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Sinks. Replace sinks	\$900	\$100-\$400	\$45-\$193
	Medium	Paving & Surfacing. Resurface parking area	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Miscellaneous Structures. Replace wooden decks front and rear. Rear deck non-code compliant	\$16,200	\$1600-\$7000	\$810-\$3483
	Low	Interior Construction. Enlarge restroom on main floor	\$4,000	\$400-\$1800	\$200-\$860
Tier 3	Low	Water Closets. Replace toilets (2)	\$1,300	\$100-\$600	\$65-\$279
	Low	Paint Interior. Paint interior. Repair drywall as necessary	\$2,100	\$300-\$1000	\$105-\$451

Estimated Total Construction Costs (in 2016 Dollars): \$54,300

Estimated Project Management Costs Range: \$5,500 - \$23,900

Estimated Inflation Range: \$2,715 - \$11,675

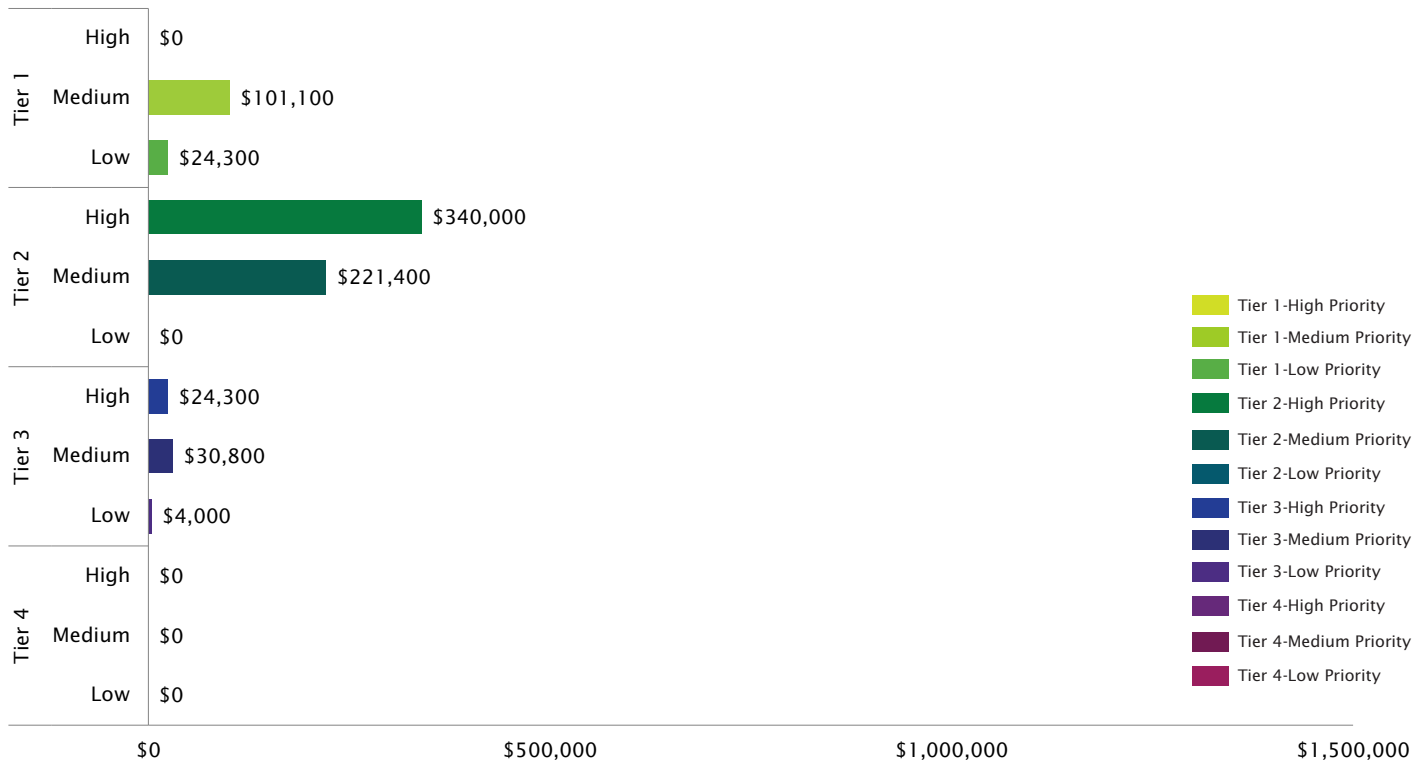
Estimated Total Project Costs: \$62,515 - \$89,875



Transportation Terminal West Facility

2808 North Highway 85, Building B
Castle Rock, CO 80109
DCSD Transportation Terminal

West Transportation Terminal-Identified Facility Projects Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$745,900
Estimated Total Project Costs: \$857,695 - \$1,227,169

Following is the list of identified facility projects at the West Transportation Terminal

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Roof Finishes. Apply roof coating	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Interior Door Hardware. Replace door hardware	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Switchgear-Main. Replace electrical service with new switchgear	\$60,700	\$6100-\$26100	\$3035-\$13050
	Medium	Panels and Transformers. Replace panels inside and at bus parking	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Branch Wiring Devices. Replace outlets and wiring for bus outlets	\$8,100	\$800-\$3500	\$405-\$1741
	Low	Glazed Roof Openings. Add sola tubes for daylighting	\$24,300	\$2400-\$10400	\$1215-\$5224
Tier 2	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$340,000	\$34000-\$146200	\$17000-\$73100
	Medium	Overhead Doors. Replace garage doors, add windows for daylighting	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Interior Doors. Replace interior doors in admin area	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Fabricated Toilet Partitions. Replace toilet partitions in both restrooms	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Sink Countertops. Replace countertop in men's restroom	\$1,300	\$100-\$600	\$65-\$279
	Medium	Stair, Tread and Landing Finishes. Replace railing of storage area above electrical room. Not code compliant	\$1,600	\$200-\$700	\$80-\$344
	Medium	Flooring Restroom. Replace ceramic tile with seamless acrylic	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Lavatories. Replace faucets in mens restroom	\$900	\$100-\$400	\$45-\$193
	Medium	Sinks. Replace sinks in mens restroom	\$900	\$100-\$400	\$45-\$193
	Medium	Paving and Surfacing. Parking Lot. Pave areas of asphalt for excess parking	\$162,000	\$16200-\$69600	\$8100-\$34830
Tier 3	High	Structural Slab on Grade. Apply coating to garage floor	\$24,300	\$2400-\$10400	\$1215-\$5224
	Medium	Interior Door Frames. Replace door jambs in admin area	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Suspended Ceilings. Replace suspended ceiling in admim area	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Site Lighting Poles. Add site lighting to parking area	\$24,300	\$2400-\$10400	\$1215-\$5224
	Low	Paint Interior.	\$4,000	\$400-\$1800	\$200-\$860

Estimated Total Construction Costs (in 2016 Dollars): \$745,900

Estimated Project Management Costs Range: \$74,500 - \$320,900

Estimated Inflation Range: \$37,295 - \$160,369

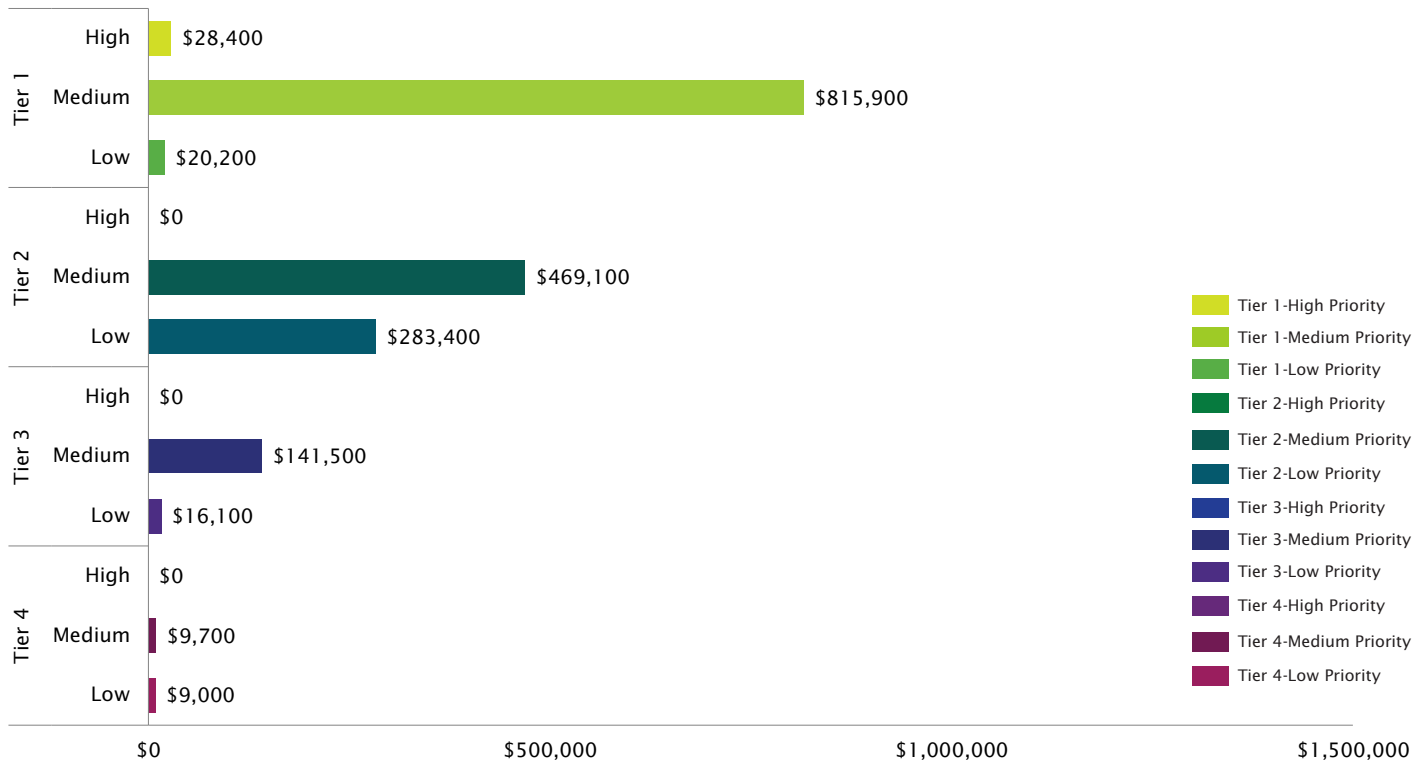
Estimated Total Project Costs: \$857,695 - \$1,227,169



Transportation Terminal North Facility

8236 Carter Court
Littleton, CO 80125
DCSD Transportation Terminal

North Transportation Terminal-Identified Facility Projects Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,793,300
Estimated Total Project Costs: \$2,061,965 - \$2,950,760

Following is the list of identified facility projects at the North Transportation Terminal

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Replace fire alarm system	\$28,400	\$2800-\$12200	\$1420-\$6106
	Medium	Roof Eaves and Soffits. Replace fascia board where necessary	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Interior Door Hardware. Replace door hardware	\$81,000	\$8100-\$34800	\$4050-\$17415
	Medium	Hot Water Service. Water Heater. In lieu of boiler replacement and HVAC RTU replacement upgrade, install water heaters for domestic service (HVAC option 2)	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Roof Drains. Check roof drains for proper functionality	\$900	\$100-\$400	\$45-\$193
	Medium	Boilers. Install new boiler if current heating system is used (HVAC option 1)	\$24,300	\$2400-\$10400	\$1215-\$5224
	Medium	Boilers. Remove boiler and hot water heating system (HVAC option 2)	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Boiler Room Piping and Specialties. Replace piping at boiler room (HVAC option 1)	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Direct Expansion Systems. Replace RTU's 5 total. Add split system for MDF closet (HVAC option 1)	\$222,600	\$22300-\$95800	\$11130-\$47859
	Medium	Direct Expansion Systems. Replace RTU's with gas fired for heating. Add gas lines for all units, Add split system for MDF closet (HVAC option 2)	\$283,400	\$28400-\$121900	\$14170-\$60931
	Medium	Exhaust Ventilation Systems. Replace exhaust fans as necessary	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Hot Water Distribution. Replace radiators. Replace fin tube heaters in lounge and in restroom off gym (option 1).	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Controls. Upgrade DDC system	\$133,600	\$13400-\$57400	\$6680-\$28724
	Medium	Panels and Transformers. Replace two panels in main electrical room and one in SW addition	\$9,700	\$1000-\$4200	\$485-\$2085
	Medium	Lighting Equipment. Replace plastic lense diffusers on 2x4 fixtures. Replace wrap around difussers on a few fixtures	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Fuel Distribution. Replace natural gas service	\$16,200	\$1600-\$7000	\$810-\$3483
Tier 2	Low	Retention Ponds. Rework water entry to south pond, clean pond	\$4,000	\$400-\$1800	\$200-\$860
	Low	Site Electrical Distribution. Install electrical power for bus heaters. Repair current service at east parking lot	\$16,200	\$1600-\$7000	\$810-\$3483
	Medium	Exterior Wall Construction. Repair/repoint concrete block and brick as necessary	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Paint Exterior.	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Paint Exterior. Paint exterior of garage	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Exterior Windows. Replace exterior windows	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Solid Exterior Doors. Replace exterior doors and jams	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Interior Doors. Replace interior doors	\$17,900	\$1800-\$7700	\$895-\$3848
	Medium	Flooring Gym. Install carpet over gym tile, no abatement (option 2)	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Flooring Gym. Replace VCT in gym (abatement)(option1)	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Pipe and Fittings. Piping and fittings need to be checked for replacement	\$900	\$100-\$400	\$45-\$193
	Medium	Fixed Casework. Replace/refinish casework as necessary	\$24,300	\$2400-\$10400	\$1215-\$5224
	Medium	Paving and Surfacing. Parking Lot. Mill and overlay parking lot, front of building and south bus parking area	\$242,900	\$24300-\$104400	\$12145-\$52223
	Medium	Paving and Surfacing. Sidewalks. Install paved sidewalk to bus area and south employee parking from building	\$32,400	\$3200-\$13900	\$1620-\$6966
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk in front of building	\$16,200	\$1600-\$7000	\$810-\$3483
	Low	Paving and Surfacing. Parking Lot. Install asphalt for bus parking west area and employee parking south of building	\$283,400	\$28400-\$121900	\$14170-\$60931

Not all capital needs for North Terminal shown. For a complete listing of the North Terminal's capital needs see Appendix 2

Estimated Total Construction Costs (in 2016 Dollars): \$1,793,300
 Estimated Project Management Costs Range: \$179,000 - \$771,900
 Estimated Inflation Range: \$89,665 - \$385,560

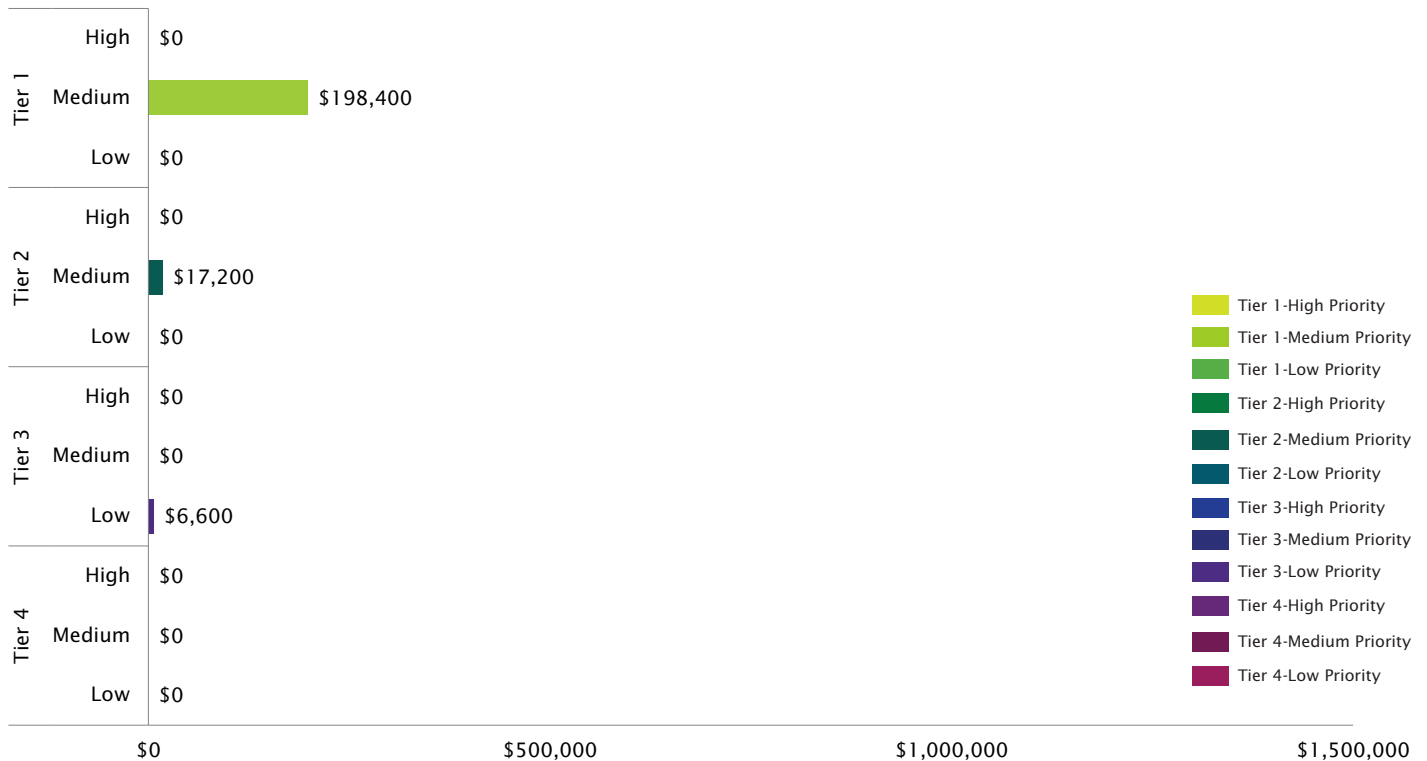
Estimated Total Project Costs: \$2,061,965 - \$2,950,760



2812 North Highway 85, Building E
Castle Rock, CO 80109
Administration/District Offices Facility

Warehouse Service Center-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$222,200

Estimated Total Project Costs: \$255,510 - \$365,773

Following is the list of identified facility projects at the Warehouse-Service Center

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	Medium	Roof Finishes. Apply roof coating to metal roof of warehouse	\$16,200	\$1600-\$7000	\$810-\$3483
	Medium	Terminal Self-Contained Units. Replace outdoor AC unit closest to rear entry door	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Terminal Self-Contained Units. Replace split system for print room	\$28,400	\$2800-\$12200	\$1420-\$6106
	Medium	Terminal Self-Contained Units. Replace Whirlpool unit for warehouse offices	\$16,200	\$1600-\$7000	\$810-\$3483
	Medium	Controls. Replace current control system with Delta	\$133,600	\$13400-\$57400	\$6680-\$28724
Tier 2	Medium	Exterior Wall Construction. Reseal concrete block on Bld E	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Paint Exterior.	\$9,700	\$1000-\$4200	\$485-\$2085
	Medium	Flooring Hallways/Classrooms. Replace VCT in hallway by breakroom	\$500	\$0-\$200	\$25-\$107
	Medium	Flooring Kitchen. Replace VCT in breakroom	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Flooring Restroom. Replace VCT in restrooms by copier	\$900	\$100-\$400	\$45-\$193
Tier 3	Low	Paint Interior. Paint interior of Bld E and warehouse office areas	\$6,600	\$600-\$2800	\$330-\$1419

Estimated Total Construction Costs (in 2016 Dollars): \$222,200

Estimated Project Management Costs Range: \$22,200 - \$95,800

Estimated Inflation Range: \$11,110 - \$47,773

Estimated Total Project Costs: \$255,510 - \$365,773



West Support Center-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$569,700

Estimated Total Project Costs: \$655,085 - \$937,086

Following is the list of identified facility projects at the West Support Center

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Glazed Roof Openings. Replace fiberglass translucent panels	\$14,500	\$1500-\$6300	\$725-\$3117
	High	Direct Expansion Systems. Replace RTU 4	\$55,100	\$5500-\$23600	\$2755-\$11846
	Medium	Roof Finishes. Apply roof coating to metal roof to extend life	\$191,900	\$19200-\$82500	\$9595-\$41258
	Medium	Flashings & Trim. Replace roof cap	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Piping. Improve storm water drainage by adding more underground piping	\$81,000	\$8100-\$34800	\$4050-\$17415
Tier 2	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$212,600	\$21200-\$91400	\$10630-\$45709
	Medium	Exterior Wall Construction. Improve insulation on warehouse walls	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Overhead Doors. Replace or insulate original garage doors east side warehouse	\$4,000	\$400-\$1800	\$200-\$860

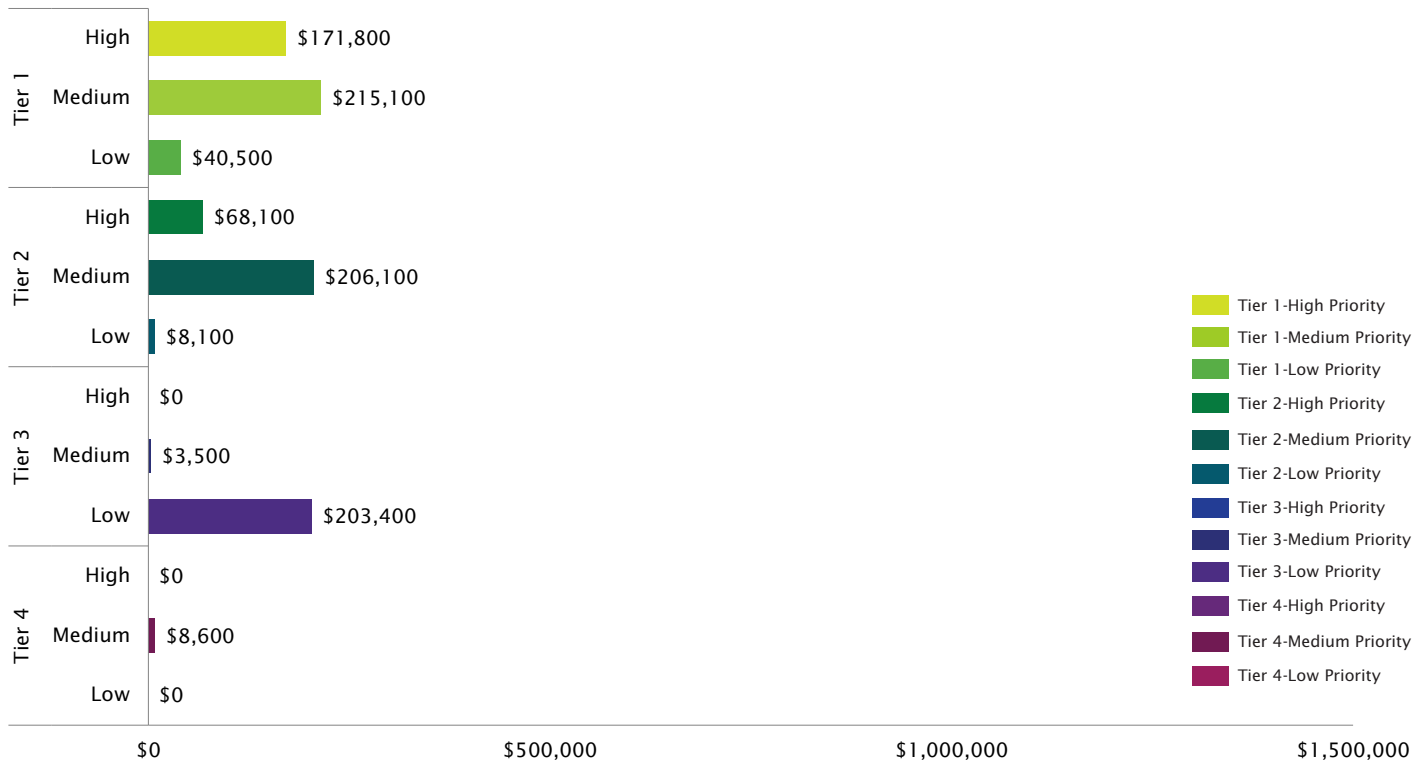
Estimated Total Construction Costs (in 2016 Dollars): \$569,700
Estimated Project Management Costs Range: \$56,900 - \$244,900
Estimated Inflation Range: \$28,485 - \$122,486

Estimated Total Project Costs: \$655,085 - \$937,086



Wilcox Building-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$925,200
Estimated Total Project Costs: \$1,063,960 - \$1,522,018

Following is the list of identified facility projects at the DCSD Wilcox Building

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Flooring Carpet. Replace entry carpets	\$9,800	\$1000-\$4200	\$490-\$2107
	High	Fire Alarm Systems. Upgrade fire alarm system	\$162,000	\$16200-\$69600	\$8100-\$34830
	Medium	Roof Finishes. Re-coat roof at main section	\$48,600	\$4800-\$20800	\$2430-\$10449
	Medium	Flashings and Trim. Paint roof flashings	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Gutters and Downspouts. Paint gutters and downspouts	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Interior Door hardware. Replace current non-restricted key system with restricted.	\$32,400	\$3200-\$13900	\$1620-\$6966
	Medium	Passenger Elevators. Overhaul elevators	\$81,000	\$8100-\$34800	\$4050-\$17415
	Medium	Hot Water Distribution. Ceiling unit heater at front entrance needs reset into drywall	\$300	\$0-\$100	\$15-\$64
	Medium	Switchgear-Main. Replace main switchgear	\$24,300	\$2400-\$10400	\$1215-\$5224
	Medium	Panels and Transformers. Replace panels and transformers	\$24,300	\$2400-\$10400	\$1215-\$5224
	Low	Intercommunication & Paging System. Install new intercom system for building	\$40,500	\$4000-\$17400	\$2025-\$8707
Tier 2	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Exterior Windows. Re-finish anodized aluminum frames. Replace 2 windows in Nona's office and 1 in board room, 3rd fl, pellet holes.	\$6,100	\$600-\$2700	\$305-\$1311
	Medium	Flooring Kitchen. Replace sheet vinyl 3rd fl break rm.	\$1,600	\$200-\$700	\$80-\$344
	Medium	Flooring Carpet. Replace carpet	\$121,500	\$12200-\$52300	\$6075-\$26122
	Medium	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$64,800	\$6500-\$27900	\$3240-\$13932
	Medium	Curbs, Rails and Barriers. Repair/replace sections of curb, repair and paint railing at back entry	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas or cracked sidewalks	\$4,000	\$400-\$1800	\$200-\$860
	Low	Ceiling Finishes. Restain wood ceiling 2nd fl north (old gym)	\$8,100	\$800-\$3500	\$405-\$1741
Tier 3	Medium	Wall Foundations. Recoat foundation walls on east side	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Suspended Ceilings. Fix sagging ceiling grid lower level at mech rm entrance hallway.	\$900	\$100-\$400	\$45-\$193
	Medium	Blinds and Other Window Treatment. Re-attach blinds to wall in Board Rm	\$500	\$0-\$200	\$25-\$107
	Low	Paint Interior. Paint interior, metal beams and ductwork 2nd fl north	\$40,500	\$4000-\$17400	\$2025-\$8707
	Low	Fire Sprinkler Water Supply. Install sprinkler system for entire building	\$162,000	\$16200-\$69600	\$8100-\$34830
	Low	Miscellaneous Structures. Clean brick and stone entry barriers	\$900	\$100-\$400	\$45-\$193
Tier 4	Medium	Seeding and Sodding. Repair areas of lawn	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Site Lighting Poles. Paint lighting poles	\$500	\$0-\$200	\$25-\$107

Estimated Total Construction Costs (in 2016 Dollars): \$925,200

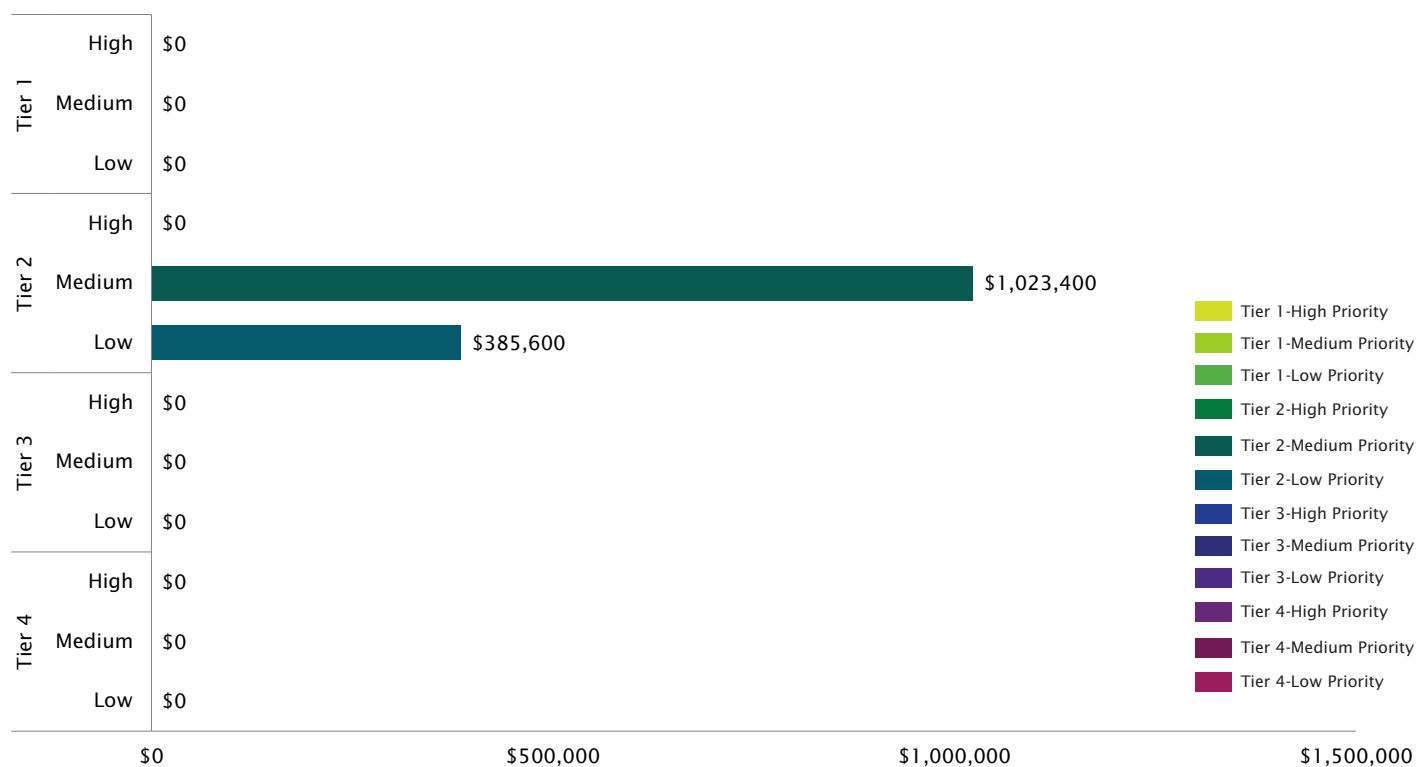
Estimated Project Management Costs Range: \$92,500 - \$397,900

Estimated Inflation Range: \$46,260 - \$198,918

Estimated Total Project Costs: \$1,063,960 - \$1,522,018

Athletics-Identified Items

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$1,409,000
Estimated Total Project Costs: \$1,620,050 - \$2,317,535

Following is the list of identified DCSD Athletics projects

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 2	Medium	Mountain Vista High School-Football field-Replace synthetic turf	\$385,600	\$38500-\$165800	\$19280-\$82904
	Medium	Ponderosa High School-Tennis court-Fill cracks and spot resurface	\$47,300	\$4700-\$20300	\$2365-\$10169
	Medium	Castle View High School-Tennis court-Resurface with asphalt resurfacer and fill cracks	\$68,300	\$6800-\$29300	\$3415-\$14684
	Medium	Legend High School-Tennis court-Resurface with asphalt resurfacer and fill cracks	\$68,300	\$6800-\$29300	\$3415-\$14684
	Medium	Rock Canyon High School-Tennis court-Resurface with asphalt resurfacer and fill cracks	\$68,300	\$6800-\$29300	\$3415-\$14684
	Medium	Castle View High School-Football field-Replace synthetic turf	\$385,600	\$38500-\$165800	\$19280-\$82904
	Low	Legend High School-Football field-Replace synthetic turf	\$385,600	\$38500-\$165800	\$19280-\$82904

Estimated Total Construction Costs (in 2016 Dollars): \$1,409,000

Estimated Project Management Costs Range: \$140,600 - \$605,600

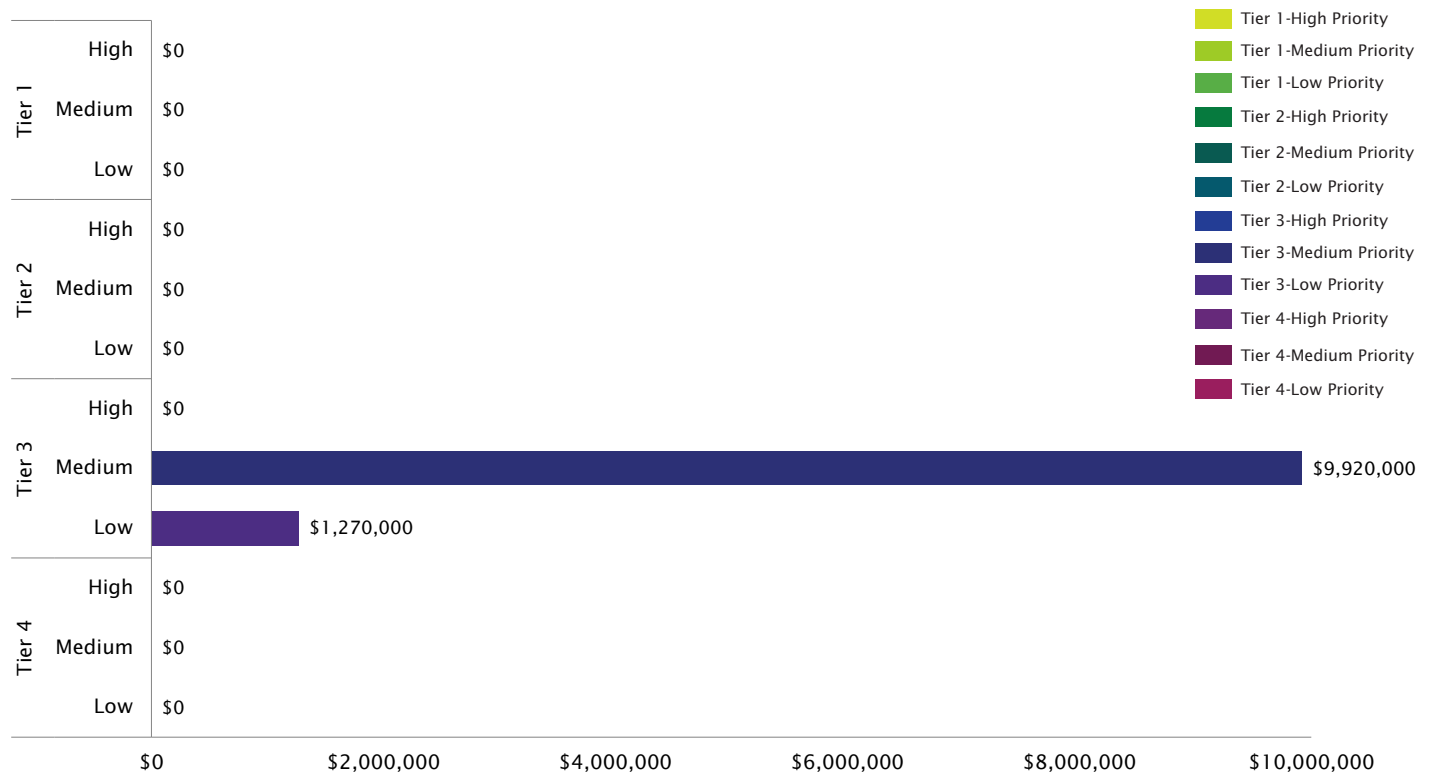
Estimated Inflation Range: \$70,450 - \$302,935

Estimated Total Project Costs: \$1,620,050 - \$2,317,535



Furniture, Fixtures, and Equipment-Identified Items

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$11,190,000

Estimated Total Project Costs: \$12,868,500 - \$16,952,850

Following is the list of identified movable furniture, fixtures and equipment

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Medium	Replace classroom furniture-Acres Green ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Arrowwood ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Bear Canyon ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Buffalo Ridge ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Castle Rock ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Castle Rock MS	\$300,000	\$30,000-\$90,000	\$15,000-\$64,500
	Medium	Replace classroom furniture-Chaparral HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000
	Medium	Replace classroom furniture-Cherokee Trail ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Cherry Valley ES	\$30,000	\$3,000-\$9,000	\$1,500-\$6,450
	Medium	Replace classroom furniture-Cougar Run ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Coyote Creek ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Cresthill MS	\$300,000	\$30,000-\$90,000	\$15,000-\$64,500
	Medium	Replace classroom furniture-Douglas County HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000
	Medium	Replace classroom furniture-Douglas County HS South Bldg	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Eagle Ridge ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Eldorado ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Fox Creek ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Franktown ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Frontier Valley ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Heritage ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Highlands Ranch HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000
	Medium	Replace classroom furniture-Iron Horse ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Mountain Vista HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000
	Medium	Replace classroom furniture-Northeast ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Pine Grove ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Pine Lane North	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Pine Lane South	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Pioneer ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Ponderosa HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000

Not all furniture, fixtures, and equipment needs shown. For a complete listing of FF&E capital needs see Appendix 2

Estimated Total Construction Costs (in 2016 Dollars): \$11,190,000

Estimated Project Management Costs Range: \$1,119,000 - \$3,357,000

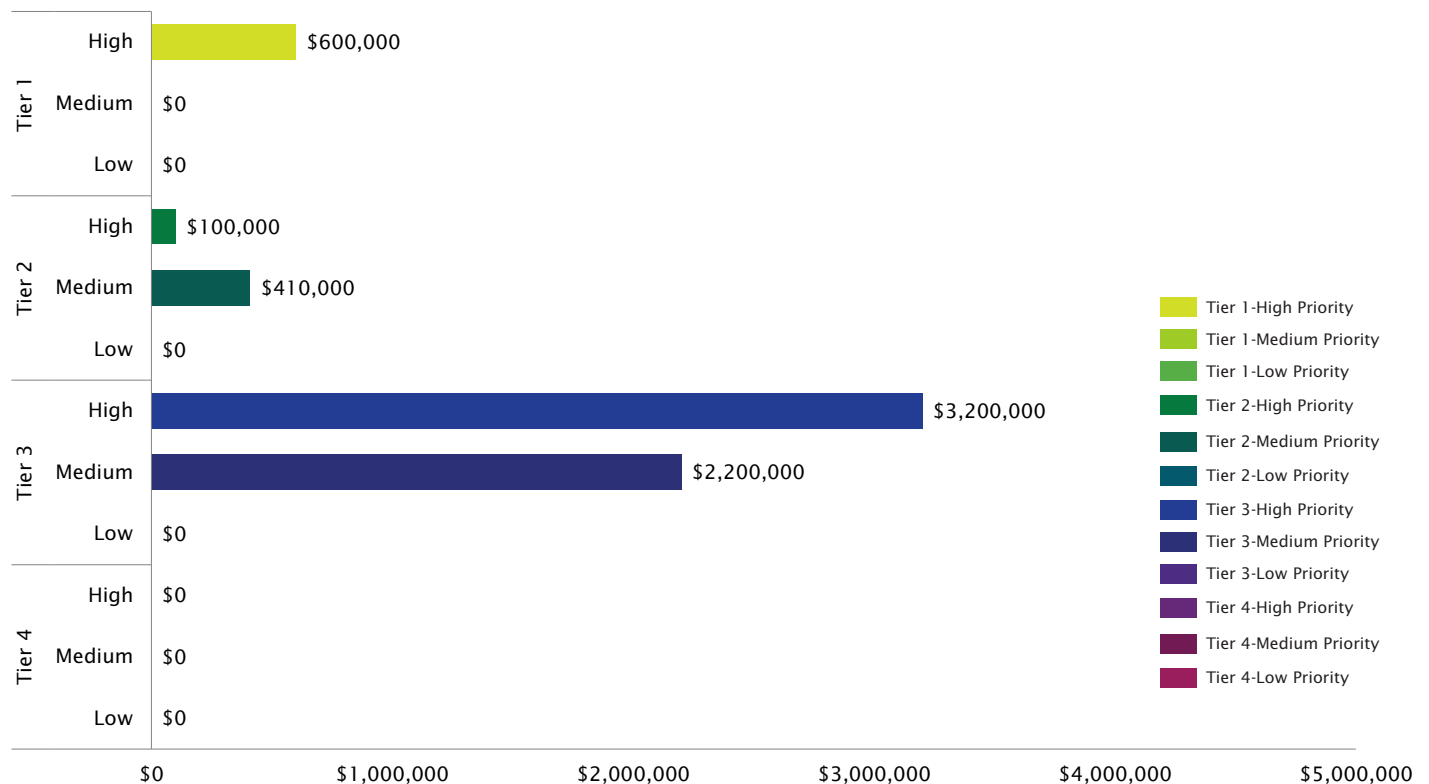
Estimated Inflation Range: \$559,500 - \$2,405,850

Estimated Total Project Costs: \$12,868,500 - \$16,952,850



District-wide Facilities-Identified Facility Projects

Estimated Construction Costs (in 2016 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2016 Dollars): \$6,710,000

Estimated Total Project Costs: \$7,045,500 - \$8,152,650

**Note* Estimated total costs include ADA and Special Education contingency.
Contingency needs are not prioritized and are not displayed by tier and priority*

Following is the list of identified projects for District-wide facilities

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Replace non-compliant door hardware and re-key. Required by 2018 to comply with state mandate	\$600,000	N/A	\$30,000-\$129,000
Tier 2	High	Replace 10 mobile decks	\$100,000	N/A	\$5,000-\$21,500
	Medium	Replace 41 mobile decks	\$410,000	N/A	\$20,500-\$88,150
Tier 3	High	Replace 16 mobiles	\$3,200,000	N/A	\$160,000-\$688,000
	Medium	Replace 11 mobiles	\$2,200,000	N/A	\$110,000-\$473,000
Contingency	Contingency	Contingency for ADA compliance projects	\$100,000	N/A	\$5,000-\$21,500
	Contingency	Contingency for Special Education needs related projects	\$100,000	N/A	\$5,000-\$21,500

Estimated Total Construction Costs (in 2016 Dollars): \$6,710,000

Estimated Project Management Cost Range: N/A

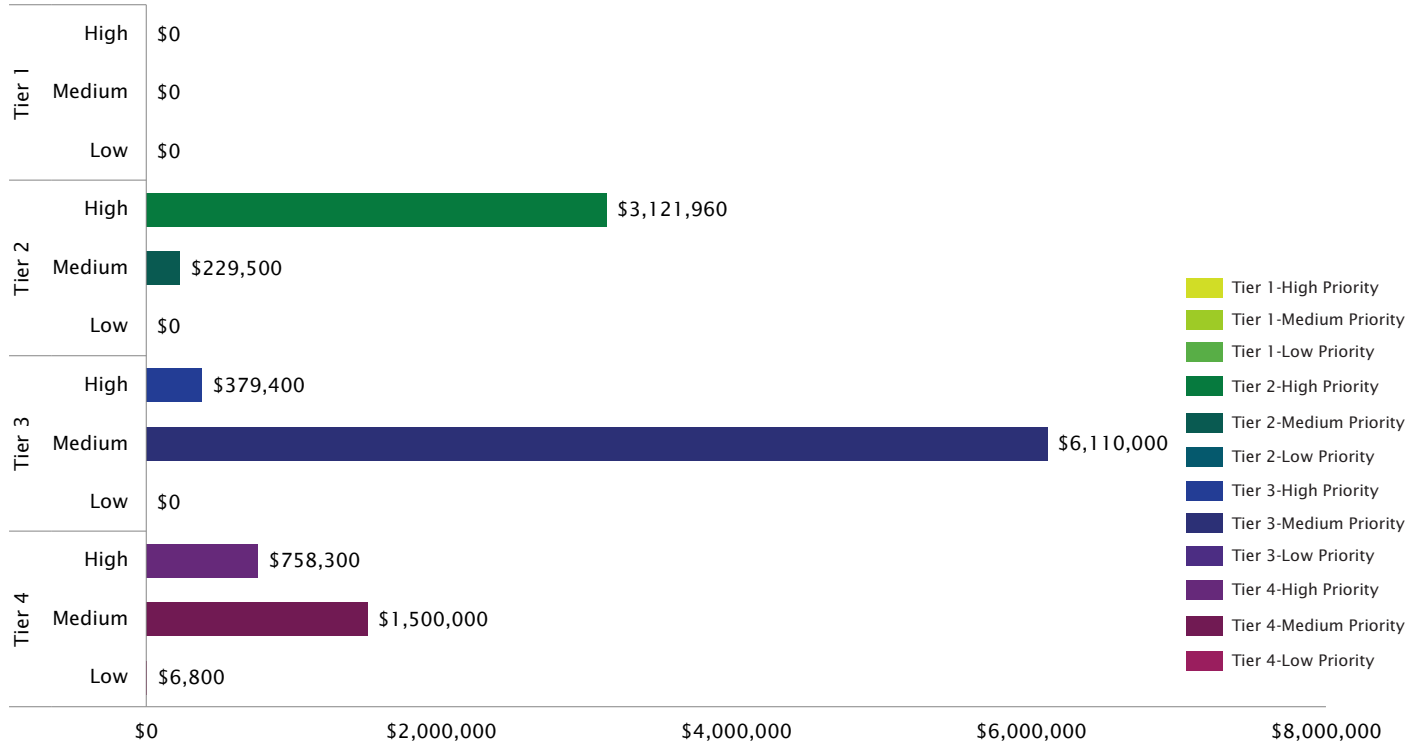
Estimated Inflation Range: \$335,500 - \$1,442,650

Estimated Total Project Costs: \$7,045,500 - \$8,152,650



Safety & Security-Identified Items

Estimated Capital Costs (in 2016 Dollars) by Tier and Priority



Estimated Capital Costs: \$12,105,960

Estimated Project Management Costs: \$434,647

Estimated Total Project Costs: \$12,540,607

One Time Capital Costs

Tier	Priority	Project Description	Estimated Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs
Tier 2	High	Facility Cameras	\$321,960	\$434,647
	High	Transportation Bus Cameras	\$2,800,000	\$0
	Medium	800MHz Radios	\$229,500	\$0
Tier 3	High	Incident Management Solution	\$200,000	\$0
	Medium	School Radio Upgrade	\$5,975,000	\$0
	Medium	Emergency Operations Center Equipment	\$60,000	\$0
	Medium	In-House Alarm Monitoring	\$75,000	\$0
Tier 4	High	Security Doors	\$758,300	\$0
	Medium	Access Control Upgrade	\$1,500,000	\$0

Recurring Capital Costs

Tier	Priority	Project Description	Estimated Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs
Tier 3	High	Server Rotation	\$179,400	\$0
Tier 4	Low	Badge Printer	\$6,800	\$0



Project Details

Tier 1 Security Items:

Identified systems and components that fall in this category pose a high risk to the safety and security of individuals in Douglas County Schools or a mandate has been issued at the Federal/State/Local level and must be complied with. No vital security systems or components have been identified at this time.

Tier 2 Security Items:

Cameras: Replace existing analog Digital Video Recorder with a Network Video Recorder. Encode existing analog cameras to IP. Replace any failed cameras with IP cameras.

Transportation Bus Cameras: Provide a standardized digital system on all buses. Infrastructure is needed at terminals to provide access to systems on buses and to automate downloading of events.

800 MHz Radios: Provide one radio per site for administration. Radio to be used to communicate directly with District Security and/or First Responders in the event of an emergency.

Tier 3 Security Items:

Incident Management Solution: Implement an Incident Management Solution and services that can be used from minor incidents to major incidents. Solution will provide immediate collaboration between key personnel, instant updates as the incident progresses, workflow automation, and logging of all activity for debriefs and open record requests. Needed capital includes core software, software design and implementation, hosting or local hardware, and communication interface.

School Radio Upgrade: Phased project over 5 years to install new communications infrastructure. Increase coverage and reliability of communication at each District school and provide emergency communication paths and identification to District Security.

Emergency Operations Center Equipment: Equipment needed to have a fully functioning Emergency Operations Center.

In-House Alarm Monitoring: Core infrastructure needed to move alarm monitoring in-house, including burglary and fire.

Tier 4 Security Items:

Access Control Upgrade: District-wide replacement of all access control systems and controlling software. New system will allow more cost effective upgrades and replacements.

Badge Printer: Life cycle replacement of badge printers.

Security Doors: Addition of doors and/or drop down gates to secure areas of facilities to better protect assets and property.

A Note About Facility Cameras

Total costs are calculated using the **minimal camera renewal option**. This includes replacing the existing analog Digital Video Recorder with a Network Video Recorder, encoding analog cameras to IP, and replacing any failed cameras with IP cameras. Safety & Security has also estimated costs for a **recommended camera renewal option** and a **preferred camera renewal option**.

The **recommended camera renewal option** would go beyond simple maintenance and would serve to provide new equipment that would last 10+ years. This would be achieved by replacing the analog Digital Video Recorder with a Network Video Recorder and replacing all analog cameras with IP cameras (one to one basis rather than waiting for analog cameras to fail).

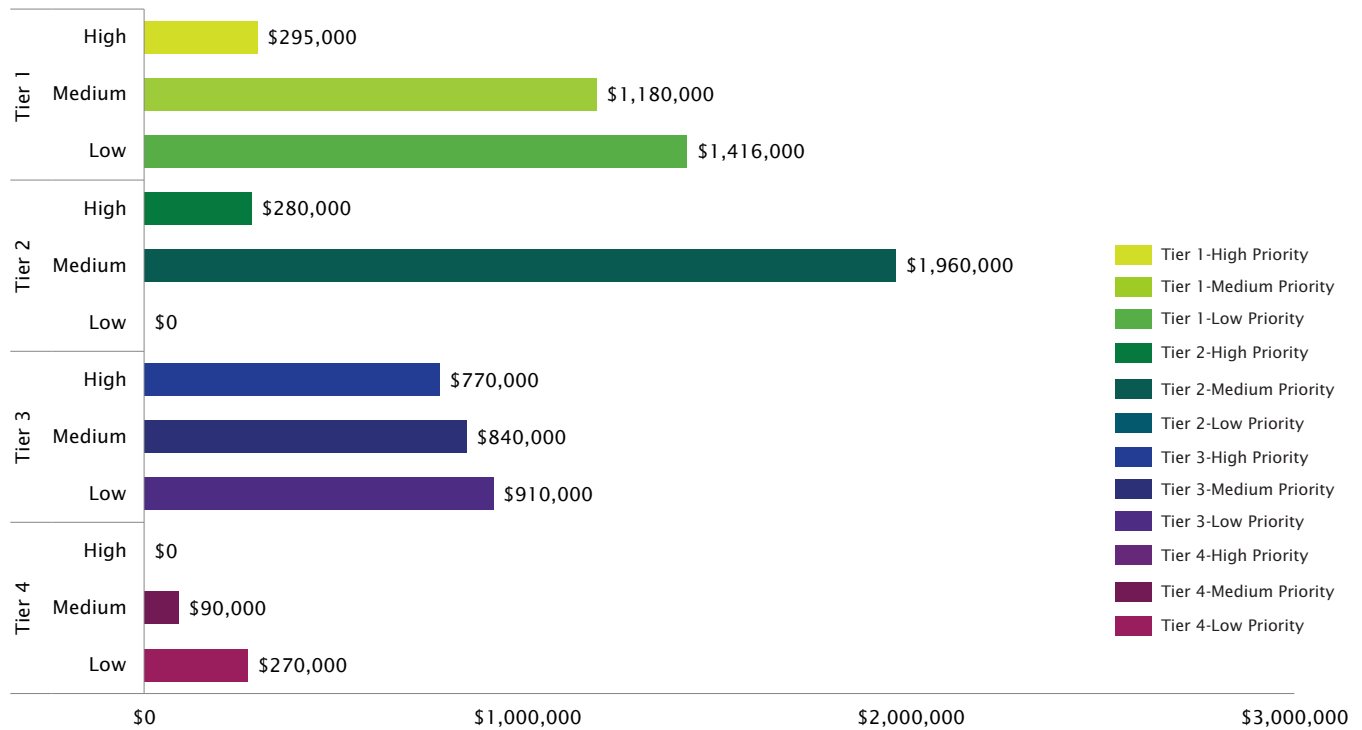
The **preferred camera renewal option** would provide longer lasting, higher quality equipment and would serve to increase coverage by installing additional cameras. This would be achieved by replacing the analog Digital Video Recorder with a Network Video Recorder, replacing all analog cameras with IP cameras, and providing additional IP cameras as needed.

To see how estimated costs would differ by funding camera renewal to the recommended or preferred level see Appendix 3.



Transportation-Identified Items

Estimated Capital Costs (in 2016 Dollars) by Tier and Priority



Estimated Total Project Costs: \$8,011,000

Tier	Priority	Quantity	Project Description	Estimated Cost-2016
Tier 1	High	5	Special Needs Buses-Student Growth	\$59,000 each = \$295,000
	Medium	8	Special Needs Buses-Replacement	\$59,000 each = \$472,000
	Medium	12	Special Needs Buses-Student Growth	\$59,000 each = \$708,000
	Low	9	Special Needs Buses-Replacement	\$59,000 each = \$531,000
	Low	15	Special Needs Buses-Student Growth	\$59,000 each = \$885,000
Tier 2	High	4	General Education Buses-Replacement	\$70,000 each = \$280,000
	Medium	15	General Education Buses-Replacement	\$70,000 each = \$1,050,000
	Medium	13	General Education Buses-Replacement	\$70,000 each = \$910,000
Tier 3	High	11	General Education Buses-Student Growth	\$70,000 each = \$770,000
	Medium	12	General Education Buses-Student Growth	\$70,000 each = \$840,000
	Low	13	General Education Buses-Student Growth	\$70,000 each = \$910,000
Tier 4	Medium	1	Field Trip Bus	\$90,000 each
	Low	3	Field Trip Bus	\$90,000 each = \$270,000

Project Details

Tier 1 Transportation Items:

Special Needs Growth Related School Buses: Five additional special needs buses are needed immediately for the 2016-17 school year. Twelve additional special needs buses will be needed in the 2017-2019 timeframe and fifteen additional special needs buses will be needed in the 2020-2022 timeframe. These special needs buses are all needed to meet projected growth in student enrollment.

Special Needs School Bus Replacement: Eight special needs buses will need to be replaced in the 2017-2019 timeframe. Nine special needs buses will need to be replaced in the 2020-2022 timeframe. These buses all exceed or are projected to exceed the normal cost for repair and provide limited functionality for wheel chairs.

Tier 2 Transportation Items:

General Education School Bus Replacement: Four general education buses are needed immediately for the 2016-17 school year. These buses are currently inoperable and cannot be repaired. Thirteen general education buses will need to be replaced in the 2017-2019 timeframe and fifteen general education buses will need to be replaced in the 2020-2022 timeframe. These buses exceed the normal range for repairs, experience multiple component failures, and have limited student capacity.

Tier 3 Transportation Items:

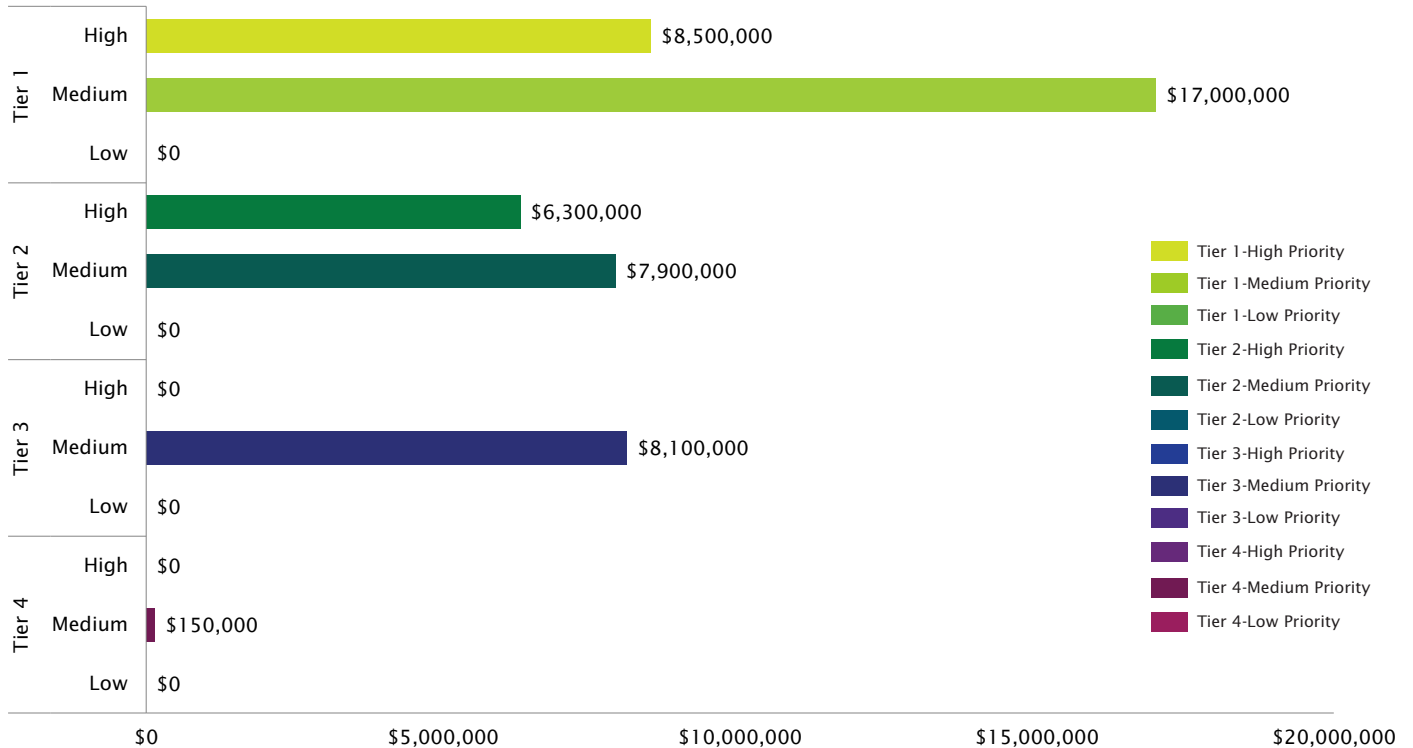
General Education Growth Related School Buses: Eleven additional general education buses are needed to meet projected student growth for the 2016-17 school year. Twelve additional general education buses will be needed in the 2017-19 timeframe to meet projected student growth and thirteen additional general education buses will be needed in the 2020-2022 timeframe.

Tier 4 Transportation Items:

Field Trip Bus Replacement: One field trip bus will need to be replaced in the 2017-19 timeframe and three field trip buses will need to be replaced in the 2020-2022 timeframe. These buses exceed the normal range for repairs, do not have an under carriage, and have difficulty traversing steep hills.

Information Technology-Identified Items

Estimated Capital Costs (in 2016 Dollars) by Tier and Priority



Estimated Total Project Costs: \$47,950,000

One Time Capital Costs

Tier	Priority	Project Description	Estimated Cost-2016
Tier 1	High	System Performance Software	\$4,750,000
	High	ERP-Financial System	\$3,750,000
Tier 2	High	Document Management Solution	\$4,300,000
	High	Intranet Portal	\$2,000,000
	Medium	Video Content Management	\$1,500,000
	Medium	Business Analytics System	\$4,200,000
	Medium	Cyber Security Enhancements	\$2,200,000
Tier 3	Medium	Data Center Infrastructure Rotation	\$3,500,000
	Medium	School Network Enhancements	\$4,600,000
Tier 4	Medium	Web Printing Solution	\$150,000

Recurring Capital Costs

Tier	Priority	Project Description	Estimated Cost-2016
Tier 1	Medium	Device Hardware Rotation	\$17,000,000

Project Details

Tier 1 IT Items:

System Performance Software: Development and hardware services that empower teachers with the ability to (among other things) develop teaching plans, track student achievements, and work on professional development. This platform is used daily and requires funding to ensure that the tool continues to meet the needs of the district's World Class Education mission and vision.

ERP - Financial System: In an effort to reduce overall IT expenses, a single Enterprise Resource Management (ERP) system needs to be implemented to fully integrate and manage all core financial operations. This funding will ensure that our entire 20 year old Financial System is upgraded to align with our recently implemented HR and Payroll system. The effort will eventually reduce the overall cost of ownership and will also ensure accurate data reporting across the district.

Device Hardware Rotation: In order to support World Class Education with world class technology we refresh student and staff computers on a regular basis. This funding request allows continued upgrading of our aging device fleet (laptops, desktops, tablets) used by students and staff.

Tier 2 IT Items:

Document Management Solution: All employee and student paper records need to be managed and preserved for defined periods of time. A new content management solution would allow us to digitize all such paper records and help store all this critical data in a single repository enabling timely, accurate, and secure retrieval or removal of data.

Intranet Portal: Today's workforce demands efficient and timely access to relevant policies, forms and data. This solution consolidates various staff and administrative web site content into a central employee portal called the district intranet. The portal will act as a tool to enhance internal communication and collaboration across the district.

Video Content Management: In today's digital age video content is created at a rapid pace. We currently do not have a central platform to store and share such internally created video content. This capital need will allow us to purchase and implement a video content management system to allow school staff and students to store and publish original video content.

Business Analytics System: The district does not have a central data warehousing nor a business analytics solution. This effort will allow us to build a single place for storing and reporting on our student and staff data accurately. Accurate and timely access to student data enables our educators to make meaningful decisions based on student performance data and take appropriate corrective measures.

Cyber Security Enhancements: With digital safety as a key component of our overall Safety strategy, this funding will enable us to provide a robust district-wide network security management platform, an enhanced data loss prevention solution, an Internet-based software blocking solution for malicious content, firewall botnet protection, and device encryption. All of this serves to provide a safe educational environment and secure student and teacher data.

Tier 3 IT Items:

Data Center Infrastructure Rotation: Our district-wide technology systems are reliant on a robust data center infrastructure. This funding need will allow IT to keep systems up to date as demands on our servers, storage, network, and cloud infrastructure grow. Vital needs include core data center redundancy, wireless infrastructure, and back-end server and cloud support systems.

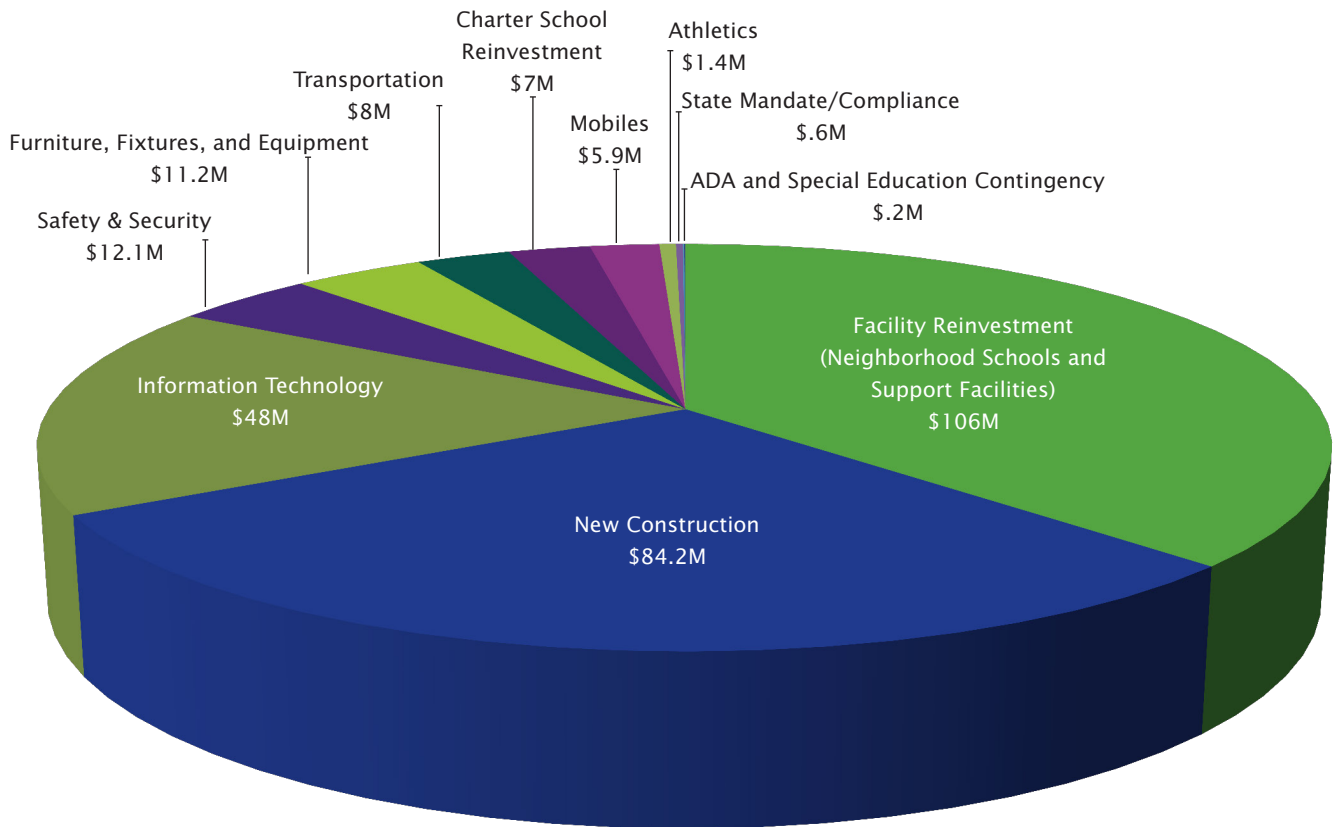
School Network Enhancements: The district network enables staff and students to connect wirelessly to high speed Internet and enable World Class Education services. Over the next five years, we anticipate district wide network capacity needs to double. Nearly all student educational activities and district administrative services depend on the network. Funding this will allow us to continue building and upgrading district site network switches, wireless hardware, and battery backup systems to meet the growing educational demands.

Tier 4 IT Items:

Web Printing Solution: The ability to print from any device (ipad, chromebook etc.) does not exist within the district. This web printing management solution would provide a web printing management solution that would allow students and staff to print from virtually all devices.

**2016-2021 Capital Needs**

Estimated Cost (in 2016 Dollars)



Capital Item	Estimated Capital Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
Facility Reinvestment-Neighborhood Schools, Support Facilities	\$105,979,400	\$10,585,600 - \$45,545,5000	\$5,298,970 - \$22,785,574	\$121,863,970 - \$174,310,474
New Construction (1-5 Years, DCSD Standards)	\$84,220,504	\$0	\$0	\$84,220,504
Information Technology	\$47,950,000	\$0	\$0	\$47,950,000
Safety & Security	\$12,105,960	\$434,647	\$0	\$12,540,607
FF&E	\$11,190,000	\$1,119,000 - \$3,357,000	\$559,500 - \$2,405,850	\$12,868,500 - \$16,952,850
Transportation	\$8,011,000	\$0	\$0	\$8,011,000
Charter Schools	\$6,980,839	\$698,084 - \$3,001,761	\$349,042 - \$1,500,880	\$8,027,965 - \$11,483,480
Mobiles	\$5,910,000	\$0	\$295,500 - \$1,270,650	\$6,205,500 - \$7,180,650
Athletics	\$1,409,000	\$140,600 - \$605,600	\$70,450 - \$302,935	\$1,620,050 - \$2,317,535
State Mandated Door Hardware	\$600,000	\$0	\$30,000 - \$129,000	\$630,000 - \$729,000
ADA Contingency	\$100,000	\$0	\$5,000 - \$21,500	\$105,000 - \$121,500
SPED Contingency	\$100,000	\$0	\$5,000 - \$21,500	\$105,000 - \$121,500

Estimated Cost (in 2016 Dollars): \$284,556,703

Estimated Project Management Costs Range: \$12,977,931 - \$52,944,508

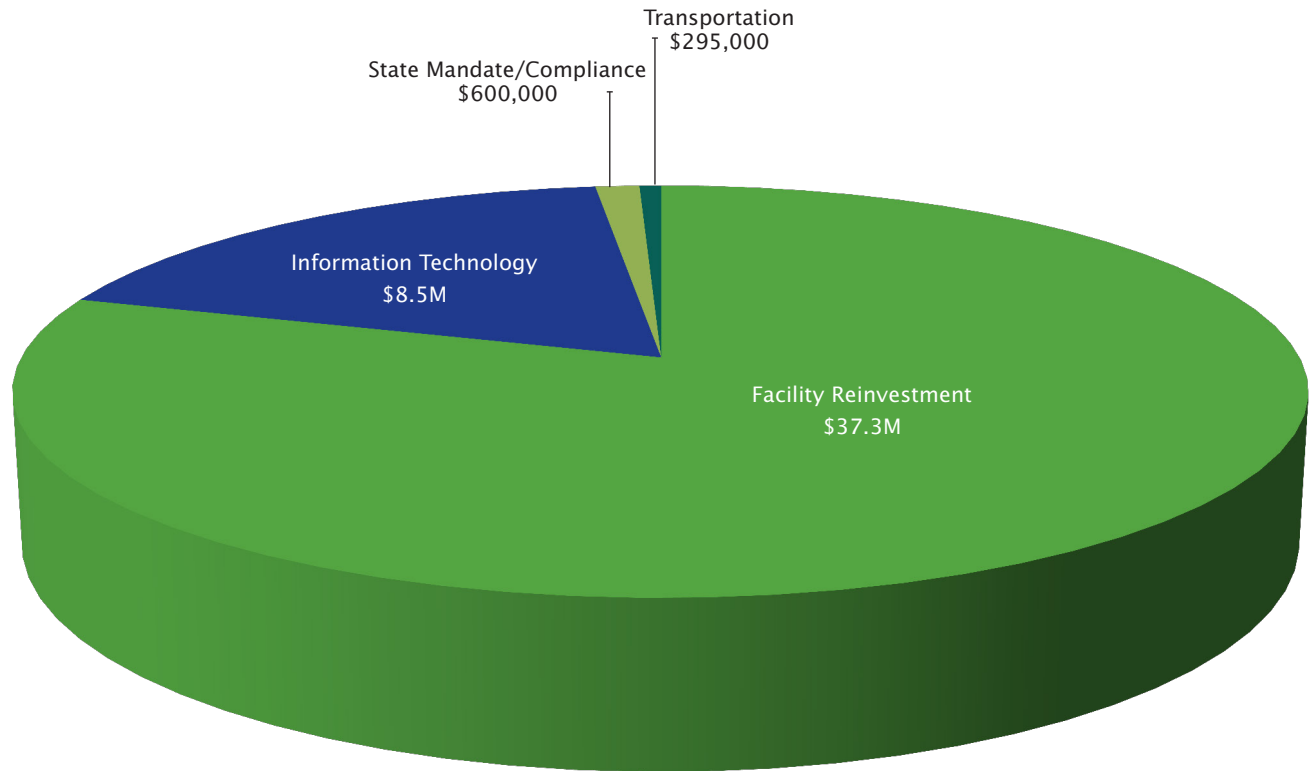
Estimated Inflation Range: \$6,613,462 - \$28,437,889

Estimated Total Cost: \$304,148,096 - \$365,939,100



2016-2021 Tier 1-High Priority Items

Estimated Cost (in 2016 Dollars)



Capital Item	Estimated Capital Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Facility Reinvestment (Neighborhood Schools and Support Facilities)	\$37,305,000	\$3,730,200-\$16,040,400	\$1,865,250-\$8,020,575
Information Technology	\$8,500,000	\$0	\$0
State Mandated Reinvestment (Door Hardware and Re-key)	\$600,000	\$0	\$30,000-\$129,000
Transportation	\$295,000	\$0	\$0

Estimated Cost (in 2016 Dollars): \$46,700,000

Estimated Project Management Costs Range: \$3,730,200 - \$16,040,400

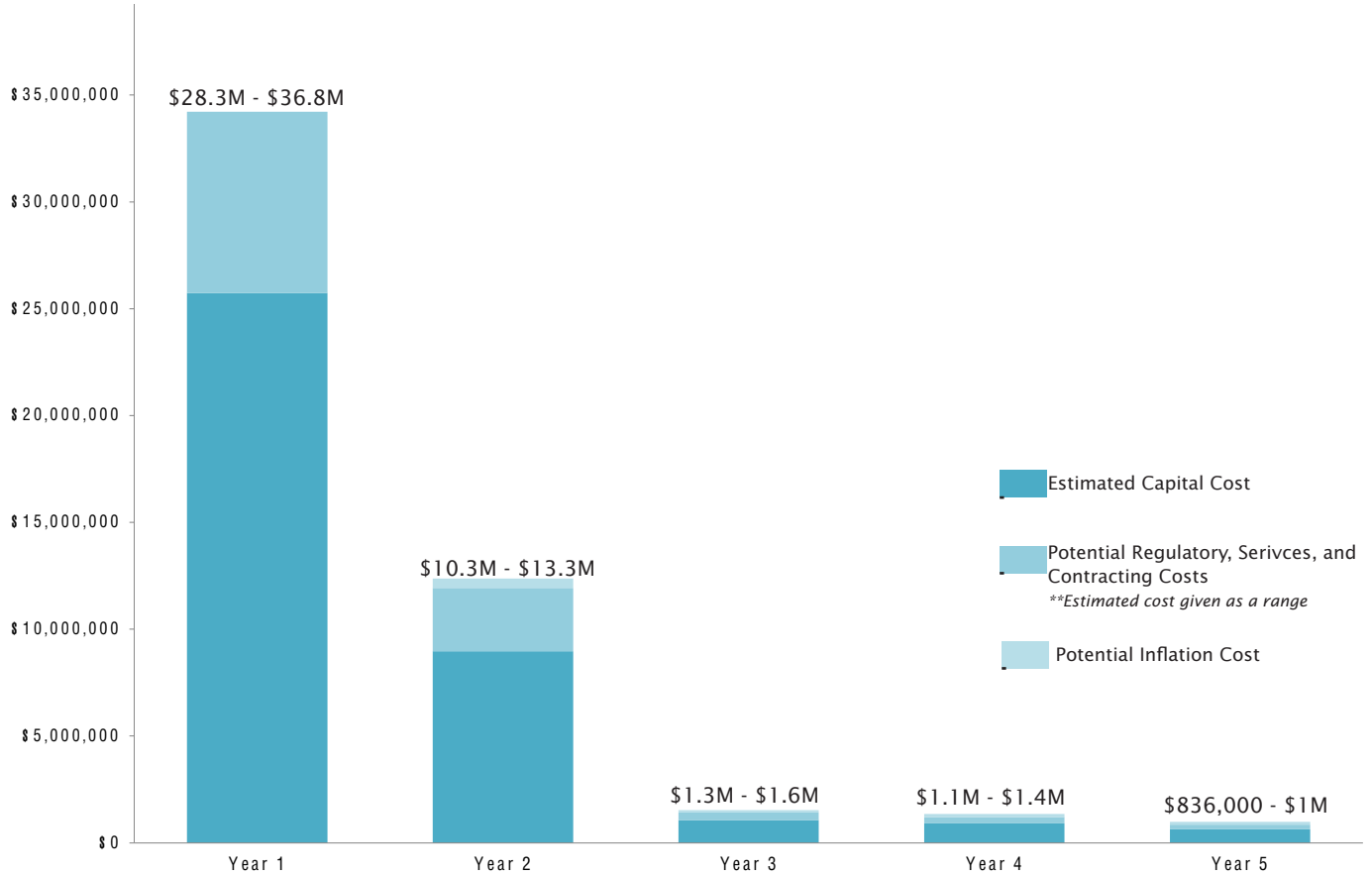
Estimated Inflation Range: \$1,895,250 - \$8,149,575

Estimated Total Cost: \$52,325,450 - \$70,889,975



2016-2021 Tier 1-High Priority Facility Reinvestment by Year

Estimated Construction Costs (in 2016 Dollars)



Year	Estimated Capital Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
Year 1	\$25,729,300	\$2,572,700 - \$11,062,800	\$0	\$28,302,000 - \$36,792,100
Year 2	\$8,967,400	\$896,700 - \$3,855,900	\$448,370	\$10,312,470 - \$13,271,670
Year 3	\$1,066,900	\$106,600 - \$458,700	\$109,357	\$1,282,857 - \$1,634,957
Year 4	\$906,000	\$90,700 - \$389,700	\$143,148	\$1,139,848 - \$1,438,848
Year 5	\$635,400	\$63,500 - \$273,300	\$136,611	\$835,511 - \$1,045,311

Estimated Construction Costs (in 2016 Dollars): \$37,305,000

Estimated Project Management Costs Range: \$3,730,200 - \$16,040,400

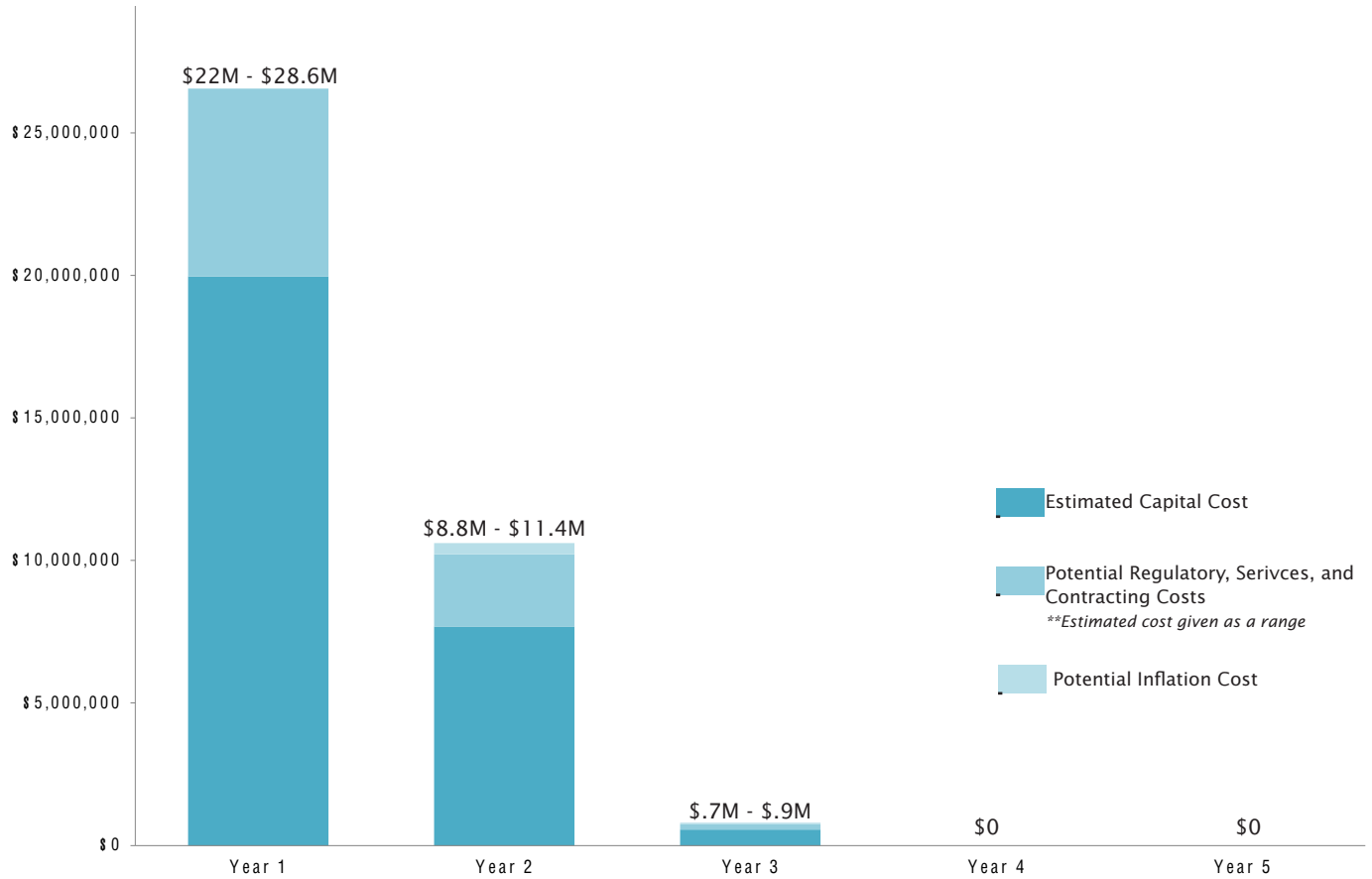
Estimated Inflation Costs: \$837,486

Estimated Total Project Costs: \$41,872,686 - \$54,182,886



2016-2021 Items That May Interrupt the Education Program by Year

Estimated Construction Costs (in 2016 Dollars)



Year	Estimated Capital Cost 2016	Additional Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
Year 1	\$19,962,200	\$2,000,100 - \$8,588,200	\$0	\$21,962,300 - \$28,550,400
Year 2	\$7,684,900	\$769,000 - \$3,305,300	\$384,245	\$8,838,145 - \$11,374,445
Year 3	\$561,200	\$56,200 - \$241,500	\$57,523	\$674,923 - \$860,223
Year 4	\$0	\$0	\$0	\$0
Year 5	\$0	\$0	\$0	\$0

Estimated Total Construction Costs (in 2016 Dollars): \$28,208,300

Estimated Project Management Costs Range: \$2,825,300 - \$12,135,000

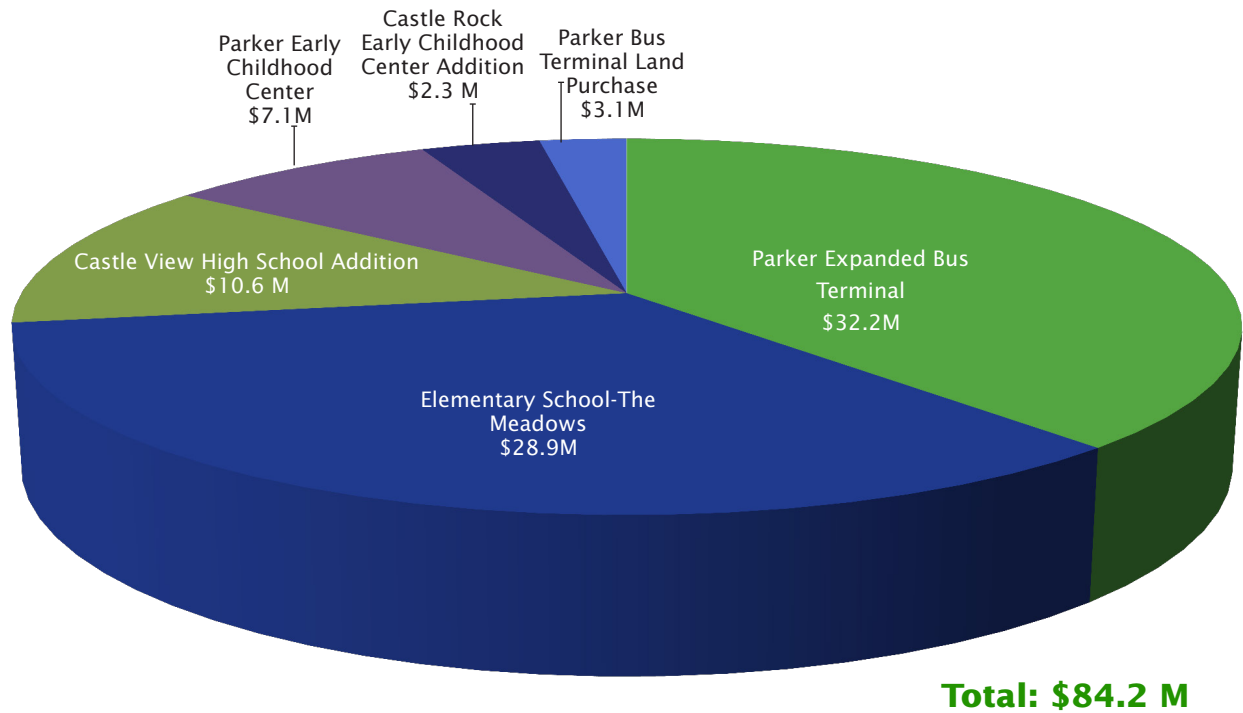
Estimated Inflation Costs: \$441,768

Estimated Total Project Cost: \$31,475,368 - \$40,785,068

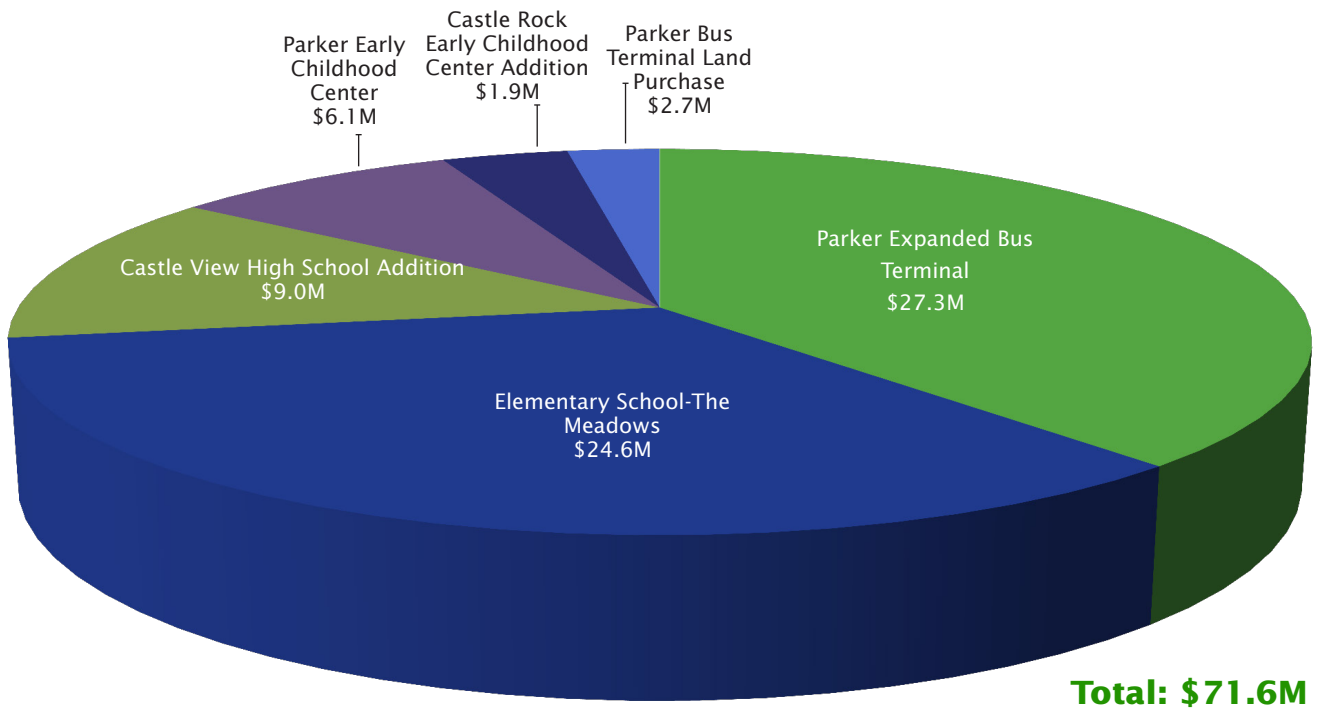


2016-2021 New Construction

Current DCSD Construction Standards



Value Engineered Construction Standards



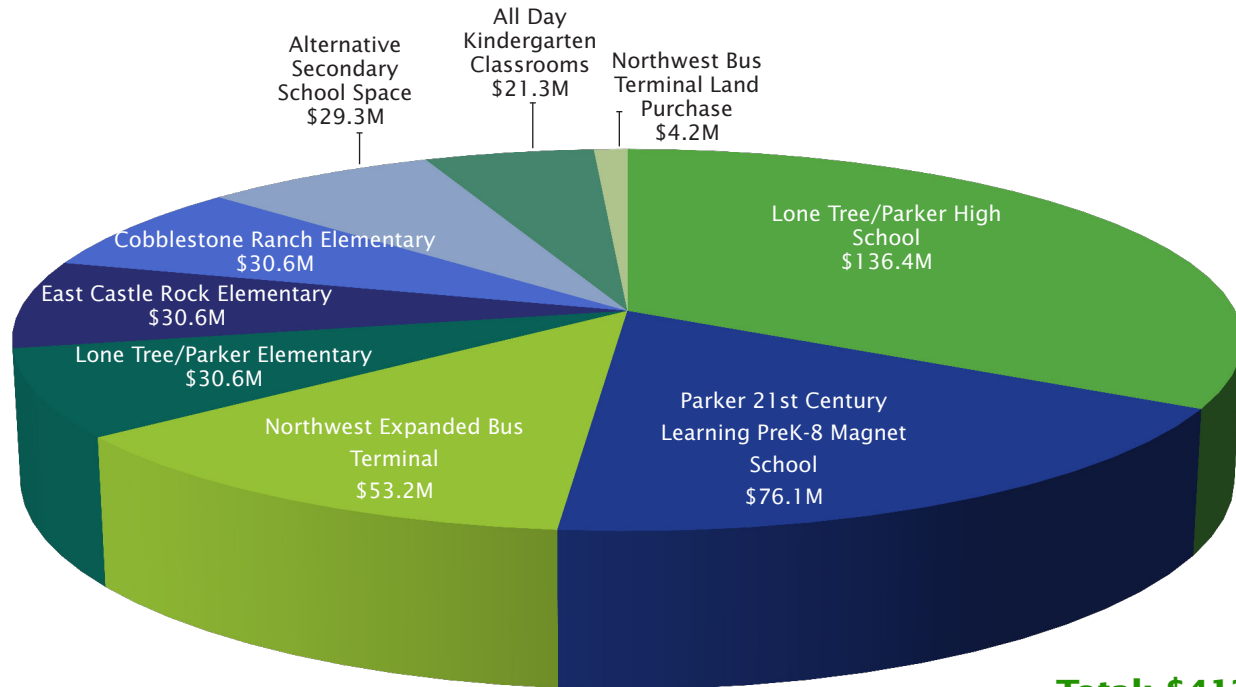
**Note* Total estimated costs for new construction include estimates for inflation and project management costs.*





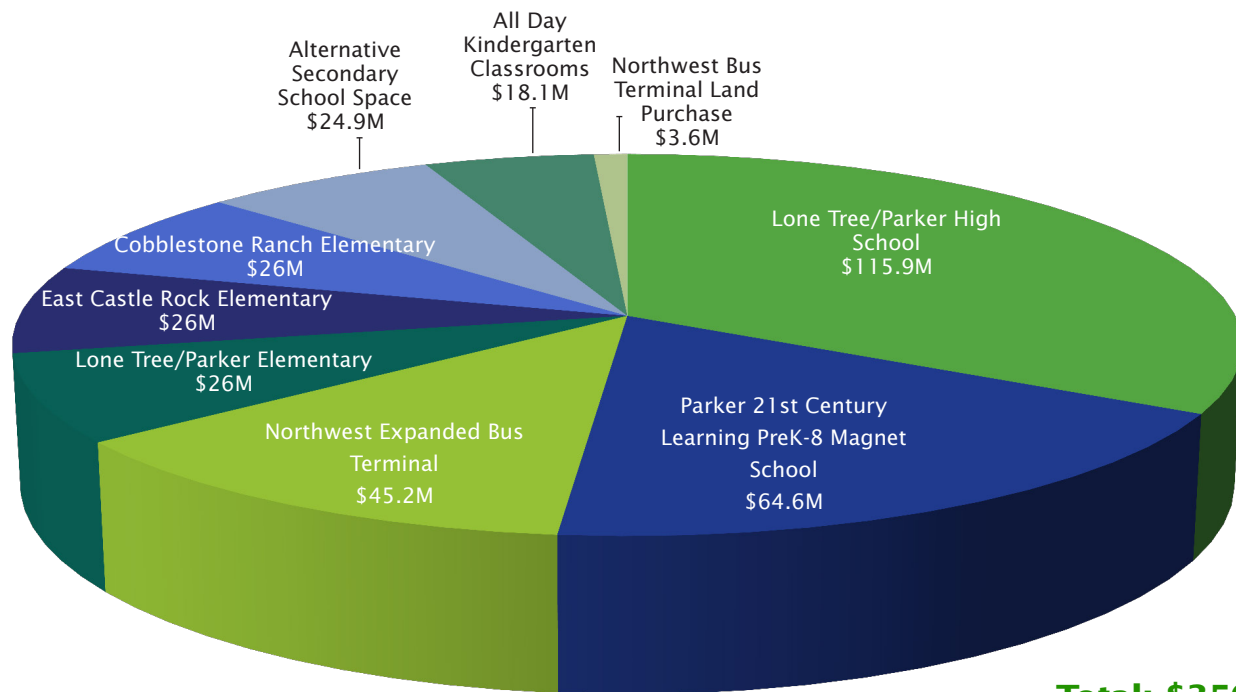
2021-2026 New Construction

Current DCSD Construction Standards



Total: \$412.3M

Value Engineered Construction



Total: \$350.3M

Note

-Total estimated costs for new construction include estimates for inflation and project management costs.

-All day Kindergarten is not currently required by the State of Colorado. New construction costs apply if mandated.



Appendix 1 History of Improvements

Appendix 1: History of Capital Improvements Neighborhood, Magnet and Alternative Schools

Acres Green Elementary

1990 3,100 SF Addition	2004 Security Cameras/Radios	2011 White Boards
1995 Drainage	2004 Technology Improvements	2012 Flooring Replacement
1997 Drainage/Fire Hydrant	2005 Roof Replacement	2013 Daylighting Enhancement
1998 Air Conditioning	2005 Student Bathrooms	2014 Resurface Gymnasium Floor
2000 2,600 SF Addition	2005 Security Access Control	2016 Smoke Detectors & Horn Strobe Replacement
2000 Playground Improvements	2008 Elevator	

Arrowwood Elementary

2004 Mechanical Repair	2004 Security Access Control	2013 Resurface Paved Areas
2004 Movement Repair	2010 Carpet Replacement	2014 Clock System
2004 Technology Improvements	2011 Carpet Replacement	2014 Mechanical System Automated Controls
2004 Security Cameras/Radios	2012 Tile Replacement	2014 Carpet

Bear Canyon Elementary

1996 Parking Lot Improvements	2003 Make-up Air	2004 Security Access Control
1997 Air Conditioning	2003 Carpet Replacement	2009 3,100 SF Addition
2003 Playground Improvements	2004 Technology Improvements	2012 Carpet Replacement - Mobiles
2003 Bathroom Improvements	2004 Security Cameras/Radios	2013 Replace Restroom Floors

Buffalo Ridge Elementary

2006 Carpet Replacement	2006 Security Access Control	2013 Flooring Repair
2006 Parking Lot Improvements	2012 Repair Bus Loop Paving	2013 Fire Alarm Panel Replacement
2006 Playground Improvements	2012 Carpet Replacement - Mobiles	2014 Clock System

Cantril

1994 Roof repair	2001 Gym and Pre-school Roof
1996 Asbestos Removal	2006 Parking Lot
1997 Roof Replacement	2010 Exterior Paint
2000 Carpet	2006 Upgrade Local Area Network
2001 Boiler	2006 Fire Alarms
2015 Replace Cooling in Gym	2015 ADA Restroom Addition
2015 Restore Lunchroom	

Castle Rock Elementary

1996 Playground Improvements	2004 Technology Improvements	2012 Playground Paving
1999 Air Conditioning	2004 Security Cameras/Radios	2012 Carpet Replacement - Mobiles
2001 Playground Improvements	2004 Security Access Control	2014 Clock System
2003 Re-ballast	2011 White Boards	
2004 2,965 SF Addition	2012 Parking Lot Paving	

Castle Rock Middle School

2004 Technology Improvements	2012 Kitchen Floor Repair	2014 Clock System
2004 Security Cameras	2012 Roof Replacement	2014 Restroom Flooring
2004 Security Access Control	2013 Fire Alarm Replacement	2014 Domestic Hot Water System Upgrade
2006 HVAC Upgrades	2013 Refinish Gymnasium Floor	

Castle View High School

2006 New Construction	2007 Technology Improvements
2007 Parking Lot Expansion	2007 Security Kiosk

Chaparral High School

2002 34,368 SF Addition	2006 Gymnasium Floor	2012 Carpet Replacement - Mobiles
2004 Flush Valves/Chiller	2007 Tennis Courts	2013 Synthetic Turf Replacement
2004 Bleachers	2007 Security Kiosk	2013 Interior Door Hardware Replacement
2004 Security Cameras/Radios	2008 Special Education Wing Remodel	2014 Clock System
2004 Security Access Control	2010 Softball Field Fencing	2014 Resurface Track
2004 Artificial Turf Playfield	2010 Chiller	2014 Intercom and Paging System Replacement
2004 Dugouts	2010 Security Detection System	2015 Fire Alarm System Replacement
2004 Technology Improvements	2010 Concrete Slab Repair	2015 Partial Roof Replacement
2006 Clearstory Windows	2011 Chillers	2015 Tennis Court Resurfacing
2006 Parking Lot Improvements	2012 Tile Replacement	2015 Carpet Replacement - Drama Room

Cherokee Trail Elementary

2001 Air Conditioning	2004 Technology Improvements	2005 Roof Replacement
2001 Countertops/Partitions	2004 Security Access Control	2012 Parking Lot Paving
2003 Reballast	2005 3,000 SF Addition	2012 Playground Paving
2003 Carpet Replacement	2005 Playground Improvements	2014 Cafeteria Floor Replacement
2004 Security Cameras/Radios	2005 Reballast	2014 Resurface Gymnasium Floor

Cherry Valley Elementary

1996 Roof Replacement	2004 Security Cameras/Radios	2006 Parking Lot Improvements
1998 Playground Improvements	2004 Technology Improvements	2008 Major Renovation
1999 981 SF Addition	2005 Security Access Control	2014 Update Water Well System

Cimarron Middle School

2010 New Construction	2011 Turn Lane and Stop Light	2012 Art & Computer Room Remodel
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Clear Sky Elementary

2008 New Construction	2012 Carpet Replacement - Mobiles
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Copper Mesa Elementary

2008 New Construction

Cougar Run Elementary

2003 Playground Improvements	2005 Security Access Control	2013 Restroom Flooring
2003 Flooring Improvements	2007 Carpet Replacement	2013 Roof Replacement
2004 Security Cameras/Radios	2013 Fire Alarm Replacement	2014 Clock System

Coyote Creek Elementary

2004 Security Cameras/Radios	2007 Carpet Replacement	2010 Playing Field Improvements
2004 Technology Upgrades	2007 Playground Improvements	
2005 Security Access Control	2010 3,200 SF Addition	

Cresthill Middle School

1998 Tile Replacement	2003 Site Improvements	2005 Security Access Control
1999 SPED, Science Rooms	2004 Carpet Replacement	2010 14,500 SF Addition
2000 Carpet Replacement	2004 Technology Improvements	2010 Bleachers
2002 Make-up Air	2004 Security Cameras/Radios	

Daniel C. Oakes High School

2002 Major Renovation	2007 Science Rooms	2007 Roof Replacement
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Douglas County High School - North Building

1992 30,890 SF Addition	2003 Science Room Conversion	2011 Life Safety Upgrade
1995 Team Room/Tennis Courts	2004 Cooling Units	2012 Replace Carpet
1995 Replace DDC	2004 Security Cameras/Radios	2012 Bathroom Improvements
1997 Air Conditioning	2004 Technology Improvements	2012 Partial Roof Replacement
2000 Running Track	2005 Security Access Control	2013 Projector Mounting
2001 Water System	2005 Security Kiosk	2013 Blackboard Removal
2002 Parking Lot Improvements	2008 Renovation - Phase I	2013 Energy Performance Contracting
2002 Artificial Turf	2010 Renovation - Phase II	2014 Electrical Switchgear and Panel board Replacement
2003 Bell System	2010 Communications Equipment	
2003 Bathroom Improvements	2010 Addition - Athletic Complex	

Douglas County High School - South Building

1985 18,016 SF Addition	2001 Water System	2010 Communication Equipment
1993 Remodel - Phase I	2006 Sidewalk Improvements	
1997 Remodel - Phase II	2008 Roof Replacement	

Eagle Ridge Elementary

1997 Air Conditioning	2004 3,000 SF Addition	2013 Kitchen Floor Repair
1998 Tile Replacement	2004 Technology Improvements	2014 Cafeteria Flooring
2001 Carpet Replacement	2005 Security Access Control	2014 Resurface Gymnasium Floor
2003 Reballast	2007 Playground Improvements	

Eldorado Elementary

2001 New Construction	2005 Technology Improvements	2007 Technology Improvements
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2004 Technology Improvements	2005 Security Access Control
2004 Security Cameras/Radios	2006 Technology Improvements

Flagstone Elementary

2003 New Construction	2005 Security Access Control	2013 Carpet Replacement - Mobile
2004 Security Cameras/Radios	2005 Technology Improvements	

Fox Creek Elementary

2002 Lighting	2004 Technology Improvements	2012 Carpet Replacement - Mobile
2003 Playground Improvements	2005 Security Access Control	
2004 Security Cameras/Radios	2010 3,000 SF Addition	

Franktown Elementary

1997 Bathroom Improvements	2004 Security Access Control	2012 Parking Lot Improvements
1998 Carpet Replacement	2004 Technology Improvements	2014 Update Water Well System
2000 Roof Replacement	2007 ADA Ramp	2014 Resurface Gymnasium Floor
2002 Remodel	2008 ADA Bathroom	
2004 Security Cameras/Radios	2012 Carpet Replacement	

Frontier Valley Elementary

2002 New Construction	2005 Technology Improvements	2014 Update Water Well System
2004 Technology Improvements	2013 Cafeteria Floor Replacement	
2004 Security Cameras/Radios	2014 Clock System	

Gold Rush Elementary

2010 New Construction

Heritage Elementary

2001 New Construction	2005 Security Access Controls	2012 Restroom Countertops
2004 Security Cameras/Radios	2005 Technology Improvements	2013 Carpet Replacement - Mobile

Highlands Ranch High School

1989 12,400 SF Addition	2000 Batting Cages/Dugouts	2012 Replace Artificial Turf Playfield
1994 Track Replacement	2000 Parking Lot Improvements	2012 Partial Roof Replacement
1994 22,833 SF Addition	2002 Fencing	2012 Replace Tile Flooring
1995 Hallway Infill	2002 35,175 SF Addition	2012 Resurface Tennis Courts
1995 Parking Lot Improvements	2004 Retaining Wall	2014 Stage Lights and Catwalk
1996 Vehicle Access	2004 Security Cameras/Radios	2014 Resurface Track
1997 Catwalk/Fire Doors	2004 Security Access Control	2014 Intercom and Paging System Replacement
1997 Air Conditioning	2004 Technology Improvements	2014 Partial Roof Replacement
1999 Floor Tile Replacement	2005 Gas Shutoff Valves	2015 Fire Alarm System Replacement
1999 Boilers	2007 Security Kiosk	2015 Generator Replacement
2000 Artificial Turf Playfield	2010 Fire Alarm System Upgrade	

Iron Horse Elementary

2004 Security Cameras/Radios	2010 Cafeteria Flooring Repairs	2014 Playpad Upgrade (Converted from Asphalt to Concrete)
2004 Technology Improvements	2012 Upgrade Controls System	2014 Fire Alarm System Replacement
2005 Security Access Control	2013 Water Main Repair	
2010 Carpet Replacement	2013 Resurface Paved Areas	

Larkspur Elementary

1992 Addition	2004 Clock System	2010 Gym Floor
1994 Rooftop Units	2004 Technology Improvements	2011 Roof Replacement
1997 Carpet Replacement	2005 Security Access Control	2010 Parking Lot Improvements
2000 Addition/Remodel	2009 Carpet Replacement	2013 Exterior Enhancement
2002 Playground Improvements	2006 Entry Tile Replacement	
2003 Intercom	2008 Elevator	

Legacy Point Elementary

2003 New Construction	2004 Security Access Control	2012 Carpet Replacement - Mobile
2004 Security Cameras/Radios	2004 Technology Improvements	2014 Clock System

Legend High School

2008 New Construction	2013 Resand Gymnasium Floor	2014 Hilltop Road Traffic Signal
2008 22,097 SF Addition	2013 Repair Security Gate	

Lone Tree Elementary

2007 New Construction

Mammoth Heights Elementary

2007 New Construction 2012 Carpet Replacement - Mobile

Meadow View Elementary

2000 New Construction	2012 Concrete Repairs - service entry	2014 Clock System
2004 Technology Improvements	2013 Carpet Replacement - Mobile	2014 Interior Doors
2004 Security Cameras/Radios	2013 Window Replacement	2014 Carpet
2005 Security Access Control	2013 Interior Door Replacement	

Mesa Middle School

2008 New Construction

Mountain Ridge Middle School

2003 New Construction	2004 Security Cameras/Radios	2014 Clock System
2004 Technology Improvements	2004 Security Access Control	

Mountain View Elementary

1994 Roof Improvements	2000 Playground Improvements	2004 Technology Improvements
1997 Carpet Replacement	2001 5,278 SF Addition	2007 Carpet Replacement
1999 Bathroom Improvements	2004 Security Cameras/Radios	2008 Roof Replacement
2000 Parking Lot Improvements	2004 Security Access Control	2014 Kitchen and Gymnasium Flooring

Mountain Vista High School

2001 New Construction	2005 "F" Pod Addition	2013 Tennis Courts
2004 Chiller	2006 Clearstory windows	2014 Clock System
2004 Security Cameras/Radios	2007 Security Kiosk	2014 Resurface Track
2004 Security Access Control	2010 Site Improvements - Curb	2014 Intercom and Paging System Replacement
2004 Technology Improvements	2012 Tile Replacement - Halls/Classrooms	2014 Fire Alarm System Replacement
2005 Artificial Turf Playfield	2013 Resand Gymnasium Floor	

Northeast Elementary

1992 8,642 SF Addition	2004 Technology Improvements	2012 Tile Replacement - Halls/Classrooms
1999 Roof Replacement	2004 Security Cameras/Radios	2013 Daylighting Enhancement
1999 Sidewalk	2004 Security Access Control	2013 Playfield Replacement
2001 Playground Improvements	2006 Kitchen Make-up Air	2014 Clock System
2001 Access Road	2011 White Boards	2015 Fire Alarm System Replacement
2002 1,540 SF Addition	2012 Site Lighting Poles	2015 Boiler, Chiller, and Controls Upgrade

Northridge Elementary

1996 Playground Improvements	2004 Technology Improvements	2011 Sidewalk/Bridge
1997 Air Conditioning	2004 Security Cameras/Radios	2013 Stage Partition
2000 Carpet Replacement	2005 Security Access Control	2014 Cafeteria Flooring
2004 3,590 SF Addition	2005 Playground Improvements	2014 Resurface Gymnasium Floor

Pine Grove Elementary

2004 Technology Improvements	2005 Security Access Controls	2010 3,996 SF Addition
2004 Security Cameras/Radios	2006 Carpet Replacement	

Pine Lane Intermediate

1992 1,980 SF Addition	2004 Technology Improvements	2005 Elevator
1998 1,874 SF Addition	2004 Security Cameras/Radios	2010 Roof Replacement
2003 HVAC Improvements	2005 Security Access Control	2013 Daylighting Enhancement
2004 Intercom	2005 Playground Improvements	2014 Carpet

Pine Lane Primary

1994 Roof Replacement	2001 Bus Loop Improvements	2010 Roof Replacement
1996 Connect to Public Water	2003 6,951 SF Addition	2012 Carpet Replacement
1996 Playground Improvements	2004 Technology Improvements	2012 Carpet Replacement - Mobile
1996 Carpet Replacement	2004 Security Improvements	2013 Restroom Remodel
1998 Playground Improvements	2006 Parking Lot Improvements	

Pioneer Primary

2005 Security Access Control	2011 Restroom Flooring Replacement	2014 Restroom Flooring
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2006 Parking Lot Improvements
2008 Carpet Replacement

2014 Clock System
2014 Roof Repair

2014 Fire Alarm System Replacement

Ponderosa High School

1995 Parking Lot Improvements
1996 HVAC Improvements
1998 Roof Repair
1998 Water Main
1999 Gym Floor Replacement
2000 Boilers
2001 Running Track
2002 Addition/Remodel
2003 Artificial Turf Playground

2004 Air Handling Units
2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvements
2006 Special Education Restrooms
2007 Security Kiosk
2010 Security Detection System
2011 Carpet Replacement
2012 Door Replacement/Repair

2012 Tile Replacement - Halls-Classrooms
2013 ADA Compliance
2014 Resurface Turf Field
2014 Autoshop Expansion
2014 Intercom
2014 Hallway/Classroom Flooring
2014 Roof Replacement
2015 Electrical Switchgear and Panel Board Replacement
2015 Track Replacement

Plum Creek Academy

1997 Boiler
1998 Air Conditioning
1999 Roof

2001 Water Tap
2003 Addition

2008 Roof Repairs
2009 Carpet

Prairie Crossing Elementary

2001 New Construction
2004 Technology Improvements

2004 Security Improvements
2012 Carpet Replacement - Mobile

Ranch View Middle School

1997 New Construction
2004 Technology Improvements
2004 Security Access Control

2004 Security Cameras/Radios
2007 Security Kiosk
2013 Resand Gymnasium Floor

2014 Domestic Hot Water System Upgrade

Redstone Elementary

2005 New Construction

2013 Carpet Replacement - Mobile

Renaissance Elementary

2006 New Construction

2012 Restroom Countertops

Rock Canyon High School

2003 New Construction
2004 Security Access Control
2004 Security Cameras/Radios
2004 Technology Improvements

2007 Security Kiosk
2010 28,249 SF Addition
2010 Clearstory Windows
2013 Track Replacement

2014 Resurface Turf Field
2014 Intercom and Paging System Replacement

Rock Ridge Elementary

1995 Parking Lot Improvements
1996 Parking Lot Improvements
1997 Air Conditioning
2000 Playground Improvements
2001 Playground Improvements

2003 Carpet Replacement
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control
2005 3,000 SF Addition

2012 Parking Lot/Playground Paving
2013 Carpet Replacement - Mobile
2014 Fence
2014 Cafeteria Flooring

Rocky Heights Middle School

2003 New Construction
2004 Security Cameras/Radios
2004 Technology Improvements

2004 Security Access Control
2007 Security Kiosk
2010 Drainage

2012 Drainage
2014 Clock System

Roxborough Intermediate

2008 New Construction

Roxborough Primary

2000 Playground Improvements
2001 Parking Lot Improvements
2002 Generator
2004 Carpet Replacement

2004 Intercom
2004 Security Cameras/Radios
2004 Technology Improvements
2005 Security Access Control

2010 1,000 SF Addition
2013 Kitchen Floor Repair

Saddle Ranch Elementary

1999 New Construction
2004 Technology Improvements

2004 Security Cameras/Radios
2005 Security Access Control

2013 Flooring Replacement
2014 Clock System

Sage Canyon Elementary

2010 New Construction	2014 Repair to Handicap Ramp
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Sagewood Middle School

2004 Security Access Control	2004 Technology Improvement	2010 Track Resurface
2004 Security Cameras/Radios	2006 HVAC Upgrade	2015 Fire Alarm System Replacement

Sand Creek Elementary

1990 8,237 SF Addition	2003 Reballast	2005 3,000 SF Addition
1999 Air Conditioning	2004 Technology Improvements	2013 Carpet Replacement - Mobile
2000 Playground Improvements	2004 Security Cameras/Radios	2014 Cafeteria Flooring
2002 Carpet Replacement	2005 Security Access Control	

Sedalia Elementary

1966 Gutters/Downspouts	2004 Technology Improvements	2011 Playfield Replacement
1992 Addition	2004 Security Cameras/Radios	2012 Sanitary Improvements
1999 Addition	2005 Security Access Control	2013 Daylighting Enhancement
2001 Countertops/Fountains	2005 Carpet Replacement	2014 Fire Alarm System Replacement
2003 HVAC Controls	2006 HVAC Upgrades	2014 Resurface Gymnasium Floor
2004 Roof Replacement	2006 Playground Improvements	
2004 Clock Replacement	2006 Roof Replacement	

Sierra Middle School

1995 Partial Roof Replacement	2005 Security Access Control	2012 Kitchen Floor Repair
1996 Heat Piping	2005 Partial Roof Replacement	2012 Partial Roof Replacement
1997 Partial Roof Replacement	2006 Bleachers	2013 Cooling - Gymnasiums
2003 Bathroom Improvements	2006 Gym Floor	2014 Fence
2003 Site Improvements	2006 Road Connection	2014 Update Water Well System
2004 Electrical Improvements	2006 Bus Loop Improvements	2014 Remodel Special Needs Suite
2004 9,000 SF Addition	2006 Lockers	2014 Resurface Gym Floor
2004 Clock Replacement	2007 Bleachers	2014 Domestic Hot Water System Upgrade
2004 Technology Improvements	2011 Tile Replacement - Hallways	
2004 Security Cameras/Radios	2012 Clock System Upgrade	

Soaring Hawk Elementary

2004 New Construction	2004 Security Cameras/Radios	2012 Carpet Replacement - Mobile
2004 Technology Improvements	2005 Security Access Control	2014 Clock System

South Ridge Elementary

1992 5,380 SF Addition	2003 Water Service	2012 Interior Door Hardware Replacement
1994 Rooftop Units	2004 Security Cameras/Radios	2012 Carpet Replacement
1995 Mechanical Improvements	2004 Security Access Control	2013 Daylighting Enhancement
1997 Playground Improvements	2004 Technology Improvements	2014 Clock System
1998 Drainage	2006 Roof Replacement	2014 Resurface Gymnasium Floor
2003 Rooftop Units	2006 Elevator	

Stone Mountain Elementary

2007 New Construction

Summit View Elementary

2000 Playground Improvements	2005 Security Access Control	2014 Cafeteria Flooring
2004 Security Cameras/Radios	2005 Carpet Replacement	2014 Resurface Gymnasium Floor
2004 Technology Improvements	2008 2,684 SF Addition	

ThunderRidge High School

1998 34,368 SF Addition	2004 Technology Improvements	2012 Resurface Track
2004 Artificial Turf Playfield	2006 Clearstory Windows	2012 Resurface Tennis Courts
2004 Batting Cages	2007 Resurface Tennis Courts	2014 Fire Alarm System Replacement
2004 Chiller	2007 Security Kiosk	2014 Partial Roof Replacement
2004 Security Cameras/Radios	2008 Concrete Slab Repair	2014 Intercom and Paging System Replacement
2004 Security Access Control	2012 Tile Replacement - Halls/Classrooms	2015 Tennis Court Resurfacing

Timber Trail Elementary

2003 New Construction	2012 Chiller Replacement
2004 Technology Improvements	2014 Clock System

Trailblazer Elementary

2004 Security Access Control	2006 Parking Lot Improvements	2013 Restroom Flooring
2004 Security Cameras/Radios	2007 Carpet Replacement	2014 Clock System
2004 Technology Improvements	2011 Security Door	

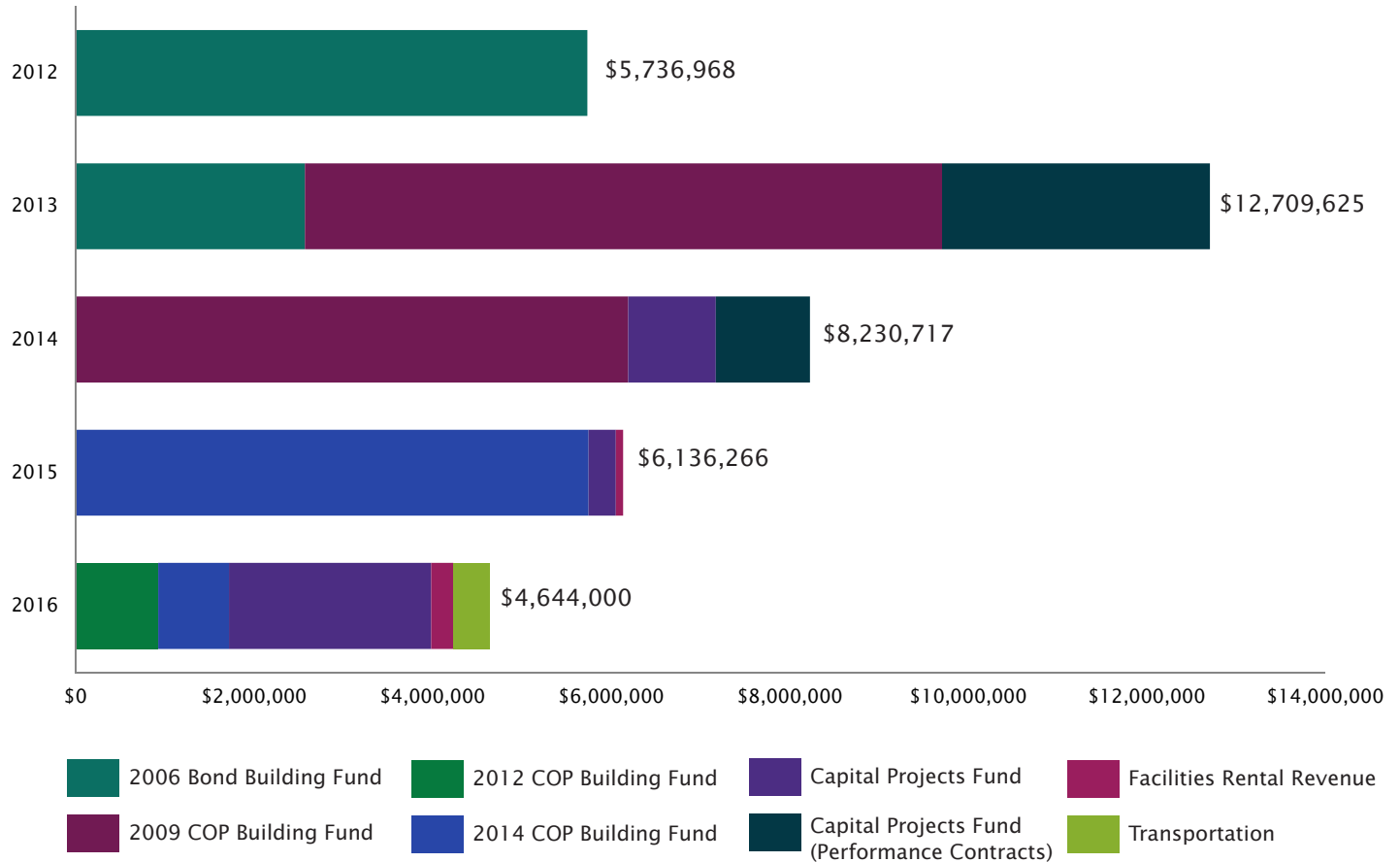
Wildcat Mountain Elementary

2004 Security Cameras/Radios	2006 Carpet Replacement	2013 Resurface Playground
2004 Security Access/Control	2010 Flooring Replacement	2014 Clock System
2004 Technology Improvements	2012 Controls System Upgrade	
2006 Bus Loop Improvements	2013 Fire Alarm Panel Replacement	



Appendix 1 History of Improvements cont.

Capital Funding by Source, 2012-2016



Funding Source	2012	2013	2014	2015	2016	Total (by Funding Source)
2006 Bond Building Fund	\$5,736,968	\$2,572,041	\$0	\$0	\$0	\$8,309,009
2009 COP Building Fund	\$0	\$7,137,584	\$6,195,979	\$0	\$0	\$13,333,563
2012 COP Building Fund	\$0	\$0	\$0	\$0	\$931,000	\$931,000
2014 COP Building Fund	\$0	\$0	\$0	\$5,751,380	\$792,000	\$6,543,380
Capital Projects Fund	\$0	\$0	\$979,738	\$304,875	\$2,263,000	\$3,547,613
Capital Projects Fund (Performance Contracts)	\$0	\$3,000,000	\$1,055,000	\$0	\$0	\$4,055,000
Facilities Rental Revenue	\$0	\$0	\$0	\$80,000	\$250,000	\$330,000
Transportation	\$0	\$0	\$0	\$0	\$408,000	\$408,000
Grand Total	\$5,738,980	\$12,711,638	\$8,232,731	\$6,138,270	\$4,646,016	\$37,457,565

Capital Funding 2012-2016: \$37,457,565



Appendix 2 Capital Needs by Facility

*Capital needs by facility not shown on facility profile pages

Douglas County High School

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Rusted roof deck areas above admin under BUR - remove and replace 1 small bad area. Add steel sump pans at 2 roof drains. Patch roof	\$10,700	\$1000-\$4500	\$535-\$2300
	High	North- Refinish all Gyp Board soffits	\$2,100	\$300-\$1000	\$105-\$451
	High	Roof Eaves and Soffitts. Refinish all Gyp Board soffits	\$2,100	\$300-\$1000	\$105-\$451
	High	Gutters and Downspouts. Exterior downspouts at Industrial Arts and north Side of North Bldg need reflashing of connection to conductor heads; replace downspouts w/ more durable construction	\$9,300	\$900-\$4000	\$465-\$1999
	High	Replace exterior downspouts on South Bldg with more durable construction	\$20,300	\$2000-\$8700	\$1015-\$4364
	High	Glazed Roof Openings- Remove and replace broken 2x2 and 2x4 acrylic double dome skylights (12 each). Check remainder	\$11,600	\$1200-\$5000	\$580-\$2494
	High	Glazed Roof Openings. Replace/repair skylights. Leaking in many areas.	\$63,000	\$6300-\$27100	\$3150-\$13545
	High	Interior Door Hardware. Art CR 42 - no panics at any exits- 2 reqd.	\$3,600	\$400-\$1600	\$180-\$774
	High	Interior Door Hardware. South- Add panic devices to science cr corridor doors (4 locations) existing exterior doors OK	\$3,900	\$400-\$1700	\$195-\$838
	High	Interior Door Hardware. Upgrade door hardware for ADA compliance	\$231,400	\$23100-\$99400	\$11570-\$49751
	High	Interior Door Hardware. Upgrade door hardware for ADA compliance	\$38,600	\$3800-\$16600	\$1930-\$8299
	High	Passenger Elevators. (Cab too small, not ADA compliant - hoistway too small to allow ADA cab size) Replace	\$109,600	\$10900-\$47100	\$5480-\$23564
	High	Cold Water Service. Replace gate valves with ball valves throughout building	\$53,400	\$5300-\$22900	\$2670-\$11481
	High	Provide tempered water at all drench showers located in the north building.	\$2,100	\$300-\$1000	\$105-\$451
	High	Domestic Water Supply Equipment. Provide backflow prevention at all water connections in north building science labs (fume hoods and work benches)	\$3,300	\$300-\$1400	\$165-\$709
	High	Domestic Water Supply Equipment. Revise domestic water piping feeding to the north classroom wing of the north building to be overhead	\$42,800	\$4300-\$18400	\$2140-\$9202
	High	Domestic Water Supply Equipment. Revise domestic water service and distribution throughout north building to provide adequate residual pressures to fixtures and equipment. (Includes insulation)	\$303,500	\$30300-\$130500	\$15175-\$65252
	High	Roof Drains. Poor drainage at downspouts at North kitchen service drive. Provide interior roof drains in new Kitchen construction	\$9,900	\$1000-\$4300	\$495-\$2128
	High	Air Distribution Systems. Air handlers. Ductwork. VAV's. Replace ductwork and air devices	\$1,053,300	\$105300-\$452900	\$52665-\$226459
	High	North Building: Replace Auto shop and welding shop Make up air units.	\$51,300	\$5100-\$22000	\$2565-\$11029
	High	Air Distribution Systems. Revise art room ventilation systems. The current systems are not operating properly.	\$17,200	\$1700-\$7300	\$860-\$3698
	High	Exhaust Ventilation Systems. North Building: Replace Auto shop and welding shop exhaust systems with increased ventilation capacity.	\$86,600	\$8600-\$37200	\$4330-\$18619
	High	Exhaust Ventilation Systems. North Building: Replace exhaust fans.	\$89,800	\$9000-\$38600	\$4490-\$19307
	High	Exhaust Ventilation Systems. North Building: Replace Kitchen Make-up air unit.	\$52,500	\$5300-\$22600	\$2625-\$11287
	High	Exhaust Ventilation Systems. North Building: Revise art room ventilation systems. The current systems are not operating properly.	\$25,700	\$2500-\$11000	\$1285-\$5525
	High	Exhaust Ventilation Systems. Smoke vents are required over the Stage. Install four (4).	\$21,400	\$2100-\$9100	\$1070-\$4601
	High	Exhaust Ventilation Systems. South- lower level student restrooms have inadequate ventilation	\$7,700	\$800-\$3300	\$385-\$1655

Douglas County High School cont.

Tier 1	High	Exhaust Ventilation Systems. Kitchen hood and vent systems do not meet current code	\$34,300	\$3400-\$14700	\$1715-\$7374
	High	Hot Water Distribution. Building heating hot water hydronic piping is failing. Water treatment has been altered from district standard so that system can remain operational without producing additional leaks in system. Replace entire system	\$2,797,900	\$279800-\$1203000	\$139895-\$601548
	High	Hot water Distribution. System serving kitchen at north building is less than adequate.	\$9,500	\$900-\$4100	\$475-\$2042
	High	Terminal Self-Contained Units. North Building: Replace cabinet unit heaters.	\$38,500	\$3800-\$16500	\$1925-\$8277
	High	Terminal Self-Contained Units. Replace cabinet unit heaters.	\$25,700	\$2500-\$11000	\$1285-\$5525
	High	Irrigation Mainlines past service life. Replace.	\$75,200	\$7500-\$32400	\$3760-\$16168
	High	Irrigation piping within pump building, increase to 4" diameter for increased flow	\$12,900	\$1200-\$5500	\$645-\$2773
	High	Natural Gas Service / Aging piping; circuitous routing. Replace with new meter in Phase 2-Abandon in later phase	\$137,800	\$13800-\$59200	\$6890-\$29627
	Medium	Interior Door Hardware. DOOR HARDWARE / No sound seals on music area doors - 4 locations	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Provide one MDF and five IDF's rooms. The building does not have dedicated IDF and MDF rooms equipped with proper power and air conditioning.	\$205,200	\$20500-\$88200	\$10260-\$44118
	Medium	Potable Water Distribution & Storage. Domestic Water Service. Meter old and in bad location.	\$5,200	\$500-\$2200	\$260-\$1118
	Medium	Sanitary Sewer Systems. Poor drainage at 7 downspouts at east end of south side South Bldg. Replace storm inlets and reconnect to storm drain.	\$42,400	\$4200-\$18200	\$2120-\$9116
	Medium	Provide lighting in the south parking lot.	\$59,900	\$6000-\$25700	\$2995-\$12878
	High	Ramps . Ramp into Metal & Auto Shops too steep. Doorway access into Auto non ADA conforming	\$4,400	\$400-\$1800	\$220-\$946
	High	Ramps. Auditorium- No ramp access to lower thrust stage or main stage from seating area. Provide lift or ramp	\$39,300	\$3900-\$16900	\$1965-\$8449
	High	Exterior Wall Construction. Repair concrete block exterior wall of greenhouse, cracked and paint blistering	\$1,100	\$100-\$500	\$55-\$236
Tier 2	High	Exterior Wall Construction. Recaulk control joints at North Bldg	\$5,800	\$600-\$2500	\$290-\$1247
	High	North Bldg brick veneer joints at Life Mgmt Wing and vertical joints at west face Auditorium deteriorating. Repoint	\$5,400	\$500-\$2300	\$270-\$1161
	High	Repair 2 holes in exterior masonry at north wall of library	\$900	\$100-\$400	\$45-\$193
	High	Repair cracks in exterior stone façade at 7+ locations (South Bldg)	\$12,000	\$1200-\$5200	\$600-\$2580
	High	Repair cracks in Stucco fascia east & south elevations South Bldg. Caulk and repaint	\$7,300	\$700-\$3100	\$365-\$1569
	High	Repair loose brick mortar on south exterior parapet wall of Room 82 (Weight Room)	\$5,200	\$500-\$2200	\$260-\$1118
	High	Repair masonry where water infiltrates mortar joint, 6+ locations (North Bldg)	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Repair southeast entrance exterior wall brick	\$25,200	\$2600-\$10900	\$1260-\$5418
	High	Caulk all control joints at South Bldg	\$1,100	\$100-\$500	\$55-\$236
	High	Compression seal at ext wall located east of main north entry missing above 4' and loose below 4' - replace with ej cover	\$2,300	\$200-\$900	\$115-\$494
	High	Provide ej cover at exterior brick wall west of main north entry where previous addition meets existing building	\$2,300	\$200-\$900	\$115-\$494
	High	Storage 102B, infill south wall masonry openings	\$2,100	\$300-\$1000	\$105-\$451
	High	Exposed steel beams / columns at Life Mgmt Wing rusting. Repaint. Paint Wood transoms above Metal Shop door and at Boiler Room and wood soffit at door F.	\$12,900	\$1200-\$5500	\$645-\$2773
	High	Painted Concrete block exterior walls at Industrial Arts need touch up paint at downspouts after leaks repaired. Also repaint cu east side East Hall Kalwall monitor	\$8,600	\$800-\$3600	\$430-\$1849
	High	Aluminum. windows in 66 & 67 single glazed. Adjacent HM frames rusting.	\$300	\$0-\$100	\$15-\$64
	High	South- water damage to gyp board sills at Newspaper S65 - seal window frames and repair sills	\$1,200	\$100-\$500	\$60-\$258
	High	Exterior Windows. Caulk perimeters at Life Mgmt Wing	\$2,100	\$300-\$1000	\$105-\$451
	High	Exterior Windows. Caulk perimeters at all windows	\$21,400	\$2100-\$9100	\$1070-\$4601
	High	South Commons & Lobby exterior single glazed HM window frames. Provide new aluminum storefront framing with insulated glass	\$142,700	\$14300-\$61400	\$7135-\$30680
	High	Solid Exterior Doors. HM frames rusting. Refinish at Y, I	\$2,100	\$300-\$1000	\$105-\$451

Douglas County High School cont.

Tier 2	High	Solid Exterior Doors. HM windows, doors/frames rusting; refinish all locations	\$6,500	\$600-\$2700	\$325-\$1397
	High	Overhead Doors. Rolling counter doors too high for ADA at student store and attendance office	\$8,200	\$900-\$3600	\$410-\$1763
	High	Interior Construction. Auditorium control room: no ADA access. Room too small and counter too high	\$13,700	\$1400-\$5900	\$685-\$2945
	High	Interior Construction. Install complying HC stall, accessories or grab bars in restrooms 100N, 100O, 103E, 103I, 43D, 43F	\$22,600	\$2300-\$9700	\$1130-\$4859
	High	Interior Construction. Most all single staff toilet rooms don't meet ADA accessibility, too small, sinks too high, revise to provide at least one men & women per floor	\$109,500	\$10900-\$47000	\$5475-\$23542
	High	Interior Construction. Upgrade auditorium with wheel chair spaces for ADA	\$600	\$0-\$200	\$30-\$129
	High	Interior Construction. Upgrade restrooms throughout building as needed	\$40,500	\$4000-\$17400	\$2025-\$8707
	High	Interior Construction. Upgrade stage, stage office, dressing rooms and costume storage room for ADA	\$20,500	\$2100-\$8800	\$1025-\$4407
	High	Fixed Walls. Fire seal some area separation wall penetrations and top of walls	\$5,700	\$600-\$2500	\$285-\$1225
	High	Fixed Walls. Repair broken cement block and wall crack in gym. Fire Department pull station is installed on broken block.	\$1,800	\$200-\$800	\$90-\$387
	High	Fixed Walls. Some area separation wall penetrations need to be fire sealed	\$9,500	\$900-\$4100	\$475-\$2042
	High	Interior Doors. Install new astragal and coordinator to fire doors. (6) locations	\$300	\$0-\$100	\$15-\$64.5
	High	Interior Doors. Replace flex locker room door	\$1,000	\$100-\$400	\$50-\$215
	High	Interior Doors. Gymnasium exit doors in fire walls have damaged trim at exit devices. No label on doors and frames- Provide new doors, frames, hardware	\$26,100	\$2600-\$11200	\$1305-\$5611
	High	South/ Locker Room doors damaged. Provide new HM door and hardware.	\$3,400	\$300-\$1500	\$170-\$731
	High	Fabricated Toilet Partitions. Many beyond life; Replace (Replaced in I.A. toilets)	\$45,600	\$4600-\$19600	\$2280-\$9804
	High	TOILET PARTITIONS South / Locker Room damaged; Replace	\$2,400	\$200-\$1000	\$120-\$516
	High	Regular Stairs. Handrails on stairs in E-Wing are too large, don't extend past bottom riser - not ADA compliant - replace	\$11,400	\$1100-\$4900	\$570-\$2451
	High	Regular Stairs. Re-configure, add handrails, rebuild stairs at stage 100	\$21,400	\$2100-\$9100	\$1070-\$4601
	High	Regular Stairs. Replace corridor stair handrails, rectangular and not ADA compliant	\$12,400	\$1300-\$5400	\$620-\$2666
	High	Flooring Hallways/Classrooms. Repair VCT throughout building	\$4,600	\$400-\$1900	\$230-\$989
	High	Flooring Hallways/Classrooms. Replace carpet with VCT 105 lobby	\$3,100	\$300-\$1300	\$155-\$666
	High	Flooring Hallways/Classrooms. Replace carpet with VCT south costume storage, drama office, STAR lab. Abatement cost not included	\$9,700	\$1000-\$4200	\$485-\$2085
	High	Flooring Hallways/Classrooms. Replace VCT in all corridors	\$50,200	\$5100-\$21600	\$2510-\$10793
	High	Flooring Hallways/Classrooms. E Wing entries do not have recessed mats	\$1,100	\$100-\$500	\$55-\$236
	High	Flooring Hallways/Classrooms. Science CR 62, VCT floor has loosened and been repaired. Other tiles are beginning to loosen. Replace all tile	\$6,200	\$700-\$2700	\$310-\$1333
	High	Flooring Hallways/Classrooms. Replace in 101 Dance, ramp wood flooring boards cupped	\$2,100	\$300-\$1000	\$105-\$451
	High	Flooring Hallways/Classrooms. Replace VCT 104B Office, 50, 50B, 53B, 66A	\$6,900	\$700-\$2900	\$345-\$1483
	High	Flooring Carpet. Replace carpet throughout school	\$118,600	\$11800-\$51000	\$5930-\$25499
	High	Flooring Carpet. Provide new carpet and rubber base 102A oice	\$1,100	\$100-\$500	\$55-\$236
	High	Flooring Carpet. 50A, 50C Office, remove VCT beyond life; provide carpet	\$2,400	\$200-\$1000	\$120-\$516
	High	Suspended Ceilings. Replace suspended grid ceiling in admin offices, not fire rated	\$17,600	\$1700-\$7500	\$880-\$3784
	High	Sinks. Provide plaster sink with large capacity plaster trap at north building art 41	\$8,800	\$800-\$3700	\$440-\$1892
	High	Sinks. Replace faucets at art sinks located in north building room 42	\$2,100	\$300-\$1000	\$105-\$451

Douglas County High School cont.

Tier 2	High	Sinks. Replace leaking north building teacher's lounge sink and faucet	\$2,100	\$300-\$1000	\$105-\$451
	High	Sinks. Replace sink faucet at math office in south building	\$1,100	\$100-\$500	\$55-\$236
	High	Sinks. Revise piping at sinks in classroom 53 of north building to allow for proper fixture operation	\$4,400	\$400-\$1800	\$220-\$946
	High	Sinks. Replace stainless steel science sinks where classroom program dictates with epoxy sinks	\$32,100	\$3200-\$13700	\$1605-\$6901
	High	Sinks. Replace stainless steel sink in darkroom 45	\$2,100	\$300-\$1000	\$105-\$451
	High	Wash Fountains. Replace the wash fountain & DF located in the north building wood shop	\$8,300	\$900-\$3600	\$415-\$1784
	High	Drinking Fountains and Coolers. Replace water coolers and drinking fountains throughout the north building. Refrigerant failing	\$44,900	\$4500-\$19300	\$2245-\$9653
	High	Replace floor sinks and drains and all connected waste piping below the floor within the kitchen of the north building	\$146,400	\$14700-\$63000	\$7320-\$31476
	High	Waste Piping. Revise drainage piping at sink in auto shop room 51 to comply with code	\$7,700	\$800-\$3300	\$385-\$1655
	High	Floor drains. Replace floor drains and revise drainage connections within kitchen at south building	\$11,200	\$1100-\$4800	\$560-\$2408
	High	Grease interceptor Existing grease interceptor is single compartment - replace w/ double compartment to meet code.	\$27,200	\$2800-\$11700	\$1360-\$5848
	High	Interceptors. Sand and oil interceptor at north building auto shop not operating properly - replace	\$34,400	\$3400-\$14700	\$1720-\$7396
	High	Replace deck mounted gas turrets at north building	\$14,500	\$1500-\$6300	\$725-\$3117
	High	Theater & Stage Equipment. Auditorium theatrical equipment old and not comparable with other high schools	\$239,300	\$24000-\$102900	\$11965-\$51449
	High	Theater & Stage Equipment. 100A Stage/Dance, stage curtain drags on floor. Curtain and track damaged. Replace curtain and track system.	\$13,700	\$1400-\$5900	\$685-\$2945
	High	Fixed Casework. Add more casework in SPED Kitchen	\$10,700	\$1000-\$4500	\$535-\$2300
	High	Fixed Casework. At admin - numerous base cabinet countertops too high and sink not ADA accessible	\$19,300	\$1900-\$8200	\$965-\$4149
	High	Fixed Casework. At admin - Reception countertop too high- Not ADA accessible	\$3,800	\$400-\$1700	\$190-\$817
	High	Fixed Casework. At all science cr's - base cab countertops too high - not ADA accessible, no ADA sinks	\$14,400	\$1500-\$6200	\$720-\$3096
	High	Fixed Casework. At Art 42 - base cab countertops too high - not ADA accessible, no ADA sinks	\$5,200	\$500-\$2200	\$260-\$1118
	High	Fixed Casework. At career center - transaction surface countertops too high - not ADA accessible	\$1,400	\$200-\$600	\$70-\$301
	High	Fixed Casework. At main entry concession - transaction surface countertops too high - not ADA accessible	\$7,500	\$800-\$3200	\$375-\$1612
	High	Fixed Casework. At photography cr's - base cab countertops too high - not ADA accessible, no ADA sinks	\$6,200	\$700-\$2700	\$310-\$1333
	High	Fixed Casework. At teacher lounge - base cab countertops too high - not ADA accessible, no ADA sinks	\$3,500	\$400-\$1500	\$175-\$752
	High	Fixed Casework. Display cases north bldg not DCSD standard. All doors and sliding hardware bad- replace	\$7,700	\$800-\$3300	\$385-\$1655
	High	Fixed Casework. Main Office wood transaction desk wood split. P-lam edges loose and peeling.	\$2,100	\$300-\$1000	\$105-\$451
	High	Fixed Casework. Repair/replace casework	\$2,600	\$200-\$1100	\$130-\$559
	High	Fixed Casework. Replace plan center top edge peel & wood veneer peel in Sci 36, 37, 60, 61.	\$4,400	\$400-\$1800	\$220-\$946
	High	Fixed Casework. Science casework too high to comply w/ ADA, no accessible sinks	\$8,200	\$900-\$3600	\$410-\$1763
	High	Fixed Casework. White cabinets of 1971 vintage need new doors and latches. Many damaged in Art area. Countertop edges peeling. (casework and countertop in Ceramic CR ok condition)	\$13,700	\$1400-\$5900	\$685-\$2945
	High	Paving and Surfacing. Expansion cracks present at asphalt drive from South Bldg to east parking lot. Patch cracks and seal.	\$1,700	\$200-\$800	\$85-\$365
	High	Parking lot runoff overtopping curb at northwest corner of upper South Bldg parking lot. Regrade and replace asphalt and curbing.	\$32,100	\$3200-\$13700	\$1605-\$6901
	High	Paving and Surfacing. Type 1 cracking asphalt areas in parking lots and drives. Cut out / patch specific areas in NB northwest parking lot	\$24,600	\$2500-\$10600	\$1230-\$5289
	High	Type 2 cracking asphalt areas in parking lots and drives. Mill and overlay SD west parking lot	\$169,200	\$16900-\$72700	\$8460-\$36378

Douglas County High School cont.

Tier 2	High	Paving and Surfacing. Type 3 cracking asphalt areas in parking lots and drives.	\$2,100	\$300-\$1000	\$105-\$451
	High	Broken concrete curbing in numerous areas. Remove and replace.	\$4,400	\$400-\$1800	\$220-\$946
	High	Markings and Signage. Upgrade and supplement signage for vehicle parking, HC, and circulation.	\$8,600	\$800-\$3600	\$430-\$1849
	High	Markings and Signage. Large concrete expansion/contraction joints at many concrete walks and curbs need repair and sealing.	\$8,600	\$800-\$3600	\$430-\$1849
	High	No accessible route from Front Street along North Driveway to North Bldg Main Entrance. Add concrete walks along north side west parking lot, regrade drive in front of Main Entrance and reconstruct w/in ADA; add retaining walls, hdcp parking spaces a	\$434,000	\$43400-\$186600	\$21700-\$93310
	High	Paving & Surfacing. South Building, no complying accessible route to grade outside Commons 100 and gym 103 west exits	\$20,700	\$2100-\$8900	\$1035-\$4450
	High	Paving and Surfacing. Access from northwest parking lot to North Bldg Main Entry is narrow, ill-defined. Clarify pedestrian route thru parking lot, remove dead end aisle, enlarge adjacent concrete island/add crosswalk; widen sidewalk to Main E	\$19,800	\$2000-\$8500	\$990-\$4257
	High	Paving and Surfacing. Designated Entrance: Ramp at North Bldg Main Entry is too steep (1:12) Construct Ramp. Revise accessible route from Parking lot.	\$9,900	\$1000-\$4300	\$495-\$2128
	High	Paving and Surfacing. Pedestrian access from East park lot to North & South Bldgs exceeds ADA slope. Regrade / replace concrete walk from NE corner South Bldg. to new track location	\$13,700	\$1400-\$5900	\$685-\$2945
	High	Paving and Surfacing. Sidewalks displace more than 1/2".	\$10,300	\$1100-\$4500	\$515-\$2214
	High	Paving and Surfacing. Steep walk at southeast corner of East parking lot of South Bldg. Remove existing walk and replace with new concrete walk adjacent to driveway curb	\$5,200	\$500-\$2200	\$260-\$1118
Tier 2	Medium	Interior Construction. Upgrade restrooms in two storey addition, restroom in north hall, and old locker rooms.	\$38,600	\$3800-\$16600	\$1930-\$8299
	Medium	Fabricated Toilet Partitions. Replace toilet partitions in 2 sets of restrooms at 2 story addition	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Stair, Tread & Landing Finishes. Replace stair tread west entry north stairs and small stairs from offices to lower level	\$2,400	\$200-\$1000	\$120-\$516
	Medium	Edge of wood Stage floor broken, tacky.	\$2,600	\$200-\$1100	\$130-\$559
	Medium	Flooring Restroom. Replace ceramic tile flooring with seamless acrylic in two sets of restrooms at 2 story addition	\$11,600	\$1200-\$5000	\$580-\$2494
	Medium	Flooring Carpet. Replace carpeting in 2 story addition. media center. and teachers lounge	\$77,100	\$7700-\$33200	\$3855-\$16576
	Medium	Lavatories. Replace lavs and sinks in 2 sets of restrooms at 2 story addition, restroom in north hall, and old locker rooms	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Waste Piping. Remove abandoned water and waste piping rendered inactive by the removal of evaporative cooling equipment	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Eliminate neutralization at specific locations in the south building	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Air Distribution Systems. Additional vent in Jewelry classroom requested to allow 6 work stations + two mini kilns	\$14,600	\$1500-\$6300	\$730-\$3139
	Medium	Special HVAC Systems and Equipment. Provide key switch and push button style to meet code for gas control stations at all science classrooms	\$38,500	\$3800-\$16500	\$1925-\$8277
	Medium	Special HVAC Systems and Equipment. Revise natural gas piping feeding to the north classroom wing to be overhead	\$42,800	\$4300-\$18400	\$2140-\$9202
	Medium	Paving and Surfacing. Roadways. Vehicle circulation problems at South Driveway for bus entry/exit. Driveway widened in Phase 1--restripe. Add right turn lane. Requires relocating traffic light pole and electrical box.	\$1,700	\$200-\$800	\$85-\$365
	Medium	Paving and Surfacing. Parking Lot. Regrade and repave concrete paving area at North Bldg Industrial Arts area, ponds water, icing.	\$28,300	\$2800-\$12100	\$1415-\$6084
	Medium	Paving and Surfacing. Parking Lot. Regrade and repave flat parking area north of North Bldg, poor drainage. Add area drains	\$137,900	\$13800-\$59300	\$6895-\$29648
Tier 2	Medium	Paving and Surfacing. Poor access for trash trucks north side North Bldg. Reposition dumpster area for direct truck access.	\$1,700	\$200-\$800	\$85-\$365

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Tier 3	High	Column Foundations. South west corner court yd inner wall is separating from pillar.	\$29,800	\$2900-\$12700	\$1490-\$6407
	High	Structural Slab on Grade. Classroom #54 concrete slab needs repair	\$21,400	\$2100-\$9100	\$1070-\$4601
	High	Repair floor slab cracks or joints approx. 7 locations (damaged flooring)	\$12,900	\$1200-\$5500	\$645-\$2773
	High	Superstructure. Need-Repair cracks in one concrete column south of Science #11 and one south of Commons	\$15,500	\$1500-\$6600	\$775-\$3332
	High	Upper Floor. South Restroom 7P, install new floor expansion joint cover along east wall	\$1,600	\$200-\$700	\$80-\$344
	High	Auto Shop sectional doors operational, need minor repairs to replace seals and missing rollers.	\$700	\$0-\$300	\$35-\$150
	High	Fixed Walls. Repair leaks in middle hall kalwall	\$700	\$0-\$300	\$35-\$150
	High	Fixed Walls. Patch cracks in GB bulkheads at north wall of entry Lobby	\$6,500	\$600-\$2700	\$325-\$1397
	High	Fixed Walls. Repair cracked masonry at each truss location above windows; add control joints (south wall)	\$12,900	\$1200-\$5500	\$645-\$2773
	High	Fixed Walls. Repair cracked masonry at north wall of Dance Studio	\$4,400	\$400-\$1800	\$220-\$946
	High	Fixed Walls. Repair cracked masonry at north wall of north stair corridor	\$4,400	\$400-\$1800	\$220-\$946
	High	Fixed Walls. Repair cracked masonry at SW interior corner of Commons	\$10,700	\$1000-\$4500	\$535-\$2300
	High	Fixed Walls.Repair cracked masonry over window at interior corridor.(NW corner of courtyard)	\$3,300	\$300-\$1400	\$165-\$709
	High	Fixed Walls .Repair masonry mortar at drinking fountains southwest corner of gym	\$2,100	\$300-\$1000	\$105-\$451
	High	Fixed Walls. Repair masonry near base of drain alcove at Wood Shop	\$2,100	\$300-\$1000	\$105-\$451
	High	Fixed Walls.Replace loose brick cap at truss location (south wall Science #11	\$1,100	\$100-\$500	\$55-\$236
	High	Fixed Walls. South Communication Room 60G, replace missing east wall above ceiling concrete block face shell	\$1,100	\$100-\$500	\$55-\$236
	High	Fixed Walls. Corridor 100G, replace broken face shell and infill gap around north wall fire alarm horn.	\$1,100	\$100-\$500	\$55-\$236
	High	Fixed Walls. Gym 103 gyp board at east wall above lockers is damaged by balls- replace with more durable material	\$5,300	\$500-\$2300	\$265-\$1139
	High	Interior Doors. Exit doors at south vestibule from main gym racked, not closing properly - replace	\$10,100	\$1000-\$4400	\$505-\$2171
	High	Interior Finishes. Groundface Concrete block stained, grimy. Paint w/ oil-based enamel	\$17,200	\$1700-\$7300	\$860-\$3698
	High	Suspended Ceilings. 101A, remove and replace water damaged portion of gyp. board. ceiling (at NW). Repair 140 sf, fire tape new and existing GB joints.	\$1,600	\$200-\$700	\$80-\$344
	High	Suspended Ceilings. Corridor 51D ceiling tiles missing and damaged - replace	\$200	\$0-\$0	\$10-\$43
	High	Suspended Ceilings. 9x9 ACT in Vocal Office loose and missing tiles. Install 2x4 SAG	\$700	\$0-\$300	\$35-\$150
	High	Suspended Ceilings. Replace 33% of ceiling tiles, stained or damaged. Replace grid in classrooms	\$35,100	\$3500-\$15100	\$1755-\$7546
	High	Suspended Ceilings. Replace ceiling tiles entire building as needed.	\$20,900	\$2100-\$9000	\$1045-\$4493
	High	Insulation. Replace pipe insulation on all domestic hot water and hot water circulation piping throughout if piping not replaced	\$101,500	\$10100-\$43600	\$5075-\$21822
	High	Blinds and Other Window Treatment. Add window coverings at faculty lounge	\$7,700	\$800-\$3300	\$385-\$1655
	High	Seeding and Sodding. Temp CR area at South Bldg bare from foot traffic. Dress up grade and reseed	\$3,800	\$400-\$1700	\$190-\$817
	Medium	Interior Finishes. No acoustical wall panels in Vocal Room; low ceilings substandard acoustics	\$32,100	\$3200-\$13700	\$1605-\$6901
	Medium	Paint Interior. Paint Concrete block & gyp board in main, center and east halls	\$42,800	\$4300-\$18400	\$2140-\$9202
	Medium	Paint Interior. South 100I Kitchen, 100J Dishwash. Concrete block wall surface not smooth per Health Dept. standards. Apply filler or veneer plaster and epoxy paint.	\$40,700	\$4000-\$17500	\$2035-\$8750
	Medium	Paint Interior. Repair walls & door frames, repaint South in lower level, faculty lounge, special ed, admin, support spaces	\$89,800	\$9000-\$38600	\$4490-\$19307
	Medium	Vinyl Covering. Need-Replace vinyl covered sheetrock below skylights in south hallway. Appears to have water damage.	\$3,900	\$400-\$1700	\$195-\$838

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Tier 3	Medium	Balls from Southwest Playfield roll onto South Drive. Add estate fence with mesh along south side of Drive.	\$15,400	\$1500-\$6600	\$770-\$3311
	Medium	Chain Link fence at Metal Shop non-conforming to DCSD Standard	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Fences and Gates. Multiple social paths exist through native seed areas. Add site fencing to limit cut through by students.	\$13,700	\$1400-\$5900	\$685-\$2945
	Medium	Repair/replace fence at walks at parking lot west of North bldg.	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Sections of 6' ht. chain link fence at the south perimeter of the school are barbed, not knuckled.	\$26,500	\$2700-\$11400	\$1325-\$5697
	Medium	Backfill needed at low areas at edge of sidewalks and curbs east side of bus loop	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Backfill needed at low areas at edge of sidewalks and curbs north side of drive to east parking lot.	\$2,100	\$300-\$1000	\$105-\$451.5
	Medium	Channel at south side of Southwest Playfield (from parking lot to Front Street) is eroding. Install underground storm drain between upper and lower inlets.	\$55,200	\$5500-\$23700	\$2760-\$11868
	Medium	Either side of the path north of East Parking Lot has bare spots. Reseed, sod, irrigate and add fence to control traffic.	\$18,000	\$1800-\$7700	\$900-\$3870
	Medium	Erosion and poor drainage at southwest corner of South Bldg parking lot. Regrade, repair asphalt, curb & gutter / enlarge inlet.	\$25,700	\$2500-\$11000	\$1285-\$5525
	Medium	Erosion of hill east of South Bldg. Regrade, add fence, native seed and irrigation	\$26,200	\$2600-\$11200	\$1310-\$5633
	Medium	Install headwalls at each end of CMP northeast corner South Bldg.	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Northeast side of North Bldg has only sparse native seed. Add cobble, shrub beds, irrigation, and sod w/ mow band.	\$51,300	\$5100-\$22000	\$2565-\$11029
	Medium	Old wooden site furnishings present splinter hazard. Replace w/ non-wooden	\$8,200	\$900-\$3600	\$410-\$1763
	Medium	Pedestrians are walking up a steep dirt path from south parking lot to South Bldg North Entry. Re-landscape to stop traffic	\$10,300	\$1100-\$4500	\$515-\$2214
	Medium	Ponding water at riprap clogged inlet south of south Stadium building. Regrade area and clean out riprap	\$19,300	\$1900-\$8200	\$965-\$4149
	Medium	Poor drainage at north side of South Bldg and at greenhouse. Regrade and modify storm pipes at existing downspouts.	\$30,000	\$3000-\$12800	\$1500-\$6450
	Medium	Poor drainage east side of North Bldg at lower floor exits. Pipe existing downspouts to existing storm system.	\$3,600	\$400-\$1600	\$180-\$774
	Medium	Poor drainage in Courtyard of North bldg. Rework grading, flatwork, storm system.	\$137,800	\$13800-\$59200	\$6890-\$29627
	Medium	Rusty, exposed steel edger northwest of South Bldg. Replace w/ bend-a-board.	\$2,100	\$300-\$1000	\$105-\$451
Tier 4	Medium	Sinks. Provide disposer at teacher's lounge sink in south building	\$1,100	\$100-\$500	\$55-\$236
	Medium	Playing Fields. Discus Area; old style backstop - replace w/ DCSD standard	\$5,200	\$500-\$2200	\$260-\$1118
	Medium	Playing Fields. Shot Put Area; old style backstop - replace w/ DCSD standard	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Add shade trees west of South Bldg west parking area plus 12 trees in 4 islands in Northwest Parking Lot	\$24,700	\$2500-\$10600	\$1235-\$5310
	Medium	Front Street frontage has no landscaping and little irrigation. Improve school presence with irrigated landscaping	\$150,400	\$15000-\$64700	\$7520-\$32336
	Medium	Other Landscape Features. Improve native growth on south side of building	\$7,700	\$800-\$3300	\$385-\$1655
	Medium	Other Landscape Features. Erosion on small section of hill at east stadium entrance. Spilling on to side wall. Improve landscape to fix	\$1,900	\$200-\$900	\$95-\$408
	Medium	Remove existing dirt road to Central Playfield from NE corner South Bldg.	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Repair & replace landscape and mulch in parking lots at north building.	\$28,300	\$2800-\$12100	\$1415-\$6084

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Construction. Replace rotted beam on the porch / partition on East side bus loop.	\$2,600	\$200-\$1100	\$130-\$559
	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$294,000	\$29400-\$126500	\$14700-\$63210
	High	Controls. Upgrade control system	\$169,600	\$17000-\$72900	\$8480-\$36464
	High	Fire Alarm Systems. Upgrade fire alarm system	\$92,600	\$9200-\$39700	\$4630-\$19909
	Medium	Roof Finishes. Silver coat parapet walls, seal brick on parapet	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Gutters and Downspouts. Rework gutters and downspouts when new soffit installed	\$12,900	\$1200-\$5500	\$645-\$2773
	Medium	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Interior Door Hardware. Replace door hardware	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Controls. Upgrade control system	\$162,000	\$16200-\$69600	\$8100-\$34830
	Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Irrigation Systems. Upgrade entire system to district standard.	\$106,300	\$10600-\$45700	\$5315-\$22854
	Medium	Irrigation Systems. Upgrade entire system to district standard.	\$106,300	\$10600-\$45700	\$5315-\$22854
	Medium	Irrigation Systems. Upgrade entire system to district standard.	\$106,300	\$10600-\$45700	\$5315-\$22854
Tier 2	High	Exterior Wall Construction. Recaulk control joints, repair grout	\$6,000	\$600-\$2600	\$300-\$1290
	High	Exterior Windows. Recaulk windows	\$6,500	\$600-\$2700	\$325-\$1397
	High	Exterior Windows. Recaulk windows	\$13,600	\$1300-\$5800	\$680-\$2924
	High	Window Storefronts. Repair/replace classroom storefronts	\$52,500	\$5300-\$22600	\$2625-\$11287
	High	Glazed Doors and Entrances. Repair/replace entry storefronts	\$25,600	\$2500-\$10900	\$1280-\$5504
	High	Paving and Surfacing. Bus Loop. Mill and overlay bus loop	\$68,100	\$6800-\$29200	\$3405-\$14641
	High	Paving and Surfacing. Parking Lot. Mill and overlay parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
	Medium	Solid Exterior Doors. Sand and paint	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Retractable Partitions. Refurbish or replace all classroom partitions	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Retractable Partitions. Replace gym/cafeteria partition. Refurbish or replace all classroom partitions	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Fabricated Toilet Partitions. Replace when flooring replaced	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Fabricated Toilet Partitions. Replace when flooring replaced	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Flooring Kitchen. Replace VCT with MMA. Abatement	\$76,600	\$7600-\$32900	\$3830-\$16469
	Medium	Flooring Restroom. Replace ceramic tile in restrooms with MMA	\$29,800	\$2900-\$12700	\$1490-\$6407
	Medium	Wash Fountains. Replace trough washing stations with sinks (6)	\$14,500	\$1500-\$6300	\$725-\$3117
	Medium	Fixed Casework. Replace casework in original building	\$127,500	\$12800-\$54800	\$6375-\$27412
	Medium	Fixed Casework. Replace casework room 109	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Site Improvements. Improve parking areas and access	\$52,000	\$5200-\$22400	\$2600-\$11180
	Medium	Paving and Surfacing. Roadways (Bus Loops). Mill and overlay bus loop	\$34,100	\$3400-\$14600	\$1705-\$7331
	Medium	Paving and Surfacing. Parking Lot. Mill and overlay old parking lot	\$68,100	\$6800-\$29200	\$3405-\$14641
Tier 3	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk, front entry	\$21,300	\$2100-\$9100	\$1065-\$4579
	Medium	Playing Fields. Playground. Replace asphalt playground	\$25,600	\$2500-\$10900	\$1280-\$5504
	Medium	Playing Fields. Playground. Replace asphalt playground	\$17,100	\$1700-\$7300	\$855-\$3676
	High	Playing Fields. Multi-use Field. Renovate multi-use field	\$68,100	\$6800-\$29200	\$3405-\$14641
Tier 3	Medium	Interior Doors. Refinish doors	\$38,300	\$3800-\$16400	\$1915-\$8234
	Medium	Interior Door Frames. Sand/paint door frames	\$19,200	\$1900-\$8200	\$960-\$4128
	Medium	Vinyl Coverings. Minor repair of vinyl coverings	\$4,400	\$400-\$1800	\$220-\$946
	Medium	Vinyl Coverings. Repair or replace vinyl coverings	\$5,100	\$500-\$2200	\$255-\$1096

Pine Lane Elementary

Tier 3	Medium	Flooring Tile. Replace entry way tile	\$9,900	\$1000-\$4300	\$495-\$2128
	Medium	Suspended Ceilings. Replace grid ceiling and tile in original building	\$63,800	\$6400-\$27400	\$3190-\$13717
	Medium	Fire Sprinkler Water Supply. Fire sprinkle building	\$340,000	\$34000-\$146200	\$17000-\$73100
	Medium	Fire Sprinkler Water Supply. Install sprinkler system	\$357,000	\$35700-\$153600	\$17850-\$76755
	Medium	Site Improvements. Repair drainage issues at front of site	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$68,100	\$6800-\$29200	\$3405-\$14641
Tier 4	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$4,800	\$400-\$2000	\$240-\$1032
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$6,900	\$700-\$2900	\$345-\$1483
	Medium	Seeding and Sodding. Renovate grass area around school.	\$8,600	\$800-\$3600	\$430-\$1849
	Medium	Seeding and Sodding. Renovate grass area around school.	\$8,600	\$800-\$3600	\$430-\$1849

Furniture, Fixtures & Equipment

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Medium	Replace classroom furniture-Acres Green ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Arrowwood ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Bear Canyon ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Buffalo Ridge ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Castle Rock ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Castle Rock MS	\$300,000	\$30,000-\$90,000	\$15,000-\$64,500
	Medium	Replace classroom furniture-Chaparral HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000
	Medium	Replace classroom furniture-Cherokee Trail ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Cherry Valley ES	\$30,000	\$30,000-\$90,000	\$1,500-\$6,450
	Medium	Replace classroom furniture-Cougar Run ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Coyote Creek ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Cresthill MS	\$300,000	\$30,000-\$90,000	\$15,000-\$64,500
	Medium	Replace classroom furniture-Douglas County HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000
	Medium	Replace classroom furniture-Douglas County HS South Bldg	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Eagle Ridge ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Eldorado ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Fox Creek ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Franktown ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Frontier Valley ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Heritage ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Highlands Ranch HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000
	Medium	Replace classroom furniture-Iron Horse ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Mountain Vista HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000
	Medium	Replace classroom furniture-Northeast ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Pine Grove ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Pine Lane North	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Pine Lane South	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Pioneer ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Ponderosa HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000

Furniture, Fixtures & Equipment cont.

Site Component Tier	Priority	Project Description	Estimated Construction Cost-2015	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 3	Medium	Replace classroom furniture-Prairie Crossing ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Ranch View MS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000
	Medium	Replace classroom furniture-Rock Ridge ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Roxborough Primary	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Saddle Ranch ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Sagewood MS	\$300,000	\$30,000-\$90,000	\$15,000-\$64,500
	Medium	Replace classroom furniture-Sand Creek ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Sedalia ES	\$90,000	\$9,000-\$27,000	\$4,500-\$19,350
	Medium	Replace classroom furniture-Sierra MS	\$300,000	\$30,000-\$90,000	\$15,000-\$64,500
	Medium	Replace classroom furniture-South Ridge ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-ThunderRidge HS	\$400,000	\$40,000-\$120,000	\$20,000-\$86,000
	Medium	Replace classroom furniture-Trailblazer ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Medium	Replace classroom furniture-Wildcat Mountain ES	\$200,000	\$20,000-\$60,000	\$10,000-\$43,000
	Low	Replace classroom furniture-Northridge ES	\$70,000	\$7000-\$21000	\$3,500-\$15,050
	Low	Replace furniture with 21st century learning furniture-Flagstone ES	\$200,000	\$20000-\$60000	\$10,000-\$43,000
	Low	Replace furniture with 21st century learning furniture-Legacy Point ES	\$200,000	\$20000-\$60000	\$10,000-\$43,000
	Low	Replace furniture with 21st century learning furniture-Rocky Heights MS	\$300,000	\$30000-\$90000	\$15,000-\$64,500
	Low	Replace furniture with 21st century learning furniture-Timber Trail ES	\$200,000	\$20000-\$60000	\$10,000-\$43,000
	Low	Replace furniture with 21st century learning furniture-Mountain Ridge MS	\$300,000	\$30000-\$90000	\$15,000-\$64,500

ThunderRidge High School

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Roof Finishes. Replace sections with solar. Includes solar removal. Other sections replaced in 2014	\$787,500	\$78800-\$338700	\$39375-\$169312
	High	Direct Expansion Systems. Roof top units. Replace RTUs	\$892,500	\$89300-\$383800	\$44625-\$191887
	High	Air Distribution Systems. Air handlers, ductwork, VAV's. Update air handlers with HW coils, new motors, and VFDs.	\$176,600	\$17600-\$75900	\$8830-\$37969
	High	Change-over Distribution System. Upgrade all fan powered boxes to VAV reheat	\$176,600	\$17600-\$75900	\$8830-\$37969
	High	Glycol Distribution Systems. Poor condition. Upgrade and add HW loop to system	\$14,100	\$1400-\$6100	\$705-\$3031
	High	Water Treatment Systems. Poor condition. Upgrade and add HW loop to system	\$17,100	\$1700-\$7300	\$855-\$3676
	High	Fixed Multiple Seating, Bleachers. Replace main gym bleacher both sides	\$169,500	\$17000-\$72900	\$8475-\$36442
	High	Irrigation Systems. Upgrade irrigation controllers	\$14,100	\$1400-\$6100	\$705-\$3031
	Medium	Emergency Light & Power Systems, Generator and Transfer Switch.	\$3,600	\$400-\$1600	\$180-\$774
Tier 2	High	Exterior Wall Construction. Recaulk control joints. Re-seal concrete block	\$48,600	\$4800-\$20800	\$2430-\$10449
	High	Exterior Windows. Fix curtain wall window leakage at commons and hallways. Some repair on east side in 2011, need west repair	\$63,800	\$6400-\$27400	\$3190-\$13717
	High	Exterior Windows. Recaulk windows	\$60,700	\$6100-\$26100	\$3035-\$13050
	High	Window Storefronts. Repair commons windows	\$24,700	\$2500-\$10600	\$1235-\$5310
	High	Overhead Doors. Kitchen - Replace (4) four rollup doors	\$15,500	\$1500-\$6600	\$775-\$3332
	High	Other Doors & Entrances. Replace continuous hinges on storefront doors	\$7,100	\$700-\$3000	\$355-\$1526
	High	Interior Doors. Kitchen entry doors from cafeteria need replaced due to carts hitting them all the time. Replace with metal?	\$2,900	\$300-\$1200	\$145-\$623
	High	Fabricated Toilet Partitions. Replace men's & women's PE restrooms. Replace all bathroom partitions in all wings and main area	\$40,500	\$4000-\$17400	\$2025-\$8707
	High	Sink Countertops. Replace formica counter tops in kitchen with stainless. Replace counter tops in science rooms due to damage.	\$53,000	\$5300-\$22700	\$2650-\$11395
	High	Sink Countertops. Replace sink counter tops in all restrooms	\$32,400	\$3200-\$13900	\$1620-\$6966
	High	Flooring Kitchen. Currently Hubbelite and cracks in concrete, Replace with MMA.	\$54,000	\$5400-\$23200	\$2700-\$11610
	High	Flooring Restroom. Replace original sheet vinyl flooring with poured acrylic in all restrooms	\$36,500	\$3600-\$15700	\$1825-\$7847
	High	Showers. Poor condition. Showers need repaired	\$9,900	\$1000-\$4300	\$495-\$2128
	High	Replace coolers with water fountains where applicable	\$8,400	\$900-\$3700	\$420-\$1806
	High	Theater & Stage Equipment. Small stage curtains are torn and need replaced on one side. Replace approximately 100 seats in auditorium due to backs cracking.	\$42,400	\$4200-\$18200	\$2120-\$9116
	Medium	Flooring Cafeteria Floor. Commons floor has settling cracks and needs repaired and VCT repairs	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Flooring Carpet. Replace carpet	\$525,000	\$52500-\$225800	\$26250-\$112875
	Medium	Site Improvements. Improve traffic flow at both schools	\$559,000	\$55900-\$240400	\$27950-\$120185
Tier 3	Medium	Suspended Ceilings. Replace kitchen tile with food grade	\$7,300	\$700-\$3100	\$365-\$1569
	Low	Fire Sprinkler Water Supply. Building partially sprinkled. Pods not spinkled. Would need to sprinkle all areas if renovation by code	\$231,400	\$23100-\$99400	\$11570-\$49751
Tier 4	High	Site Lighting Poles. Paint parking lot poles	\$5,700	\$600-\$2500	\$285-\$1225
	Medium	Wall Foundations. Recaulk areas where concrete meets foundation.	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Repair hillside in front of snack shack	\$35,300	\$3600-\$15200	\$1765-\$7589

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
	High	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change	\$24,300	\$2400-\$10400	\$1215-\$5224
	High	Branch Wiring Devices. Upgrade branch wiring and devices to current code	\$20,300	\$2000-\$8700	\$1015-\$4364
	High	Branch Wiring Devices. Upgrade electrical wiring to current code at preschool	\$4,000	\$400-\$1800	\$200-\$860
	High	Sanitary Sewer Systems. Repair/replace sanitary sewer system piping	\$20,300	\$2000-\$8700	\$1015-\$4364
Tier 1	Medium	Roof Eaves and Soffits. Restoration of eaves and soffits	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Gutters and Downspouts. Replace all gutters and downspouts. Reconfigure down spouts and drains at SE entry	\$6,600	\$600-\$2800	\$330-\$1419
	Medium	Air Distribution Systems. Install AC in gym	\$42,600	\$4200-\$18300	\$2130-\$9159
	Medium	Steam Distribution Systems. Steam piping is old and needs to be checked thoroughly for replacement. Many fittings and valves rusting and in need of replacement. Many of the radiators need renovated or replaced	\$16,200	\$1600-\$7000	\$810-\$3483
	Medium	Hot Water Distribution. Add hot water distribution to fan coil units in each room. Add heat exchanger for boiler	\$58,000	\$5800-\$24900	\$2900-\$12470
	Medium	Chilled Water Distribution. Add chilled water distribution and fan coil units in each room	\$289,500	\$29000-\$124500	\$14475-\$62242
	Medium	Package Units. Install new window AC units	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Controls. Upgrade for better control of existing steam distribution system	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Panels and Transformers. Replace panel in furnace closet PS	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Panels and Transformers. Replace panel on second level, small office	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Lighting Equipment. Replace incandescent lighting fixtures throughout as necessary	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Lighting Equipment. Replace old incandescent fixtures in hallways PS	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Clock and Program Systems. Install new clock system	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Emergency Light and Power Systems. Add LED emergency/exit lighting	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Emergency Light and Power Systems. Add LED emergency/exit lighting at preschool	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Site Lighting Controls. Add site lighting controls	\$10,200	\$1100-\$4400	\$510-\$2193
Tier 2	High	Fabricated Toilet Partitions. Restore or replace (historic) partitions on lower level	\$6,200	\$700-\$2700	\$310-\$1333
	High	Flooring Gym. Replace carpet in gym	\$11,900	\$1200-\$5100	\$595-\$2558
	High	Flooring Restroom. Replace restroom flooring. Currently all 3 restrooms have VCT	\$6,200	\$700-\$2700	\$310-\$1333
	High	Sinks. Replace older sinks in restrooms	\$2,400	\$200-\$1000	\$120-\$516
	High	Waste Piping. Check waste piping at restroom areas. The piping is old and many are exposed.	\$400	\$0-\$100	\$20-\$86
	Medium	Exterior Wall Construction. Repair, painting of stucco at restroom addition	\$3,200	\$300-\$1400	\$160-\$688
	Medium	Exterior Wall Construction. Re-point all stone masonry. Repair chimneys.	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Paint Exterior. Paint all exterior wood after restoration	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Exterior Windows. Renovate all exterior windows, includes abatement	\$182,200	\$18200-\$78400	\$9110-\$39173
	Medium	Glazed Doors and Entrances. Restoration of two front entrances	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Other Doors and Entrances. Replace north entry storefront. Repair work done to stop rust. PS	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Interior Windows and Storefronts. Refinish window frames PS	\$900	\$100-\$400	\$45-\$193
	Medium	Interior Doors. Refinish doors at preschool	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Interior Doors. Replace approx 50% of doors. Sand and refinish rest of doors (historic)	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Interior Door Frames. Refinish door frames at preschool	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Fabricated Toilet Partitions. Refurbish or replace toilet partitions in boys preschool restroom preschool	\$900	\$100-\$400	\$45-\$193

Cantril cont.

Tier 2	Medium	Storage Shelving and Lockers. Refurbish storage cabinets in main hallway PS	\$900	\$100-\$400	\$45-\$193
	Medium	Sink Countertops. Replace all sink countertops, 3 total PS	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Lathe and Plaster. Repair multiple cracks in plaster walls	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Flooring Hallways/Classrooms. Replace VCT in preschool classrooms and offices, includes abatement PS	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Flooring Hallways/Classrooms. Sand and refinish all wood flooring	\$20,300	\$2000-\$8700	\$1015-\$4364
	Medium	Flooring Restroom. Replace VCT in all restrooms, includes abatement PS	\$1,600	\$200-\$700	\$80-\$344
	Medium	Flooring Carpet. Replace carpet in main hallway PS	\$1,600	\$200-\$700	\$80-\$344
	Medium	Flooring Carpet. Replace carpet on stairs and room 102. Replace carpet squares upper level, landing and two offices, or remove and refinish wood floor. Carpet newer in 204, 205. Newest in 107	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Ceiling Finishes. Repair cracked plaster ceiling in foyer area, stage, and stage hallways, repaint. Clean and restain wood ceiling in gym	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Ceiling Finishes. Repair cracked plaster ceiling in foyer area, stage, and stage hallways, repaint. Clean and restain wood ceiling in gym	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Tile Ceilings. Replace/remove glue down tiles in hallway, abatement may be needed PS	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Lavatories. Upgrade lavatories at preschool	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Sinks. Replace sinks at preschool hall and boys restroom (2) PS	\$1,300	\$100-\$600	\$65-\$279
	Medium	Controls. Add new DDC controls if new HVAC system installed	\$221,700	\$22200-\$95300	\$11085-\$47665
	Medium	Theater and Stage Equipment. Replace folding stage curtain	\$6,600	\$600-\$2800	\$330-\$1419
	Medium	Fixed Casework. Refinish existing storage cupboards and cabinets	\$1,600	\$200-\$700	\$80-\$344
Tier 3	Medium	Paving and Surfacing. Sidewalks. Replace section of sidewalk at south preschool room. Fix trip hazard at north entry landing PS	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Paving and Surfacing. Sidewalks. Replace sidewalk at SE entry, fix drainage issues	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Standard Slab on Grade. Repair buckling at men's restroom floor	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Interior Door Frames. Sand down and refinish door frames. Some might need to be replaced.(historic)	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Regular Stairs. Restoration of 2 sets of outside metal stairs	\$2,500	\$200-\$1000	\$125-\$537
	Medium	Paint Interior	\$14,900	\$1400-\$6300	\$745-\$3203
	Medium	Fixed Casework. Replace casework in classrooms, sink in preschool	\$2,100	\$300-\$1000	\$105-\$451
	Medium	Blinds and Other Window Treatment. Replace blinds as necessary	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Fences and Gates. Repair chain link fencing around front perimeter. Remove vegetation damaging fence	\$1,600	\$200-\$700	\$80-\$344
	Low	Interior Windows & Storefronts. Re-install glass windows on hallway walls for daylighting on second level.	\$4,900	\$500-\$2100	\$245-\$1053
Tier 4	Low	Paint Interior. Paint Interior at preschool	\$6,100	\$600-\$2700	\$305-\$1311
	Low	Wainscoating. Sand and refinish wood wainscoating (historic). Repaint if only option	\$20,300	\$2000-\$8700	\$1015-\$4364
	Low	Chilled Water Systems. Add air cooled chiller	\$58,000	\$5800-\$24900	\$2900-\$12470
	Low	Fire Sprinkler Water Supply. Install sprinkler system	\$81,000	\$8100-\$34800	\$4050-\$17415
	Low	Fire Sprinkler Standpipe. Install sprinkler service and standpipe	\$32,400	\$3200-\$13900	\$1620-\$6966
	Medium	Wall Foundations. Recaulk areas of potential water infiltration	\$3,300	\$300-\$1400	\$165-\$709
	Medium	Other Landscape Features. Re-landscape area in front of building	\$40,500	\$4000-\$17400	\$2025-\$8707

North Transportation Terminal

Tier	Priority	Project Description	Estimated Construction Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1	High	Fire Alarm Systems. Replace fire alarm system	\$28,400	\$2800-\$12200	\$1420-\$6106
	Medium	Roof Eaves and Soffitts. Replace fascia board where necessary	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Interior Door Hardware. Replace door hardware	\$81,000	\$8100-\$34800	\$4050-\$17415
	Medium	Hot Water Service. Water Heater. In lieu of boiler replacement and HVAC RTU replacement upgrade, install water heaters for domestic service (HVAC option 2)	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Roof Drains. Check roof drains for proper functionality	\$900	\$100-\$400	\$45-\$193
	Medium	Boilers. Install new boiler if current heating system is used (HVAC option 1)	\$24,300	\$2400-\$10400	\$1215-\$5224
	Medium	Boilers. Remove boiler and hot water heating system (HVAC option 2)	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Boiler Room Piping and Specialties. Replace piping at boiler room (HVAC option 1)	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Direct Expansion Systems. Replace RTU's 5 total. Add split system for MDF closet (HVAC option 1)	\$222,600	\$22300-\$95800	\$11130-\$47859
	Medium	Direct Expansion Systems. Replace RTU's with gas fired for heating. Add gas lines for all units, Add split system for MDF closet (HVAC option 2)	\$283,400	\$28400-\$121900	\$14170-\$60931
	Medium	Exhaust Ventilation Systems. Replace exhaust fans as necessary	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Hot Water Distribution. Replace radiators. Replace fin tube heaters in lounge and in restroom off gym (option 1).	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Controls. Upgrade DDC system	\$133,600	\$13400-\$57400	\$6680-\$28724
	Medium	Panels and Transformers. Replace two panels in main electrical room and one in SW addition	\$9,700	\$1000-\$4200	\$485-\$2085
	Medium	Lighting Equipment. Replace plastic lense diffusers on 2x4 fixtures. Replace wrap around difussers on a few fixtures	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Fuel Distribution. Replace natural gas service	\$16,200	\$1600-\$7000	\$810-\$3483
	Low	Retention Ponds. Rework water entry to south pond, clean pond	\$4,000	\$400-\$1800	\$200-\$860
	Low	Site Electrical Distribution. Install electrical power for bus heaters. Repair current service at east parking lot	\$16,200	\$1600-\$7000	\$810-\$3483
Tier 2	Medium	Exterior Wall Construction. Repair/repoint concrete block and brick as necessary	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Paint Exterior.	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Paint Exterior. Paint exterior of garage	\$8,100	\$800-\$3500	\$405-\$1741
	Medium	Exterior Windows. Replace exterior windows	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Solid Exterior Doors. Replace exterior doors and jambs	\$17,100	\$1700-\$7300	\$855-\$3676
	Medium	Interior Doors. Replace interior doors	\$17,900	\$1800-\$7700	\$895-\$3848
	Medium	Flooring Gym. Install carpet over gym tile, no abatement (option 2)	\$12,100	\$1200-\$5200	\$605-\$2601
	Medium	Flooring Gym. Replace VCT in gym (abatement)(option1)	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Pipe and Fittings. Piping and fittings need to be checked for replacement	\$900	\$100-\$400	\$45-\$193
	Medium	Fixed Casework. Replace/refinish casework as necessary	\$24,300	\$2400-\$10400	\$1215-\$5224
	Medium	Paving and Surfacing. Parking Lot. Mill and overlay parking lot, front of building and south bus parking area	\$242,900	\$24300-\$104400	\$12145-\$52223
	Medium	Paving and Surfacing. Sidewalks. Install paved sidewalk to bus area and south employee parking from building	\$32,400	\$3200-\$13900	\$1620-\$6966
	Medium	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk in front of building	\$16,200	\$1600-\$7000	\$810-\$3483
	Low	Paving and Surfacing. Parking Lot. Install asphalt for bus parking west area and employee parking south of building	\$283,400	\$28400-\$121900	\$14170-\$60931
Tier 3	Medium	Interior Windows and Storefronts. Sand and refinish/paint interior windows	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Interior Door Frames. Replace door jambs as necessary	\$6,600	\$600-\$2800	\$330-\$1419
	Medium	Suspended Ceilings. Replace ceiling tile. Replace some grid sections	\$9,400	\$900-\$4000	\$470-\$2021
	Medium	Tile Ceilings. Remove old tile from ceilings (abatement). Refinish exposed areas	\$36,500	\$3600-\$15700	\$1825-\$7847
	Medium	Blinds and Other Window Treatment. Replace window blinds	\$8,100	\$800-\$3500	\$405-\$1741

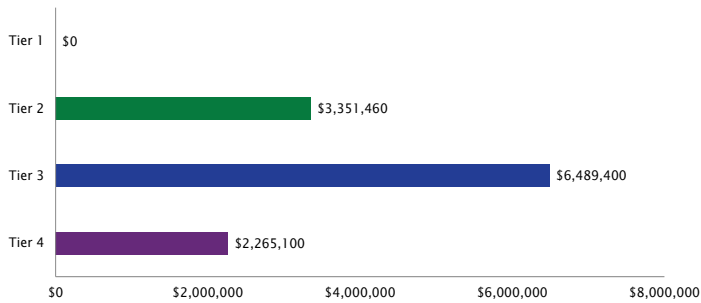
North Transportation Terminal cont.

Tier 3	Medium	Curbs, Rails and Barriers. Add curb and gutter for proper drainage	\$40,500	\$4000-\$17400	\$2025-\$8707
	Medium	Retaining Walls. Repair/replace retaining walls at NW area of building at parking lot, entrance to site on east side	\$4,000	\$400-\$1800	\$200-\$860
	Medium	Site Lighting Poles. Add site lighting to all bus and employee parking	\$32,400	\$3200-\$13900	\$1620-\$6966
	Low	Paint Interior.	\$12,100	\$1200-\$5200	\$605-\$2601
	Low	Miscellaneous Structures. Marquee sign. Install marquee sign at front entry.	\$4,000	\$400-\$1800	\$200-\$860
Tier 4	Medium	Other Landscape Features. Remove dirt pile at north end of east parking lot for future expansion	\$5,700	\$600-\$2500	\$285-\$1225
	Medium	Other Landscape Features. Trim cottonwood trees on canal to keep from damaging fencing	\$4,000	\$400-\$1800	\$200-\$860
	Low	Flagpoles. Relocate flagpole to front entry	\$900	\$100-\$400	\$45-\$193
	Low	Planting. Install ornamental landscaping at front entry, replace dead trees around site	\$8,100	\$800-\$3500	\$405-\$1741



Appendix 3 Security Facility Camera Options

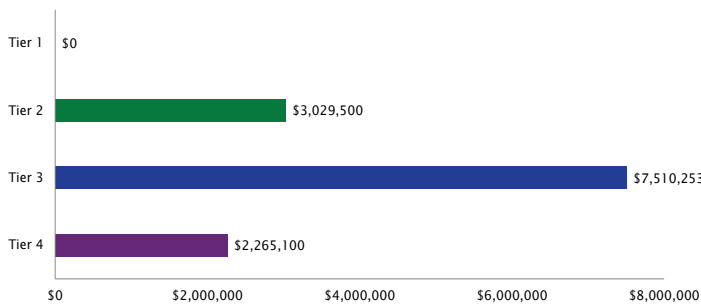
Minimum Funding Option



Priority	Project Description	Estimated Cost 2016	Potential Regulatory, Professional Services, and Contracting Costs	Frequency
Tier 2	Facility Cameras	\$321,960	\$434,647	One Time Capital Cost
	Transportation Bus Cameras	\$2,800,000	\$0	One Time Capital Cost
	800MHz Radios	\$229,500	\$0	One Time Capital Cost
Tier 3	Incident Management Solution	\$200,000	\$0	One Time Capital Cost
	School Radio Upgrade	\$5,975,000	\$0	One Time Capital Cost
	Emergency Operations Center Equipment	\$60,000	\$0	One Time Capital Cost
	Server Rotation	\$179,400	\$0	Recurring Capital Cost
	In-House Alarm Monitoring	\$75,000	\$0	One Time Capital Cost
Tier 4	Security Doors	\$758,300	\$0	One Time Capital Cost
	Access Control Upgrade	\$1,500,000	\$0	One Time Capital Cost
	Badge Printer	\$6,800	\$0	Recurring Capital Cost

Estimated Total Unfunded Capital Needs: \$12,105,960
 Estimated Project Management Costs: \$434,647
Estimated Total Project Cost: \$12,540,607

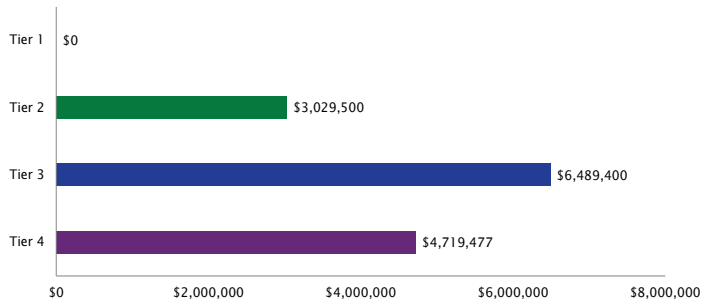
Recommended Funding Option



Priority	Project Description	Estimated Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Frequency
Tier 2	Transportation Bus Cameras	\$2,800,000	\$0	One Time Capital Cost
	800 MHz Radios	\$229,500	\$0	One Time Capital Cost
Tier 3	Facility Cameras	\$1,020,853	\$1,378,151	One Time Capital Cost
	Incident Management Solution	\$200,000	\$0	One Time Capital Cost
	School Radio Upgrade	\$5,975,000	\$0	One Time Capital Cost
	Emergency Operations Center Equipment	\$60,000	\$0	One Time Capital Cost
	Server Rotation	\$179,400	\$0	Recurring Capital Cost
Tier 4	In-House Alarm Monitoring	\$75,000	\$0	One Time Capital Cost
	Access Control Upgrade	\$1,500,000	\$0	One Time Capital Cost
	Security Doors	\$758,300	\$0	One Time Capital Cost
	Badge Printer	\$6,800	\$0	Recurring Capital Cost

Estimated Total Unfunded Capital Needs: \$12,804,853
 Estimated Project Management Costs: \$1,378,151
Estimated Total Project Cost: \$14,183,004

Preferred Funding Option



Priority	Project Description	Estimated Cost-2016	Potential Regulatory, Professional Services, and Contracting Costs	Frequency
Tier 2	Transportation Bus Cameras	\$2,800,000	\$0	One Time Capital Cost
	800MHz Radios	\$229,500	\$0	One Time Capital Cost
Tier 3	Incident Management Solution	\$200,000	\$0	One Time Capital Cost
	School Radio Upgrade	\$5,975,000	\$0	One Time Capital Cost
	Emergency Operations Center Equipment	\$60,000	\$0	One Time Capital Cost
	In-House Alarm Monitoring	\$75,000	\$0	One Time Capital Cost
	Server Rotation	\$179,400	\$0	Recurring Capital Cost
Tier 4	Access Control Upgrade	\$1,500,000	\$0	One Time Capital Cost
	Facility Cameras	\$2,454,377	\$3,313,410	One Time Capital Cost
	Security Doors	\$758,300	\$0	One Time Capital Cost
	Badge Printer	\$6,800	\$0	Recurring Capital Cost

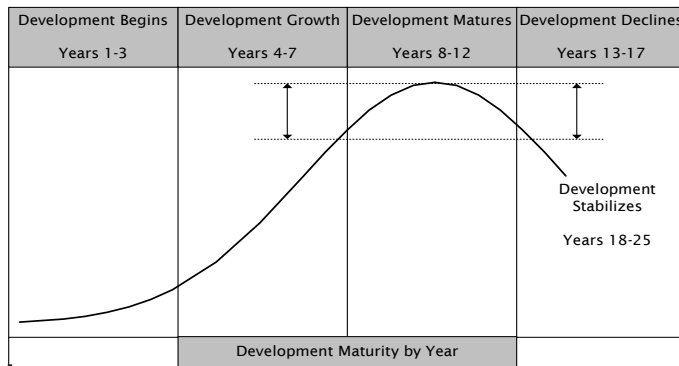
Estimated Total Unfunded Capital Needs: \$14,238,377
 Estimated Project Management Costs: \$3,313,410
Estimated Total Project Cost: \$17,551,787



Appendix 4 Development Analysis

Development Growth Cycle

The following diagram illustrates the correlation between residential housing development (certificates of occupancy) and the generation of school age children. As neighborhoods develop and build out, there is a lag time of nearly seven to 12 years before the number of students generated at elementary, middle, and high school reaches its maximum impact in a school. As neighborhoods mature and students grow older, some families move away and neighborhoods continue their cycle of generating students again, only this time at a more consistent pace. Douglas County is currently experiencing this cycle in the North Planning Area. According to the *Colorado Department of Public Health and Environment, Vital Statistics Division, unpublished data, November 10, 2010*, annual birth rates in the North Planning Area have decreased from 2,193 to 1,687 since 2005. The *2010 U.S. Census* also reports similar declining trends in the block and tract data, indicative of maturing communities in the North Planning Area.



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

Development Impact

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

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

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

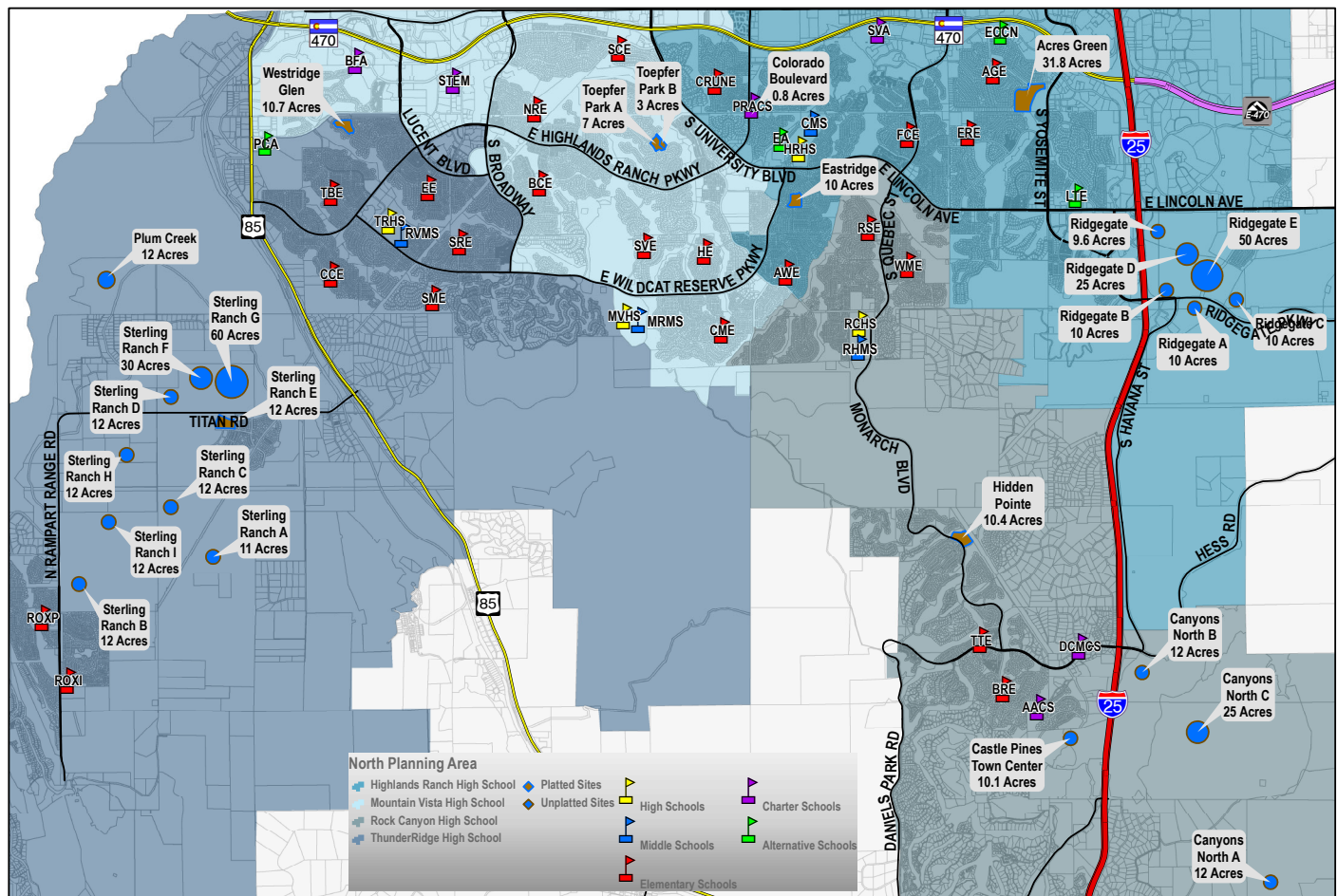
Development Summary-North Planning Area

*Highlands Ranch, Lone Tree, Castle Pines, Roxborough, and portions of Littleton and Englewood

Development	Jurisdiction	Zoned	Built	Remaining	% Built Out
470 Frontage CO	Douglas County	240	112	128	47
Castle Pines Town Center	Castle Pines	675	0	675	0
Castle Pines Village	Douglas County	2,792	1,622	1,170	58
Chatfield Farms	Douglas County	430	355	75	83
Erickson	Douglas County	1,971	785	1,186	40
Heritage Hills	Douglas County	1,100	432	668	39
Highlands Ranch	Douglas County	36,020	34,566	1,454	96
Hunting Hill	Douglas County	528	102	426	19
Inverness	Douglas County	457	237	220	52
Lagae Ranch	Castle Pines	631	0	631	0
Littleton Commons	Littleton	385	0	385	0
OmniPark	Douglas County	230	230	0	100
RidgeGate	Lone Tree	12,000	0	12,000	0
River Canyon	Douglas County	250	31	219	12
Roxborough Park	Douglas County	2,868	947	1,921	33
Roxborough Village	Douglas County	2,748	1,993	755	73
Sterling Ranch	Douglas County	12,050	0	12,050	0
The Canyons (North Canyons)	Castle Pines	2500	0	2,500	0
Total		77,875	41,412	36,463	53

- The table above summarizes the number of units zoned and built (to date) in the North Planning Area. The North Planning Area consists of Highlands Ranch, Lone Tree, Castle Pines, Roxborough, and portions of Littleton. Data on the number of units zoned and built was collected from Douglas County Department of Community Development, City of Littleton, City of Castle Pines, and the City of Lone Tree. According to all known planned developments at this time, approximately 36,000 single and multi-family units have been approved and could be built within the North Planning Area.

Land Inventory-North Planning Area



LAND INVENTORY | 2016-17 School Year
West Planning Area
 Source: Douglas County School District GIS, Douglas County GIS, Elbert County GIS.
 This map is not a legal document.
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Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
HRHS	Acres Green	Elementary	31.83	Platted
HRHS	Eastridge	Elementary	10.041	Platted
HRHS	Colorado Boulevard	Alternative Site	0.756	Platted
HRHS	Ridgegate B	Elementary	10	Unplatted
HRHS	Ridgegate C	Elementary	10	Unplatted
HRHS	Ridgegate D	Middle	25	Unplatted
HRHS	Ridgegate E	High	50	Unplatted
HRHS	Ridgegate	Elementary	9.63	Unplatted
HRHS	Ridgegate A	Elementary	10	Unplatted
MVHS	Toepfer Park A	Elementary	6.984	Platted
MVHS	Toepfer Park B	Elementary	3.016	Platted
RCHS	Hidden Pointe	Elementary	10.44	Platted
RCHS	Canyons North B	Elementary	12	Unplatted
RCHS	Canyons North A	Elementary	12	Unplatted
RCHS	Canyons North C	Middle	25	Unplatted
RCHS	Castle Pines Village	Elementary	10.1	Unplatted
TRHS	Westridge Glen	Elementary	10.677	Platted
TRHS	Sterling Ranch E	Elementary	12	Platted
TRHS	Sterling Ranch A	Elementary	11	Unplatted
TRHS	Sterling Ranch B	Elementary	12	Unplatted
TRHS	Sterling Ranch C	Elementary	12	Unplatted
TRHS	Sterling Ranch D	Elementary	12	Unplatted
TRHS	Sterling Ranch F	Middle	30	Unplatted
TRHS	Sterling Ranch G	High	60	Unplatted
TRHS	Sterling Ranch H	Elementary	12	Unplatted
TRHS	Sterling Ranch I	Elementary	12	Unplatted
TRHS	Plum Creek	Elementary	12	Unplatted

- The table and map above show the dedicated school sites in the North Planning Area. To date, there are approximately 432 acres of dedicated Elementary, Middle, High and Alternative sites in the North Planning Area which can be used to accomodate new growth and development.

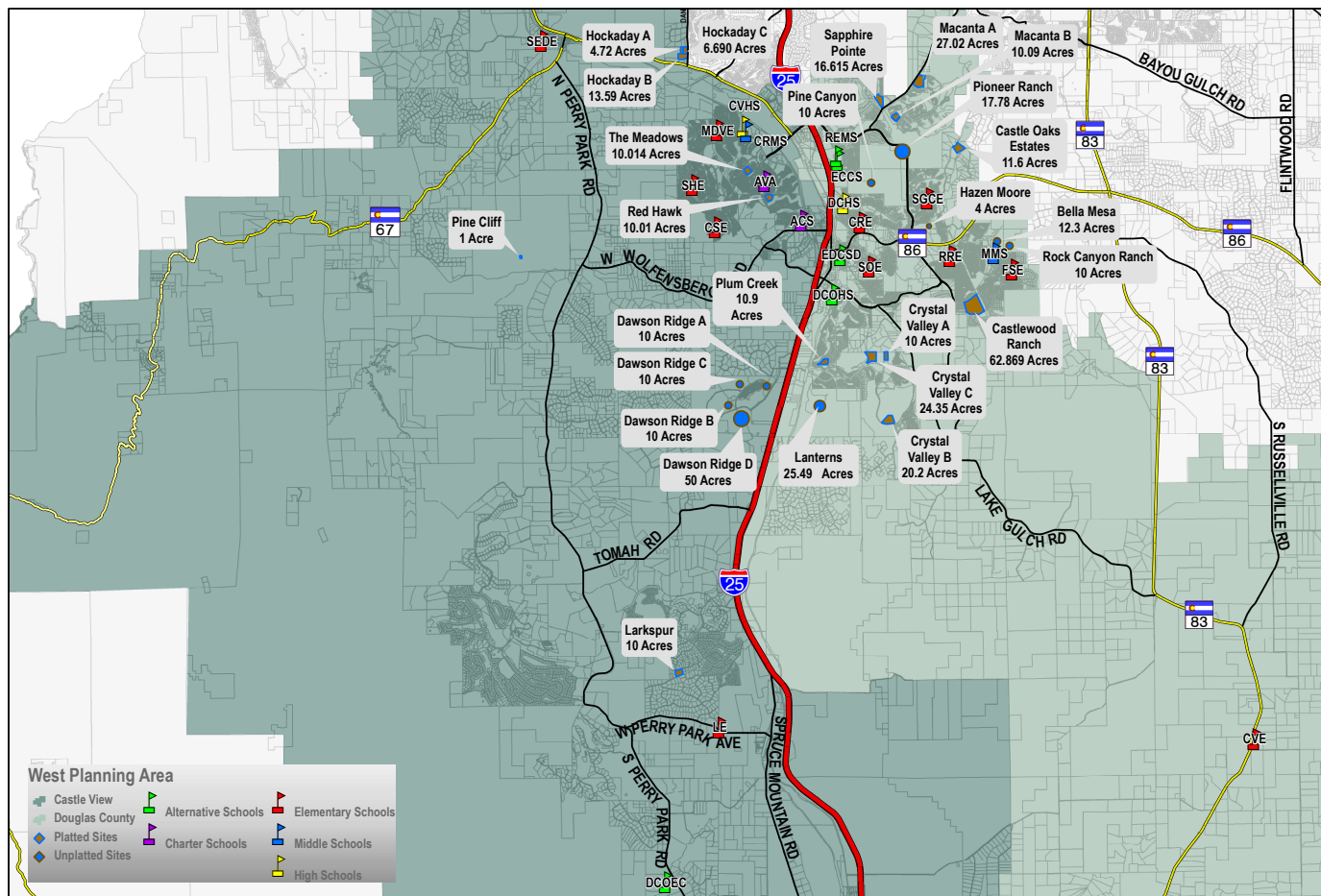
Development Summary-West Planning Area

*Castle Rock, Sedalia, and Larkspur

Development	Jurisdiction	Zoned	Built	Remaining	% Built Out
Arbors	Castle Rock	80	0	80	0
Auburn Ridge	Castle Rock	193	90	103	47
Bella Mesa	Castle Rock	711	0	711	0
Brookwood	Castle Rock	72	19	53	26
Cambridge Heights	Castle Rock	100	0	100	0
Canyons South (Macanta)	Douglas County	968	0	968	0
Castle Highlands	Castle Rock	339	322	17	95
Castle Meadows	Castle Rock	288	0	288	0
Castle Oaks	Castle Rock	2769	586	2183	21
Castle Pines Commercial	Castle Rock	1550	750	800	48
Castle Ridge East	Castle Rock	30	30	0	100
Castle Rock Estates (Diamond Ridge)	Castle Rock	126	130	-4	103
Castleview Estates	Castle Rock	248	0	248	0
Castlewood Ranch	Castle Rock	1300	1198	102	92
Central Castle Rock	Castle Rock	2421	2302	119	95
Covenant at Castle Rock	Castle Rock	58	0	58	0
Crystal Valley Ranch	Castle Rock	3475	650	2825	19
Dawson Ridge	Castle Rock	7900	0	7900	0
Founders Village	Castle Rock	5421	2278	3143	42
Hazen Moore	Castle Rock	148	75	73	51
Heckendorf Ranch	Castle Rock	630	270	360	43
Lanterns	Castle Rock	1200	0	1200	0
Liberty Village	Castle Rock	1245	456	789	37
Maher Ranch (Sapphire Pointe)	Castle Rock	897	815	82	91
Meadows	Castle Rock	12882	5700	7182	44
Meadows PDP No. 2 (Previously CIO)	Castle Rock	180	0	180	0
Memmen Young Infill	Castle Rock	1035	0	1035	0
Meribel Village	Douglas County	536	0	536	0
Metzler Ranch	Castle Rock	1696	1223	473	72
Oaks of Castle Rock	Castle Rock	326	105	221	32
Perry Park	Douglas County	1327	683	644	51
Pine Canyon	Castle Rock	1320	0	1320	0
Plum Creek	Castle Rock	3619	1500	2119	41
Plum Creek Ridge	Castle Rock	162	0	162	0
Plum Creek South	Castle Rock	354	124	230	35
Promenade at Castle Rock	Castle Rock	400	0	400	0
Red Hawk	Castle Rock	912	741	171	81
Sandstone Ranch	Douglas County	106	2	104	2
Scott II	Castle Rock	305	298	7	98
Stanbro PD	Castle Rock	124	0	124	0
Wolfensberger Apartments (formerly Graham PD)	Castle Rock	56	0	56	0
Woodlands	Castle Rock	917	580	337	63
Woodmoor Mountain	Douglas County	143	62	81	43
Young American	Castle Rock	1206	580	626	48
Total		59,775	21,569	38,206	36

- The table above summarizes the number of units zoned and built (to date) in the West Planning Area. The West Planning Area consists of Castle Rock, Larkspur, Sedalia and portions of Unincorporated Douglas County. Data on the number of units zoned and built was collected from Douglas County Department of Community Development, and the Town of Castle Rock. According to all known planned developments at this time, approximately 38,000 remaining single and multi-family units have been approved and could be built within the West Planning Area.

Land Inventory-West Planning Area



LAND INVENTORY | 2016-2017 School Year
West Planning Area

Source: Douglas County School District GIS, Douglas County GIS, Elbert County GIS.
 This map is not a legal document.
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Feeder	Type	Size (Acres)	Location Name	Site Status
DCHS	Elementary	11.6	Castle Oaks Estates	Platted
DCHS	High	62.869	Castlewood Ranch	Platted
DCHS	Elementary	10	Crystal Valley A	Platted
DCHS	Elementary	20.2	Crystal Valley B	Platted
DCHS	Middle	24.35	Crystal Valley C	Platted
DCHS	Middle	27.02	Macanta A	Platted
DCHS	Elementary	10.09	Macanta B	Platted
DCHS	Elementary	10.009	Plum Creek	Platted
DCHS	Elementary	16.615	Sapphire Pointe	Platted
DCHS	Alternative Site	4	Hazen Moore	Unplatted
DCHS	PK-8	25.49	Lanterns	Unplatted
DCHS	Elementary	10	Rock Canyon Ranch	Unplatted
DCHS	Elementary	12.3	Bella Mesa	Unplatted
DCHS	Elementary	10	Pine Canyon	Unplatted
DCHS	PK-8	17.78	Pioneer Ranch	Unplatted
CVHS	Middle	4.72	Hockaday A	Platted
CVHS	Middle	13.59	Hockaday B	Platted
CVHS	Middle	6.69	Hockaday C	Platted
CVHS	Elementary	10	Larkspur	Platted
CVHS	Alternative Site	1	Pine Cliff	Platted
CVHS	Elementary	10.01	Red Hawk	Platted
CVHS	Elementary	10.014	The Meadows Filing 20	Platted
CVHS	Elementary	10	Dawson Ridge A	Unplatted
CVHS	Elementary	10	Dawson Ridge B	Unplatted
CVHS	Elementary	50	Dawson Ridge D	Unplatted
CVHS	Elementary	10	Dawson Ridge C	Unplatted

- The table and map above show all the dedicated school sites in the West Planning Area. To date, there are approximately 408 acres of dedicated Elementary, Middle, High and Alternative sites in the East Planning Area which can be used to accommodate new growth and development.

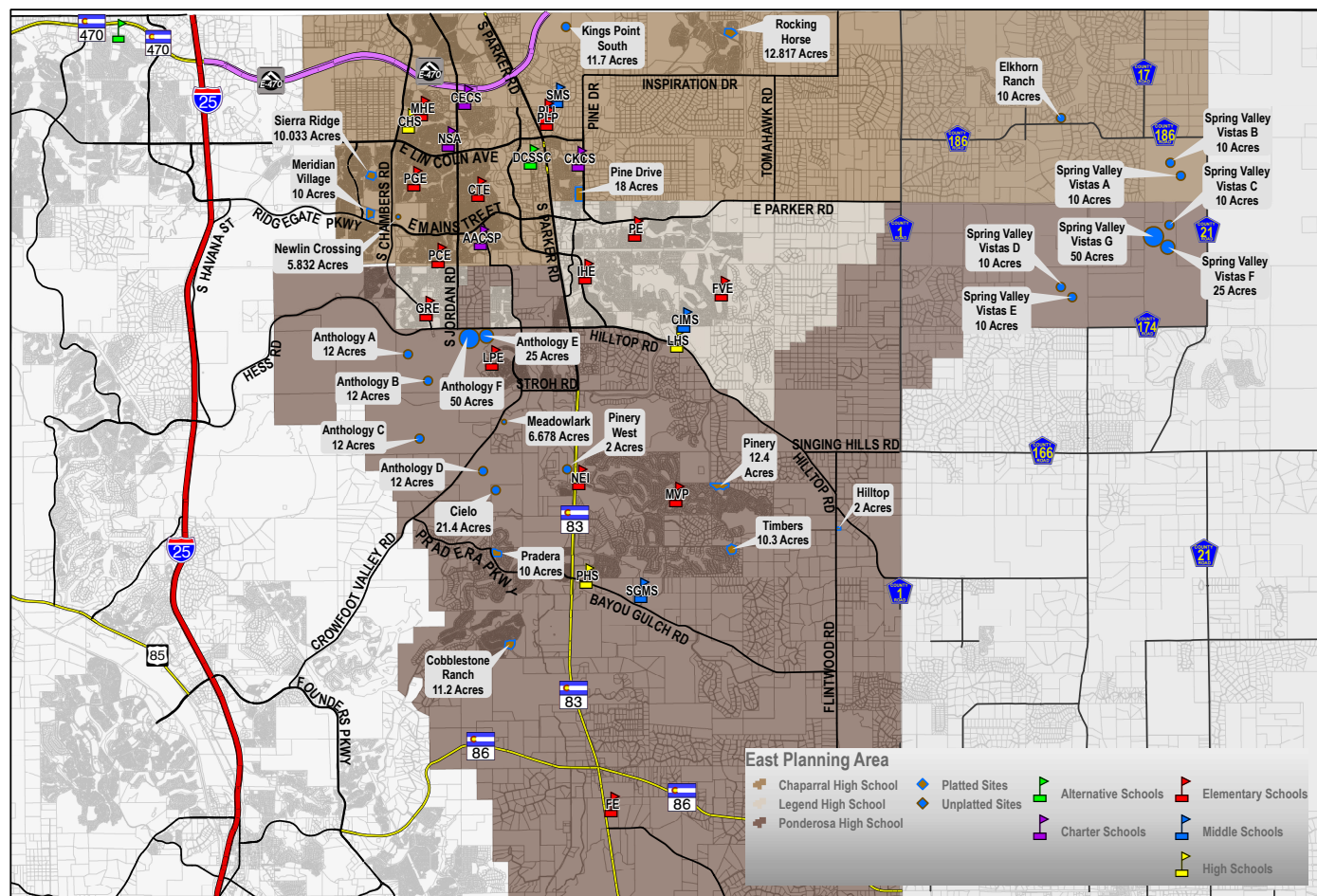
Development Summary-East Planning Area

*Parker, Franktown, Cherry Valley, and portions of Aurora and Elbert County

Development	Jurisdiction	Zoned	Built	Remaining	% Built Out
Antelope Heights	Parker	203	194	9	96
Anthology (Anthology North)	Parker	3,082	0	3,082	0
Anthology South (Renamed Hess)	Parker	3,380	0	3,380	0
Arlington (Cielo)	Douglas County	343	0	343	0
Bradbury (Bradbury Ranch)	Parker	1,607	1,450	157	90
Challenger Park	Parker	571	512	59	90
Chambers Highpoint	Parker	420	0	420	0
Clarke Farms	Parker	2,515	2,282	233	91
Compark	Douglas County	917	452	465	49
Compark	Parker	391	71	320	18
Compark Village	Parker	1,186	0	1,186	0
Compark Village South	Parker	1,677	0	1,677	0
Cottonwood	Parker	1,065	1,054	11	99
Cottonwood Highlands	Parker	570	0	570	0
Cottrell Farms (Horizon Estates)	Parker	75	74	1	99
Cottonwood South	Douglas County	855	610	245	71
Country Meadows	Parker	205	205	0	100
Crown Point	Parker	663	663	0	100
Enclave at Cherry Creek	Parker	285	0	285	0
Fairmark	Parker	736	744	-8	101
Foxhill	Douglas County	100	2	98	2
Gondolier Farms	Douglas County	145	1	144	1
Hein Center	Parker	260	0	260	0
Hidden River	Parker	1,023	925	98	90
Homestead Property (Parker Homestead)	Parker	370	0	370	0
Horse Creek (Douglas 234)	Parker	548	403	145	74
Horseshoe Ridge	Parker	405	258	147	64
Jordan Crossing	Parker	105	105	0	100
Kings Point South	Aurora	670	0	670	0
Lighthouse at Crown Point	Parker	312	0	312	0
Lincoln Creek Village	Douglas County	724	45	679	6
Lincoln Creek Village	Parker	31	0	31	0
Lundieck (Vantage Point)	Parker	306	0	306	0
Mainstreet Gate (Vanterra)	Parker	306	0	306	0
Mead's Crossing	Parker	352	156	196	44
Meridian International Business Center	Douglas County	5,125	3,574	1,551	70
Moomaw PD	Parker	33	0	33	0
New Horizon	Parker	84	84	0	100
Newlin Meadows	Parker	330	253	77	77
Olde Towne (Neu Towne)	Parker	595	158	437	27
Overlook at Cherry Creek	Parker	193	0	193	0
Parker Flats	Parker	146	0	146	0
Parker Hilltop	Parker	486	456	30	94
Parker Homestead (Heirloom)	Parker	280	161	119	58
Parker Sr Village	Parker	118	0	118	0
Parker Vista	Parker	220	201	19	91
Parkglenn	Parker	12	12	0	100
Pine Bluffs	Parker	483	182	301	38
Pine Drive Property	Parker	64	0	64	0
Pine Lane	Parker	270	0	270	0
PineView Condos	Parker	12	12	0	100
Pre-Corporation Lots	Parker	21	21	0	100
PWSD Mahoney Property	Parker	463	0	463	0
Quail Creek	Parker	100	100	0	100
Rampart Station (Preston Hills)	Parker	193	139	54	72
Reata North (Idyllwilde)	Parker	925	493	432	53
Reata South	Douglas County	175	36	139	21
Regency	Parker	192	185	7	96
Robinson Ranch	Parker	124	57	67	46
Rocking Horse	Aurora	1,500	180	1,320	12
Rowley Downs	Parker	323	321	2	99
Saddlebrook	Parker	203	199	4	98
Sage Port	Douglas County	595	467	128	78
Salisbury Heights	Parker	134	0	134	0
Sierra Ridge	Douglas County	1,600	98	1,502	6
Stone Creek Ranch	Douglas County	329	0	329	0
Stonegate	Douglas County	3,739	3,433	306	92
Stroh Crossing (Reata Ridge Village)	Parker	135	0	135	0
Stroh Ranch	Parker	2,817	1,908	909	68
Sun Marke	Parker	233	0	233	0
Tallman Gulch	Douglas County	121	2	119	2
Tallman Place	Parker	4	0	4	0
The Pinery (includes Pradera and Timbers)	Douglas County	4,855	4,093	762	84
Town and Country	Parker	501	501	0	100
Victorian House	Parker	23	23	0	100
Victorian Village	Parker	32	32	0	100
Village on the Green	Parker	80	58	22	73
Villages of Castle Rock	Castle Rock	626	34	592	5
Villages of Parker (Canterberry)	Parker	2,726	2,574	152	94
Westcreek Lakes	Douglas County	218	69	149	32
Willow Park (Willow Pointe)	Parker	350	265	85	76
Willow Ridge (Willow Pointe)	Parker	392	260	132	66
Total		58,583	30,847	27,736	53

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

Land Inventory-East Planning Area



LAND INVENTORY | 2016-2017 School Year
East Planning Area
Source: Douglas County School District GIS, Douglas County GIS, Elbert County GIS.
 This map is not a legal document.
 Planning and Construction | 620 Wilcox Street | Castle Rock, CO 80104 | (720) 433-1032

Douglas County School District

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Feeder	Type	Size (Acres)	Location Name	Site Status
CHS	Elementary	10.1	Meridian Village	Platted
CHS	Elementary	17.995	Pine Drive	Platted
CHS	Elementary	10.033	Sierra Ridge	Platted
CHS	Elementary	10	Elkhorn Ranch	Unplatted
CHS	Elementary	12.817	Rocking Horse	Platted
CHS	Elementary	10	Spring Valley Vistas B	Unplatted
CHS	Elementary	10	Spring Valley Vistas A	Unplatted
CHS	Alternative Site	5.832	Newlin Crossing	Unplatted
CHS	Elementary	11.7	Kings Point South	Unplatted
LHS	PK-8	18	Pine Drive	Platted
PHS	Elementary	12.352	Pinery	Platted
PHS	Elementary	10.321	Timbers	Platted
PHS	Alternative Site	6.678	Meadowlark	Unplatted
PHS	Elementary	10.011	Pradera	Platted
PHS	Other	2	Hilltop	Platted
PHS	Elementary	11.21	Cobblestone Ranch	Platted
PHS	Middle	25	Spring Valley Vistas F	Unplatted
PHS	High	50	Spring Valley Vistas G	Unplatted
PHS	Elementary	10	Spring Valley Vistas C	Unplatted
PHS	Elementary	10	Spring Valley Vistas D	Unplatted
PHS	Elementary	10	Spring Valley Vistas E	Unplatted
PHS	Elementary	12	Anthology B	Unplatted
PHS	Alternative Site	2	Pinery West	Unplatted
PHS	High	50	Anthology F	Unplatted
PHS	Middle	25	Anthology E	Unplatted
PHS	Elementary	12	Anthology A	Unplatted
PHS	Elementary	12	Anthology C	Unplatted
PHS	Elementary	12	Anthology D	Unplatted
PHS	K-8	21.4	Cielo	Unplatted

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

LONG RANGE PLANNING COMMITTEE RECOMMENDATION

The Long Range Planning Committee recommends the 2016-17 Master Capital Plan to be presented to the Douglas County School District Board of Education

The total estimated cost for all projects in the 2016-17 Master Capital Plan over the next five years is \$304 million-\$366 million. This includes all forecasted reinvestment projects for Facilities (including charter schools), Security, Transportation, and Technology for all four tiers and priority classes estimated at \$220-\$282 million. This amount includes elective projects identified in Tier 4. This also includes new construction over the next five years estimated at \$84.2 million. If the District were to revise its standards to value engineered facilities, the estimated new construction cost for the next five years is estimated at \$71.6 million.

The 2016-17 Master Capital Plan continues to incorporate last year's approach of communicating forecasted projects. In the past, projects were listed in general categories by year. The new approach improves the clarity by listing projects in Tiers which rank the significance of assets and their effect on the functionality of the building or equipment item, and projects are prioritized within each Tier to reflect the condition of the asset.

Capital Reinvestment for Facilities, Security, Transportation, and Technology

Douglas County School District's most important reinvestment items over the next 5 years are estimated to cost approximately \$52.3-\$70.9 million (depending on potential regulatory, project management, and inflation costs). Of this total, \$43-\$61.4 million is for facility reinvestment, \$8.5 million is for technology, \$630,000-\$729,000 is to comply with State of Colorado code and mandates, and \$295,000 is for transportation.

The most important facility reinvestment items in year 1 are estimated to cost approximately \$28.3-\$36.8 million. Of these items in year 1, it is estimated that approximately \$22-\$28.6 million would address those items that may interrupt the education program if a failure were to occur. The projects in the MCP are proactive in nature. Nevertheless, all functional components and systems will eventually experience deterioration. When that happens, immediate action and funding is always prioritized to ensure a safe and code compliant environment for students. All DCSD schools are 100% safe and code compliant.

New Construction for Growth and Programming

New construction over the next 5 years is estimated at approximately \$84.2 million. If the District were to revise its standards to value engineer facilities the estimated new construction costs for the next 5 years are approximately \$71.6 million.

In the next 5 years Castle View High School is projected to exceed capacity. The Meadows community in Castle Rock continues to grow and will eventually need a new elementary school. Additional growth is expected in the Early Childhood Education preschool program across the District. Increased capacity will also be needed for a bus terminal and maintenance facility in Parker. Capacity options to consider for implementation are:

- An addition to Castle View High School
- A new Elementary School in the Meadows in Castle Rock
- An addition to the Early Childhood Center in Castle Rock
- One new Early Childhood Center in Parker
- On new Bus Terminal and Maintenance Facility in Parker

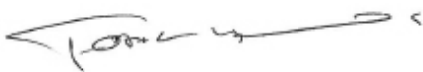
The Planning and Construction Department also monitors projected new construction needs beyond the next 5 years. New construction over the next 6-10 years is estimated at approximately \$412.3 million. If the District were to revise its standards to value engineer facilities, the estimated new construction costs for the next 6-10 years are approximately \$350.3 million. In the next 6-10 years the following capacity options to consider are:

- One new High School in the Lone Tree/Parker area
- One new 21st Century Learning Pre K-8 Magnet School in Parker
- Space for Alternative Secondary School Programming
- One new Bus Terminal and Maintenance Facility in Northwest Douglas County
- Space for All-Day Kindergarten (if mandated)
- One new Elementary School in the East Lone Tree/West Parker area
- One new Elementary School in the Northeast Castle Rock/Southwest Parker area
- One new Elementary School in East Castle Rock/West Franktown area

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


Approved by:

Todd Warnkey, Chair
June 21, 2016



Caryn Becker, Vice Chair
June 21, 2016



A large crowd of students is shown from the chest up, many with their hands raised in the air, suggesting a cheering or celebratory event. The students are wearing various casual clothing, including t-shirts and sweaters. The background is slightly blurred, focusing attention on the students in the foreground. The overall atmosphere is energetic and positive.

Douglas County
School District
620 Wilcox Street,
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