



*Promises Made. Promises Kept.*

Douglas County School District

# Master Capital Plan

2019 - 2020

Thank  
you  
Douglas  
County  
Voters!



Douglas County School District  
*Learn Today. Lead Tomorrow*

June 18, 2019

Board of Education,

It is our pleasure to present, the 2019-2020 Master Capital Plan (MCP). Many thanks are owed to Douglas County taxpayers for their willingness to approve ballot issue 5B, which will provide the funds to tackle long-deferred critical capital needs of the schools and other facilities that serve our 68,000 students. Presented at a time of significant change for the Douglas County School District, our goal is to convey a clear picture of the needs currently being addressed, as well as to detail those that remain unaddressed.

The incontrovertible effect of 5B will be an improved learning environment for students and work environment for teachers and other staff. Previously identified Tier One needs are being addressed, from fully operational climate control systems and improved security systems, to new carpet and paint. The plan for the F Pod addition to Castle View High School is being developed with substantial community input. Although 5B provides solutions for many identified concerns, it does not provide funds for capital renewal issues arising next year, next month, or even next week, nor does it supply enough capital to upgrade our schools to the latest standards across the board. A sustainable process for meeting continuing capital needs must be developed to avoid another backlog.

In presenting this MCP, the LRPC decided to maintain the listing of Tier One and Tier Two, which are being addressed by 5B funds. For clarity, these are illustrated in shaded colors to allow the Board and the public to see where the funds are being spent and the ongoing process of meeting these needs. The prioritization of spending on Tier Two needs is an ongoing process, with the individual schools deeply involved in that process. As projects are completed each year, they will be removed from the MCP. Security, Information Technology and Transportation projects were removed from this MCP, since these projects are defined and funded by the bond. Without the new construction added since last year and discussed below, this MCP actually decreased by \$216M-\$221M.

As part of the evaluation process for bond funding, the 2018-19 MCP fully integrated the capital needs of our charter schools and established a communication and cooperation paradigm. Superintendent Tucker and his staff are fully committed to addressing the long-term needs, and the capital investment necessary, to meet the needs of all of our students.

An important secondary benefit of passing 5A and 5B, the District has developed new internal and external methods to ensure the funds are well spent and create transparency and an atmosphere of trust between the taxpayers and District administration in the use of taxpayer funds.

The 2018-19 MCP detailed the size and complexity of the Douglas County demographics. Although some areas continue to grow, in other areas the student population is declining, and likely will continue to do so. To address these concerns, the Board approved a school capacity and boundary analysis, which is currently underway. This is a major step to developing the data required for long-term planning.

While this MCP shows that certain areas may likely need new construction, in other areas different solutions, such as boundary adjustments or repurposing of some facilities, might alleviate immediate capacity concerns.

Once again, the MCP identifies new construction needs and costs, and identifies potential alternatives to new construction. The Board is tasked with making complex and nuanced decisions about the best use of tax dollars to meet needs for today and in the future. The District has the opportunity to lead the way to address the educational needs of all students, including vocational and technical education. As examples, the proposed Ridgeway High School can be an opportunity for the District to show leadership and creativity in capital planning, while needs in the growing Sterling Ranch area can be addressed in a number of ways. Other areas of growth will need similar attention and creativity. The entire Douglas County community will have an opportunity to provide input.

This MCP foresees greater needs for facilities to address the increasing percentage of students with special and identified educational needs, as well as educational options for students who do not choose their neighborhood school. While some of these can be met with changes in existing facilities, in other cases new buildings may be necessary to provide a first-class education. The MCP details a number of new facilities in this area.

While significant 5B funds are directed toward school security upgrades, recent events remind us that the safety of our students is an ongoing priority. How capital funds can be part of a plan to address potential threats will require great cooperation between many entities. The LRPC hopes to assist in that process.

Full Day Kindergarten will present opportunities and challenges in capital and facilities planning. Under-utilized schools may provide kindergarten space, but in over-utilized schools, creative planning by principals and District staff may be needed.

The LRPC greatly appreciates the collaborative effort with, and the guidance from, staff in developing the MCP. The LRPC thanks the Board of Education for the trust it places in the LRPC to assist in the long-term planning for the District.

On Behalf of the Long Range Planning Committee  
Brad Geiger, Chair

Brad Geiger, Chair

A handwritten signature in black ink, appearing to read 'Brad Geiger', with a long, sweeping horizontal stroke extending to the right.



# Table of Contents

DCSD Leaders and Partners.....	2
Executive Summary.....	3
Existing Conditions .....	5
Planning Areas Map .....	6
Enrollment Trends.....	8
Methodology .....	12
2018 Bond Funded Items.....	17
New Construction .....	18
School Capacity .....	26
Neighborhood, Magnet, and Alternative Schools.....	30
Support Facilities .....	164
District-wide Needs.....	192
Charter Schools.....	203
Summary .....	240
Appendix 1-History of Capital Improvements.....	244
Appendix 2-Capital Needs for Select Facilities with Extensive Issues .....	253
Appendix 3-Development Summary .....	267
Appendix 4-Capital Needs by Year.....	274
Appendix 5-Capital Needs Deltas.....	280
Appendix 6-Capital Needs by Tier.....	281
Appendix 7-2018 Bond Construction Schedule.....	282

# Master Capital Plan Overview

The Douglas County School District Master Capital Plan encompasses a five-year period (2019-2024) 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

Thomas S. Tucker, Ph.D., Superintendent  
Richard D. Cosgrove, P.E., Chief Operations Officer  
Nancy Ingalls, Personalized Learning Officer  
Mary Kay Klimesh, General Counsel  
Ted Knight, Assistant Superintendent, School Leadership  
Stacey Rader, Communications Officer  
Matt Reynolds, Chief Assessment and Data Officer  
Gautam Sethi, Chief Technology Officer  
Scott Smith, Chief Financial Officer  
Amanda Thompson, Chief Human Resources Officer  
Marlena Gross-Taylor, Chief Academic Officer

### Board of Education

Christina Ciancio-Schor, Director District D  
Anthony Graziano, Director District B  
Krista Holtzmann, Director District G  
Anne-Marie Lemieux, Director District C  
Kevin Leung, Director District E  
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.

### 2019-20 LRPC Membership

#### East Planning Area

Lee-Ann Strickoff, Chaparral High School  
Jaimie Wolf, Chaparral High School  
Vacant, Legend High School  
Vacant, Legend High School  
Vacant, Ponderosa High School  
Vacant, Ponderosa High School

#### North Planning Area

Brad Geiger, Highlands Ranch High School  
John Freeman, Highlands Ranch High School  
Cathy Lees, Mountain Vista High School  
Vacant, Mountain Vista High School  
Vacant, Rock Canyon High School  
Vacant, Rock Canyon High School  
Michelle Major, ThunderRidge High School  
Kristen Hirsch, ThunderRidge High School

#### West Planning Area

David Strohfus, Castle View High School  
Bob Binder, Castle View High School  
Steven Franger, Douglas County High School

Vacant, Douglas County High School

#### Charters

Stephanie Stanley, Charter School Community  
Rudy Lukez, Charter School Community

#### At Large

Vacant, At Large  
Vacant, At Large

#### Non-Voting Members

Andee Ahrens, Secondary Education Representative  
Aubrie Duncan, Elementary Education Representative  
Leela Rajasekar, Director of Construction  
Vacant, Development Community Representative  
Vacant, Student Body Member

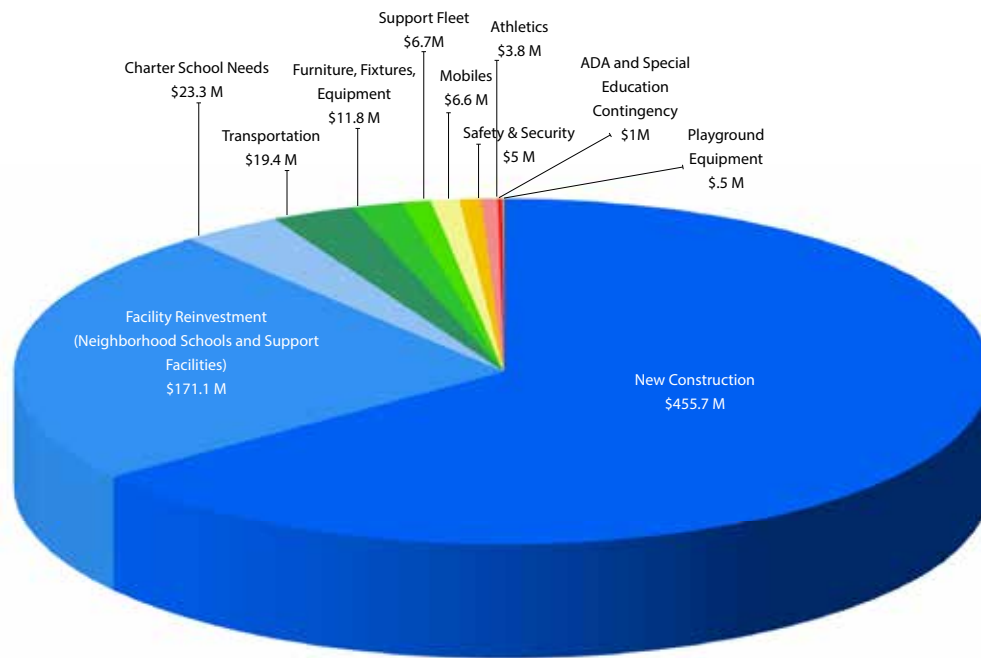
#### Guests/Liaisons

Krista Holtzmann, Board Director Liaison  
Richard Cosgrove, Chief Operations Officer,  
Derek Stertz, Planning Manager

# Executive Summary

In late January 2019, Douglas County School District sold \$250 million in general obligation bonds as approved by voters in the November 2018 election. The proceeds from the bonds provide funds for capital needs such as security upgrades, facility repairs, classroom furnishings, buses and technology. DCSD anticipates using bond proceeds to fund all Tier 1 needs and approximately half of the Tier 2 needs at schools constructed before 2007. In addition, proceeds will enhance safety and security systems and address urgent capital repairs at DCSD Charter Schools. Finally, bond funds will be used to complete an addition to Castle View High School and will be utilized for the construction of an Alternative Education school on the Pine Drive site just North of Parker Town Hall. Over the next 5 years, it is estimated that the total cost of Douglas County School District's capital needs will be \$737-\$840 million. Of that total, approximately \$456 million is for new construction, \$241-\$343 million is for reinvestment in the district's school and support facilities, \$26 million is needed for transportation needs (includes costs for buses and support fleet), \$7-\$8 million is needed to replace some of the district's aging mobiles, \$5 million is needed for safety and security projects, approximately \$0.5-\$0.6 million is needed for playground equipment, and \$1-\$1.2 million is needed as contingency. Needs totaled by type can be seen in figure 1 below. Please note that the costs shown in the figure reflect base construction cost only. Additional costs related to project management and inflation are anticipated and reflected as a range throughout the rest of this document.

Figure 1) Anticipated capital needs over the next five years. Needs summed by capital need type



Estimated Cost (in 2019 Dollars): \$704,845,917

Estimated Project Management Costs Range: \$20,943,070 - \$88,504,540

Estimated Inflation Range: \$10,828,940- \$46,530,085

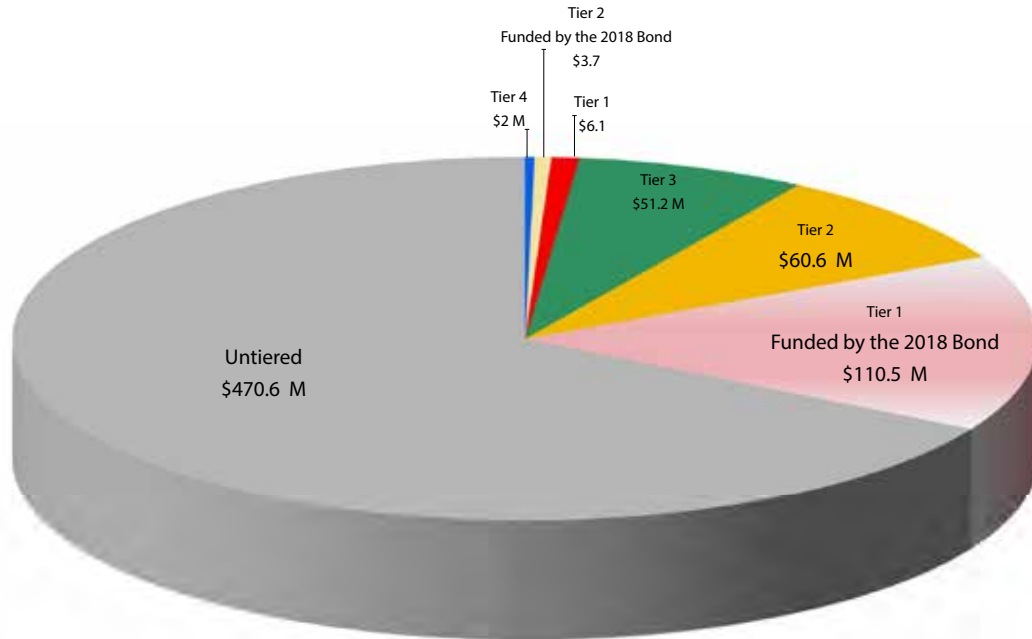
**Estimated Total Cost: \$736,617,927 - \$839,880,542**

Identified capital needs have been classified into a four-tier system with a Tier 1 classification representing the most critical items and a Tier 4 classification representing the least critical items. Douglas County School District's most important reinvestment items (those needs with a Tier 1 classification) are estimated to cost approximately \$132-\$182 million over the next five years. Of this amount, approximately \$116-\$165 million

## Executive Summary Cont.

is for facility reinvestment in neighborhood schools and support facilities, approximately \$2.7- \$3.1 million is needed for facility reinvestment in charter schools and approximately \$13.4 million is needed to meet the district's most urgent transportation needs (includes costs for buses and support fleet). Tier 2 needs are estimated to cost approximately \$73-\$102 million, Tier 3 needs are estimated to cost approximately \$56-\$72 million, and Tier 4 needs are estimated to cost approximately \$2.3-\$3.4 million. Costs associated with contingency and needed playground equipment have not been tiered and prioritized. Some capital needs submitted by charter schools are not reinvestment needs but desired modifications and upgrades. These items have been summed separately, outside the tier and priority classification. In total, these untiered needs total approximately \$17-24 million over the next five years. Needs totaled by Tier can be seen in figure 2 below.

Figure 2) Anticipated capital needs over the next five years. Needs summed by Tier



New construction needs over the next five years are estimated at approximately \$456 million. The student population has grown by approximately 10% since the most recent new school construction funded by the district in 2010. Projecting these needs continues to require a dynamic process as demographic changes, new residential construction, and new charter schools affect those needs on a continuing basis. The Long Range Planning Committee (LRPC) expects to continue to evaluate these needs and methods to meet them.





## Existing Conditions

### Douglas County Population and Development Summary

#### Population

The Douglas County population estimate for January 1, 2019 is 358,000 persons, a 3.5% increase from the previous year's estimate of 346,000. The Census Bureau and the State of Colorado also produce population estimates using different methodologies. The most current estimate available from the Census Bureau, for July 1, 2017, is 335,299 for Douglas County. The 2020 Census, to be conducted next year, will be a complete count of the U. S. population. The results will be the most accurate population count available, and all previous estimates, if not in line with the Census, will be adjusted up or down.

#### Permit Trends

Permits issued for new housing in Douglas County increased 3.8% compared to 2017, with 4,107 housing units permitted in 2018. Apartment units are 29% of the total new units permitted. Nearly 1.3 million square feet of commercial space was permitted in 2018, which includes four hotels and over half a million square feet of warehouse space.

#### Residential Development

In 2018, 4,536 new housing units were completed in Douglas County, which was a 3.5% increase in the total housing stock. The County's total housing stock as of January 1, 2019, is 128,661 units. Single family detached houses account for 75% of that total. The incorporated cities and towns in Douglas County contain 43% 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 2018 was \$487,500, which is a 6.9% increase compared to the same quarter last year. The number of sales of newly built and existing single-family houses, townhouses, and condominiums in 2018 increased 0.8% compared to 2017. The total number of foreclosure filings initiated in 2018 increased 4.5% from 2017 for a total of 278.

#### Annual Income

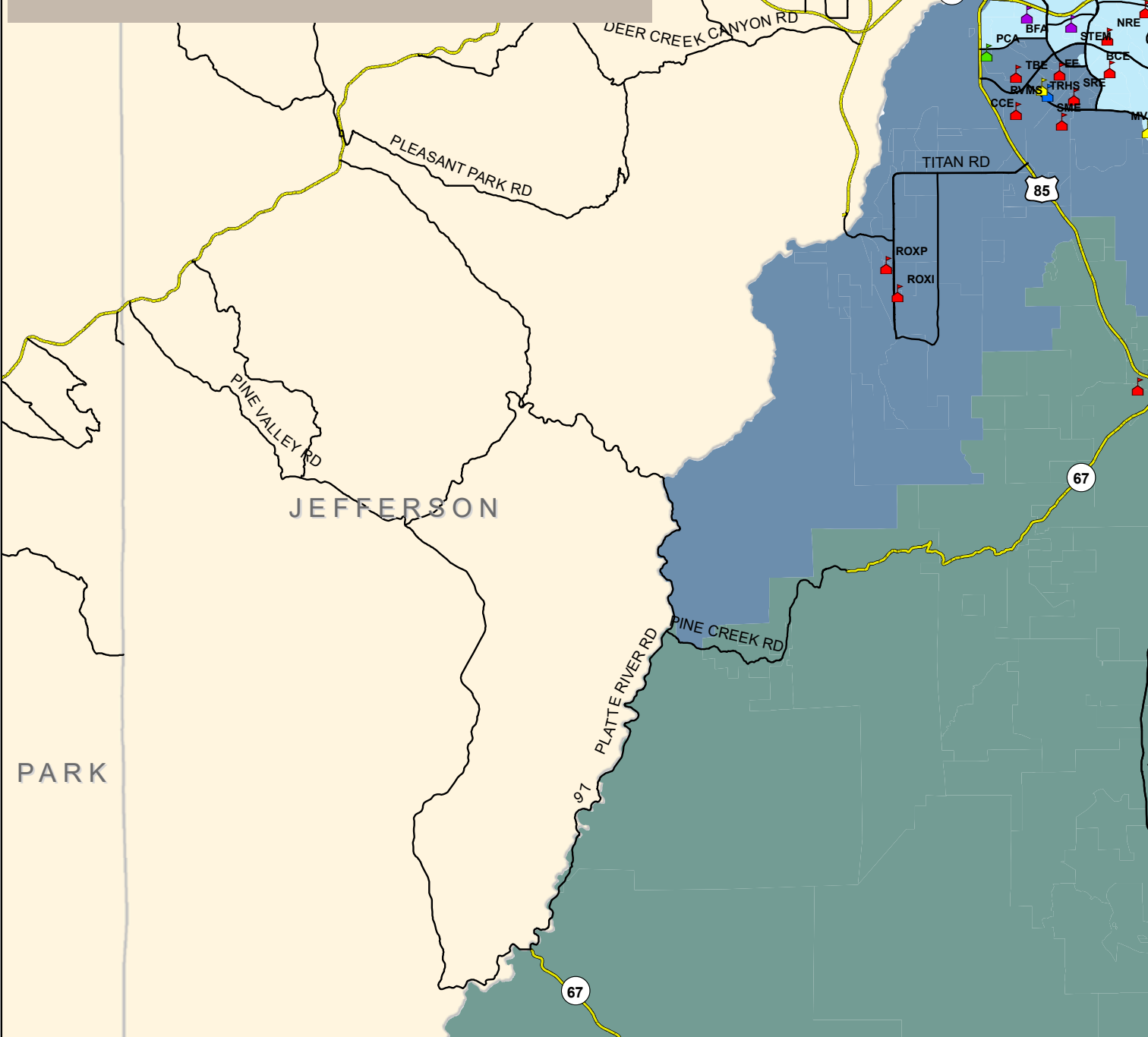
The 2017 average annual wage for jobs located in Douglas County was \$62,899, which was a 5.1% increase from the previous year. According to the 2017 American Community Survey, the median household income in Douglas County was \$111,482, which ranks 11th in the nation for highest median household income among counties with populations of 65,000 or more. The 2017 American Community Survey also shows that 3.5% of the population had incomes below the poverty level.

#### Annual Employment

The number of jobs located in Douglas County increased 3.7% from 2016 to 2017, bringing the average annual total to 121,135 jobs. The largest supersectors in the County in 2017 were professional and business services with 18.4% of jobs, followed by retail trade (14.8%), and leisure and hospitality (13.0%). The two supersectors with the largest absolute increases in jobs were professional and business services which gained 1,185 jobs, and financial activities which gained 948 jobs.

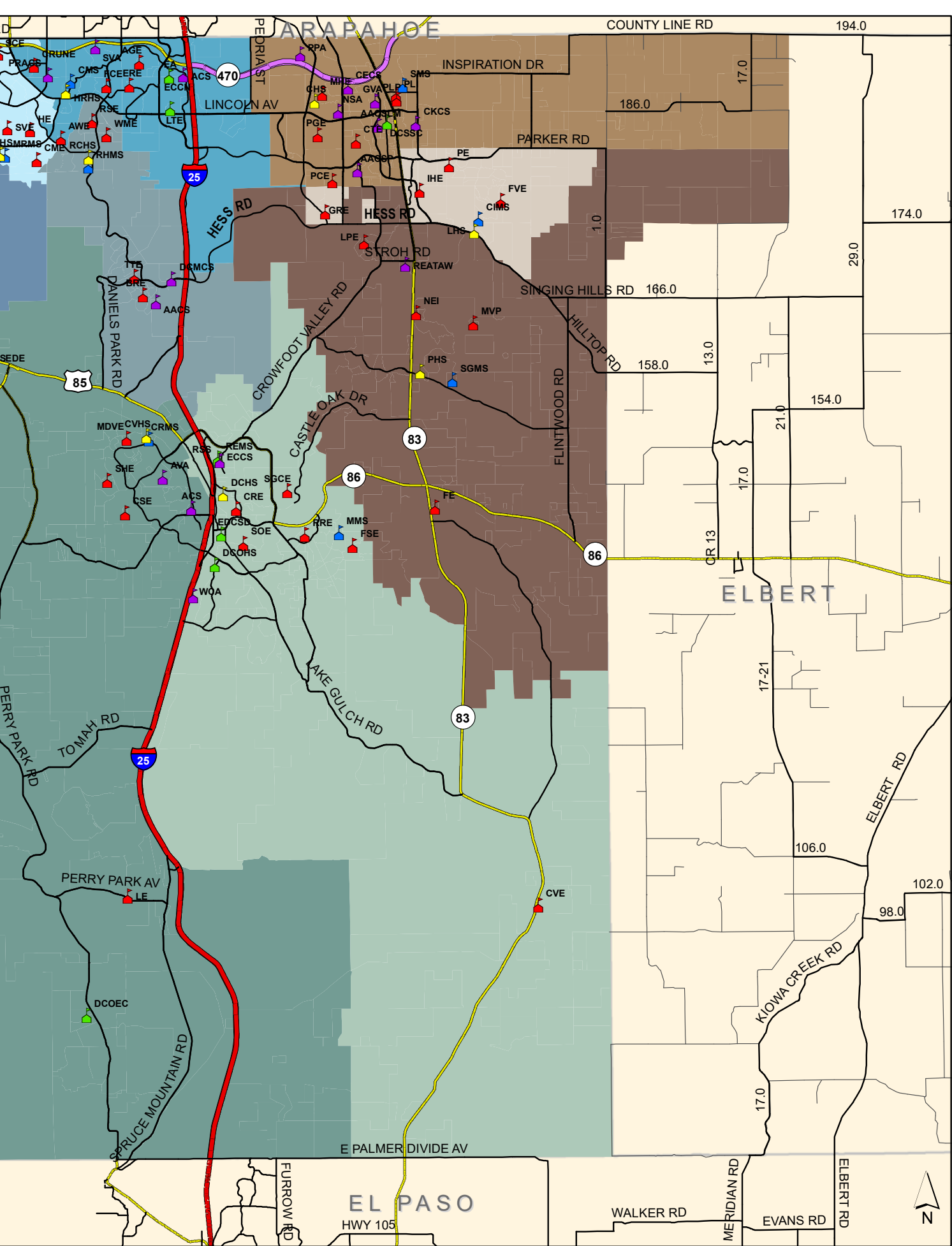
Source: Douglas County Department of Community Development, 2019 Demographic Summary

# Douglas County School District Planning Areas



### Legend

High Schools	<b>East Planning Area</b>	<b>North Planning Area</b>	<b>Roads</b>
Middle Schools	Chaparral High School	Highlands Ranch High School	INTERSTATE
Elementary Schools	Legend High School	Mountain Vista High School	MAJOR
Charter Schools	Ponderosa High School	Rock Canyon High School	STHWY
Alternative Schools		ThunderRidge High School	TOLL
		<b>West Planning Area</b>	USHWY
		Castle View	
		Douglas County	



## Douglas County School District Enrollment Trends

### Enrollment Trends and Changes in 2018-19

Based on the Colorado Department of Education's official October count (2018), which includes all schools and programs (Neighborhood Schools, Charters, Pre-Schools, Home School, and Alternative Schools), the Douglas County School District saw a decrease of 6 students from the 2017-2018 to the 2018-2019 school year. The total enrollment declined from 67,597 to 67,591. This represents a .01% decrease in enrollment over the year. Over the last 10 years, DCSD enrollment has increased by 8,868 students, or by approximately 13%. While some neighborhood schools experienced an increase in enrollment this year, the majority of this growth can be attributed to DCSD charter schools. See Figure 1.

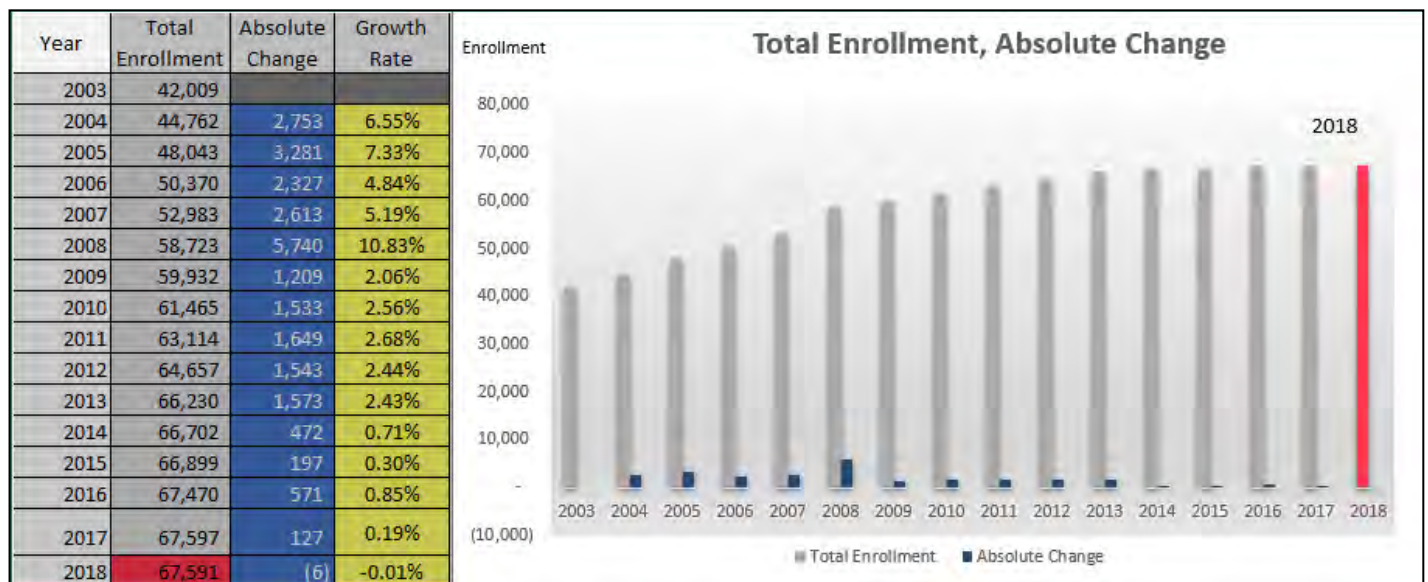


Figure 1: October Count Total Enrollment (2003-2018)

2019-2020 Enrollment Projections Summary

The Planning and Construction Department projects K-12 using the cohort method, and then adjusts the projections based upon birth rate, historic kindergarten enrollment, open enrollment, and residential development. For capacity planning purposes, pre-school enrollment is added to the enrollment projections at those schools with existing pre-school programs.

Currently, the district’s enrollment is declining, however, in comparative terms it is flat. The trend of declining enrollment is most prevalent in the district’s neighborhood schools.

Not including pre-school, the Planning and Construction Department is projecting a district-wide decrease of 170 students or an approximate .26% decrease for the coming 2019-20 School Year. District-wide, Elementary School enrollments are expected to decline by 10 students. Declines are also anticipated in Middle school enrollment of 153 students and a decline of 7 High school students. See Figure 2.

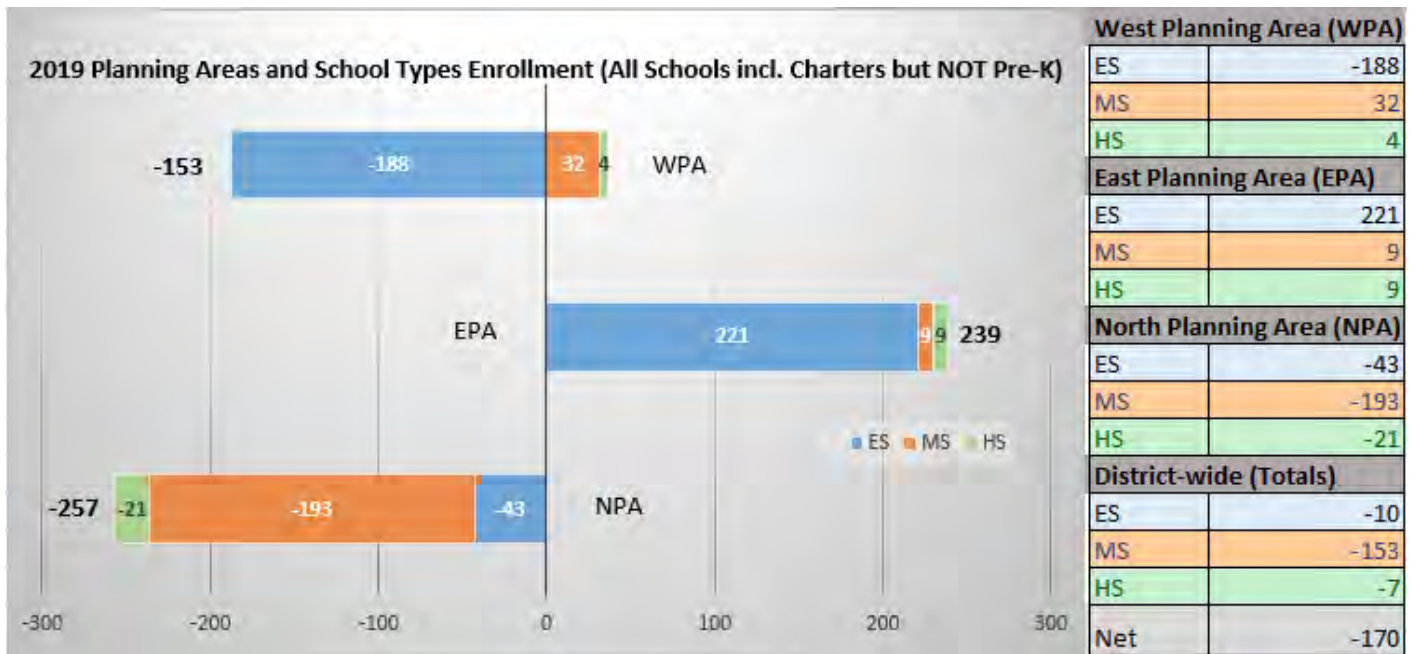


Figure 2: 2019 Enrollment Increases and Decreases by School Type, Planning Areas, Charters, Not Pre-K

Not including pre-school, enrollment is projected to decrease by 772 for neighborhood schools, and enrollment is projected to increase by 602 students for charter schools. Charter School enrollment is projected to increase due to growth in enrollment at Ascent Classical Academy, Global Village Academy, Lemay Classical Academy, Parker Performing Arts, Renaissance Secondary School, and World Compass Academy.

	2018-19 Enrollment (no-Pre K)	2019-20 Enrollment Projection (No-Pre K)	Change in Students from 2018-19 to 2019-20 Enrollment	2023-24 Enrollment Projection (No-Pre K)	Change in Students from 2018-19 to 2023-24 Enrollment
<b>North Planning Area</b>					
<b>Highlands Ranch Feeder</b>					
Acres Green	513	497	(16)	508	(5)
Arrow wood	329	314	(15)	300	(29)
Cougar Run	458	455	(1)	455	(1)
Eagle Ridge	551	537	(14)	581	30
Fox Creek	508	494	(14)	471	(37)
Cresthill MS	826	756	(70)	653	(173)
Highlands Ranch HS	1,878	1,860	(16)	1,405	(271)
<b>Highlands Ranch subtotal</b>	<b>4,859</b>	<b>4,713</b>	<b>(146)</b>	<b>4,373</b>	<b>(486)</b>
<b>Mountain Vista Feeder</b>					
Bear Canyon	493	473	(20)	427	(66)
Copper Mesa	422	413	(9)	329	(93)
Heritage	460	444	(16)	346	(114)
Northridge	659	638	(21)	636	(23)
Sand Creek	391	365	(26)	348	(43)
Summit View	508	478	(30)	455	(53)
Mountain Ridge MS	1,137	1,108	(31)	872	(265)
Mountain Vista HS	2,332	2,342	10	2,187	(145)
<b>Mountain Vista subtotal</b>	<b>6,402</b>	<b>6,259</b>	<b>(143)</b>	<b>5,600</b>	<b>(802)</b>
<b>Rock Canyon Feeder</b>					
Buffalo Ridge	405	397	(8)	436	31
Redstone	493	461	(32)	389	(104)
Timber Trail	330	303	(27)	231	(99)
Wildcat Mountain	519	473	(46)	374	(145)
Rocky Heights MS	1,408	1,388	(40)	979	(429)
Rock Canyon HS	2,268	2,282	(4)	1,982	(304)
<b>Rock Canyon subtotal</b>	<b>5,421</b>	<b>5,264</b>	<b>(157)</b>	<b>4,371</b>	<b>(1,050)</b>
<b>ThunderRidge Feeder</b>					
Coyote Creek	401	402	1	372	(29)
Eldorado	404	382	(22)	348	(56)
Roxborough Intermediate (3-8)	416	392	(24)	323	(93)
Roxborough Primary (K-2)	298	290	(6)	279	(17)
Saddle Ranch	443	425	(18)	357	(86)
Stone Mountain	619	613	(6)	589	(30)
Traiblazer	376	371	(5)	339	(37)
Ranch View MS	858	814	(44)	741	(117)
ThunderRidge HS	2,012	1,974	(38)	1,762	(250)
<b>ThunderRidge subtotal</b>	<b>5,825</b>	<b>5,663</b>	<b>(162)</b>	<b>5,110</b>	<b>(715)</b>

Figure 3: North Planning Area Schools and Feeders Enrollment Changes from 2018-19 to Projected 2019-20

	2018-19 Enrollment (no-Pre K)	2019-20 Enrollment Projection (No-Pre K)	Change in Students from 2018-19 to 2019-20 Enrollment	2023-24 Enrollment Projection (No-Pre K)	Change in Students from 2018-19 to 2023-24 Enrollment
<b>East Planning Area</b>					
<b>Chaparral Feeder</b>					
Cherokee Trail	459	457	(2)	441	(18)
Manmoth Heights	603	604	1	679	76
Pine Grove	555	543	(12)	583	28
Pine Lane North (4-8)	321	295	(26)	258	(63)
Pine Lane South (K-3)	369	374	5	396	27
Prairie Crossing	639	663	24	947	308
Sierra MS	857	875	18	834	(23)
Chaparral HS	2,241	2,243	2	2,648	405
<b>Chaparral subtotal</b>	<b>6,044</b>	<b>6,054</b>	<b>10</b>	<b>6,784</b>	<b>740</b>
<b>Ponderosa Feeder</b>					
Franktown	323	333	10	357	34
Legacy Point	295	291	(4)	337	42
Mountain View (K-2)	258	272	14	318	60
Northeast (3-5)	287	276	(11)	318	31
Sagewood MS	941	900	(41)	738	(203)
Ponderosa HS	1,388	1,408	20	1,375	(13)
<b>Ponderosa subtotal</b>	<b>3,492</b>	<b>3,480</b>	<b>(12)</b>	<b>3,443</b>	<b>(49)</b>
<b>Legend Feeder</b>					
Frontier Valley	479	465	(14)	451	(28)
Gold Rush	635	641	6	607	(28)
Iron Horse	396	394	(2)	429	33
Pioneer	401	405	4	407	6
Cimarron MS	1,314	1,240	(74)	1,149	(165)
Legend HS	2,209	2,196	(13)	1,842	(367)
<b>Legend subtotal</b>	<b>5,434</b>	<b>5,341</b>	<b>(93)</b>	<b>4,885</b>	<b>(549)</b>

Figure 4: East Planning Area Schools and Feeders Enrollment Changes from 2018-19 to Projected 2019-20

	2018-19 Enrollment (no-Pre K)	2019-20 Enrollment Projection (No-Pre K)	Change in Students from 2018-19 to 2019-20 Enrollment	2023-24 Enrollment Projection (No-Pre K)	Change in Students from 2018-19 to 2023-24 Enrollment
<b>West Planning Area</b>					
<b>Castle View Feeder</b>					
Clear Sky	748	707	(41)	770	22
Larkspur	249	267	18	291	42
Meadow View	452	435	(17)	514	62
Sedalia	252	273	21	264	12
Soaring Hawk	555	501	(54)	497	(58)
Castle Rock MS	886	837	(49)	759	(127)
Castle View HS	2,185	2,163	(22)	2,144	(41)
<b>Castle View subtotal</b>	<b>5,307</b>	<b>5,183</b>	<b>(124)</b>	<b>5,239</b>	<b>(68)</b>
<b>Douglas County Feeder</b>					
Castle Rock Elem	393	393	-	398	5
Cherry Valley	39	37	(2)	43	4
Flagstone	469	445	(24)	429	(40)
Rock Ridge	485	473	(12)	478	(7)
Sage Canyon	753	764	11	840	87
South Ridge	537	568	31	590	53
Mesa MS	817	873	56	879	62
Douglas County HS	1,841	1,846	5	2,379	538
<b>Douglas County subtotal</b>	<b>5,334</b>	<b>5,399</b>	<b>65</b>	<b>6,036</b>	<b>702</b>

Figure 5: West Planning Area Schools and Feeders Enrollment Changes from 2018-19 to Projected 2019-20

## Identifying and Prioritizing Facility and Site

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

### Facility Assessments

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

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

Assessment asset needs can consist of the following:

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

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

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

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



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

Prioritizing Needs

Tier Classification

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

The tiers used to classify the above are as follows:

Tier	Description
<b>Tier 1</b>	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.
<b>Tier 2</b>	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.
<b>Tier 3</b>	Assets, systems and components that are part of a facility infrastructure but do not directly affect the occupancy of the facility including security upgrades and additions; and transportation buses and support vehicles for growth. Typical assets in this tier include (but are not limited to) interior wall structure and finishes, interior doors, ceiling finishes, casework, FF&E (furniture, features, and equipment), cosmetic building structure, multi-purpose fields at elementary and middle schools, additional software programs to enhance security; and additional buses and support vehicles.
<b>Tier 4</b>	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.

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

The Transportation Department identifies and prioritizes fleet related capital needs in two ways. First, assets that present a significant safety concern are identified. This means that the continued operation of the asset places personnel safety, or the safety of others, in jeopardy. Assets identified in this operating condition may have



components or entire structures that will not pass safety inspections. These would be assets that need to be replaced within one year. Second, assets in a mechanical condition requiring ongoing repairs that exceed current value are identified. If these vehicles can no longer be repaired, upgraded, or maintained, they are listed as needing replacement over the next five years.

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

Priority Classification

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

Priority Criteria	Definition
<b>Cause</b>	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
<b>Type of Impact</b>	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.
<b>Risk</b>	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.
<b>Urgency</b>	When item it is expected to fail based on life cycle expectancy. A building component that is past its expected life cycle would score higher than a component that has not reached the end of its expected life.
<b>Extent of Impact</b>	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.

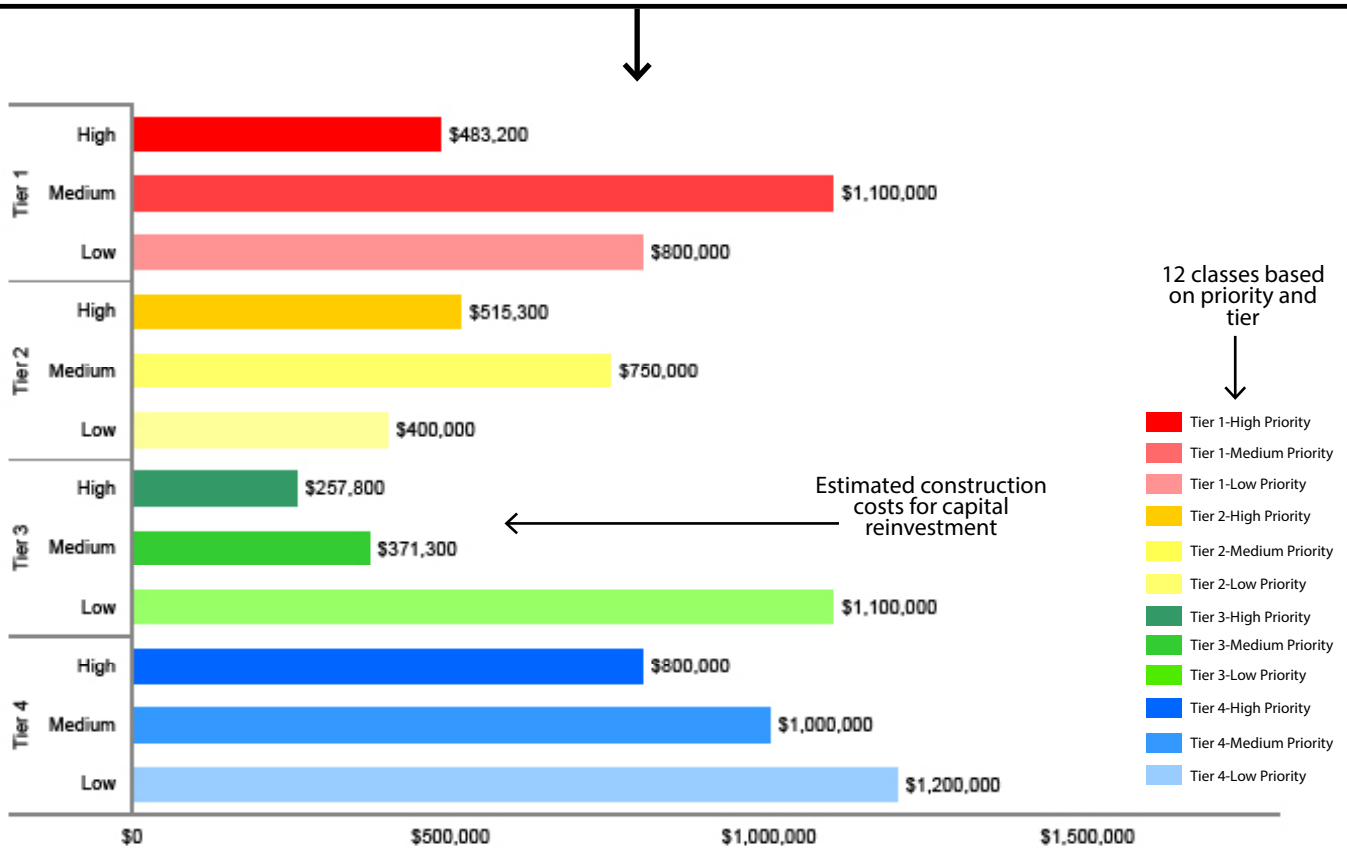
High Priority: 1-200 Priority Score

Medium Priority: 201-1,000 Priority Score

Low Priority: 1,001-8,000 Priority Score

### How to Assess Capital Priorities

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



### 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-2019' 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 Capital Improvement Plan are developed in a multitude of ways:

- RS Means Estimating Software – RS Means is the industry standard for estimating construction, remodeling, and repair. Costs from RS Means are contractor costs only
- Similar types or projects – Estimates are based on similar projects the district has completed in the past (marked up according to an inflation factor as necessary)
- Outside resources - Architects, Engineers, and Consultants may be used to help derive cost estimates. Estimates vary over time due to many factors. This can include:
  - Prices for commodities and material can vary within a few months
  - Labor shortages drive contractor costs higher (Colorado is currently experiencing 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)

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.

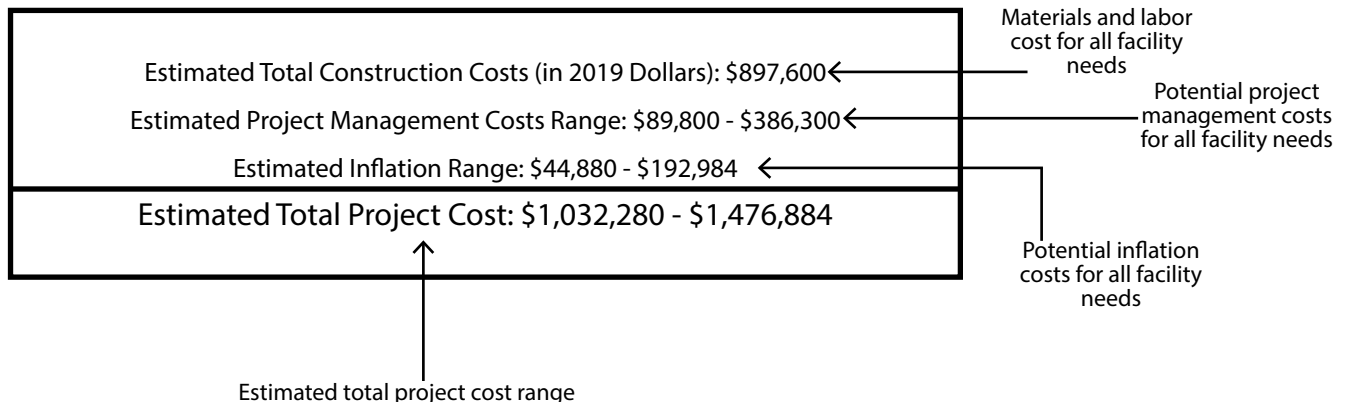
Calculating Estimated Inflation Costs

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 Project Cost**

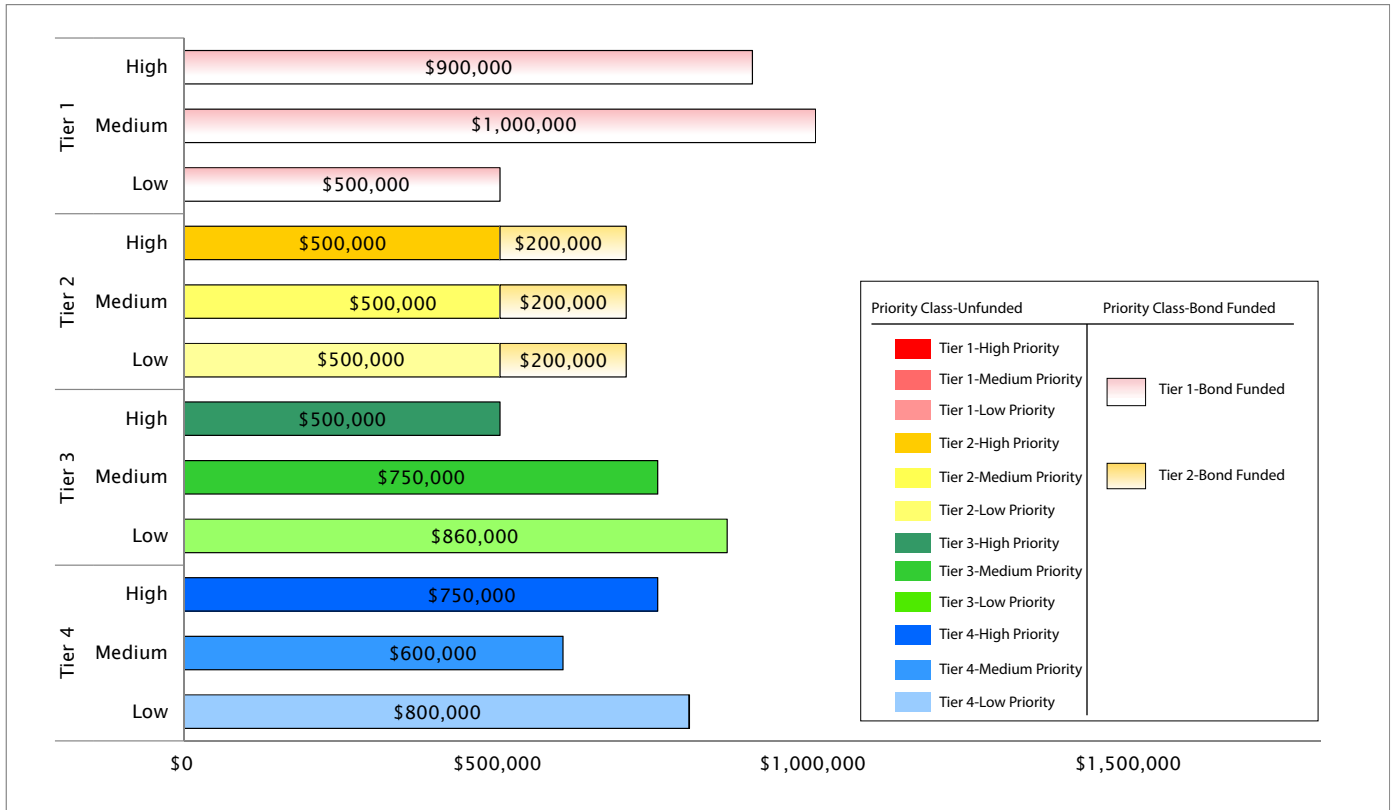
Every need has an estimated construction cost, an estimated range for potential project management costs, and an estimated range for inflation. Cost estimates on the low end of the range assume a 10% mark-up for potential regulatory, professional services, and contracting costs. Cost estimates on the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

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Upgrade fire alarm system	\$126,900	\$12700-\$54600	\$6350-\$27290
1-Medium	Controls. Upgrade control system	\$370,130	\$37080-\$159180	\$18510-\$79580
2-High	Special Foundations. Repair retaining wall movement where it attaches to building foundation	\$54,990	\$5510-\$23710	\$2750-\$11830



## 2018 Bond Funded Items

In late January, DCSD sold approximately \$250 million in general obligation bonds as approved by voters in the November 2018 election. The proceeds from the bonds provide one-time funds for capital needs such as security upgrades, facility repairs, classroom furnishings, buses and technology. All Tier 1 and approximately half of the listed Tier 2 capital renewal items are anticipated to begin construction in the near future. Bond funded projects that are under construction are called out on individual school pages.



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$280,670	\$28140-\$120740	\$14040-\$60350
	Air Distribution Systems. HVAC system upgrade.	\$171,210	\$17200-\$73700	\$8560-\$36810
	Water Treatment Systems. Upgrade.	\$16,290	\$1720-\$7020	\$820-\$3510
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$74,030	\$7480-\$31880	\$3710-\$15920
	Passenger Elevators. Renovate elevator.	\$158,630	\$15880-\$68280	\$7940-\$34110
	Commissioning and Re-Commissioning. Commission if system upgraded.	\$57,220	\$5790-\$24690	\$2870-\$12300
Tier 2 Funded by the 2018 Bond	Flooring Carpet. Replace carpet.	\$346,440	\$34670-\$149070	\$17330-\$74490
2-High	Flooring Kitchen. Replace kitchen flooring. Currently red hubblelite..	\$62,400	\$6310-\$26910	\$3120-\$13420
	Flooring Hallways/Classrooms. replace VCT in classroom areas..	\$71,280	\$7230-\$	
	Exterior Wall Construction. Recaulk control joints.	\$4,660	\$550-\$	
	Exterior Windows. Recaulk windows	\$23,480	\$2430-\$	
	Fabricated Toilet Partitions. Replace with solid plastic in all wings upper and lower	\$25,170	\$2540-\$	
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$	
	Theater & Stage Equipment, Auditorium Sound Equipment. Strand CD80. Upgrade Strand controller	\$10,580	\$1130-\$	
	Fixed Casework. Computer counter tops need to be raised in the library	\$4,230	\$470-\$	
	Paving & Surfacing, Sidewalks. Needs repaired in areas	\$18,300	\$1910-\$	
	Retractable Partition. Repair/refurbish operable partitions at pod areas	\$12,270	\$1240-\$	
2-Medium	Wall Foundations. Recaulk foundation where concrete meets	\$9,420	\$990-\$	

The school shown in this example has both Tier 1 and Tier 2 categorized projects flagged for completion with 2018 Bond dollars. The projects are labeled as Bond projects and are symbolized in the project table and total cost bar graph with a muted shade of the classification color.



New Construction Needs

1-5 Year Needs

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

- One new elementary school in The Meadows development (Castle Rock)
- One new elementary in Northeast Castle Rock (Castle Rock)
- One new elementary school in the Meridian Village or Sierra Ridge developments (East Lone Tree/West Parker Area)
- Space and facilities for eDCSD, DC Support Center, and Bridge programming (locations to be determined)
- An addition to the early childhood center in the West Planning Area (Castle Rock)
- Additional Kindergarten classrooms for full day Kindergarten (locations to be determined)
- One new elementary in Cobblestone Ranch, aka The Villages at Castle Rock development (Castle Rock)
- One new school in the Sterling Ranch development (Northwest Douglas County)
- One new high school in the Ridgeway development (Lone Tree)
- Special education school (location to be determined)
- Nutrition Services warehouse expansion (Castle Rock)
- One new terminal and land for bus and support vehicle fleet maintenance and operations (Parker)
- One new terminal satellite facility and land for bus and support vehicle fleet maintenance and operations (Castle Rock)

6-10 Year Needs

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

- A new elementary school in The Canyons development (Castle Pines)
- A new elementary school in the Crystal Valley development (Castle Rock)
- A new high school in the Sterling Ranch development (Northwest Douglas County)
- One new terminal and land for bus and support vehicle fleet maintenance and operations (Northwest Douglas County)

Land Needs

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

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

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



## New Construction Costs

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

### Scenario 1: Current DCSD Standards

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

#### 1-5 Year Needs

<b>New Construction Need</b>	<b>Cost</b>
<b>Typical Enrollment/Neighborhood Schools</b>	
All Day Kindergarten	\$24,371,843
Meridian Village/Sierra Ridge Elementary School	\$38,443,892
Meadows Elementary School	\$38,443,892
Northeast Castle Rock Elementary School	\$38,443,892
Cobblestone Ranch Elementary School	\$38,443,892
Sterling Ranch School	\$52,557,750
Ridgegate High School	\$132,968,480
<b>Special Programming</b>	
Castle Rock Early Childhood Center Addition	\$2,627,888
eDCSD Facility	\$5,255,775
DC Support Center	\$5,255,775
Bridge Programming	\$9,460,395
Special Education High School	\$9,985,973
<b>Support Facilities</b>	
Castle Rock Satellite Bus Terminal Land Purchase	\$2,372,332
Castle Rock Satellite Bus Terminal	\$2,576,070
Castle Rock Nutrition Services Warehouse Expansion	\$4,048,110
Parker Bus Terminal Land Purchase	\$5,693,597
Parker Bus Terminal	\$44,749,747
<b>Total (Includes Estimated Inflation)</b>	<b>\$455,699,301</b>

\* An additional \$20 M may be needed for road and utility infrastructure to Ridgegate HS site pending the development's buildout

\*\*Bridge Programming may require being at various locations

6-10 Year Needs

New Construction Need	Cost
<b>Typical Enrollment/Neighborhood Schools</b>	
The Canyons Elementary School	\$41,629,049
Crystal Valley Elementary School	\$41,629,049
Sterling Ranch High School	\$143,985,199
<b>Support Facilities</b>	
Land For Bus Terminal in Northwest	\$6,357,850
Bus Terminal in Northwest	\$54,192,202
<b>Total (Includes Estimated Inflation)</b>	<b>\$287,793,348</b>

Scenario 2: Value Engineered Standards

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

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.

1-5 Year Needs

New Construction Need	Cost
<b>Typical Enrollment/Neighborhood Schools</b>	
All Day Kindergarten	\$20,716,067
Meridian Village/Sierra Ridge Elementary School	\$32,677,308
Meadows Elementary School	\$32,677,308
Northeast Castle Rock Elementary School	\$32,677,308
Cobblestone Ranch Elementary School	\$32,677,308
Sterling Ranch School	\$44,674,088
Ridgegate High School	\$113,023,208
<b>Special Programming</b>	
Castle Rock Early Childhood Center Addition	\$2,233,704
eDCSD Facility	\$4,467,409
DC Support Center	\$4,467,409
Bridge Programming	\$8,041,336
Special Education High School	\$8,488,077
<b>Support Facilities</b>	
Castle Rock Satellite Bus Terminal Land Purchase	\$2,372,332
Castle Rock Satellite Bus Terminal	\$2,189,660
Castle Rock Nutrition Services Warehouse Expansion	\$3,440,894
Parker Bus Terminal Land Purchase	\$5,693,597
Parker Bus Terminal	\$38,037,285
<b>Total (Includes Estimated Inflation)</b>	<b>\$388,554,295</b>



New Construction Need	Cost
<b>Typical Enrollment/Neighborhood Schools</b>	
The Canyons Elementary School	\$48,975,351
Crystal Valley Elementary School	\$48,975,351
Sterling Ranch High School	\$169,394,352
<b>Support Facilities</b>	
Land For Bus Terminal in Northwest	\$6,357,850
Bus Terminal in Northwest	\$63,755,532
<b>Total (Includes Estimated Inflation)</b>	<b>\$337,458,435</b>

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

### Scenario 3: Least Expensive Facility Standard

This scenario would dramatically decrease the useful life of building components and would result in facilities meant to last approximately 25 years rather than the standard 50-75 years DCSD currently targets. In addition to the trade-offs made in the Value Engineered scenario, DCSD could achieve significant upfront savings by 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 portions of school facilities cannot be built using these standards. Special learning environments (labs, art rooms, etc.), athletic amenities, and special education spaces have specific facility requirements and needs that cannot be built to alternative standards. Rather, it is more accurate to say that for typical learning spaces only, an additional 60% in initial capital savings could be achieved with the use of these standards.

### New Construction Risks and Opportunities

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

Special Programming and Support Facilities

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

<b>Alternative to New Construction</b>	<b>Alternative Risk</b>	<b>Timeframe Needed</b>
<b>Early Childhood Centers (Castle Rock)</b>		
Place PK students in under-utilized elementary school facilities.	Elementary facilities may not be able to accommodate PK students as K-6 student growth occurs within that attendance area. Elementary school facilities may not currently have the special features and amenities needed for early childhood education.	1-5 Years
<b>eDCSD Facility</b>		
Fully utilize existing capacity at other schools.	Potential of increased commute times for students and parents and increased transportation cost for the District. Current neighborhood school facilities may not currently have the special features and amenities needed for eDCSD programming.	1-5 Years
<b>DC Support Center</b>		
Fully utilize existing capacity at other schools.	Potential of increased commute times for students and parents and increased transportation cost for the District. Current neighborhood school facilities may not currently have the special features and amenities needed for DC Support Center programming.	1-5 Years
<b>Bridge Programming</b>		
Fully utilize existing capacity at other schools.	Potential of increased commute times for students and parents and increased transportation cost for the District. Current neighborhood school facilities may not currently have the special features and amenities needed for Bridge programming.	1-5 Years
<b>Special Education School</b>		
Fully utilize existing capacity at other schools.	Potential of increased commute times for students and parents and increased transportation cost for the District. Current high school facilities may not currently have the special features and amenities needed for special needs programming.	1-5 Years
<b>Nutrition Service Warehouse Expansion</b>		
Lease a warehouse and freezer space at an off site location	The cost of leasing is very expensive and leased space does not provide joint warehouse and freezer space as needed by Nutrition Services. Off site warehouse and freezer inventory would increase storage costs and decrease management efficiency.	1-5 Years
<b>Parker, Castle Rock, and Northwest Douglas County Bus Terminals and Land Purchase</b>		
1) Utilize available parking at existing schools 2) Plan for satellite transportation parking on dedicated school sites (DCSD owned sites with no schools)	Increased operational costs to shuttle drivers to and from buses. Increased operational costs to shuttle buses to central terminals for cleaning and maintenance. Potential security concerns and vandalism to vehicles if not fenced and lit. Dedicated school sites may need rezoning.	1-5 Years for Parker and Castle Rock Terminals 6-10 Years for Northwest Douglas County Terminal

Neighborhood Schools

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

<b>Alternative to New Construction</b>	<b>Alternative Risk</b>	<b>Timeframe Needed</b>
<b>Meridian Village Elementary School</b>		
1) Reboundary elementary attendance areas in the Chaparral feeder to utilize existing capacity and balance enrollment	Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries may need to cross major roads and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school.	1-5 Years
<b>Ridgegate High School</b>		
1) Reboundary high school feeders in the East Planning Area to balance enrollment and utilize existing capacity at Ponderosa High School. 2) Fully utilize existing capacity at Ponderosa High School and Douglas County High School through addition and/or relocation of community desired programming.	1) Reboundary of high school feeders would affect all schools and levels in the East Planning area. Elementary and middle school population would be impacted along with high school population. It also may not be logistically possible to balance enrollment while maintaining existing programming and transportation connectivity. 2) Potential of increased commute times for students and/or no access to busing services (without a boundary change). If not monitored closely, could over-enroll Ponderosa and Douglas County High Schools or under-enroll Chaparral and Legend High Schools.	1-5 Years
<b>The Meadows Elementary School</b>		
1) Partner with nearby charter schools to weight lottery for students residing in The Meadows development (Castle Rock). 2) Reboundary elementary attendance areas in the Meadows to utilize existing capacity and balance enrollment	1) Students/parents residing in The Meadows do not prefer nearby charter schools and do not enroll. Nearby charter schools reach ideal program capacity with outside enrollment (students residing outside the Castle View feeder) before The Meadows is built out. 2) Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries may need to cross major roads and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school.	1-5 Years
<b>Northeast Castle Rock Elementary School</b>		
Reboundary Castle Rock region elementary attendance areas in Douglas County High School feeder to utilize existing capacity and balance enrollment.	Not a long term solution; existing K-6 facilities and available mobile pads in this feeder cannot accommodate complete build out of Castle Oaks, Castlevue Estates, and Crystal Valley Ranch. May go against community desires and preference for current neighborhood school.	1-5 Years
<b>Cobblestone Ranch Elementary School</b>		
Reboundary Cobblestone Ranch development into the Mountain View-Northeast Elementary attendance area. Current residents would have option of selecting Franktown Elementary as neighborhood school. New residents would need to open enroll into schools other than Mountain View Primary or Northeast Intermediate.	Two different neighborhood schools for one development. Could under-enroll Franktown or over-enroll Mountain View-Northeast Elementary schools. May go against community desires and preference for current neighborhood school	1-5 Years
<b>Sterling Ranch School</b>		
Reboundary elementary and middle school attendance areas in the ThunderRidge High School feeder to utilize existing capacity and balance enrollment.	Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries will need to cross major roads and intersections in order to balance enrollment. Potential congestion, safety, and accessibility issues with K-6 students from Sterling Ranch development crossing US 85 (Santa Fe Drive) to attend neighborhood school. May go against community desires and preference for current neighborhood school.	1-5 Years

Neighborhood Schools Cont.

<b>All Day Kindergarten Classrooms</b>		
<p>1) Place all-day Kindergarten students in currently underutilized elementary school facilities. 2) District-wide reboundary effort to accommodate additional enrollment and space needed for all day Kindergarten.</p>	<p>1) K-6 facility space may not exist where Kindergarten enrollment needs arise. 2) May go against community desires and preference for current neighborhood school. Would impact all regions and school levels in the district.</p>	1-5 Years
<b>Crystal Valley Elementary School</b>		
<p>1) Reboundary elementary attendance areas in the Douglas County High School feeder to utilize existing capacity and balance enrollment</p>	<p>Potential increased commute time for students and parents. Potential congestion, safety, and accessibility issues as updated attendance area boundaries may need to cross major roads and intersections in order to balance enrollment. May go against community desires and preference for current neighborhood school.</p>	6-10 Years
<b>The Canyons Elementary School</b>		
<p>Reboundary elementary attendance areas in the Rock Canyon High School feeder to utilize existing capacity and balance enrollment.</p>	<p>Increased commute time for North Castle Pines students (i.e., some of the current Timber Trail attendance area would be allocated to Wildcat or Redstone attendance area) and exacerbation of existing connectivity and congestion issues between NW Castle Pines and SE Highlands Ranch. Potential congestion, safety, and accessibility issues with K-6 students from The Canyons development crossing I-25 to attend neighborhood school.</p>	6-10 Years
<b>Sterling Ranch High School</b>		
<p>Reboundary high school feeders in the North Planning Area to balance enrollment and utilize existing and anticipated capacity at ThunderRidge and Highlands Ranch High Schools.</p>	<p>Reboundary of high school feeders would affect all schools and levels in the North Planning area. Elementary and Middle School population would be impacted along with High School population. It may not be logistically possible to balance enrollment while maintaining existing programming and transportation connectivity. If not monitored closely, could under-enroll or over-enroll North Planning Area high schools.</p>	6-10 Years





## Overutilized and Underutilized Neighborhood Schools

### Overutilized Schools

The Planning Department classifies overutilized schools in need of a capacity solution as any school having 50 or less current or projected seats available (including current mobiles on-site and with enrollment projected for next five years). These identified schools are broken into two categories, those needing capacity relief by the 2019-20 school year and those needing capacity relief by year five of the five year outlook.

#### Projected to be Overutilized by 2019-20 School Year

- Rock Canyon High School
- Daniel C. Oakes High School
- Renaissance Magnet School

#### Projected to be Overutilized by 2023-24 School Year

- Sage Canyon Elementary School
- Prairie Crossing Elementary School
- Chaparral High School

### Schools to Closely Monitor for Overutilization

The Planning Department also identifies “schools to closely monitor” on an annual basis. These are schools that currently have and are projected to have enough seats available but are currently utilizing over 95% of their facility capacity and all available mobile capacity. In the case that a sudden or unexpected change causing increased enrollment were to occur these schools would need fast acting solutions (besides mobiles) available to them. Schools that were identified in the 2018-19 school year as schools to closely monitor for potential over-utilization are as follows:

#### Schools to Closely Monitor

- |                              |                              |                              |
|------------------------------|------------------------------|------------------------------|
| -Pine Grove Elementary       | -Clear Sky Elementary        | -Rocky Heights Middle School |
| -Northridge Elementary       | -Prairie Crossing Elementary | -Castle View Middle School   |
| -Renaissance Magnet School   | -Sage Canyon Elementary      | -Legend High School          |
| -Daniel C. Oakes High School | -South Ridge Elementary      |                              |

### Underutilized Schools

The Planning Department classifies underutilized schools in need of a capacity solution as any school that is currently utilizing less than 65% of its facility capacity or any schools that are projected to utilize less than 65% of their facility capacity. Those that are projected to utilize less than 65% of their facility capacity by the 2019-20 school year are classified as an immediate need while those that are projected to have this utilization rate within years 3-5 of the 5 year outlook are classified as a long term need. Schools that were identified in the 2018-19 school year as underutilized and in need of capacity relief are as follows:

#### Projected to be Underutilized by 2019-20 School Year

- Arrowwood Elementary
- Legacy Point Elementary
- Mountain View Elementary
- Northeast Elementary
- Pine Lane Elementary-North Facility
- Timber Trail Elementary
- Cresthill Middle School
- Mesa Middle School
- Ponderosa High School

#### Projected to be Underutilized by 2023-24 School Year

- Arrowwood Elementary
- Copper Mesa Elementary
- Heritage Elementary
- Northeast Elementary
- Pine Lane Elementary-North Facility
- Roxborough Intermediate
- Timber Trail Elementary
- Sagewood Middle School
- Cresthill Middle School
- Ranch View Middle School
- Castle Rock Middle School
- Highlands Ranch High School
- Ponderosa High School

## Monitoring and Estimating Capacity Needs

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

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

	Facility Capacity			2018-19 Capacity (October Count Enrollment)				Students from Outside Attendance Area		2019-20 Projected Capacity				5-Year Projected Capacity (2023-24)				Mobiles							
	Calendar 2018-19	Ideal Building Capacity	Ideal Building Capacity 4-Track	Maximum Code Capacity	Enrollment	% of Ideal Capacity	Enrollment Exceeds Max. Code Capacity	Excess/Deficit Capacity-Facility Only	Excess/Deficit Capacity with Mobiles on Site	Students from Outside Attendance Area	% Students from Outside Attendance Area	Enrollment	% of Ideal Capacity	Enrollment Exceeds Max. Student Code Capacity	Excess/Deficit Capacity-Facility Only	Excess/Deficit Capacity with Mobiles on Site	Enrollment	% of Ideal Capacity	Enrollment Exceeds Max. Student Code Capacity	Excess/Deficit Capacity-Facility Only	Excess/Deficit Capacity with Mobiles on Site	Mobile Pads on Site	Mobiles on Site	Childcare Mobiles on Site	Enrollment Mobiles on Site
<b>East Planning Area</b>																									
<b>Chaparral Feeder</b>																									
Cherokee Trail	Mod	582	776	800	450	79%	n	123	231	71	15%	457	79%	n	123	237	441	76%	n	141	253	6	3	1	2
Mammoth Heights	Mod	750	1,000	1,407	603	80%	n	147	203	152	25%	604	81%	n	148	202	679	91%	n	71	127	2	1	0	1
Pine Grove	Mod	582	776	800	555	95%	n	27	193	187	34%	543	93%	n	39	207	583	100%	n	-1	167	4	4	1	3
Pine Lane North (4-6)	Mod	500	624	500	321	64%	n	179	291	52	18%	295	59%	n	205	317	258	52%	n	242	350	5	3	1	2
Pine Lane South (K-3)	Mod	624	832	1,000	365	59%	n	255	367	47	13%	374	60%	n	250	362	396	63%	n	228	340	4	2	0	2
Prairie Crossing	Mod	582	776	800	639	110%	n	(57)	223	77	12%	663	114%	n	-81	199	847	163%	y	-365	-85	5	5	0	5
Stems MS	Conv	1,250	1,250	1,700	851	69%	n	393	448	48	8%	875	70%	n	375	431	834	67%	n	418	472	5	1	0	1
Chaparral HS	Conv	2,241	2,500	2,900	2,241	100%	n	-	221	253	11%	2,243	100%	n	-	222	2,648	118%	n	-495	-19	6	4	0	4
<b>Chaparral subtotal</b>		<b>7,111</b>	<b>8,534</b>	<b>9,807</b>	<b>6,044</b>			<b>1,087</b>	<b>3,487</b>	<b>887</b>	<b>15%</b>	<b>6,954</b>			<b>1,057</b>	<b>2,177</b>	<b>6,784</b>			<b>327</b>	<b>1,447</b>	<b>37</b>	<b>23</b>	<b>3</b>	<b>20</b>

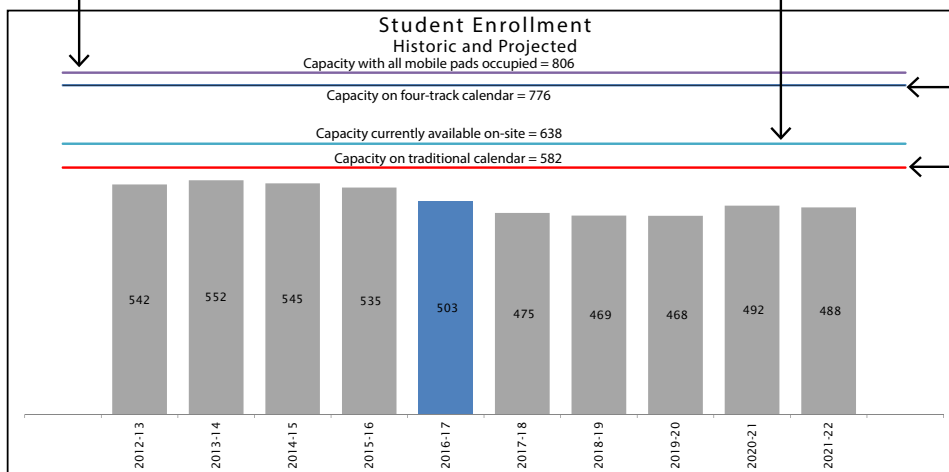
Staff also tracks the total number of seats available at each school including seats provided by mobiles currently on-site.

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

Ideal program capacity of a school assuming that all mobile pads are occupied and being used for enrollment. This capacity figure assumes that a traditional, single track calendar is being utilized. If the phrase "Also current capacity at..." is also listed here, this indicates that a school currently has all of its mobile pads occupied.

The capacity currently available at a school. Since all DCSD schools currently use a single track calendar this is the sum of the "capacity on traditional calendar" figure plus any additional capacity provided by mobiles currently on-site. The example used below shows capacity options at Buffalo Ridge Elementary. At this school there are 4 mobile pads on-site but only 1 is currently occupied with a mobile. The current capacity available at Buffalo Ridge Elementary = 582+56. The capacity available at Buffalo Ridge Elementary if all mobile pads were occupied would = 582+(56\*4).

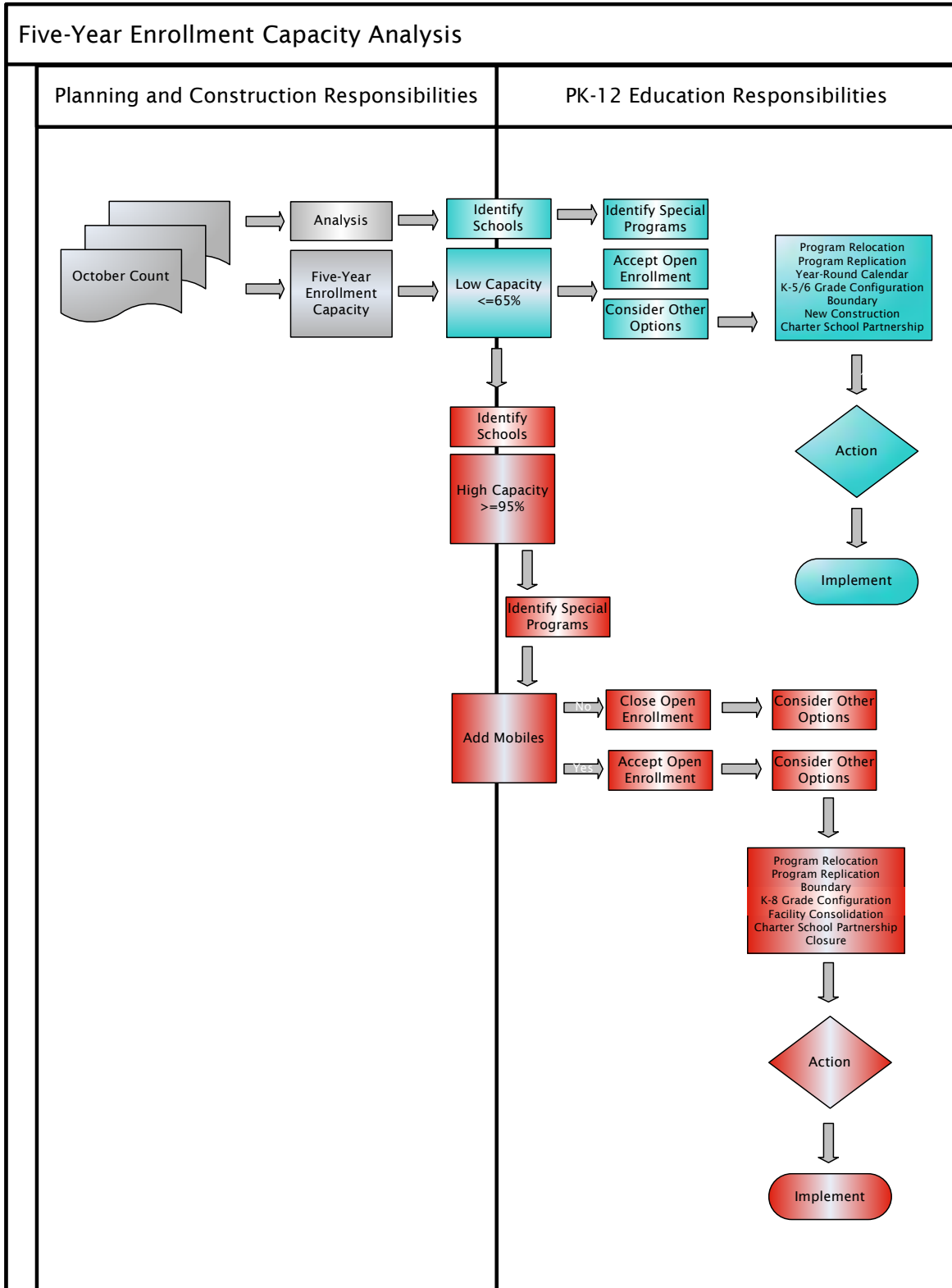
Ideal program capacity of school using a year round, aka, a four track calendar. A four track calendar divides the entire student body and staff into four different tracks and rotates tracks so that at any one time three of the four tracks are in attendance while the fourth is on vacation. The rotation sequence will depend on the exact year round calendar being used. In practice a year round calendar can expand seating capacity by about 25%-33%. The capacity figure used in the graph assumes no mobiles are being utilized.



Ideal program capacity of school using a traditional calendar. In reference to school capacity, a traditional calendar is defined as any calendar that is not year round. These calendars are also referred to as single track calendars because all the students and staff are in school or on vacation at the same time. Currently all DCSD schools utilize a traditional calendar. This traditional calendar capacity figure assumes no mobiles are being utilized. If the phrase "Also current capacity at..." is listed along with the traditional calendar capacity, this indicates that a school currently has no mobiles on-site.

## Capacity Relief Implementation

The Planning Department, along with the help of the Long Range Planning Committee, performs an annual review of school enrollment and capacities. School capacity data and capacity relief options are briefed to PK-12 staff and district leadership in order to adjust open enrollment allowances and consider options. The decision to implement a specific capacity relief option would be a process that involves and requires input from district central administration, site-based staff, DCSD students and parents, district citizen advisory committees, and the Board of Education.





New construction and the other opportunities (and associated risks) discussed in this document are only some of the options available to the district to address over-utilized facilities. A variety of alternative methods other than boundary changes and program relocation or replication exist and will need to be carefully reviewed and considered as enrollment growth occurs. Each alternative exhibits benefits as well as shortcomings. Below is a list of the additional capacity relief measures that could be considered and a diagram of how capacity alternatives are evaluated.

### Capacity Alternatives which Utilize Already Existing Capacity

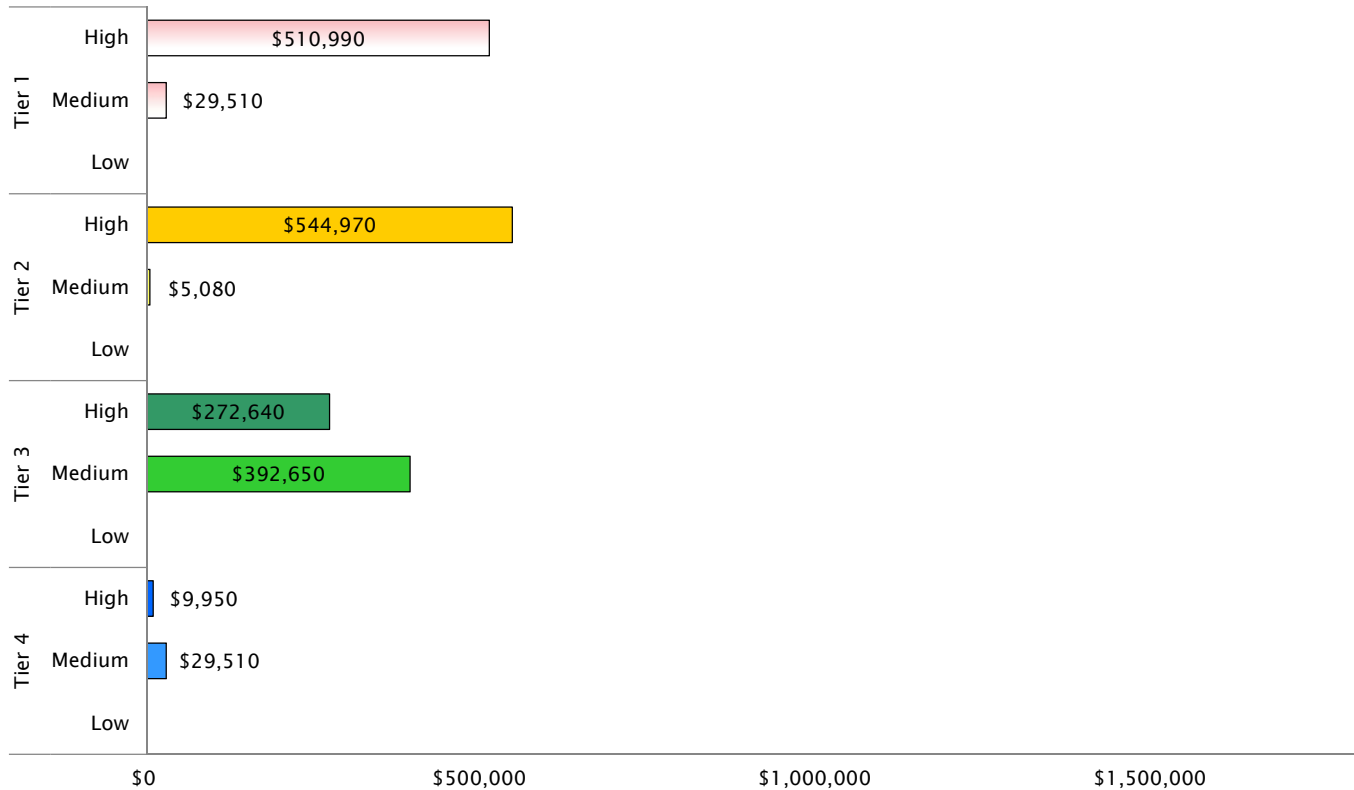
<b>Boundary Change:</b> Shifting attendance boundary lines to increase or decrease the number of neighborhood students in that specific attendance area	
<b>Attributes:</b> -Doesn't destabilize special programs -In most situations only applies to new students -Provides a predictable and constant set of criteria for decisions	<b>Deficiencies:</b> -Actual impact can vary from projected impact; i.e. boundaries are developed to accommodate projected enrollment -Can take years to fully implement -Can be less effective in a choice district or in neighborhoods with a strong historic allegiance to existing boundaries -Can be disruptive to families and students -Only applicable if boundary change does not under enroll or over enroll nearby schools or significantly change current Middle and High school feeder patterns
<b>Calendar Change:</b> 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	
<b>Attributes:</b> -Makes greater use of existing facilities -Keeps current attendance area neighborhood intact -Keeps current programming intact -Relatively quick to implement -Reduces capital funding requirements (relative to new construction option)	<b>Deficiencies:</b> -Makes regular maintenance and repair more difficult, i.e. there are fewer extended periods of time when the facility is unoccupied -Could be challenging for parent's schedules -Could interfere with extracurricular and after-school activities -Additional wear and tear on existing facility
<b>Grade Reconfiguration:</b> 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	
<b>Attributes:</b> -Makes greater use of existing facilities -Keeps current attendance area neighborhood intact -Relatively quick to implement -Reduces capital funding requirements (relative to new construction option)	<b>Deficiencies:</b> -Students and families may prefer grade configuration as is -School staff and program is impacted -Could cause hardship or transportation burden on families and staff -Only applicable if reconfiguration does not overcrowd or under enroll nearby schools and/or change current Middle and High school feeder patterns.
<b>Overflow Busing:</b> Busing students to nearby schools with capacity	
<b>Attribute:</b> -Makes greater use of existing facilities -Relatively quick to implement -Reduces capital funding requirements (relative to new construction option)	<b>Deficiencies:</b> -May be inconvenient for staff, parents, and students -Capacity may not be available elsewhere -Increased transportation costs -Runs counter to concept of neighborhood school
<b>Program Change:</b> Moving or replicating stand-alone programs such as Special Education, Preschool, Alternative Secondary, Gifted & Talented, and Discovery to underutilized space	
<b>Attributes:</b> -Makes greater use of existing facilities -Can benefit students living in other attendance areas as well -Keeps current attendance area neighborhood intact -Relatively quick to implement -Reduces capital funding requirements (relative to new construction option)	<b>Deficiencies:</b> -School staff and program is impacted -Could cause hardship or transportation burden for families and staff -Building modifications may have been made specifically for standalone program that are not available in new facility -Could destabilize effectiveness of program

### Capacity Alternatives which Provide Additional Capacity

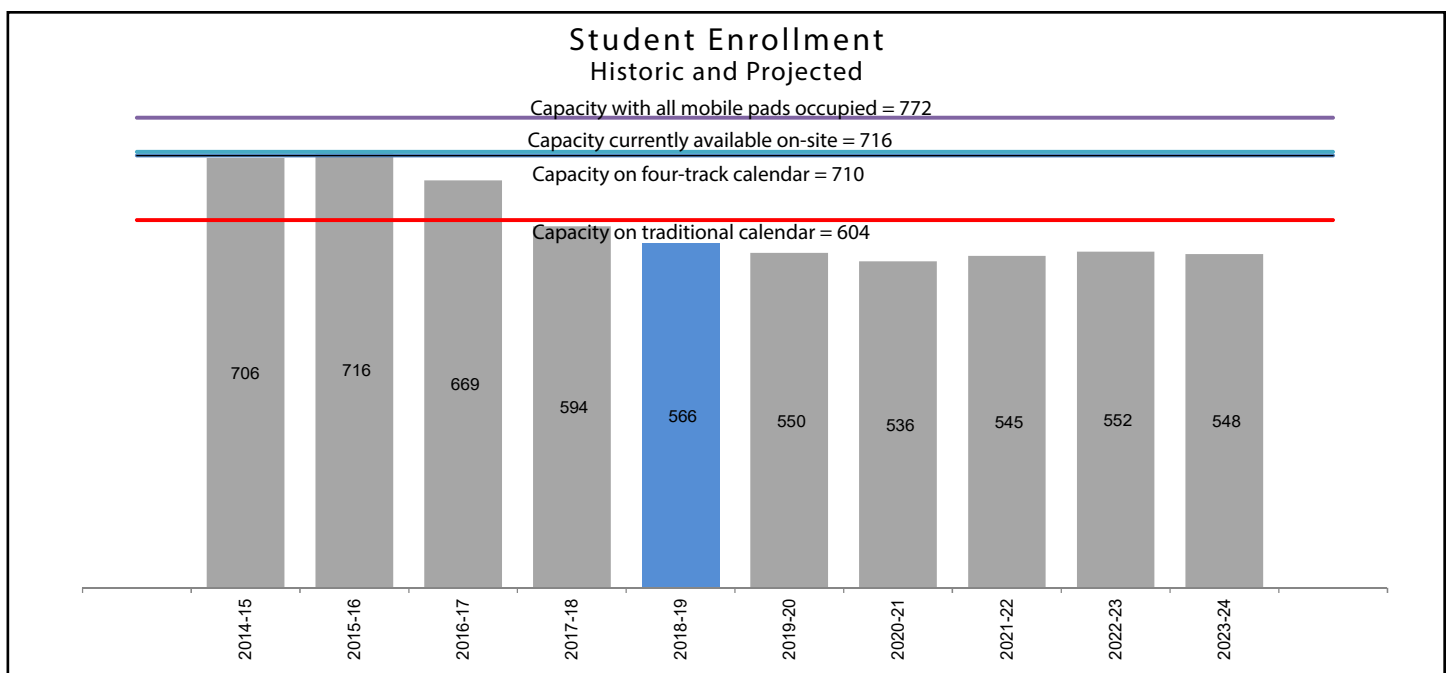
<b>Building Addition:</b> Addition or expansion of current building footprint in order to add more classroom space	
<b>Attributes:</b> -Keeps current attendance area neighborhood and programming intact	<b>Deficiencies:</b> -More expensive than program and/or calendar change alternatives -Core spaces remain stressed and overcrowded -Site may not allow for facility additions
<b>Mobiles:</b> Installing more modular units	
<b>Attributes:</b> -Offers flexibility in responding to changes in enrollment -Offers efficient, short term relief -Cost less than permanent buildings and additions (to purchase and operate)	<b>Deficiencies:</b> -Often lack architectural quality, special features, and amenities that permanent classrooms have -Core spaces remain stressed and overcrowded -Site may not allow for additional mobiles -Not a long term solution
<b>Purchase and Tenant Finish:</b> Purchasing already existing space and tenant finishing to meet DCSD program needs	
<b>Attributes:</b> -Costs could be significantly less than new construction -Quicker to implement than new construction	<b>Deficiencies:</b> -Subject to market availability and costs -May be difficult to find sites and facilities that fully meet DCSD criteria and needs (may not be centrally located or core facilities such as a cafeteria, gym, and media center may not be available) -Capital costs associated with property purchase, and modernizing and improving buildings

\*\*Note\*\* School capacity alternatives are listed in no particular order

## Acres Green Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,795,300  
 Estimated Total Project Costs: \$2,066,200 - \$2,954,820



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Interior Door Hardware. Replace painted door hinges.	\$14,280	\$1530-\$6230	\$720-\$3070
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Irrigation Systems. Install separate meter. Add booster pump.	\$73,710	\$7400-\$31800	\$3690-\$15850
	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems.	\$29,510	\$3000-\$12700	\$1480-\$6350
2-High	Flooring Restroom. Replace tile flooring in restrooms with MMA.	\$68,740	\$6970-\$29570	\$3440-\$14780
	Exterior Wall Construction. Recaulk control joints.	\$4,450	\$460-\$1960	\$230-\$960
	Exterior Windows. Recaulk windows	\$15,760	\$1650-\$6850	\$790-\$3390
	Retractable Partitions. Refurbish or replace 3 classroom partitions	\$42,300	\$4300-\$18200	\$2120-\$9100
	Fabricated Toilet Partitions. Replace in (2) boys restrooms	\$9,520	\$990-\$4190	\$480-\$2050
	Wash Fountains. Replace trough washing stations with sinks (6)	\$16,920	\$1780-\$7280	\$850-\$3640
	Fixed Casework. Replace casework in original building	\$196,380	\$19730-\$84530	\$9820-\$42230
	Paving and Surfacing. Bus Loop. Mill and overlay bus loop	\$24,540	\$2470-\$10570	\$1230-\$5280
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$78,680	\$7930-\$33930	\$3940-\$16920
	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$8,990	\$920-\$3920	\$450-\$1940
2-Medium	Paving and Surfacing. Repair/replace asphalt walkways	\$49,180	\$4930-\$21230	\$2460-\$10580
	Playing Fields. Playground. Replace asphalt playground	\$29,510	\$3000-\$12700	\$1480-\$6350
2-Medium	Curbs, Rails and Barriers. Repair/replace areas of curb.	\$5,080	\$530-\$2230	\$260-\$1100
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$7,510	\$800-\$3300	\$380-\$1620
	Interior Doors. Refinish doors, layered paint	\$44,310	\$4500-\$19100	\$2220-\$9530
	Interior Door Frames. Sand down and repaint	\$22,210	\$2300-\$9600	\$1110-\$4780
	Suspended Ceilings. Replace grid ceiling and tile in original building	\$80,480	\$8130-\$34630	\$4030-\$17310
	Playing Fields. Multi-use Field. Renovate multi-use field	\$78,680	\$7930-\$33930	\$3940-\$16920
3-Medium	Playing Fields. Baseball Field. Renovate upper baseball fields	\$39,450	\$3960-\$17060	\$1980-\$8490
	Fire Sprinkler Water Supply. Fire sprinkle building	\$392,650	\$39350-\$168850	\$19640-\$84420
4-High	Seeding and Sodding. Renovate grass area around school.	\$9,950	\$1060-\$4360	\$500-\$2140
4-Medium	Planting. Add landscaping at NW corner of school site	\$29,510	\$3000-\$12700	\$1480-\$6350

Estimated Total Construction Costs (in 2019 Dollars): \$1,795,300

Estimated Project Management Costs Range: \$181,020 - \$773,420

Estimated Inflation Range: \$89,880 - \$386,100

Estimated Total Project Costs: \$2,066,200 - \$2,954,820



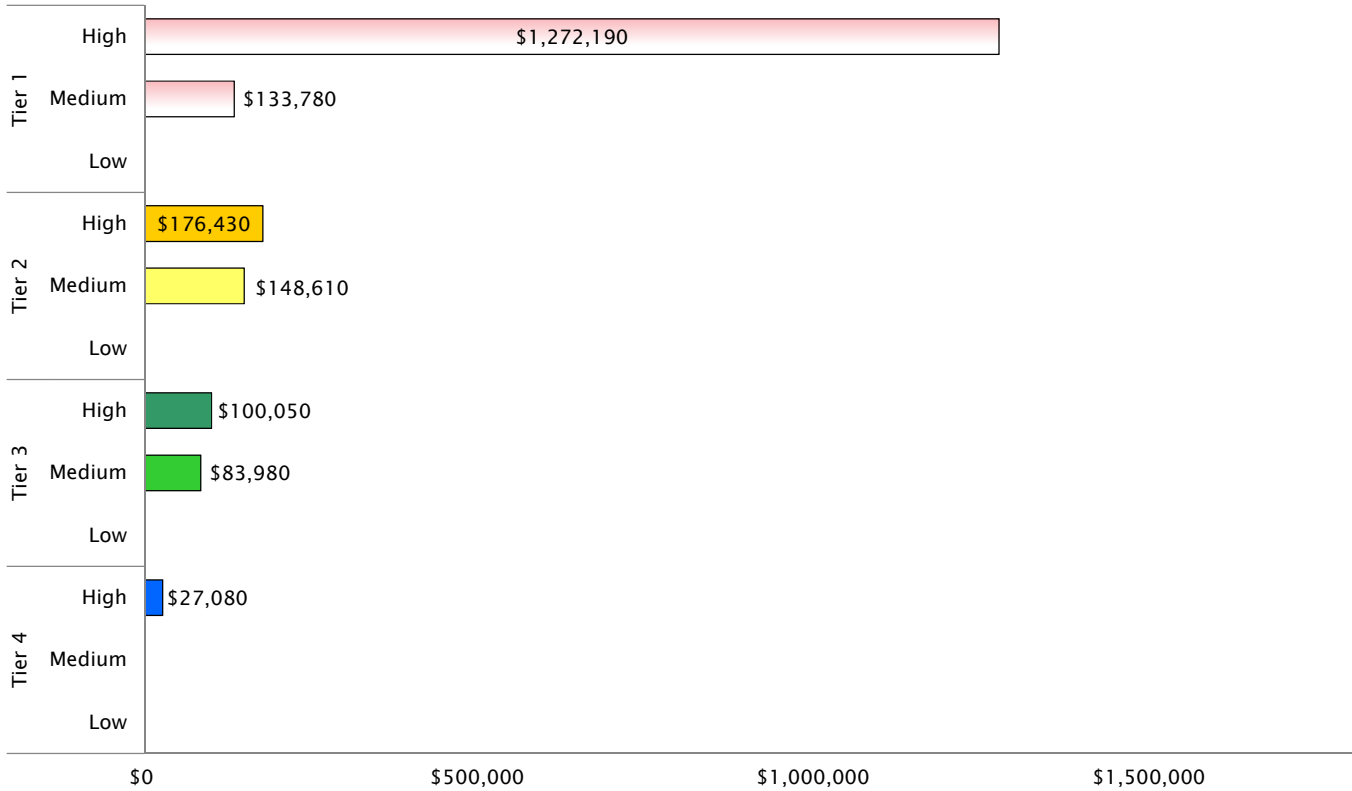
# Arrowwood Elementary

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

Funded by 1997 Bond  
Opened in 2000

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

## Arrowwood Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



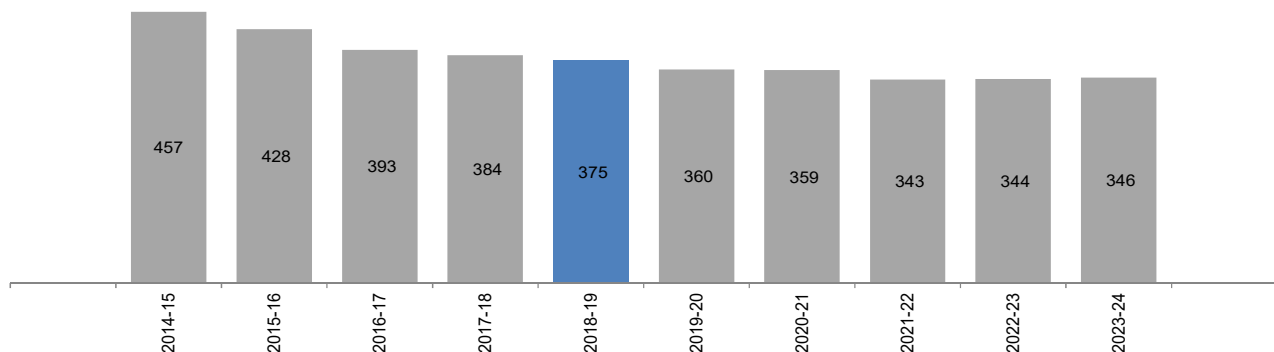
Estimated Total Construction Costs (in 2019 Dollars): \$1,942,120  
Estimated Total Project Costs: \$2,234,860 - \$3,196,400

### Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 806

Capacity on four-track calendar = 776

Capacity on traditional calendar = 582  
(Also current capacity available at Arrowwood)



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 mil EPDM ballasted roof with .060 fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Door Hardware. Replace door hardware, replace non-restricted key system with restricted.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$54,990	\$5510-\$23710	\$2750-\$11830
	Fire Alarm Systems. Replace Notifier AFB 200 fire alarm system with Simplex..	\$105,750	\$10650-\$45550	\$5290-\$22740
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator.	\$17,880	\$1830-\$7730	\$900-\$3850
	Irrigation Systems. Upgrade irrigation system, add booster pump.	\$135,470	\$13640-\$58340	\$6780-\$29130
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10').	\$70,330	\$7080-\$30280	\$3520-\$15120
2-High	Foundations. Repair footings at playground entrance, cracking and crumbling	\$20,730	\$2080-\$8980	\$1040-\$4460
	Exterior Wall Construction. Repair CMU at cooling tower. Enclosure wall separating from building due to movement.	\$2,120	\$290-\$990	\$110-\$460
	Exterior Wall Construction. CMU and Brick. Re-seal CMU. Repair stress cracks from settling. Re-caulk all joints.	\$16,500	\$1710-\$7110	\$830-\$3550
	Exterior Windows. Re-caulk all windows	\$5,290	\$620-\$2320	\$270-\$1140
	Roof Finishes. Paint metal roof	\$4,760	\$550-\$2150	\$240-\$1030
	Fixed Walls. Repair CMU in Pod 1 on wall near restroom	\$2,120	\$290-\$990	\$110-\$460
	Fabricated Toilet Partitions. Replace 4 boys and 4 girls toilet partitions	\$29,830	\$3080-\$12880	\$1500-\$6420
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
2-Medium	Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk	\$73,710	\$7400-\$31800	\$3690-\$15850
	Flooring Kitchen. Repair cracks in kitchen floor. Potential 2018 (5 year) Bond Project.	\$3,920	\$490-\$1690	\$200-\$850
	Flooring Restroom. Replace original epoxy floor.	\$31,730	\$3180-\$13680	\$1590-\$6830
	Flooring Kitchen. Replace original epoxy floor.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Flooring Cafeteria. Replace VCT.	\$15,870	\$1640-\$6840	\$800-\$3410
	Operable Partition. Minor repairs as necessary at gym and classrooms	\$11,640	\$1170-\$5070	\$590-\$2510
3-High	Exhaust Ventilation Systems. Exhaust Fans. Replace exhaust fans	\$22,000	\$2210-\$9510	\$1100-\$4730
	Standard Slab on Grade. Repair cafeteria floor, movement issues	\$18,720	\$1890-\$8090	\$940-\$4030
3-Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$81,330	\$8180-\$34980	\$4070-\$17490
	Vinyl Coverings. Repair vinyl covering in hallways	\$2,650	\$360-\$1160	\$140-\$570
4-High	Fences and Gates. Replace dumpster enclosure with new block enclosure, repair site fencing	\$81,330	\$8180-\$34980	\$4070-\$17490
	Other Landscape Features. Renovate/replace areas of landscaping around site	\$27,080	\$2730-\$11730	\$1360-\$5820

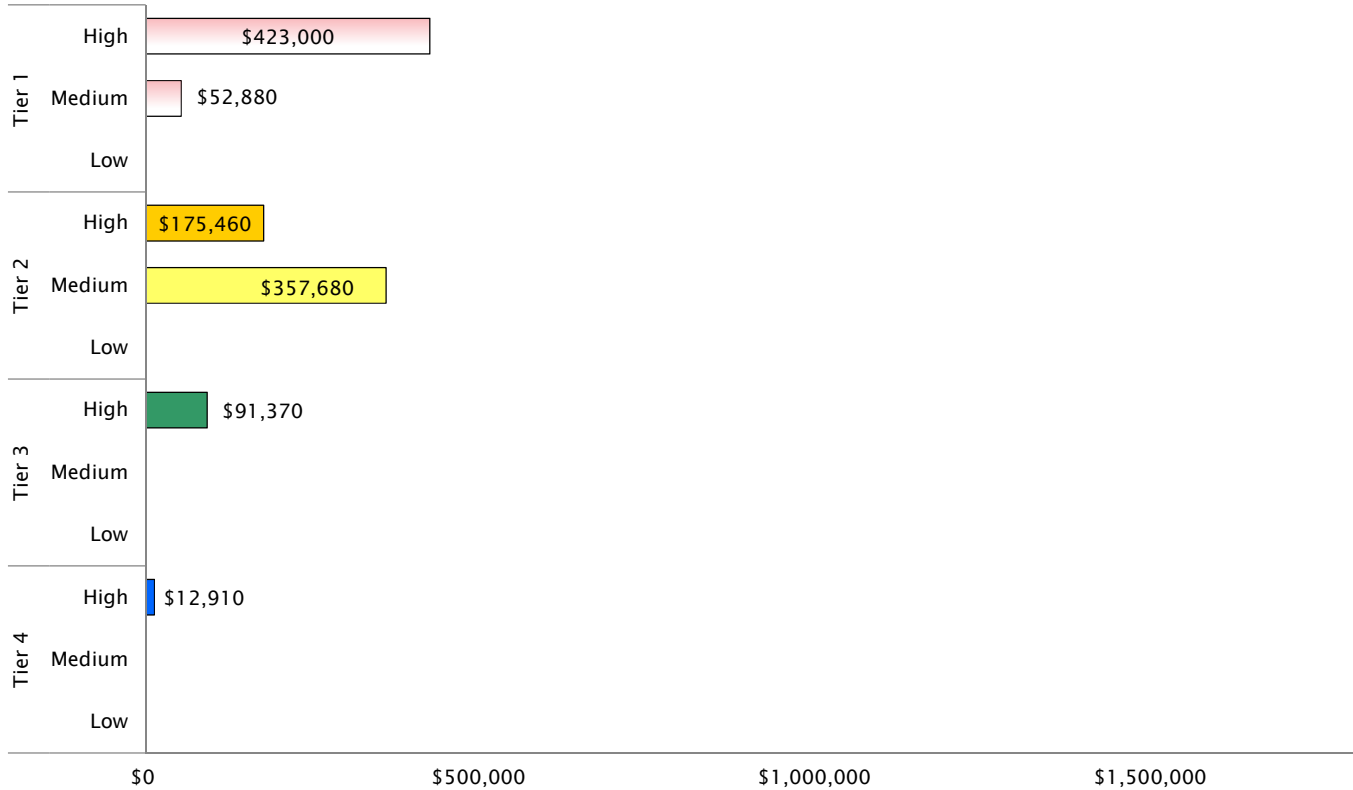
**Estimated Total Construction Costs (in 2019 Dollars): \$1,942,120**  
**Estimated Project Management Costs Range: \$195,510 - \$836,610**  
**Estimated Inflation Range: \$97,230 - \$417,670**  


---

**Estimated Total Project Costs: \$2,234,860 - \$3,196,400**

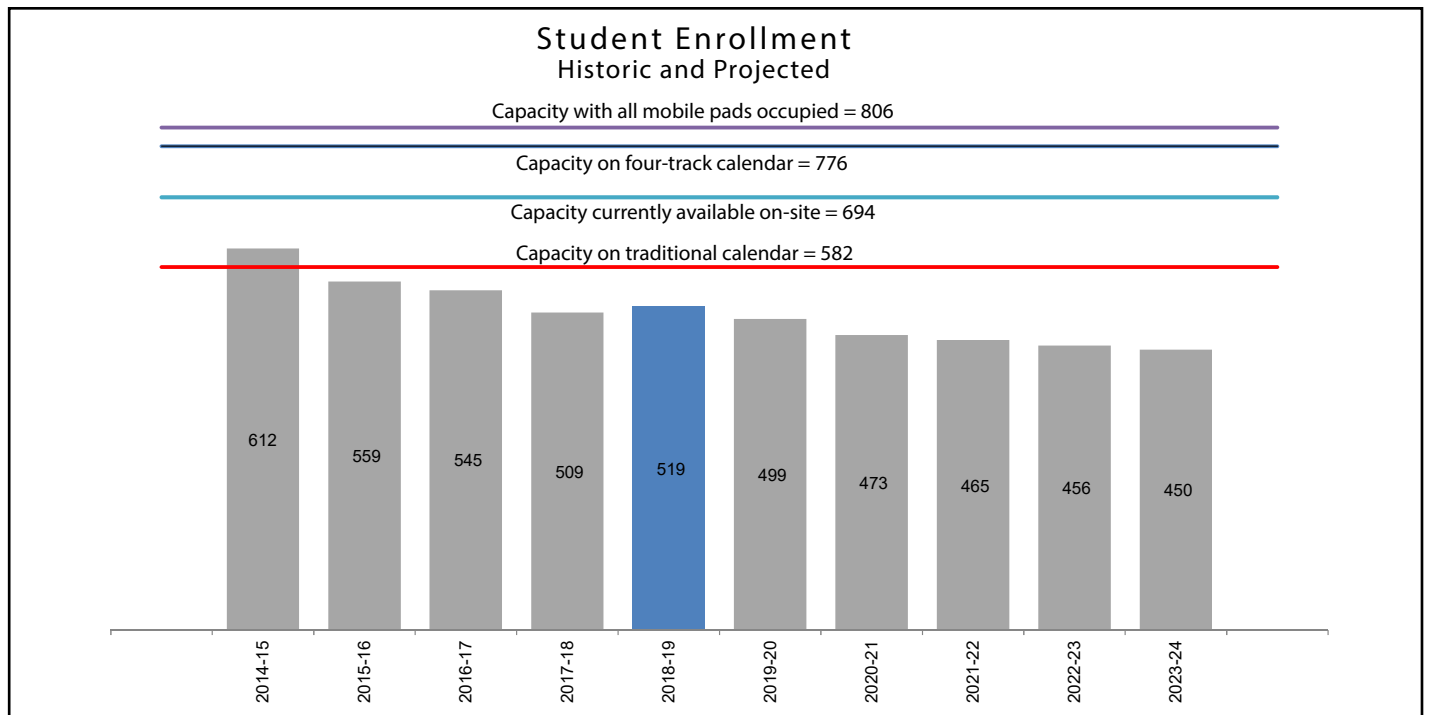


## Bear Canyon Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,113,300

Estimated Total Project Costs: \$1,281,320 - \$1,832,500



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Direct Expansion Systems. Roof top units. Replace RTU's.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Switchgear-Main. Replace main switchgear.	\$31,730	\$3180-\$13680	\$1590-\$6830
	Panels and Transformers. Replace original panels and transformers.	\$21,150	\$2150-\$9150	\$1060-\$4550
2-High	Flooring Kitchen. Replace original kitchen flooring with poured acrylic.	\$58,060	\$5850-\$25050	\$2910-\$12490
	Flooring Cafeteria. Replace VCT.	\$13,120	\$1390-\$5690	\$660-\$2820
	Exterior Windows. Replace exterior windows	\$70,220	\$7090-\$30290	\$3520-\$15100
	Fabricated Toilet Partitions. Replace toilet partitions in 3 pods	\$23,270	\$2340-\$10040	\$1170-\$5010
	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk	\$10,790	\$1120-\$4720	\$540-\$2320
2-Medium	Flooring Restroom. Replace VCT flooring in staff restrooms.	\$1,800	\$210-\$810	\$90-\$390
	Flooring Carpet. Replace carpet in workrooms in stacked pods.	\$12,800	\$1310-\$5510	\$640-\$2760
	Retractable Partition. Repair operable partitions between classrooms and between gym/cafeteria	\$17,140	\$1770-\$7370	\$860-\$3690
	Suspended Ceilings. Replace ceiling grid and tile. Damaged during fire sprinkler install	\$137,480	\$13830-\$59130	\$6880-\$29560
	Water Closets. Replace fixtures in staff restrooms	\$2,650	\$360-\$1160	\$140-\$570
	Sinks. Replace fixtures in staff restrooms	\$1,800	\$210-\$810	\$90-\$390
	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$178,190	\$17920-\$76720	\$8910-\$38320
	Paving & Surfacing, Parking Lot. Repair service drive concrete cracking	\$5,820	\$590-\$2590	\$300-\$1250
3-High	Playing Fields. Multi-use field. Renovate multi-use field	\$91,370	\$9240-\$39340	\$4570-\$19650
4-High	Wall Foundations. Recaulk foundation where concrete meets	\$7,090	\$720-\$3120	\$360-\$1530
	Seeding & Sodding. Resod/reseed grass areas	\$5,820	\$590-\$2590	\$300-\$1250

**Estimated Total Construction Costs (in 2019 Dollars): \$1,113,300**  
**Estimated Project Management Costs Range: \$112,270 - \$479,770**  
**Estimated Inflation Range: \$55,750 - \$239,430**  


---

**Estimated Total Project Costs: \$1,281,320 - \$1,832,500**



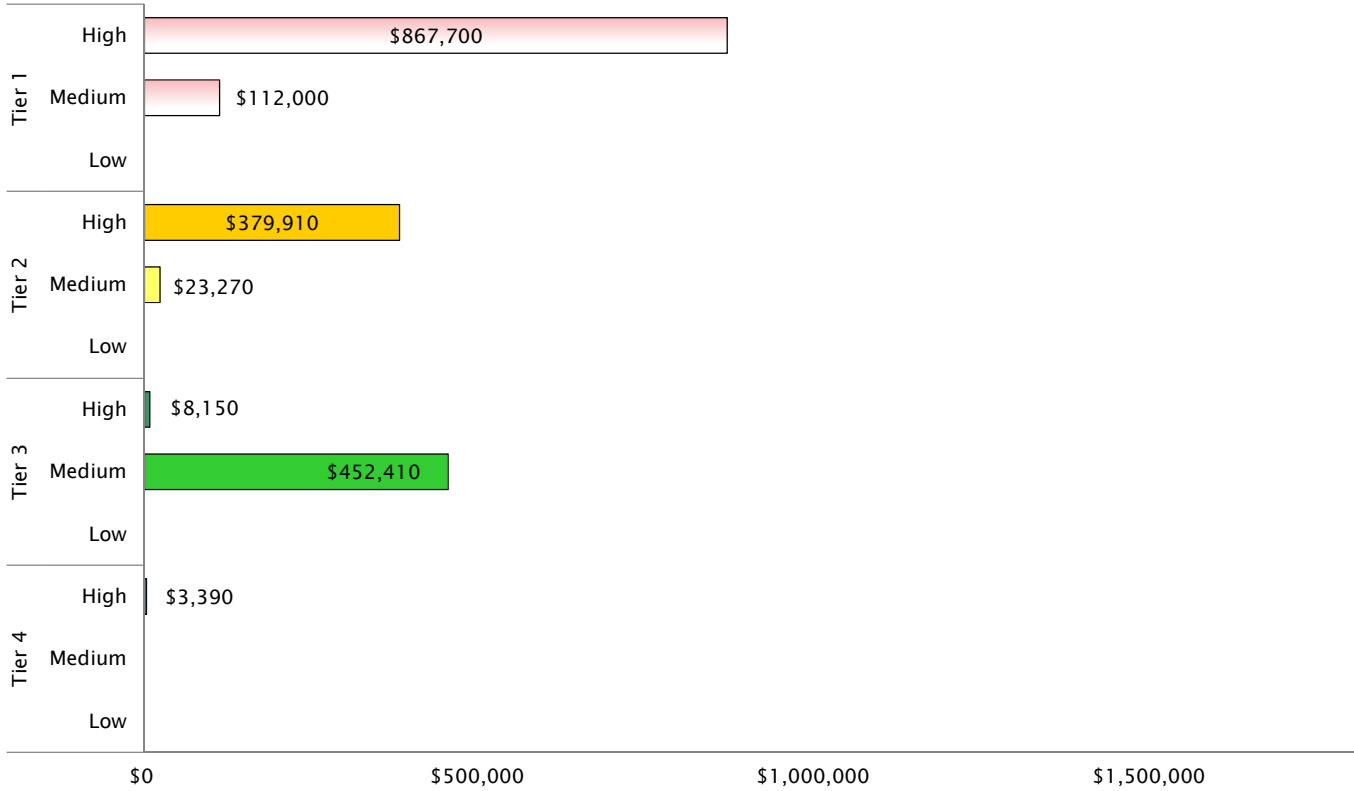
# Buffalo Ridge Elementary

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

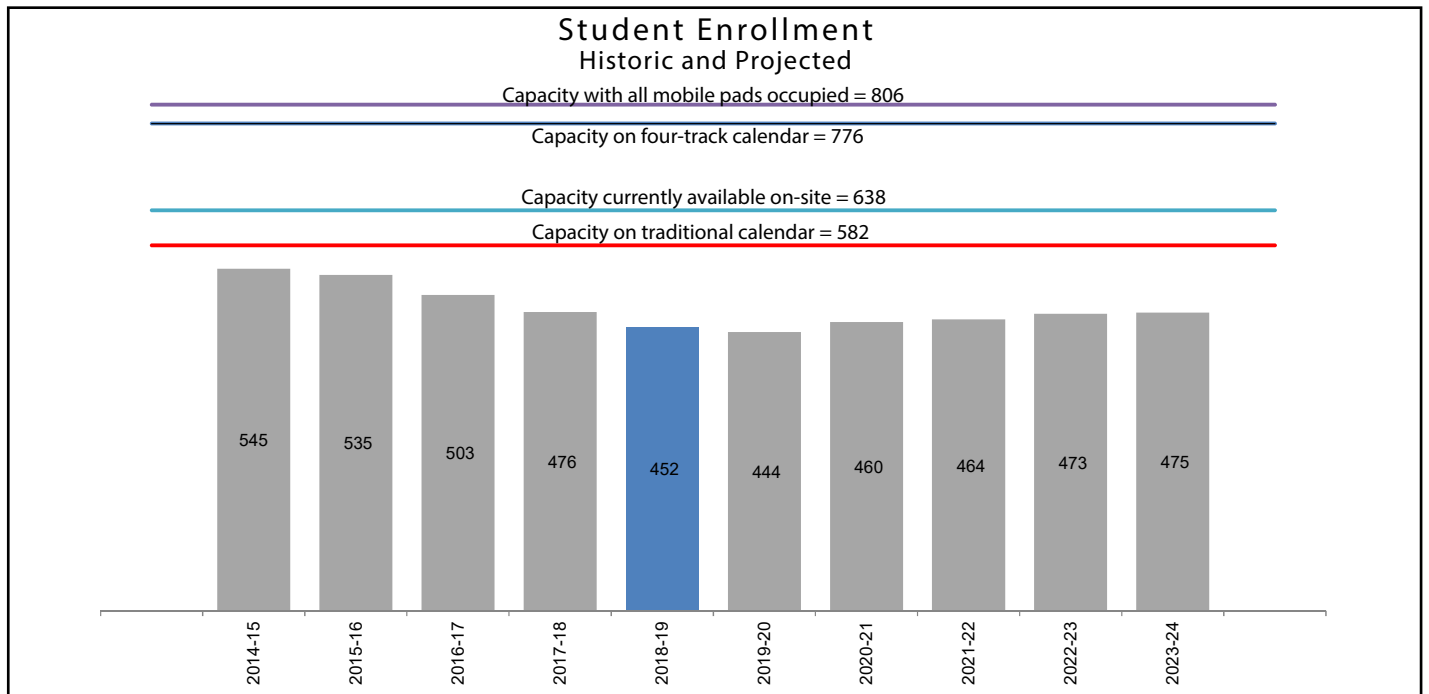
Funded by 1993 Bond  
Opened in 1997

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

## Buffalo Ridge Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,846,830  
Estimated Total Project Costs: \$2,125,380 - \$3,039,410





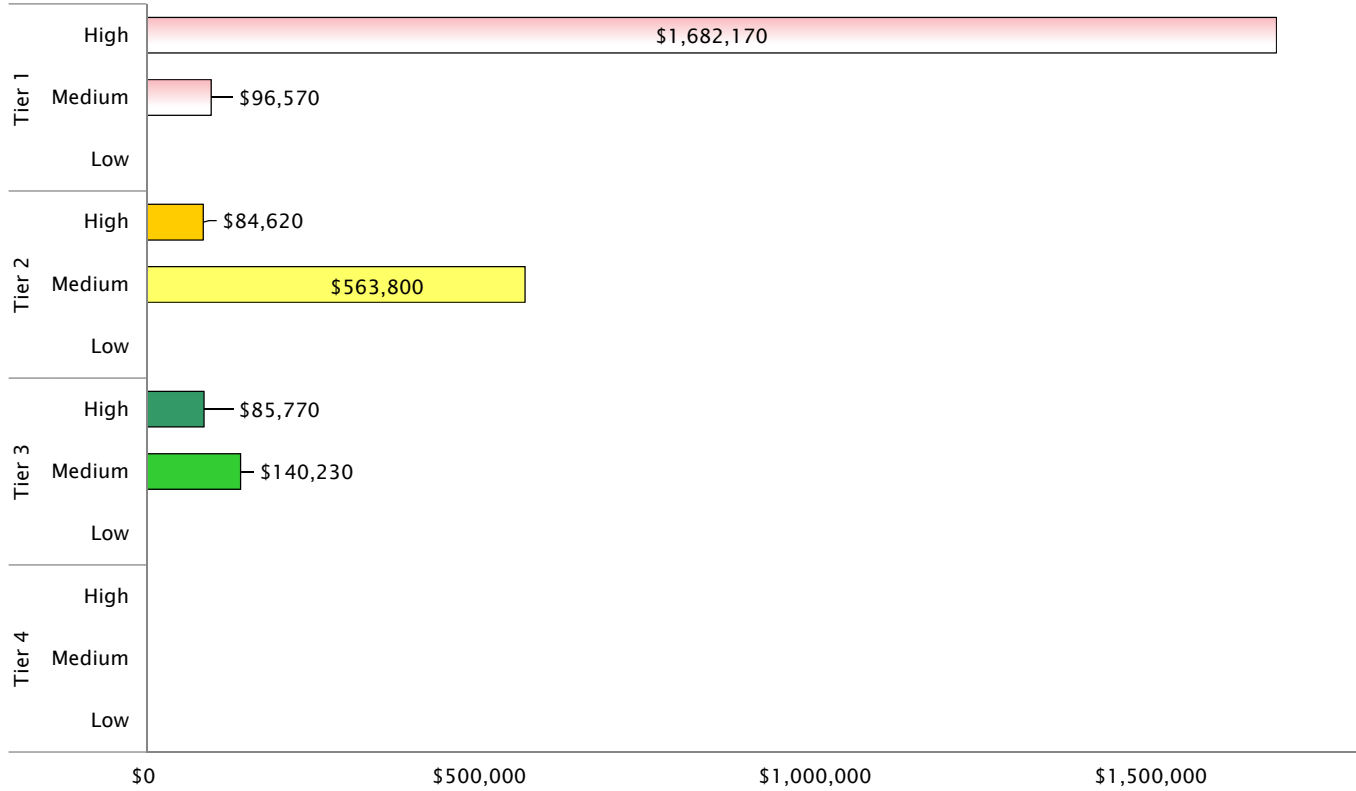
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Cold Water Service. Piping and Insulation in poor shape needs replaced.	\$40,820	\$4180-\$17590	\$2050-\$8780
	Hot Water Service. Water heater and storage tank beyond life cycle. Piping and Insulation in poor shape needs replaced.	\$89,150	\$8960-\$38360	\$4460-\$19170
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$339,460	\$34050-\$146050	\$16980-\$72990
	Hot Water Distribution Pumps need upgrade, Insulation needs replaced.	\$18,090	\$1820-\$7820	\$910-\$3890
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Irrigation Systems. Needs booster pump, possible new controller.	\$62,930	\$6380-\$27080	\$3150-\$13530
	Boiler Room Piping. All in good shape, May have to replace some to upgrade to DDC from pneumatic.	\$32,680	\$3330-\$14130	\$1640-\$7030
	Direct Expansion Systems. Replace swamp cooling MUA unit/s with mechanical cooling.	\$79,320	\$7990-\$34190	\$3970-\$17060
2-High	Flooring Kitchen. Flooring is currently Hubelite material (Red) and needs replaced with MMA poured floor. See floor estimate spreadsheet..	\$63,880	\$6430-\$27530	\$3200-\$13740
	Flooring Cafeteria. Replace VCT.	\$15,870	\$1640-\$6840	\$800-\$3410
	Exterior Wall Construction. Recaulk control joints.	\$3,390	\$420-\$1520	\$170-\$730
	Exterior Wall Construction. Needs sealed. Stress cracks same as other schools. Lack of control joints	\$17,560	\$1850-\$7650	\$880-\$3780
	Exterior Paint. Exterior paint	\$8,150	\$860-\$3560	\$410-\$1760
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Storefront windows. Hollow metal. Playground entrance leaks	\$30,670	\$3140-\$13240	\$1540-\$6600
	Retractable Partitions. Repair/replace gym/cafeteria partition. Curtains need replaced due to fire retardant life. Classrooms are not used and are in good shape.	\$16,290	\$1720-\$7020	\$820-\$3510
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$145,520	\$14590-\$62590	\$7280-\$31290
	Paving & Surfacing. Sidewalks Heaving in many areas, needs replacement	\$24,540	\$2470-\$10570	\$1230-\$5280
2-Medium	Playing Fields. Playground. Playpad needs resurfacing	\$40,820	\$4180-\$17590	\$2050-\$8780
3-Medium	Fabricated Toilet Partitions. Replce toilet partitions	\$23,270	\$2340-\$10040	\$1170-\$5010
3-High	Insulation Needs removed and replaced.	\$8,150	\$860-\$3560	\$410-\$1760
3-Medium	Interceptors. Grease interceptor Bypass if allowable	\$8,150	\$860-\$3560	\$410-\$1760
	Fire Sprinkler. Cafeteria sprinkled only. New code requires to be fully sprinkled	\$411,900	\$41210-\$177210	\$20600-\$88560
	Retaining Walls. Hillside off playground needs tie wall of some kind	\$32,360	\$3250-\$13950	\$1620-\$6960
4-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730

Estimated Total Construction Costs (in 2019 Dollars): \$1,846,830  
 Estimated Project Management Costs Range: \$186,090 - \$795,410  
 Estimated Inflation Range: \$92,460 - \$397,170  

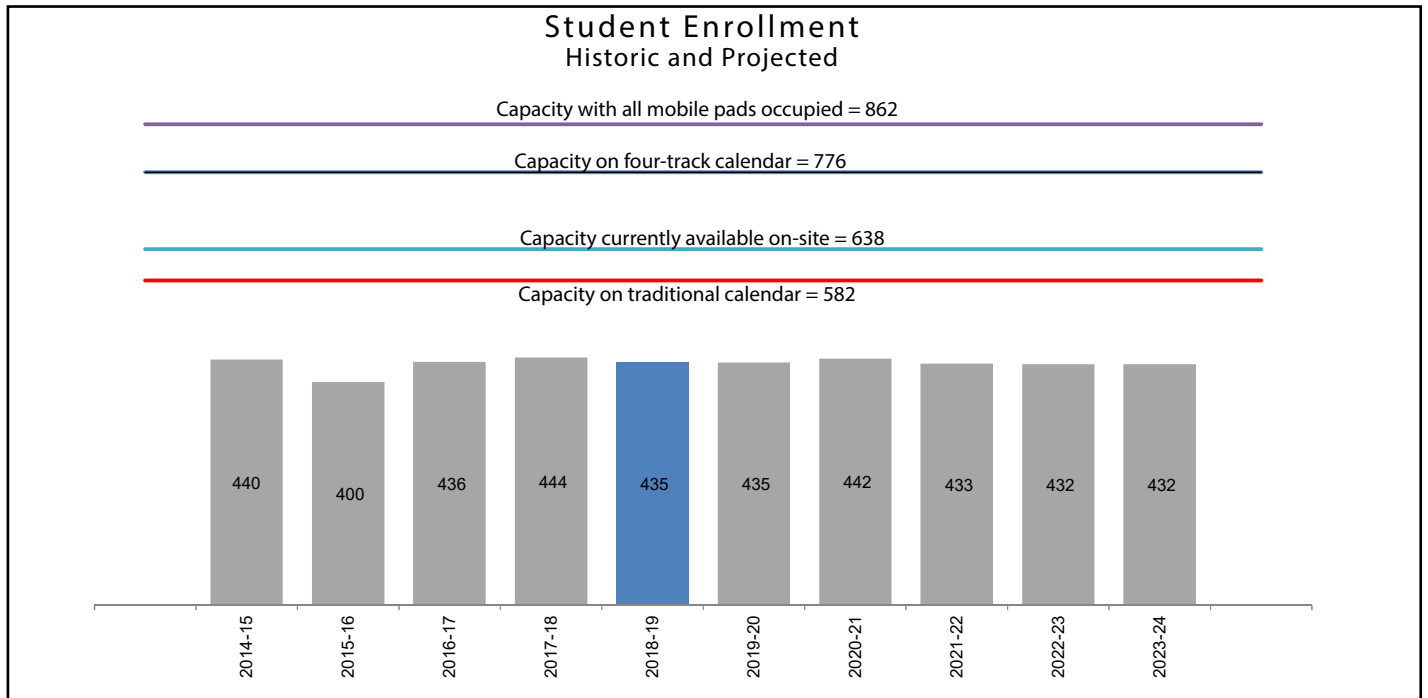

---

 Estimated Total Project Costs: \$2,125,380 - \$3,039,410

## Castle Rock Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,653,160  
 Estimated Total Project Costs: \$3,052,490 - \$4,366,350



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted roof with .060 EPDM fully adhered.	\$740,250	\$74050-\$318350	\$37020-\$159160
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Switchgear-Main. Replace main switchgear and associated electrical distribution..	\$73,710	\$7400-\$31800	\$3690-\$15850
	Panels and Transformers. Replace original panels and transformers.	\$445,210	\$44600-\$191500	\$22260-\$95720
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Exhaust Ventilation Systems. Kitchen Hood. Replace MAU.	\$60,810	\$6100-\$26200	\$3040-\$13080
	Exhaust Ventilation Systems. Exhaust Fans. Replace exhaust fans.	\$22,320	\$2290-\$9690	\$1120-\$4800
	Package Units. Replace cabinet heaters at entries, 7 total.	\$13,440	\$1370-\$5870	\$680-\$2890
2-High	Flooring Cafeteria. Replace VCT.	\$13,120	\$1390-\$5690	\$660-\$2820
	Flooring Kitchen. Replace ceramic tile floor with MMA.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Exterior Wall Construction. Recaulk control joints.	\$3,390	\$420-\$1520	\$170-\$730
	Exterior Windows. Recaulk windows	\$4,660	\$550-\$2050	\$240-\$1000
2-Medium	Flooring Restroom. Replace original ceramic tile with poured acrylic.	\$31,310	\$3200-\$13500	\$1570-\$6730
	Flooring Carpet. Replace carpet in conference rm and 2 rms on upper level.	\$8,990	\$920-\$3920	\$450-\$1940
	Paint Exterior. Paint exterior trim, windows, and doors	\$8,990	\$920-\$3920	\$450-\$1940
	Retractable Partition. Repair operable partitions between classrooms. Partion between gym and cafeteria in worst condition.	\$17,980	\$1830-\$7830	\$900-\$3870
	Sink Countertops. Replace sink countertops in all restrooms with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Stair, Tread and Landing Finishes. Replace stair tread	\$4,340	\$470-\$1970	\$220-\$940
	Sinks. Replace with sink countertops, single surface	\$13,440	\$1370-\$5870	\$680-\$2890
	Drinking Fountains and Coolers. Replace metal drinking fountains	\$4,130	\$480-\$1780	\$210-\$890
	Boiler Room Piping and Specialties. Add VFDs to motors/pumps	\$51,080	\$5130-\$22030	\$2560-\$10990
	Direct Expansion Systems. Roof top units. Replace RTUs, provide VFDs	\$317,250	\$31750-\$136450	\$15870-\$68210
	Paving and Surfacing. Parking Lot. Parking lot asphalt cracks need filled	\$66,940	\$6760-\$28860	\$3350-\$14400
	Paving and Surfacing. Sidewalks. Repair areas of sidewalk and loading dock	\$17,980	\$1830-\$7830	\$900-\$3870
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$7,090	\$720-\$3120	\$360-\$1530
	Playing Fields. Multi-use Field. Renovate multi-use field	\$78,680	\$7930-\$33930	\$3940-\$16920
3-Medium	Suspended Ceilings. Replace ceiling grid and tile	\$137,480	\$13830-\$59130	\$6880-\$29560
	Movable Furnishing. FFE. Replace wooden basketball backboards in gym, 6 total	\$2,750	\$360-\$1260	\$140-\$600

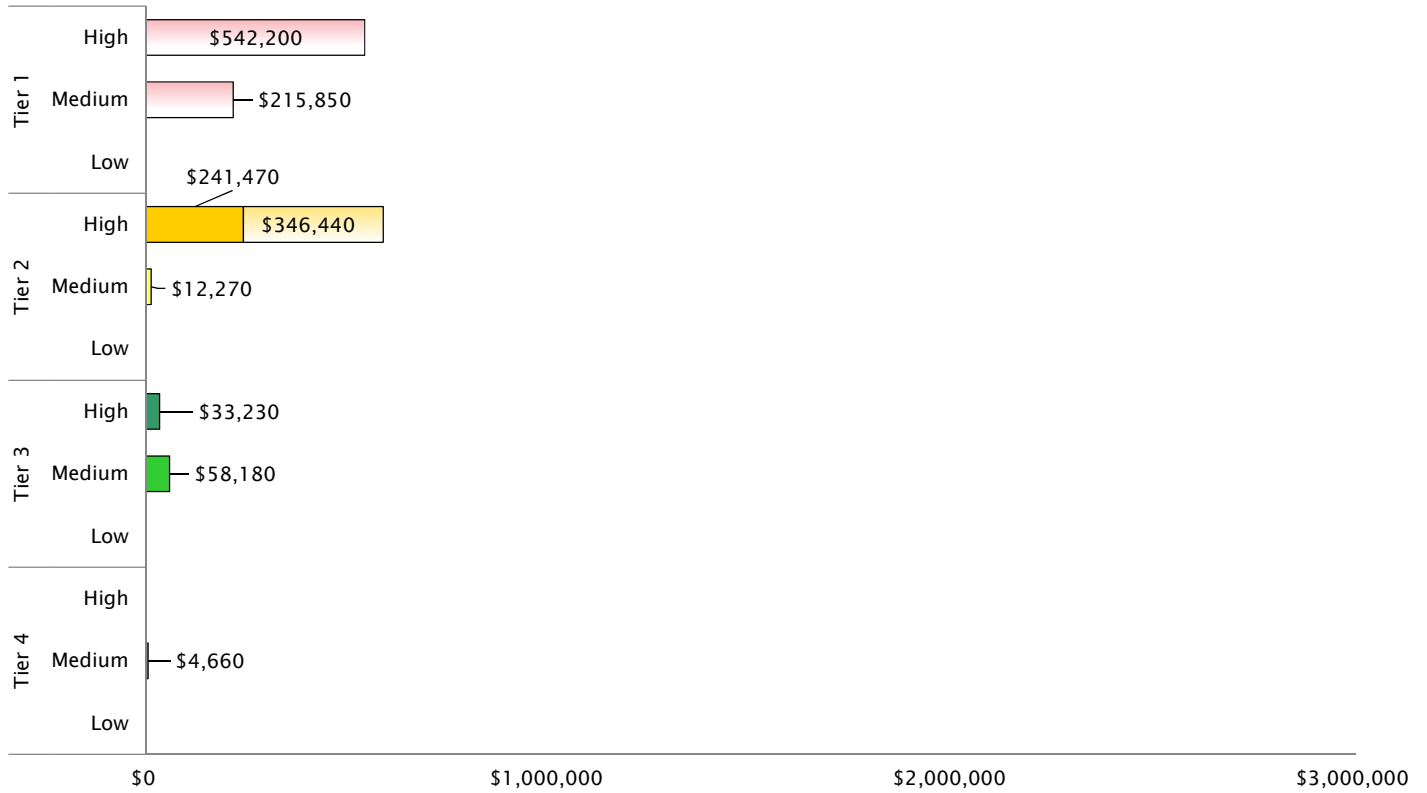
**Estimated Total Construction Costs (in 2019 Dollars): \$2,653,160**  
**Estimated Project Management Costs Range: \$266,560 - \$1,142,660**  
**Estimated Inflation Range: \$132,770 - \$570,530**  


---

**Estimated Total Project Costs: \$3,052,490 - \$4,366,350**



## Castle Rock Middle School-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



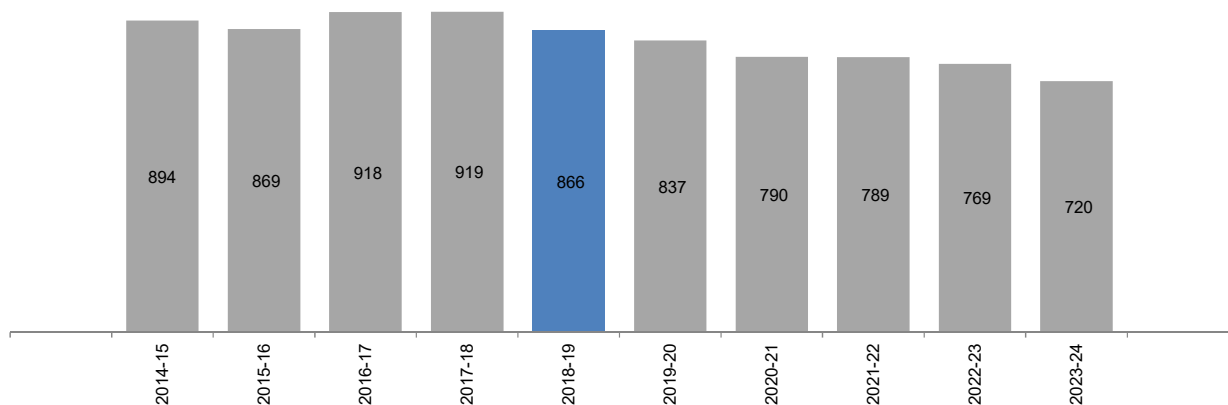
Estimated Total Construction Costs (in 2019 Dollars): \$1,454,300

Estimated Total Project Costs: \$1,674,220 - \$2,394,010

### Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 1,470

Capacity on traditional calendar = 1,190 (Also current capacity available at Castle Rock MS)



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$280,670	\$28140-\$120740	\$14040-\$60350
	Air Distribution Systems. HVAC system upgrade.	\$171,210	\$17200-\$73700	\$8560-\$36810
	Water Treatment Systems. Upgrade.	\$16,290	\$1720-\$7020	\$820-\$3510
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$74,030	\$7480-\$31880	\$3710-\$15920
	Passenger Elevators. Renovate elevator.	\$158,630	\$15880-\$68280	\$7940-\$34110
	Commissioning and Re-Commissioning. Commission if system upgraded.	\$57,220	\$5790-\$24690	\$2870-\$12300
Tier 2 Funded by the 2018 Bond	Flooring Carpet. Replace carpet.	\$346,440	\$34670-\$149070	\$17330-\$74490
2-High	Flooring Kitchen. Replace kitchen flooring. Currently red hubblelite..	\$62,400	\$6310-\$26910	\$3120-\$13420
	Flooring Hallways/Classrooms. replace VCT in classroom areas..	\$71,280	\$7230-\$30730	\$3570-\$15330
	Exterior Wall Construction. Recaulk control joints.	\$4,660	\$550-\$2050	\$240-\$1000
	Exterior Windows. Recaulk windows	\$23,480	\$2430-\$10130	\$1180-\$5050
	Fabricated Toilet Partitions. Replace with solid plastic in all wings upper and lower	\$25,170	\$2540-\$10840	\$1260-\$5420
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Theater & Stage Equipment, Auditorium Sound Equipment. Strand CD80. Upgrade Strand controller	\$10,580	\$1130-\$4630	\$530-\$2280
	Fixed Casework. Computer counter tops need to be raised in the library	\$4,230	\$470-\$1870	\$220-\$910
	Paving & Surfacing, Sidewalks. Needs repaired in areas	\$18,300	\$1910-\$7910	\$920-\$3940
	Retractable Partition. Repair/refurbish operable partitions at pod areas	\$12,270	\$1240-\$5340	\$620-\$2640
2-Medium	Wall Foundations. Recaulk foundation where concrete meets	\$9,420	\$990-\$4090	\$480-\$2030
3-High	Regular Stairs. Reseal concrete stairs	\$5,820	\$590-\$2590	\$300-\$1250
	Blinds and Window Treatment. Install blinds on all lower level classrooms	\$13,440	\$1370-\$5870	\$680-\$2890
	Blinds and Other Window Treatment. Need-Install blinds on east facing clearstory windows	\$4,550	\$560-\$2060	\$230-\$980
	Suspended Ceilings. Replace kitchen tiles with food grade	\$3,490	\$410-\$1510	\$180-\$750
3-Medium	Furnishings. Replace chalk boards with white boards. 13 total	\$4,550	\$560-\$2060	\$230-\$980
	Special Facilities. Tech area needs better sink, better exhaust ventilation system, better storage cabinets	\$24,330	\$2480-\$10480	\$1220-\$5230
	Retaining Wall. Repair retaining walls at crawlspace entrance	\$5,290	\$620-\$2320	\$270-\$1140
	Playing Fields. Multi-use Field. Replace goal posts on athletic field	\$8,990	\$920-\$3920	\$450-\$1940
	Other Landscape Features. Fix drainage problem on east side of school	\$11,530	\$1180-\$4980	\$580-\$2480
4-Medium	Planting. Replace some trees	\$4,660	\$550-\$2050	\$240-\$1000

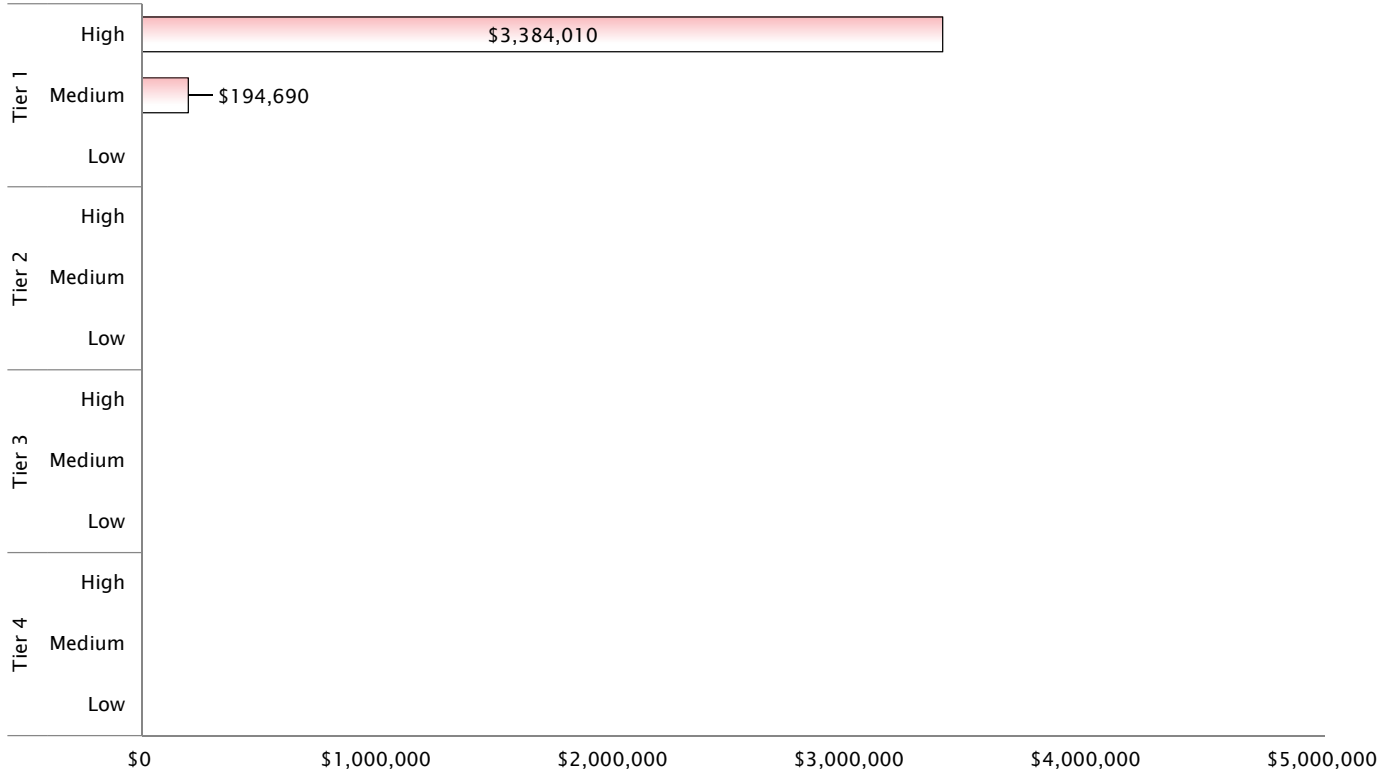
Estimated Total Construction Costs (in 2019 Dollars): \$1,454,300  
Estimated Project Management Costs Range: \$147,060- \$626,960  
Estimated Inflation Range: \$72,860 - \$312,750  


---

Estimated Total Project Costs: \$1,674,220 - \$2,394,010

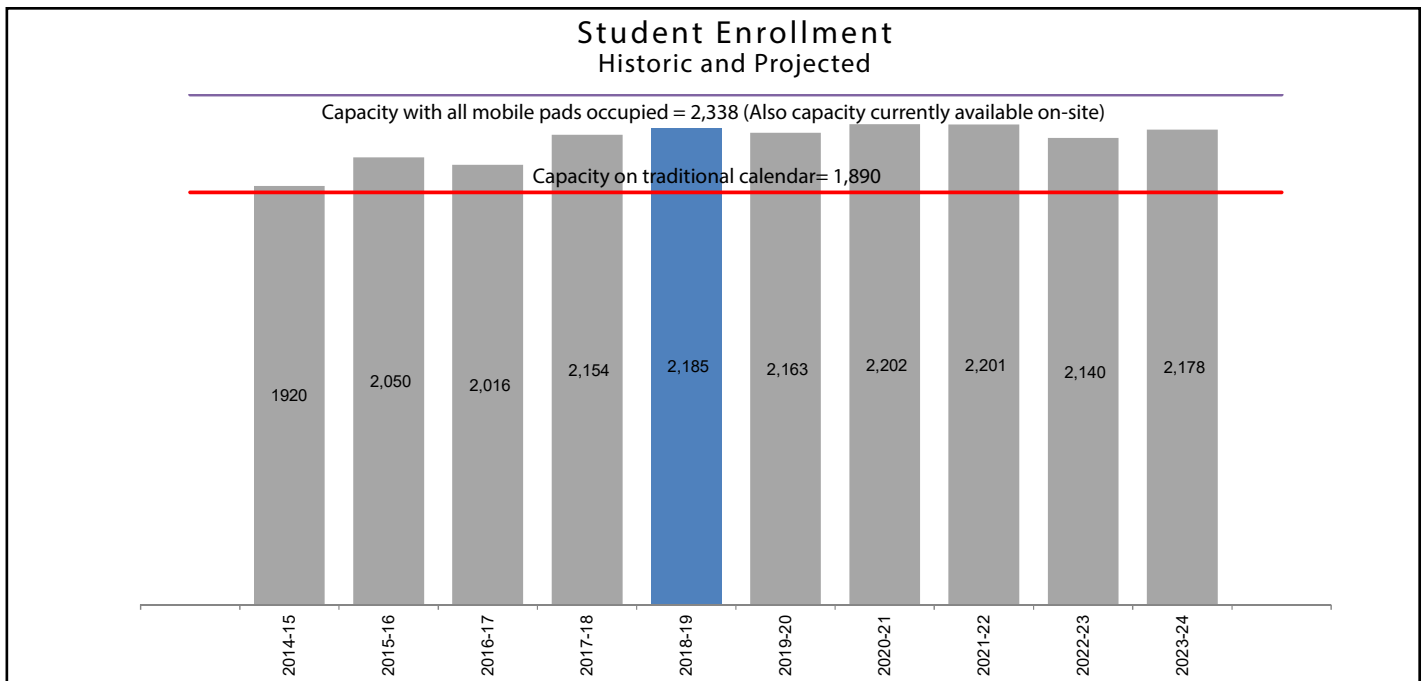


## Castle View High School-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$3,578,700

Estimated Total Project Costs: \$4,115,820 - \$5,887,400



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted roof with .060 EPDM fully adhered.	\$2,009,250	\$200950-\$864050	\$100470-\$431990
	Controls. Upgrade control system.	\$1,004,630	\$100480-\$432080	\$50240-\$216000
	Fire Alarm Systems. Upgrade fire alarm system.	\$370,130	\$37080-\$159180	\$18510-\$79580
2-Medium	Exterior Wall Construction. CMU. Re-seal CMU, recaulk control joints	\$60,490	\$6120-\$26020	\$3030-\$13010
	Exterior Windows. Re-caulk windows	\$73,710	\$7400-\$31800	\$3690-\$15850
	Paving and Surfacing. Parking Lot. Resurface/repair parking lot	\$54,990	\$5510-\$23710	\$2750-\$11830
	Paving and Surfacing. Sidewalks. Repair as necessary, decent at time of assessment	\$5,500	\$610-\$2410	\$280-\$1190

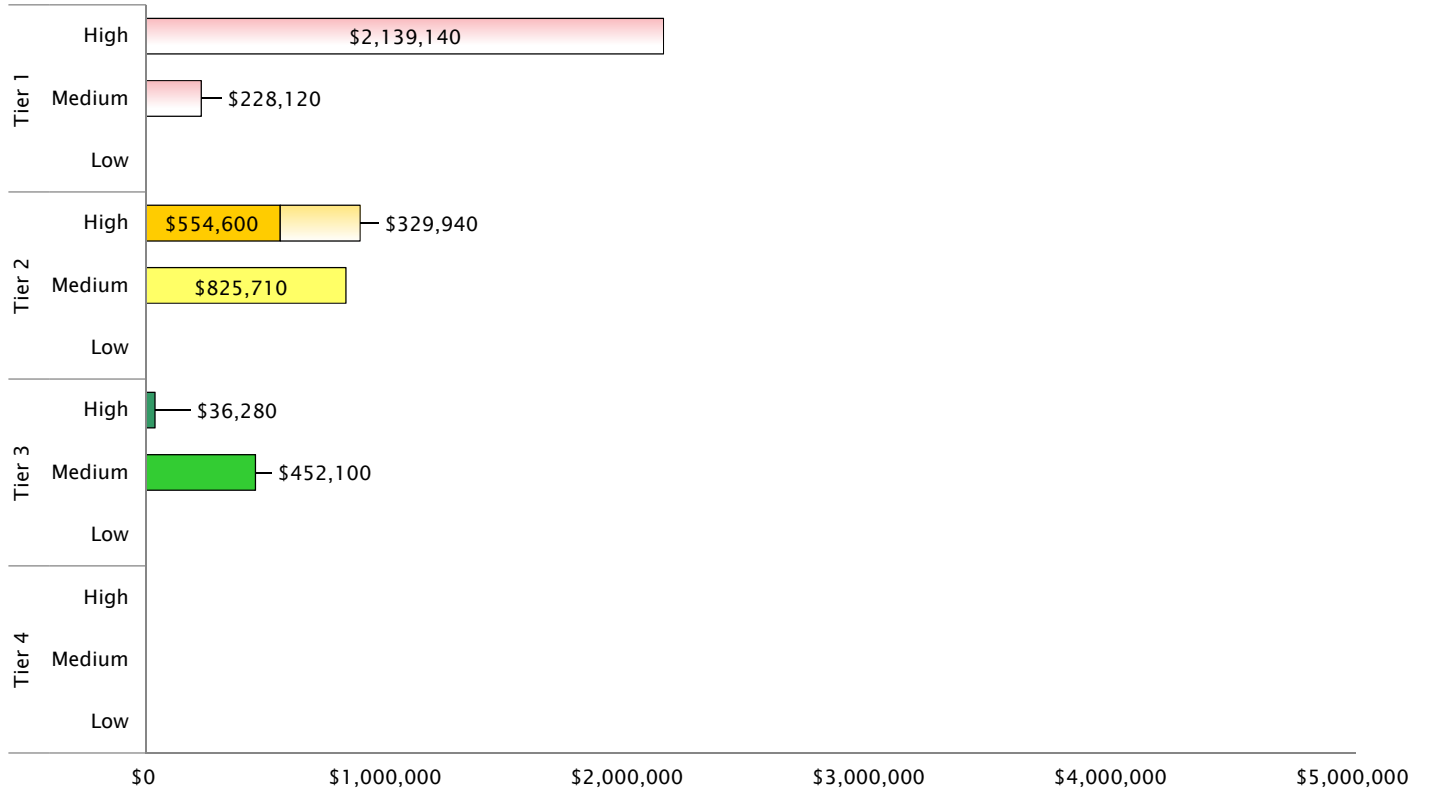
Estimated Total Construction Costs (in 2019 Dollars): \$3,578,700  
Estimated Project Management Costs Range: \$358,150 - \$1,539,250  
Estimated Inflation Range: \$169,205 - \$727,582

---

Estimated Total Project Costs: \$4,115,820 - \$5,887,400

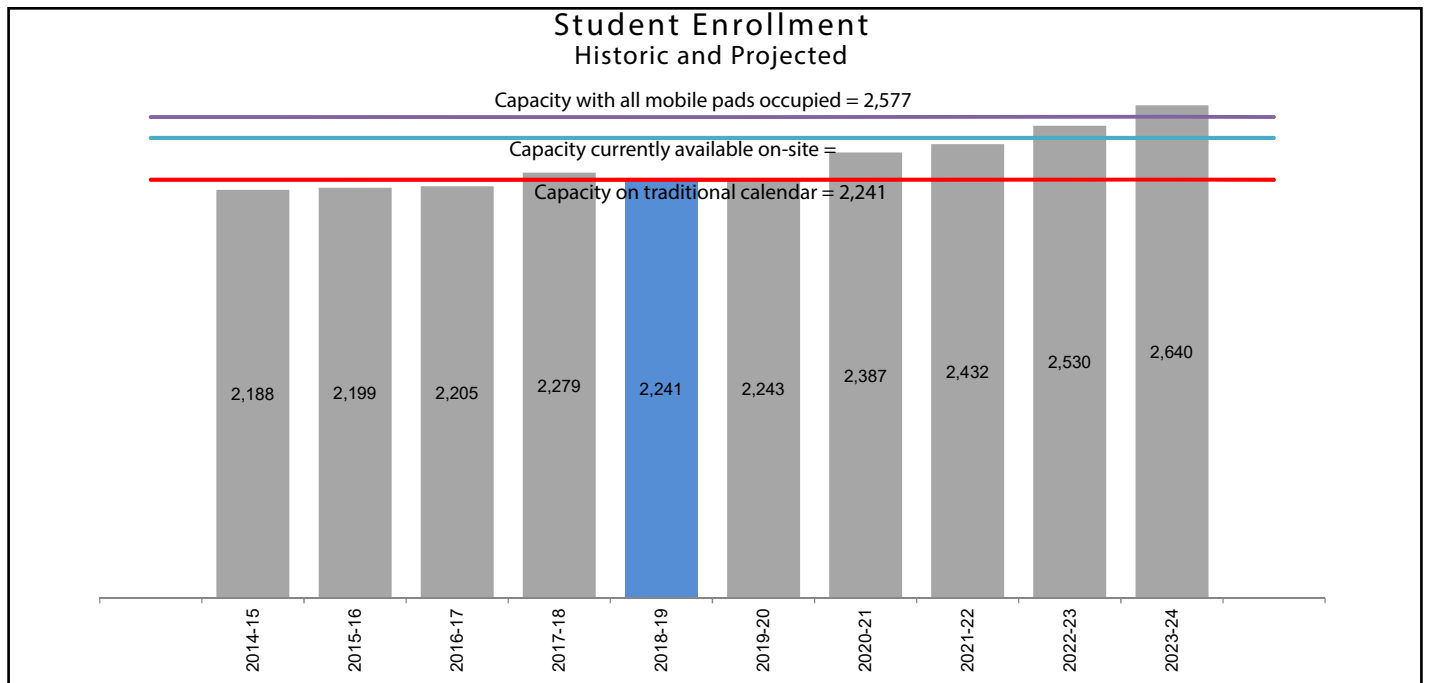


## Chaparral High School-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$4,565,890

Estimated Total Project Costs: \$5,252,420 - \$7,512,860





Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Install new roof on F-pod. Not done with 2013 re-roof.	\$314,820	\$31490-\$135390	\$15750-\$67690
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$1,099,800	\$110000-\$473000	\$54990-\$236460
	Air Distribution Systems. Air handlers, ductwork, VAV's. Update air handlers with HW coils, new motors, and VFDs..	\$204,000	\$20410-\$87810	\$10200-\$43860
	Change-over Distribution System. Replace all fan powered boxes to VAV reheat.	\$204,000	\$20410-\$87810	\$10200-\$43860
	Glycol Distribution Systems. Poor condition. Upgrade and add HW loop to system.	\$16,290	\$1720-\$7020	\$820-\$3510
	Water Treatment Systems. Poor condition. Upgrade and add HW loop to system.	\$19,780	\$2030-\$8530	\$990-\$4260
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$84,600	\$8500-\$36400	\$4230-\$18190
	Fixed Multiple Seating, Bleachers. Replace main gym bleacher both sides.	\$195,850	\$19660-\$84260	\$9800-\$42110
	Passenger Elevators. Renovate elevator #1.	\$158,630	\$15880-\$68280	\$7940-\$34110
	Energy Supply. Replace main gas line at meter.	\$12,270	\$1240-\$5340	\$620-\$2640
	Commissioning and Re-Commissioning. Rebalance HVAC system.	\$57,220	\$5790-\$24690	\$2870-\$12300
Tier 2 Funded by the 2018 Bond	Flooring Carpet. Replace carpet. X-Carpet in main and pod hallways replaced 2017.	\$329,940	\$33060-\$141960	\$16500-\$70940
2-High	Flooring Kitchen. Replace original hubbelleite floor with MMA.	\$74,030	\$7480-\$31880	\$3710-\$15920
	Flooring Cafeteria. Commons floor has settling cracks and was repaired in 2007. Repairs are still in good shape. VCT repairs are needed around stairway and into hall..	\$7,090	\$720-\$3120	\$360-\$1530
	Flooring Cafeteria. Replace VCT in commons and hallways.	\$91,060	\$9150-\$39250	\$4560-\$19580
	Exterior Wall Construction. Recaulk control joints. Re-seal CMU	\$56,160	\$5650-\$24150	\$2810-\$12080
	Exterior Windows. Recaulk windows	\$70,220	\$7090-\$30290	\$3520-\$15100
	Exterior Windows. Fix curtain wall window leakage at commons and hallways.	\$147,310	\$14790-\$63390	\$7370-\$31680
	Overhead Doors. Replace (4) four rollup doors at kitchen	\$14,810	\$1500-\$6400	\$740-\$3190
	Other Doors & Entrances. Continuous hinges on storefront doors need replaced	\$9,310	\$1000-\$4100	\$470-\$2010
	Interior Doors. Kitchen entry doors from cafeteria need replaced due to carts hitting them all the time. Replace with metal?	\$5,080	\$530-\$2230	\$260-\$1100
	Fabricated Toilet Partitions. Replace men's & women's PE restrooms. Replace all bathroom partitions in all wings and main area	\$63,450	\$6350-\$27350	\$3180-\$13650
	Sink Countertops. Replace sink counter tops in all restrooms	\$40,510	\$4100-\$17500	\$2030-\$8710
	Showers. Poor condition, showers need replaced	\$17,240	\$1770-\$7470	\$870-\$3710
	Theater & Stage Equipment, Auditorium Sound Equipment. Strand MD 80 Sound Equipment. Replace approximately 100 seats in auditorium due to backs cracking.	\$36,910	\$3700-\$15900	\$1850-\$7940
	Paving & Surfacing, Sidewalks. Repair asphalt sidewalks to athletic fields	\$5,820	\$590-\$2590	\$300-\$1250
	Irrigation Systems. Replace 4 irrigation controllers	\$13,750	\$1460-\$5960	\$690-\$2960
Paving and Surfacing. Parking Lot. Resurface parking areas, many patches and cracks	\$727,560	\$72840-\$312940	\$36380-\$156430	

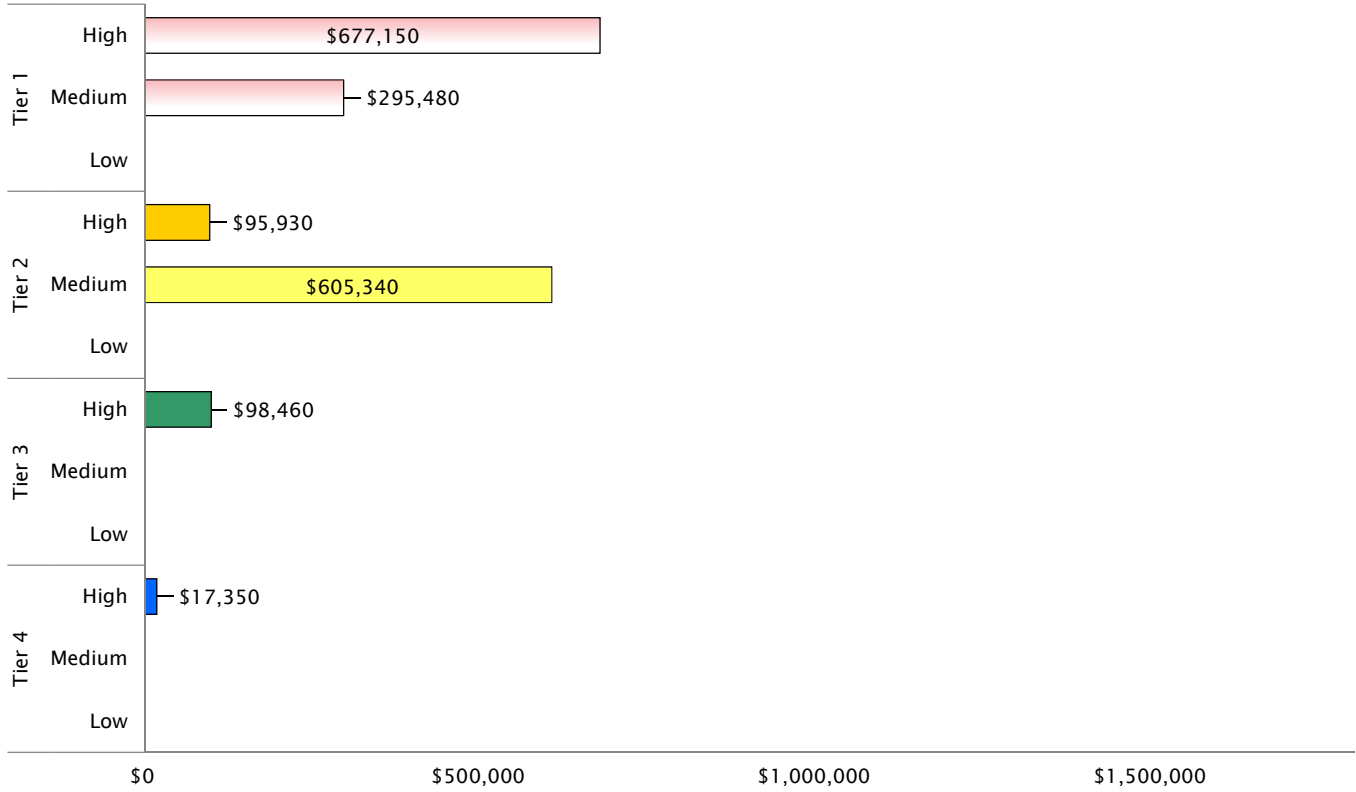
Not all capital needs are shown for Chaparral High School. For a complete listing of capital needs see Appendix 2

**Estimated Total Construction Costs (in 2019 Dollars): \$4,565,890**  
**Estimated Project Management Costs Range: \$458,080 - \$1,965,180**  
**Estimated Inflation Range: \$228,450 - \$981,790**  

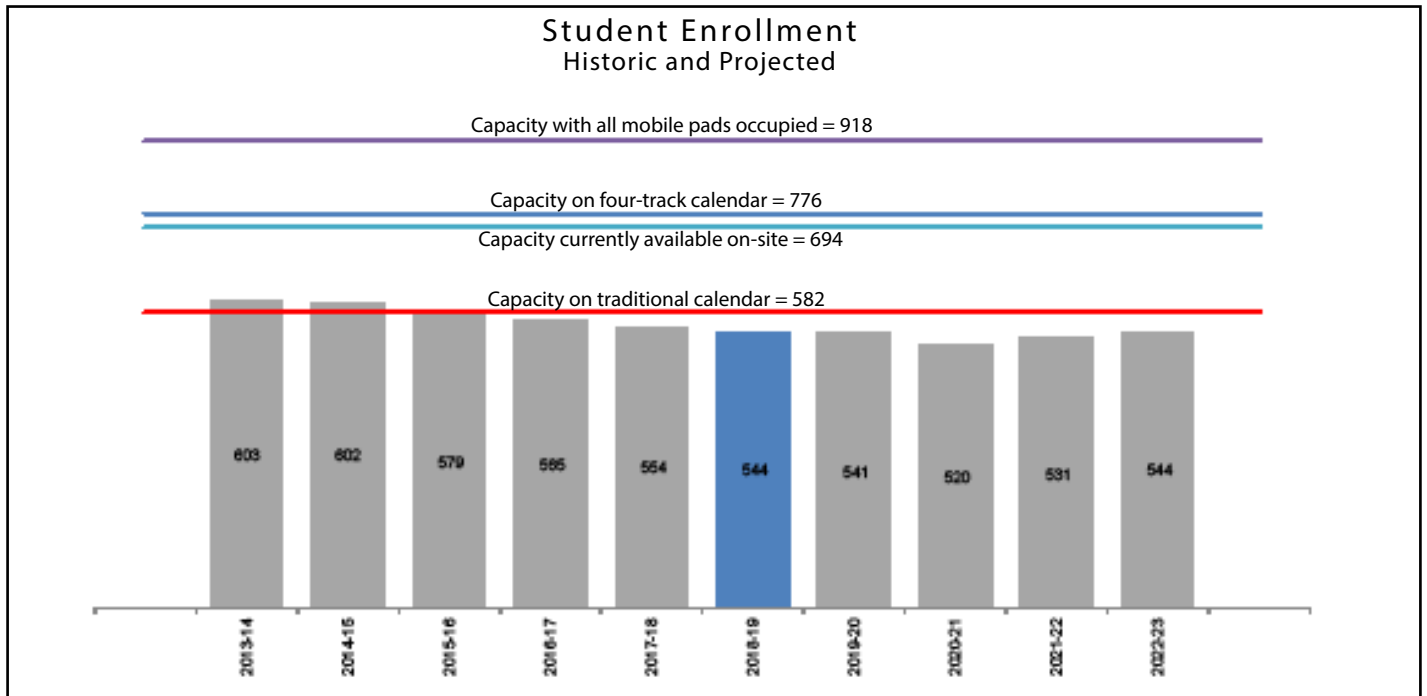

---

**Estimated Total Project Costs: \$5,252,420 - \$7,512,860**

**Cherokee Trail Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,789,710  
 Estimated Total Project Costs: \$2,059,290 - \$2,945,470



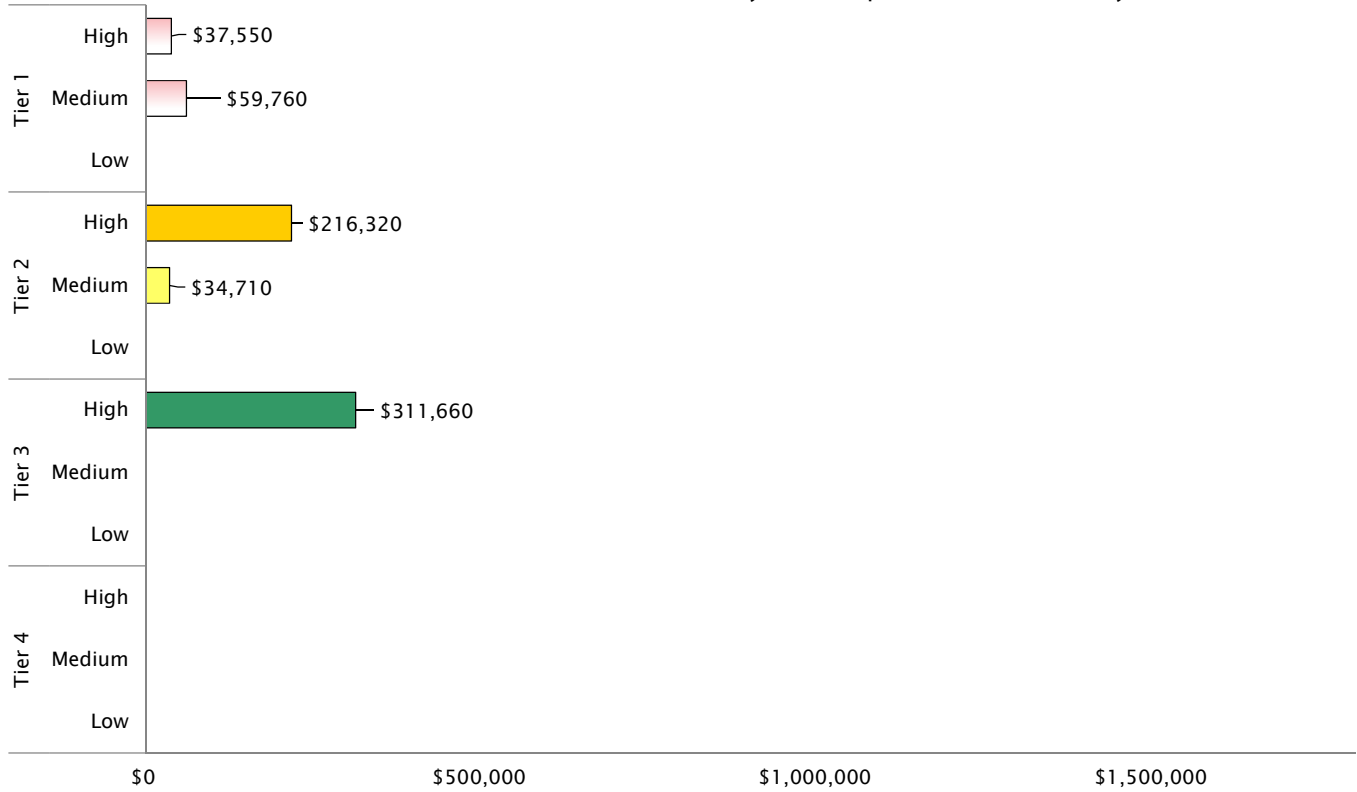
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Glazed Roof Openings.Skylights. Repair/replace main skylight, leaks frequently.	\$12,270	\$1240-\$5340	\$620-\$2640
	Upgrade VAV boxes.	\$456,210	\$45700-\$196200	\$22810-\$98090
	Switchgear-Main. Replace main switchgear.	\$46,750	\$4760-\$20160	\$2340-\$10050
	Panels and Transformers. Replace original panels and transformers.	\$46,750	\$4760-\$20160	\$2340-\$10050
	Branch Wiring Devices. Replace sealtite and wiring to equipment on roof.	\$3,180	\$330-\$1430	\$160-\$690
	Lighting Equipment. Replace old exit signs, about half left.	\$6,240	\$670-\$2770	\$320-\$1350
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Direct Expansion Systems. Roof top units. Replace 2 RTU's from 2001.	\$242,600	\$24310-\$104410	\$12130-\$52160
	Switchgear-Main. Replace main switchgear.	\$31,730	\$3180-\$13680	\$1590-\$6830
	Panels and Transformers. Replace original panels and transformers.	\$21,150	\$2150-\$9150	\$1060-\$4550
2-High	Exterior Windows. Replace exterior windows	\$70,220	\$7090-\$30290	\$3520-\$15100
	Retractable Partition. Repair and replace vinyl on the portable wall partitions	\$12,270	\$1240-\$5340	\$620-\$2640
	Energy Supply. Replace gas piping on roof	\$1,910	\$200-\$900	\$100-\$410
	Paving & Surfacing. Sidewalks. Repair/replace areas of cracked sidewalk	\$11,530	\$1180-\$4980	\$580-\$2480
2-Medium	Flooring Kitchen. Replace kitchen flooring.	\$56,160	\$5650-\$24150	\$2810-\$12080
	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Water Closets. Replace toilets	\$24,330	\$2480-\$10480	\$1220-\$5230
	Urinals. Replace urinals	\$17,140	\$1770-\$7370	\$860-\$3690
	Lavatories. Replace lavatories	\$12,270	\$1240-\$5340	\$620-\$2640
	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$178,190	\$17920-\$76720	\$8910-\$38320
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$7,090	\$720-\$3120	\$360-\$1530
	Playing Fields. Multi-use Field. Renovate multi-use field	\$91,370	\$9240-\$39340	\$4570-\$19650
4-High	Seeding & Sodding. Resod/reseed grass areas	\$5,820	\$590-\$2590	\$300-\$1250
	Other Landscape Features. Replace metal edging with concrete mow strip	\$11,530	\$1180-\$4980	\$580-\$2480

Estimated Total Construction Costs (in 2019 Dollars): \$1,789,710  
 Estimated Project Management Costs Range: \$180,000 - \$770,900  
 Estimated Inflation Range: \$89,580 - \$384,860  

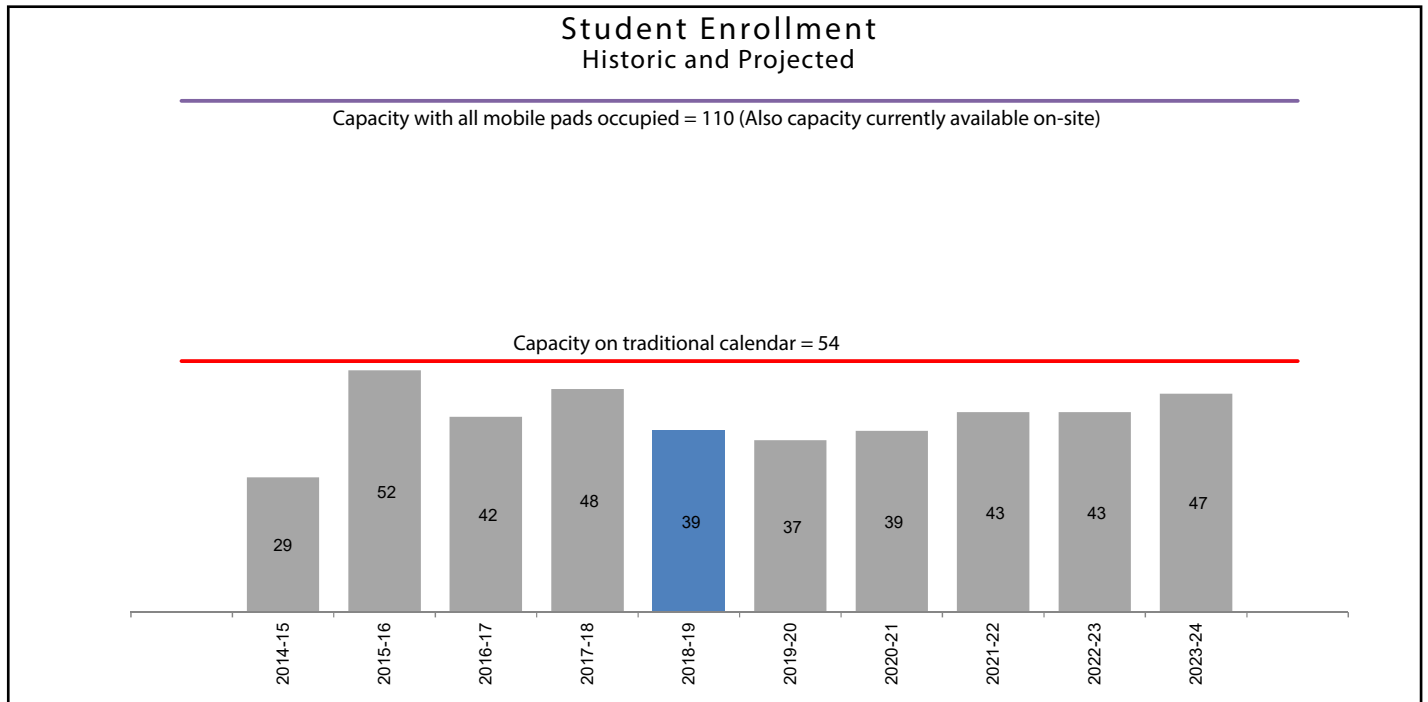

---

 Estimated Total Project Costs: \$2,059,290 - \$2,945,470

## Cherry Valley Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$660,000  
 Estimated Total Project Costs: \$760,180 - \$1,087,220



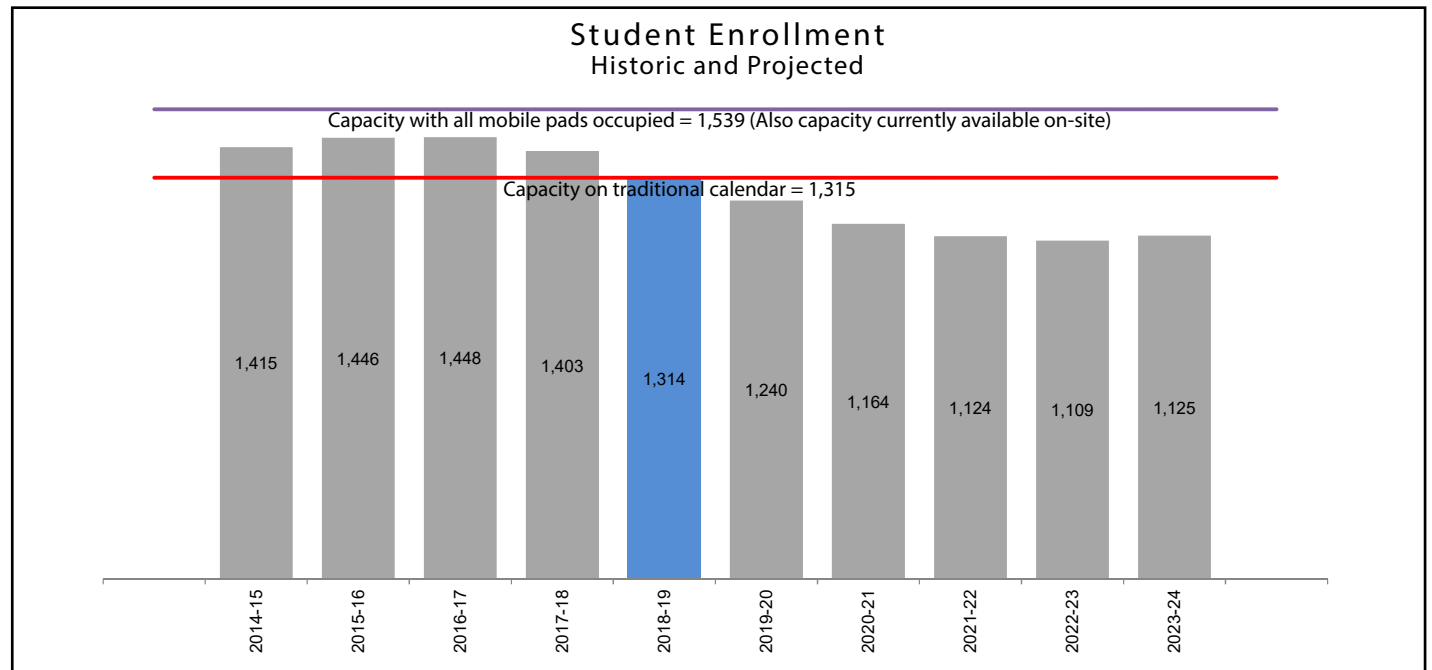
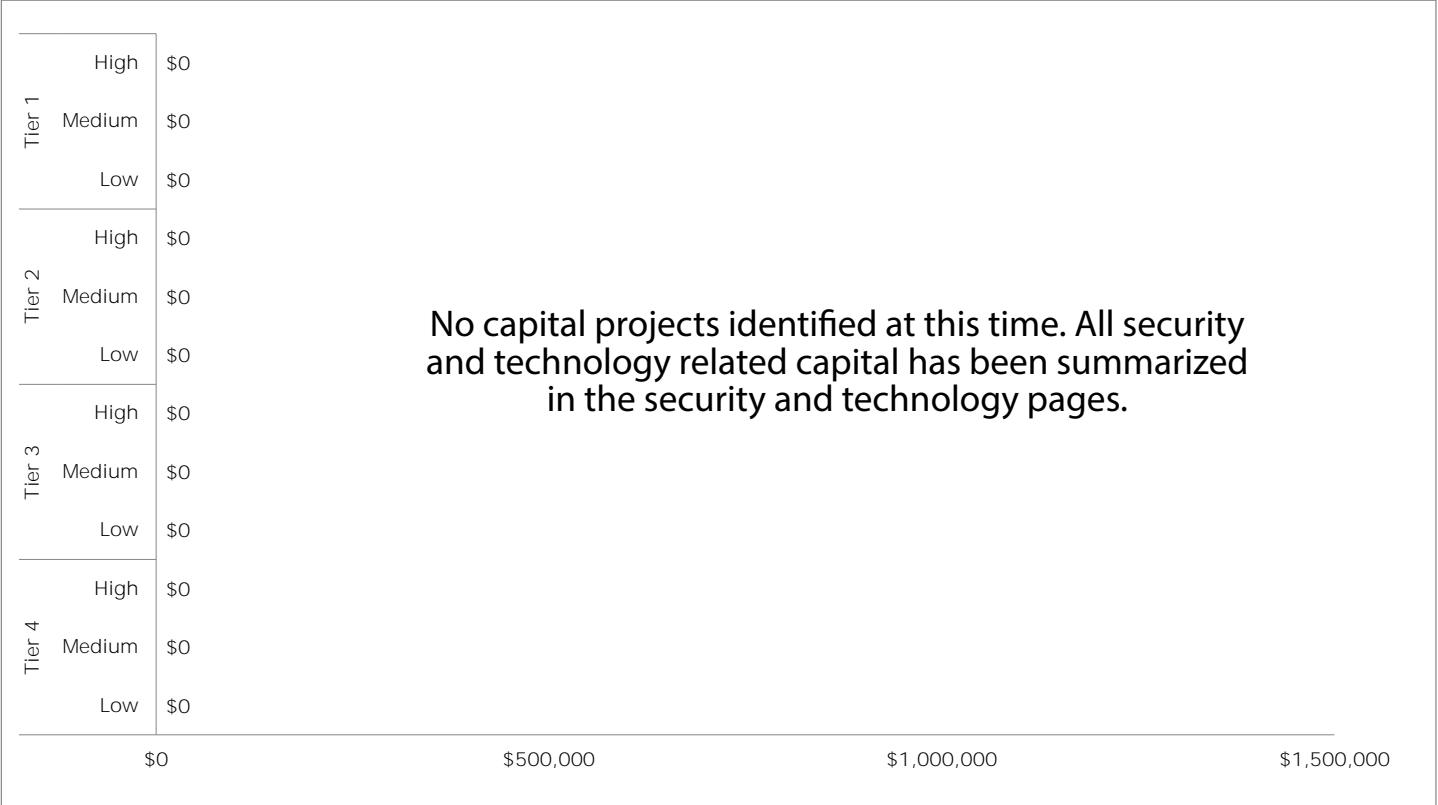
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$37,550	\$3760-\$16160	\$1880-\$8080
	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems.	\$49,180	\$4930-\$21230	\$2460-\$10580
	Site Heating Distribution. Replace piping at propane tanks.	\$10,580	\$1130-\$4630	\$530-\$2280
2-High	Flooring Restroom. Replace VCT in old school building. Possible abatement.	\$9,950	\$1060-\$4360	\$500-\$2140
	Flooring Restroom. Replace linoleum in staff restroom.	\$1,590	\$220-\$720	\$80-\$350
	Flooring Restroom. Replace ceramic tile with MMA.	\$9,950	\$1060-\$4360	\$500-\$2140
	Flooring Gym, VCT replacement , needs abatement.	\$28,660	\$2950-\$12350	\$1440-\$6170
	Flooring Restroom. Refinish and reseal concrete restroom floors.	\$2,120	\$290-\$990	\$110-\$460
	Flooring Kitchen. Replace kitchen flooring.	\$10,580	\$1130-\$4630	\$530-\$2280
	Flooring Carpet. Replace carpet.	\$4,760	\$550-\$2150	\$240-\$1030
	Flooring Carpet. Replace carpet in all buildings, includes modular classrooms.	\$87,990	\$8820-\$37920	\$4400-\$18920
	Exterior Wall Construction. Re-seal CMU. Repair cracks from settling. Re-caulk all joints.	\$3,600	\$410-\$1610	\$180-\$780
	Exterior Windows. Replace single pane windows in old school house	\$7,940	\$870-\$3470	\$400-\$1710
	Paving and Surfacing. Parking Lot. Install new asphalt parking lot	\$49,180	\$4930-\$21230	\$2460-\$10580
2-Medium	Solid Exterior Doors. Replace two doors on old schoolhouse	\$1,910	\$200-\$900	\$100-\$410
	Roof Eaves and Soffits. Repair soffit on original building	\$2,650	\$360-\$1160	\$140-\$570
	Lavatories. Replace floor urinals with wall mount	\$26,440	\$2670-\$11470	\$1330-\$5690
	Sinks. Replace sinks in restrooms and custodial closet	\$3,710	\$400-\$1600	\$190-\$800
3-High	Suspended Ceilings. Replace ceiling tiles in old school house.	\$2,010	\$300-\$900	\$100-\$440
	Suspended Ceilings. Replace 1x1 glue on tiles in hallways and office	\$9,950	\$1060-\$4360	\$500-\$2140
	Fences and Gates. Replace all fencing at around school perimeter, parking areas	\$5,080	\$530-\$2230	\$260-\$1100
	Playing Fields. Multi-use Field. Install new synthetic turf for multi-use field	\$294,620	\$29480-\$126790	\$14740-\$63350

**Estimated Total Construction Costs (in 2019 Dollars): \$660,000**  
**Estimated Project Management Costs Range: \$67,110 - \$285,220**  
**Estimated Inflation Range: \$33,070 - \$142,000**  


---

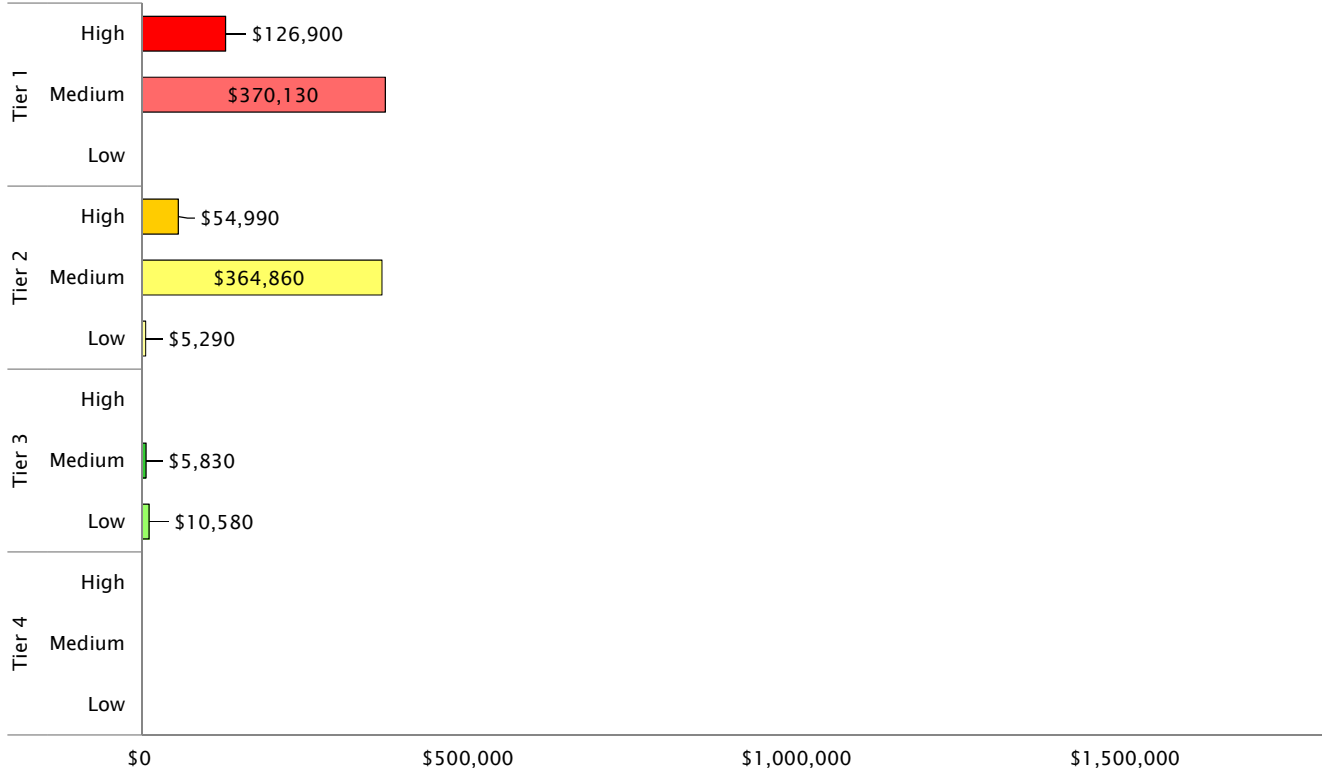
**Estimated Total Project Costs: \$760,180 - \$1,087,220**

**Cimarron Middle School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority

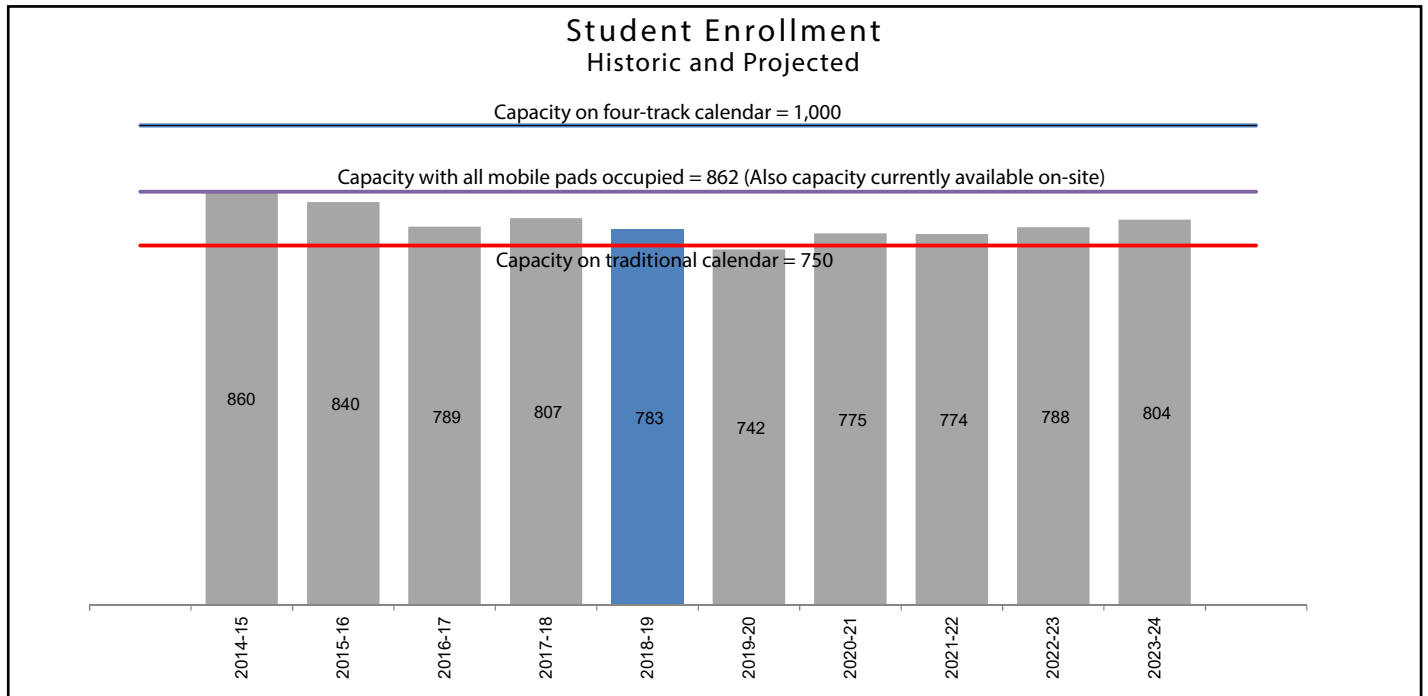




**Clear Sky Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$938,580  
 Estimated Total Project Costs: \$1,080,070 - \$1,544,530





Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Upgrade fire alarm system	\$126,900	\$12700-\$54600	\$6350-\$27290
1-Medium	Controls. Upgrade control system	\$370,130	\$37080-\$159180	\$18510-\$79580
2-High	Special Foundations. Repair retaining wall movement where it attaches to building foundation	\$54,990	\$5510-\$23710	\$2750-\$11830
2-Medium	Exterior Wall Construction. CMU and Brick. Recaulk expansion joints. Reseal CMU	\$15,870	\$1640-\$6840	\$800-\$3410
	Paint Exterior. Paint metal at window shades, metal stantions, all blue metal	\$5,290	\$620-\$2320	\$270-\$1140
	Exterior Windows. Recaulk windows	\$15,870	\$1640-\$6840	\$800-\$3410
	Paving and Surfacing. Parking Lot. Repair/resurface parking lot 2022	\$84,600	\$8500-\$36400	\$4230-\$18190
	Playing Fields. Playground. Repair/resurface as necessary	\$31,730	\$3180-\$13680	\$1590-\$6830
	Playing Fields. Multi-use Field. Replace artificial turf, showing wear in 2017. Needs to be raked and cleaned. Coming up at edges, grass growing in turf areas at edges	\$211,500	\$21200-\$91000	\$10580-\$45480
2-Low	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk cracks and heaving	\$5,290	\$620-\$2320	\$270-\$1140
3-Medium	Wall Foundations. Repair sprawling at crawlspace ramp area	\$3,180	\$330-\$1430	\$160-\$690
	Vinyl Coverings. Minor repair to seams as necessary	\$2,650	\$360-\$1160	\$140-\$570
3-Low	Seeding and Sodding. Repair areas of grass around school	\$10,580	\$1130-\$4630	\$530-\$2280

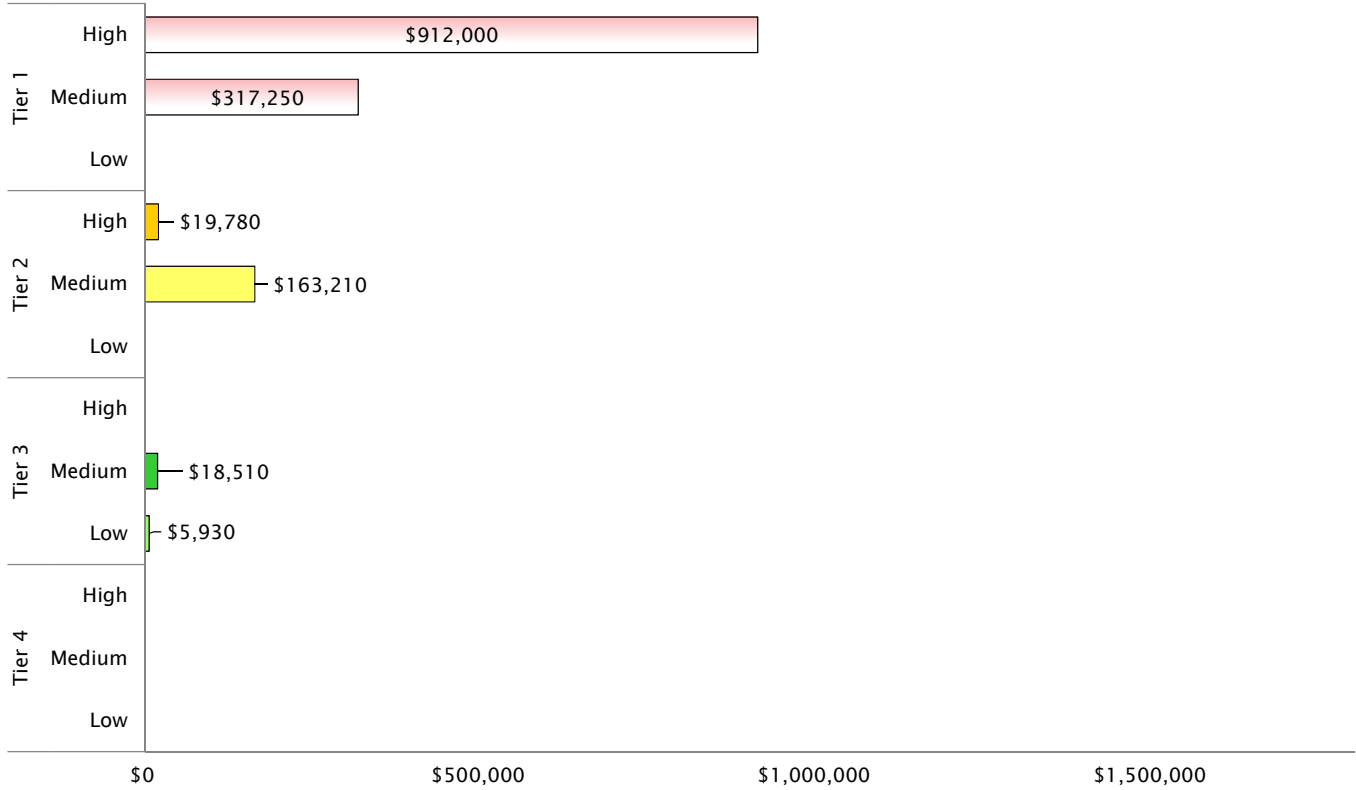
Estimated Total Construction Costs (in 2019 Dollars): \$938,580  
 Estimated Project Management Costs Range: \$94,510 - \$404,110  
 Estimated Inflation Range: \$46,980 - \$201,840  


---

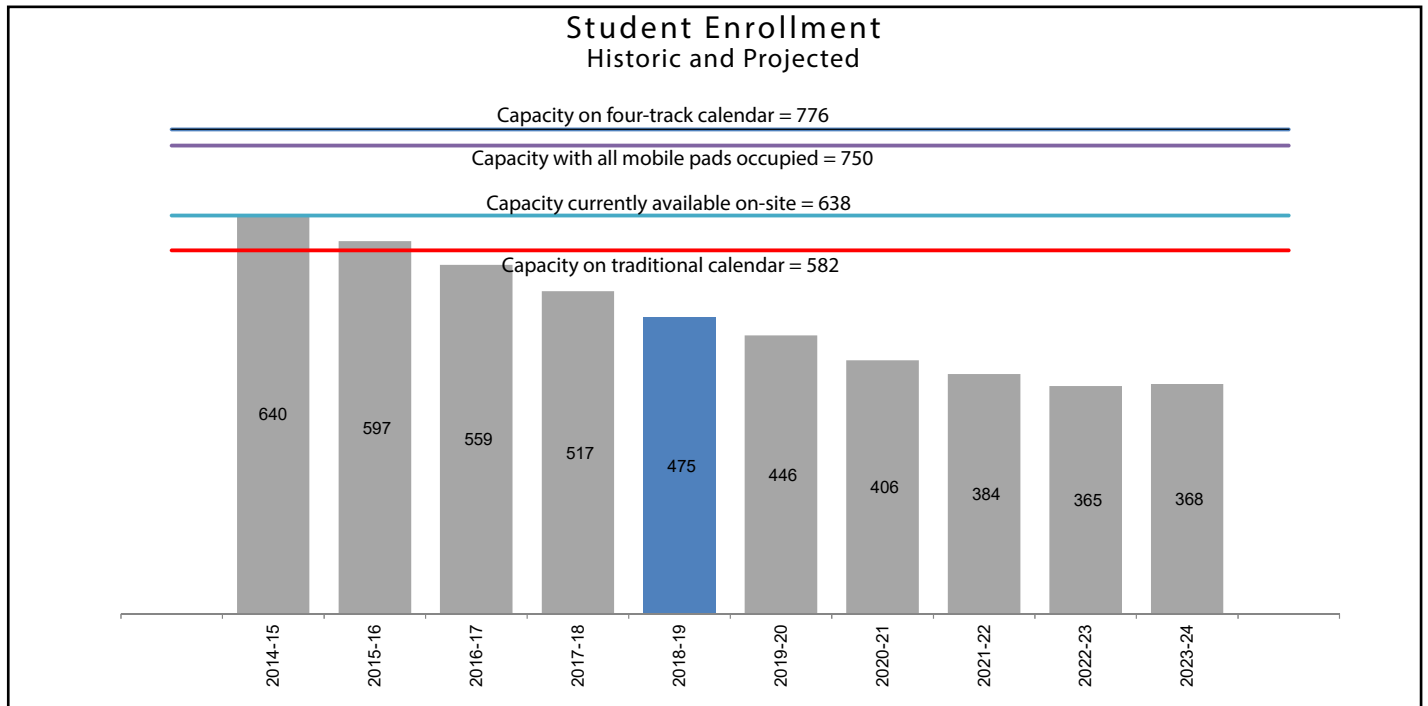
 Estimated Total Project Costs: \$1,080,070 - \$1,544,530

## Copper Mesa Elementary-Identified Facility Projects

Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,436,680  
 Estimated Total Project Costs: \$1,652,880 - \$2,364,410



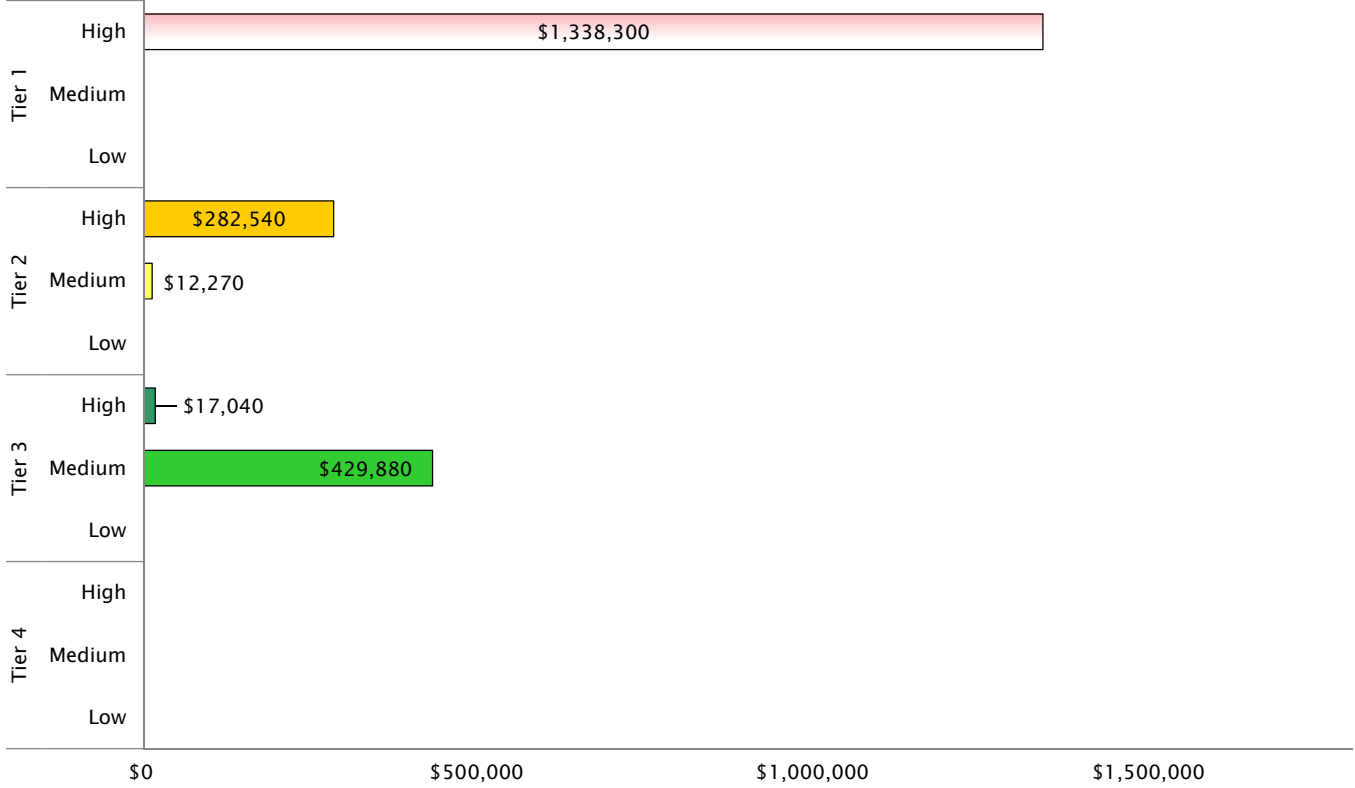
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted with .060 fully adheared.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Boilers. Repair one boiler leaking water.	\$2,540	\$270-\$1170	\$130-\$550
	Fire Alarm Systems. Upgrade fire alarm system.	\$116,330	\$11680-\$50080	\$5820-\$25010
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
2-High	Paving and Surfacing. Sidewalks. Repair areas of sidewalk at west entry raised area for drainage issues	\$19,780	\$2030-\$8530	\$990-\$4260
2-Medium	Flooring Cafeteria. Repair some separation of VCT joints at expansion joint by inside entry.	\$1,380	\$230-\$630	\$70-\$300
	Exterior Wall Construction. CMU. Reseal CMU	\$12,270	\$1240-\$5340	\$620-\$2640
	Exterior Wall Construction. CMU. Recaulk control joints	\$3,810	\$400-\$1700	\$190-\$820
	Exterior Windows. -Recaulk windows	\$14,700	\$1510-\$6410	\$740-\$3160
	Retractable Partition. Repair operable partition between stage and gym	\$12,270	\$1240-\$5340	\$620-\$2640
	Sink Countertops. Replace sink countertops	\$21,370	\$2140-\$9240	\$1070-\$4600
	Paving and Surfacing. Roadways (Bus Loops). Minor cracking occurring. Repairs will be needed in the future.	\$24,330	\$2480-\$10480	\$1220-\$5230
	Paving and Surfacing. Parking Lot. Minor cracking occurring. Repairs will be needed in the future.	\$48,540	\$4870-\$20970	\$2430-\$10440
	Curbs, Rails and Barriers. Repair areas of damaged curb	\$12,270	\$1240-\$5340	\$620-\$2640
3-Medium	Playing Fields. Playground. Repair cracks in asphalt. Recheck in future if replacement required	\$12,270	\$1240-\$5340	\$620-\$2640
	Insulation. Repair insulation at water heater	\$12,270	\$1240-\$5340	\$620-\$2640
3-Low	Planting. Replace plants in N playground area next to wall that are dying	\$6,240	\$670-\$2770	\$320-\$1350
	Vinyl Coverings. Minor wall vinyl repair. Most walls are vinyl	\$5,930	\$680-\$2580	\$300-\$1280

Estimated Total Construction Costs (in 2019 Dollars): \$1,436,680  
 Estimated Project Management Costs Range: \$144,290 - \$618,790  
 Estimated Inflation Range: \$71,910 - \$308,940  

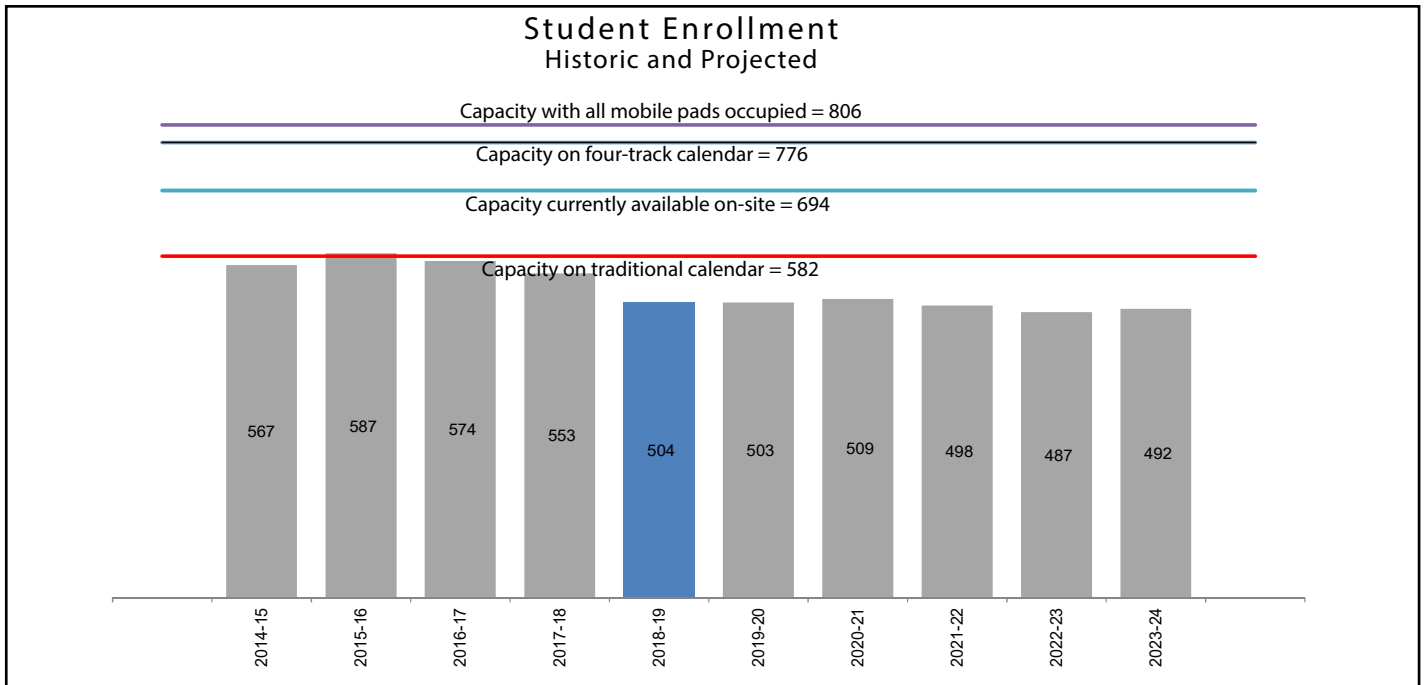

---

 Estimated Total Project Costs: \$1,652,880 - \$2,364,410

**Cougar Run Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,080,030  
 Estimated Total Project Costs: \$2,393,710 - \$3,423,500



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 2018 Bond- Under Construction	Interior Door Hardware. Replace door hardware. Current non-restricted key system.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Hot Water Service. Domestic Water Heater. One in kitchen, replaced in 2006. Pumps in fair condition. Move main water heater to boiler room, prefer on demand pumps 15-20 yr life cycle.	\$16,500	\$1710-\$7110	\$830-\$3550
	Direct Expansion Systems. Roof Top Units. Replacement, code issues with outside air intake.	\$339,460	\$34050-\$146050	\$16980-\$72990
	Air Distribution Systems. Replace VAV boxes, Pneumatic VAV's, cone type, replace with DDC reheat pinch down boxes, duct work and diffusers OK.	\$282,990	\$28320-\$121720	\$14150-\$60850
	Exhaust Ventilation Systems. Exhaust fans. Replace exhaust fans, reaching life cycle.	\$9,420	\$990-\$4090	\$480-\$2030
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Switchgear-Main , Square D 1200A. Upgrade for surge suppression.	\$82,810	\$8300-\$35700	\$4140-\$17810
	Panels & Transformers. Overall good condition. Need to move Xfmr out of room behind office..	\$41,460	\$4150-\$17850	\$2080-\$8920
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Irrigation Systems. Upgrade to new controller, existing piping and heads good.	\$19,990	\$2020-\$8620	\$1000-\$4300
2-High	Flooring Hallways/Classrooms. Replace VCT in classrooms.	\$10,470	\$1140-\$4540	\$530-\$2260
	Cafeteria Floor. Repair VCT in cafeteria. Replaced in 2007. VCT. Structural movement causing tile to separate at seams and bubble..	\$960	\$150-\$450	\$50-\$210
	Flooring Kitchen. Replace red hubblelite floor with poured acrylic.	\$72,870	\$7340-\$31340	\$3650-\$15670
	Flooring Gym. Replace carpet in gym.	\$18,300	\$1910-\$7910	\$920-\$3940
	Exterior Wall Construction. Recaulk control joints.	\$3,390	\$420-\$1520	\$170-\$730
	Exterior Wall Construction. Recoat of CMU weather proofing. Many cracks in exterior wall due to lack of control joints	\$17,770	\$1840-\$7740	\$890-\$3820
	Exterior Paint. Exterior window, doors & frames need painted.	\$3,920	\$490-\$1690	\$200-\$850
	Exterior Windows. Replace exterior windows	\$46,750	\$4760-\$20160	\$2340-\$10050
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Storefront windows. Hollow metal. Cafeteria - bottom frame rusting. East and west entries have rust developing. Some minor leaking at south entry, affecting drywall inside above doors.	\$31,200	\$3210-\$13510	\$1560-\$6710
	Retractable Partition. Repair/replace Gym/Cafeteria folding wall.	\$12,270	\$1240-\$5340	\$620-\$2640
	Fabricated Toilet partitions. Replace toilet partitions	\$23,270	\$2340-\$10040	\$1170-\$5010
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Floor drains. Replace floor drain in kitchen, poor condition, others fair.	\$960	\$150-\$450	\$50-\$210
	Theater & Stage Equipment. Gym Sound System. Upgrade gym sound system	\$5,820	\$590-\$2590	\$300-\$1250
2-Medium	Flooring Hallways/Classrooms. Replace sheet vinyl flooring in art room.	\$12,270	\$1240-\$5340	\$620-\$2640
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
	Column Foundations. Repair structural damage from movement issues	\$13,650	\$1460-\$5960	\$690-\$2940

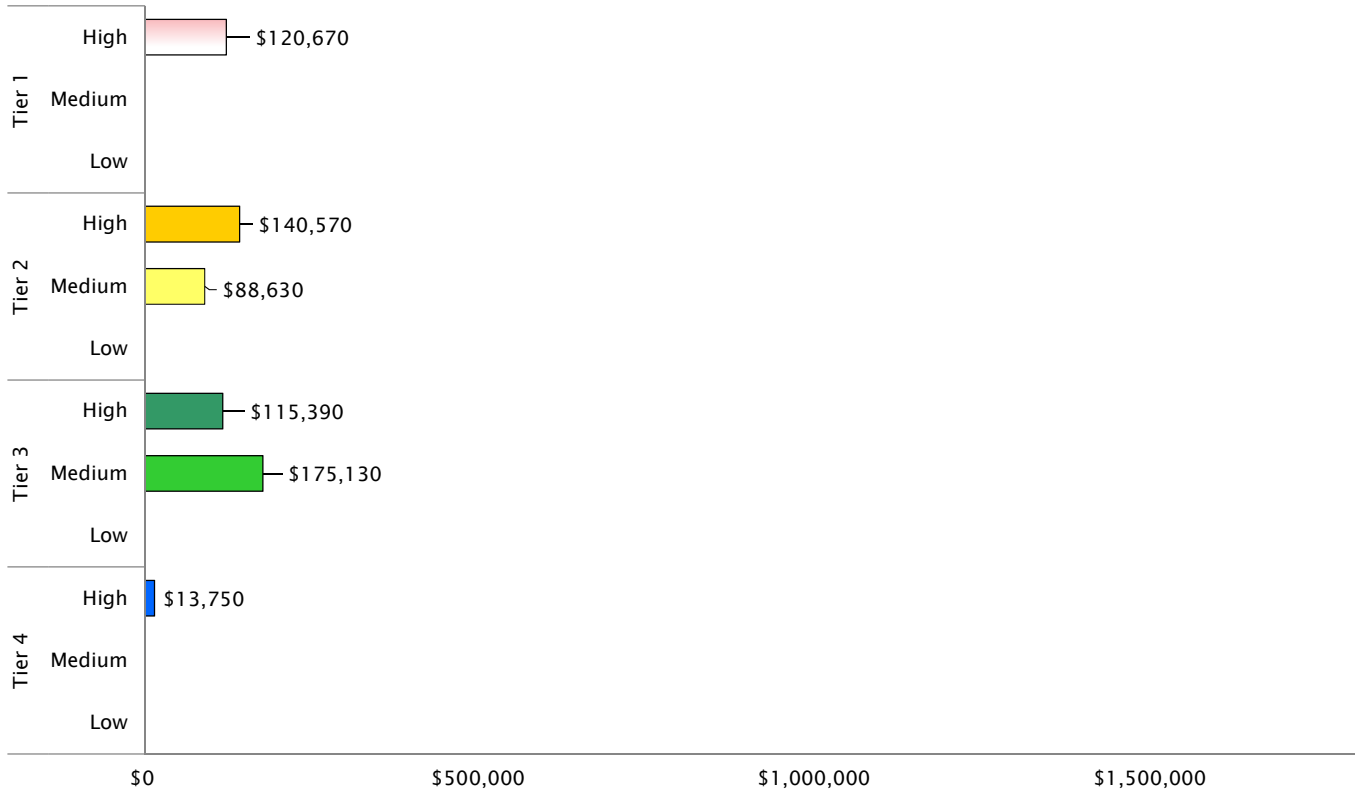
Not all capital needs are shown for Cougar Run Elementary School. For a complete listing of capital needs see Appendix 2

**Estimated Total Construction Costs (in 2019 Dollars): \$2,080,030**  
**Estimated Project Management Costs Range: \$209,540 - \$896,140**  
**Estimated Inflation Range: \$104,140 - \$447,330**  

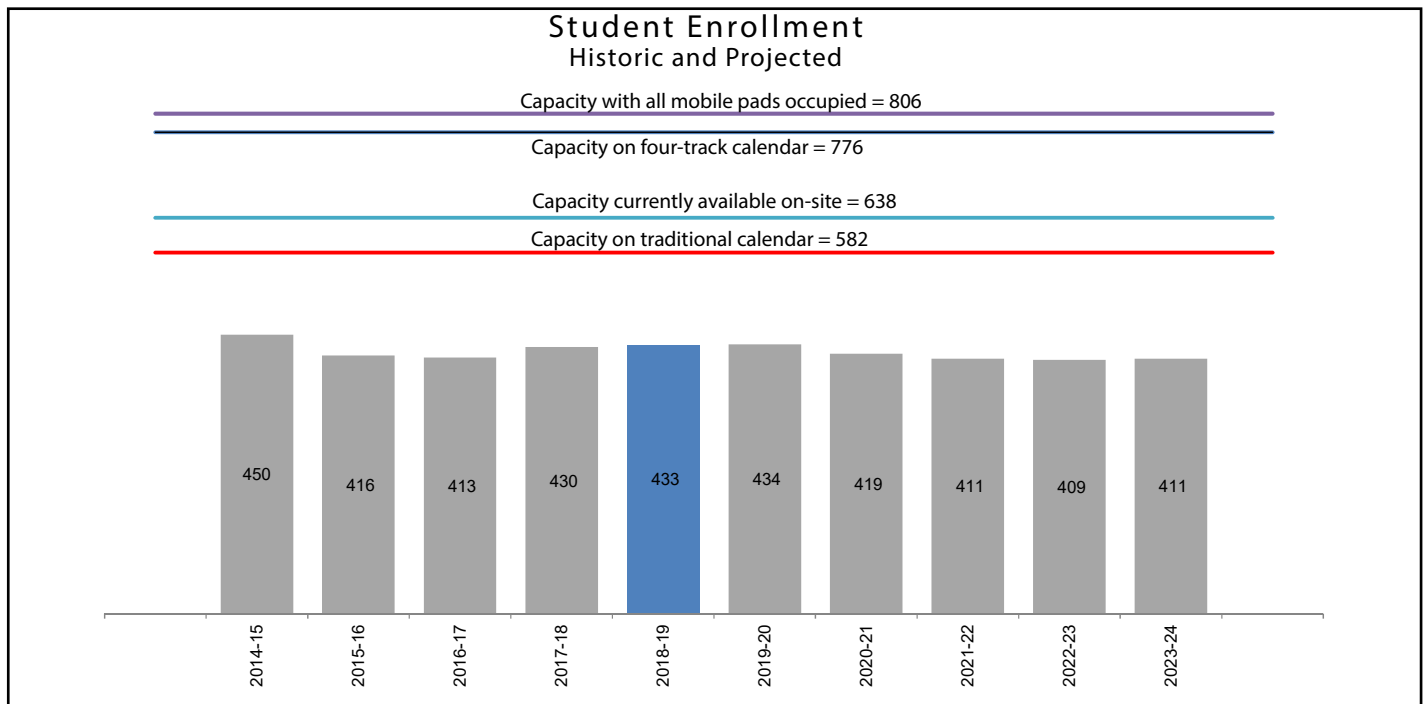

---

**Estimated Total Project Costs: \$2,393,710 - \$3,423,500**

### Coyote Creek Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$654,140  
 Estimated Total Project Costs: \$753,380 - \$1,077,200



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Exhaust Ventilation Systems. Exhaust Fans Replace exhaust fans.	\$102,790	\$10320-\$44220	\$5140-\$22100
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator.	\$17,880	\$1830-\$7730	\$900-\$3850
2-High	Flooring Kitchen. Replace.	\$74,030	\$7480-\$31880	\$3710-\$15920
	Flooring Carpet. Replace main entry walkoff carpet.	\$1,700	\$210-\$810	\$90-\$370
	Exterior Wall Construction. Recaulk control joints. Re-seal CMU	\$18,720	\$1890-\$8090	\$940-\$4030
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Glazed Doors and Entrances. NE entry leaking at floor, much caulk has been used to alleviate the problem	\$11,000	\$1110-\$4810	\$550-\$2370
	Lavatories. Replace faucets	\$17,240	\$1770-\$7470	\$870-\$3710
	Fixed Casework. Art room counter tops need replaced	\$4,660	\$550-\$2050	\$240-\$1000
2-Medium	Standard Slab on Grade. Repair crack at cafeteria slab, see flooring.	\$5,500	\$610-\$2410	\$280-\$1190
	Flooring Cafeteria. Replace original VCT, repair crack in slab..	\$16,500	\$1710-\$7110	\$830-\$3550
	Operable Partition. Minor repairs needed on many classrooms, cafeteria/gym	\$11,640	\$1170-\$5070	\$590-\$2510
	Paving and Surfacing. Parking Lot. Repair as necessary, some cracks in 2016	\$54,990	\$5510-\$23710	\$2750-\$11830
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
	Insulation. The piping and insulation is in fair condition throughout the building. There are several areas where insulation needs replacement due to valve leaks.	\$20,630	\$2080-\$8880	\$1040-\$4440
	Playing Fields. Multi-use Field. Soccer and softball field sod has deteriorated due to high use and needs resodded. Area needs renovation	\$91,370	\$9240-\$39340	\$4570-\$19650
3-Medium	Vinyl Coverings. VWC at Art Mr. 502 needs replaced and painted	\$4,660	\$550-\$2050	\$240-\$1000
	Vinyl Coverings. Minor repairs needed, seams splitting	\$5,500	\$610-\$2410	\$280-\$1190
	Suspended Ceilings. Replace ceiling grid, much damage from from fire sprinkler install in 2010	\$164,970	\$16530-\$71030	\$8250-\$35470
4-High	Other Landscape Features. Replace metal edger at shrub beds with concrete mow band.	\$13,750	\$1460-\$5960	\$690-\$2960

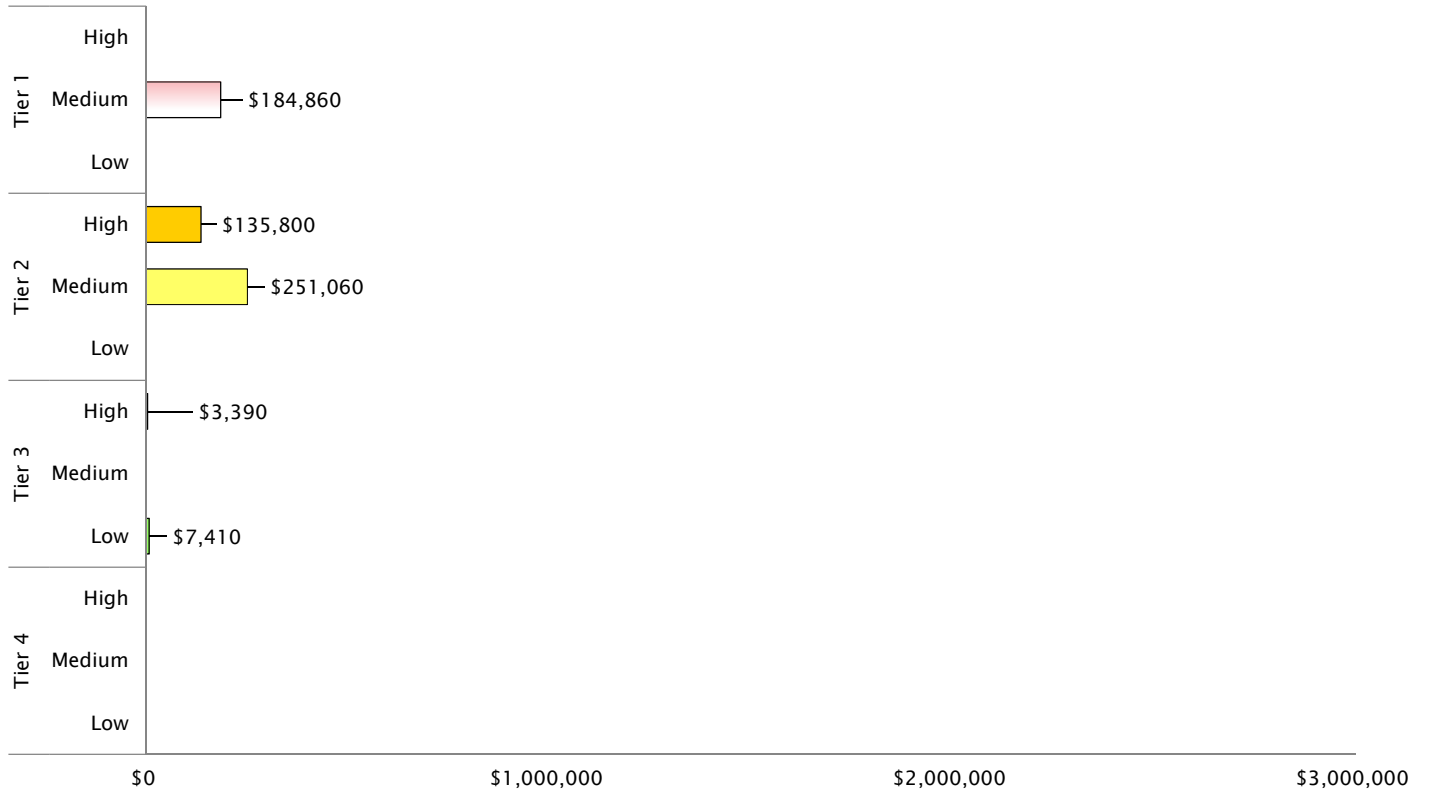
Estimated Total Construction Costs (in 2019 Dollars): \$654,140  
Estimated Project Management Costs Range: \$66,440 - \$282,340

Estimated Inflation Range: \$32,800 - \$140,720

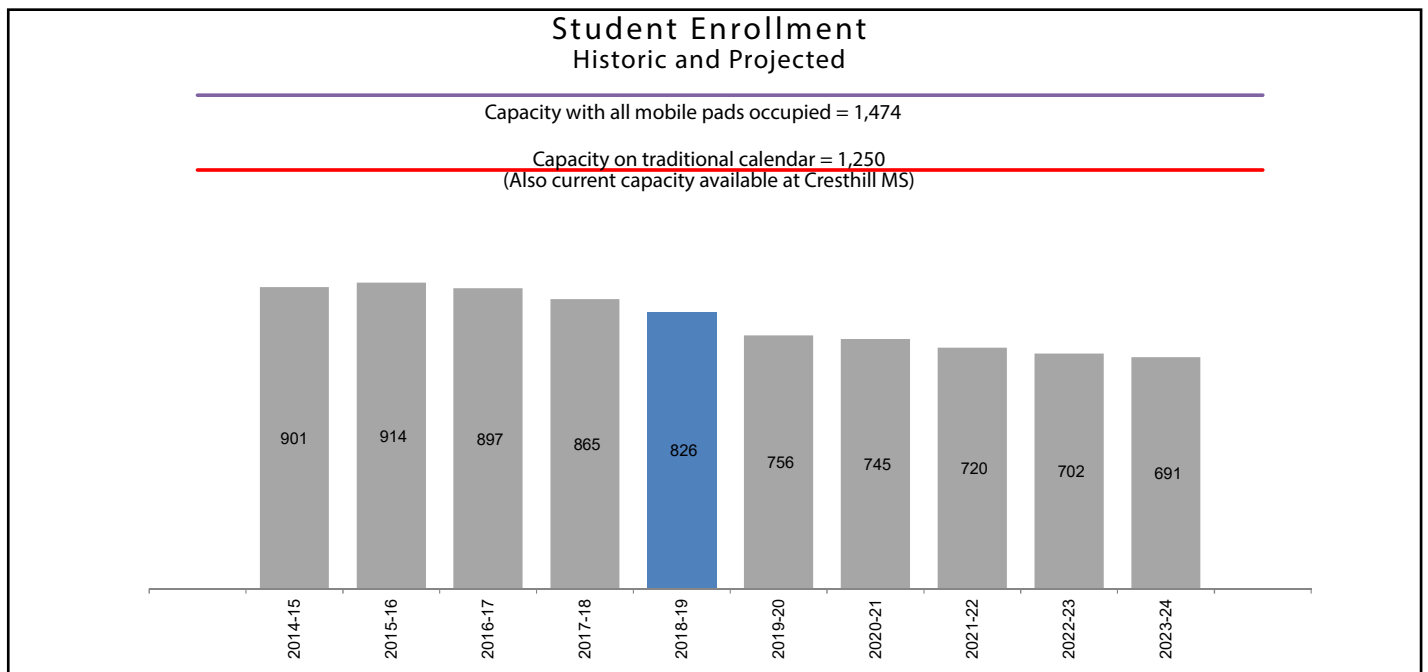
---

Estimated Total Project Costs: \$753,380 - \$1,077,200

**Cresthill Middle School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$582,520  
 Estimated Total Project Costs: \$670,540 - \$958,760





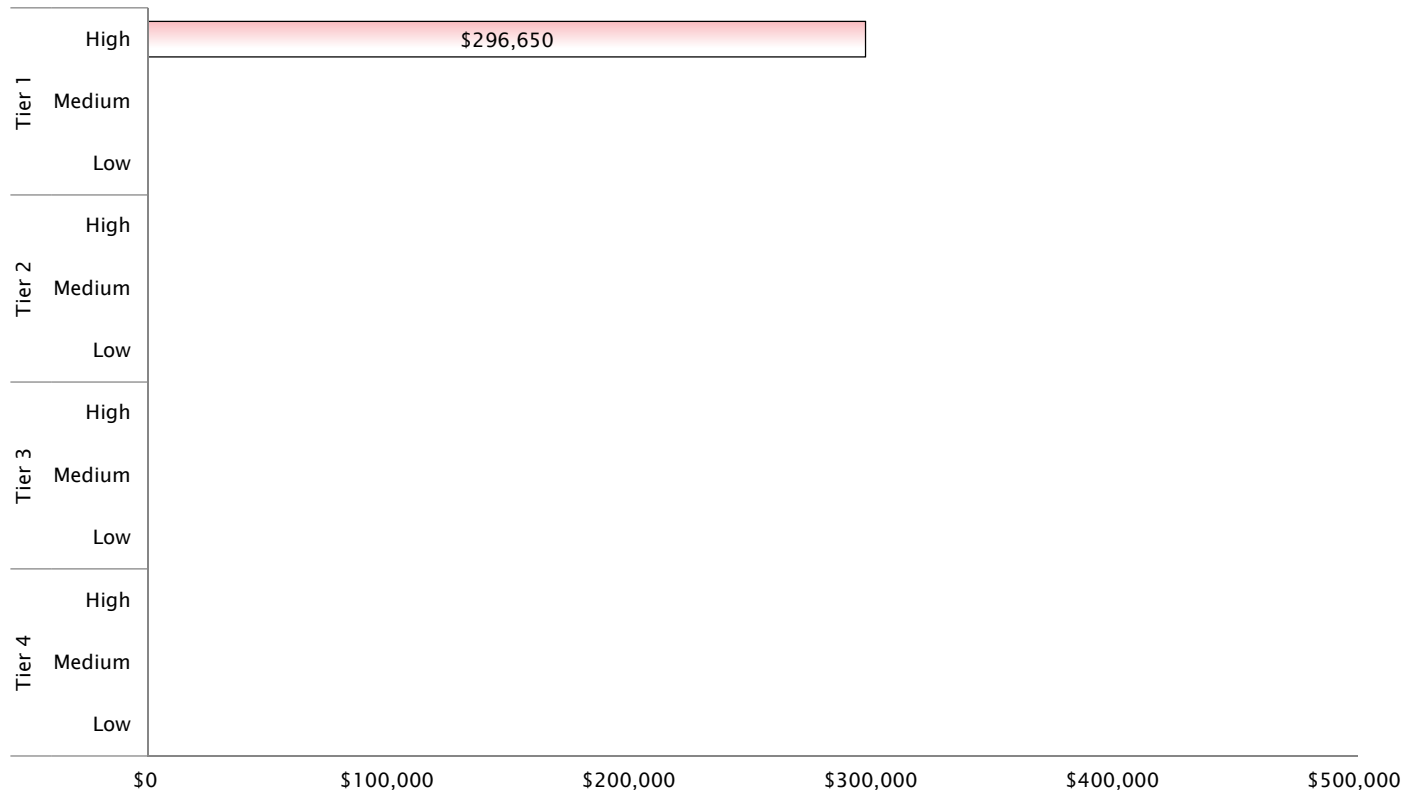
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Switchgear-Main. Replace main switchgear.	\$121,410	\$12200-\$52300	\$6070-\$26110
	Switchgear-Main. Replace main switchgear.	\$42,300	\$4300-\$18200	\$2120-\$9100
	Panels and Transformers. Replace original panels and transformers.	\$21,150	\$2150-\$9150	\$1060-\$4550
2-High	Exterior Wall Construction. Recaulk control joints.	\$4,660	\$550-\$2050	\$240-\$1000
	Exterior Windows. Replace exterior windows	\$93,700	\$9410-\$40310	\$4690-\$20150
	Exterior Windows. Recaulk windows	\$37,440	\$3770-\$16170	\$1880-\$8050
2-Medium	Flooring Hallways/Classrooms. Replace VCT in corridors and classrooms.	\$178,190	\$17920-\$76720	\$8910-\$38320
	Flooring Kitchen. Replace kitchen flooring, original poured acrylic.	\$72,870	\$7340-\$31340	\$3650-\$15670
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
3-Low	Vinyl Coverings. Repair vinyl wall coverings as necessary	\$7,410	\$800-\$3200	\$370-\$1600

Estimated Total Construction Costs (in 2019 Dollars): \$582,520  
Estimated Project Management Costs Range: \$58,860 - \$250,960  
Estimated Inflation Range: \$29,160 - \$125,280

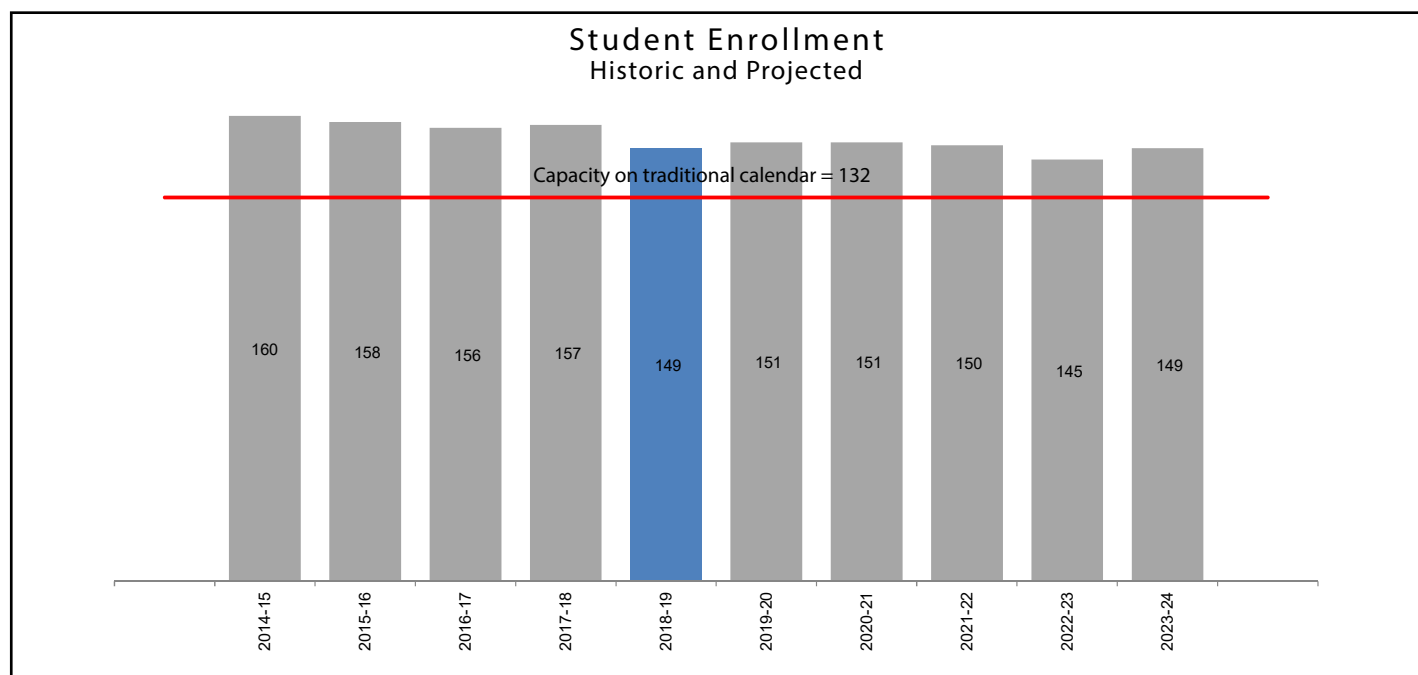
---

Estimated Total Project Costs: \$670,540 - \$958,760

**DC Oakes High School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$296,650  
 Estimated Total Project Costs: \$341,500 - \$488,340



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace roof on DMO.	\$79,320	\$7990-\$34190	\$3970-\$17060
	Direct Expansion Systems. Roof top units. Replace RTUs on DMO.	\$84,600	\$8500-\$36400	\$4230-\$18190
	Controls. Upgrade control system in DCO.	\$52,880	\$5330-\$22830	\$2650-\$11370
	Switchgear-Main. Replace main switchgear in DCO.	\$28,130	\$2880-\$12180	\$1410-\$6050
	Panels and Transformers. Replace original panels and transformers in DCO.	\$9,420	\$990-\$4090	\$480-\$2030
	Fire Alarm Systems. Upgrade fire alarm system.	\$42,300	\$4300-\$18200	\$2120-\$9100

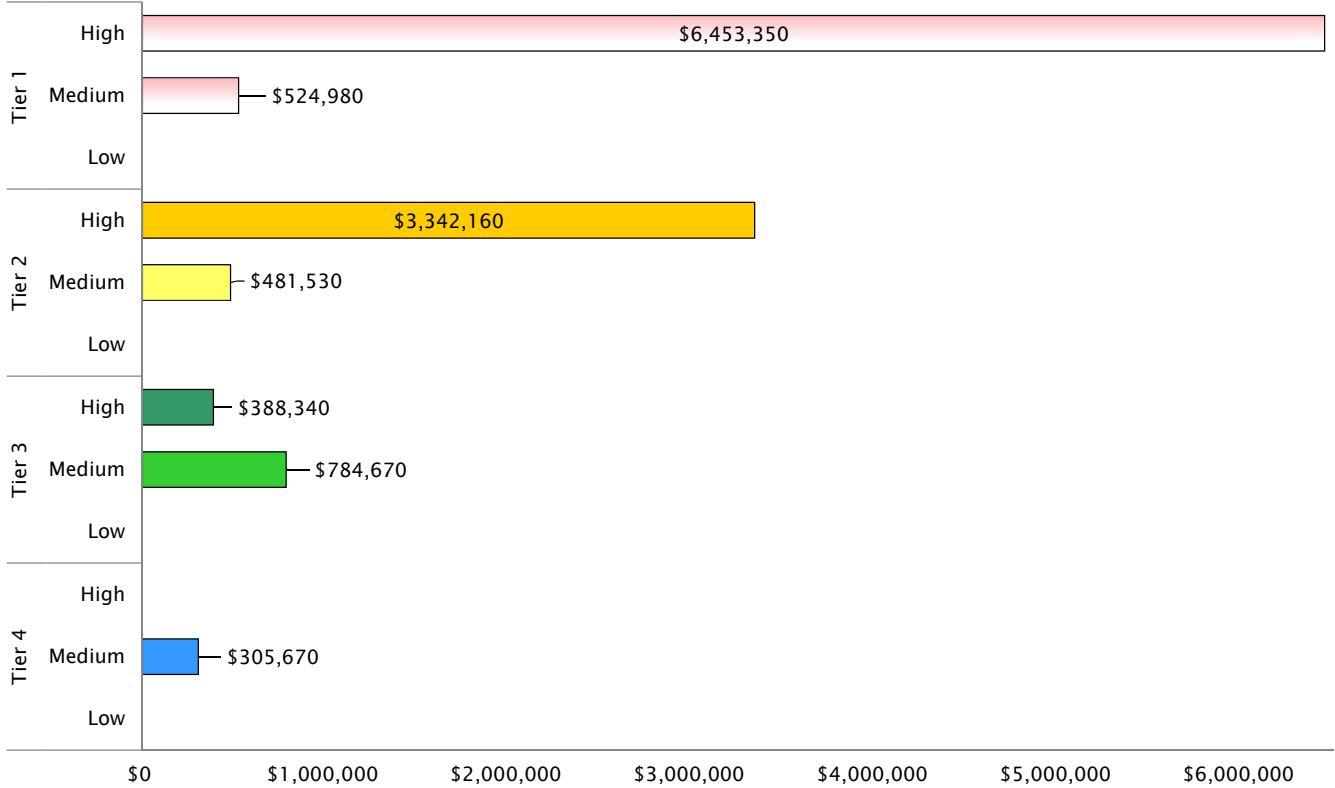
Estimated Total Construction Costs (in 2019 Dollars): \$296,650  
Estimated Project Management Costs Range: \$29,990 - \$127,890

Estimated Inflation Range: \$14,860 - \$63,800

---

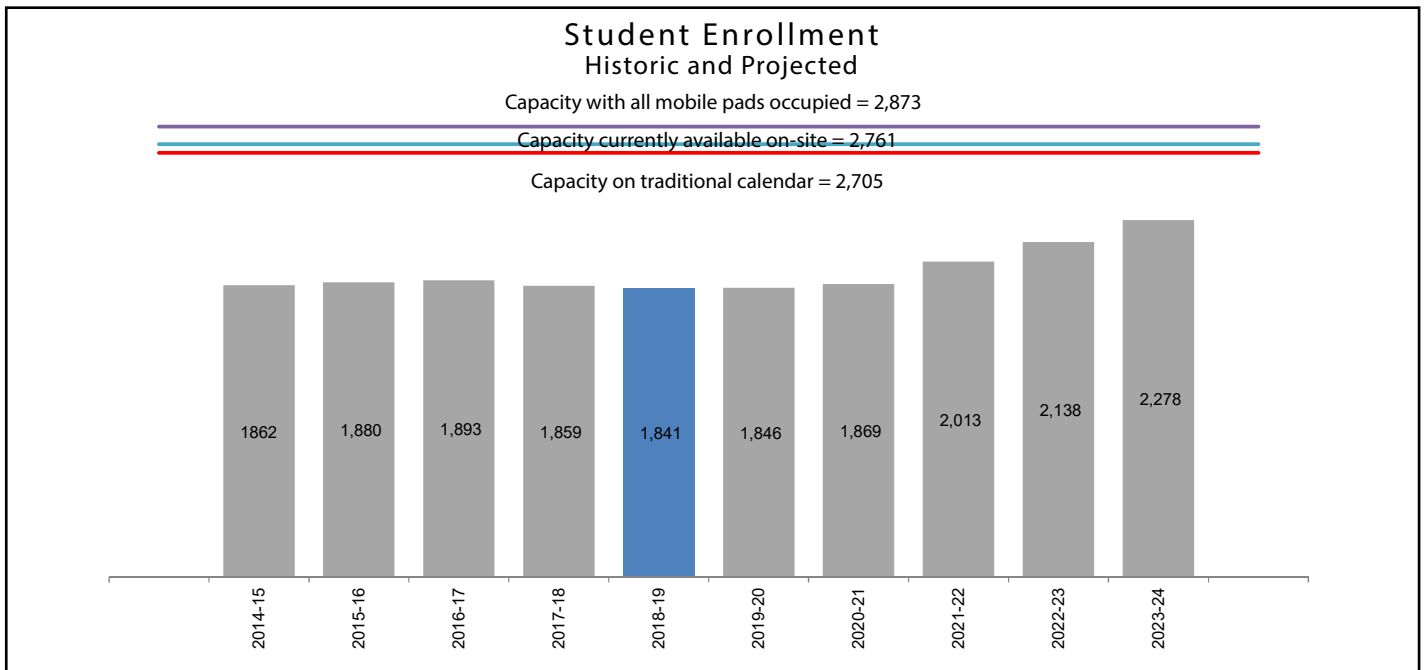
Estimated Total Project Costs: \$341,500 - \$488,340

**Douglas County High School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$12,280,700

Estimated Total Project Costs: \$14,135,870 - \$20,214,910



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Air Distribution Systems. Air handlers. Ductwork. VAV's. Replace ductwork and air devices.	\$1,216,450	\$121660-\$523160	\$60830-\$261540
	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.	\$3,231,090	\$323120-\$1389420	\$161560-\$694690
	Cold Water Service. Replace gate valves with ball valves throughout building.	\$61,760	\$6250-\$26650	\$3090-\$13280
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$84,600	\$8500-\$36400	\$4230-\$18190
	Exhaust Ventilation Systems. North Building: Replace Auto shop and welding shop exhaust systems with increased ventilation capacity..	\$100,040	\$10070-\$43070	\$5010-\$21510
	Exhaust Ventilation Systems. North Building: Replace exhaust fans..	\$103,750	\$10460-\$44660	\$5190-\$22310
	Exhaust Ventilation Systems. North Building: Replace Kitchen Make-up air unit..	\$60,810	\$6100-\$26200	\$3040-\$13080
	Exhaust Ventilation Systems. North Building: Revise art room ventilation systems. The current systems are not operating properly..	\$29,720	\$2990-\$12790	\$1490-\$6390
	Glazed Roof Openings. Replace/repair skylights. Leaking in many areas..	\$72,870	\$7340-\$31340	\$3650-\$15670
	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.	\$10,790	\$1120-\$4720	\$540-\$2320
	Hot water Distribution Needs-System serving kitchen at north building is less than adequate..	\$11,000	\$1110-\$4810	\$550-\$2370
	Interior Door Hardware. North- Art CR 42 - no panics at any exits- 2 reqd..	\$4,020	\$490-\$1790	\$210-\$870
	Interior Door Hardware. South- Add panic devices to science cr corridor doors (4 locations) existing exterior doors OK.	\$4,340	\$470-\$1970	\$220-\$940
	Interior Door Hardware. Upgrade door hardware for ADA compliance.	\$254,550	\$25460-\$109460	\$12730-\$54730
	Irrigation Mainlines past service life. Replace..	\$86,930	\$8780-\$37480	\$4350-\$18690
	Irrigation piping within pump building, increase to 4" diameter for increased flow.	\$14,920	\$1590-\$6490	\$750-\$3210
	Natural Gas Service / Aging piping; circuitous routing. Replace with new meter in Phase 2-Abandon in later phase.	\$159,160	\$15950-\$68450	\$7960-\$34220
	North Building: Replace Auto shop and welding shop Make up air units..	\$59,330	\$5980-\$25580	\$2970-\$12760
	North- Refinish all Gyp Board soffits.	\$2,540	\$270-\$1170	\$130-\$550
	Passenger Elevators. (Cab too small, not ADA compliant - hoistway too small to allow ADA cab size) Replace.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Poor drainage at downspouts at North kitchen service drive. Provide interior roof drains in new Kitchen construction.	\$11,530	\$1180-\$4980	\$580-\$2480
	Provide backflow prevention at all water connections in north building science labs (fume hoods and work benches).	\$3,920	\$490-\$1690	\$200-\$850
	Provide tempered water at all drench showers located in the north building..	\$2,540	\$270-\$1170	\$130-\$550
Revise domestic water piping feeding to the north classroom wing of the north building to be overhead.	\$49,390	\$5020-\$21320	\$2470-\$10620	

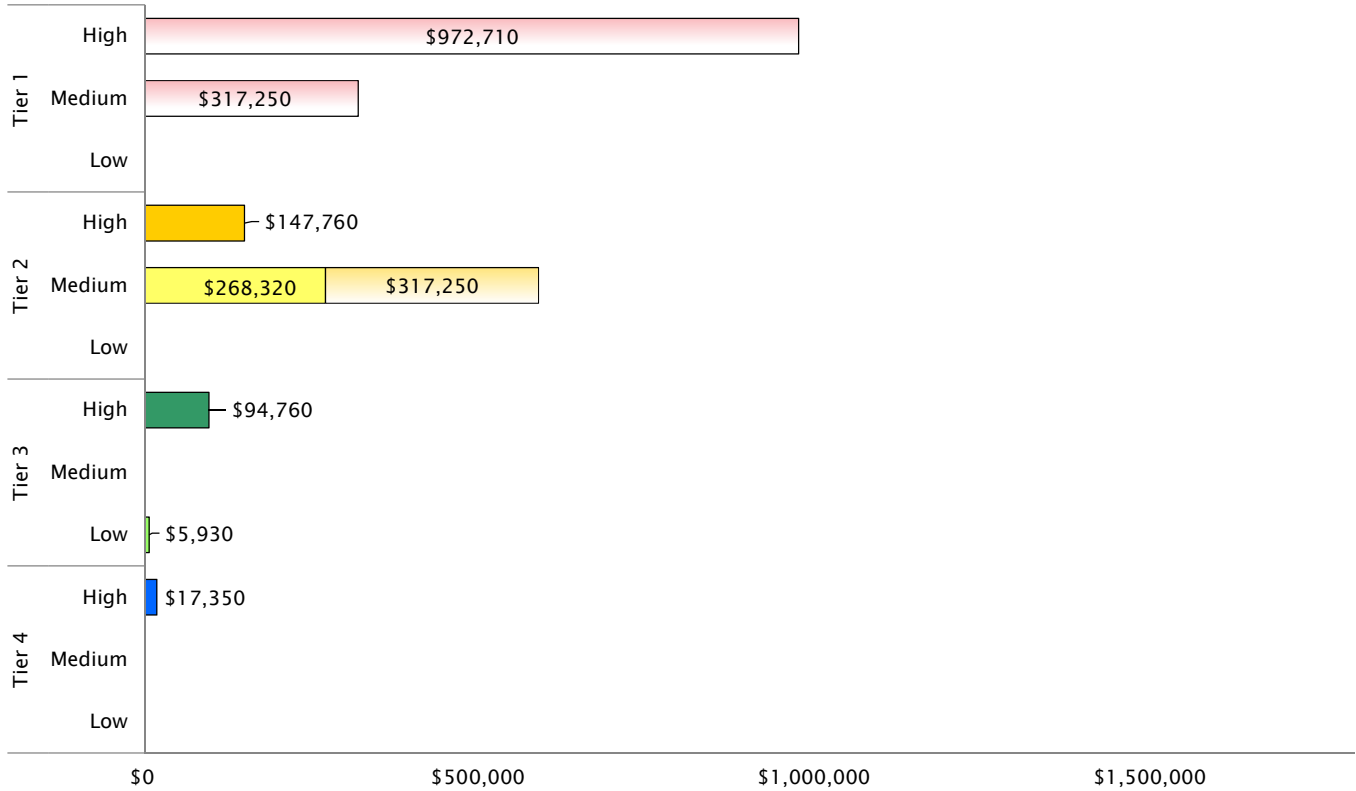
Not all capital needs are shown for Douglas County High School. For a complete listing of DCHS's capital needs see Appendix 2

**Estimated Total Construction Costs (in 2019 Dollars): \$12,280,700**  
**Estimated Project Management Costs Range: \$1,240,200 - \$5,293,100**  
**Estimated Inflation Range: \$614,970 - \$2,641,110**  

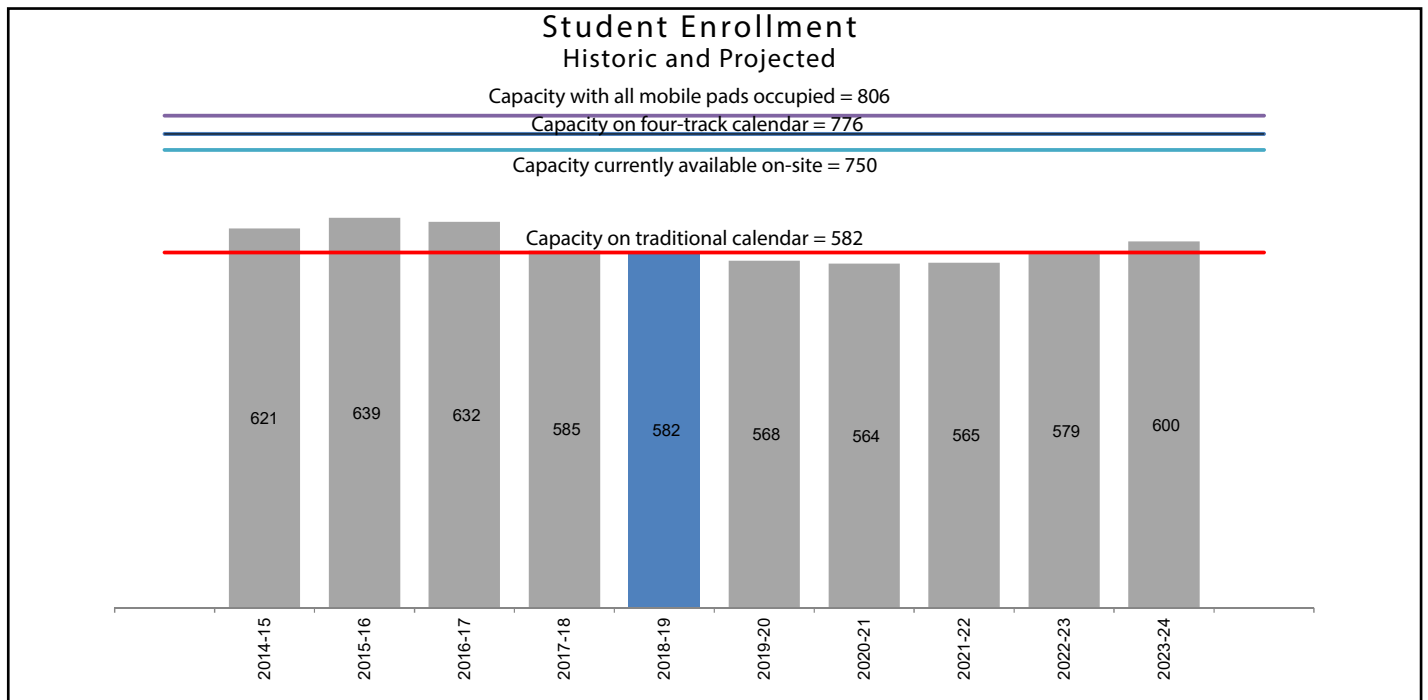

---

**Estimated Total Project Costs: \$14,135,870 - \$20,214,910**

### Eagle Ridge Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,141,330  
 Estimated Total Project Costs: \$2,463,740 - \$3,523,710



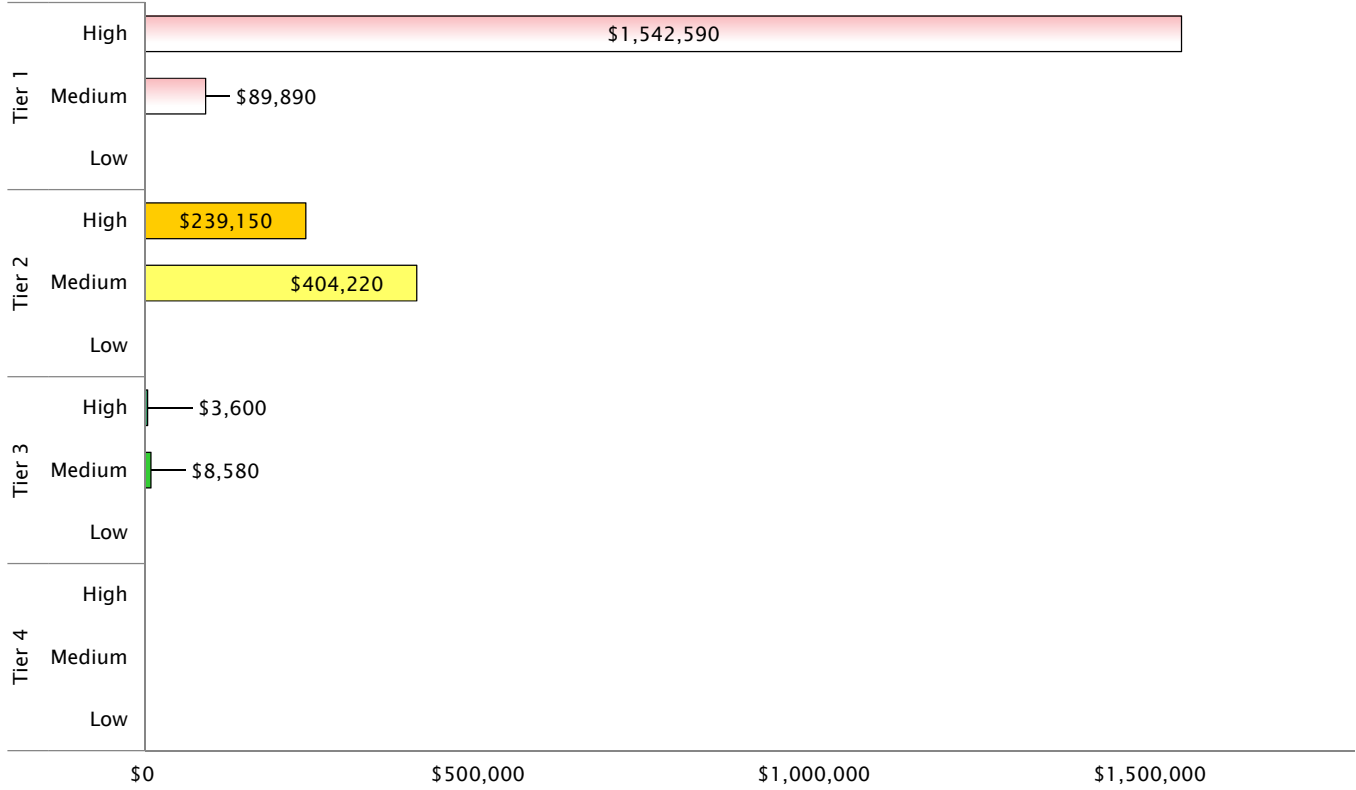
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Direct Expansion Systems. Roof top units. Replace RTU's.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Air Distribution Systems. Upgrade VAVs.	\$456,206	\$45700-\$196200	\$22810-\$98090
	Switchgear-Main. Replace main switchgear.	\$46,742	\$4760-\$20160	\$2340-\$10050
	Panels and Transformers. Replace panels and transformers.	\$46,742	\$4760-\$20160	\$2340-\$10050
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
Tier 2 Funded by the 2018 Bond	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
2-High	Flooring Kitchen. Replace epoxy floor with MMA.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Flooring Cafeteria. Replace VCT.	\$14,086	\$1420-\$6120	\$710-\$3030
	Exterior Windows. Replace exterior windows	\$70,218	\$7090-\$30290	\$3520-\$15100
2-Medium	Flooring Cafeteria. Replace VCT.	\$18,295	\$1910-\$7910	\$920-\$3940
	Retractable Partition. Refurbish operable partitions as necessary. Gym/cafeteria in poor shape.	\$12,267	\$1240-\$5340	\$620-\$2640
	Water Closets. Replace toilets	\$24,323	\$2480-\$10480	\$1220-\$5230
	Urinals. Replace urinals	\$17,132	\$1770-\$7370	\$860-\$3690
	Lavatories. Replace lavatories	\$12,267	\$1240-\$5340	\$620-\$2640
	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$178,189	\$17920-\$76720	\$8910-\$38320
	Paving & Surfacing, Parking Lot. Repair service drive concrete cracking	\$5,816	\$590-\$2590	\$300-\$1250
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,384	\$420-\$1520	\$170-\$730
	Playing Fields. Multi-use Field. Renovate multi-use field	\$91,368	\$9240-\$39340	\$4570-\$19650
3-Low	Vinyl Coverings. Repair vinyl walls as necessary	\$5,922	\$680-\$2580	\$300-\$1280
4-High	Seeding & Sodding. Resod/reseed grass areas	\$5,816	\$590-\$2590	\$300-\$1250
	Other Landscape Features. Replace metal edging with concrete mow strip	\$11,527	\$1180-\$4980	\$580-\$2480

Estimated Total Construction Costs (in 2019 Dollars): \$2,141,330  
 Estimated Project Management Costs Range: \$215,240 - \$921,940  
 Estimated Inflation Range: \$107,170 - \$460,440  

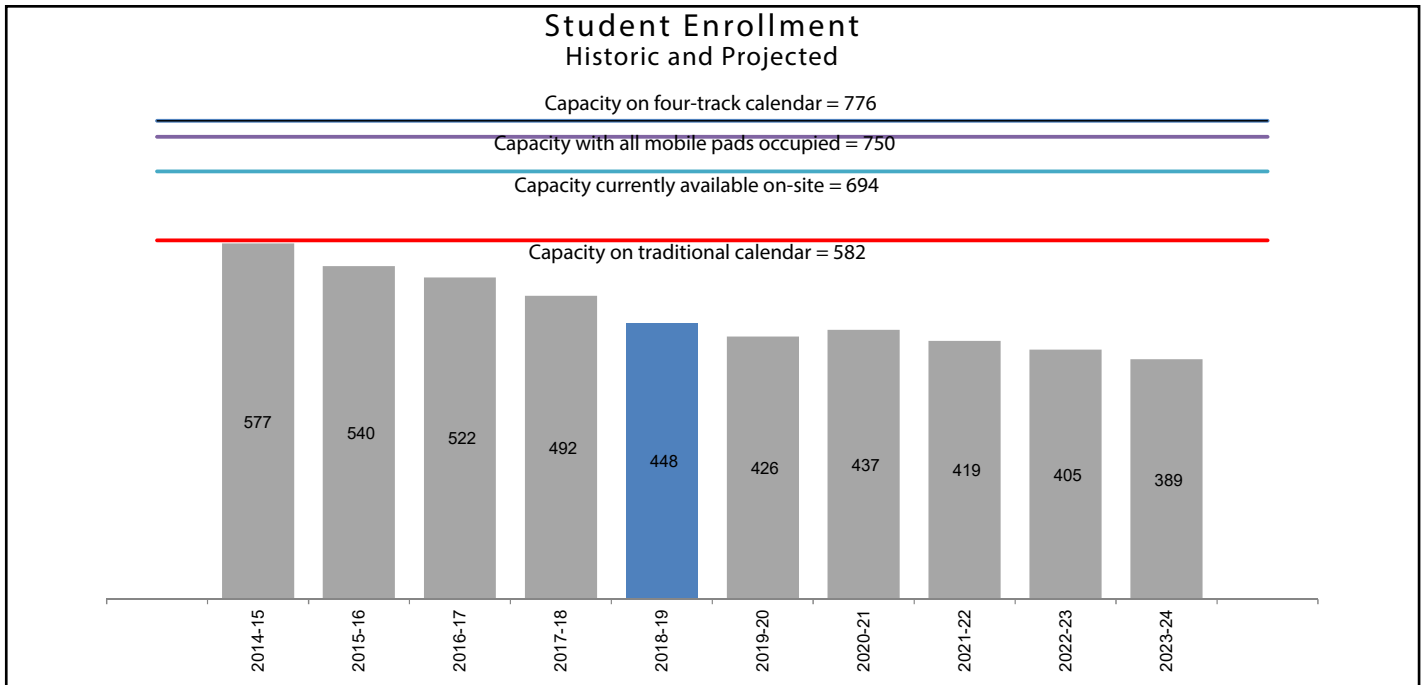

---

 Estimated Total Project Costs: \$2,463,740 - \$3,523,710

**Eldorado Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,288,030  
 Estimated Total Project Costs: \$2,632,780 - \$3,765,370





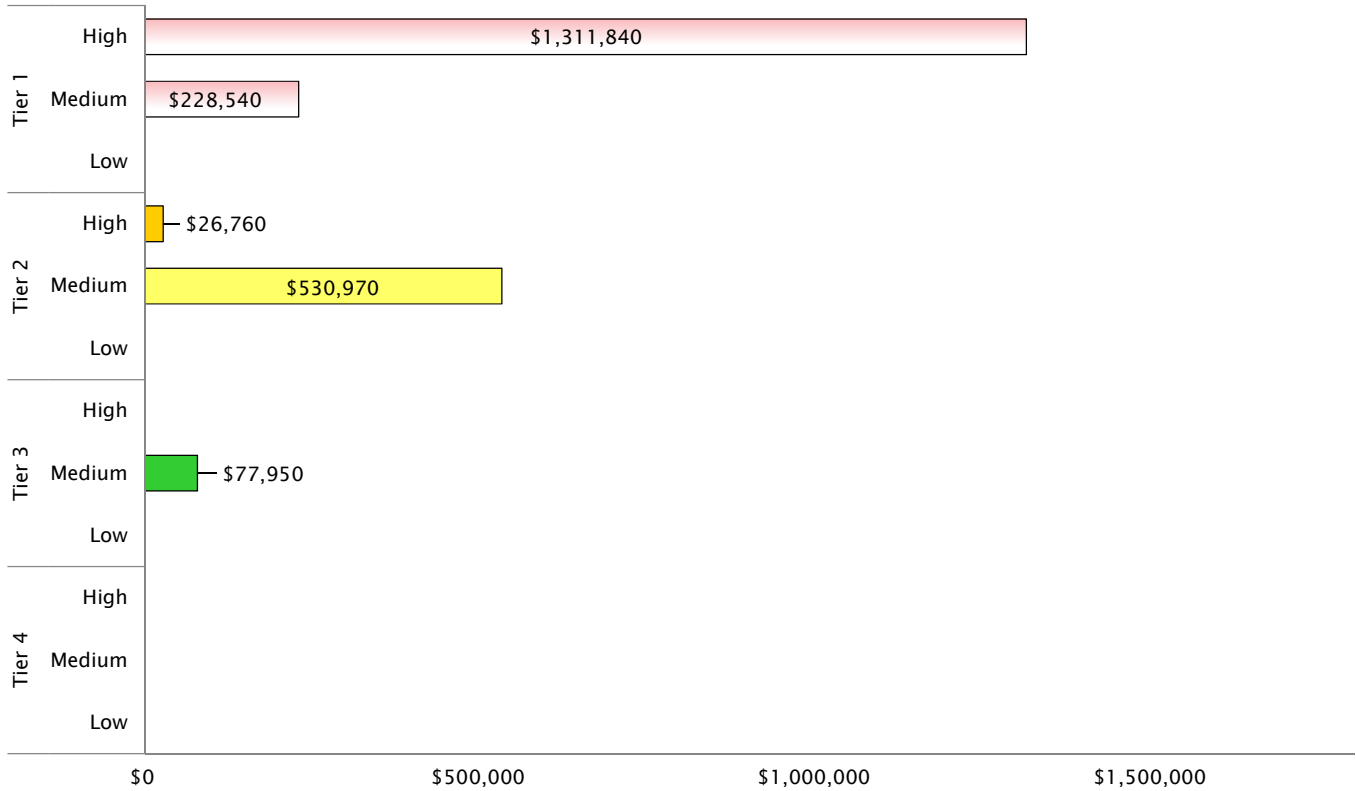
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roofing. Paint metal roof.	\$5,080	\$530-\$2230	\$260-\$1100
	Roof Finishes. Replace .045 EPDM ballasted roof with .060 EPDM fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Glazed Roof Openings. Skylights. Re-glaze skylights.	\$29,510	\$3000-\$12700	\$1480-\$6350
	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Boiler Room Piping and Specialties. Replace boiler pumps and piping around them.	\$26,440	\$2670-\$11470	\$1330-\$5690
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$63,450	\$6350-\$27350	\$3180-\$13650
2-High	Flooring Restroom. Replace sheet vinyl flooring with MMA.	\$29,510	\$3000-\$12700	\$1480-\$6350
	Exterior Wall Construction. Recaulk control joints. Re-seal masonry CMU	\$26,230	\$2680-\$11380	\$1320-\$5640
	Exterior Windows. Recaulk windows	\$13,750	\$1460-\$5960	\$690-\$2960
	Solid Exterior Doors. Paint exterior doors	\$530	\$80-\$280	\$30-\$120
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$24,540	\$2470-\$10570	\$1230-\$5280
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$78,680	\$7930-\$33930	\$3940-\$16920
	Curbs, Rails and Barriers. Repair/replace areas of curb.	\$5,080	\$530-\$2230	\$260-\$1100
	Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$9,950	\$1060-\$4360	\$500-\$2140
Playing Fields. Playground. Replace asphalt playground	\$29,510	\$3000-\$12700	\$1480-\$6350	
2-Medium	Flooring Kitchen. Repair and deep clean kitchen floor..	\$15,870	\$1640-\$6840	\$800-\$3410
	Flooring Hallways/Classrooms. Replace VCT in classrooms.	\$7,940	\$870-\$3470	\$400-\$1710
	Flooring Gym. Replace gym carpet.	\$15,870	\$1640-\$6840	\$800-\$3410
	Flooring Cafeteria. Replace VCT.	\$15,870	\$1640-\$6840	\$800-\$3410
	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Window Storefronts. Re-glaze all storefronts as necessary to stop water infiltration	\$7,940	\$870-\$3470	\$400-\$1710
3-High	Fabricated Toilet Partitions. Replace toilet partitions	\$23,480	\$2430-\$10130	\$1180-\$5050
	Wall Foundations. Recaulk foundation where concrete meets	\$3,600	\$410-\$1610	\$180-\$780
3-Medium	Operable Partition. Repair operable partition between gym and cafeteria	\$2,650	\$360-\$1160	\$140-\$570
	Vinyl Coverings. Repair/replace areas of vinyl	\$5,930	\$680-\$2580	\$300-\$1280

Estimated Total Construction Costs (in 2019 Dollars): \$2,288,030  
Estimated Project Management Costs Range: \$230,200 - \$985,300  
Estimated Inflation Range: \$114,550 - \$492,040  


---

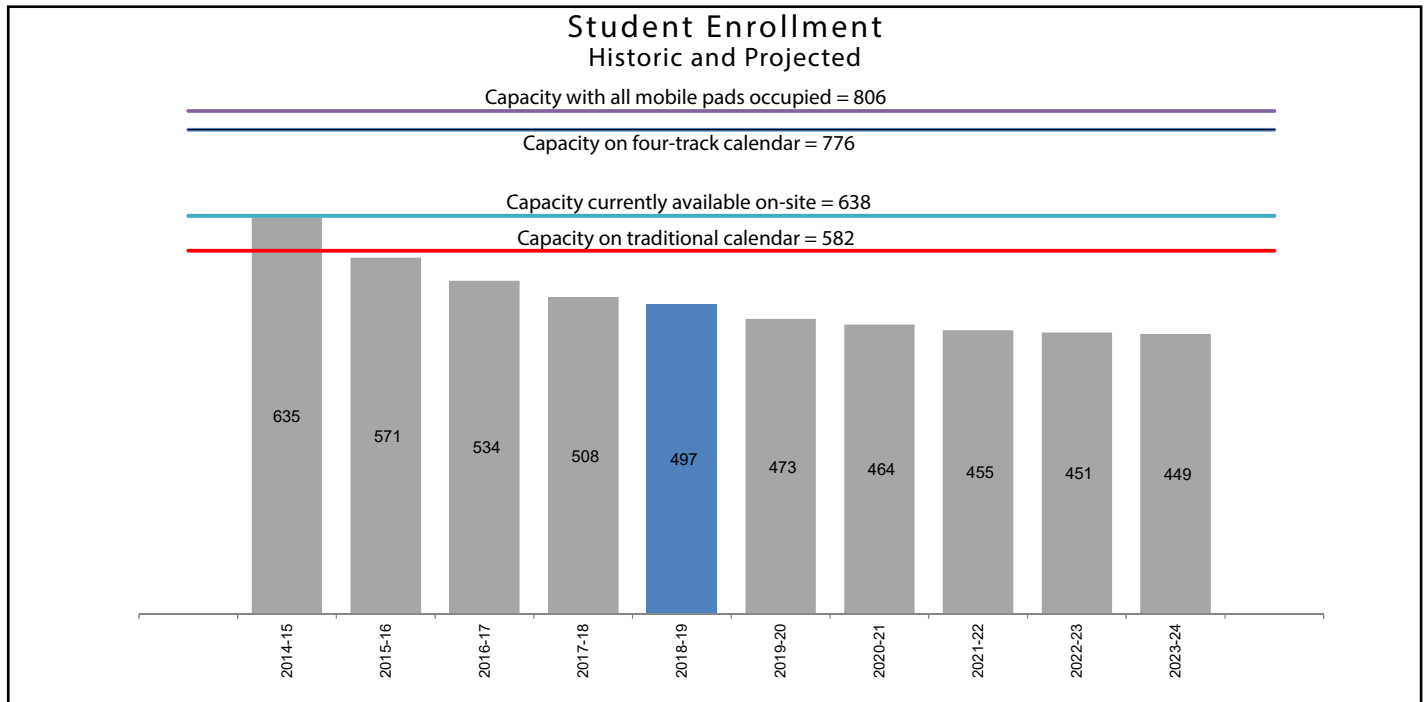
Estimated Total Project Costs: \$2,632,780 - \$3,765,370

**Flagstone Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,176,060

Estimated Total Project Costs: \$2,503,590 - \$3,580,920



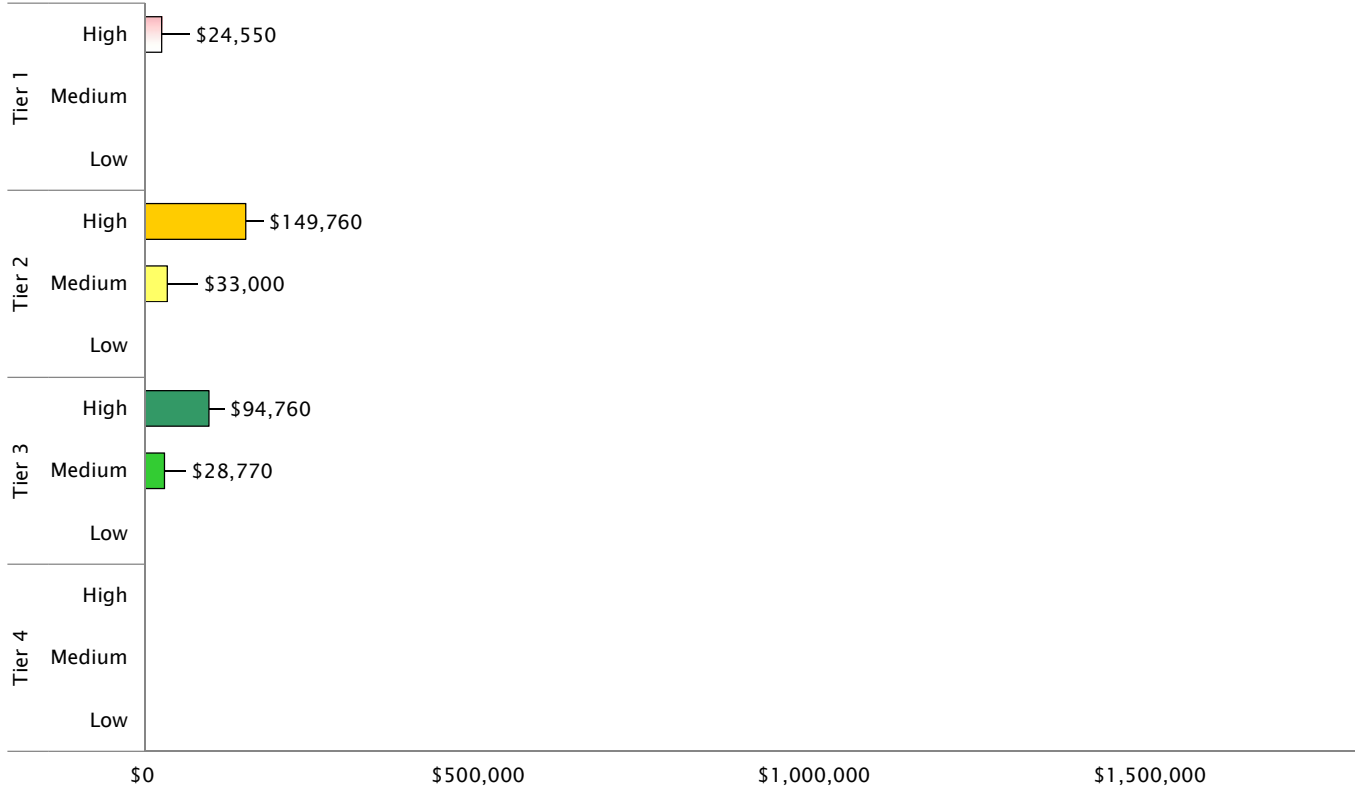
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 ballasted EPDM with .060 fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Controls. Replace Trane controls with Delta.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Clock and Program Systems. Upgrade clock system.	\$21,680	\$2230-\$9430	\$1090-\$4670
	Fire Alarm Systems. Upgrade fire alarm system.	\$116,330	\$11680-\$50080	\$5820-\$25010
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Hot Water Service. Water Heater. Replace domestic water heater and associated piping..	\$89,150	\$8960-\$38360	\$4460-\$19170
	Chilled Water Systems. Upgrade chiller. .	\$52,880	\$5330-\$22830	\$2650-\$11370
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$84,600	\$8500-\$36400	\$4230-\$18190
	Package Units. Replace cabinet heater in fire sprinkler room.	\$1,910	\$200-\$900	\$100-\$410
2-High	Exterior Wall Construction. Recaulk building control joints. Seal CMU	\$26,760	\$2750-\$11550	\$1340-\$5760
2-Medium	Flooring Restroom. Replace sheet vinyl with poured acrylic.	\$31,310	\$3200-\$13500	\$1570-\$6730
	Flooring Gym. Replace gym carpet.	\$15,710	\$1600-\$6800	\$790-\$3380
	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Paint Exterior. Paint exterior trim, windows and doors	\$8,990	\$920-\$3920	\$450-\$1940
	Exterior Windows. Recaulk windows	\$14,810	\$1500-\$6400	\$740-\$3190
	Solid Exterior Doors. Recaulk door frames	\$1,060	\$150-\$550	\$60-\$230
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Sinks. Replace with sink countertops, single surface	\$13,440	\$1370-\$5870	\$680-\$2890
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$26,760	\$2750-\$11550	\$1340-\$5760
Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$80,270	\$8040-\$34540	\$4020-\$17260	
3-Medium	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$3,390	\$420-\$1520	\$170-\$730
	Vinyl Coverings. Repair areas of vinyl wall covering	\$3,280	\$430-\$1430	\$170-\$710
	Playing Fields. Multi-use Field. Renovate multi-use field	\$71,280	\$7230-\$30730	\$3570-\$15330

Estimated Total Construction Costs (in 2019 Dollars): \$2,176,060  
Estimated Project Management Costs Range: \$218,630 - \$936,930  
Estimated Inflation Range: \$108,900 - \$467,930

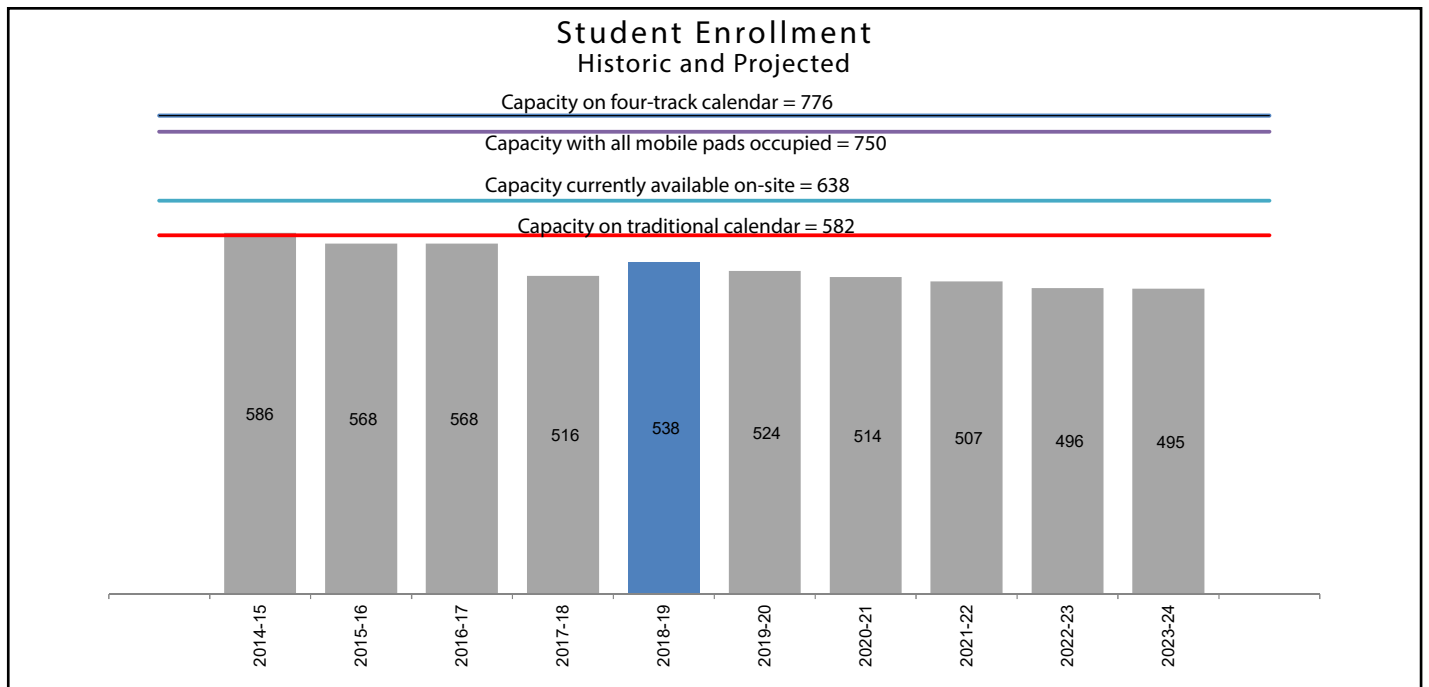
---

Estimated Total Project Costs: \$2,503,590 - \$3,580,920

**Fox Creek Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$330,840  
 Estimated Total Project Costs: \$381,360 - \$545,160



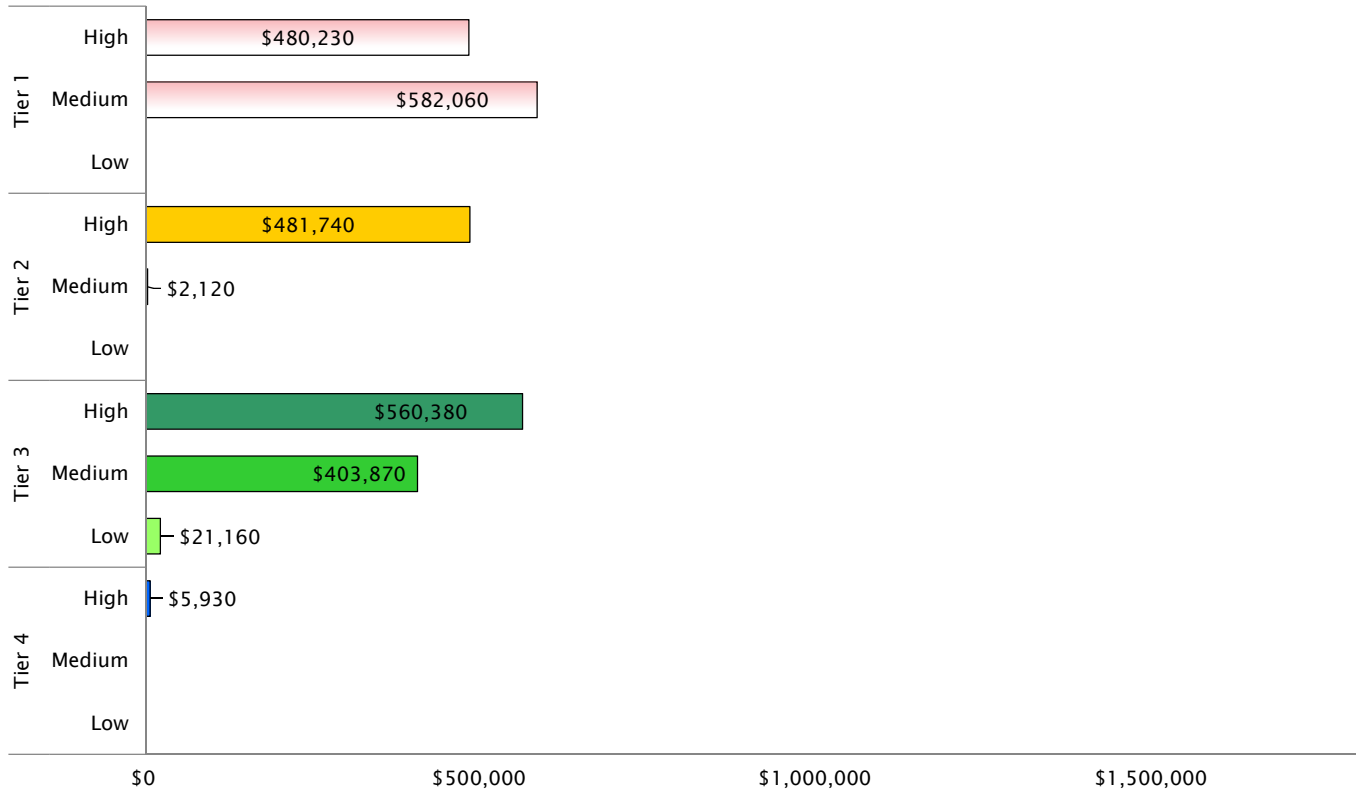
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace seals at main corridor skylights.	\$6,670	\$740-\$2940	\$340-\$1440
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator.	\$17,880	\$1830-\$7730	\$900-\$3850
2-High	Flooring Carpet. New walkoff carpeting at entries.	\$5,500	\$610-\$2410	\$280-\$1190
	Flooring Kitchen. Replace kitchen flooring with MMA.	\$59,540	\$5970-\$25670	\$2980-\$12810
	Flooring Hallways/Classrooms. Replace VCT in classrooms.	\$28,660	\$2950-\$12350	\$1440-\$6170
	Special Foundations. Pre-school slab sinking, repair	\$2,750	\$360-\$1260	\$140-\$600
	Exterior Wall Construction. Recaulk control joints. Re-seal CMU	\$18,720	\$1890-\$8090	\$940-\$4030
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
2-Medium	Flooring Gym. Original, replace carpet.	\$16,500	\$1710-\$7110	\$830-\$3550
	Flooring Cafeteria. Original, replace VCT.	\$16,500	\$1710-\$7110	\$830-\$3550
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
	Playing Fields. Multi-use Field. Renovate multi-use field	\$91,370	\$9240-\$39340	\$4570-\$19650
3-Medium	Vinyl Coverings. Replace vinyl covering main corridors (50%), office 507	\$5,820	\$590-\$2590	\$300-\$1250
	Movable Furnishing, FFE. Replace pads at backstops in gym. Replace chalkboards with white boards	\$22,950	\$2360-\$9960	\$1150-\$4940

Estimated Total Construction Costs (in 2019 Dollars): \$330,840  
 Estimated Project Management Costs Range: \$33,910 - \$143,110  
 Estimated Inflation Range: \$16,610 - \$71,210  

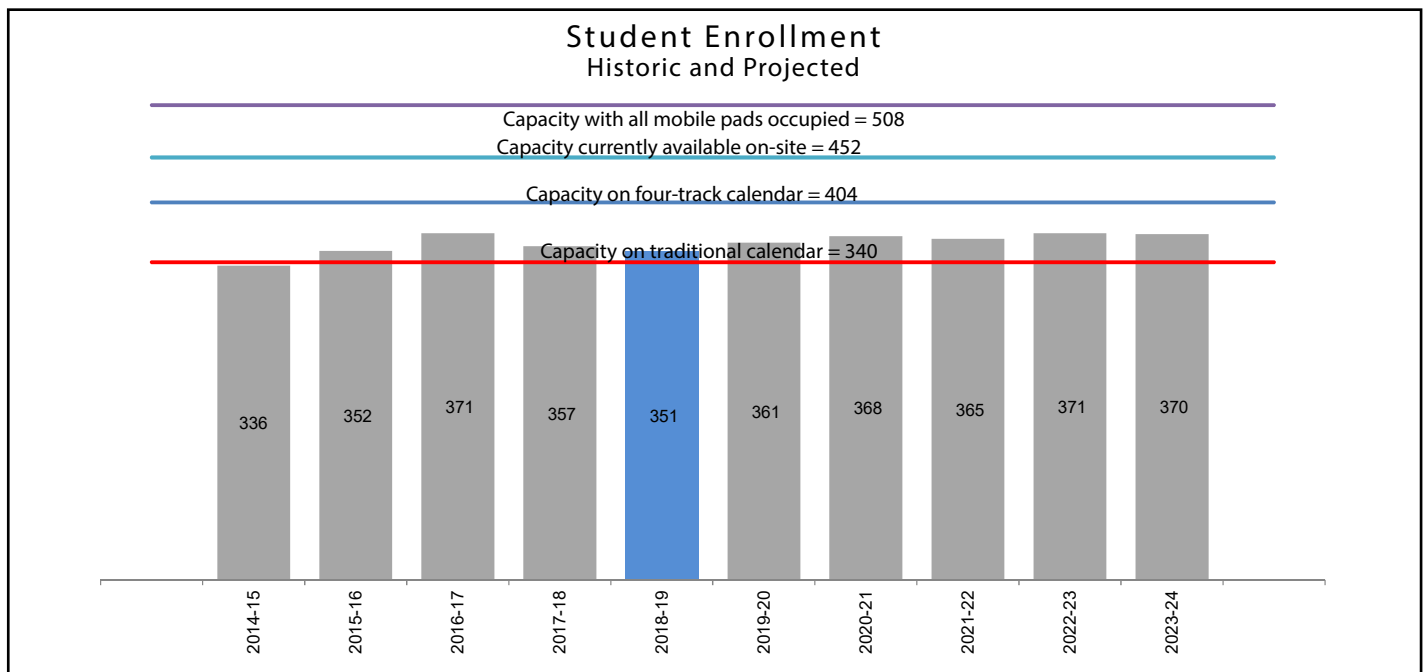

---

 Estimated Total Project Costs: \$381,360 - \$545,160

**Franktown Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,537,490  
 Estimated Total Project Costs: \$2,920,020 - \$4,175,820



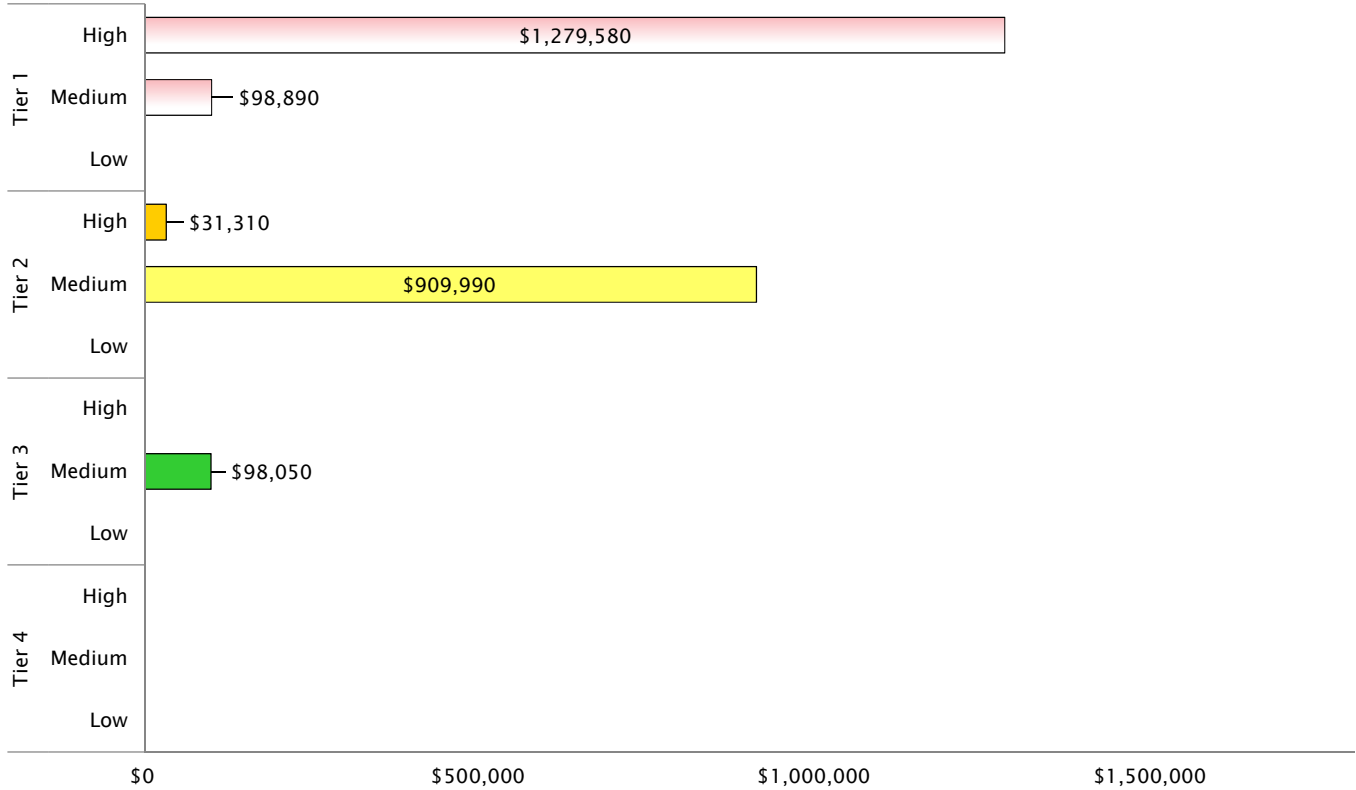
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Silver coat parapet walls.	\$4,870	\$540-\$2140	\$250-\$1050
	Controls. Upgrade control system.	\$264,380	\$26530-\$113730	\$13220-\$56850
	Clock and Program Systems. Upgrade clock system.	\$21,680	\$2230-\$9430	\$1090-\$4670
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Irrigation Systems. Upgrade entire system to district standard..	\$83,550	\$8360-\$35960	\$4180-\$17970
	Interior Door Hardware. Replace door hardware.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$370,130	\$37080-\$159180	\$18510-\$79580
	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems.	\$46,960	\$4750-\$20250	\$2350-\$10100
2-High	Fabricated Toilet Partitions. Replace toilet partitions when flooring replaced.	\$18,930	\$1980-\$8180	\$950-\$4070
	Flooring Restroom. Replace ceramic tile with MMA.	\$34,480	\$3530-\$14830	\$1730-\$7420
	Flooring Kitchen. Replace kitchen flooring.	\$88,520	\$8890-\$38090	\$4430-\$19030
	Exterior Wall Construction. CMU and Brick. Recaulk control joints, repair grout, repair masonry	\$6,980	\$720-\$3030	\$350-\$1510
	Exterior Windows. Recaulk windows	\$15,760	\$1650-\$6850	\$790-\$3390
	Window Storefronts. Repair/replace, sand/paint entry/classroom storefronts	\$14,920	\$1590-\$6490	\$750-\$3210
	Solid Exterior Doors. Sand/paint exterior doors	\$5,080	\$530-\$2230	\$260-\$1100
	Retractable Partition. Refurbish or replace all classroom partitions, good condition 2012	\$49,180	\$4930-\$21230	\$2460-\$10580
	Wash Fountains. Replace trough washing stations with sinks (6)	\$16,920	\$1780-\$7280	\$850-\$3640
	Fixed Casework. Replace older casework	\$221,020	\$22190-\$95090	\$11060-\$47520
	Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$9,950	\$1060-\$4360	\$500-\$2140
2-Medium	Roof Eaves and Soffits. Repair front entry soffit, causing damage to drywall	\$2,120	\$290-\$990	\$110-\$460
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$8,040	\$870-\$3470	\$410-\$1730
	Playing Fields. Multi-use Field. Renovate play field and other site improvements	\$257,720	\$25790-\$110890	\$12890-\$55410
3-Medium	Playing Fields. Multi-use Field. Install new synthetic turf for multi-use field	\$294,620	\$29480-\$126790	\$14740-\$63350
	Vinyl Coverings. Repair/replace vinyl coverings	\$5,930	\$680-\$2580	\$300-\$1280
	Vinyl Coverings. Repair/replace vinyl wall covering as necessary	\$5,290	\$620-\$2320	\$270-\$1140
3-Low	Fire Sprinkler Water Supply. Fire sprinkle building	\$392,650	\$39350-\$168850	\$19640-\$84420
	Seeding and Sodding. Front grass area very bad condition at time of assessment	\$10,580	\$1130-\$4630	\$530-\$2280
	Planting. Many dead plants and bushes. Remove/replace	\$10,580	\$1130-\$4630	\$530-\$2280
4-High	Seeding and Sodding. Renovate grass area around school.	\$5,930	\$680-\$2580	\$300-\$1280

**Estimated Total Construction Costs (in 2019 Dollars): \$2,537,490**  
**Estimated Project Management Costs Range: \$255,540 - \$1,092,660**  
**Estimated Inflation Range: \$126,990 - \$545,670**  

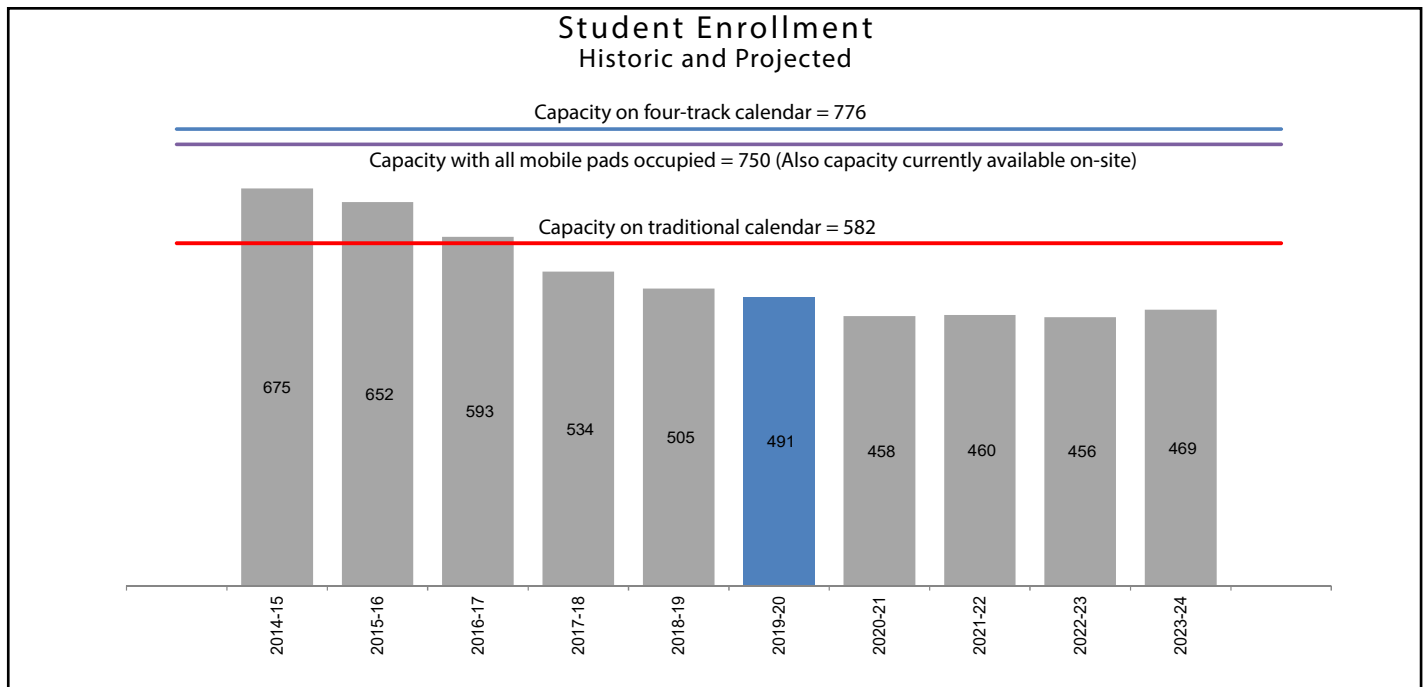

---

**Estimated Total Project Costs: \$2,920,020 - \$4,175,820**

**Frontier Valley Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,417,820  
 Estimated Total Project Costs: \$2,781,840 - \$3,978,850





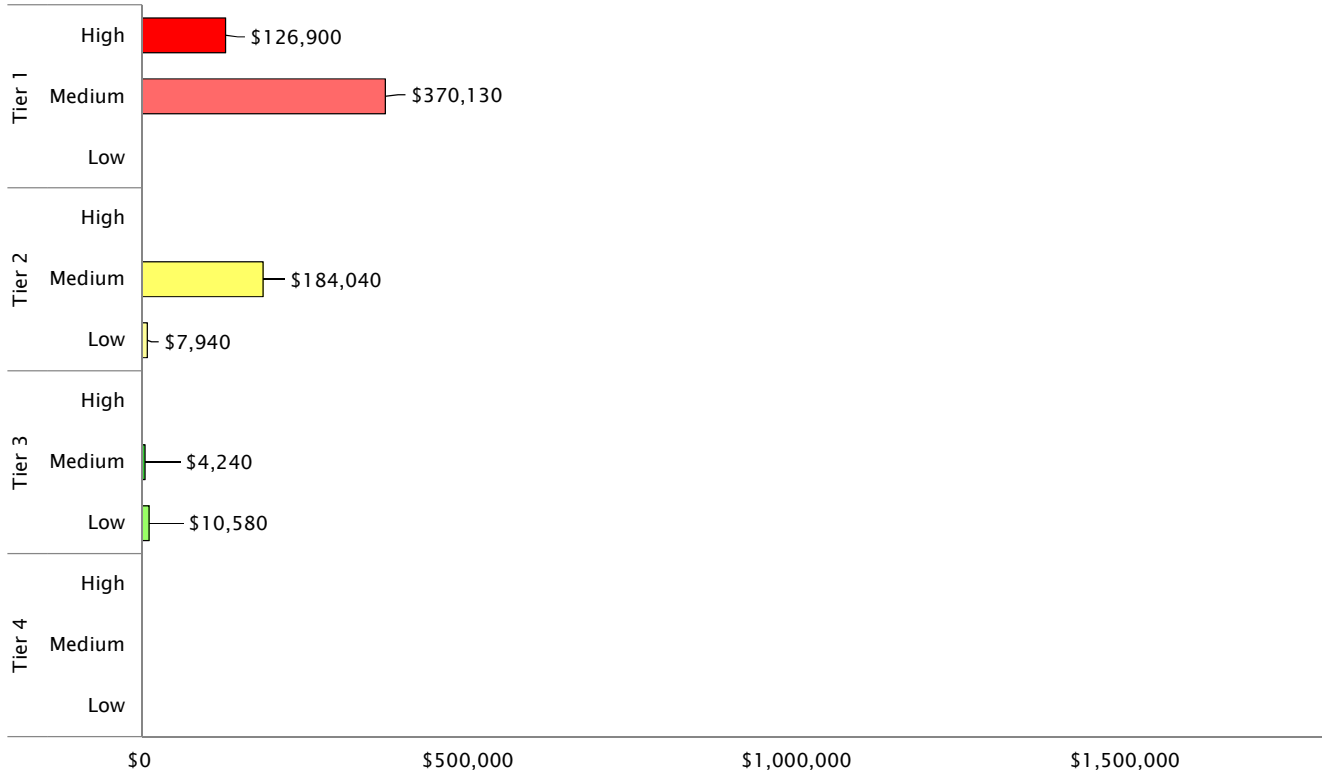
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted roof with .060 EPDM fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Roof Finishes. Paint metal roof.	\$4,870	\$540-\$2140	\$250-\$1050
	Glazed Roof Openings. Skylights. Re-glaze skylights.	\$29,510	\$3000-\$12700	\$1480-\$6350
	Insulation. Repair insulation in boiler room.	\$1,060	\$150-\$550	\$60-\$230
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$63,450	\$6350-\$27350	\$3180-\$13650
2-High	Exterior Wall Construction. Re-caulk control joints. Seal masonry CMU	\$26,230	\$2680-\$11380	\$1320-\$5640
	Window Storefronts. Recaulk windows. Clean framing. Repair frames with moisture penetration	\$5,080	\$530-\$2230	\$260-\$1100
2-Medium	Flooring Restroom. Replace sheet vinyl flooring with MMA.	\$29,510	\$3000-\$12700	\$1480-\$6350
	Flooring Restroom. Replace sheet vinyl with MMA.	\$31,730	\$3180-\$13680	\$1590-\$6830
	Flooring Gym. Replace gym carpet.	\$15,870	\$1640-\$6840	\$800-\$3410
	Flooring Gym. Replace gym carpet.	\$14,970	\$1540-\$6540	\$750-\$3220
	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Exterior Windows. Recaulk windows	\$13,750	\$1460-\$5960	\$690-\$2960
	Solid Exterior Doors. Paint (4)	\$530	\$80-\$280	\$30-\$120
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$24,540	\$2470-\$10570	\$1230-\$5280
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$78,680	\$7930-\$33930	\$3940-\$16920
	Curbs, Rails and Barriers. Repair/replace areas of curb.	\$5,080	\$530-\$2230	\$260-\$1100
	Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary. Areas may need to be raised	\$9,950	\$1060-\$4360	\$500-\$2140
Playing Fields. Playground. Replace asphalt playground	\$29,510	\$3000-\$12700	\$1480-\$6350	
3-Medium	Wall Foundations. Re-caulk foundation where concrete meets. Building and surrounding areas showing movement.	\$3,490	\$410-\$1510	\$180-\$750
	Upper Floor. Showing cracks through carpet, cafeteria floor moving. 2012	\$9,950	\$1060-\$4360	\$500-\$2140
	Vinyl Coverings. Repair/replace areas of vinyl	\$5,930	\$680-\$2580	\$300-\$1280
	Playing Fields. Multi-use Field. Renovate multi-use playing fie	\$78,680	\$7930-\$33930	\$3940-\$16920

Estimated Total Construction Costs (in 2019 Dollars): \$2,417,820  
 Estimated Project Management Costs Range: \$242,990 - \$1,041,090  
 Estimated Inflation Range: \$121,030 - \$519,940  

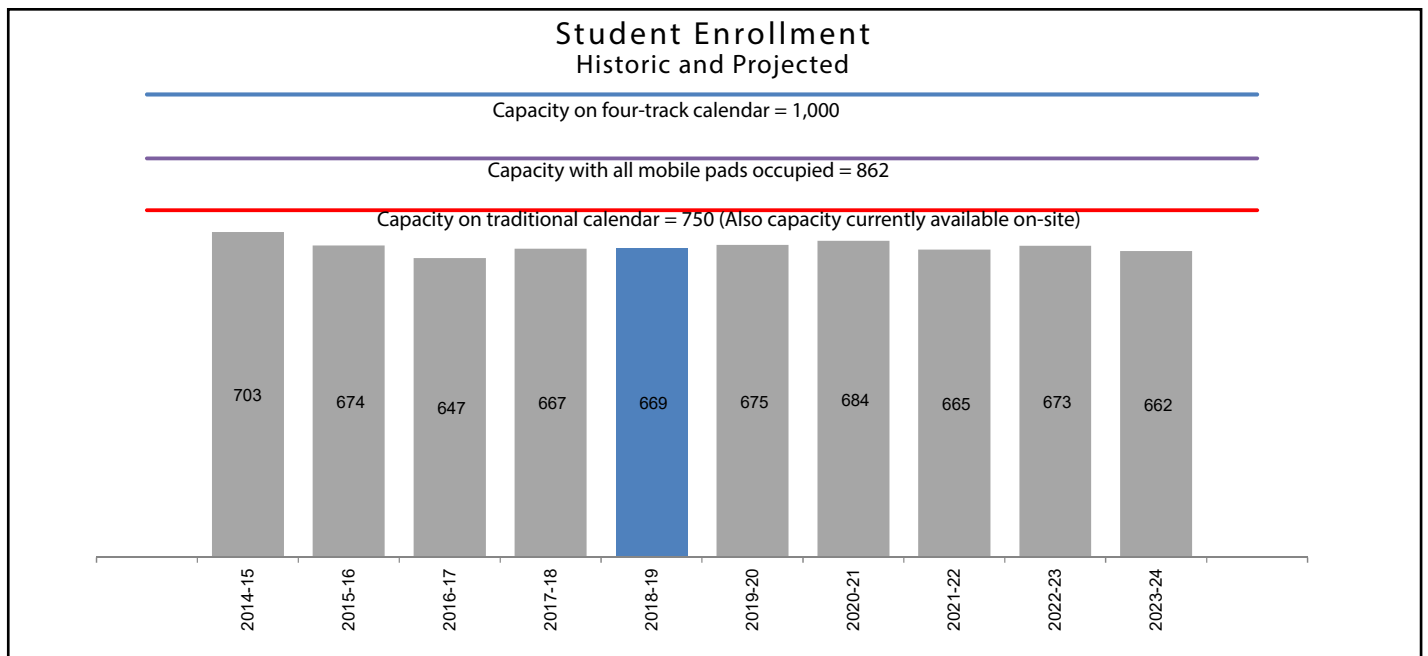

---

 Estimated Total Project Costs: \$2,781,840 - \$3,978,850

**Gold Rush Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$703,830  
 Estimated Total Project Costs: \$810,150 - \$1,158,470



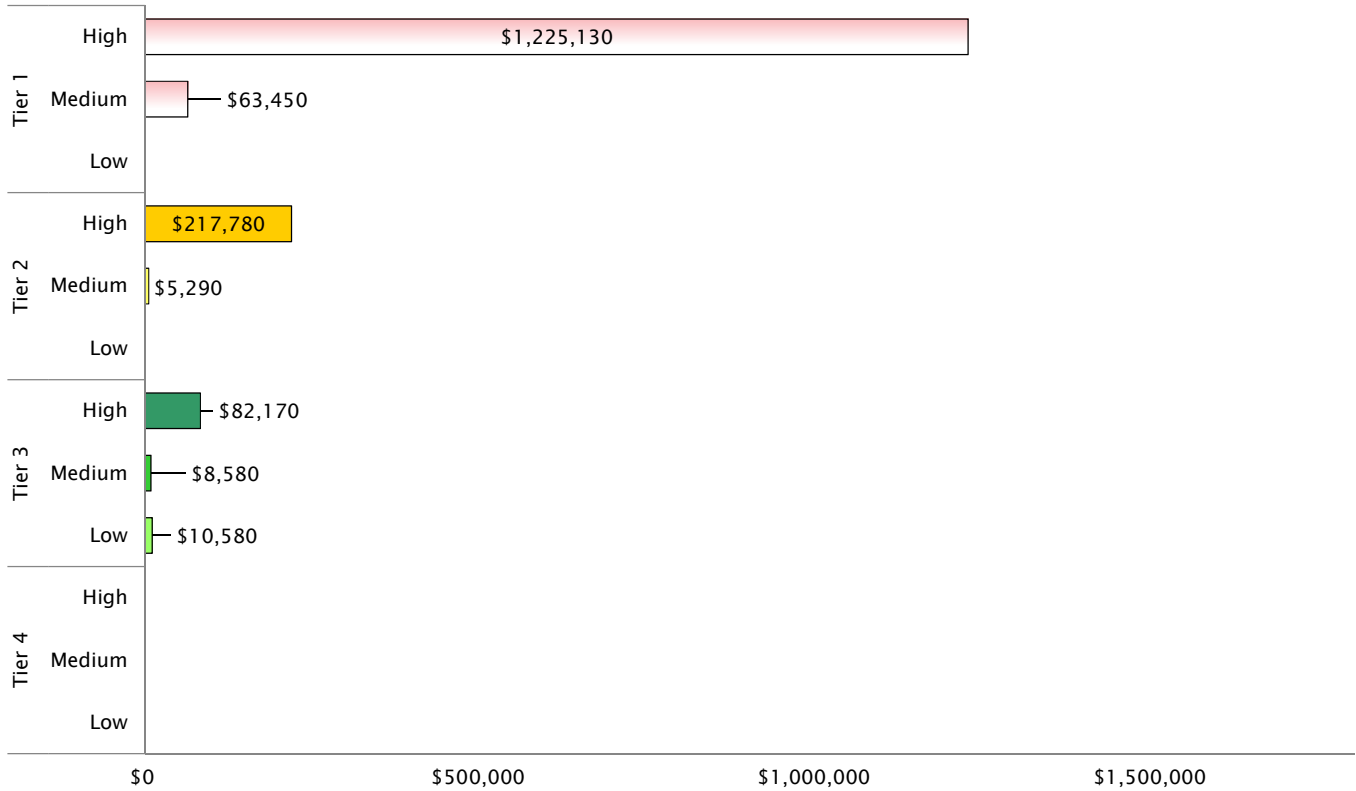
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Upgrade fire alarm system	\$126,900	\$12700-\$54600	\$6350-\$27290
1-Medium	Controls. Upgrade control system	\$370,130	\$37080-\$159180	\$18510-\$79580
2-Medium	Exterior Wall Construction. CMU and Brick. Repair flashing on east side front entry	\$1,590	\$220-\$720	\$80-\$350
	Exterior Wall Construction. CMU and Brick. Recaulk expansion joints. Reseal CMU	\$15,870	\$1640-\$6840	\$800-\$3410
	Paint Exterior. Paint exterior metal, poles, railings, and sunshades	\$5,290	\$620-\$2320	\$270-\$1140
	Exterior Windows. Recaulk windows	\$15,870	\$1640-\$6840	\$800-\$3410
	Paving and Surfacing. Parking Lot. Resurface parking lot	\$84,600	\$8500-\$36400	\$4230-\$18190
	Retaining Walls. Repair railing at retaining wall movement	\$7,940	\$870-\$3470	\$400-\$1710
	Playing Fields. Playground. Resurface asphalt playground	\$52,880	\$5330-\$22830	\$2650-\$11370
2-Low	Paving and Surfacing. Sidewalks. Sidewalk on north side has sunk a couple inches, needs lifted	\$7,940	\$870-\$3470	\$400-\$1710
3-Medium	Wall Foundations. Recaulk foundation where concrete meets	\$3,180	\$330-\$1430	\$160-\$690
	Vinyl Coverings. Repair areas of vinyl wall paper	\$1,060	\$150-\$550	\$60-\$230
3-Low	Seeding and Sodding. Repair areas of grass around school	\$10,580	\$1130-\$4630	\$530-\$2280

Estimated Total Construction Costs (in 2019 Dollars): \$703,830  
 Estimated Project Management Costs Range: \$71,080 - \$303,280  
 Estimated Inflation Range: \$35,240 - \$151,360  

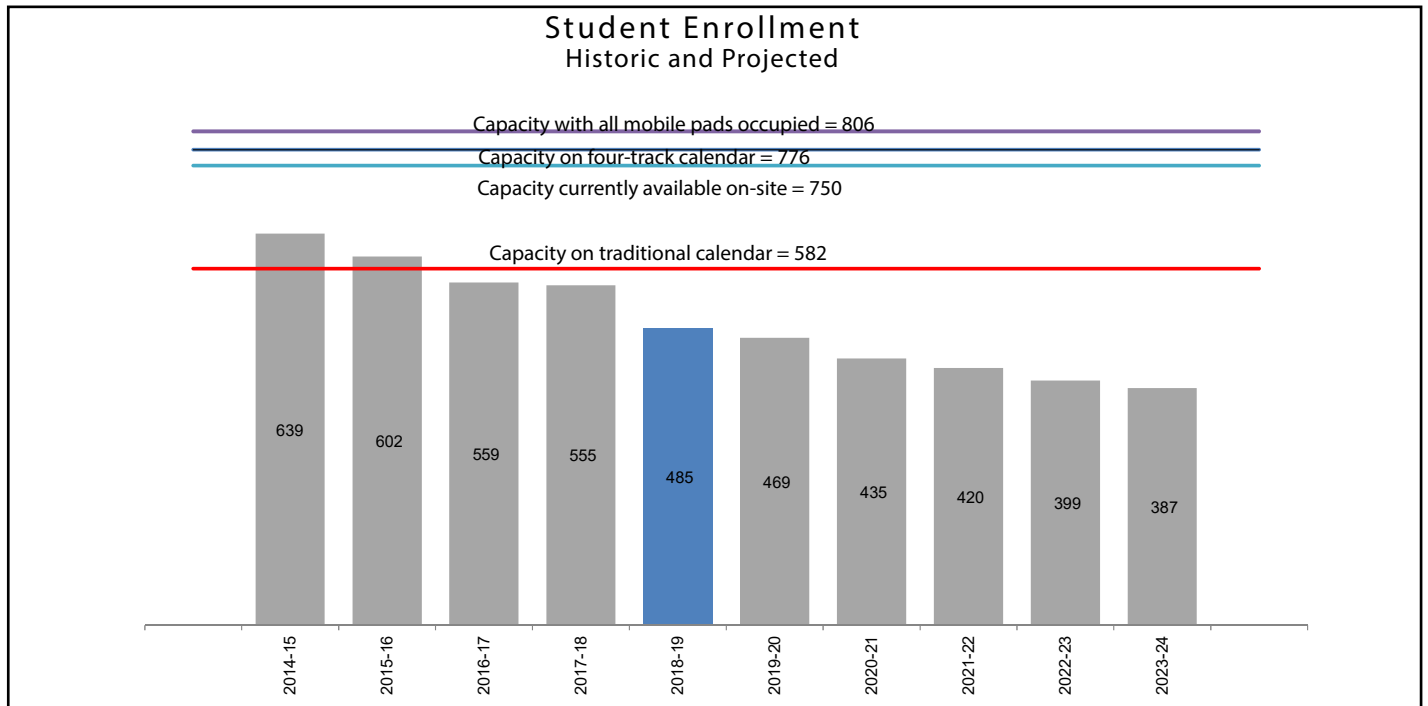

---

 Estimated Total Project Costs: \$810,150 - \$1,158,470

**Heritage Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,612,980  
 Estimated Total Project Costs: \$1,856,230 - \$2,654,660



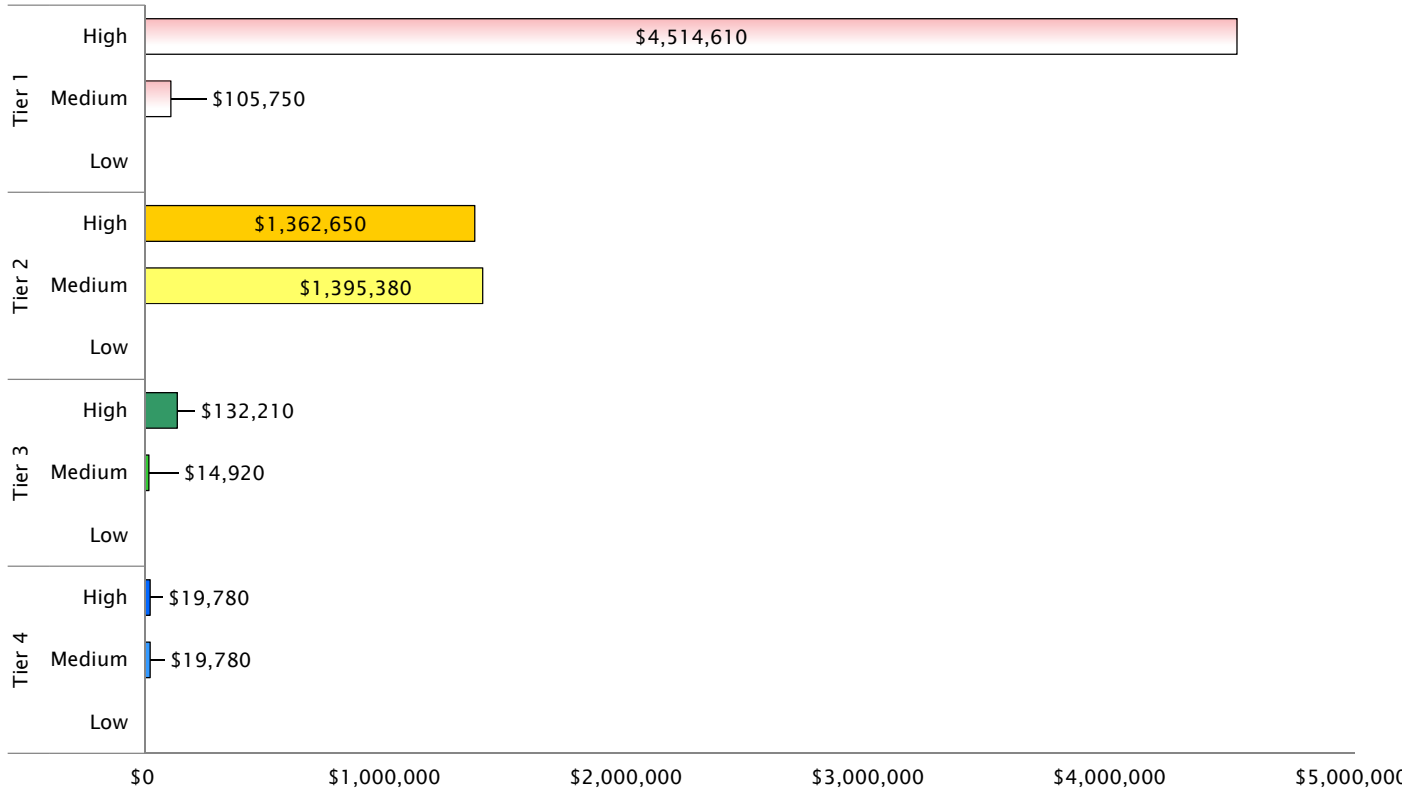
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted roof with .060 EPDM fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Paint Exterior. Paint metal roof.	\$4,870	\$540-\$2140	\$250-\$1050
	Glazed Roof Openings. Skylights. Re-glaze skylights.	\$29,510	\$3000-\$12700	\$1480-\$6350
	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$63,450	\$6350-\$27350	\$3180-\$13650
2-High	Flooring Restroom. Replace sheet vinyl flooring with MMA.	\$29,510	\$3000-\$12700	\$1480-\$6350
	Exterior Wall Construction. Recaulk control joints. Seal masonry CMU	\$26,230	\$2680-\$11380	\$1320-\$5640
	Exterior Windows. Recaulk windows	\$13,750	\$1460-\$5960	\$690-\$2960
	Solid Exterior Doors. Paint (4)	\$530	\$80-\$280	\$30-\$120
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$24,540	\$2470-\$10570	\$1230-\$5280
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$78,680	\$7930-\$33930	\$3940-\$16920
	Curbs, Rails and Barriers. Repair/replace areas of curb.	\$5,080	\$530-\$2230	\$260-\$1100
	Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$9,950	\$1060-\$4360	\$500-\$2140
	Playing Fields. Playground. Replace asphalt playground	\$29,510	\$3000-\$12700	\$1480-\$6350
2-Medium	Paint Exterior. Paint exterior metal	\$5,290	\$620-\$2320	\$270-\$1140
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,490	\$410-\$1510	\$180-\$750
	Playing Fields. Multi-use Field. Renovate multi-use playing field	\$78,680	\$7930-\$33930	\$3940-\$16920
3-Medium	Operable Partition. Repair operable partition between gym and cafeteria	\$2,650	\$360-\$1160	\$140-\$570
	Vinyl Coverings. Repair/replace areas of vinyl	\$5,930	\$680-\$2580	\$300-\$1280
3-Low	Seeding and Sodding. Renovate areas of grass around school	\$10,580	\$1130-\$4630	\$530-\$2280

**Estimated Total Construction Costs (in 2019 Dollars): \$1,612,980**  
**Estimated Project Management Costs Range: \$162,490 - \$694,790**  
**Estimated Inflation Range: \$80,760 - \$346,890**  


---

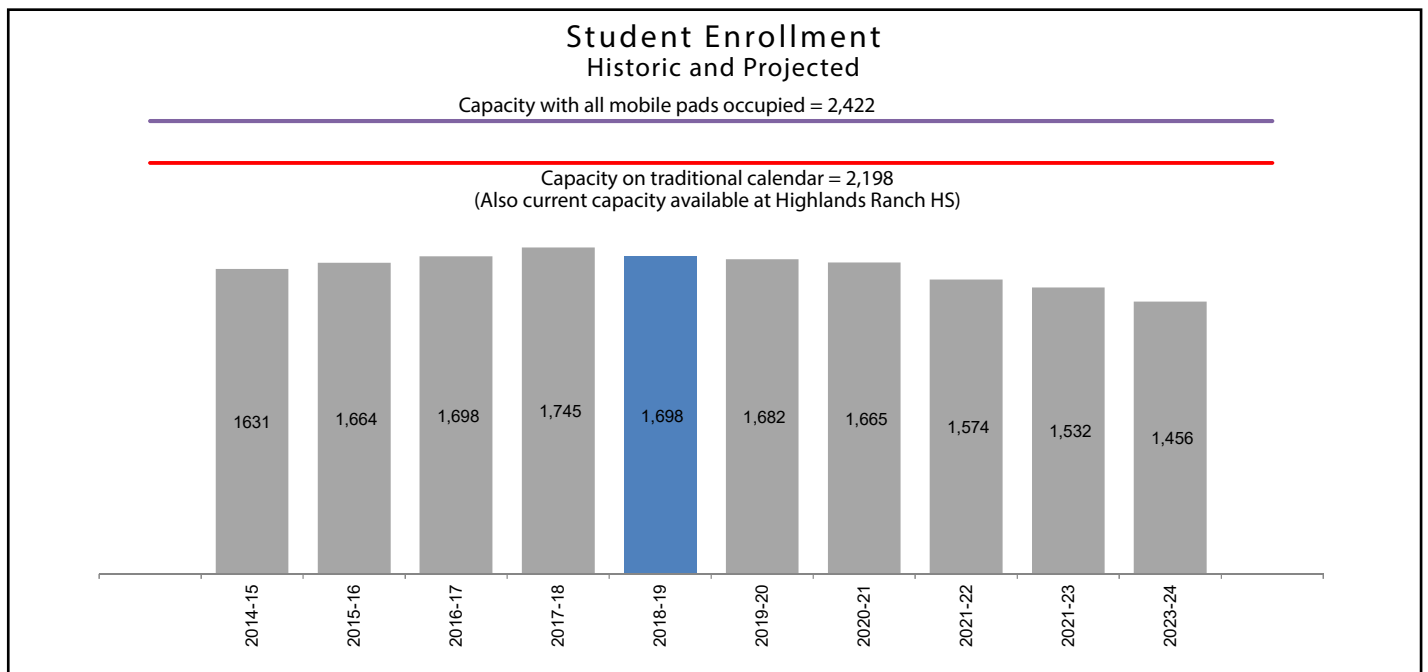
**Estimated Total Project Costs: \$1,856,230 - \$2,654,660**

## Highlands Ranch High School-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$7,565,080

Estimated Total Project Costs: \$8,701,750 - \$12,446,310



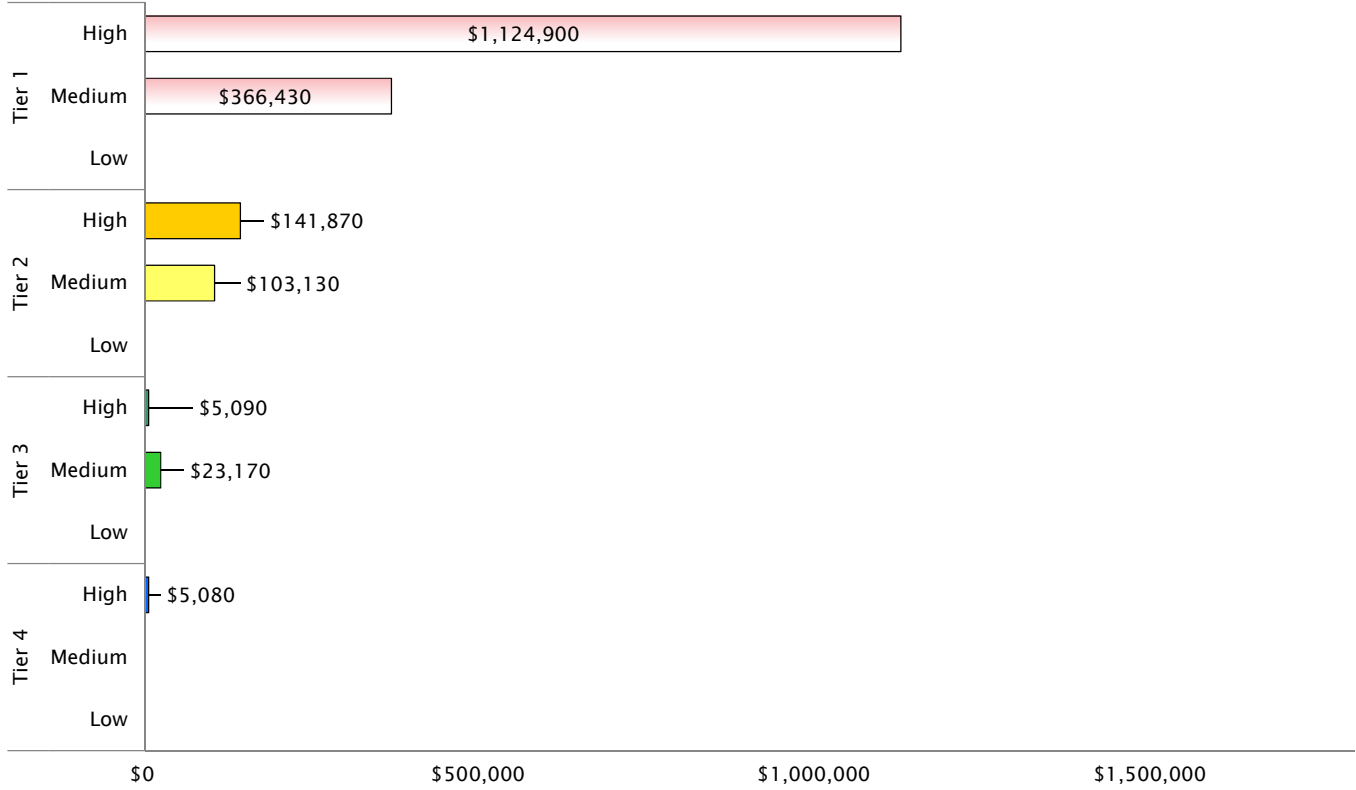
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted roof with .060 EPDM fully adhered.	\$2,040,350	\$204060-\$877360	\$102020-\$438680
	Interior Door Hardware. Replace door hardware, install restricted keysystem in 2018.	\$461,920	\$46290-\$198690	\$23100-\$99320
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$1,099,800	\$110000-\$473000	\$54990-\$236460
	Switchgear-Main. Replace main switchgear.	\$122,780	\$12330-\$52830	\$6140-\$26400
	Panels and Transformers. Replace older panels and transformers, end of lifecycle.	\$73,710	\$7400-\$31800	\$3690-\$15850
	Clock and Program Systems. Upgrade clock system.	\$29,510	\$3000-\$12700	\$1480-\$6350
	Fixed Multiple Seating. Bleachers. Replace bleachers in main gym.	\$195,640	\$19670-\$84170	\$9790-\$42070
	Irrigation Systems. Replace entire system with new design..	\$490,900	\$49110-\$211110	\$24550-\$105550
	Boilers. Replace 2 boilers in E wing.	\$105,750	\$10650-\$45550	\$5290-\$22740
2-High	Flooring Restroom. Replace sheet vinyl with MMA 4 student restrooms, coat tile restrooms with MMA.	\$29,510	\$3000-\$12700	\$1480-\$6350
	Flooring Kitchen. Replace kitchen flooring.	\$68,740	\$6970-\$29570	\$3440-\$14780
	Flooring Gym. Replace auxiliary gym floor.	\$147,310	\$14790-\$63390	\$7370-\$31680
	Flooring Cafeteria. Replace stained VCT sections.	\$5,080	\$530-\$2230	\$260-\$1100
	Exterior Wall Construction. Recaulk control joints.	\$19,990	\$2020-\$8620	\$1000-\$4300
	Exterior Windows. Replace Pella wood windows	\$49,180	\$4930-\$21230	\$2460-\$10580
	Exterior Windows. Recaulk windows	\$58,060	\$5850-\$25050	\$2910-\$12490
	Window Storefronts. Reglaze storefront windows at auditorium entry. Recaulk windows	\$29,510	\$3000-\$12700	\$1480-\$6350
	Solid Exterior Doors. Paint exterior doors	\$5,080	\$530-\$2230	\$260-\$1100
	Fabricated Toilet Partitions. Replace some toilet partitions (50%)	\$56,690	\$5720-\$24420	\$2840-\$12190
	Theater and Stage Equipment. Replace auditorium seating	\$392,650	\$39350-\$168850	\$19640-\$84420
	Fixed Casework. Replace original casework, end of lifecycle	\$490,900	\$49110-\$211110	\$24550-\$105550
	Paving and Surfacing. Sidewalks. Repair/replace walkways to athletic fields	\$9,950	\$1060-\$4360	\$500-\$2140
	2-Medium	Flooring Gym. Sand Aux Gym.	\$15,340	\$1570-\$6670
Flooring Hallways/Classrooms. Replace VCT.		\$1,142,100	\$114300-\$491200	\$57110-\$245560
Flooring Carpet. Replace carpet.		\$237,940	\$23870-\$102370	\$11900-\$51160
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$9,100	\$1010-\$4010	\$460-\$1960
	Fences and Gates. Replace all fencing around school perimeter, parking areas	\$14,920	\$1590-\$6490	\$750-\$3210
	Playing Fields. Multi-use Field. Renovate multi-use playing field	\$78,680	\$7930-\$33930	\$3940-\$16920
	Site Lighting Poles. Replace site lighting poles and fixtures (except entry)	\$29,510	\$3000-\$12700	\$1480-\$6350
3-Medium	Vinyl Coverings. Repair/replace sections of vinyl	\$14,920	\$1590-\$6490	\$750-\$3210
4-High	Seeding and Sodding. Renovate areas or sod around school	\$19,780	\$2030-\$8530	\$990-\$4260
4-Medium	Planting. Add/replace trees, bushes, other landscape plantings	\$19,780	\$2030-\$8530	\$990-\$4260

**Estimated Total Construction Costs (in 2019 Dollars): \$7,565,080**  
**Estimated Project Management Costs Range: \$758,290 - \$3,254,590**  
**Estimated Inflation Range: \$378,380 - \$1,626,640**  

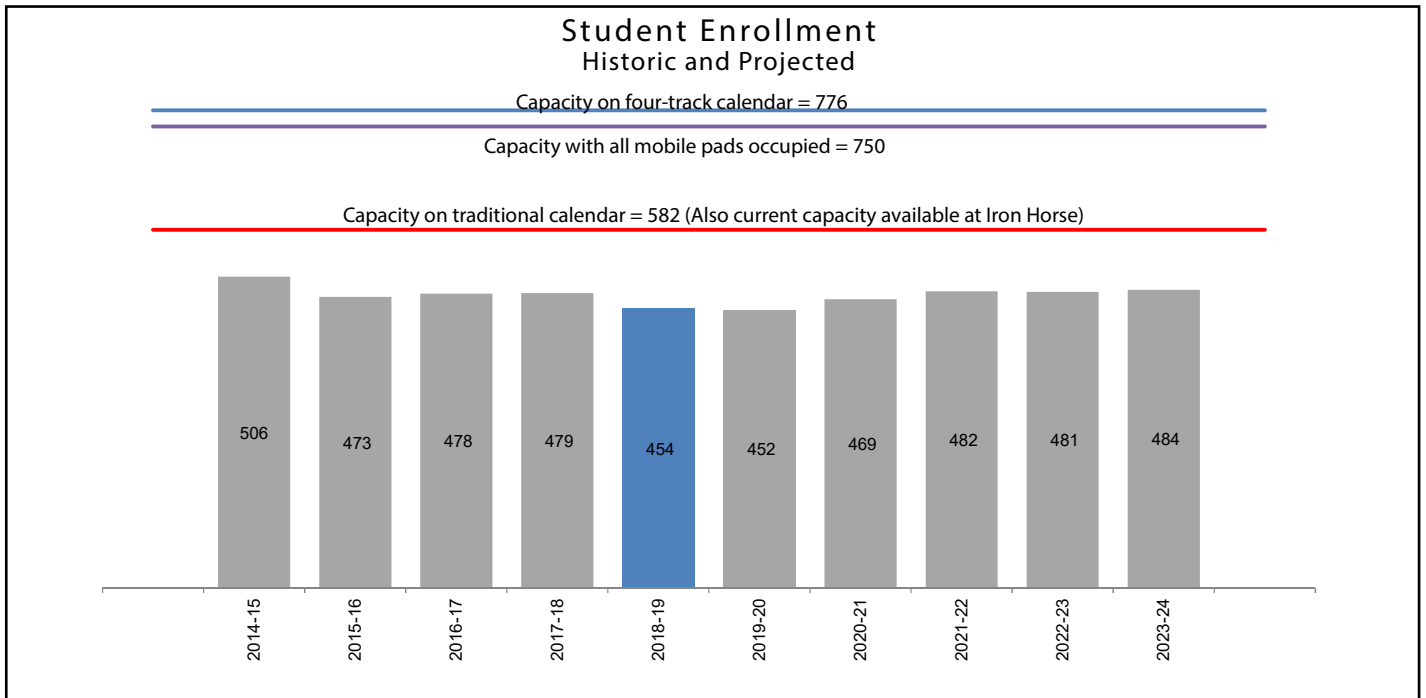

---

**Estimated Total Project Costs: \$8,701,750 - \$12,446,310**

**Iron Horse Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,769,670  
 Estimated Total Project Costs: \$2,036,810 - \$2,913,000





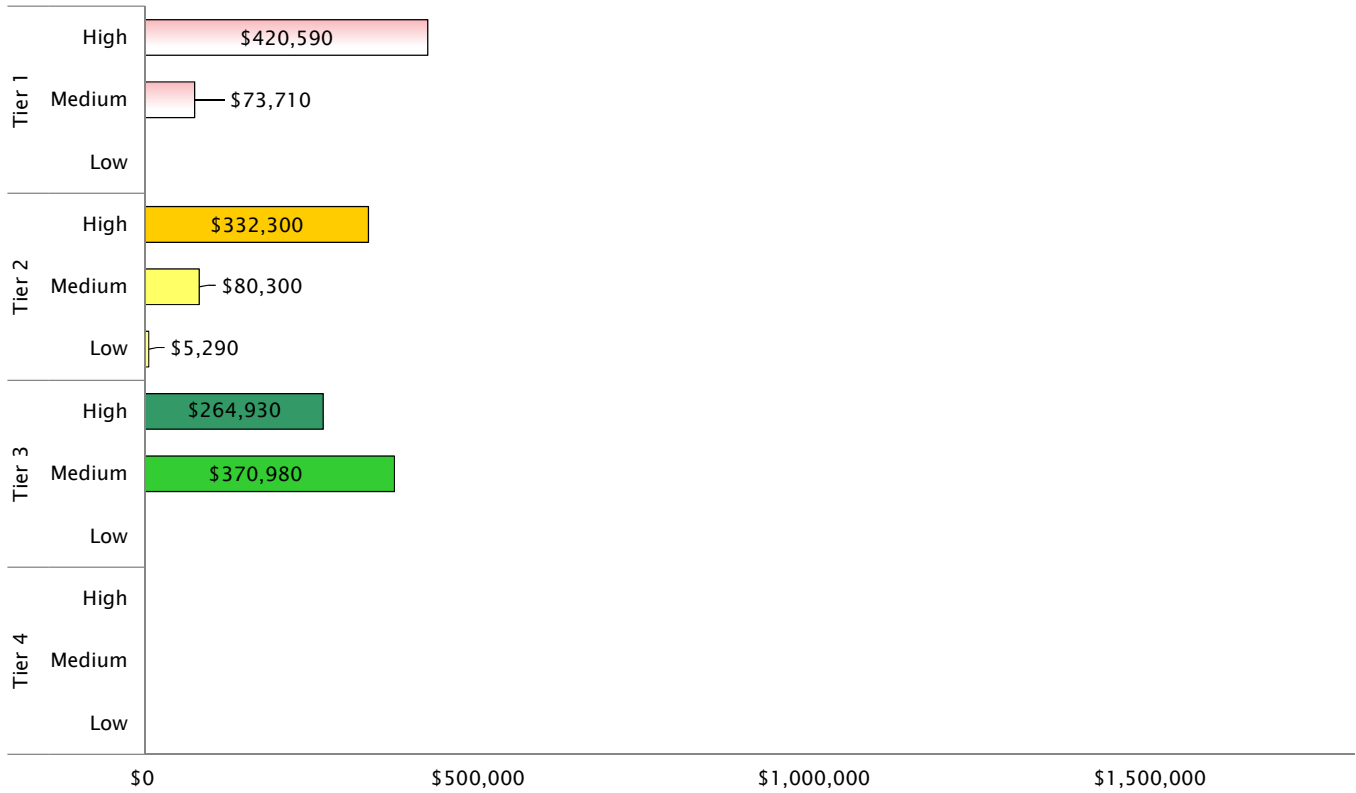
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted roof with .060 EPDM fully adhered. Bridging occurring on parapet.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Flashings & Trim. Roof flashing Fair condition. Replace with roof..	\$4,230	\$470-\$1870	\$220-\$910
	Interior Door Hardware. Replace door hardware. Install restricted key system.	\$173,220	\$17390-\$74590	\$8670-\$37250
	Insulation. Replace insulation in places.	\$8,150	\$860-\$3560	\$410-\$1760
	Chilled Water Systems. Chiller, cooling tower. Repair/replace cooling tower.	\$84,600	\$8500-\$36400	\$4230-\$18190
	Hot Water Distribution DHW heater needs replaced..	\$18,090	\$1820-\$7820	\$910-\$3890
	Clock & Program Systems. Rauland Master Clock. Replace and move bell schedule.	\$19,780	\$2030-\$8530	\$990-\$4260
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator.	\$17,880	\$1830-\$7730	\$900-\$3850
	Irrigation Systems. Upgrade controller.	\$5,820	\$590-\$2590	\$300-\$1250
	Chilled Water Systems. Chiller, cooling tower. Replace chiller.	\$296,100	\$29700-\$127400	\$14810-\$63670
	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10').	\$70,330	\$7080-\$30280	\$3520-\$15120
2-High	Flooring. Restroom. Replace with poured acrylic in all restrooms..	\$28,980	\$2930-\$12530	\$1450-\$6230
	Exterior Wall Construction. Seal and repair CMU. Stress cracks same as other schools. Lack of control joints	\$17,670	\$1840-\$7640	\$890-\$3800
	Exterior Wall Construction. Recaulk control joints.	\$3,390	\$420-\$1520	\$170-\$730
	Exterior Paint. Fair condition. Needs - Paint metal roof	\$8,150	\$860-\$3560	\$410-\$1760
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Storefront windows. Repair leaks on all entrance storefronts	\$2,120	\$290-\$990	\$110-\$460
	Fixed Walls. Repair cracks from settling at pod areas	\$5,500	\$610-\$2410	\$280-\$1190
	Retractable Partitions. Repair/replace gym/cafeteria partition. Curtains need replaced due to fire retardant life.	\$16,290	\$1720-\$7020	\$820-\$3510
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Paving & Surfacing. Sidewalks, Repair/replace sections of sidewalk as necessary	\$24,540	\$2470-\$10570	\$1230-\$5280
	Fuel Distribution. Paint gas pipe to prevent corrosion	\$640	\$70-\$370	\$40-\$140
2-Medium	Flooring Kitchen. Replace kitchen flooring.	\$62,400	\$6310-\$26910	\$3120-\$13420
	Flooring Cafeteria. Replace VCT in cafeteria.	\$16,500	\$1710-\$7110	\$830-\$3550
	Solid Exterior Doors. Repair or replace exterior doors	\$2,230	\$280-\$980	\$120-\$480
	Exhaust Ventilation Systems. Exhaust Fans. Replace exhaust fans	\$22,000	\$2210-\$9510	\$1100-\$4730
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
	Wall Foundations. Repair crack in foundation below window at entrance	\$1,700	\$210-\$810	\$90-\$370
3-Medium	Vinyl Coverings. Repair/replace vinyl as necessary	\$8,780	\$930-\$3830	\$440-\$1890
	Suspended Ceilings. Replace all ceiling tiles in the kitchen. (need to be food grade)	\$6,240	\$670-\$2770	\$320-\$1350
	Interceptors. Grease interceptor Good condition. Bypass if possible	\$8,150	\$860-\$3560	\$410-\$1760
4-High	Seeding and Sodding. Repair/replace areas as necessary	\$5,080	\$530-\$2230	\$260-\$1100

Estimated Total Construction Costs (in 2019 Dollars): \$1,769,670  
Estimated Project Management Costs Range: \$178,520 - \$762,720  
Estimated Inflation Range: \$88,620 - \$380,610

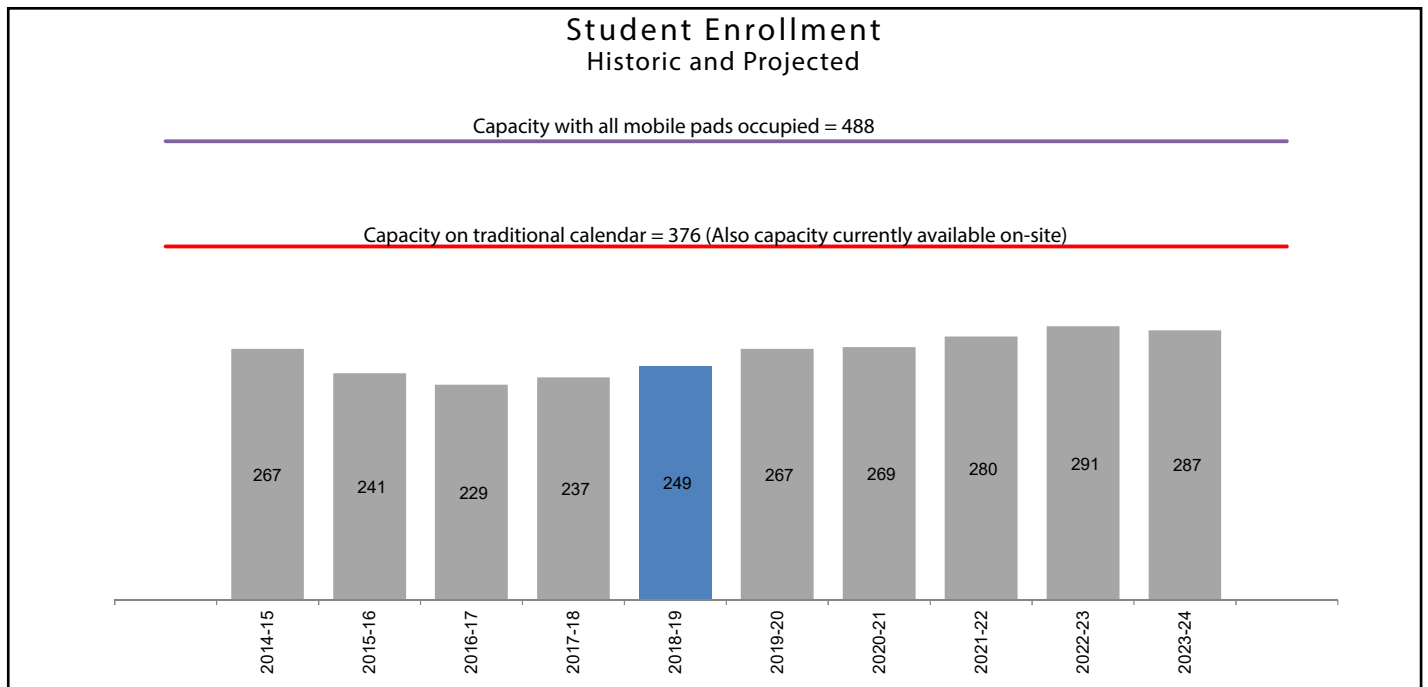
---

Estimated Total Project Costs: \$2,036,810 - \$2,913,000

**Larkspur Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,548,100  
 Estimated Total Project Costs: \$1,782,000 - \$2,548,550



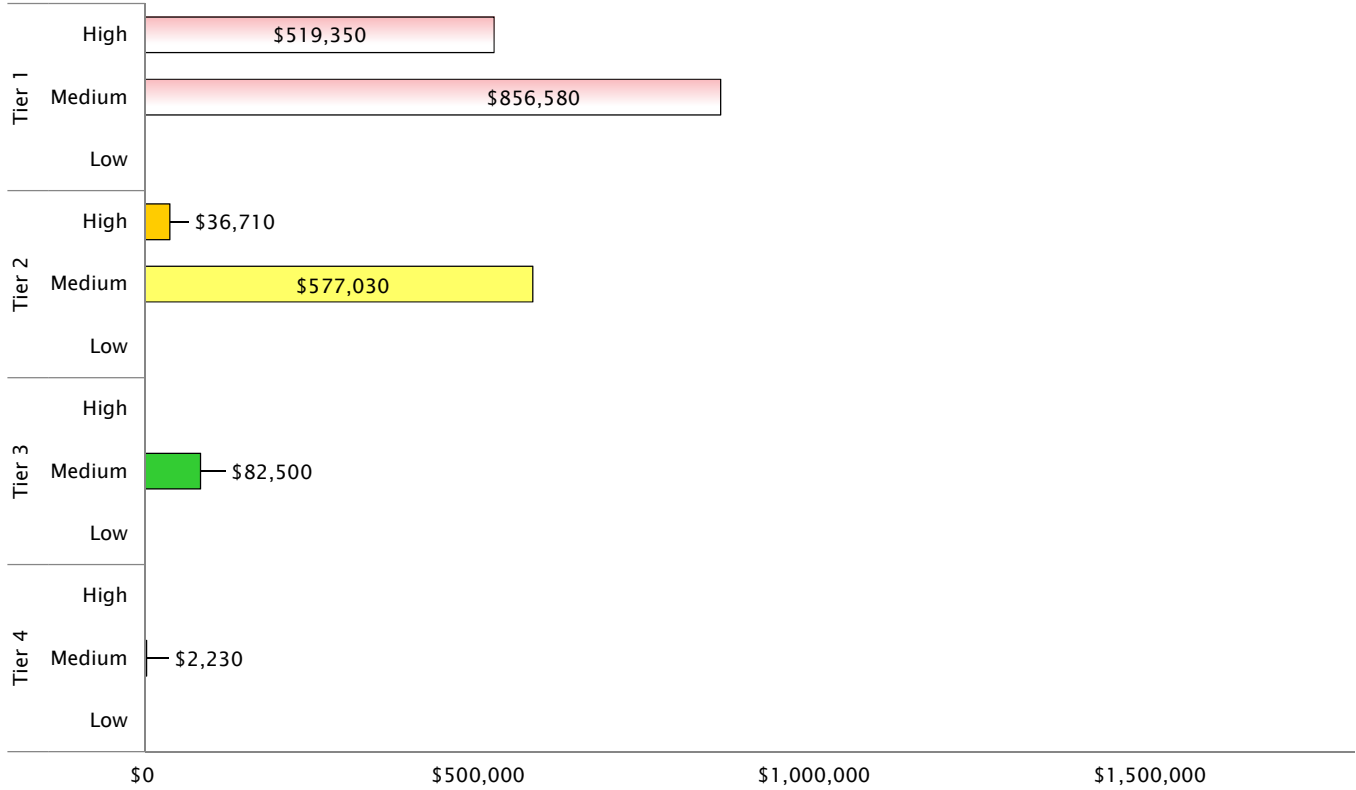
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace area E roof with .060 EPDM fully adhered.	\$30,360	\$3050-\$13150	\$1520-\$6530
	Roof Finishes. Replace section C, small ballasted portion.	\$31,730	\$3180-\$13680	\$1590-\$6830
	Interior Door Hardware. Replace door hardware.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Fire Alarm Systems. Upgrade fire alarm system.	\$95,180	\$9530-\$41030	\$4760-\$20470
	Irrigation Systems. Replace irrigation system.	\$98,350	\$9860-\$42360	\$4920-\$21150
	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems.	\$73,710	\$7400-\$31800	\$3690-\$15850
2-High	Fabricated Toilet Partitions. Replace when flooring replaced.	\$18,930	\$1980-\$8180	\$950-\$4070
	Flooring Restroom. Replace ceramic tile with MMA.	\$34,480	\$3530-\$14830	\$1730-\$7420
	Exterior Windows. Recaulk windows	\$7,510	\$800-\$3300	\$380-\$1620
	Solid Exterior Doors. Repair, sand and paint exterior doors	\$5,080	\$530-\$2230	\$260-\$1100
	Interior Doors. Replace interior doors	\$98,350	\$9860-\$42360	\$4920-\$21150
	Wash Fountains. Replace trough washing stations with sinks (2)	\$5,720	\$590-\$2490	\$290-\$1230
	Fixed Casework. Replace casework in original building	\$147,310	\$14790-\$63390	\$7370-\$31680
2-Medium	Paving and Surfacing. Sidewalks. Repair/replace Sections of sidewalk, front entry asphalt.	\$14,920	\$1590-\$6490	\$750-\$3210
	Exterior Wall Construction. Repair areas of metal siding	\$9,950	\$1060-\$4360	\$500-\$2140
	Paint Exterior. Paint exterior	\$7,940	\$870-\$3470	\$400-\$1710
	Sinks. Replace 3 sinks in individual restrooms	\$1,590	\$220-\$720	\$80-\$350
	Paving and Surfacing. Parking Lot. Repair areas of asphalt	\$52,880	\$5330-\$22830	\$2650-\$11370
2-Low	Playing Fields. Playground. Crack fill asphalt playground as necessary	\$7,940	\$870-\$3470	\$400-\$1710
3-High	Curbs, Rails and Barriers. Repair curb at entrance/bus loop	\$5,290	\$620-\$2320	\$270-\$1140
	Wall Foundations. Recaulk foundation where concrete meets	\$5,500	\$610-\$2410	\$280-\$1190
	Column Foundations. Repair rusting columns at gym west side	\$7,510	\$800-\$3300	\$380-\$1620
	Perimeter Drainage and Insulation. Improve drainage at parking lot, mobile site, and northwest bus loop	\$41,250	\$4160-\$17760	\$2070-\$8870
	Fixed Walls. Refinish all fixed walls	\$19,780	\$2030-\$8530	\$990-\$4260
	Interior Door Frames. Sand/paint door frames	\$22,210	\$2300-\$9600	\$1110-\$4780
	Suspended Ceilings. Replace grid ceiling and tile in original building	\$82,490	\$8320-\$35520	\$4130-\$17740
	Fences and Gates. Repair/replace fencing where needed, wood and metal	\$7,510	\$800-\$3300	\$380-\$1620
3-Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$78,680	\$7930-\$33930	\$3940-\$16920
	Vinyl Coverings. Repair or replace vinyl coverings	\$5,930	\$680-\$2580	\$300-\$1280
	Fire Sprinkler Water Supply. Fire sprinkle building	\$365,050	\$36560-\$157060	\$18260-\$78490

Estimated Total Construction Costs (in 2019 Dollars): \$1,548,100  
 Estimated Project Management Costs Range: \$156,380 - \$667,480  
 Estimated Inflation Range: \$77,520 - \$332,970  


---

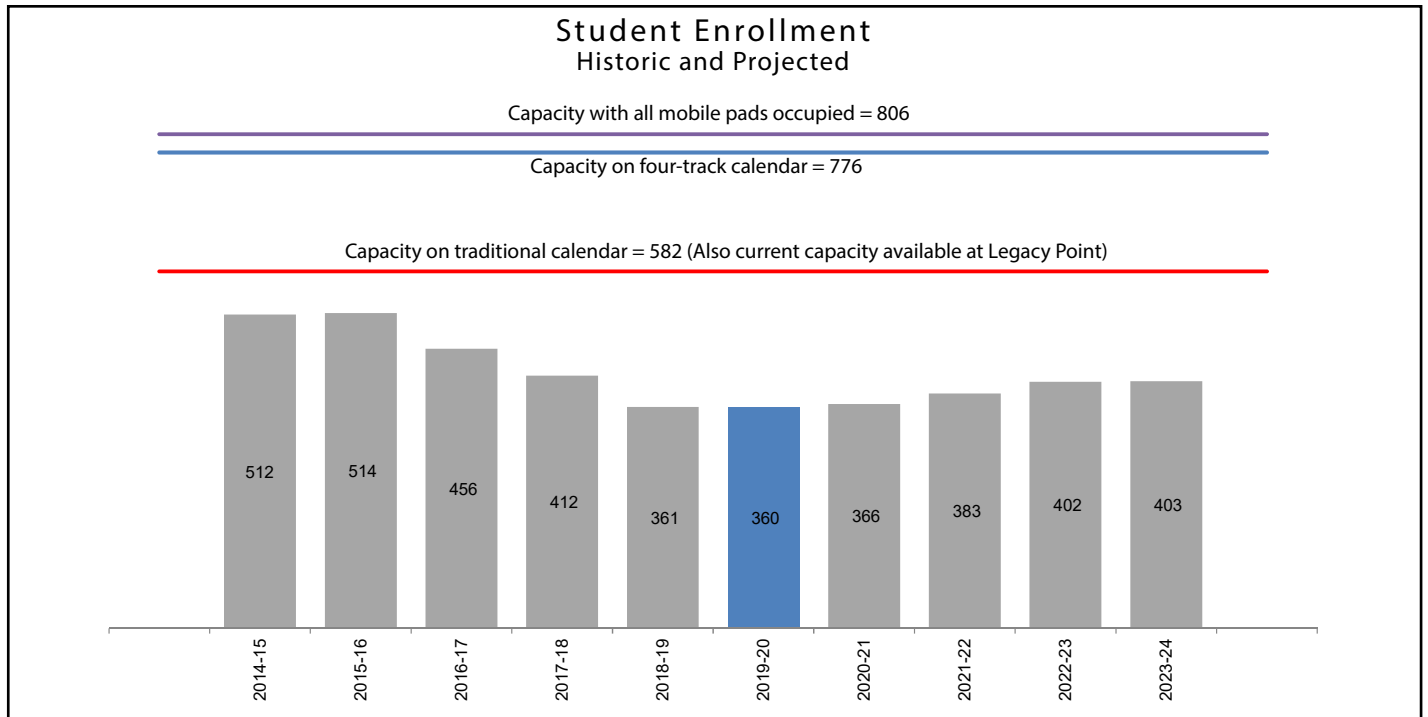
 Estimated Total Project Costs: \$1,782,000 - \$2,548,550

## Legacy Point Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,074,400

Estimated Total Project Costs: \$2,387,050 - \$3,414,000



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Passenger Elevators. Elevator has had problems since installation. Fix elevator deficiencies.	\$22,320	\$2290-\$9690	\$1120-\$4800
	Controls. Replace Trane controls with Delta.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Fire Alarm Systems. Upgrade fire alarm system.	\$116,330	\$11680-\$50080	\$5820-\$25010
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Roof Finishes. Replace .045 ballasted EPDM with .060 fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$63,450	\$6350-\$27350	\$3180-\$13650
2-High	Exterior Wall Construction. Recaulk building control joints, patch cracks, water seal CMU	\$26,760	\$2750-\$11550	\$1340-\$5760
	Exterior Windows. Fix storefront window leakage	\$9,950	\$1060-\$4360	\$500-\$2140
2-Medium	Flooring Restroom. Replace sheet vinyl with poured acrylic.	\$31,310	\$3200-\$13500	\$1570-\$6730
	Flooring Gym. Replace gym carpet.	\$16,920	\$1790-\$7290	\$850-\$3640
	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Flooring Carpet. Replace walk off carpet at entries.	\$22,320	\$2290-\$9690	\$1120-\$4800
	Paint Exterior. Paint exterior trim, windows and doors	\$8,990	\$920-\$3920	\$450-\$1940
	Exterior Windows. Recaulk windows	\$14,810	\$1500-\$6400	\$740-\$3190
	Solid Exterior Doors. Recaulk door frames	\$1,060	\$150-\$550	\$60-\$230
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Stair, Tread and Landing Finishes. Replace stair tread, not wearing well with discoloration	\$4,550	\$560-\$2060	\$230-\$980
	Sinks. Replace with sink countertops, single surface	\$13,440	\$1370-\$5870	\$680-\$2890
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$26,760	\$2750-\$11550	\$1340-\$5760
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$80,270	\$8040-\$34540	\$4020-\$17260
Paving and Surfacing. Sidewalks. Repair/replace damage to sidewalks due to ground movement	\$17,980	\$1830-\$7830	\$900-\$3870	
3-Medium	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$3,390	\$420-\$1520	\$170-\$730
	Vinyl Covering. Repair areas of vinyl wall covering	\$3,280	\$430-\$1430	\$170-\$710
	Blinds and Other Window Treatment. Replace blinds in conference room at front entry	\$4,550	\$560-\$2060	\$230-\$980
	Playing Fields. Multi-use Field. Renovate multi-use field	\$71,280	\$7230-\$30730	\$3570-\$15330
4-Medium	Other Landscape Features. Place bollards in front of conference room at front entry	\$2,230	\$280-\$980	\$120-\$480

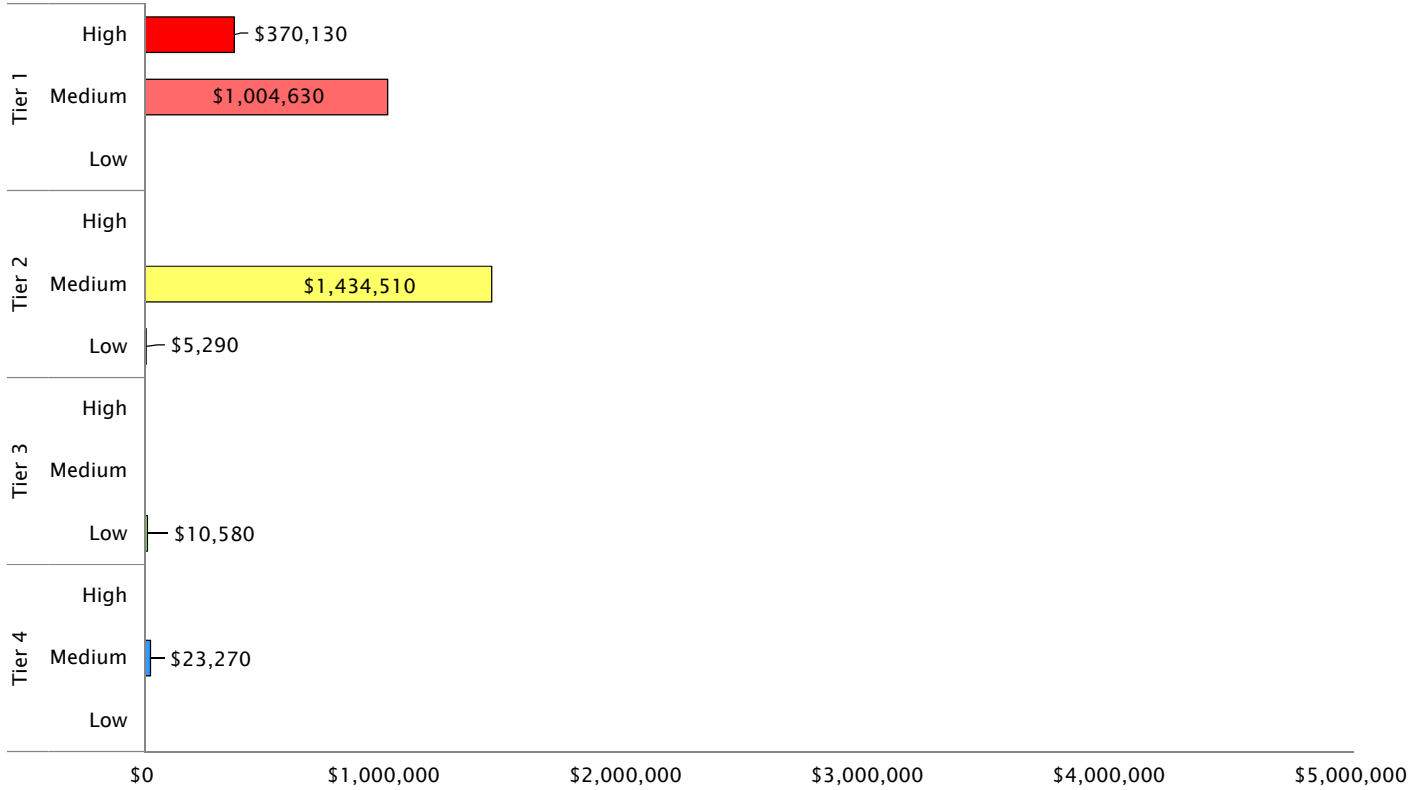
Estimated Total Construction Costs (in 2019 Dollars): \$2,074,400  
 Estimated Project Management Costs Range: \$208,820 - \$893,520  
 Estimated Inflation Range: \$103,830 - \$446,080  


---

 Estimated Total Project Costs: \$2,387,050 - \$3,414,000

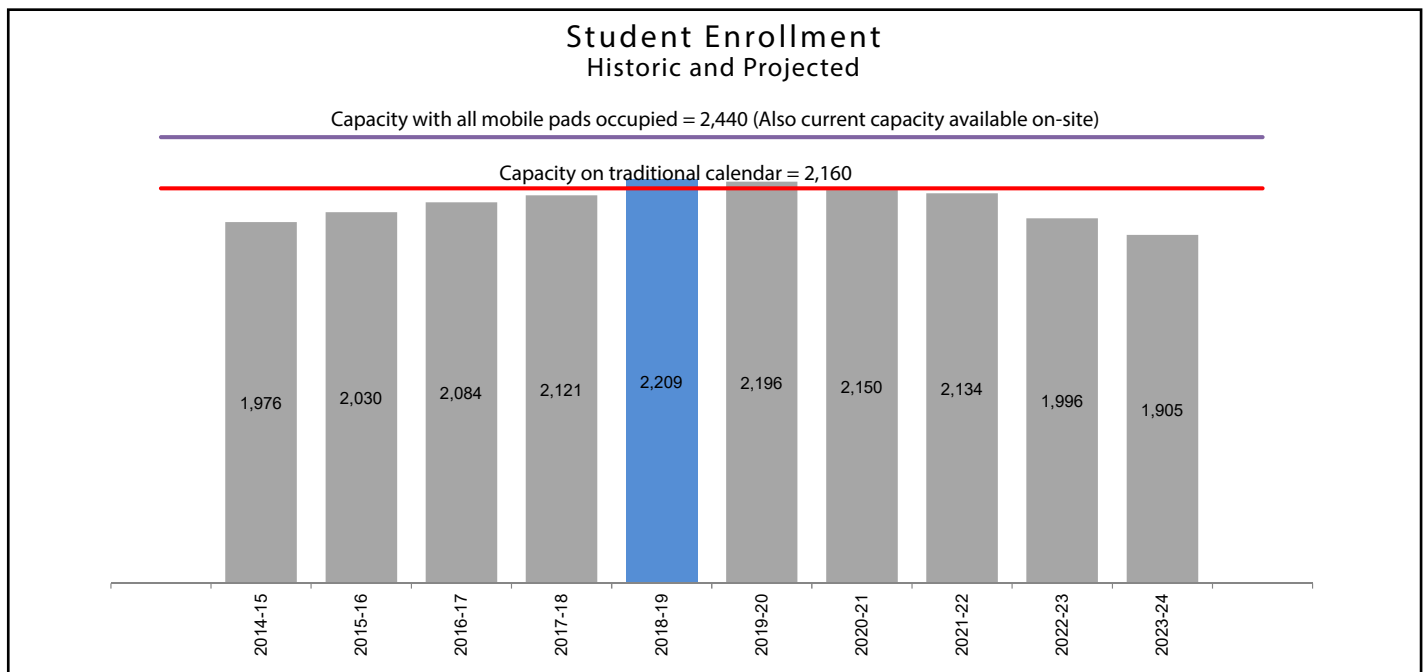


### Legend High School-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,848,410

Estimated Total Project Costs: \$3,276,460 - \$4,686,240



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Upgrade fire alarm system	\$370,130	\$37080-\$159180	\$18510-\$79580
1-Medium	Controls. Upgrade control system	\$1,004,630	\$100480-\$432080	\$50240-\$216000
2-Medium	Flooring Carpet. Replace walkoff carpet at entries	\$5,290	\$620-\$2320	\$270-\$1140
	Exterior Wall Construction. CMU and Brick. Repair moisture penetration at F pod entrance	\$5,290	\$620-\$2320	\$270-\$1140
	Paint Exterior. Paint metal railings	\$1,590	\$220-\$720	\$80-\$350
	Exterior Windows. Recaulk windows	\$68,740	\$6970-\$29570	\$3440-\$14780
	Paving and Surfacing. Parking Lot. Resurface asphalt areas as necessary	\$613,350	\$61350-\$263750	\$30670-\$131870
	Playing Fields. Track. Resurface track	\$317,250	\$31750-\$136450	\$15870-\$68210
	Playing Fields. Football Field. Replace artificial turf	\$423,000	\$42300-\$181900	\$21150-\$90950
2-Low	Paving and Surfacing. Sidewalks. Repair areas of sidewalk as necessary	\$5,290	\$620-\$2320	\$270-\$1140
3-Medium	Wall Foundations. Mitigate movement at F pod (E wing). Recaulk where concrete meets exterior wall. Severe at F pod (E wing)	\$21,150	\$2150-\$9150	\$1060-\$4550
	Vinyl Coverings. Repair vinyl wall covering as necessary	\$2,120	\$290-\$990	\$110-\$460
3-Low	Seeding and Sodding. Repair areas of grass around school	\$10,580	\$1125-\$4625	\$530-\$2280

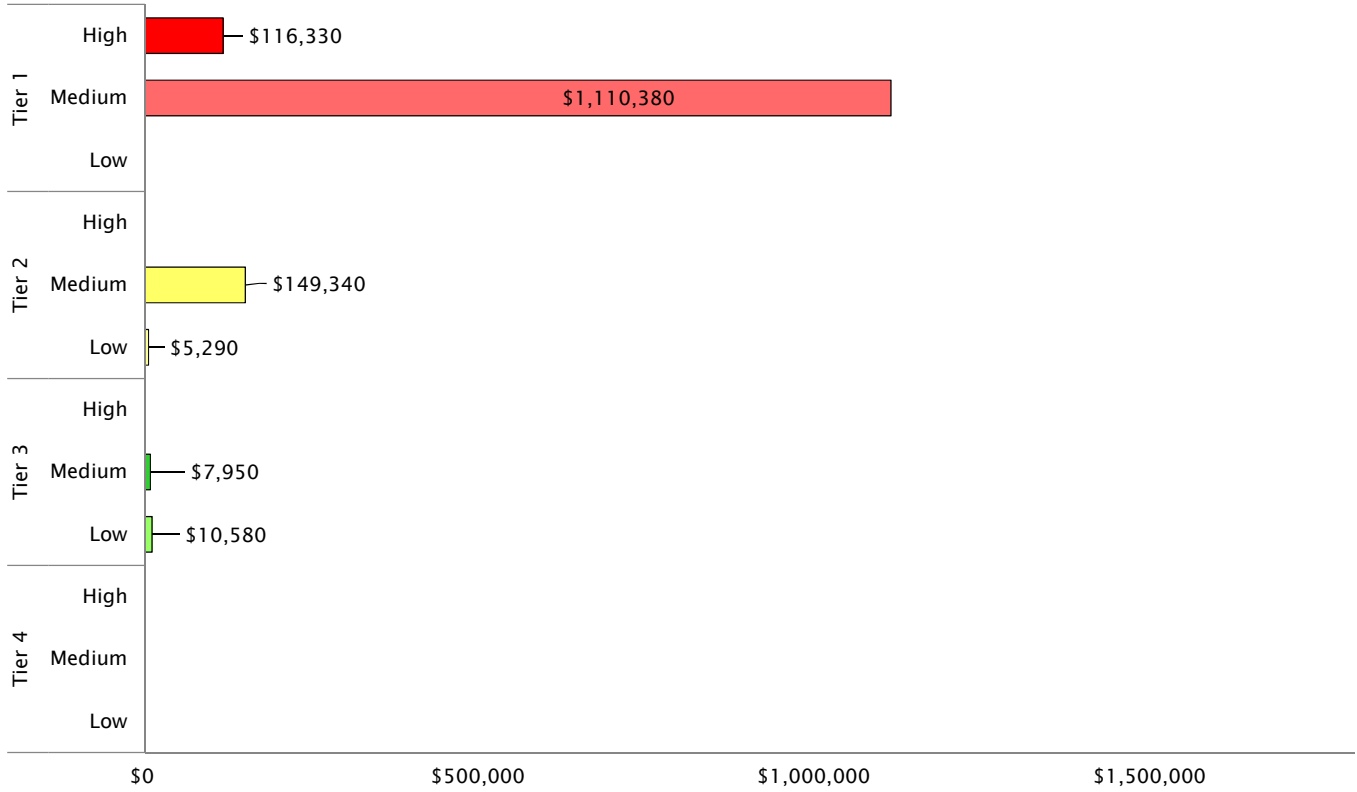
Estimated Total Construction Costs (in 2019 Dollars): \$2,848,410  
 Estimated Project Management Costs Range: \$285,580 - \$1,225,380  
 Estimated Inflation Range: \$142,470 - \$612,450  


---

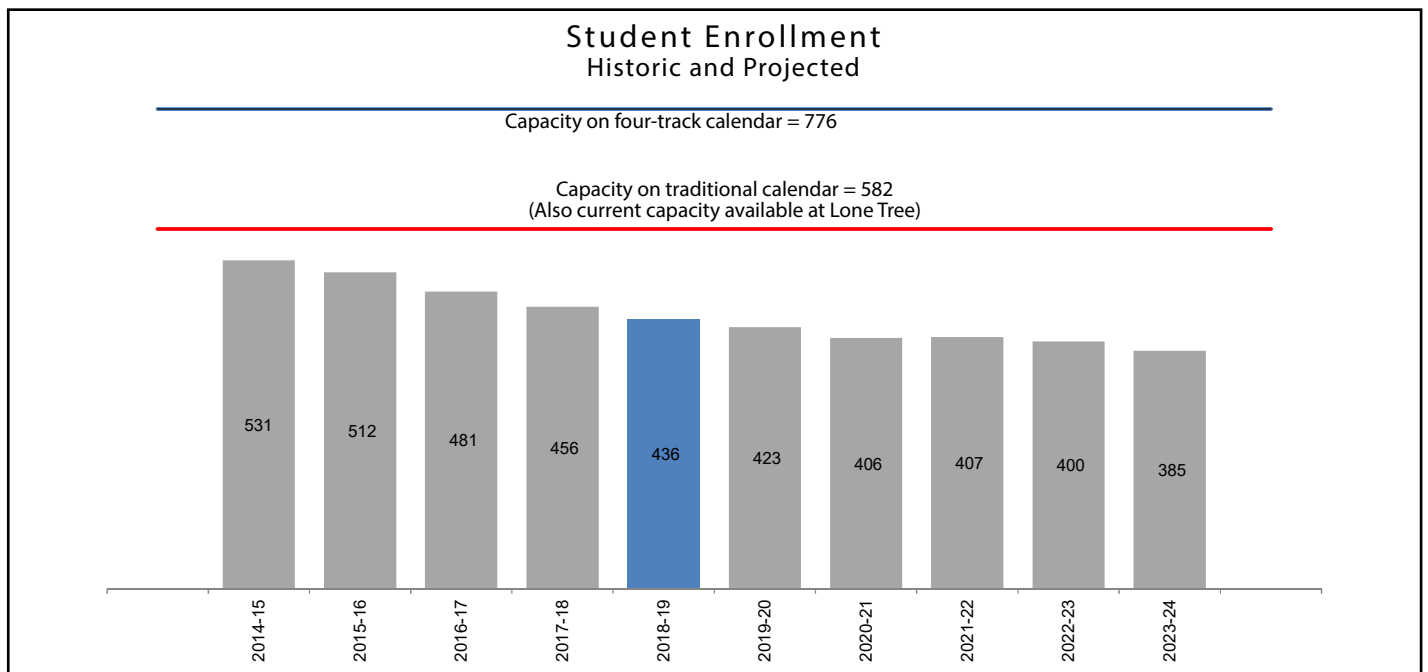
 Estimated Total Project Costs: \$3,276,460 - \$4,686,240



### Lone Tree Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,399,870  
Estimated Total Project Costs: \$1,610,650 - \$2,303,510





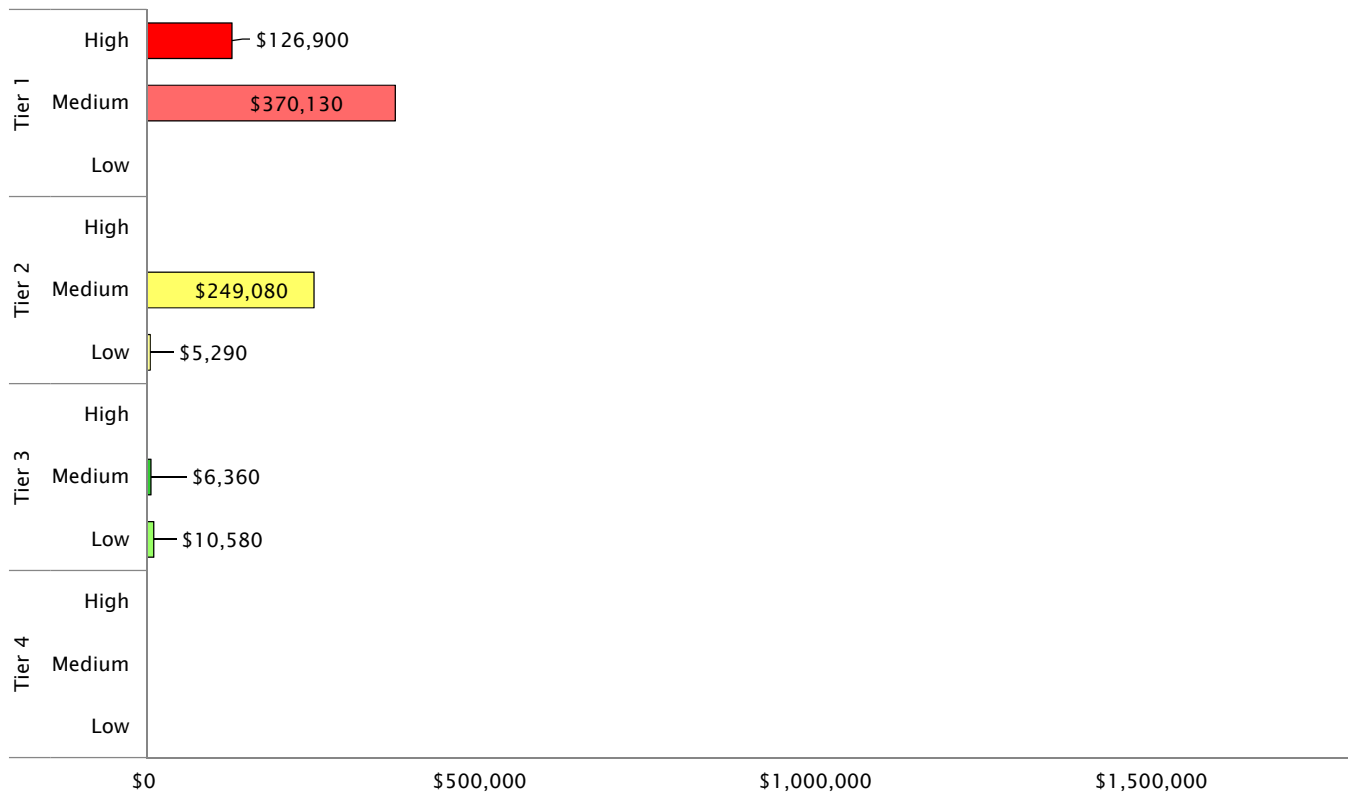
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Upgrade fire alarm system	\$116,330	\$11680-\$50080	\$5820-\$25010
1-Medium	Roof Finishes. Replace .045 EDPM ballasted roof with .060 EDPM fully adhered	\$793,130	\$79380-\$341080	\$39660-\$170530
	Controls. Upgrade control system	\$317,250	\$31750-\$136450	\$15870-\$68210
2-Medium	Flooring Cafeteria. Repair VCT at cafeteria entrance	\$2,120	\$290-\$990	\$110-\$460
	Exterior Wall Construction. Recaulk control joints. Seal masonry CMU	\$15,870	\$1640-\$6840	\$800-\$3410
	Exterior Windows. Recaulk windows	\$12,690	\$1310-\$5510	\$640-\$2730
	Curtain Walls Recaulk windows. Clean framing	\$12,690	\$1310-\$5510	\$640-\$2730
	Sink Countertops. Replace sink counter tops in all restrooms	\$21,370	\$2140-\$9240	\$1070-\$4600
	Paving and Surfacing. Parking Lot. Resurface/repair parking lot	\$84,600	\$8500-\$36400	\$4230-\$18190
2-Low	Paving & Surfacing, Sidewalks. Repair/replace areas of cracked sidewalk	\$5,290	\$620-\$2320	\$270-\$1140
3-Medium	Wall Foundations. Recaulk foundation where concrete meets	\$3,180	\$330-\$1430	\$160-\$690
	Operable Partition. Repair operable partition between gym and cafeteria	\$2,650	\$360-\$1160	\$140-\$570
	Vinyl Covering. Repair areas of vinyl wall covering	\$2,120	\$290-\$990	\$110-\$460
3-Low	Seeding and Sodding. Renovate grass areas around school.	\$10,580	\$1130-\$4630	\$530-\$2280

Estimated Total Construction Costs (in 2019 Dollars): \$1,399,870  
Estimated Project Management Costs Range: \$140,730 - \$602,630  
Estimated Inflation Range: \$70,050 - \$301,010

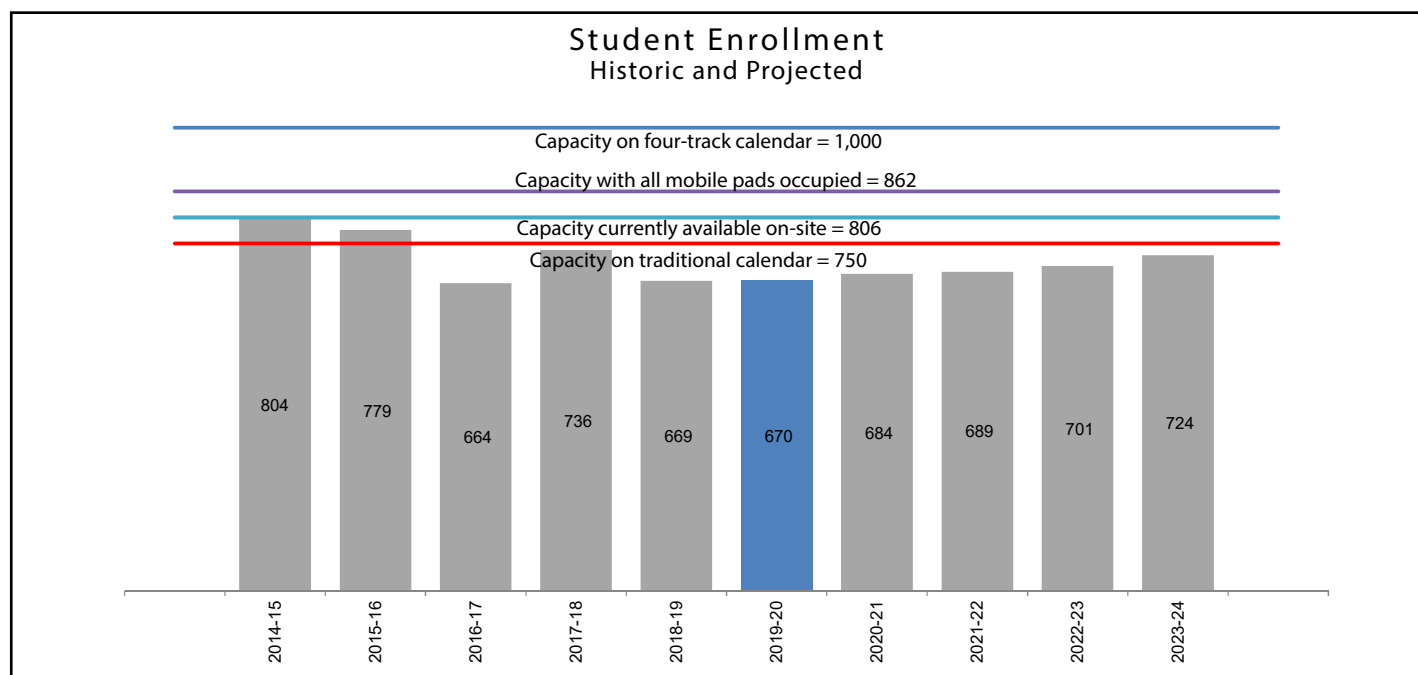
---

Estimated Total Project Costs: \$1,610,650 - \$2,303,510

**Mammoth Heights Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$768,340  
 Estimated Total Project Costs: \$884,520 - \$1,264,760



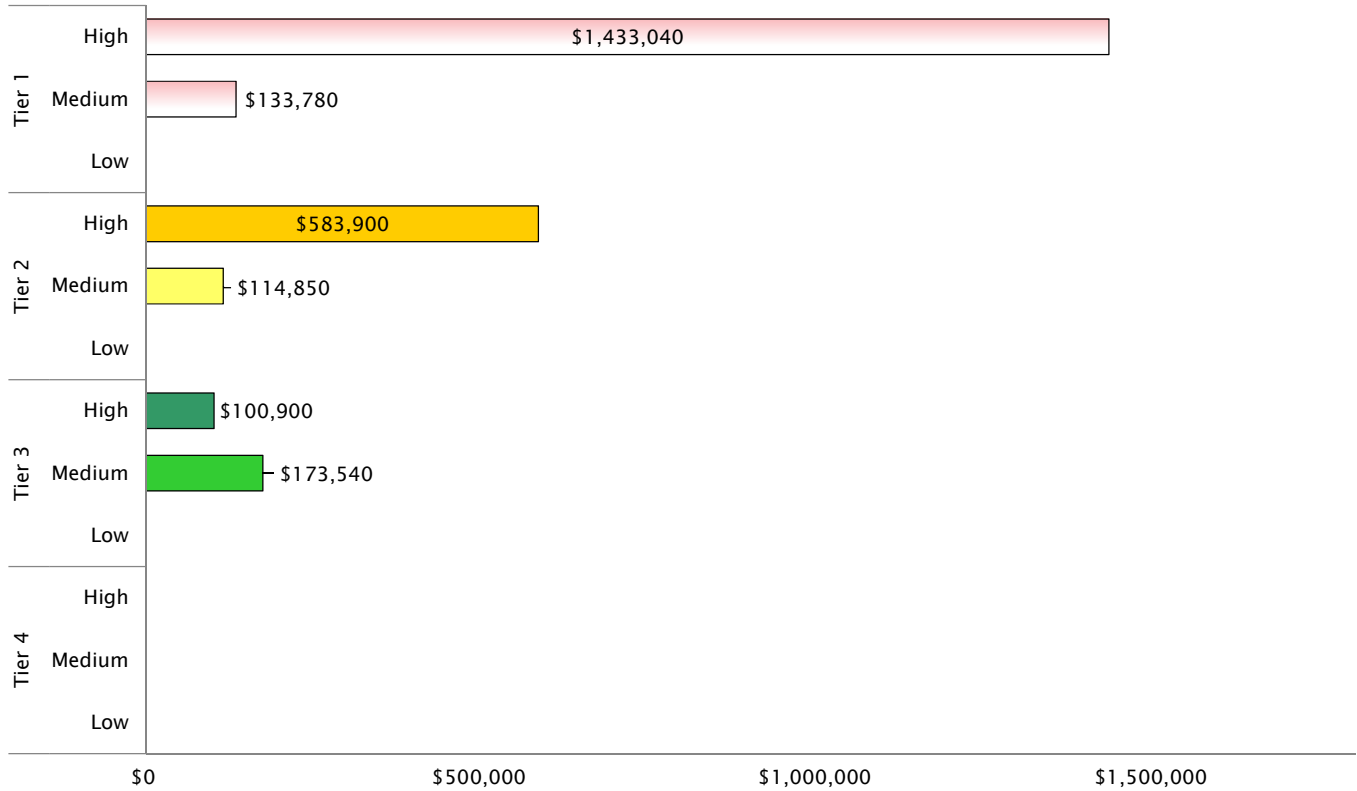
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Upgrade fire alarm system	\$126,900	\$12700-\$54600	\$6350-\$27290
1-Medium	Controls. Upgrade control system	\$370,130	\$37080-\$159180	\$18510-\$79580
2-Medium	Exterior Wall Construction. CMU and Brick. Recaulk expansion joints. Reseal CMU	\$15,870	\$1640-\$6840	\$800-\$3410
	Paint Exterior. Paint metal of sun shades, starting to peel	\$5,290	\$620-\$2320	\$270-\$1140
	Exterior Windows. Recaulk windows	\$15,870	\$1640-\$6840	\$800-\$3410
	Fixed Walls. Check crack in wall at entrance to south classrooms	\$530	\$80-\$280	\$30-\$120
	Paving and Surfacing. Parking Lot. Resurface parking lot	\$84,600	\$8500-\$36400	\$4230-\$18190
	Retaining Walls. Repair retaining wall movement at north entry	\$37,020	\$3790-\$15990	\$1860-\$7960
	Retaining Walls. Repair leaning retaining wall on east side of playing field by baseball area	\$37,020	\$3790-\$15990	\$1860-\$7960
2-Low	Playing Fields. Playground. Resurface asphat playground	\$52,880	\$5330-\$22830	\$2650-\$11370
2-Low	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk as necessary	\$5,290	\$620-\$2320	\$270-\$1140
3-Medium	Wall Foundations. Recaulk foundation where concrete meets.	\$3,180	\$330-\$1430	\$160-\$690
	Vinyl Coverings. Repair areas of vinyl wall paper	\$2,120	\$290-\$990	\$110-\$460
	Boiler Room Piping and Specialties. Boiler pump piping shows signs of leaking, repair	\$1,060	\$150-\$550	\$60-\$230
3-Low	Seeding and Sodding. Repair areas of grass around school	\$10,580	\$1130-\$4630	\$530-\$2280

Estimated Total Construction Costs (in 2019 Dollars): \$768,340  
 Estimated Project Management Costs Range: \$77,690 - \$331,190  
 Estimated Inflation Range: \$38,490 - \$165,230  

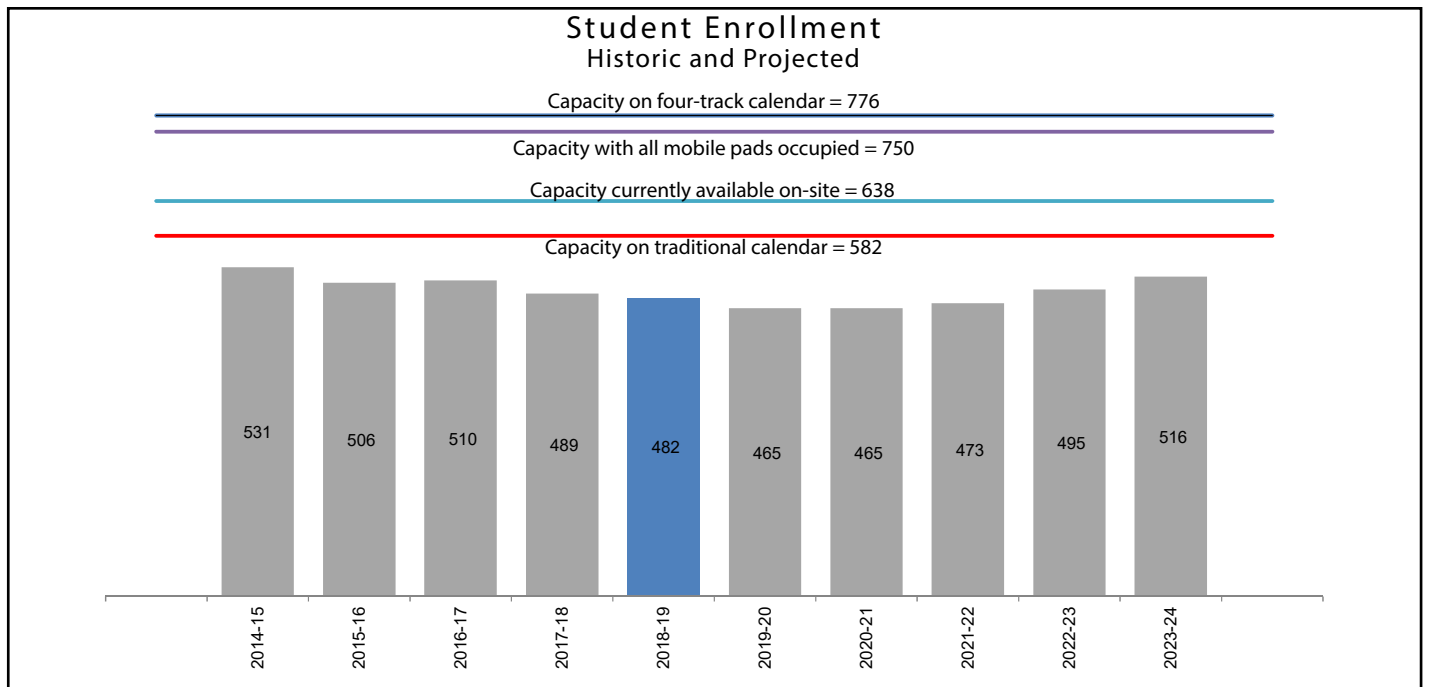

---

 Estimated Total Project Costs: \$884,520 - \$1,264,760

### Meadow View Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,540,010  
 Estimated Total Project Costs: \$2,922,330 - \$4,179,950



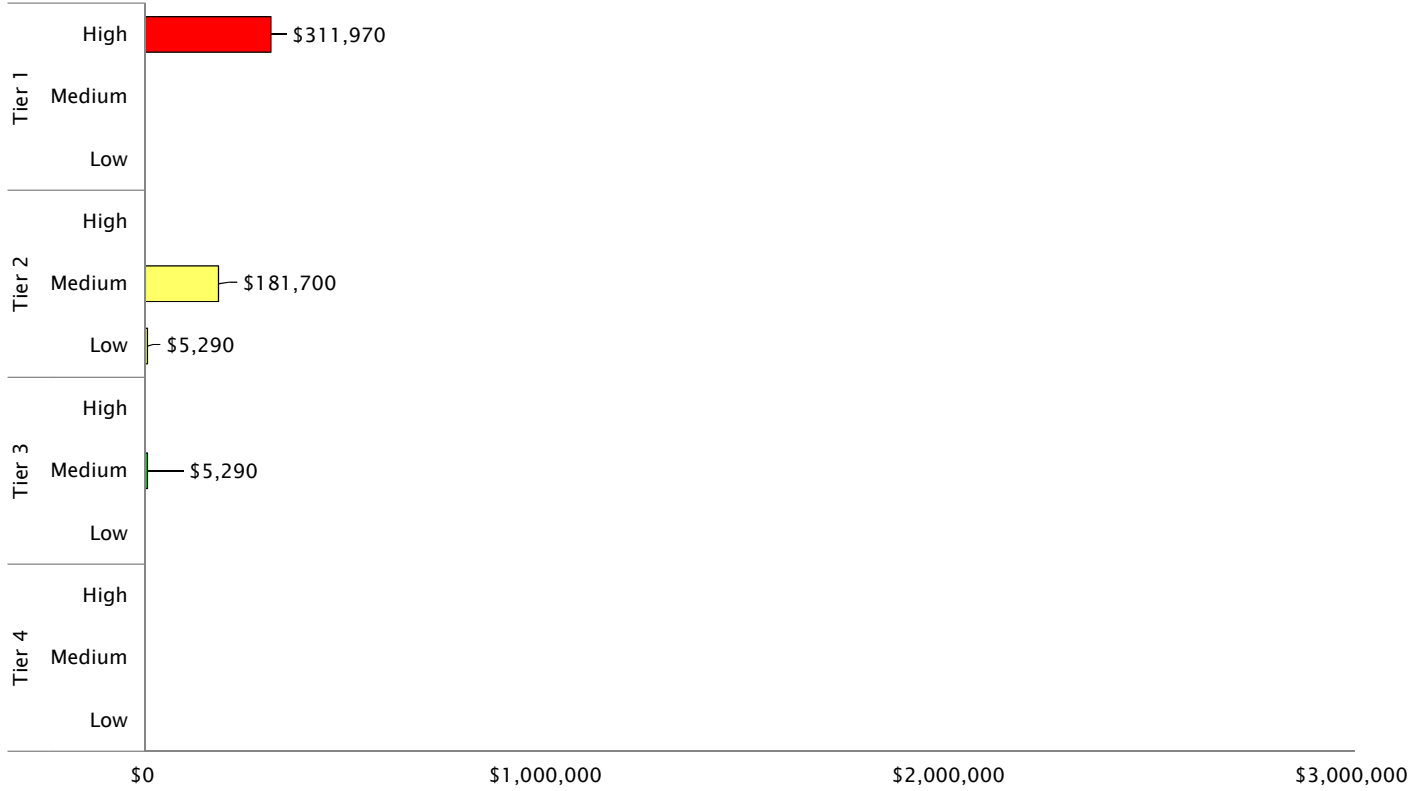
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 mil EPDM ballasted roof with .060 fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Door Hardware. Levers reaching end of life cycle. Replace levers. Replace non-restricted key system with restricted.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Clock and Program Systems. Replace Simplex clock system.	\$17,770	\$1840-\$7740	\$890-\$3820
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator.	\$17,880	\$1830-\$7730	\$900-\$3850
	Irrigation Systems. Upgrade irrigation controller.	\$16,290	\$1720-\$7020	\$820-\$3510
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10').	\$70,330	\$7080-\$30280	\$3520-\$15120
2-High	Exterior Wall Construction. CMU. Re-seal CMU. Repair stress cracks from settling. Re-caulk all joints.	\$16,500	\$1710-\$7110	\$830-\$3550
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Window Storefronts. Repair water infiltration at storefront entrances	\$11,000	\$1110-\$4810	\$550-\$2370
	Retractable Partition. Replace operable partition at gym	\$16,290	\$1720-\$7020	\$820-\$3510
	Fabricated Toilet Partitions. Replace toilet partitions in 4 boys and 4 girls restrooms	\$23,270	\$2340-\$10040	\$1170-\$5010
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$86,720	\$8690-\$37390	\$4340-\$18650
	Paving and Surfacing. Parking Lot. Resurface parking lot	\$162,540	\$16270-\$69970	\$8130-\$34950
	Curbs, Rails and Barriers. Replace curb with snow curb	\$81,330	\$8180-\$34980	\$4070-\$17490
	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$54,150	\$5460-\$23360	\$2710-\$11650
2-Medium	Playing Fields. Playground. Replace playground asphalt playpad	\$97,510	\$9800-\$42000	\$4880-\$20970
	Flooring Restroom. Replace original epoxy floor.	\$51,400	\$5210-\$22110	\$2570-\$11050
3-High	Flooring Kitchen. Replace epoxy floor with MMA.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Exterior Wall Construction. Recaulk control joints.	\$3,390	\$420-\$1520	\$170-\$730
3-Medium	Playing Fields. Multi-use Field. Renovate multi-use field	\$97,510	\$9800-\$42000	\$4880-\$20970
	Vinyl Coverings. Repair in multiple locations	\$5,500	\$610-\$2410	\$280-\$1190
	Fences and Gates. Replace dumpster enclosure with new enclosure, repair site fencing and backstop	\$162,540	\$16270-\$69970	\$8130-\$34950
	Retaining Walls. Minor repairs on retaining wall	\$5,500	\$610-\$2410	\$280-\$1190

Estimated Total Construction Costs (in 2019 Dollars): \$2,540,010  
 Estimated Project Management Costs Range: \$255,210- \$1,093,710  
 Estimated Inflation Range: \$127,110 - \$546,230  

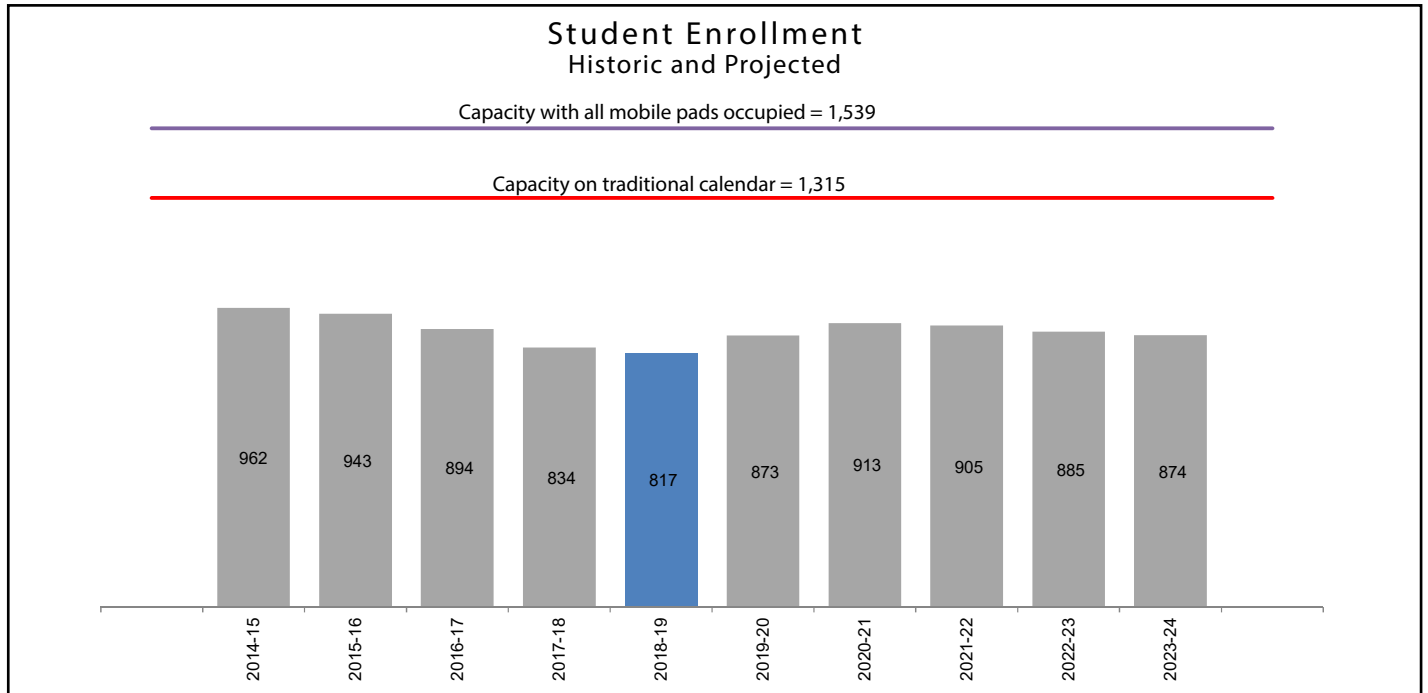

---

 Estimated Total Project Costs: \$2,922,330 - \$4,179,950

**Mesa Middle School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$504,250  
 Estimated Total Project Costs: \$580,550 - \$830,030



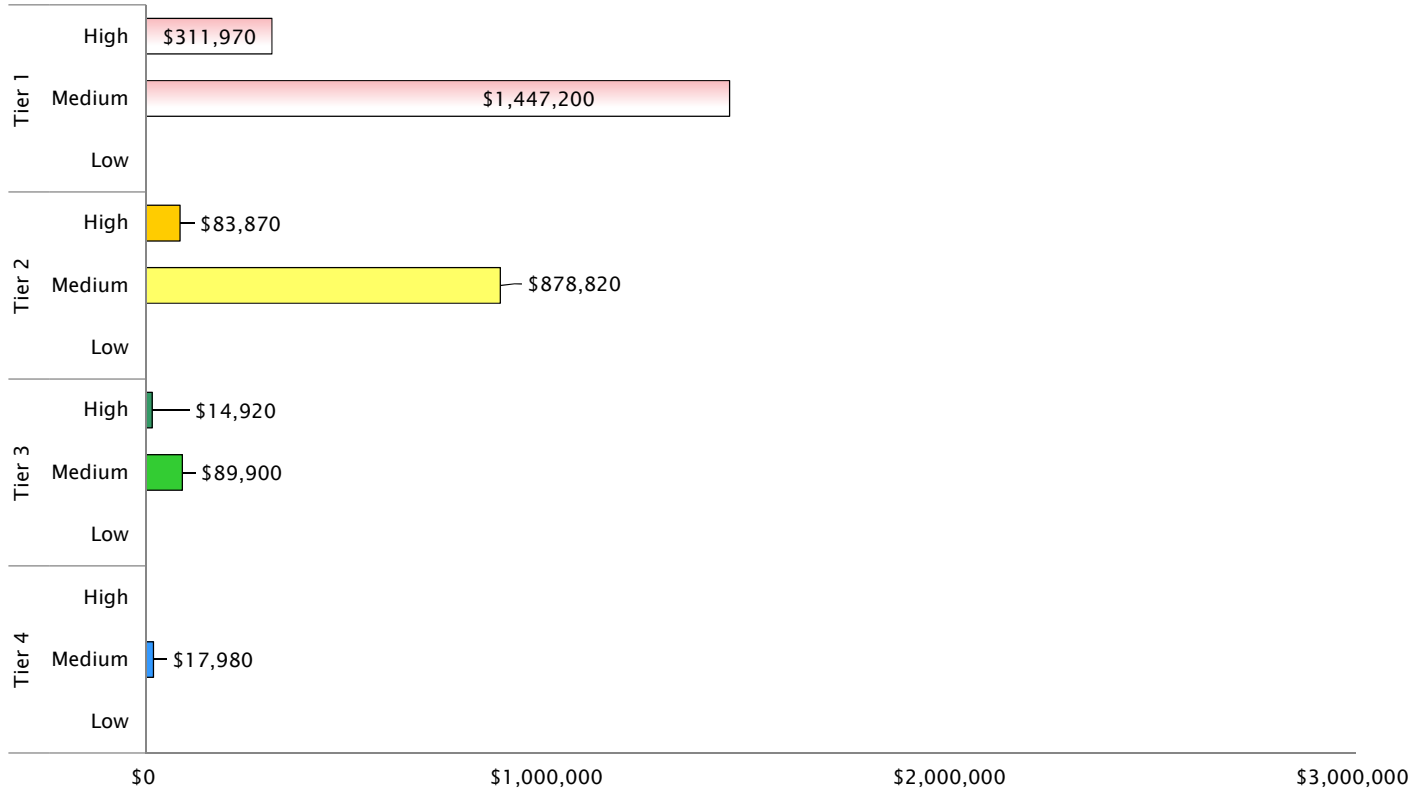
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Upgrade fire alarm system	\$237,940	\$23870-\$102370	\$11900-\$51160
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment. Resupport gas piping	\$74,030	\$7480-\$31880	\$3710-\$15920
2-Medium	Flooring Carpet. Replace walkoff carpet at entries	\$5,290	\$620-\$2320	\$270-\$1140
	Exterior Wall Construction. CMU and Brick. Recaulk expansion joints. Reseal CMU	\$26,440	\$2670-\$11470	\$1330-\$5690
	Exterior Windows. Recaulk windows	\$24,330	\$2480-\$10480	\$1220-\$5230
	Sink Countertops. Replace sink counter tops	\$40,510	\$4100-\$17500	\$2030-\$8710
	Domestic Water Supply Equipment. Check water supply, hot water mixes with cold water	\$530	\$80-\$280	\$30-\$120
	Paving and Surfacing. Parking Lot. Resurface parking area, potholes and cracks down center from entrance	\$84,600	\$8500-\$36400	\$4230-\$18190
2-Low	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk cracks and heaving	\$5,290	\$620-\$2320	\$270-\$1140
3-Medium	Miscellaneous Structures. Marquee sign, shade structures. Repair CMU at planter boxes	\$5,290	\$620-\$2320	\$270-\$1140

Estimated Total Construction Costs (in 2019 Dollars): \$504,250  
 Estimated Project Management Costs Range: \$51,040 - \$217,340  
 Estimated Inflation Range: \$25,260 - \$108,440  

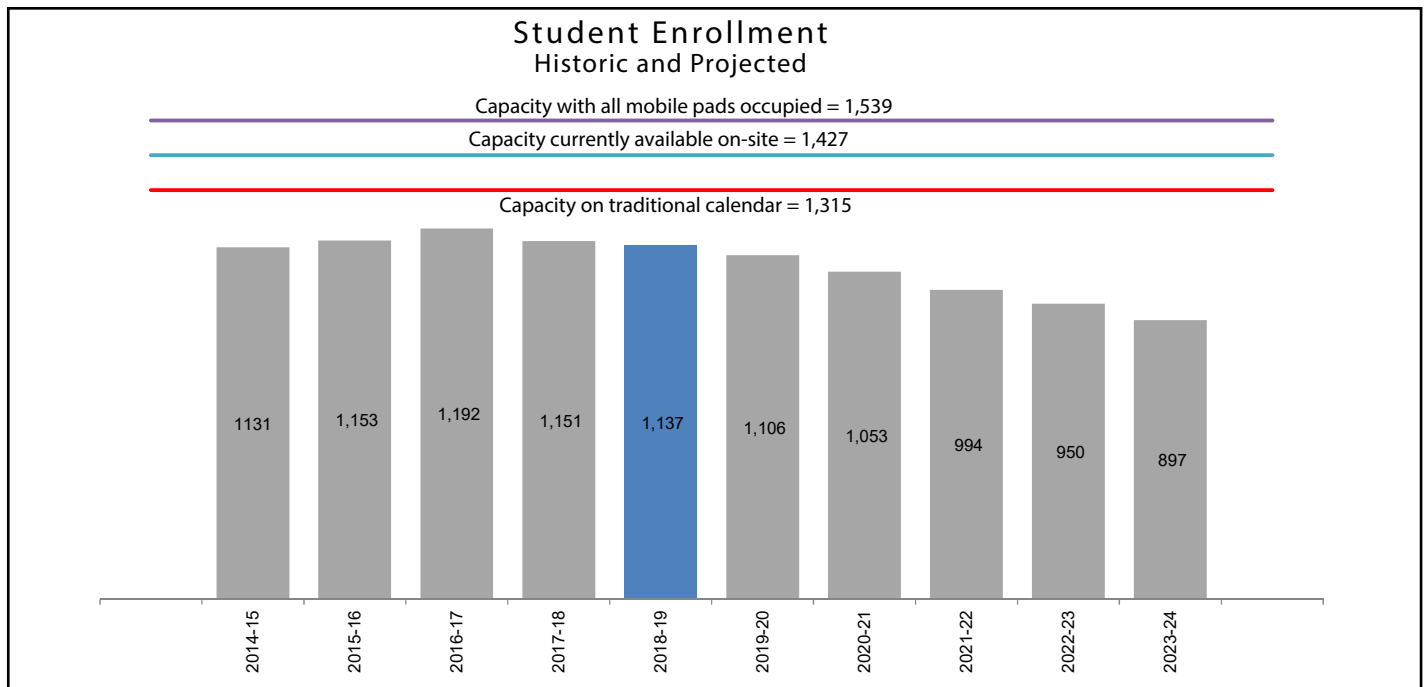

---

 Estimated Total Project Costs: \$580,550 - \$830,030

## Mountain Ridge Middle School-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,844,660  
 Estimated Total Project Costs: \$3,272,850 - \$4,681,140





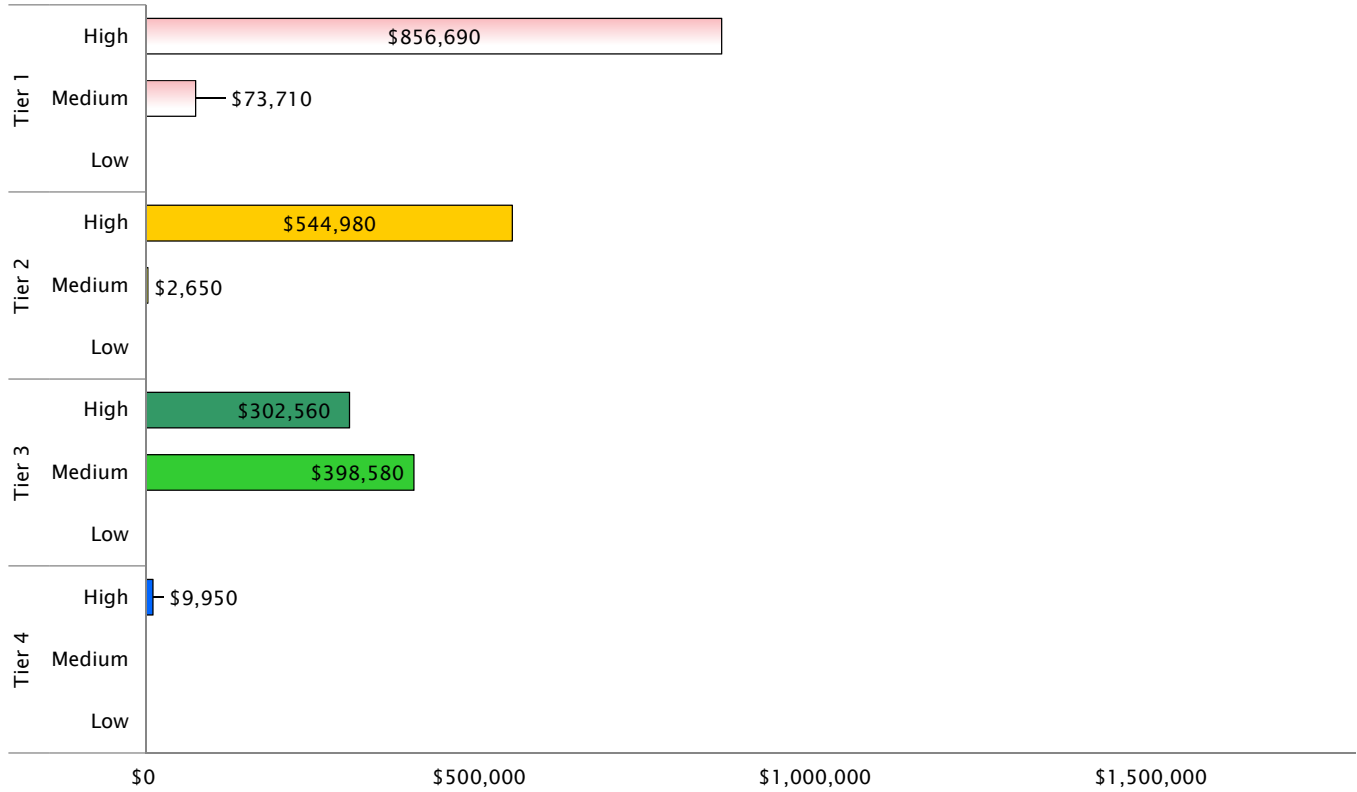
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Fire Alarm Systems. Upgrade fire alarm system.	\$237,940	\$23870-\$102370	\$11900-\$51160
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$74,030	\$7480-\$31880	\$3710-\$15920
	Roof Finishes. Replace .060 EPDM ballasted with .060 fully adhered.	\$1,057,500	\$105800-\$454800	\$52880-\$227370
	Chilled Water Systems. Clean cooling tower.	\$2,230	\$280-\$980	\$120-\$480
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Controls. Replace Trane control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Fixed Multiple Seating. Bleachers. Repair bleachers in gym.	\$6,770	\$740-\$2940	\$340-\$1460
2-High	Exterior Wall Construction. Recaulk building control joints, repair crack in gym wall	\$5,190	\$520-\$2320	\$260-\$1120
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$78,680	\$7930-\$33930	\$3940-\$16920
2-Medium	Flooring Gym. Sand and refinish gym floor.	\$8,990	\$920-\$3920	\$450-\$1940
	Flooring Cafeteria. Replace VCT.	\$12,800	\$1310-\$5510	\$640-\$2760
	Flooring Carpet. Replace carpet.	\$687,380	\$68830-\$295630	\$34370-\$147790
	Paint Exterior. Paint exterior trim and doors	\$8,990	\$920-\$3920	\$450-\$1940
	Exterior Windows. Recaulk windows	\$25,170	\$2540-\$10840	\$1260-\$5420
	Solid Exterior Doors. Recaulk door frames	\$1,060	\$150-\$550	\$60-\$230
	Retractable Partition. Repair operable partitions in pods. One between SPED rooms in poor shape	\$22,320	\$2290-\$9690	\$1120-\$4800
	Fabricated Toilet Partitions. Replace toilet partitions in all restrooms	\$42,300	\$4300-\$18200	\$2120-\$9100
	Sink Countertops. Replace sink countertops in all restrooms with single surface	\$38,500	\$3910-\$16610	\$1930-\$8280
	Sinks. Replace with sink countertops, single surface	\$26,760	\$2750-\$11550	\$1340-\$5760
Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$4,550	\$560-\$2060	\$230-\$980	
3-High	Upper Floor. Repair prestress concrete tees at cafeteria/commons, separating causing cracks in floor and VCT damage	\$14,920	\$1590-\$6490	\$750-\$3210
3-Medium	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$5,080	\$530-\$2230	\$260-\$1100
	Upper floor. Some movement occurring south of commons expansion joint. Carpet splitting, wall joint separation	\$8,990	\$920-\$3920	\$450-\$1940
	Vinyl Coverings. Repair areas of vinyl wall covering	\$4,550	\$560-\$2060	\$230-\$980
	Playing Fields. Multi-use Field. Renovate multi-use field	\$71,280	\$7230-\$30730	\$3570-\$15330
4-Medium	Other Landscape Features. Renovate areas of landscaping around school. Many patches of bare ground	\$17,980	\$1830-\$7830	\$900-\$3870

**Estimated Total Construction Costs (in 2019 Dollars): \$2,844,660**  
**Estimated Project Management Costs Range: \$285,860 - \$1,224,760**  
**Estimated Inflation Range: \$142,330 - \$611,720**  

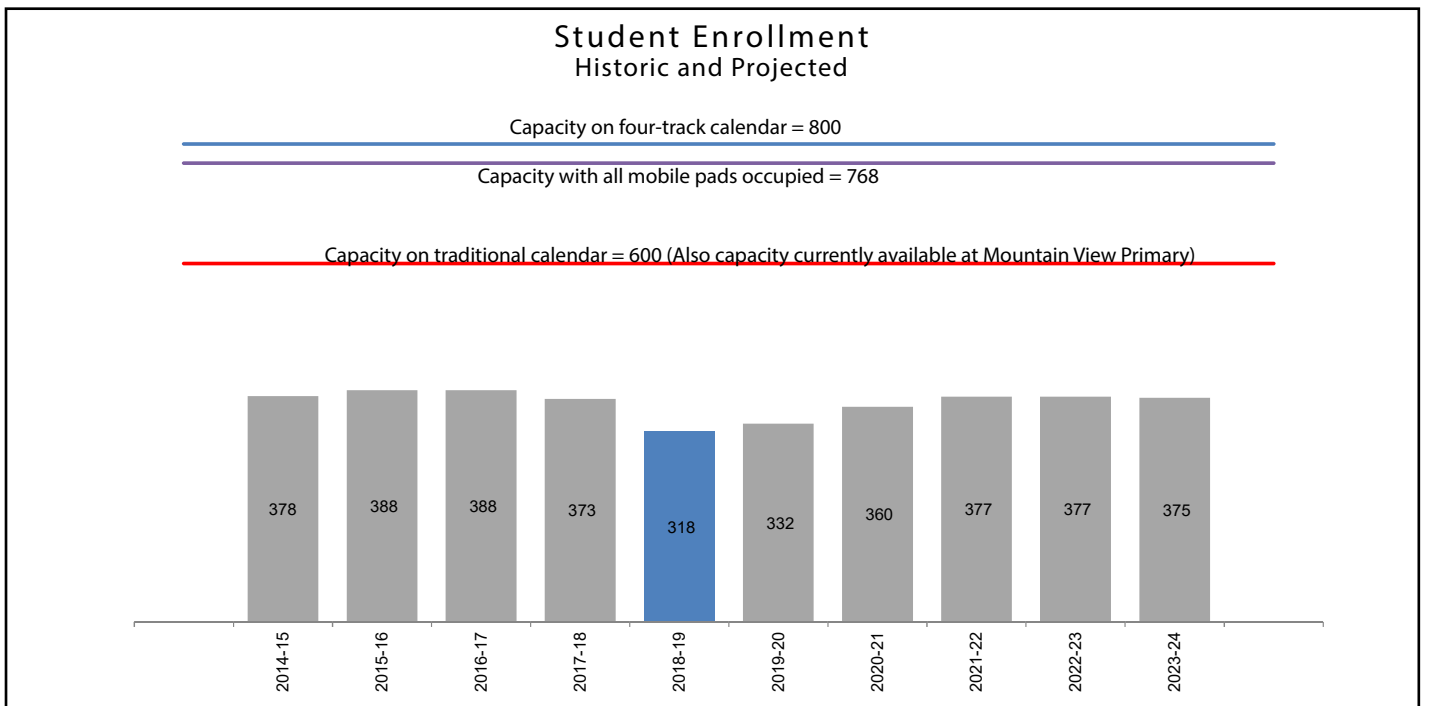

---

**Estimated Total Project Costs: \$3,272,850 - \$4,681,140**

## Mountain View Primary School-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,189,120  
 Estimated Total Project Costs: \$2,519,160 - \$3,602,460



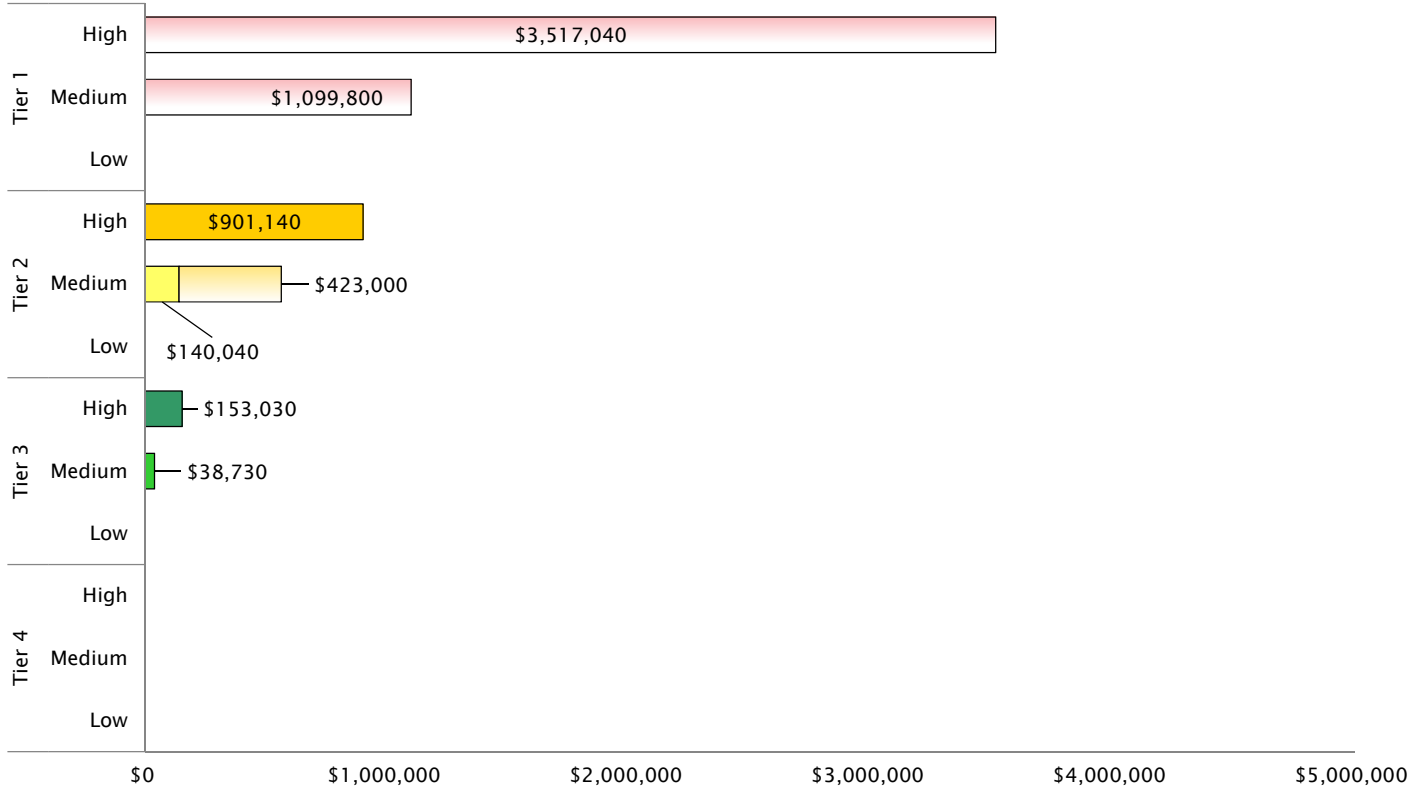
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Silver coat parapet walls.	\$9,520	\$990-\$4190	\$480-\$2050
	Direct Expansion Systems. Replace Rooftop Units.	\$370,130	\$37080-\$159180	\$18510-\$79580
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Irrigation Systems. Upgrade entire system to district standard..	\$54,040	\$5470-\$23270	\$2710-\$11620
	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems.	\$73,710	\$7400-\$31800	\$3690-\$15850
2-High	Fabricated Toilet Partitions. Replace when flooring replaced.	\$18,930	\$1980-\$8180	\$950-\$4070
	Flooring Restroom. Replace ceramic tile with MMA.	\$34,480	\$3530-\$14830	\$1730-\$7420
	Flooring Hallways/Classrooms. Refinish stage floor.	\$5,080	\$530-\$2230	\$260-\$1100
	Exterior Windows. Recaulk windows, repair a couple rusting through, kitchen and teachers lounge	\$16,920	\$1780-\$7280	\$850-\$3640
	Window Storefronts. Repair/replace, sand/paint entry/classroom storefronts	\$14,920	\$1590-\$6490	\$750-\$3210
	Solid Exterior Doors. Repair or refinish exterior doors	\$5,080	\$530-\$2230	\$260-\$1100
	Retractable Partitions. Refurbish or replace classroom partitions	\$49,180	\$4930-\$21230	\$2460-\$10580
	Wash Fountains. Replace trough washing stations with sinks (6)	\$16,920	\$1780-\$7280	\$850-\$3640
	Fixed Casework. Replace older casework	\$147,310	\$14790-\$63390	\$7370-\$31680
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$78,680	\$7930-\$33930	\$3940-\$16920
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$59,010	\$6000-\$25400	\$2950-\$12690
	Curbs, Rails and Barriers. Repair/replace areas of curb. Install new curb and gutter at parking lot for better drainage. Move trash container area	\$49,180	\$4930-\$21230	\$2460-\$10580
Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk. Widen side walk at service entry area. Install drainage chase under sidewalk outside gym entry	\$29,510	\$3000-\$12700	\$1480-\$6350	
Playing Fields. Playground. Resurface asphalt playground	\$19,780	\$2030-\$8530	\$990-\$4260	
2-Medium	Exterior Wall Construction. Re-caulk remaining control joints	\$2,650	\$360-\$1160	\$140-\$570
3-High	Wall foundations. Caulk remaining areas where concrete meets the building	\$7,940	\$870-\$3470	\$400-\$1710
	Playing Fields. Multi-use Field. Install new synthetic turf for multi-use field	\$294,620	\$29480-\$126790	\$14740-\$63350
3-Medium	Vinyl Coverings. Repair/replace vinyl wall coverings	\$5,930	\$680-\$2580	\$300-\$1280
	Fire Sprinkler Water Supply. Fire sprinkle building	\$392,650	\$39350-\$168850	\$19640-\$84420
4-High	Seeding and Sodding. Renovate grass area around school.	\$9,950	\$1060-\$4360	\$500-\$2140

Estimated Total Construction Costs (in 2019 Dollars): \$2,189,120  
 Estimated Project Management Costs Range: \$220,470 - \$942,580  
 Estimated Inflation Range: \$109,570 - \$470,760  

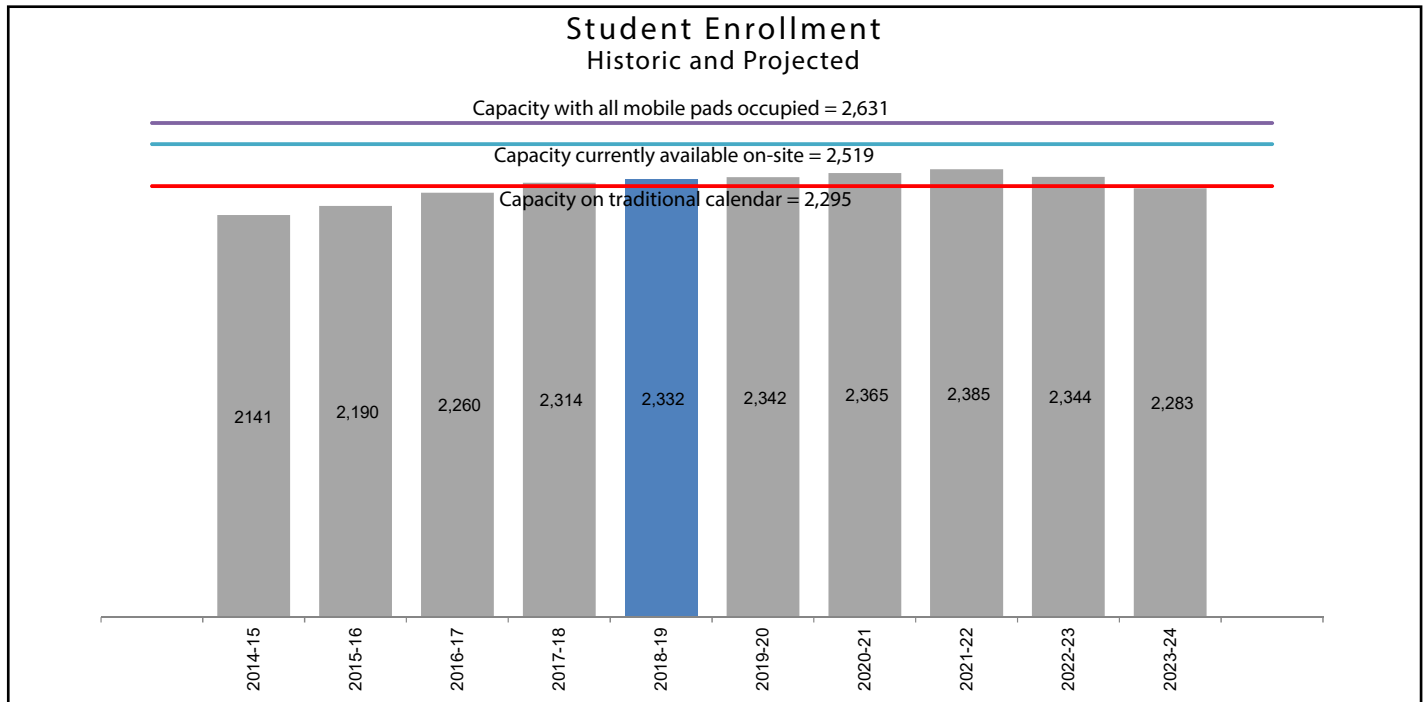

---

 Estimated Total Project Costs: \$2,519,160 - \$3,602,460

## Mountain Vista High School-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$6,272,780  
 Estimated Total Project Costs: \$7,215,260 - \$10,320,470



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted roof with .060 EPDM fully adhered. Roof over office and 200 pod leaks often. Does not include F-pod.	\$2,009,250	\$200950-\$864050	\$100470-\$431990
	Paint Exterior. Paint metal roof.	\$9,520	\$990-\$4190	\$480-\$2050
	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$461,920	\$46290-\$198690	\$23100-\$99320
	Controls. Upgrade control system.	\$951,750	\$95250-\$409350	\$47590-\$204630
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$84,600	\$8500-\$36400	\$4230-\$18190
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$1,099,800	\$110000-\$473000	\$54990-\$236460
Tier 2 Funded by the 2018 Bond	Flooring Carpet. Replace carpet.	\$423,000	\$42300-\$181900	\$21150-\$90950
2-High	Flooring Restroom. Repair crack upper level main hall women's and men's restroom.	\$5,080	\$530-\$2230	\$260-\$1100
	Flooring Kitchen. Mountain Vista High School the flooring in the kitchen needs redone the cooks have slipped and fell several times this year..	\$59,010	\$6000-\$25400	\$2950-\$12690
	Exterior Wall Construction. Repair cracks in CMU east wall on new wing northern area	\$3,070	\$340-\$1340	\$160-\$660
	Exterior Wall Construction. Recaulk control joints. Seal masonry CMU	\$61,230	\$6180-\$26380	\$3070-\$13170
	Exterior Windows. Recaulk windows	\$74,770	\$7540-\$32240	\$3740-\$16080
	Window Curtain Walls. Recaulk/reglaze curtain wall windows	\$39,450	\$3960-\$17060	\$1980-\$8490
	Solid Exterior Doors. Paint exterior doors (8) total	\$850	\$160-\$460	\$50-\$190
	Fabricated Toilet Partitions. Repair toilet partitions as necessary	\$9,520	\$990-\$4190	\$480-\$2050
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$638,210	\$63900-\$274500	\$31910-\$137220
	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$9,950	\$1060-\$4360	\$500-\$2140
2-Medium	Flooring Hallways/Classrooms. Replace VCT in pod hallways, classrooms as needed.	\$79,320	\$7990-\$34190	\$3970-\$17060
	Paint Exterior. Paint all equipment on roof, severe paint peeling	\$5,290	\$620-\$2320	\$270-\$1140
	Site Improvements. Add additional parking and new roadways for traffic flow	\$51,720	\$5190-\$22290	\$2590-\$11120
	Retaining Walls. Repair retaining wall southeast corner of building	\$3,710	\$400-\$1600	\$190-\$800
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$35,220	\$3590-\$15190	\$1770-\$7580
	Playing Fields. Multi-use Field. Renovate multi-use playing field	\$117,810	\$11800-\$50700	\$5890-\$25330
3-Medium	Standard Slab on Grade. Repair crack in slab where it meets upper floor, from auditorium to F pod	\$10,580	\$1130-\$4630	\$530-\$2280
	Operable Partition. Repair operable partitions between classrooms as necessary	\$7,940	\$870-\$3470	\$400-\$1710
	Interior Doors. Refinish interior doors in high use areas.	\$5,290	\$620-\$2320	\$270-\$1140
	Vinyl Coverings. Repair/replace areas of vinyl	\$14,920	\$1590-\$6490	\$750-\$3210

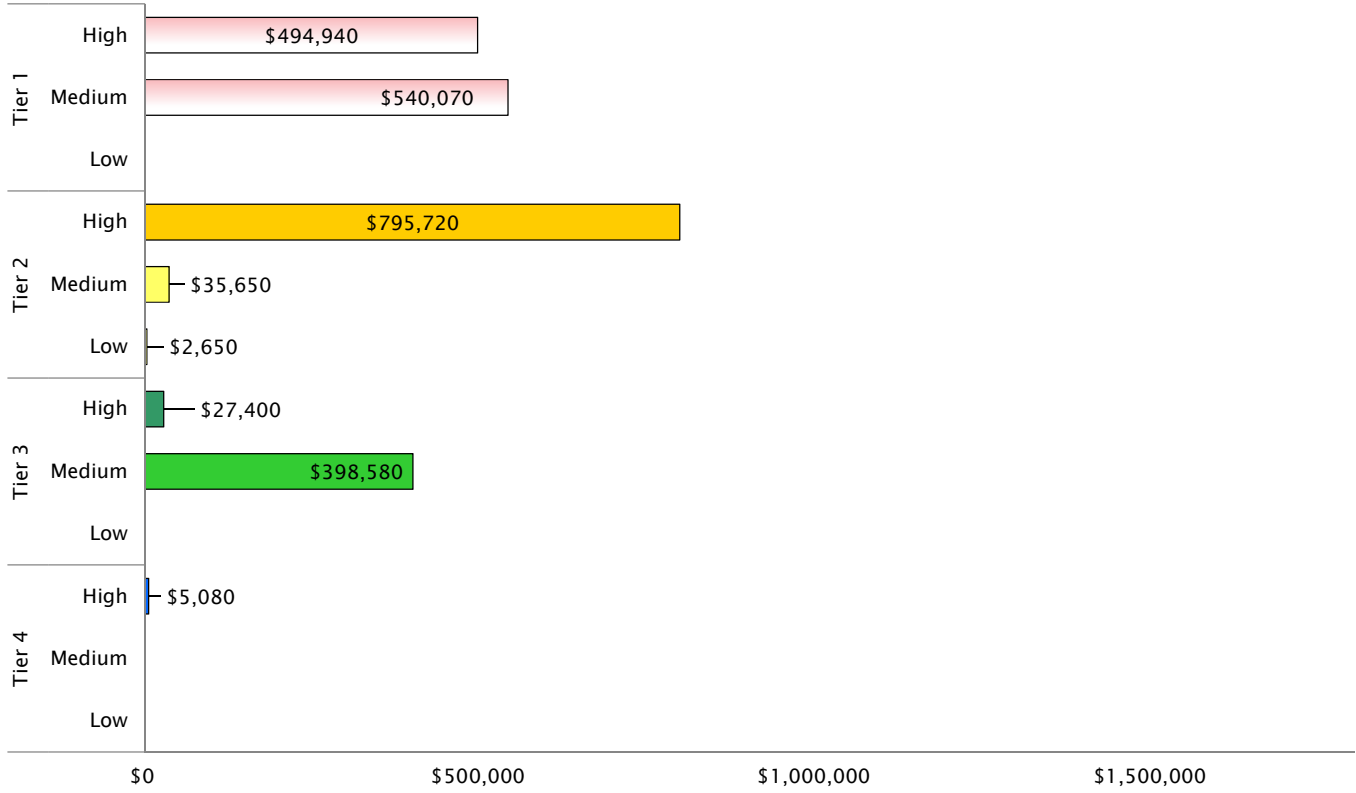
Estimated Total Construction Costs (in 2019 Dollars): \$6,272,780

Estimated Project Management Costs Range: \$628,740 - \$2,698,940

Estimated Inflation Range: \$313,740 - \$1,348,750

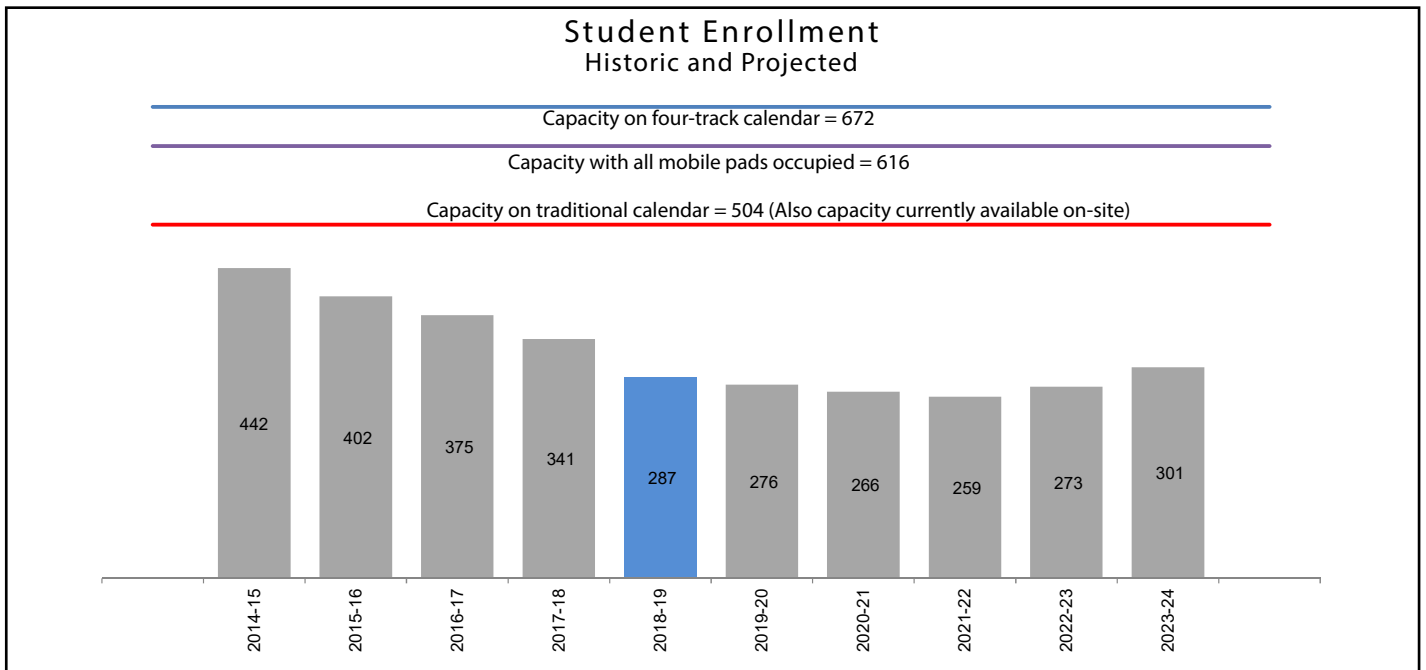
Estimated Total Project Costs: \$7,215,260 - \$10,320,470

Northeast Intermediate School-Identified Facility Projects  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,300,090

Estimated Total Project Costs: \$2,646,950- \$3,785,260



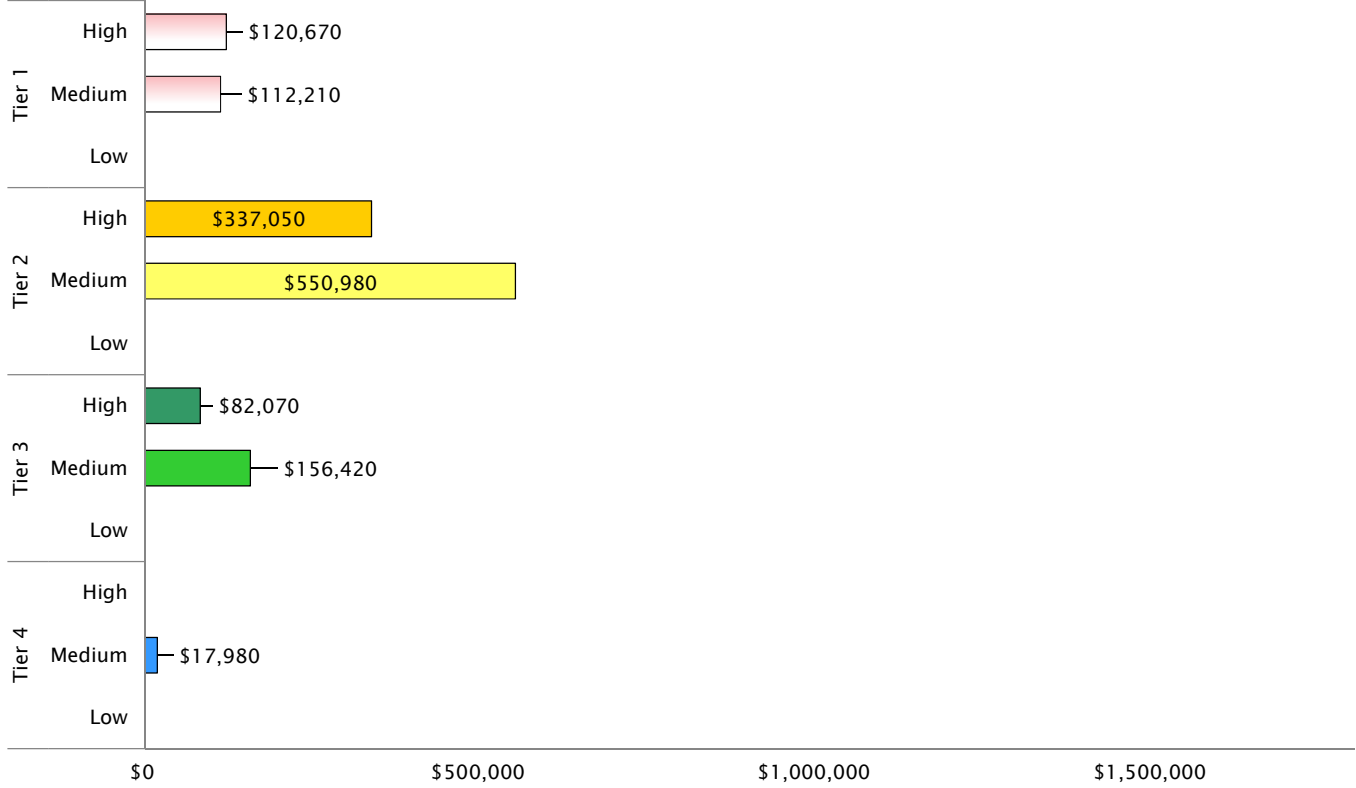
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. New blocks for roof piping, disintegrating.	\$4,870	\$540-\$2140	\$250-\$1050
	Roof Finishes. Replace 60mil ballasted roof over 1991 addition (front entry,gym and band rooms).	\$237,940	\$23870-\$102370	\$11900-\$51160
	Gutters and Downspouts. Fix gutter and downspout drainage issues.	\$9,950	\$1060-\$4360	\$500-\$2140
	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$173,220	\$17390-\$74590	\$8670-\$37250
	Panels and Transformers. Replace original panels and transformers.	\$49,180	\$4930-\$21230	\$2460-\$10580
	Irrigation Systems. Update entire irrigation system.	\$19,780	\$2030-\$8530	\$990-\$4260
	Roof Finishes. Replace 60mil fully adhered roof over original building and art room.	\$466,360	\$46650-\$200550	\$23320-\$100270
	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems.	\$73,710	\$7400-\$31800	\$3690-\$15850
2-High	Fabricated Toilet Partitions. Replace toilet partitions when flooring replaced.	\$18,930	\$1980-\$8180	\$950-\$4070
	Flooring Restroom. Replace ceramic tile with MMA.	\$34,480	\$3530-\$14830	\$1730-\$7420
	Flooring Kitchen. Replace poured acrylic floor in kitchen.	\$63,880	\$6430-\$27530	\$3200-\$13740
	Flooring Gym. Replace synthetic tartan floor.	\$39,450	\$3960-\$17060	\$1980-\$8490
	Flooring Cafeteria. Replace VCT in cafeteria.	\$9,520	\$990-\$4190	\$480-\$2050
	Flooring Carpet. Replace carpet.	\$216,050	\$21660-\$92960	\$10810-\$46450
	Exterior Wall Construction. Recaulk control joints, repair grout, fix crack on west side	\$34,480	\$3530-\$14830	\$1730-\$7420
	Paint Exterior. Paint CMU chiller enclosure	\$1,060	\$150-\$550	\$60-\$230
	Exterior Windows. Recaulk windows	\$13,960	\$1450-\$6050	\$700-\$3010
	Window Storefronts. Repair/replace, sand/paint entry/classroom storefronts	\$19,780	\$2030-\$8530	\$990-\$4260
	Solid Exterior Doors. Sand/paint exterior doors	\$5,080	\$530-\$2230	\$260-\$1100
	Fixed Casework. Replace all old casework	\$147,310	\$14790-\$63390	\$7370-\$31680
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$78,680	\$7930-\$33930	\$3940-\$16920
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$59,010	\$6000-\$25400	\$2950-\$12690
	Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk	\$24,540	\$2470-\$10570	\$1230-\$5280
Playing Fields. Playground. Resurface playground play pads	\$29,510	\$3000-\$12700	\$1480-\$6350	
2-Medium	Roof Construction. Repair laminated support beams	\$15,870	\$1640-\$6840	\$800-\$3410
	Site Improvements. Fix site drainage issues around building	\$19,780	\$2030-\$8530	\$990-\$4260
3-High	Wall Foundations. Repair foundation wall on south side	\$19,780	\$2030-\$8530	\$990-\$4260
	Wall Foundations. Recaulk foundation where concrete meets	\$7,620	\$790-\$3290	\$390-\$1640
3-Medium	Vinyl Coverings. Repair/replace vinyl wall coverings	\$5,930	\$680-\$2580	\$300-\$1280
	Fire Sprinkler Water Supply. Fire sprinkle building	\$392,650	\$39350-\$168850	\$19640-\$84420
3-Low	Miscellaneous Structures. Markee sign, shade structures. Replace picnic tables front side of building	\$2,650	\$360-\$1160	\$140-\$570
4-High	Seeding and Sodding. Renovate grass areas around school.	\$5,080	\$530-\$2230	\$260-\$1100

Estimated Total Construction Costs (in 2019 Dollars): \$2,300,090  
 Estimated Project Management Costs Range: \$231,710 - \$990,510  
 Estimated Inflation Range: \$115,150 - \$494,660  


---

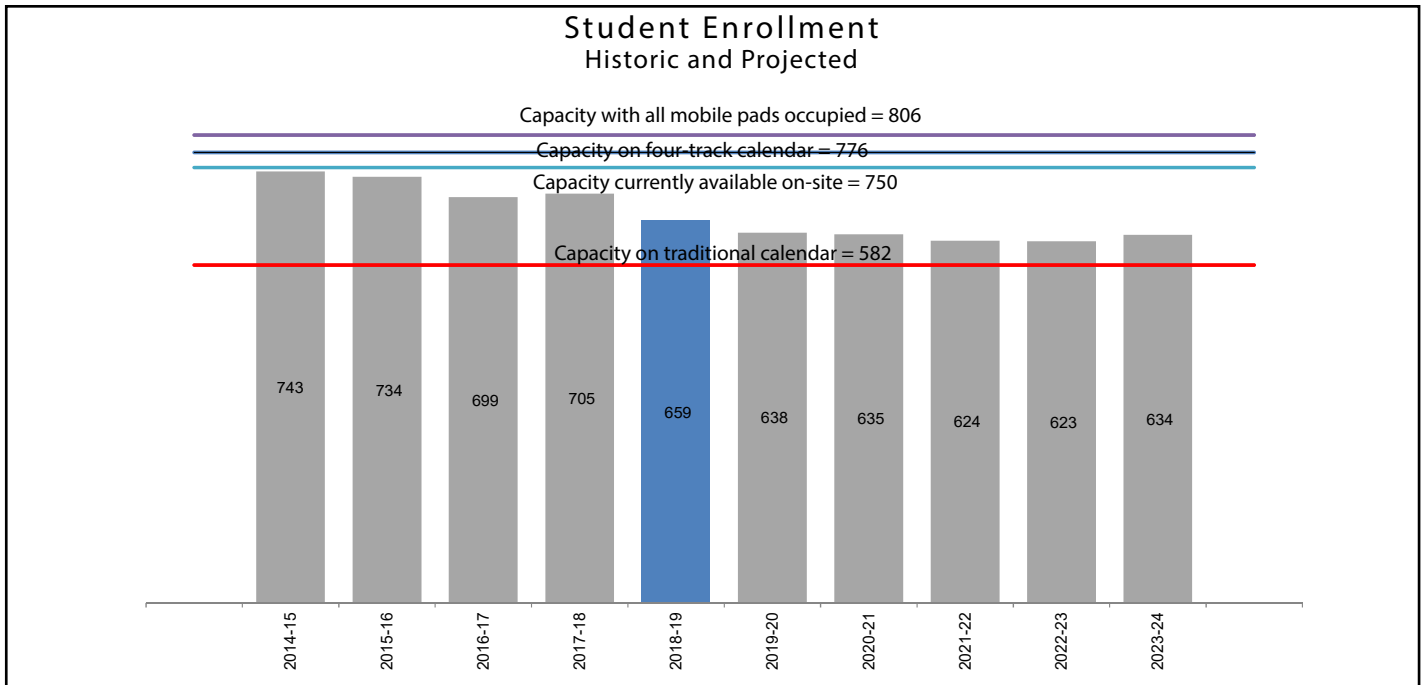
 Estimated Total Project Costs: \$2,646,950 - \$3,785,260

## Northridge Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,377,380

Estimated Total Project Costs: \$1,585,520 - \$2,267,680



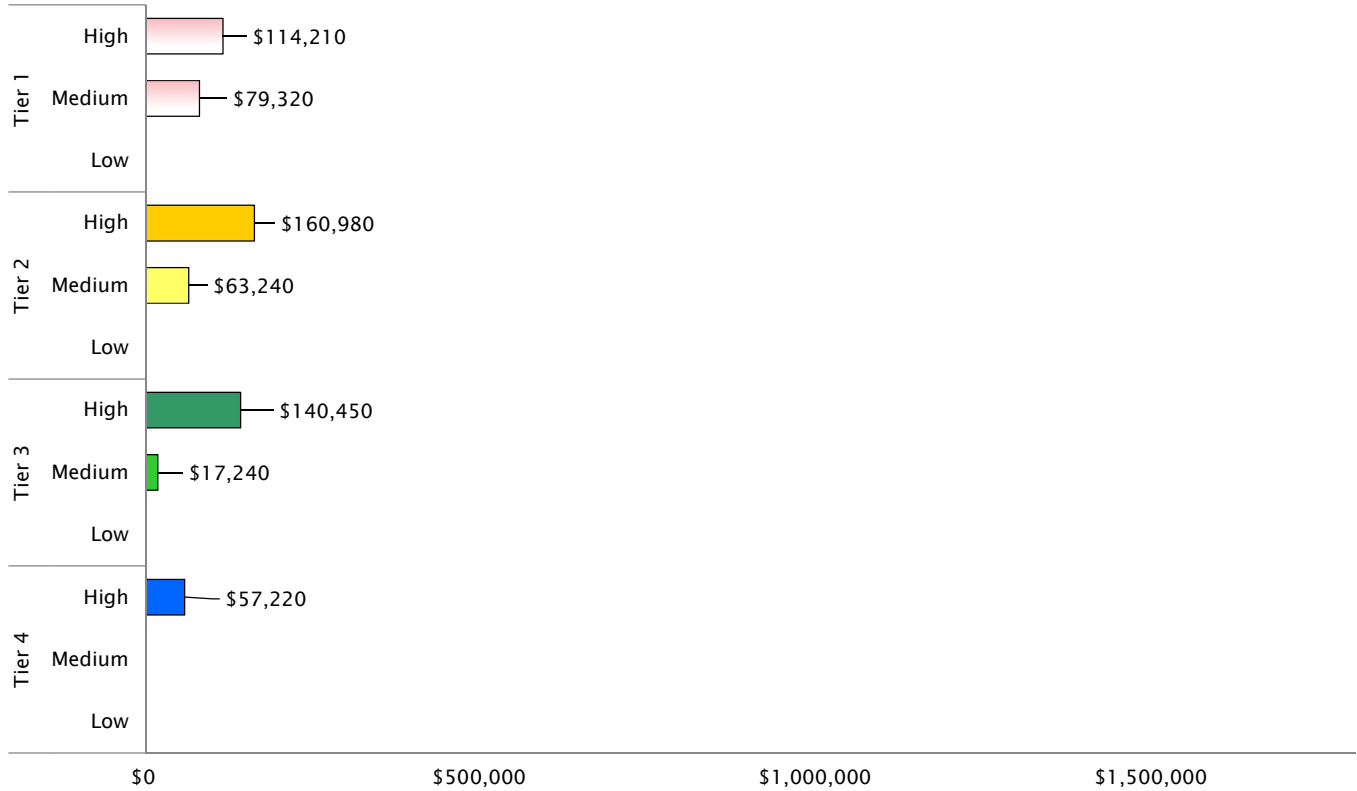


Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Exhaust Ventilation System. Replace MUA in kitchen.	\$57,220	\$5790-\$24690	\$2870-\$12300
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Hot Water Service. Water Heater. Replace domestic water heater and associated piping..	\$89,150	\$8960-\$38360	\$4460-\$19170
	Air Distribution Systems. Air handlers. Ductwork. VAV's. Paint roof AHUs.	\$1,910	\$200-\$900	\$100-\$410
	Panels and Transformers. Replace original panels and transformers.	\$21,150	\$2150-\$9150	\$1060-\$4550
2-High	Flooring Restroom. Replace ceramic tile with MMA.	\$34,480	\$3530-\$14830	\$1730-\$7420
	Flooring Kitchen. Replace ceramic tile floor with MMA.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Paint Exterior. Exterior trim and doors need painted	\$8,040	\$870-\$3470	\$410-\$1730
	Exterior Windows. Replace exterior windows	\$70,220	\$7090-\$30290	\$3520-\$15100
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$39,450	\$3960-\$17060	\$1980-\$8490
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$78,680	\$7930-\$33930	\$3940-\$16920
	Playing Fields. Playground. Replace playground play pads	\$29,510	\$3000-\$12700	\$1480-\$6350
2-Medium	Flooring Hallways/Classrooms. Repair VCT in art room and preschool seperating. Might be shrinking.	\$4,550	\$560-\$2060	\$230-\$980
	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Exterior Wall Construction. Repair CMU and brick at corners where cracked and broken off	\$8,990	\$920-\$3920	\$450-\$1940
	Retractable Partition. Repair/replace or replace with fixed wall all operable partitions between classrooms	\$26,760	\$2750-\$11550	\$1340-\$5760
	Fabricated Toilet Partitions. Replace toilet partitions in all restrooms, original	\$21,150	\$2150-\$9150	\$1060-\$4550
	Sinks. Replace sinks in kindergarten restrooms and restrooms by cafeteria, 4 total	\$17,980	\$1830-\$7830	\$900-\$3870
	Drinking Fountains and Coolers. Replace metal drinking fountains in hallways, 2 total	\$2,750	\$360-\$1260	\$140-\$600
	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$142,560	\$14350-\$61350	\$7130-\$30650
	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$8,990	\$920-\$3920	\$450-\$1940
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
	Playing Fields. Multi-use Field. Renovate multi-use field	\$78,680	\$7930-\$33930	\$3940-\$16920
3-Medium	Suspended Ceilings. Replace ceiling grid and tile in original building	\$137,480	\$13830-\$59130	\$6880-\$29560
	Blinds and Other Window Treatment. Replace blinds at gym windows.	\$8,990	\$920-\$3920	\$450-\$1940
	Site Improvements. Repair drainage issues at front of site	\$9,950	\$1060-\$4360	\$500-\$2140
4-Medium	Seeding and Sodding. Renovate grass areas around school	\$17,980	\$1830-\$7830	\$900-\$3870

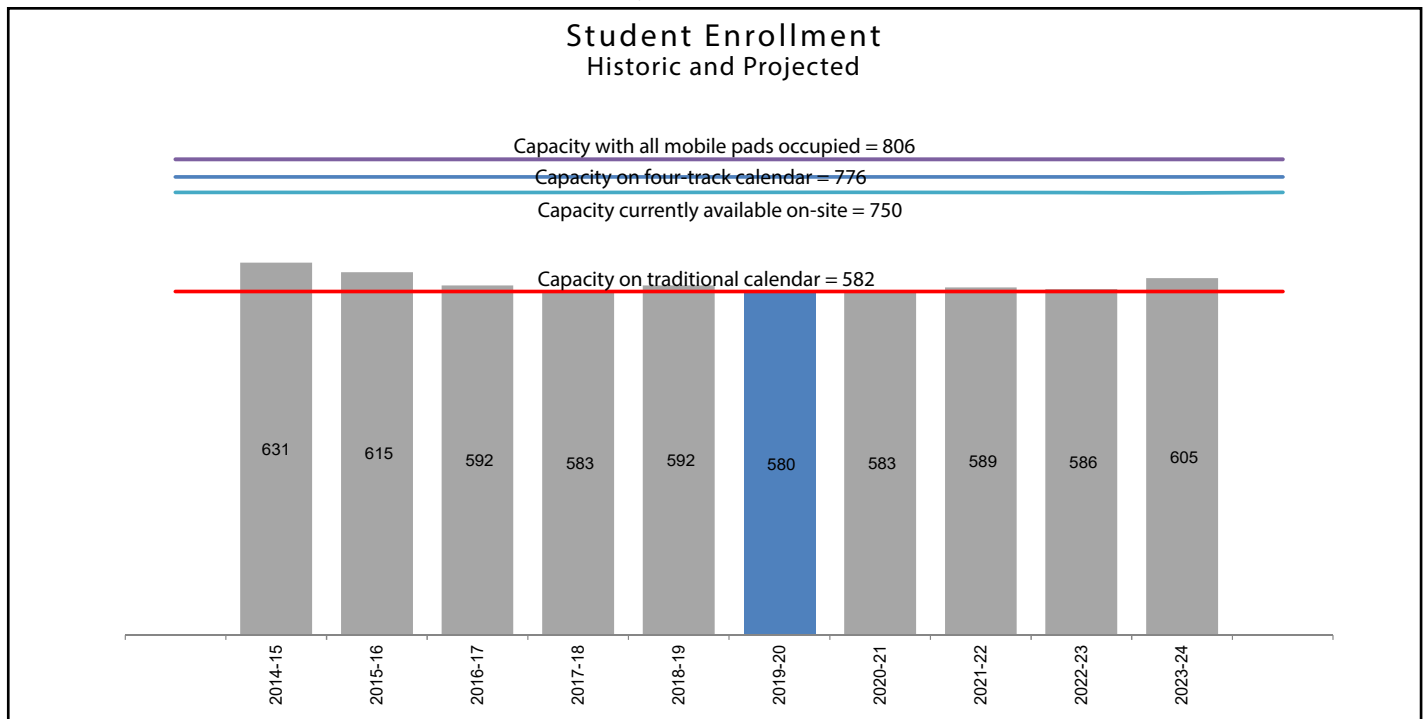
Estimated Total Construction Costs (in 2019 Dollars): \$1,377,380  
Estimated Project Management Costs Range: \$139,150 - \$594,050  
Estimated Inflation Range: \$68,990 - \$296,250

Estimated Total Project Costs: \$1,585,520 - \$2,267,680

**Pine Grove Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$632,660  
 Estimated Total Project Costs: \$728,470 - \$1,041,850



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Exhaust Ventilation Systems. Exhaust Fans. Replace exhaust fans throughout the building.	\$114,210	\$11490-\$49190	\$5720-\$24560
	Direct Expansion Systems. Replace swamp cooling MUA unit/s with mechanical cooling.	\$79,320	\$7990-\$34190	\$3970-\$17060
2-High	Flooring Kitchen. Replace kitchen flooring with MMA.	\$59,540	\$5970-\$25670	\$2980-\$12810
	Exterior Wall Construction. Recaulk control joints. Re-seal CMU	\$18,720	\$1890-\$8090	\$940-\$4030
	Paint. All exterior hollow metal door and window frames and doors need painted	\$8,040	\$870-\$3470	\$410-\$1730
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Retractable Partition. Repair operable partitions in gym/cafeteria and classrooms as necessary	\$12,270	\$1240-\$5340	\$620-\$2640
	Fabricated Toilet Partitions. Replace Boys/girls and main hallway restrooms, 8 total	\$23,270	\$2340-\$10040	\$1170-\$5010
	Sink Countertops. Replace sink countertops with single surface	\$22,530	\$2280-\$9780	\$1130-\$4850
	Paving and Surfacing. Sidewalks. Slab sinking at kitchen entry	\$3,390	\$420-\$1520	\$170-\$730
2-Medium	Interior Doors. Refinish interior doors	\$8,250	\$860-\$3560	\$420-\$1780
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$54,990	\$5510-\$23710	\$2750-\$11830
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
	Insulation. Repair/replace insulation in several areas due to valve leaks.	\$45,690	\$4620-\$19720	\$2290-\$9830
	Playing Fields. Multi-use Field. Renovate sod at multi-use field	\$91,370	\$9240-\$39340	\$4570-\$19650
3-Medium	Vinyl Coverings. Repair/replace 50% VWC in Main Corridors, replace art room	\$17,240	\$1770-\$7470	\$870-\$3710
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	\$57,220	\$5790-\$24690	\$2870-\$12300

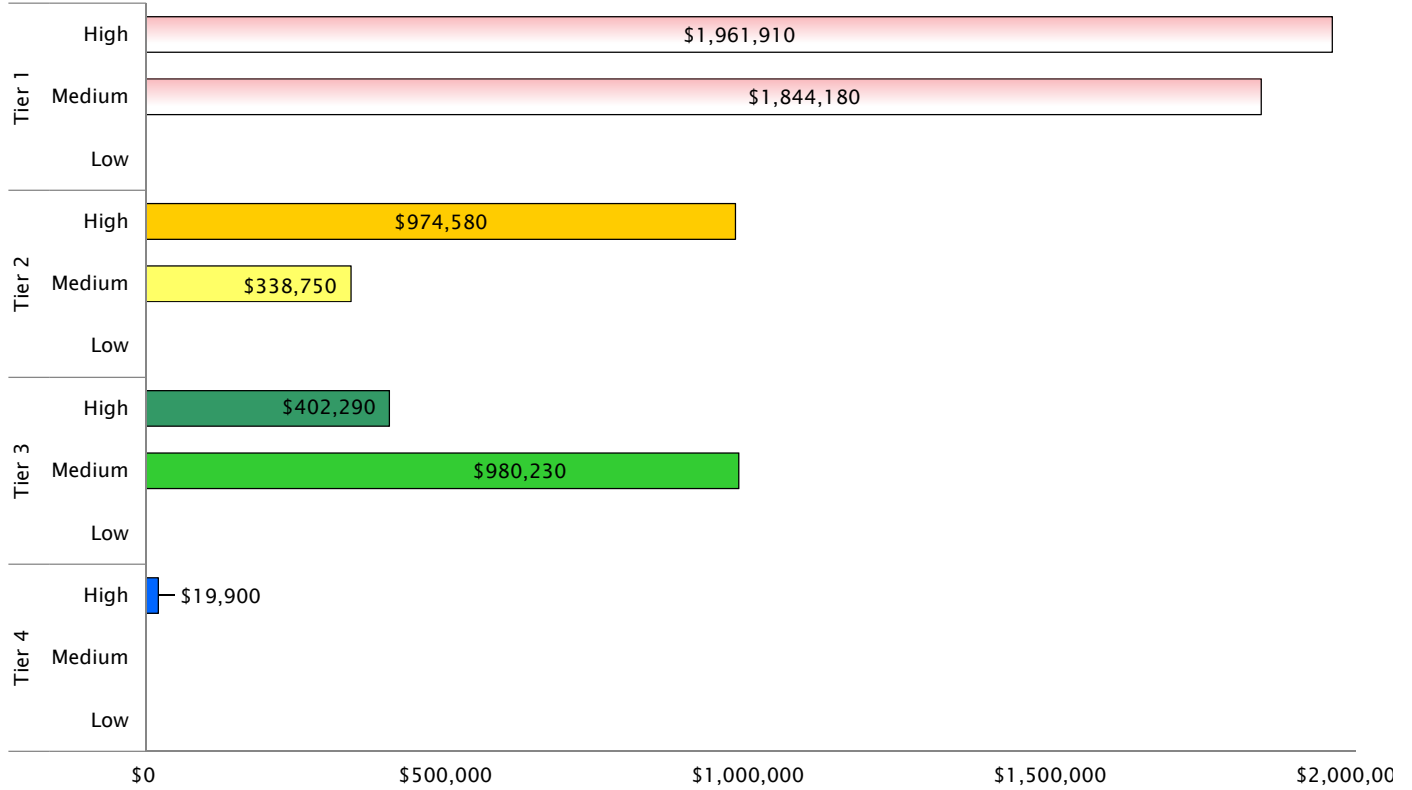
Estimated Total Construction Costs (in 2019 Dollars): \$632,660

Estimated Project Management Costs Range: \$64,090 - \$273,090

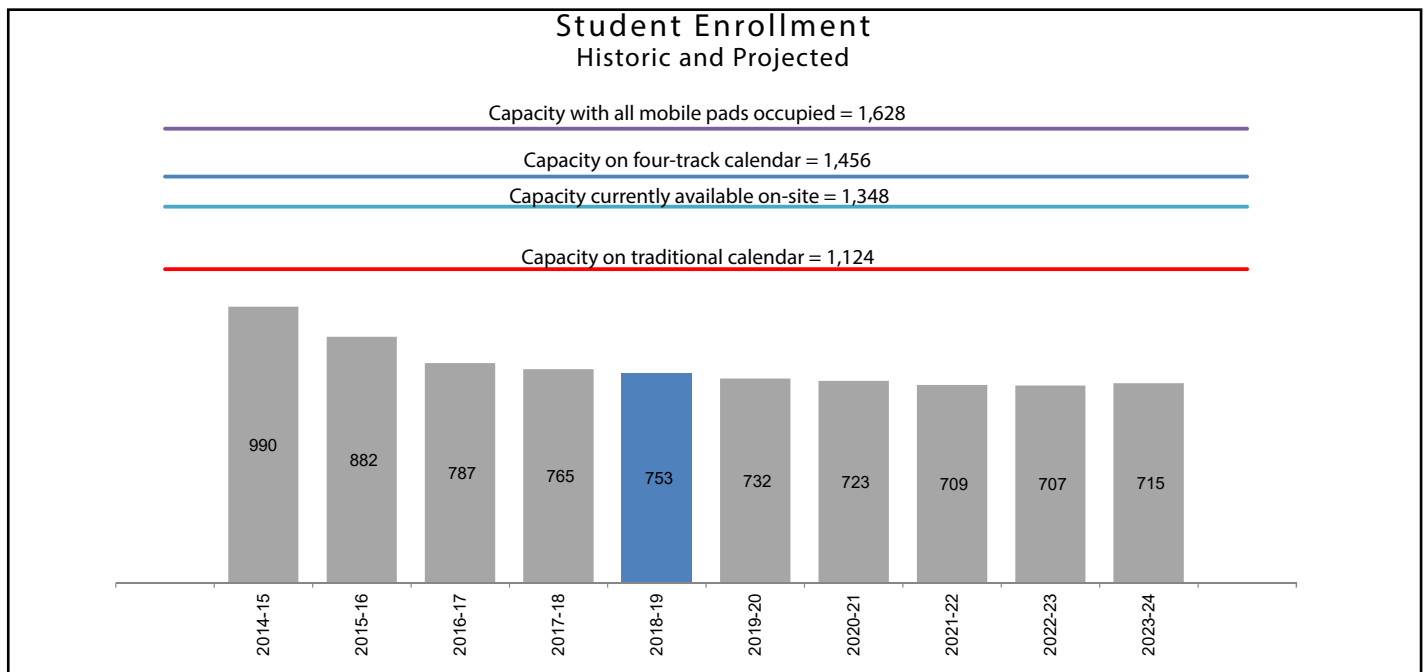
Estimated Inflation Range: \$31,720 - \$136,100

Estimated Total Project Costs: \$728,470 - \$1,041,850

**Pine Lane Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$6,521,840  
 Estimated Total Project Costs: \$7,503,780 - \$10,732,680



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Co
Tier 1 Funded by the 2018 Bond	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$523,470	\$52440-\$225140	\$26180-\$112550
	Fire Alarm Systems. Upgrade fire alarm system.	\$95,180	\$9530-\$41030	\$4760-\$20470
	Gutters and Downspouts. Rework gutters and downspouts when new soffit installed.	\$14,920	\$1590-\$6490	\$750-\$3210
	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Irrigation Systems. Upgrade entire system to district standard..	\$122,780	\$12330-\$52830	\$6140-\$26400
	Roof Construction. Replace rotted beam on the porch / partition on East side bus loop. possible hazard.	\$3,070	\$340-\$1340	\$160-\$660
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Interior Door Hardware. Replace door hardware.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Irrigation Systems. Upgrade entire system to district standard..	\$122,780	\$12330-\$52830	\$6140-\$26400
	Roof Finishes. Silver coat parapet walls, seal brick on parapet.	\$9,520	\$990-\$4190	\$480-\$2050
	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems.	\$73,710	\$7400-\$31800	\$3690-\$15850
	Roof Construction. Install new roofing system.	\$634,500	\$63500-\$272900	\$31730-\$136420
	Roof Finishes. Replace metal roof, new support system required.	\$1,057,500	\$105800-\$454800	\$52880-\$227370
	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems.	\$73,710	\$7400-\$31800	\$3690-\$15850
	Roof Finishes. Paint metal roof.	\$4,760	\$550-\$2150	\$240-\$1030
	2-High	Flooring Cafeteria. Replace VCT.	\$31,730	\$3180-\$13680
Flooring Kitchen. Replace VCT with MMA. Abatement.		\$88,520	\$8890-\$38090	\$4430-\$19030
Fabricated Toilet Partitions. Replace when flooring replaced.		\$18,930	\$1980-\$8180	\$950-\$4070
Flooring Restroom. Replace ceramic tile in restrooms with MMA.		\$34,480	\$3530-\$14830	\$1730-\$7420
Fabricated Toilet Partitions. Replace when flooring replaced.		\$18,930	\$1980-\$8180	\$950-\$4070
Exterior Windows. Recaulk windows		\$7,510	\$800-\$3300	\$380-\$1620
Fixed Casework. Replace casework in original building		\$147,310	\$14790-\$63390	\$7370-\$31680
Glazed Doors and Entrances. Repair/replace entry storefronts		\$29,510	\$3000-\$12700	\$1480-\$6350
Paving & Surfacing. Bus Loop. Resurface asphalt bus loop		\$78,680	\$7930-\$33930	\$3940-\$16920
Paving and Surfacing. Parking Lot. Resurface asphalt parking lot		\$78,680	\$7930-\$33930	\$3940-\$16920
Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk, front entry		\$24,540	\$2470-\$10570	\$1230-\$5280
Playing Fields. Playground. Replace asphalt playground		\$29,510	\$3000-\$12700	\$1480-\$6350
Retractable Partitions. Replace gym/cafeteria partition. Refurbish or replace all classroom partitions		\$73,710	\$7400-\$31800	\$3690-\$15850
Exterior Wall Construction. Recaulk control joints, repair grout		\$6,980	\$720-\$3030	\$350-\$1510
Exterior Windows. Recaulk windows		\$15,760	\$1650-\$6850	\$790-\$3390
Fixed Casework. Replace casework room 109		\$9,950	\$1060-\$4360	\$500-\$2140

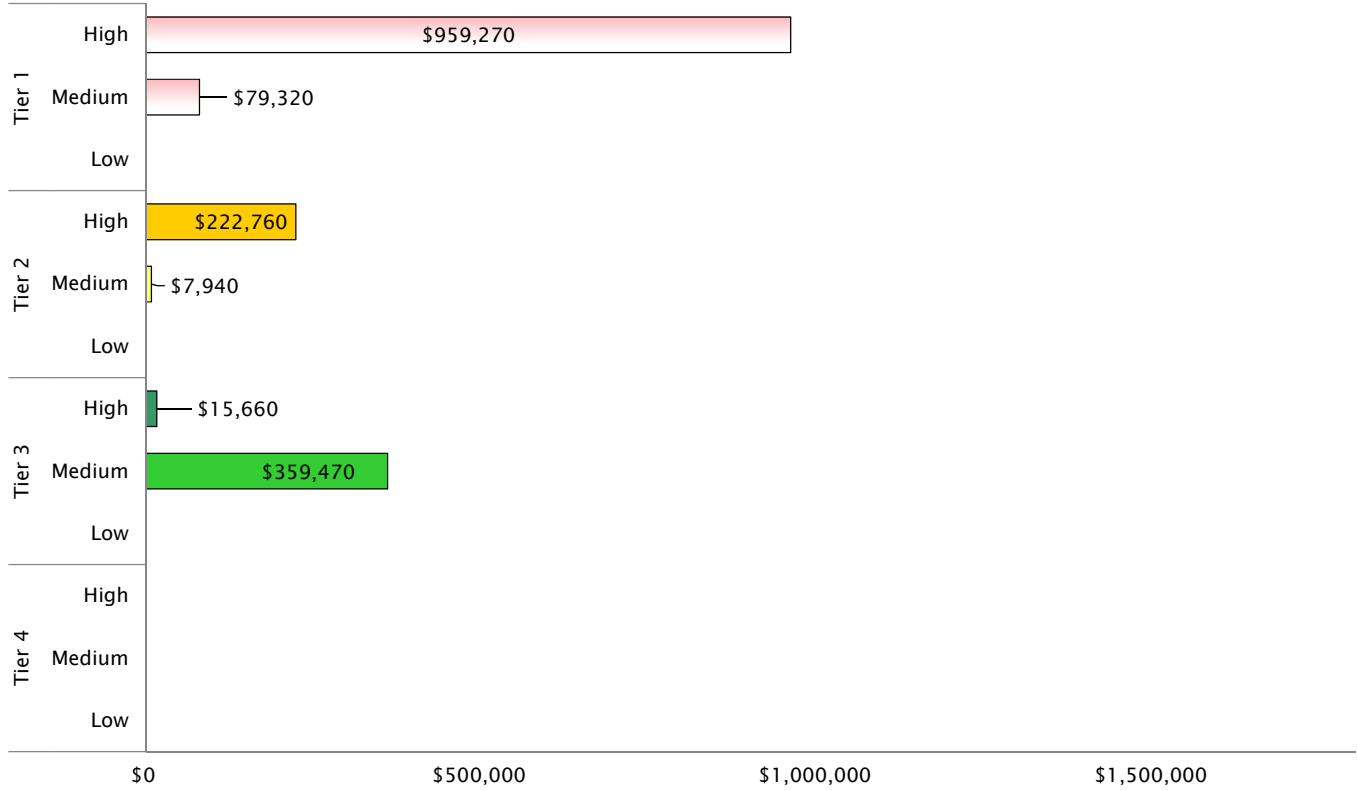
Not all capital needs are shown for Pine Lane Elementary School. For a complete listing of capital needs see Appendix 2

**Estimated Total Construction Costs (in 2019 Dollars): \$6,521,840**  
**Estimated Project Management Costs Range: \$655,580 - \$2,808,390**  
**Estimated Inflation Range: \$326,360 - \$1,402,450**  

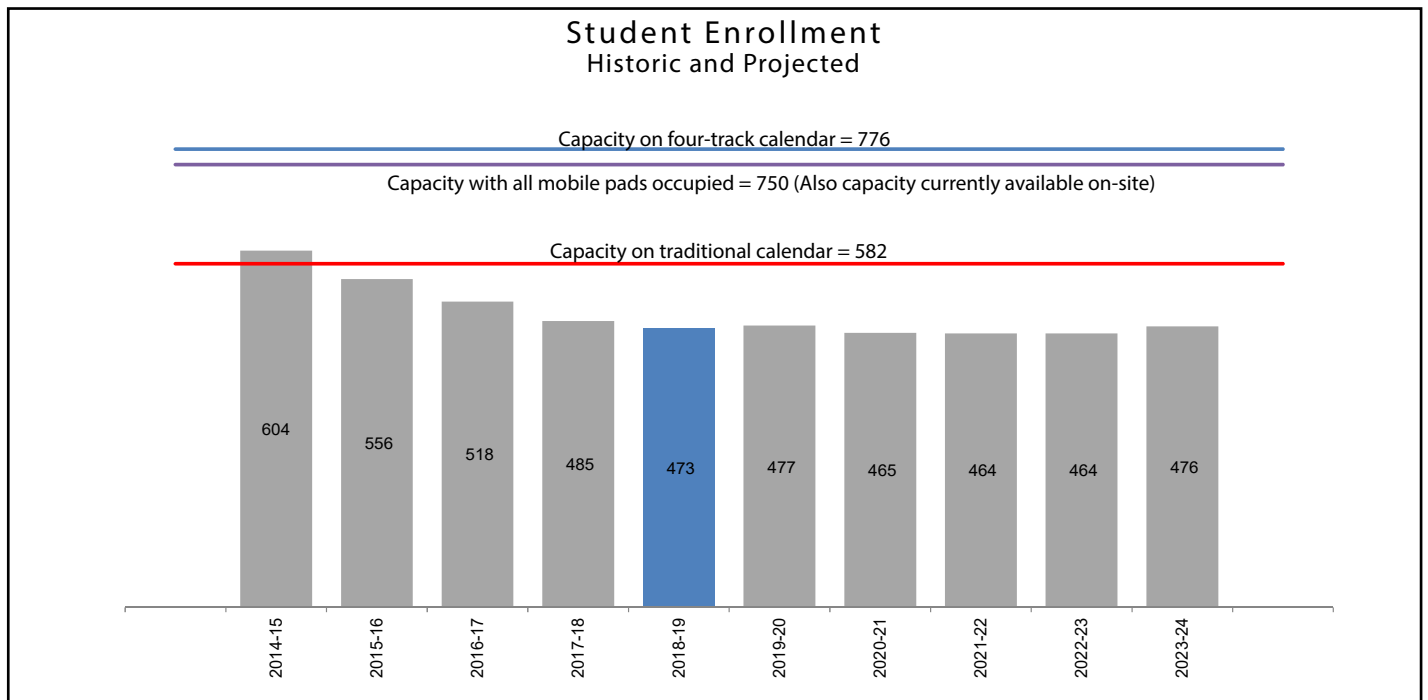

---

**Estimated Total Project Costs: \$7,503,780 - \$10,732,680**

**Pioneer Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,644,420  
 Estimated Total Project Costs: \$1,892,450 - \$2,706,680



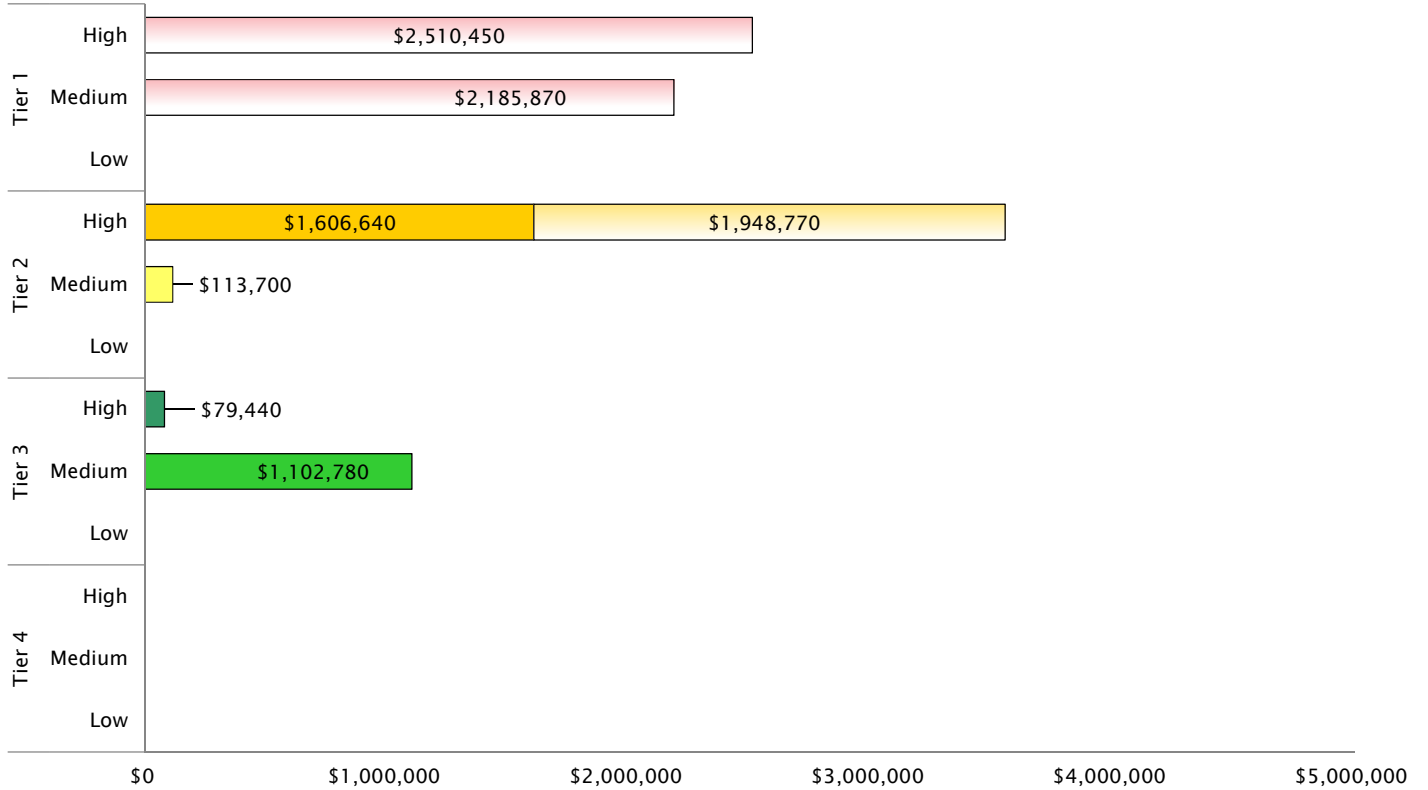
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Interior Door Hardware. Replace door hardware, install restricted key system.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$339,460	\$34050-\$146050	\$16980-\$72990
	Exhaust Ventilation Systems. Exhaust fans. Fair condition. MUA needs replaced and upgraded to DX beyond life cycle..	\$60,810	\$6100-\$26200	\$3040-\$13080
	Hot Water Distribution. Water Heater New Lochinvar wtr htr. Replace storage tank needs, corroded and beyond life cycle..	\$7,510	\$800-\$3300	\$380-\$1620
	Controls. Upgrade to full DDC.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Irrigation Systems. New controller, existing piping and heads good.	\$5,820	\$590-\$2590	\$300-\$1250
	Direct Expansion Systems. Replace swamp cooling MUA unit/s with mechanical cooling.	\$79,320	\$7990-\$34190	\$3970-\$17060
2-High	Flooring Kitchen. Replace flooring, currently Hubelite material (Red), replace with poured acrylic.	\$59,540	\$5970-\$25670	\$2980-\$12810
	Flooring Gym. Replace original carpeting.	\$18,300	\$1910-\$7910	\$920-\$3940
	Flooring Cafeteria. Replace VCT.	\$15,870	\$1640-\$6840	\$800-\$3410
	Exterior CMU and Brick. Reseal CMU. Stress cracks same as other schools. Seams are deteriorated and need re-caulking	\$17,560	\$1850-\$7650	\$880-\$3780
	Paint Exterior. Paint exterior	\$8,150	\$860-\$3560	\$410-\$1760
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Retractable Partitions. Refurbish operable partitions. Gym/cafeeteria needs replaced. Classrooms are in good shape.	\$16,290	\$1720-\$7020	\$820-\$3510
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Paving & Surfacing, Sidewalks. Repair/Replace areas of sidewalk	\$8,150	\$860-\$3560	\$410-\$1760
	Playing Fields. Playground. Replace playground play pads	\$44,310	\$4500-\$19100	\$2220-\$9530
2-Medium	Flooring Hallways/Classrooms. Replace VCT in art room.	\$7,940	\$870-\$3470	\$400-\$1710
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
	Movable Furnishing. FFE. Replace chalk boards with white boards	\$12,270	\$1240-\$5340	\$620-\$2640
3-Medium	Vinyl Coverings-Repair vinyl wall finishes. Vinyl has a lot of tears, patches, water damage and seams coming apart in hallways and pods. Bathroom halls have colored vinyl that need replaced. All entrances need replaced.	\$4,230	\$470-\$1870	\$220-\$910
	Suspended Ceilings. Replace all ceiling tiles in the kitchen. (need to be food grade)	\$6,560	\$750-\$2850	\$330-\$1410
	Grease Interceptor. Remove if possible	\$8,150	\$860-\$3560	\$410-\$1760
	Fire Sprinkler. Sprinkled only in cafeteria Current code requires fully sprinkled building	\$315,990	\$31620-\$135920	\$15800-\$67940
	Playing Fields. Replacement at hill area	\$24,540	\$2470-\$10570	\$1230-\$5280

Estimated Total Construction Costs (in 2019 Dollars): \$1,644,420  
 Estimated Project Management Costs Range: \$165,700 - \$708,600  
 Estimated Inflation Range: \$82,330 - \$353,660  


---

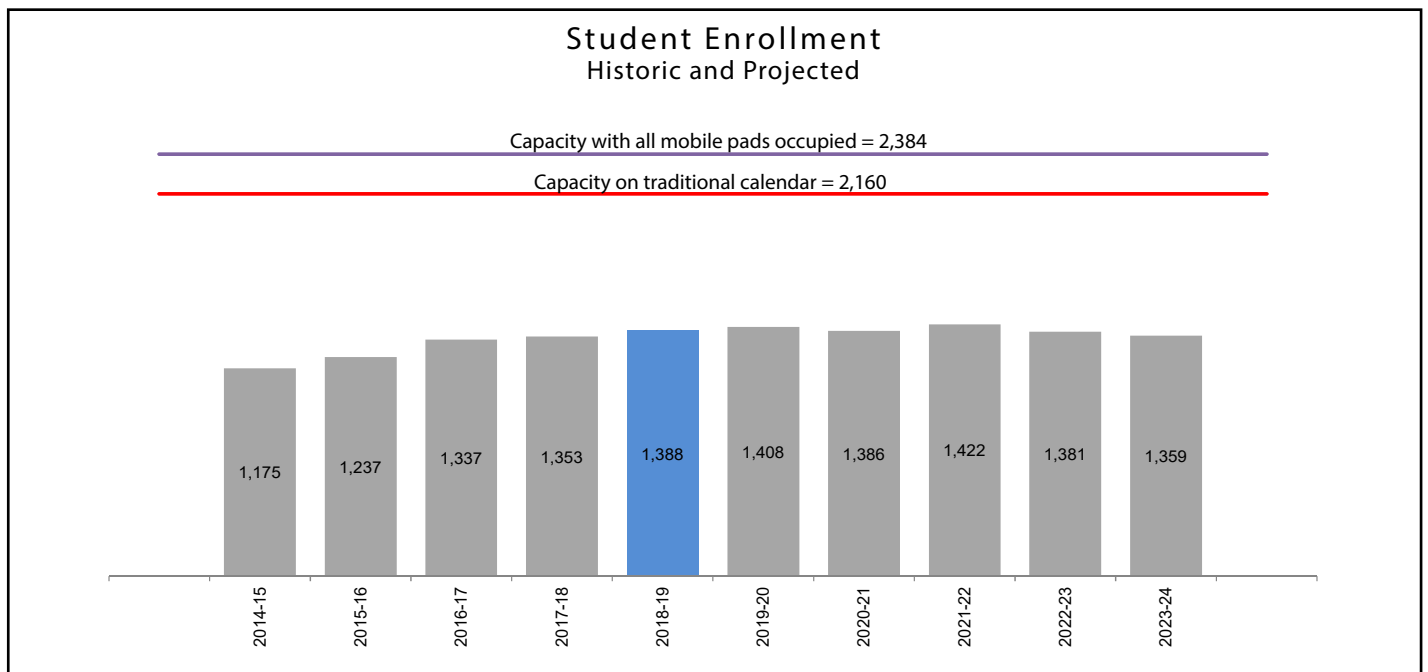
 Estimated Total Project Costs: \$1,892,450 - \$2,706,680

**Ponderosa High School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$9,547,650

Estimated Total Project Costs: \$10,983,280 - \$15,708,720





Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 ballasted EPDM areas A,K with .060 fully adhered.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Boilers. Replace 2 boilers not replaced in 2016.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Auxiliary Equipment. Poor to fair condition. Upgrade.	\$16,290	\$1720-\$7020	\$820-\$3510
	Direct Expansion Systems. Replace MAU #1 that serves band area with a roof top unit..	\$79,320	\$7990-\$34190	\$3970-\$17060
	Exhaust Ventilation Systems. Exhaust Fans. Science, shops, industrial arts all need upgraded..	\$40,820	\$4180-\$17590	\$2050-\$8780
	Hot Water Distribution. Complete upgrade, Poor condition.	\$57,220	\$5790-\$24690	\$2870-\$12300
	Glycol Distribution Systems. Poor condition. Upgrade system.	\$24,540	\$2470-\$10570	\$1230-\$5280
	Water Treatment Systems. Poor condition. All needs to be upgraded..	\$16,290	\$1720-\$7020	\$820-\$3510
	Terminal Self-Contained Units. Some old units need replaced. Need evaluation or complete system redesign..	\$81,640	\$8270-\$35170	\$4090-\$17560
	Package Units. Some old units need replaced. Need evaluation or complete system redesign..	\$61,230	\$6180-\$26380	\$3070-\$13170
	Controls. Upgrade to full DDC. Currently some pneumatic with DDC.	\$1,269,000	\$126900-\$545700	\$63450-\$272840
	Fire Alarm Systems. Upgrade fire alarm system.	\$370,130	\$37080-\$159180	\$18510-\$79580
	Fixed Multiple Seating, Bleachers. Auxiliary gym - Replace. Main gym - Replace portable wood bleachers in upper section. Main floor bleachers are plastic and are in good condition..	\$57,220	\$5790-\$24690	\$2870-\$12300
	Irrigation Systems. Replace irrigation controllers.	\$13,750	\$1460-\$5960	\$690-\$2960
	Roof Finishes. Replace .060 EPDM ballasted with .060 fully adhered.	\$1,374,750	\$137550-\$591150	\$68740-\$295580
	Passenger Elevators. Renovate elevator #1 & #2.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Boiler Room Piping. Pumps need upgrading with VFD'S.	\$242,600	\$24310-\$104410	\$12130-\$52160
	Boiler Room Piping and Specialties. Poor to fair condition. Upgrade for controls if new boilers installed..	\$40,820	\$4180-\$17590	\$2050-\$8780
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Air Distribution Systems. Air handlers, ductwork, VAV's. System needs to be re-evaluated for proper distribution..	\$81,640	\$8270-\$35170	\$4090-\$17560
Change-over Distribution System. Poor condition. All needs to be upgraded..	\$32,680	\$3330-\$14130	\$1640-\$7030	
Commissioning and Re-Commissioning. System needs retest and rebalance on both air and water systems.	\$32,680	\$3330-\$14130	\$1640-\$7030	
Tier 2 Funded by the 2018 Bond	Flooring Carpet. Replace carpet 80% of building. Possible abatement needed for glue.	\$1,948,770	\$194940-\$838040	\$97440-\$418990
2-High	Flooring Hallway/Classrooms. Replace VCT that has not been replaced. Possible abatement.	\$222,710	\$22300-\$95800	\$11140-\$47890
	Flooring Restroom. Replace all Terrazzo tile. Locker room concrete floors need re-sealed. Tile in showers need deep cleaned and re-sealed.	\$3,490	\$410-\$1510	\$180-\$750
	Exterior Windows. Replace all Pella wood windows. Replace/repair all other windows as necessary	\$374,150	\$37460-\$160960	\$18710-\$80450
	Exterior Windows. Recaulk windows	\$46,750	\$4760-\$20160	\$2340-\$10050
	Solid Exterior Doors. Replace exterior doors	\$122,460	\$12350-\$52750	\$6130-\$26330
	Roof Hatches. Replace main roof hatch	\$2,540	\$270-\$1170	\$130-\$550
	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.	\$56,480	\$5730-\$24330	\$2830-\$12150

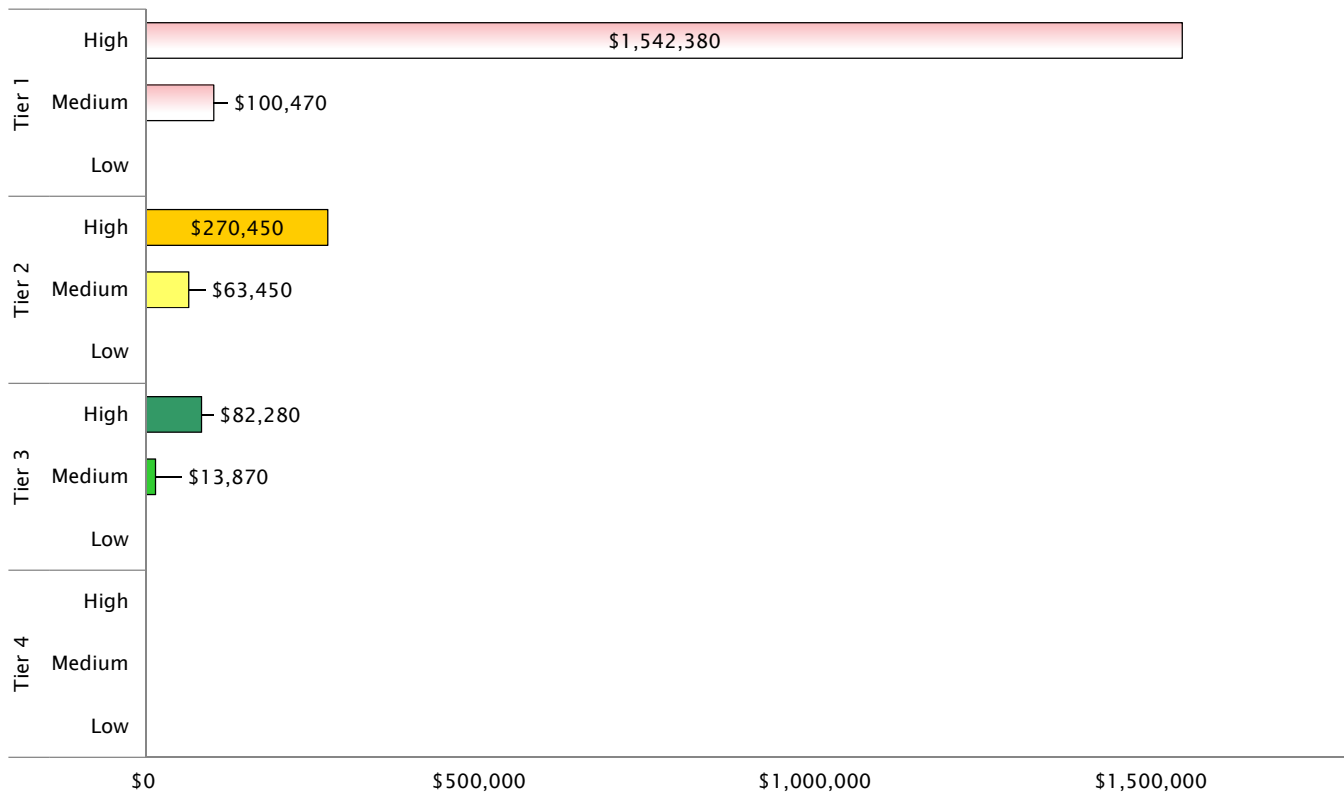
Not all capital needs are shown for Ponderosa High School. For a complete listing of capital needs see Appendix 2

**Estimated Total Construction Costs (in 2019 Dollars): \$9,547,650**  
**Estimated Project Management Costs Range: \$957,990 - \$4,108,120**  
**Estimated Inflation Range: \$477,640 - \$2,052,950**  


---

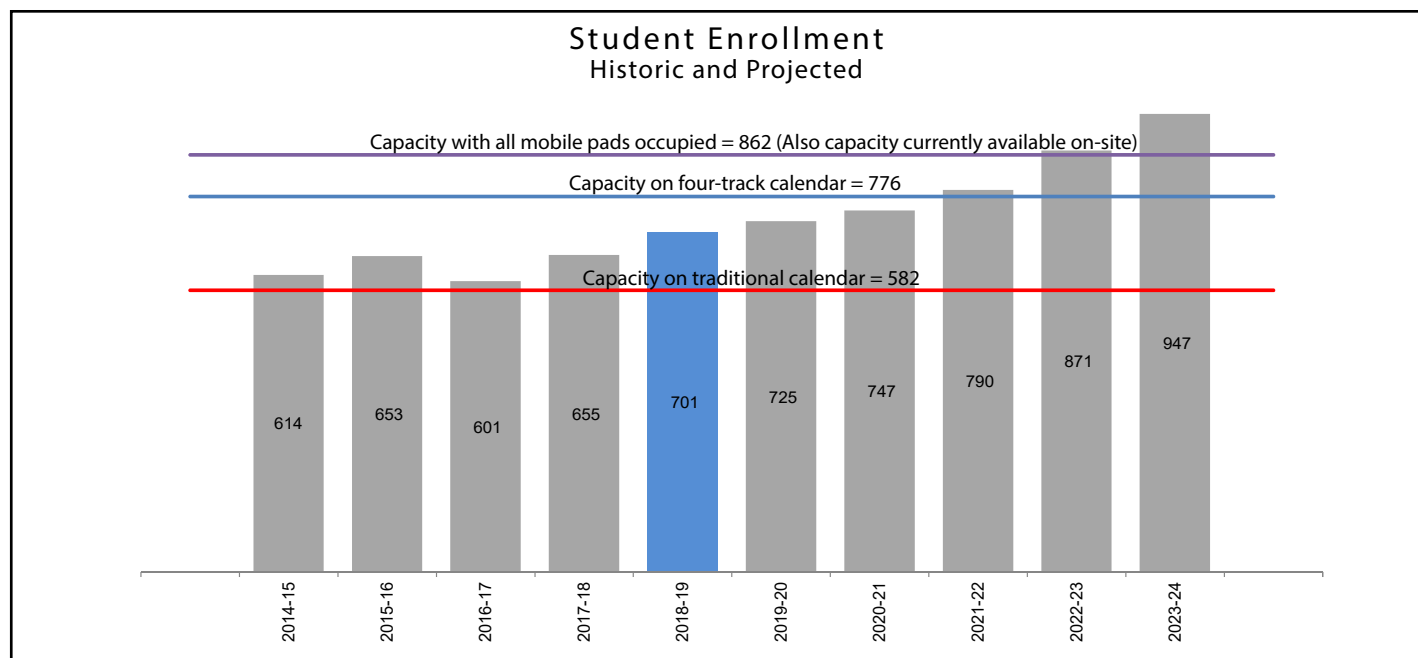
**Estimated Total Project Costs: \$10,983,280 - \$15,708,720**

**Prairie Crossing Elementary-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,072,900

Estimated Total Project Costs: \$2,385,150 - \$3,411,470



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted roof with .060 EPDM fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Paint Exterior. Paint metal roof.	\$4,870	\$540-\$2140	\$250-\$1050
	Glazed Roof Openings. Skylights. Re-glaze skylights.	\$29,510	\$3000-\$12700	\$1480-\$6350
	Interior Door Hardware. Replace door hardware, install restricted key system.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Exhaust Ventilation Systems. Exhaust Fans. Replace exhaust fans.	\$37,020	\$3790-\$15990	\$1860-\$7960
	2-High	Flooring. Repair flooring in kitchen area..	\$3,490	\$410-\$1510
Flooring Restroom. Replace sheet vinyl flooring with MMA.		\$29,510	\$3000-\$12700	\$1480-\$6350
Exterior Wall Construction. Recaulk control joints. Seal masonry CMU		\$26,230	\$2680-\$11380	\$1320-\$5640
Exterior Windows. Recaulk windows		\$13,750	\$1460-\$5960	\$690-\$2960
Exterior Windows. Fix storefront window leakage		\$49,180	\$4930-\$21230	\$2460-\$10580
Solid Exterior Doors. Paint (4)		\$530	\$80-\$280	\$30-\$120
Paving & Surfacing. Bus Loop. Resurface asphalt bus loop		\$24,540	\$2470-\$10570	\$1230-\$5280
Paving and Surfacing. Parking Lot. Resurface asphalt parking lot		\$78,680	\$7930-\$33930	\$3940-\$16920
Curbs, Rails and Barriers. Repair/replace areas of curb.		\$5,080	\$530-\$2230	\$260-\$1100
Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary		\$9,950	\$1060-\$4360	\$500-\$2140
Playing Fields. Playground. Replace asphalt playground		\$29,510	\$3000-\$12700	\$1480-\$6350
2-Medium	Flooring Kitchen. Replace MMA flooring.	\$63,450	\$6350-\$27350	\$3180-\$13650
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,600	\$410-\$1610	\$180-\$780
	Playing Fields. Multi-use Field. Renovate multi-use playing field	\$78,680	\$7930-\$33930	\$3940-\$16920
3-Medium	Operable Partition. Repair operable partitions as necessary	\$7,940	\$870-\$3470	\$400-\$1710
	Vinyl Coverings. Repair/replace areas of vinyl	\$5,930	\$680-\$2580	\$300-\$1280

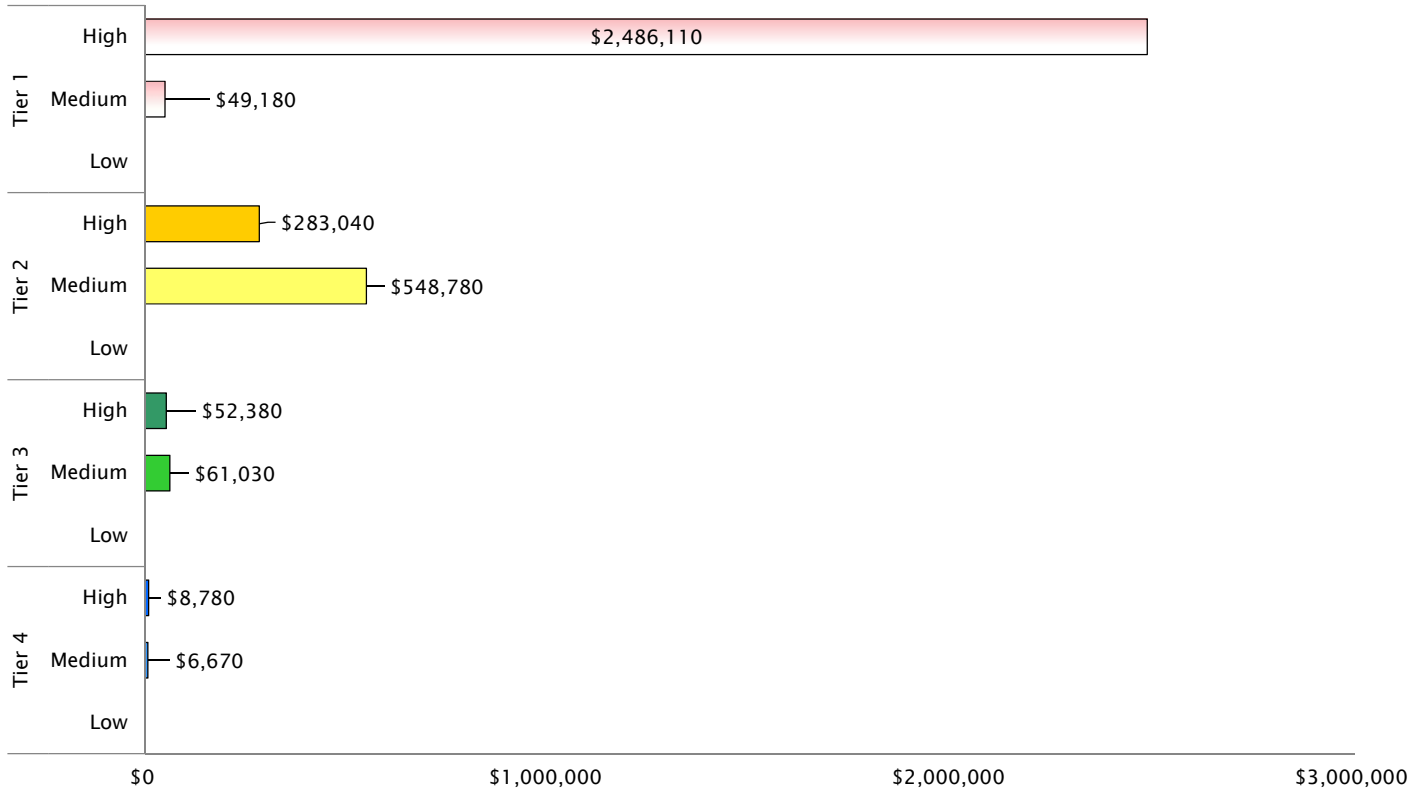
Estimated Total Construction Costs (in 2019 Dollars): \$2,072,900  
 Estimated Project Management Costs Range: \$208,480 - \$892,780  
 Estimated Inflation Range: \$103,770 - \$445,790  


---

 Estimated Total Project Costs: \$2,385,150 - \$3,411,470



### Ranch View Middle School-Identified Facility Projects Estimated Construction Costs (in 2018 Dollars) by Site Component Tier and Priority



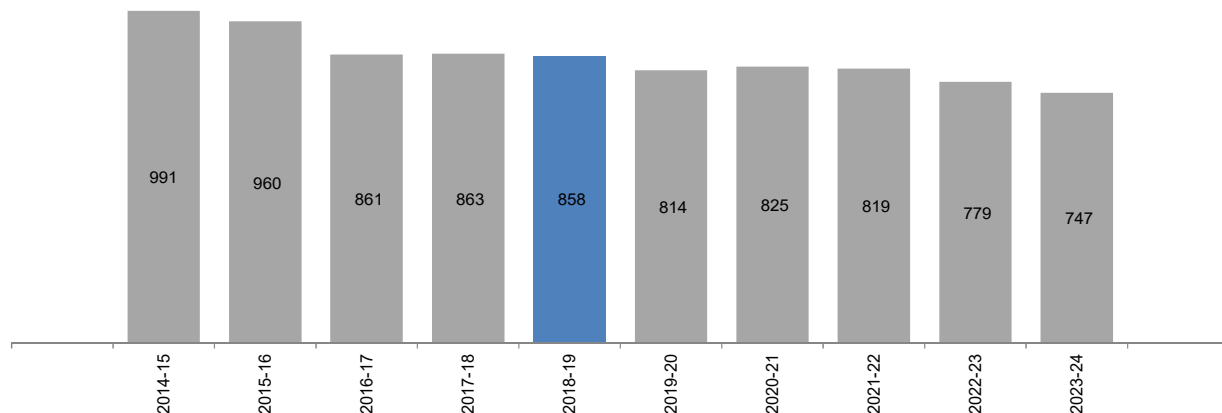
Estimated Total Construction Costs (in 2018 Dollars): \$3,495,970

Estimated Total Project Costs: \$4,022,350 - \$5,753,030

### Student Enrollment Historic and Projected

Capacity with all mobile pads occupied = 1,414

Capacity on traditional calendar = 1,190 (Also current capacity available at Ranch View MS)



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace roof with .060 fully adhered EPDM. Current .060 fully ballasted.	\$1,163,250	\$116350-\$500250	\$58170-\$250100
	Interior Door Hardware. Replace door hardware, install restricted key system.	\$302,450	\$30260-\$130060	\$15130-\$65030
	Hot Water Service. Water Heater. Replace domestic hot water system, heaters, pumps, and storage.	\$82,490	\$8320-\$35520	\$4130-\$17740
	Controls. Upgrade control system.	\$634,500	\$63500-\$272900	\$31730-\$136420
	Clock and Program Systems. Replace current Simplex clock system.	\$22,850	\$2360-\$9860	\$1150-\$4920
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$74,030	\$7480-\$31880	\$3710-\$15920
	Fixed Multiple Seating. Bleachers. Repair/replacement of bleachers. Structural problems.	\$44,000	\$4410-\$19010	\$2200-\$9460
	Irrigation Systems. Replace station controllers and update entire irrigation system.	\$162,540	\$16270-\$69970	\$8130-\$34950
	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10').	\$49,180	\$4930-\$21230	\$2460-\$10580
2-High	Flooring Hallways/Classrooms. VCT repair in room 234.	\$1,170	\$140-\$540	\$60-\$250
	Flooring Cafeteria. Replace VCT.	\$5,500	\$610-\$2410	\$280-\$1190
	Flooring Kitchen. Replace epoxy floor with MMA.	\$74,030	\$7480-\$31880	\$3710-\$15920
	Exterior Wall Construction. Brick. Recaulk control joints and areas where there are cracks	\$5,290	\$620-\$2320	\$270-\$1140
	Exterior Windows. Recaulk windows	\$23,480	\$2430-\$10130	\$1180-\$5050
	Energy Supply. Paint gas piping, starting to corrode	\$640	\$70-\$370	\$40-\$140
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$54,150	\$5460-\$23360	\$2710-\$11650
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$86,720	\$8690-\$37390	\$4340-\$18650
	Curbs, Rails and Gutters. Repair curb and gutter	\$27,080	\$2730-\$11730	\$1360-\$5820
	Paving and Surfacing. Sidewalks. Repair stairs on NE side of building	\$2,230	\$280-\$980	\$120-\$480
Fences and Gates. Repair/replace fencing at dumpster area	\$2,750	\$360-\$1260	\$140-\$600	
2-Medium	Flooring Restroom. Replace original sheet vinyl flooring with poured acrylic in all restrooms.	\$42,200	\$4310-\$18210	\$2110-\$9080
	Flooring Carpet. Replace carpet.	\$346,440	\$34670-\$149070	\$17330-\$74490
	Solid Exterior Doors. Repair and paint exterior doors	\$8,250	\$860-\$3560	\$420-\$1780
	Fabricated Toilet Partitions. Replace toilet partitions in all restrooms	\$40,510	\$4100-\$17500	\$2030-\$8710
	Sink Countertops. Replace sink counter tops in all restrooms	\$40,510	\$4100-\$17500	\$2030-\$8710
	Regular Stairs. Refinish stairs at stage	\$2,230	\$280-\$980	\$120-\$480
	Exhaust Ventilation Systems. Exhaust Fans. Replace exhaust fans	\$60,490	\$6120-\$26020	\$3030-\$13010
	Playing Fields. Playground. Repair concrete at basketball court	\$8,150	\$860-\$3560	\$410-\$1760
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$4,450	\$460-\$1960	\$230-\$960
	Superstructure. Repair cracks in commons floor and areas of block due to settling	\$14,600	\$1510-\$6310	\$730-\$3140
	Upper Floor. There is a crack under the carpet in the commons area. Mortar has fallen away and light can be seen through. Repair prestress flooring at commons	\$11,530	\$1180-\$4980	\$580-\$2480
	Playing Fields. Multi-use field. Reseed and top dress both fields	\$14,180	\$1430-\$6130	\$710-\$3050

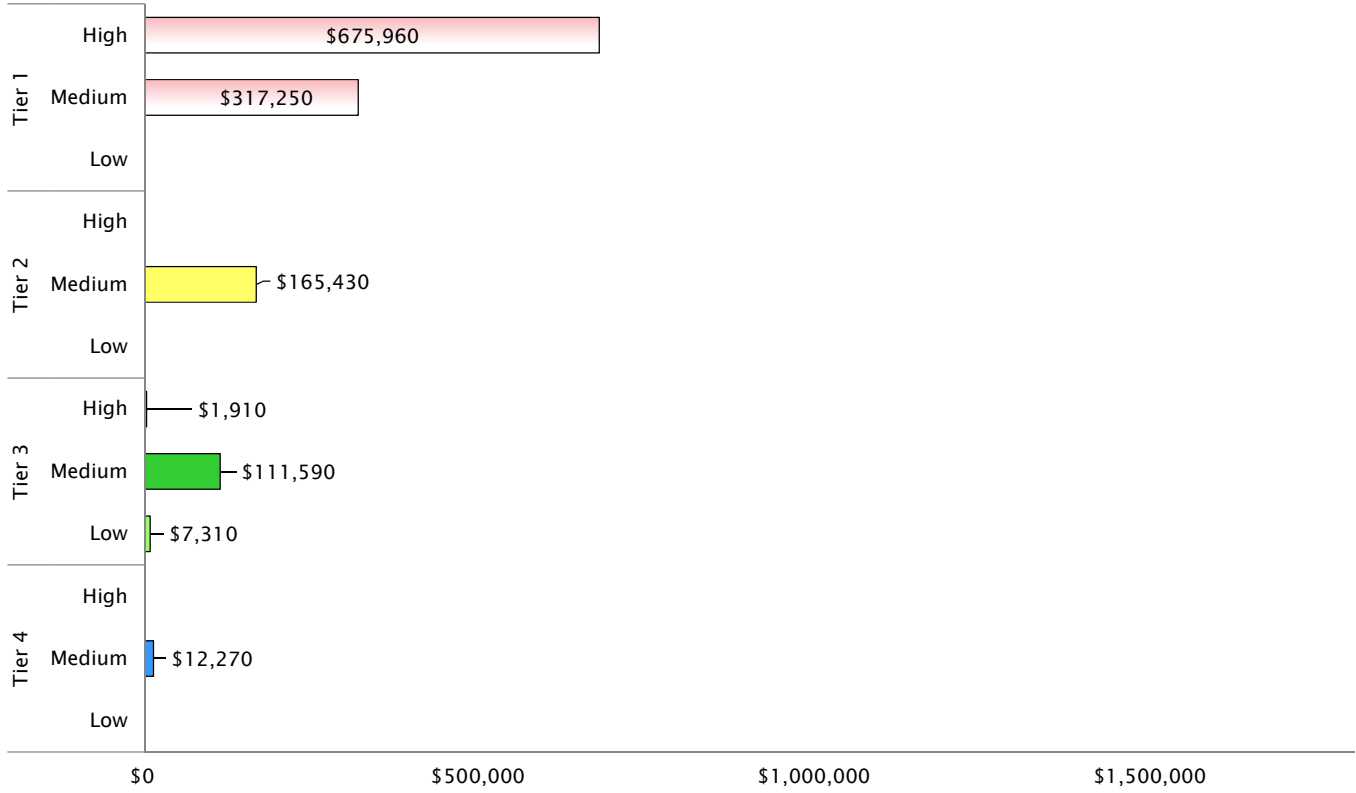
Not all capital needs are shown for Ranch View Middle School. For a complete listing of capital needs see Appendix 2

Estimated Total Construction Costs (in 2018 Dollars): \$3,495,970  
 Estimated Project Management Costs Range: \$351,390 - \$1,505,290  
 Estimated Inflation Range: \$174,990 - \$751,770  


---

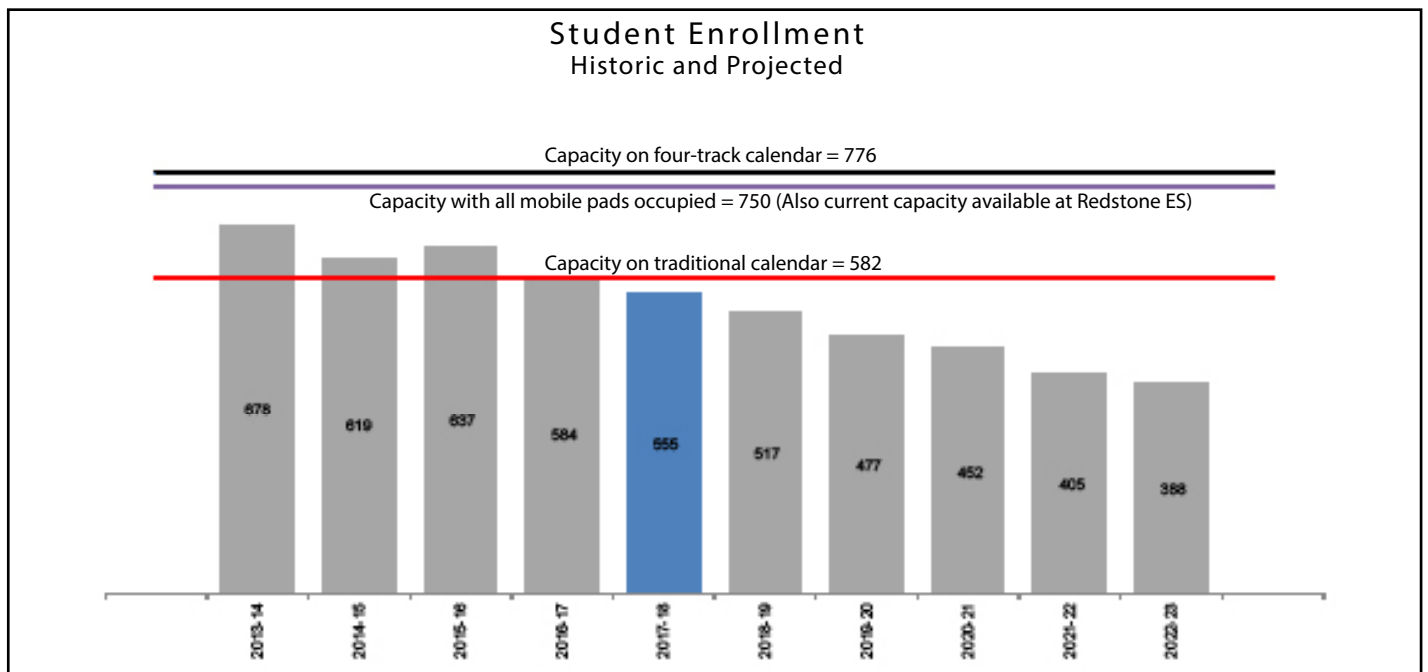
 Estimated Total Project Costs: \$4,022,350 - \$5,753,030

**Redstone Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,291,720

Estimated Total Project Costs: \$1,486,260- \$2,126,280



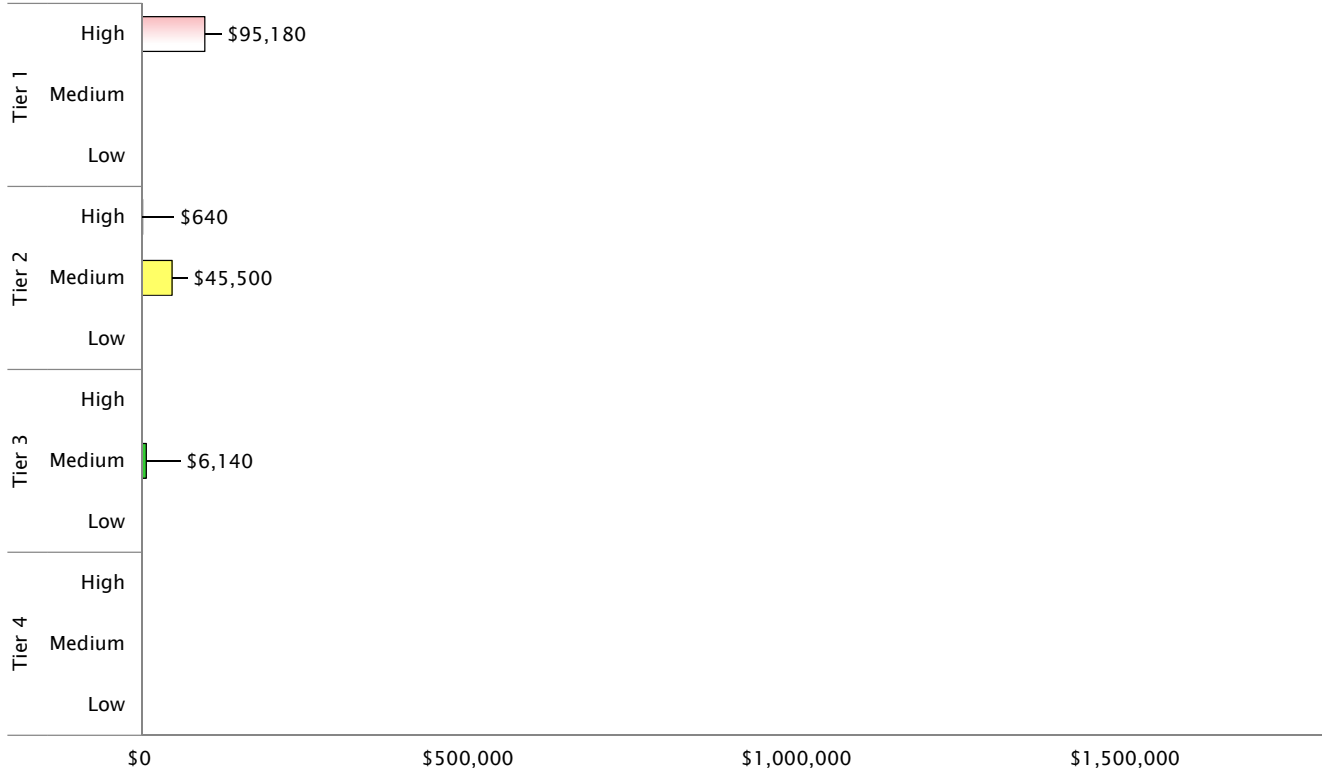
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted with .060 EPDM fully adhered.	\$559,630	\$55980-\$240680	\$27990-\$120320
	Fire Alarm Systems. Upgrade fire alarm system.	\$116,330	\$11680-\$50080	\$5820-\$25010
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
2-Medium	Flooring Cafeteria. Repair gap in VCT near entry area.	\$1,380	\$230-\$630	\$70-\$300
	Flooring Carpet. Replace walk off carpet squares at entries.	\$9,210	\$1000-\$4000	\$460-\$1980
	Exterior Wall Construction. CMU. Recaulk control joints	\$3,810	\$400-\$1700	\$190-\$820
	Exterior Wall Construction. CMU. CMU needs sealed. Repair cracks at joints left of main entrance and other areas	\$14,700	\$1510-\$6410	\$740-\$3160
	Exterior Windows. -Recaulk windows	\$14,700	\$1510-\$6410	\$740-\$3160
	Retractable Partition. Refurbish operable partition at gym	\$3,180	\$330-\$1430	\$160-\$690
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$48,540	\$4870-\$20970	\$2430-\$10440
Paving and Surfacing. Parking Lot. Repair asphalt as needed	\$48,540	\$4870-\$20970	\$2430-\$10440	
3-High	Structural Slab on Grade. Repair crack in floor at staff restroom main floor pod	\$1,910	\$200-\$900	\$100-\$410
3-Medium	Suspended Ceilings. Replace tile in kitchen. The tiles are stained and dirty	\$3,180	\$330-\$1430	\$160-\$690
	Paving and Surfacing. Sidewalks. Repair/replace sidewalk at drive through lane south end handicap curb	\$3,180	\$330-\$1430	\$160-\$690
	Retaining Walls. Repair retaining wall north side	\$1,910	\$200-\$900	\$100-\$410
	Playing Fields. Multi-use Field. Reonvate areas of worn grass	\$97,080	\$9730-\$41830	\$4860-\$20880
	Planting. Replace dead plants on east side at stacked pods	\$6,240	\$670-\$2770	\$320-\$1350
3-Low	Paint Interior. Repair damage to column in cafeteria	\$1,380	\$230-\$630	\$70-\$300
	Vinyl Coverings. Repair vinyl on walls as necessary	\$5,930	\$680-\$2580	\$300-\$1280
4-Medium	Seeding and Sodding. Renovate areas of worn grass	\$12,270	\$1240-\$5340	\$620-\$2640

Estimated Total Construction Costs (in 2019 Dollars): \$1,291,720  
 Estimated Project Management Costs Range: \$129,880 - \$556,780  
 Estimated Inflation Range: \$64,660 - \$277,780  

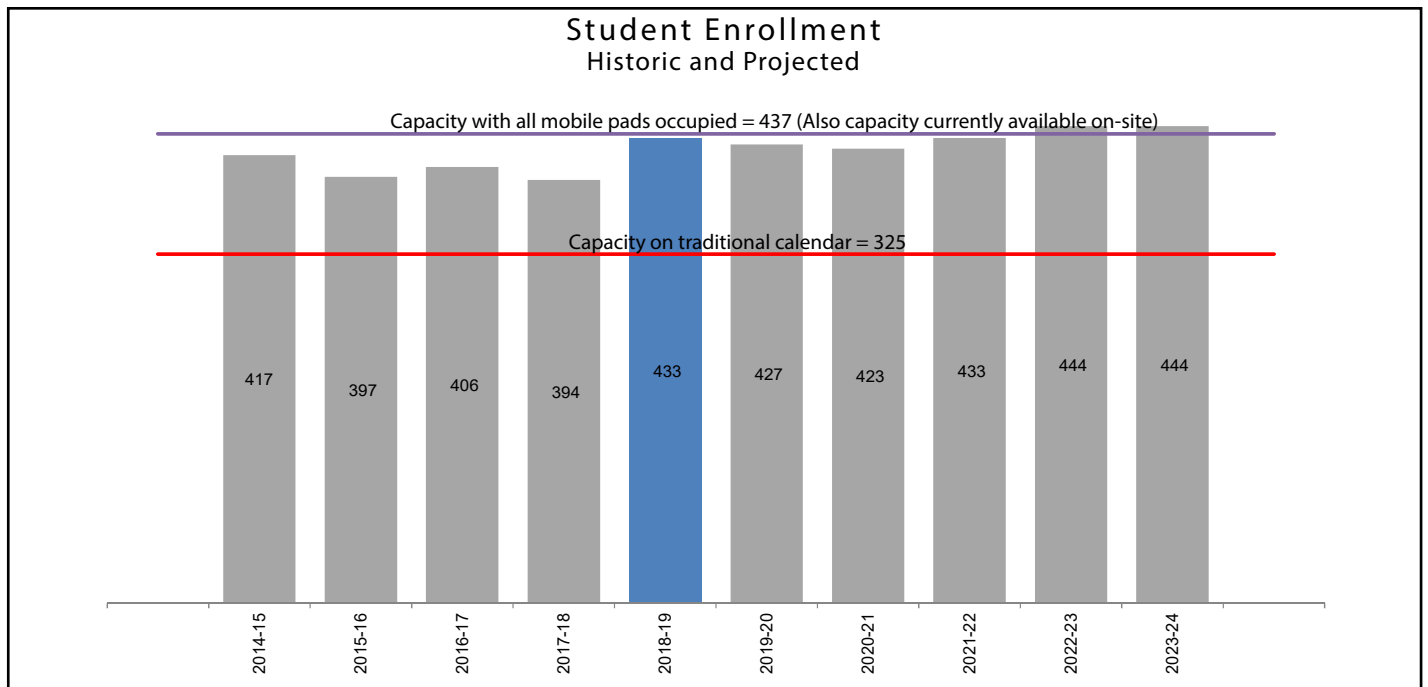

---

 Estimated Total Project Costs: \$1,486,260 - \$2,126,280

## Renaissance Expeditionary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$147,460  
 Estimated Total Project Costs: \$170,110 - \$243,240





Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
<b>Tier 1 Funded by the 2018 Bond</b>	Fire Alarm Systems. Upgrade fire alarm system.	\$95,180	\$9530-\$41030	\$4760-\$20470
<b>2-High</b>	Energy Supply. Paint gas piping on roof, starting to corrode	\$640	\$70-\$370	\$40-\$140
<b>2-Medium</b>	Flooring Hallways/Classrooms. Replace entry walkoff carpet.	\$3,390	\$420-\$1520	\$170-\$730
	Exterior Wall Construction. Precast Concrete. Repair cracks in walls	\$2,750	\$360-\$1260	\$140-\$600
	Paint Exterior. Paint exterior. All of the building is paint.	\$8,250	\$860-\$3560	\$420-\$1780
	Solid Exterior Doors. Paint exterior doors	\$2,230	\$280-\$980	\$120-\$480
	Sink Countertops. Resurface restroom countertops, 2 total. Main hall adult restrooms not showing as much wear.	\$6,880	\$730-\$3030	\$350-\$1480
<b>3-Medium</b>	Paving and Surfacing. Parking Lot. Parking lot has been recently oiled and cracks filled. Cracks starting to open up again.	\$22,000	\$2210-\$9510	\$1100-\$4730
	Wall Foundations. Recaulk foundation walls	\$3,390	\$420-\$1520	\$170-\$730
	Roof Finishes. Good condition. Repair ponding at roof access section, along wall on fully adhered section	\$2,750	\$360-\$1260	\$140-\$600

Estimated Total Construction Costs (in 2019 Dollars): \$147,460

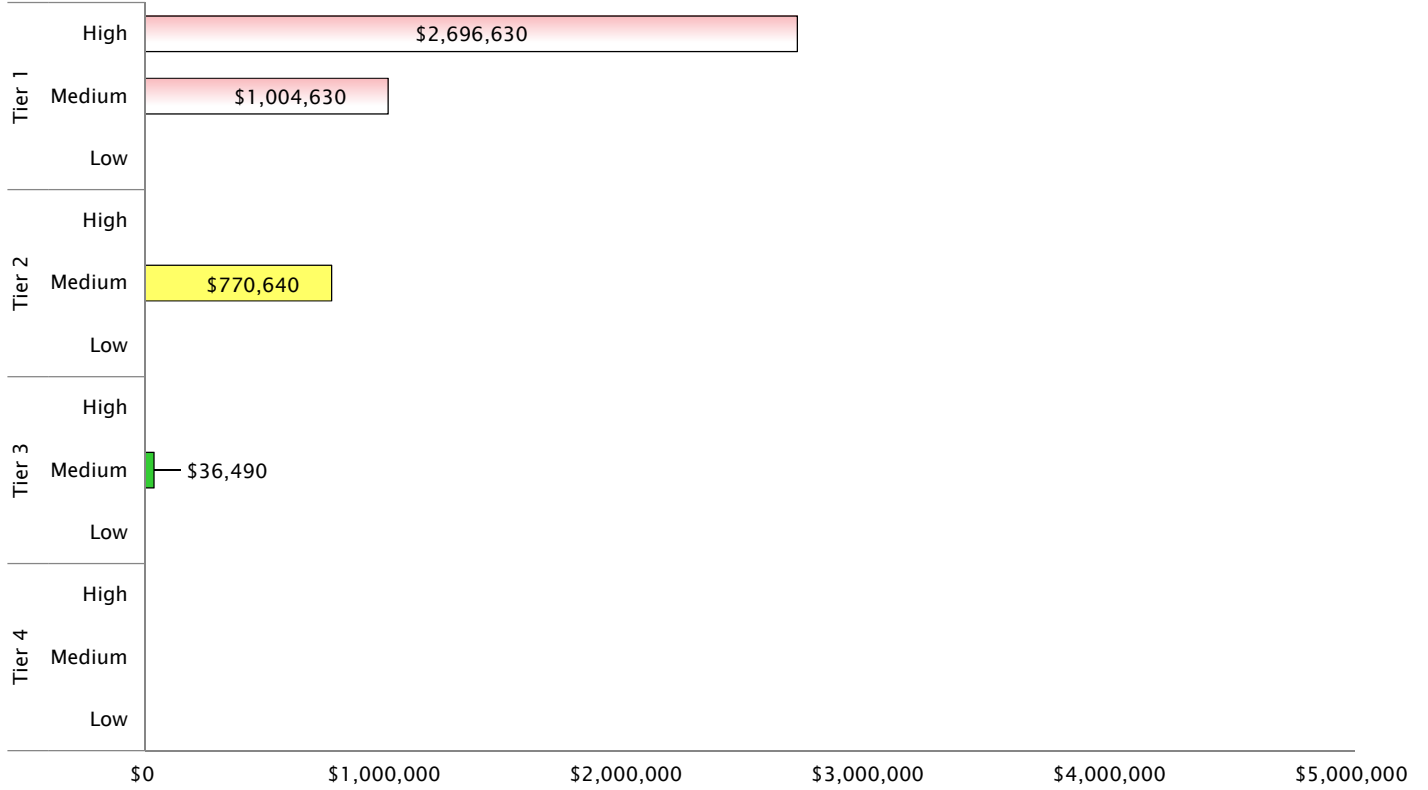
Estimated Project Management Costs Range: \$15,240 - \$64,040

Estimated Inflation Range: \$7,410 - \$31,740

---

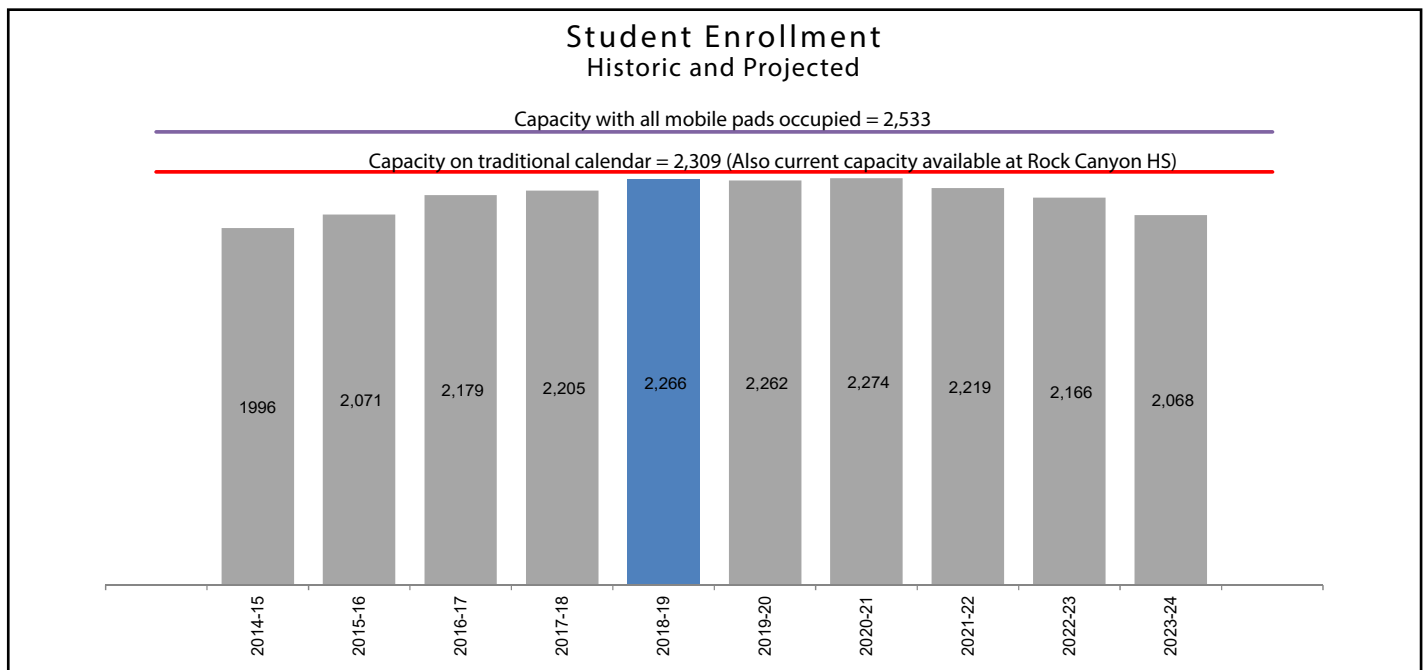
Estimated Total Project Costs: \$170,110 - \$243,240

## Rock Canyon High School-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$4,508,390

Estimated Total Project Costs: \$5,185,260 - \$7,416,830



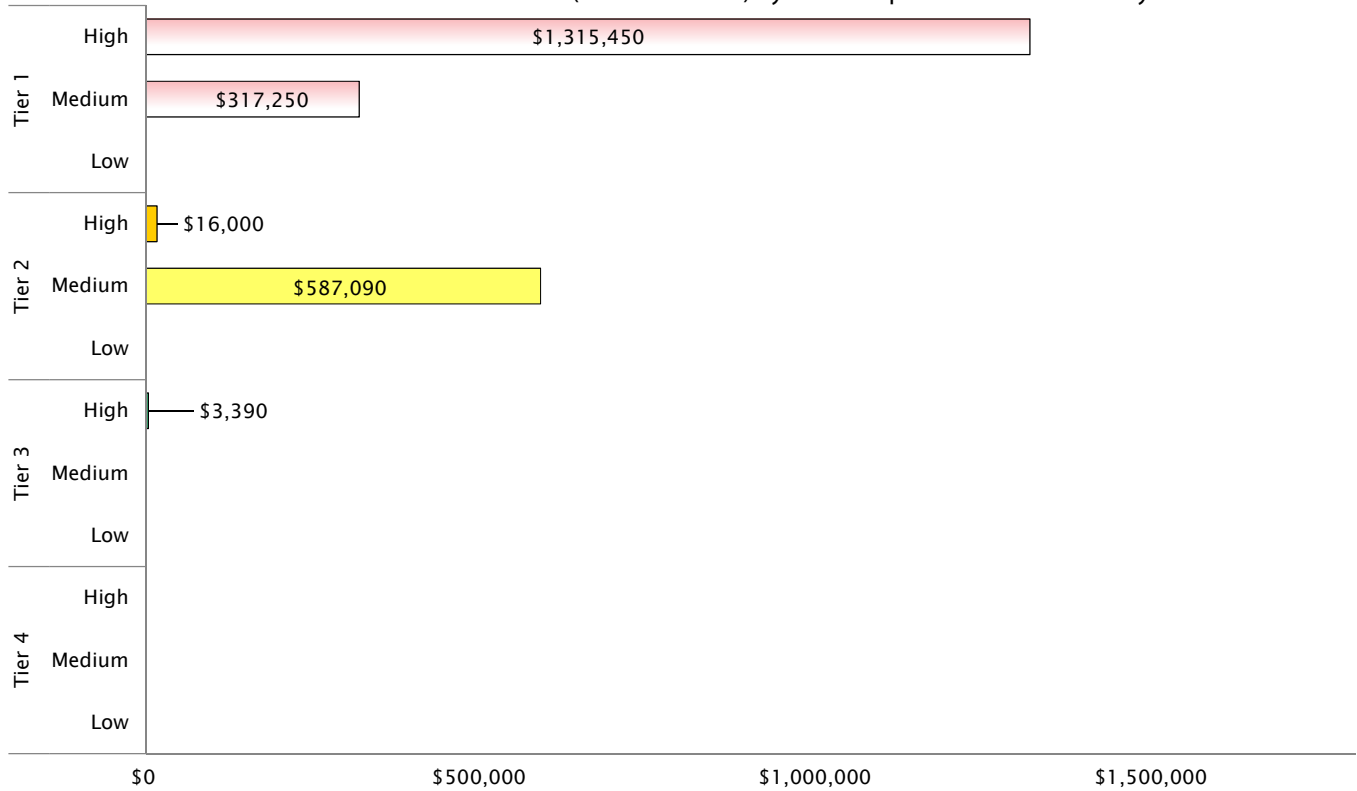
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 ballasted EPDM with .060 fully adhered, does not include F pod.	\$2,326,500	\$232700-\$1000400	\$116330-\$500200
	Fire Alarm Systems. Upgrade fire alarm systems.	\$370,130	\$37080-\$159180	\$18510-\$79580
	Controls. Upgrade control system.	\$1,004,630	\$100480-\$432080	\$50240-\$216000
2-Medium	Flooring Cafeteria. VCT cracking and peeling next to windows in commons. Repair as necessary.	\$3,810	\$400-\$1700	\$190-\$820
	Flooring Gym. Sand Gym.	\$14,600	\$1510-\$6310	\$730-\$3140
	Exterior Wall Construction. CMU. Reseal CMU	\$36,490	\$3720-\$15720	\$1830-\$7850
	Exterior Windows. -Recaulk windows	\$71,490	\$7220-\$30820	\$3580-\$15370
	Site Improvements. Add additional expanded roadways and exit for traffic flow	\$25,600	\$2610-\$11010	\$1280-\$5510
	Paving and Surfacing. Parking Lot. Repair/resurface parking lots. Many cracks and potholes starting to form (2015)	\$606,380	\$60730-\$260830	\$30320-\$130370
3-Medium	Paving and Surfacing. Sidewalks. Repair minor cracking and movement areas	\$12,270	\$1240-\$5340	\$620-\$2640
3-Medium	Wall Foundations. Recaulk areas where concrete meets foundation. Area outside North F pod has sunk a couple inches	\$36,490	\$3720-\$15720	\$1830-\$7850

Estimated Total Construction Costs (in 2019 Dollars): \$4,508,390  
 Estimated Project Management Costs Range: \$451,410 - \$1,939,110  
 Estimated Inflation Range: \$225,460 - \$969,330  

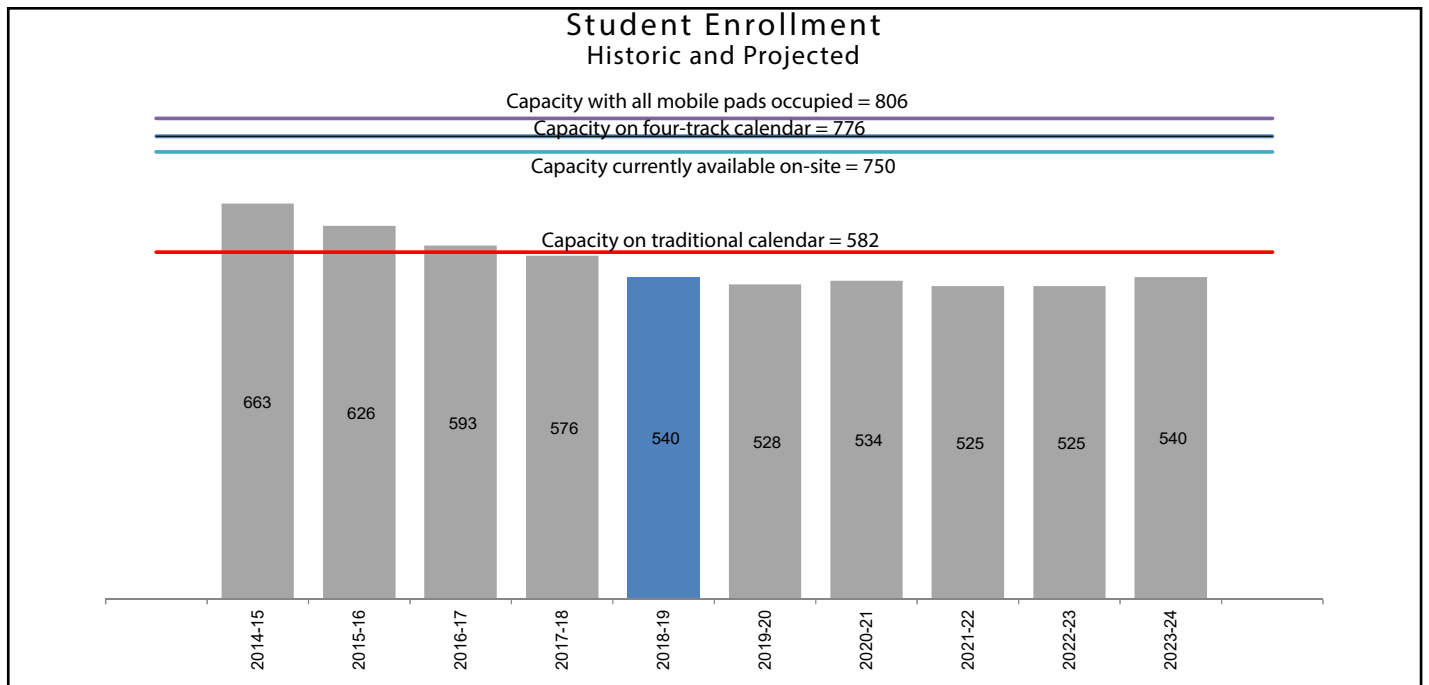

---

 Estimated Total Project Costs: \$5,185,260 - \$7,416,830

## Rock Ridge Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,239,180  
 Estimated Total Project Costs: \$2,575,850 - \$3,684,480



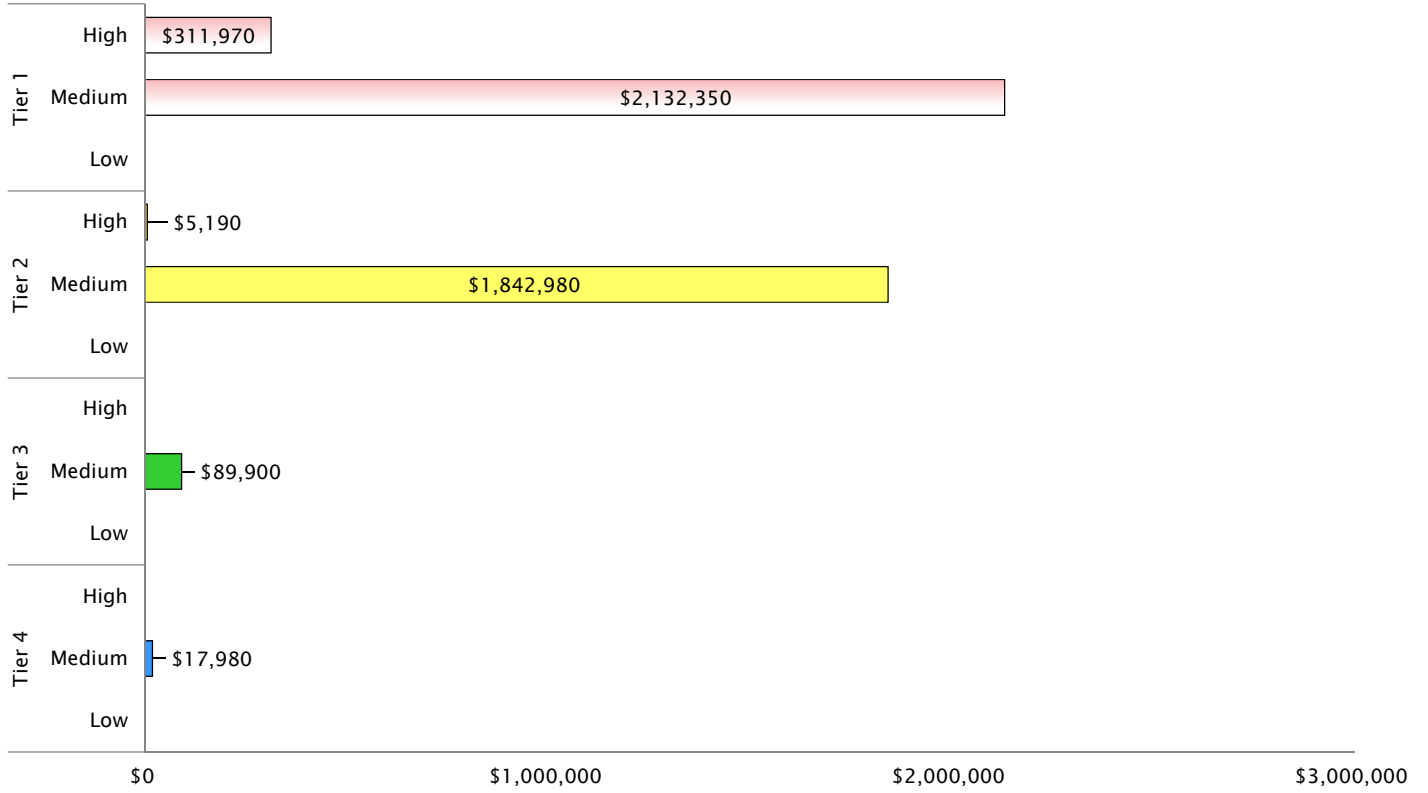
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 ballasted (2005) with .060 fully adhered.	\$713,820	\$71390-\$306990	\$35700-\$153470
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Switchgear-Main. Replace main switchgear.	\$46,750	\$4760-\$20160	\$2340-\$10050
	Panels and Transformers. Replace original panels and transformers.	\$46,750	\$4760-\$20160	\$2340-\$10050
	Clock and Program Systems. Upgrade clock system.	\$21,680	\$2230-\$9430	\$1090-\$4670
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
2-High	Flooring Cafeteria. Replace VCT.	\$14,090	\$1420-\$6120	\$710-\$3030
	Flooring Restroom. Replace original sheet vinyl flooring in staff restrooms.	\$1,910	\$200-\$900	\$100-\$410
2-Medium	Flooring Kitchen. Replace kitchen flooring.	\$53,620	\$5390-\$23090	\$2690-\$11530
	Flooring Gym. Replace gym carpet.	\$16,660	\$1750-\$7250	\$840-\$3590
	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$178,190	\$17920-\$76720	\$8910-\$38320
3-High	Vinyl Coverings. Vinyl has a lot of tears, patches, water damage and seams coming apart in hallways and pods. Bathroom halls have colored vinyl that need replaced. All entrances need replaced.	\$3,390	\$420-\$1520	\$170-\$730

Estimated Total Construction Costs (in 2019 Dollars): \$2,239,180  
 Estimated Project Management Costs Range: \$224,630 - \$963,830  
 Estimated Inflation Range: \$112,040 - \$481,470  

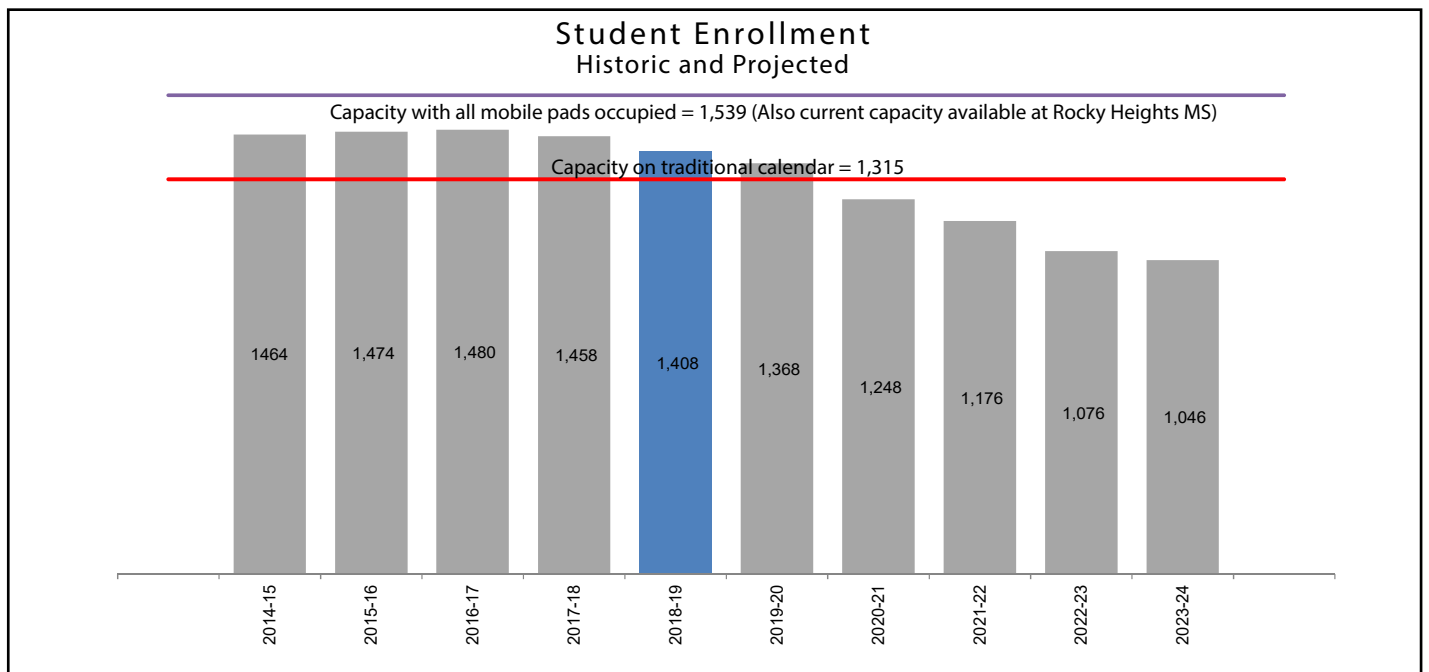

---

 Estimated Total Project Costs: \$2,575,850 - \$3,684,480

**Rocky Heights Middle School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$4,400,370  
 Estimated Total Project Costs: \$5,061,970 - \$7,240,350



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Fire Alarm Systems. Upgrade fire alarm system.	\$237,940	\$23870-\$102370	\$11900-\$51160
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$74,030	\$7480-\$31880	\$3710-\$15920
	Roof Finishes. Replace .060 EPDM ballasted with .060 fully adhered.	\$1,057,500	\$105800-\$454800	\$52880-\$227370
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Controls. Replace Trane control system.	\$1,004,630	\$100480-\$432080	\$50240-\$216000
	Fixed Multiple Seating. Bleachers. Repair bleachers in gym.	\$6,770	\$740-\$2940	\$340-\$1460
2-High	Exterior Wall Construction. Recaulk building control joints	\$5,190	\$520-\$2320	\$260-\$1120
2-Medium	Flooring Restroom. Replace sheet vinyl with poured acrylic.	\$53,620	\$5390-\$23090	\$2690-\$11530
	Flooring Cafeteria. Replace VCT.	\$12,800	\$1310-\$5510	\$640-\$2760
	Flooring Gym. Sand Gym.	\$14,600	\$1510-\$6310	\$730-\$3140
	Flooring Carpet. Carpet showing wear in high traffic areas. Look at replacement before lifecycle.	\$280,670	\$28140-\$120740	\$14040-\$60350
	Flooring Carpet. Replace carpet.	\$687,380	\$68830-\$295630	\$34370-\$147790
	Flooring Carpet. Replace carpet.	\$523,470	\$52440-\$225140	\$26180-\$112550
	Paint Exterior. Paint exterior trim and doors	\$8,990	\$920-\$3920	\$450-\$1940
	Exterior Windows. Recaulk windows	\$25,170	\$2540-\$10840	\$1260-\$5420
	Solid Exterior Doors. Recaulk door frames	\$1,060	\$150-\$550	\$60-\$230
	Retractable Partition. Repair operable partitions in pods	\$17,980	\$1830-\$7830	\$900-\$3870
	Fabricated Toilet Partitions. Replace toilet partitions in all restrooms	\$40,510	\$4100-\$17500	\$2030-\$8710
	Sink Countertops. Replace sink countertops in all restrooms with single surface	\$38,500	\$3910-\$16610	\$1930-\$8280
	Sinks. Replace with sink countertops, single surface	\$26,760	\$2750-\$11550	\$1340-\$5760
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$106,920	\$10790-\$45990	\$5350-\$22990
Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$4,550	\$560-\$2060	\$230-\$980	
3-Medium	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$5,080	\$530-\$2230	\$260-\$1100
	Upper floor. Some movement occurring south of commons expansion joint. Carpet splitting, wall joint separation	\$8,990	\$920-\$3920	\$450-\$1940
	Vinyl Coverings. Repair areas of vinyl wall covering	\$4,550	\$560-\$2060	\$230-\$980
	Playing Fields. Multi-use Field. Renovate multi-use field	\$71,280	\$7230-\$30730	\$3570-\$15330
4-Medium	Other Landscape Features. Renovate areas of landscaping around school. Many patches of bare ground	\$17,980	\$1830-\$7830	\$900-\$3870

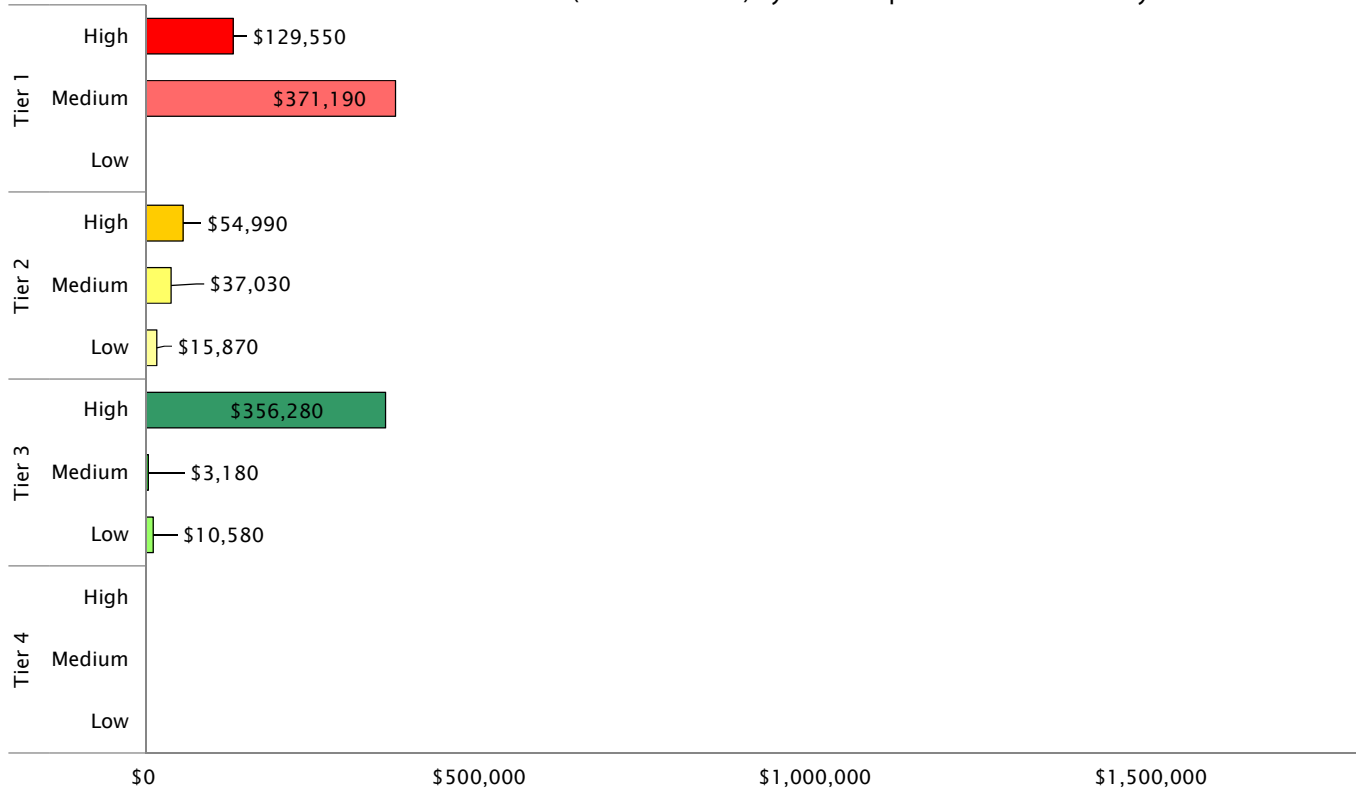
Estimated Total Construction Costs (in 2019 Dollars): \$4,400,370

Estimated Project Management Costs Range: \$441,480 - \$1,893,780

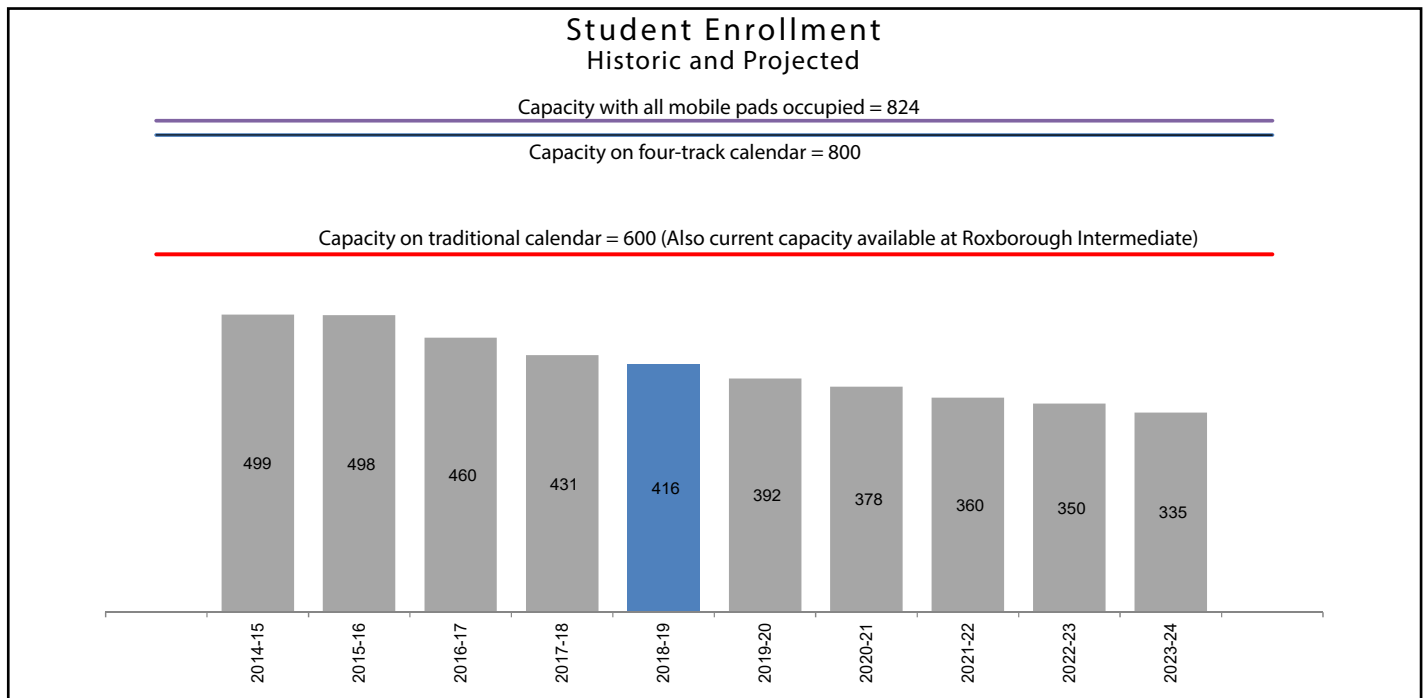
Estimated Inflation Range: \$220,120 - \$946,200

Estimated Total Project Costs: \$5,061,970 - \$7,240,350

**Roxborough Intermediate School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$978,670  
 Estimated Total Project Costs: \$1,126,090 - \$1,610,440





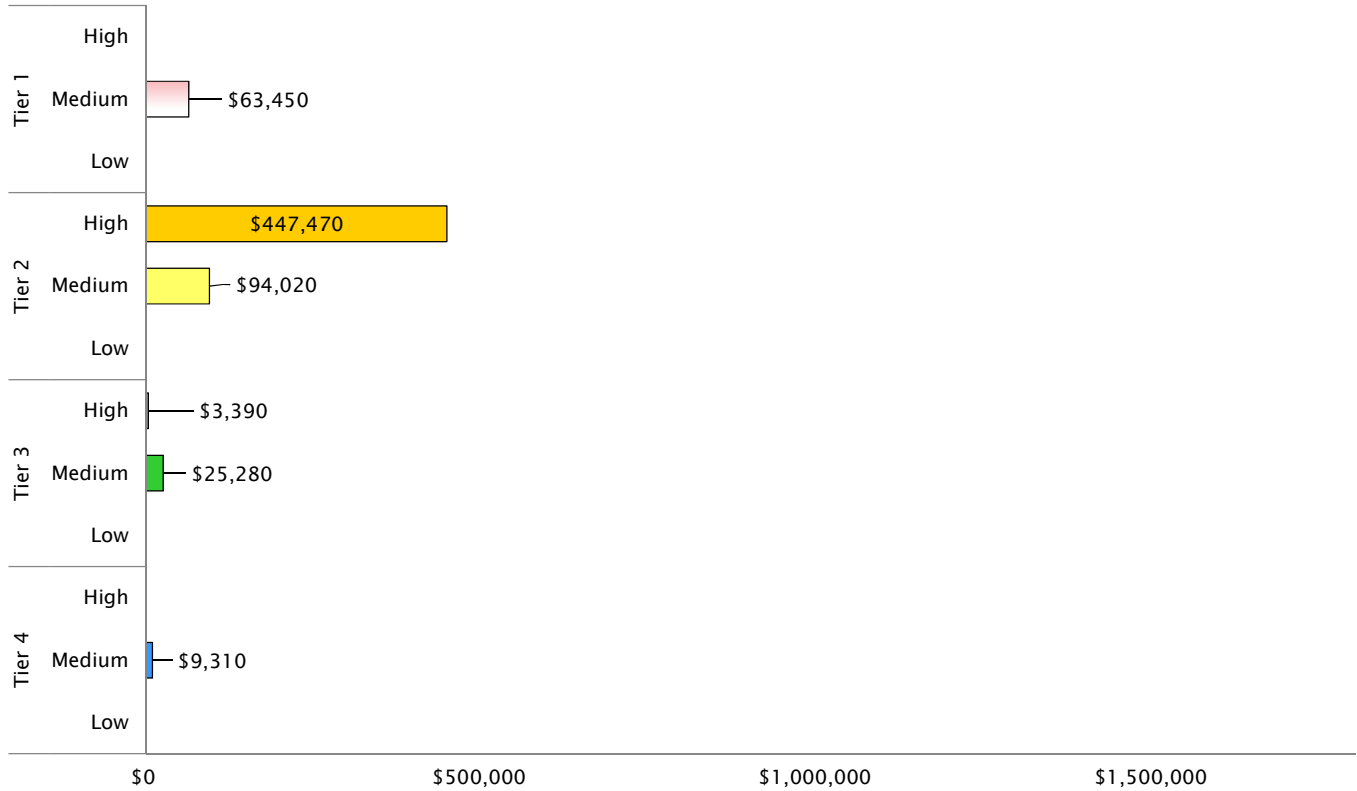
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Chilled Water Systems. Chiller, cooling tower. Repair one ice storage unit that appears to be leaking water.	\$2,650	\$360-\$1160	\$140-\$570
	Fire Alarm Systems. Upgrade fire alarm system	\$126,900	\$12700-\$54600	\$6350-\$27290
1-Medium	Boiler Room Piping and Specialties. Repair piping at pumps in boiler room that are leaking	\$1,060	\$150-\$550	\$60-\$230
	Controls. Upgrade control system	\$370,130	\$37080-\$159180	\$18510-\$79580
2-High	Special Foundations. Repair retaining wall movement where it attaches to building foundation	\$54,990	\$5510-\$23710	\$2750-\$11830
2-Medium	Exterior Wall Construction. CMU and Brick. Recaulk expansion joints. Reseal CMU	\$15,870	\$1640-\$6840	\$800-\$3410
	Paint Exterior. Paint exterior metal, poles, railings, and sunshades	\$5,290	\$620-\$2320	\$270-\$1140
	Exterior Windows. Recaulk windows	\$15,870	\$1640-\$6840	\$800-\$3410
2-Low	Paving and Surfacing. Sidewalks. Repair areas of sidewalk as necessary	\$15,870	\$1640-\$6840	\$800-\$3410
3-High	Playing Fields. Multi-use Field. Install synthetic turf field in lieu of grass field.	\$356,280	\$35630-\$153230	\$17820-\$76600
3-Medium	Wall Foundations. Recaulk foundation where concrete meets	\$3,180	\$330-\$1430	\$160-\$690
3-Low	Seeding and Sodding. Repair areas of grass around school	\$10,580	\$1130-\$4630	\$530-\$2280

Estimated Total Construction Costs (in 2019 Dollars): \$978,670  
Estimated Project Management Costs Range: \$98,430 - \$421,330  
Estimated Inflation Range: \$48,990 - \$210,440

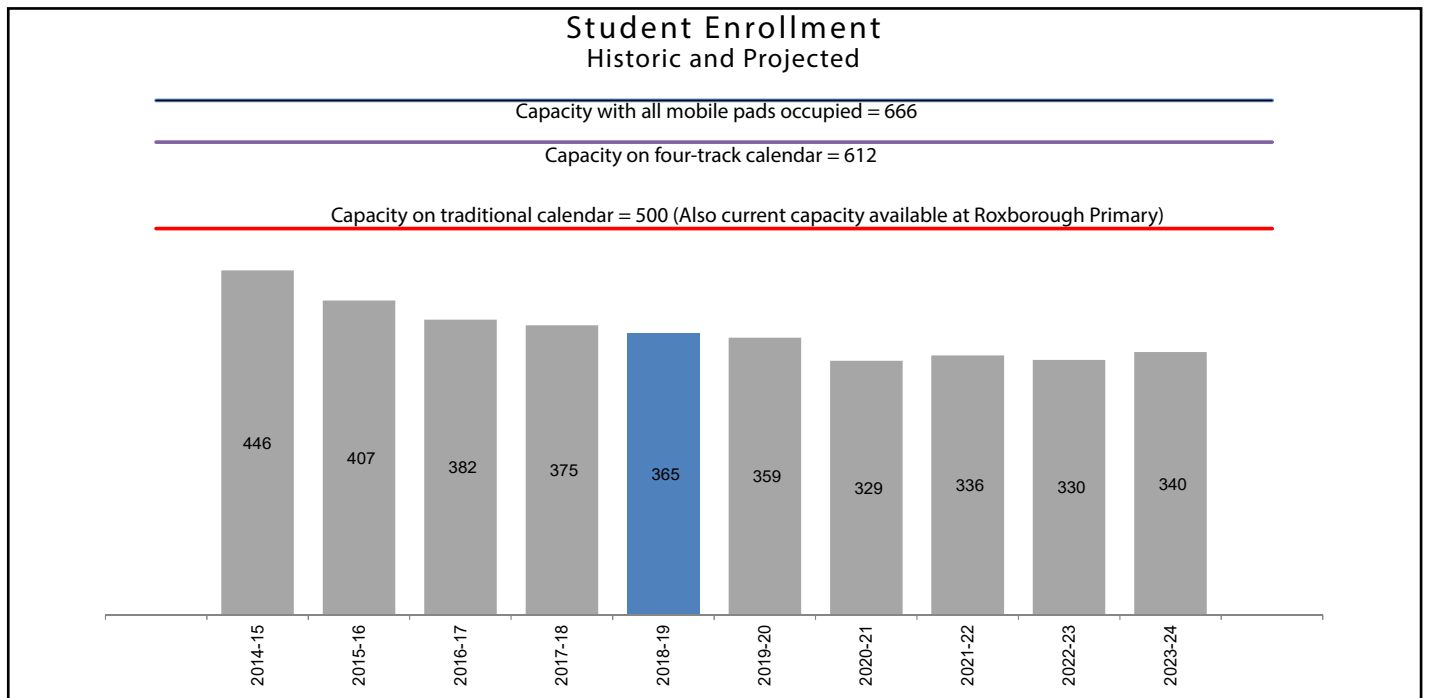
---

Estimated Total Project Costs: \$1,126,090 - \$1,610,440

**Roxborough Primary School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$642,920  
 Estimated Total Project Costs: \$740,680 - \$1,058,780



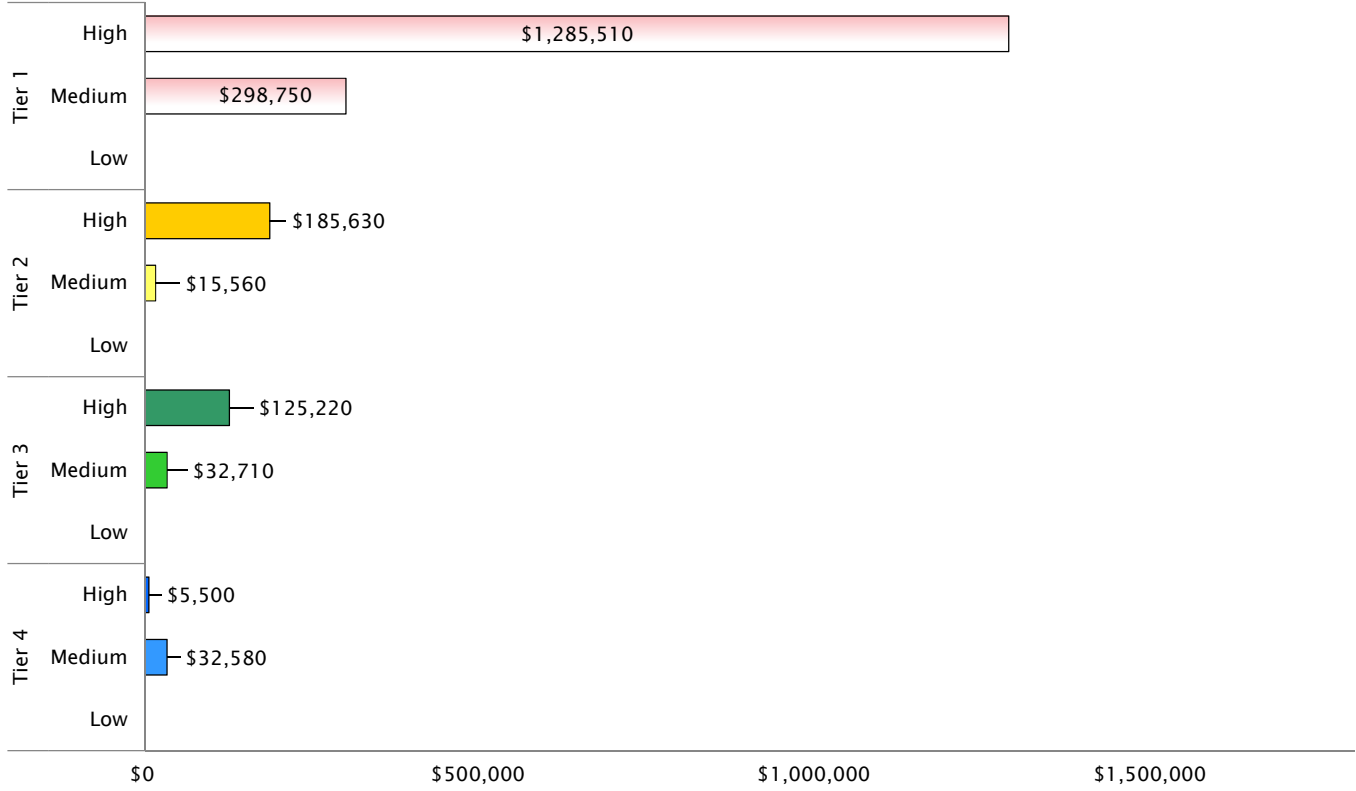
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Switchgear-Main. Replace main switchgear.	\$42,300	\$4300-\$18200	\$2120-\$9100
	Panels and Transformers. Replace original panels and transformers.	\$21,150	\$2150-\$9150	\$1060-\$4550
2-High	Flooring Gym. Replace tartan floor.	\$30,460	\$3150-\$13150	\$1530-\$6550
	Exterior Wall Construction. Recaulk control joints.	\$3,390	\$420-\$1520	\$170-\$730
	Exterior Wall Construction. CMU and Brick. Recoat CMU weatherproofing. Repair cracks in block	\$17,560	\$1850-\$7650	\$880-\$3780
	Exterior Windows. Replace hollow metal exterior windows	\$91,370	\$9240-\$39340	\$4570-\$19650
	Exterior Windows. Replace exterior windows	\$70,220	\$7090-\$30290	\$3520-\$15100
	Exterior Windows. Recaulk windows	\$18,720	\$1890-\$8090	\$940-\$4030
	Other Doors & Entrances. Replace hollow metal doors at entry	\$9,310	\$1000-\$4100	\$470-\$2010
	Lavatories. Replace faucets at all lavatories.	\$11,530	\$1180-\$4980	\$580-\$2480
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$59,010	\$6000-\$25400	\$2950-\$12690
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$78,680	\$7930-\$33930	\$3940-\$16920
	Paving & Surfacing, Sidewalks. Repair/Replace areas of sidewalk	\$39,980	\$4030-\$17230	\$2000-\$8600
	Playing Fields. Playground. Repair/reseal asphalt	\$17,240	\$1770-\$7470	\$870-\$3710
2-Medium	Flooring Kitchen. Replace kitchen flooring with poured acrylic.	\$72,870	\$7340-\$31340	\$3650-\$15670
	Flooring Restroom. Replace restroom flooring with MMA.	\$21,150	\$2150-\$9150	\$1060-\$4550
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
3-Medium	Interior Doors. Refinish wood doors	\$18,300	\$1910-\$7910	\$920-\$3940
	Vinyl Coverings. Repair sections of vinyl wall covering	\$6,980	\$720-\$3030	\$350-\$1510
4-Medium	Other Landscape Features. Repair drainage issues	\$9,310	\$1000-\$4100	\$470-\$2010

Estimated Total Construction Costs (in 2019 Dollars): \$642,920  
 Estimated Project Management Costs Range: \$65,540 - \$277,550  
 Estimated Inflation Range: \$32,220 - \$138,310  


---

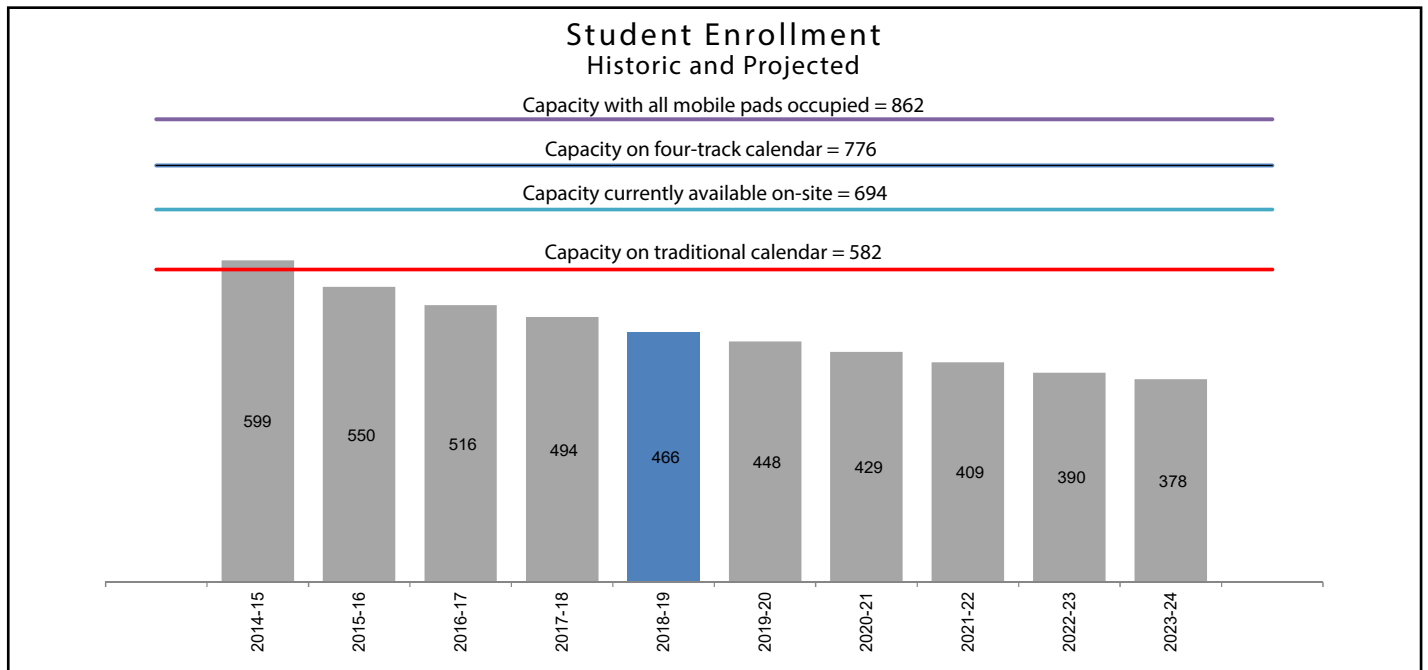
 Estimated Total Project Costs: \$740,680 - \$1,058,780

**Saddle Ranch Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,981,460

Estimated Total Project Costs: \$2,280,220 - \$3,261,380

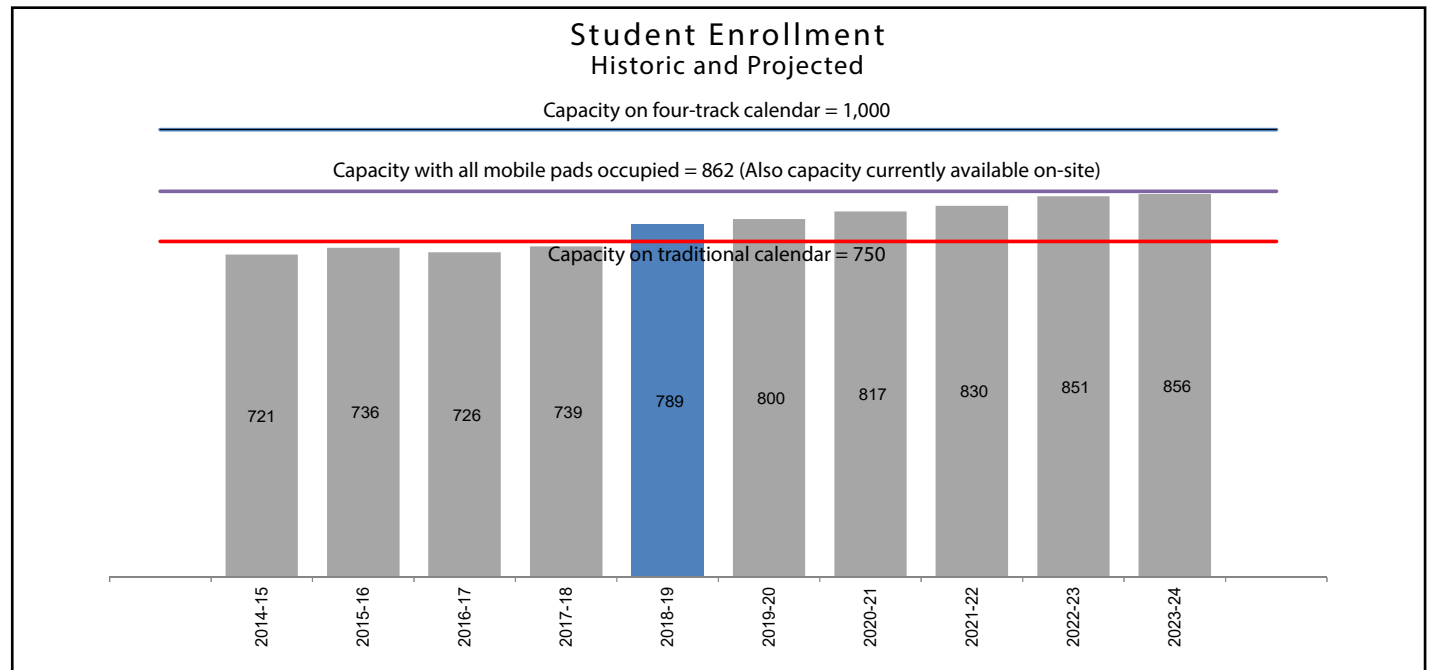


Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 EPDM ballasted roof with .060 EPDM fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Chilled Water Systems. Chiller, cooling tower. Replace chiller, has excessive starts, may need replaced before lifecycle.	\$296,100	\$29700-\$127400	\$14810-\$63670
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Irrigation Systems. Replace irrigation controllers and sprinkler heads.	\$27,080	\$2730-\$11730	\$1360-\$5820
	Door Hardware. Replace door hardware, install restricted key system.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Chilled Water Systems. Chiller, cooling tower. Replace cooling tower.	\$84,600	\$8500-\$36400	\$4230-\$18190
	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10').	\$49,180	\$4930-\$21230	\$2460-\$10580
2-High	Flooring Kitchen. Replace epoxy floor with MMA.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Exterior Wall Construction. CMU. Re-seal CMU. Repair stress cracks from settling. Re-caulk all joints.	\$16,500	\$1710-\$7110	\$830-\$3550
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Exterior Windows. Fix storefront window and hallway skylight leakage.	\$19,780	\$2030-\$8530	\$990-\$4260
	Roof Hatches. Replace, latch bad, weather striping is deteriorating	\$10,370	\$1040-\$4540	\$520-\$2230
	Fabricating Toilet Partitions. Replace Boys/girls and main hallway restrooms, 8 total	\$23,270	\$2340-\$10040	\$1170-\$5010
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Public Address and Music Systems. Gym sound system. Replace current Advance system	\$10,370	\$1040-\$4540	\$520-\$2230
	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$7,300	\$810-\$3210	\$370-\$1570
2-Medium	Operable Partition. Minor repairs needed at cafeteria/gym. Classrooms in good condition	\$11,640	\$1170-\$5070	\$590-\$2510
	Fixed Casework. Art room countertop needs resurfaced, relace FRP behind sinks	\$3,920	\$490-\$1690	\$200-\$850
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
	Playing fields. Multi-use field. Renovate multi-use field. Reseeding and resodding	\$121,830	\$12280-\$52480	\$6100-\$26200
3-Medium	Vinyl Coverings. Minor repairs	\$5,500	\$610-\$2410	\$280-\$1190
	Fences and Gates. Replace gates and dumpster enclosure	\$6,670	\$740-\$2940	\$340-\$1440
	Fences and Gates. Install new fence at playground next to basketball court.	\$3,390	\$420-\$1520	\$170-\$730
	Retaining Walls. Install retaining walls where needed.	\$6,670	\$740-\$2940	\$340-\$1440
	Miscellaneous Structures. Replace top on shade structure.	\$5,500	\$610-\$2410	\$280-\$1190
	Planting. Replace and add plant material around building.	\$4,980	\$530-\$2230	\$250-\$1070
4-High	Seeding and sodding. Seed, sod, and top dress areas around school	\$5,500	\$610-\$2410	\$280-\$1190
4-Medium	Other Landscape Features. Repair area between parking lot and main drive. Rock gets pushed into both areas	\$32,580	\$3330-\$14030	\$1630-\$7010

Estimated Total Construction Costs (in 2019 Dollars): \$1,981,460  
Estimated Project Management Costs Range: \$199,570 - \$853,770  
Estimated Inflation Range: \$99,190 - \$426,150

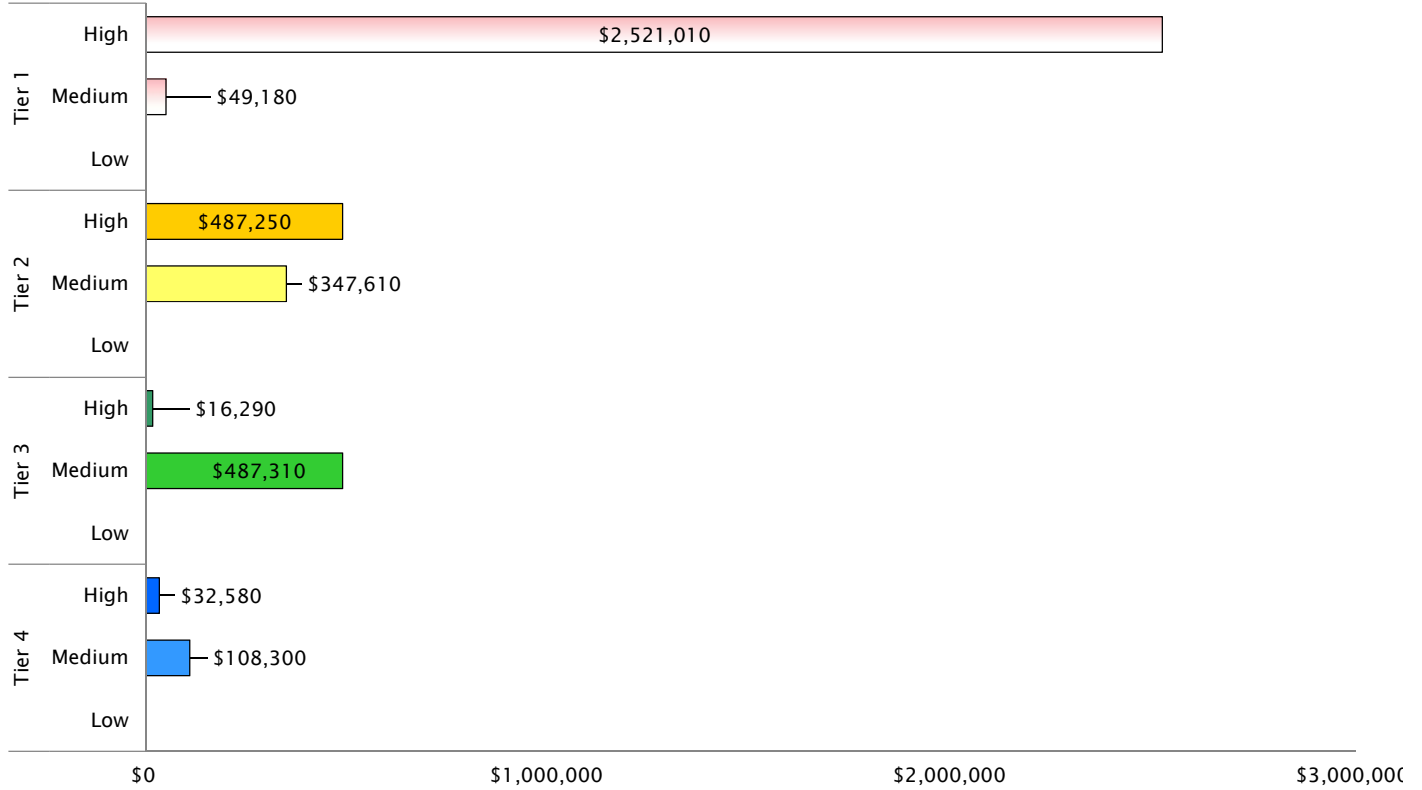
Estimated Total Project Costs: \$2,280,220 - \$3,261,380

**Sage Canyon Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority

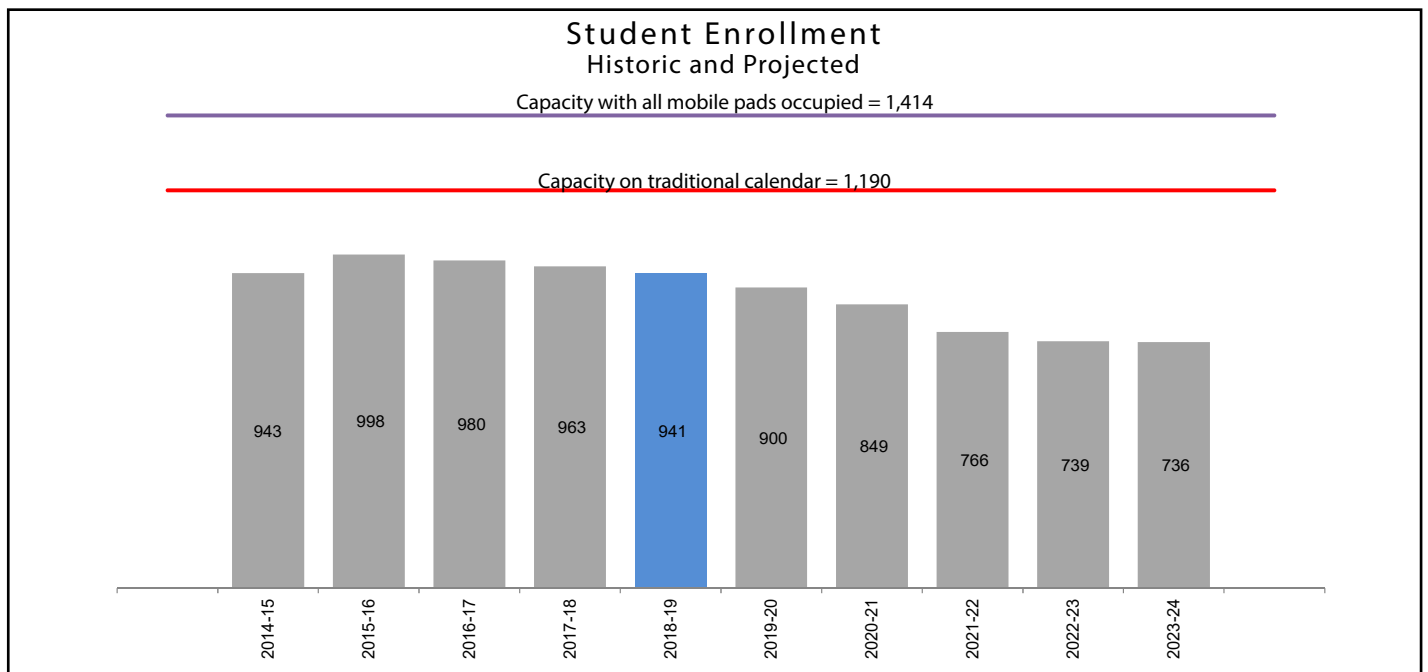




**Sagewood Middle School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$4,049,530  
 Estimated Total Project Costs: \$4,658,690 - \$6,663,240





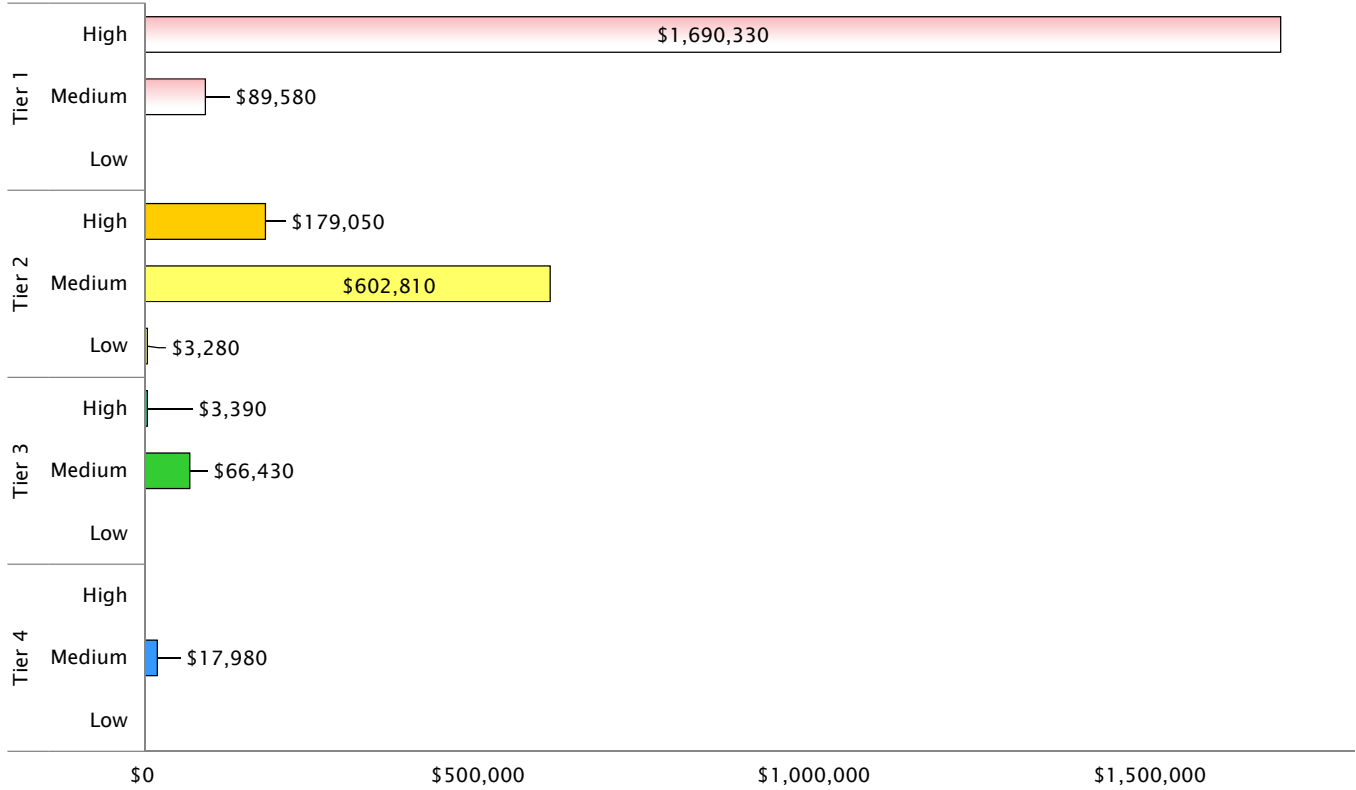
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace roof with .060 fully adhered EPDM. Current .060 fully ballasted. Bridging occurring at parapet.	\$1,163,250	\$116350-\$500250	\$58170-\$250100
	Roof Insulation and Fill. Replace 25% of insulation when roof replaced.	\$41,250	\$4160-\$17760	\$2070-\$8870
	Flashings and Trim. Replace flashing when new roof installed.	\$20,730	\$2080-\$8980	\$1040-\$4460
	Glazed Roof Openings. Skylights. Replace 4 skylights.	\$20,730	\$2080-\$8980	\$1040-\$4460
	Interior Door Hardware. Replace door hardware, install restricted key system.	\$302,450	\$30260-\$130060	\$15130-\$65030
	Chilled Water Systems. Chiller, cooling tower. Repair/replace cooling tower.	\$84,600	\$8500-\$36400	\$4230-\$18190
	Controls. Upgrade control system.	\$634,500	\$63500-\$272900	\$31730-\$136420
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$74,030	\$7480-\$31880	\$3710-\$15920
	Fixed Multiple Seating. Bleachers. Repair/replace gym bleachers.	\$44,000	\$4410-\$19010	\$2200-\$9460
	Irrigation Systems. Upgrade irrigation system, add booster pump.	\$135,470	\$13640-\$58340	\$6780-\$29130
	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10').	\$49,180	\$4930-\$21230	\$2460-\$10580
2-High	Flooring Cafeteria. Repair/replace VCT in commons. Expansion joint strip that is lifting up in places.	\$32,790	\$3320-\$14120	\$1640-\$7050
	Flooring Hallways/classrooms Replace health room flooring.	\$3,070	\$340-\$1340	\$160-\$660
	Flooring Hallways/Classrooms. Repair VCT in copy center.	\$1,170	\$140-\$540	\$60-\$250
	Exterior Wall Construction. CMU and Brick. Repair cracks and caulk all joints on exterior brick walls	\$5,290	\$620-\$2320	\$270-\$1140
	Exterior Windows. Recaulk windows	\$23,480	\$2430-\$10130	\$1180-\$5050
	Fabricated Toilet Partitions. Replace toilet partitions in 6 boys and 6 girls restrooms	\$42,300	\$4300-\$18200	\$2120-\$9100
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$81,330	\$8180-\$34980	\$4070-\$17490
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$135,470	\$13640-\$58340	\$6780-\$29130
	Curbs, Rails and Barriers. Repair curbs at parking lot area	\$108,400	\$10910-\$46710	\$5420-\$23310
Paving and Surfacing. Sidewalks. Repair sidewalks and concrete playpad	\$32,580	\$3330-\$14030	\$1630-\$7010	
2-Medium	Flooring Carpet. Replace carpet.	\$346,440	\$34670-\$149070	\$17330-\$74490
	Fixed Walls. Repair cracks in CMU wall behind stage	\$1,170	\$140-\$540	\$60-\$250
3-High	Playing Fields. Multi-use Field. Top dress and reseed multipurpose field.	\$16,290	\$1720-\$7020	\$820-\$3510
3-Medium	Fences and Gates. Install fencing around ball fields. Install fencing around dumpster. Repair fencing at softball field	\$324,870	\$32540-\$139740	\$16250-\$69850
	Retaining Walls. Repair/add retaining walls	\$135,470	\$13640-\$58340	\$6780-\$29130
	Playing Fields. Softball Field. Renovate softball infield	\$21,680	\$2230-\$9430	\$1090-\$4670
	Playing Fields. Football Field. Replace football and soccer goal posts	\$5,290	\$620-\$2320	\$270-\$1140
4-High	Seeding and Sodding. Seed, sod, and top dress areas around school	\$32,580	\$3330-\$14030	\$1630-\$7010
4-Medium	Planting. Plant trees around ballfields	\$54,150	\$5460-\$23360	\$2710-\$11650
	Other Landscape Features. Install landscaping around ballfields	\$54,150	\$5460-\$23360	\$2710-\$11650

**Estimated Total Construction Costs (in 2019 Dollars): \$4,049,530**  
**Estimated Project Management Costs Range: \$406,550 - \$1,742,950**  
**Estimated Inflation Range: \$202,610 - \$870,760**  

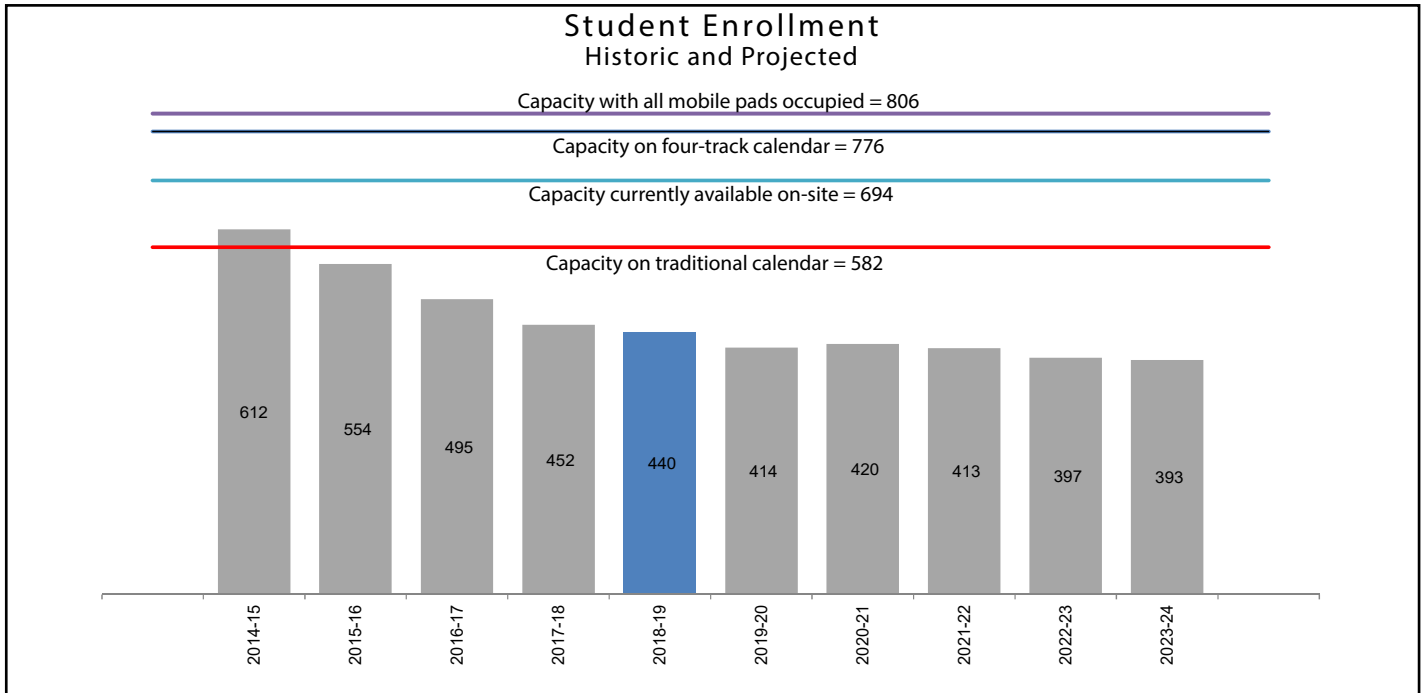

---

**Estimated Total Project Costs: \$4,658,690 - \$6,663,240**

**Sand Creek Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,652,850  
 Estimated Total Project Costs: \$3,052,190 - \$4,365,770



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 ballasted EPDM with .060 fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Direct Expansion Systems. Roof top units. Replace rooftop units. Current ones need painted.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Switchgear-Main. Replace main switchgear.	\$46,750	\$4760-\$20160	\$2340-\$10050
	Panels and Transformers. Replace original panels and transformers.	\$46,750	\$4760-\$20160	\$2340-\$10050
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Hot Water Service. Water Heater. Replace domestic water heater and associated piping..	\$89,150	\$8960-\$38360	\$4460-\$19170
Lighting Equipment. Replace two fixtures in health room.	\$430	\$80-\$280	\$30-\$100	
2-High	Flooring Kitchen. Replace epoxy floor with MMA.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Exterior Wall Construction. Recaulk control joints.	\$3,390	\$420-\$1520	\$170-\$730
	Exterior Windows. Replace exterior windows	\$70,220	\$7090-\$30290	\$3520-\$15100
	Exterior Windows. Recaulk windows	\$18,720	\$1890-\$8090	\$940-\$4030
	Fabricated Toilet Partitions. Replace toilet partitions in 3 pods	\$23,270	\$2340-\$10040	\$1170-\$5010
2-Medium	Flooring Hallways/Classrooms. Replace VCT in classrooms and healthroom.	\$4,550	\$560-\$2060	\$230-\$980
	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Retractable Partition. Repair operable partitions between classrooms. Partion between gym and cafeteria in worst condition.	\$17,980	\$1830-\$7830	\$900-\$3870
	Sinks. Replace with sink countertops, single surface	\$13,440	\$1370-\$5870	\$680-\$2890
	Fixed Casework. Replace all original fixed casework in classrooms and offices	\$142,560	\$14350-\$61350	\$7130-\$30650
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$26,760	\$2750-\$11550	\$1340-\$5760
2-Low	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$80,270	\$8040-\$34540	\$4020-\$17260
2-Low	Exterior Wall Construction. Repair brick where cracking at front retaining wall, clean water stained areas	\$3,280	\$430-\$1430	\$170-\$710
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
3-Medium	Interior Doors. Refinish interior doors	\$44,630	\$4480-\$19280	\$2240-\$9600
	Blinds and Other Window Treatment. Replace blinds in school	\$17,980	\$1830-\$7830	\$900-\$3870
	Movable Furnishing. FFE. Replace wooden basketball backboards in gym, 4 total	\$1,910	\$200-\$900	\$100-\$410
	Movable Furnishing. FFE. Replace health room beds	\$1,910	\$200-\$900	\$100-\$410
4-Medium	Seeding and Sodding. Renovate grass areas around school	\$17,980	\$1830-\$7830	\$900-\$3870

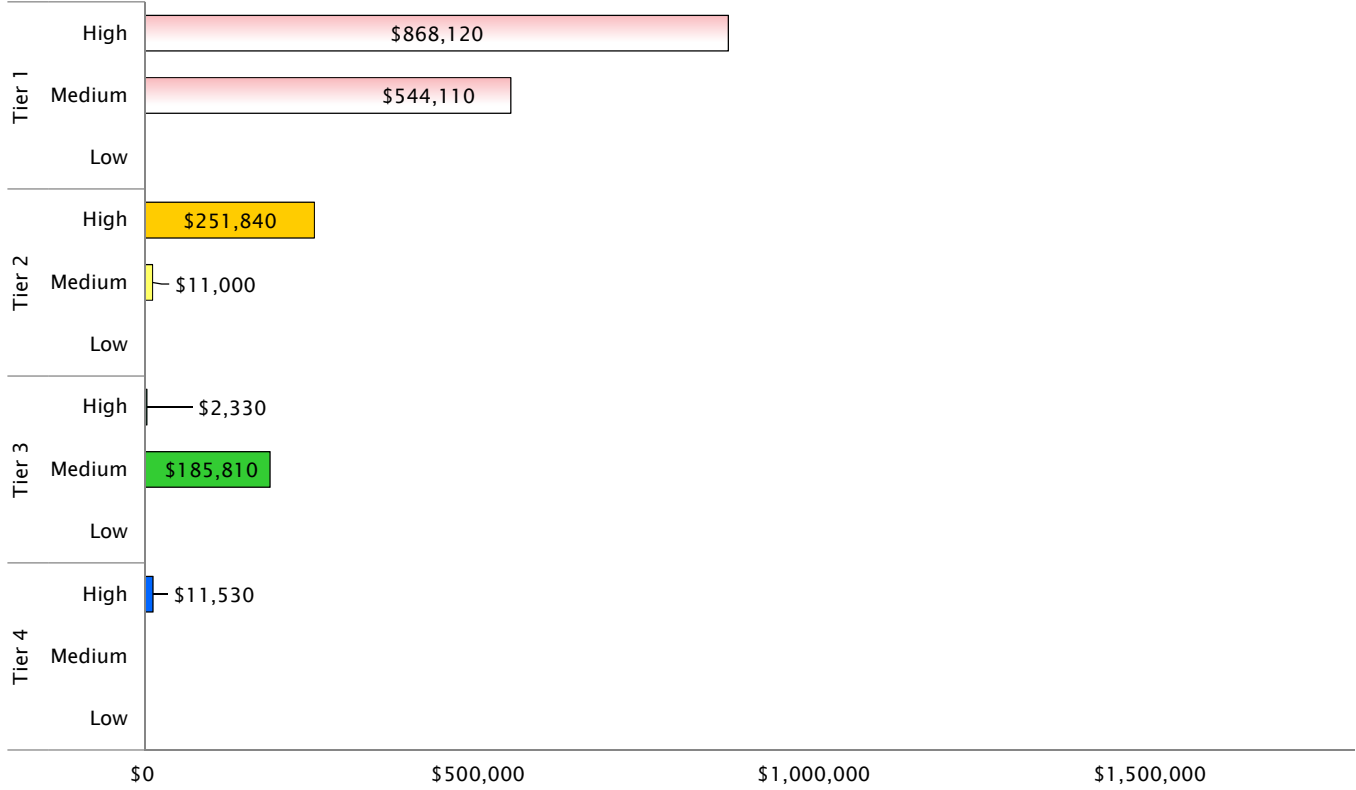
Estimated Total Construction Costs (in 2019 Dollars): \$2,652,850  
 Estimated Project Management Costs Range: \$266,570 - \$1,142,470  
 Estimated Inflation Range: \$132,770 - \$570,450  


---

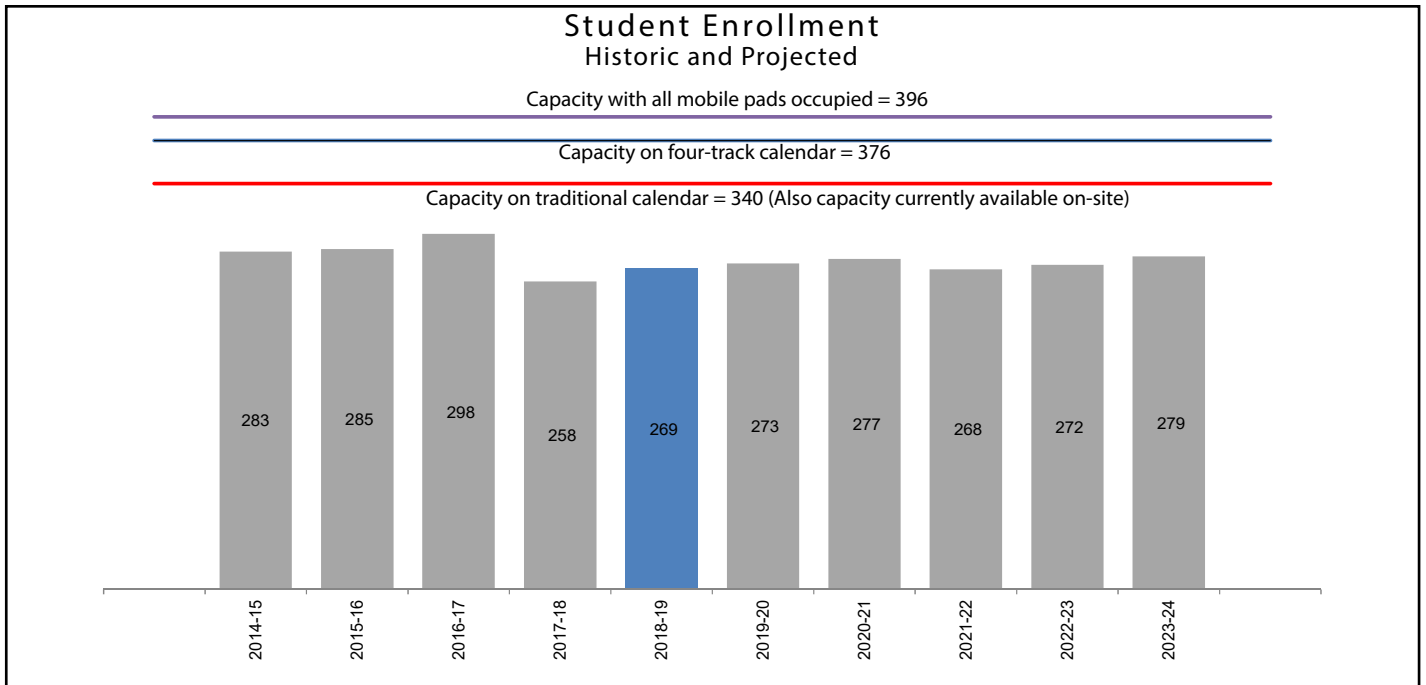
 Estimated Total Project Costs: \$3,052,190 - \$4,365,770



### Sedalia Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,874,740  
Estimated Total Project Costs: \$2,157,500 - \$3,085,600



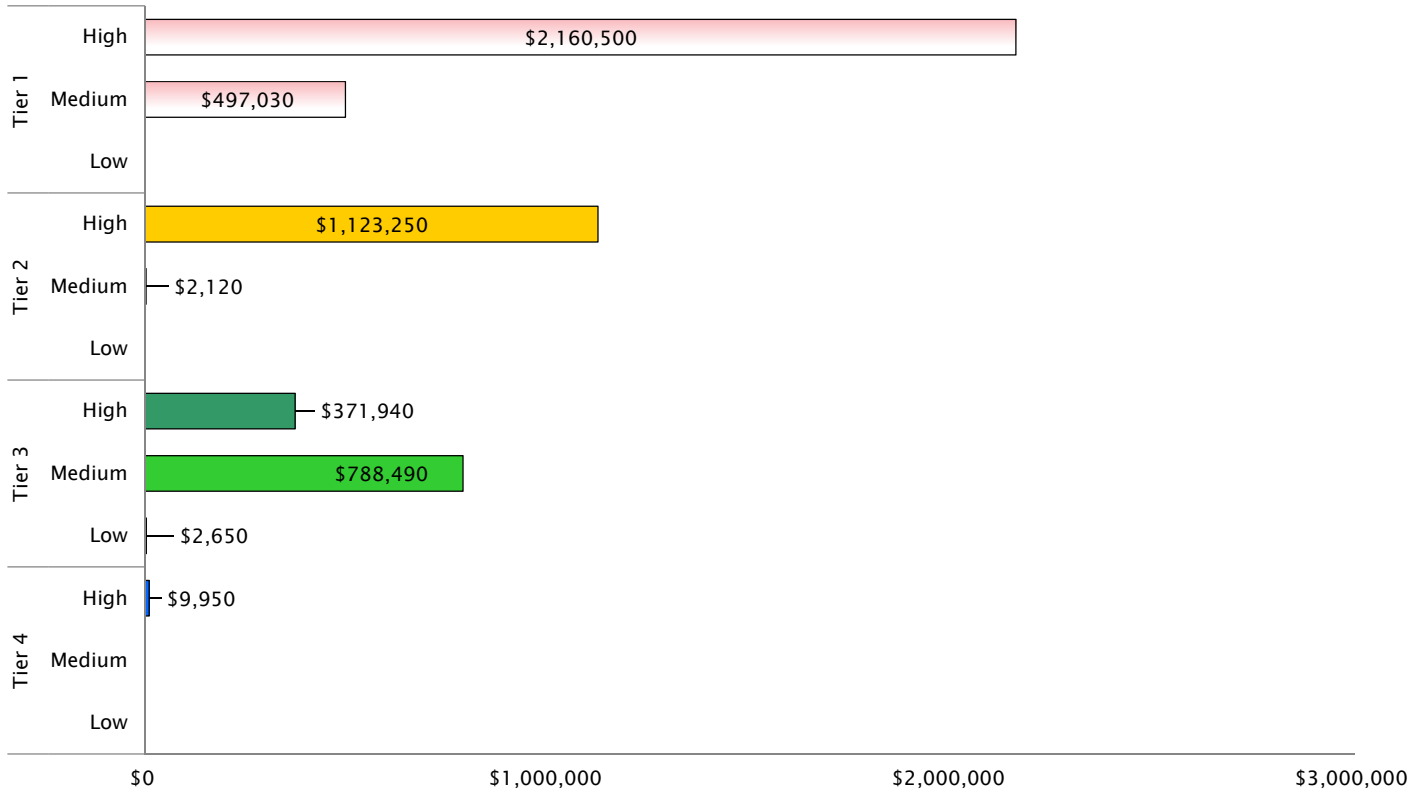
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace existing built up roof, sections A,C,E.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Roof Finishes. Replace fully adhered roof over gym, music, and front office, sections F,G,H,J (1999).	\$158,630	\$15880-\$68280	\$7940-\$34110
	Roof Finishes. Replace ballasted roof, section B (1992) with fully adhered.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Roof Eaves & Soffits. Soffits need repaired along the older classrooms wing.	\$12,380	\$1330-\$5330	\$620-\$2660
	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$109,980	\$11020-\$47320	\$5500-\$23650
	Direct Expansion Systems. Roof top units. Replace RTUs as necessary.	\$158,630	\$15880-\$68280	\$7940-\$34110
	Controls. Upgrade required if current system changes.	\$211,500	\$21200-\$91000	\$10580-\$45480
	Panels and Transformers. Replace old branch wiring panels in building.	\$5,500	\$610-\$2410	\$280-\$1190
	Air Distribution Systems. Air handlers, ductwork, VAV's. Current VVT system in good shape. Should upgrade to VAV reheat system..	\$367,170	\$36740-\$157940	\$18360-\$78940
	Terminal Self-Contained Units. Replace unit heaters at entries.	\$16,500	\$1710-\$7110	\$830-\$3550
	Commissioning and Re-Commissioning. Commission if upgrades to current system made..	\$57,220	\$5790-\$24690	\$2870-\$12300
	Emergency Light and Power Systems. Generator and Transfer Switch. Install new generator and associated emergency systems.	\$73,710	\$7400-\$31800	\$3690-\$15850
	Playing Fields. Playground. Needs. Replace pea gravel play area.. Install new basketball hoops..	\$29,510	\$3000-\$12700	\$1480-\$6350
	2-High	Flooring Restroom. Replace all ceramic tile bathroom floors and walls.	\$29,510	\$3000-\$12700
Flooring Kitchen. Replace kitchen floor.		\$56,160	\$5650-\$24150	\$2810-\$12080
Flooring Carpet. Replace walk off carpet at all entrances.		\$5,500	\$610-\$2410	\$280-\$1190
Exterior Wall Construction. Recaulk control joints.		\$3,390	\$420-\$1520	\$170-\$730
Exterior Wall Construction. Brick and stucco. Good condition. Areas where the new meets the old need sealed. Repair cracks and deterioration in stucco on newer classrooms addition.		\$16,290	\$1720-\$7020	\$820-\$3510
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		\$40,820	\$4180-\$17590	\$2050-\$8780
Exterior Windows. Recaulk windows		\$14,070	\$1440-\$6140	\$710-\$3030
Sink Countertops. Replace counter tops only in rooms 107, 208, 207,209, 210		\$11,850	\$1260-\$5160	\$600-\$2550
Paving & Surfacing, Parking Lot. \$60,000 in asphalt work, \$10,000 on site drainage east side of school		\$68,430	\$6880-\$29480	\$3430-\$14710
Paving & Surfacing, Sidewalks. Need-Repair areas of sidewalk, stairs at west entry		\$5,820	\$590-\$2590	\$300-\$1250
2-Medium	Flooring Hallways/Classrooms. Replace red ceramic tile in hallway, showing wear and cracks.	\$11,000	\$1110-\$4810	\$550-\$2370
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$2,330	\$280-\$1080	\$120-\$500
3-Medium	Vinyl Coverings. Rooms/hallways that have vinyl have been painted. Would recommend removal or replacement.	\$18,300	\$1910-\$7910	\$920-\$3940
	Ceiling Finishes. Replace ceiling grid and tile	\$164,970	\$16530-\$71030	\$8250-\$35470
	Site Lighting Poles. Replace two light poles	\$2,540	\$270-\$1170	\$130-\$550
4-High	Other Landscape Features. Site drainage on east side of school needs addressed	\$11,530	\$1180-\$4980	\$580-\$2480

Estimated Total Construction Costs (in 2019 Dollars): \$1,874,740  
Estimated Project Management Costs Range: \$188,890 - \$807,700  
Estimated Inflation Range: \$93,870 - \$403,160

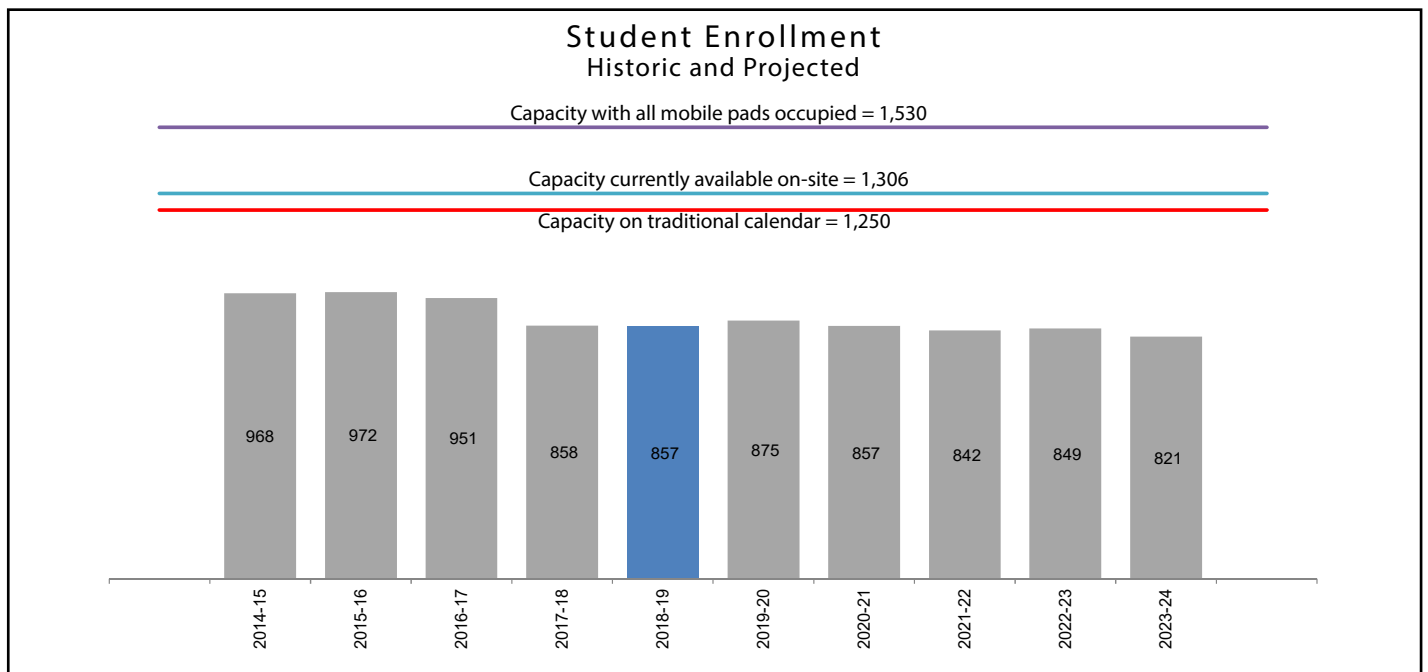
---

Estimated Total Project Costs: \$2,157,500 - \$3,085,600

**Sierra Middle School-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$4,955,930  
 Estimated Total Project Costs: \$5,701,700 - \$8,154,940



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 2018 Bond- Under Construction	Gutters and Downspouts. Repair and paint downspouts.	\$5,080	\$530-\$2230	\$260-\$1100
	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$302,450	\$30260-\$130060	\$15130-\$65030
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Controls. Upgrade control system.	\$740,250	\$74050-\$318350	\$37020-\$159160
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$74,030	\$7480-\$31880	\$3710-\$15920
	Irrigation Systems. Upgrade entire system to district standard..	\$245,560	\$24650-\$105650	\$12280-\$52800
	Roof Finishes. Replace fully adhered .060 roof sections A,F,J,K,L.	\$475,880	\$47630-\$204730	\$23800-\$102320
	Site Heating Distribution. Replace gas meter and associated piping.	\$21,150	\$2150-\$9150	\$1060-\$4550
2-High	Flooring Restroom. Replace ceramic tile with poured acrylic. 2 main hallway, 2 locker room, 2 PE teacher office restroom Replace sheet vinyl in library restroom.	\$49,180	\$4930-\$21230	\$2460-\$10580
	Flooring Hallways/Classrooms. Replace VCT throughout school where needed.	\$196,380	\$19730-\$84530	\$9820-\$42230
	Flooring Cafeteria. Replace VCT in cafeteria.	\$29,510	\$3000-\$12700	\$1480-\$6350
	Flooring Carpet. Replace carpeting in classrooms.	\$140,440	\$14070-\$60470	\$7030-\$30200
	Exterior Wall Construction. Repair/seal cracks in brick	\$9,950	\$1060-\$4360	\$500-\$2140
	Paint Exterior. Green metal and trim need painted.	\$19,780	\$2030-\$8530	\$990-\$4260
	Exterior Windows. Recaulk windows	\$14,920	\$1590-\$6490	\$750-\$3210
	Fixed Walls. Repair drywall at stage area	\$1,060	\$150-\$550	\$60-\$230
	Retractable Partitions. Refurbish classroom retractable partitions	\$24,540	\$2470-\$10570	\$1230-\$5280
	Fabricated Toilet Partitions. Replace toilet partitions in girls locker room	\$4,870	\$540-\$2140	\$250-\$1050
	Sink Countertops. Replace sink countertops as necessary	\$28,350	\$2860-\$12260	\$1420-\$6100
	Fixed Casework. Replace original casework in building	\$392,650	\$39350-\$168850	\$19640-\$84420
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$78,680	\$7930-\$33930	\$3940-\$16920
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$78,680	\$7930-\$33930	\$3940-\$16920
	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary, Stairs need attention, new tread edge	\$9,950	\$1060-\$4360	\$500-\$2140
	Playing Fields. Playground. Replace playground play pads	\$44,310	\$4500-\$19100	\$2220-\$9530
2-Medium	Site Lighting Poles. Paint light poles	\$2,120	\$290-\$990	\$110-\$460
3-High	Wall Foundations. Repair concrete foundation walls below brick	\$19,780	\$2030-\$8530	\$990-\$4260
	Wall Foundations. Recaulk foundation where concrete meets	\$3,390	\$420-\$1520	\$170-\$730
	Interior Doors. Replace/repair/refinish interior doors	\$73,710	\$7400-\$31800	\$3690-\$15850
	Playing Fields. Multi-use Field. Renovate multi-use playing fields	\$196,380	\$19730-\$84530	\$9820-\$42230

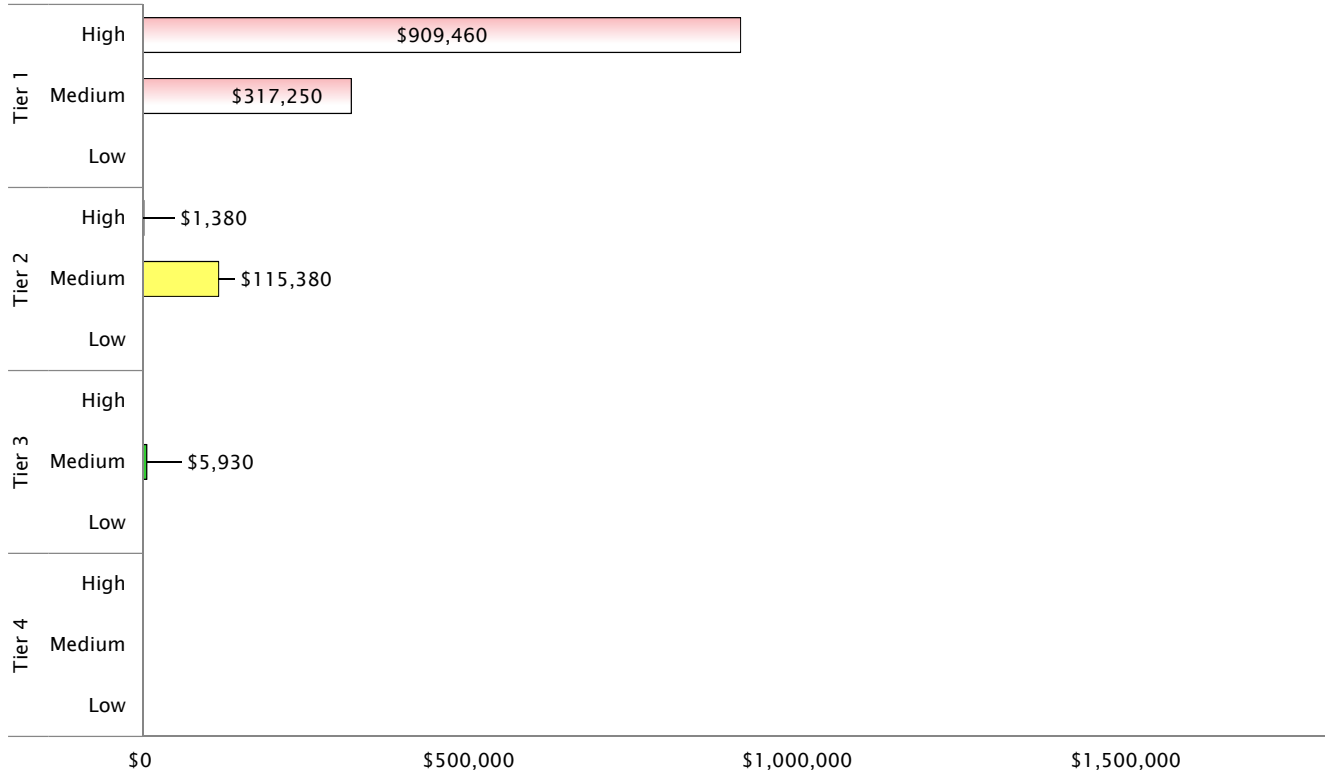
Not all capital needs are shown for Sierra Middle School. For a complete listing of capital needs see Appendix 2

**Estimated Total Construction Costs (in 2019 Dollars): \$4,955,930**  
**Estimated Project Management Costs Range: \$497,810 - \$2,133,310**  
**Estimated Inflation Range: \$247,960 - \$1,065,700**  

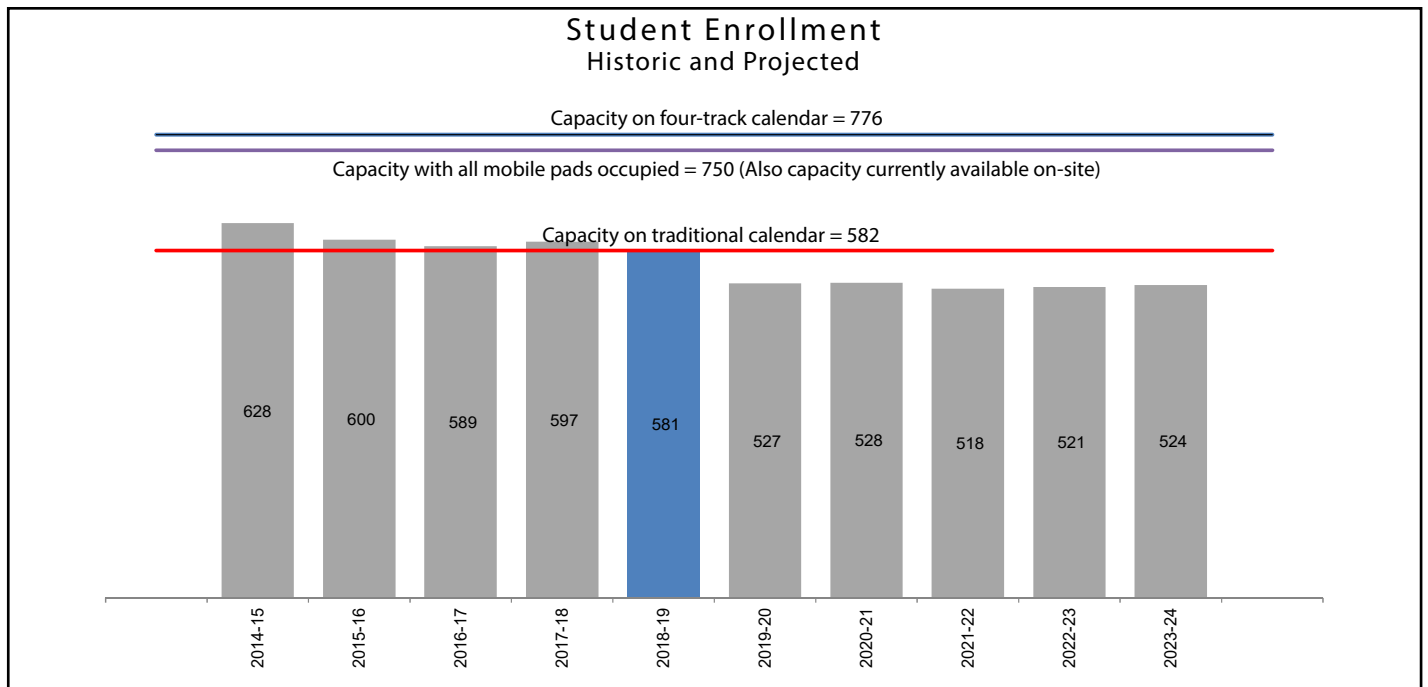

---

**Estimated Total Project Costs: \$5,701,700 - \$8,154,940**

## Soaring Hawk Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,349,400  
 Estimated Total Project Costs: \$1,552,270 - \$2,220,210





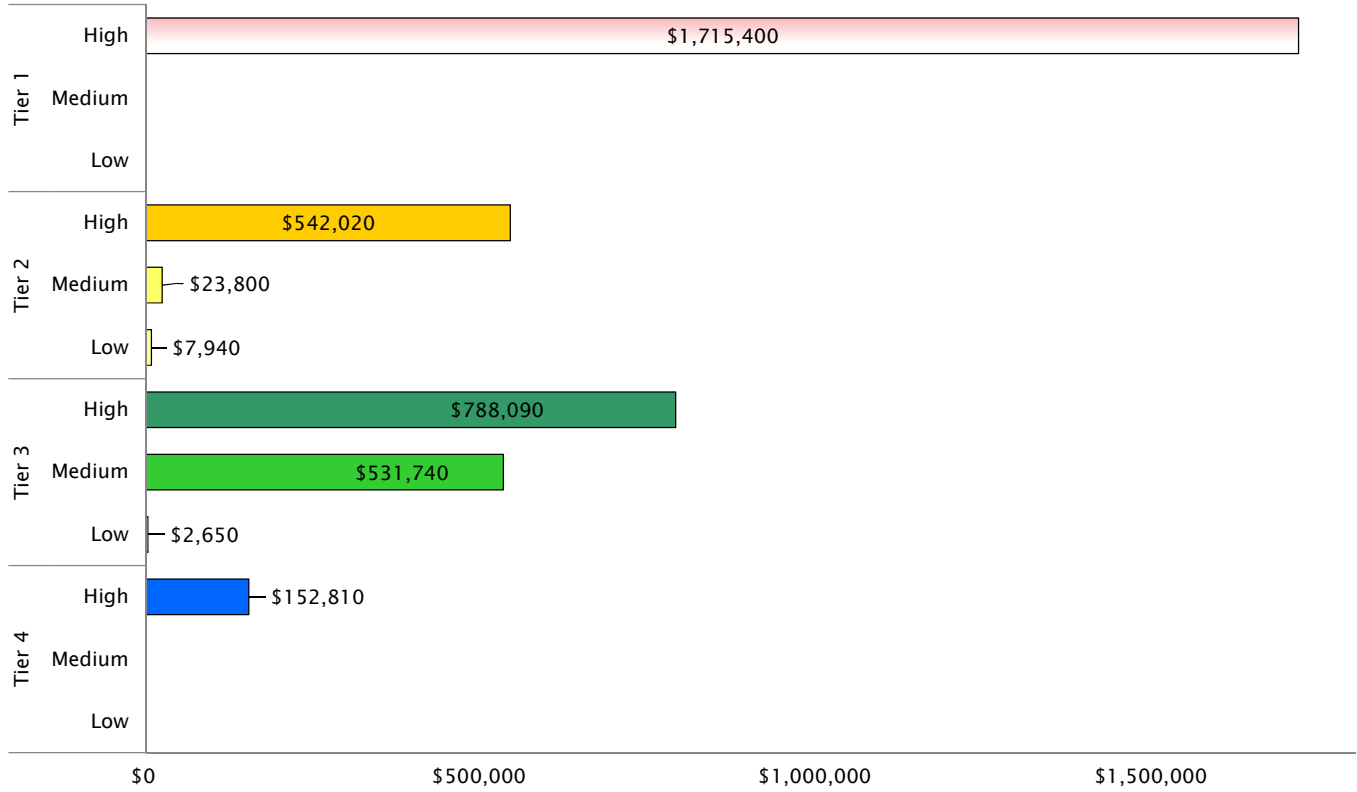
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 ballasted EPDM with .060 fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Fire Alarm Systems. Upgrade fire alarm system.	\$116,330	\$11680-\$50080	\$5820-\$25010
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
2-High	Flooring Cafeteria. VCT buckling, repairs needed.	\$1,380	\$230-\$630	\$70-\$300
2-Medium	Exterior Wall Construction. CMU. Recaulk control joints	\$3,810	\$400-\$1700	\$190-\$820
	Exterior Wall Construction. CMU. CMU needs sealed.	\$12,270	\$1240-\$5340	\$620-\$2640
	Exterior Windows. -Recaulk windows	\$14,700	\$1510-\$6410	\$740-\$3160
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$84,600	\$8500-\$36400	\$4230-\$18190
3-Medium	Vinyl Coverings. Repair vinyl wall covering. Poor installation due to lack of glue, peeling all over building.	\$5,930	\$680-\$2580	\$300-\$1280

Estimated Total Construction Costs (in 2019 Dollars): \$1,349,400  
Estimated Project Management Costs Range: \$135,370 - \$580,670  
Estimated Inflation Range: \$67,500 - \$290,140

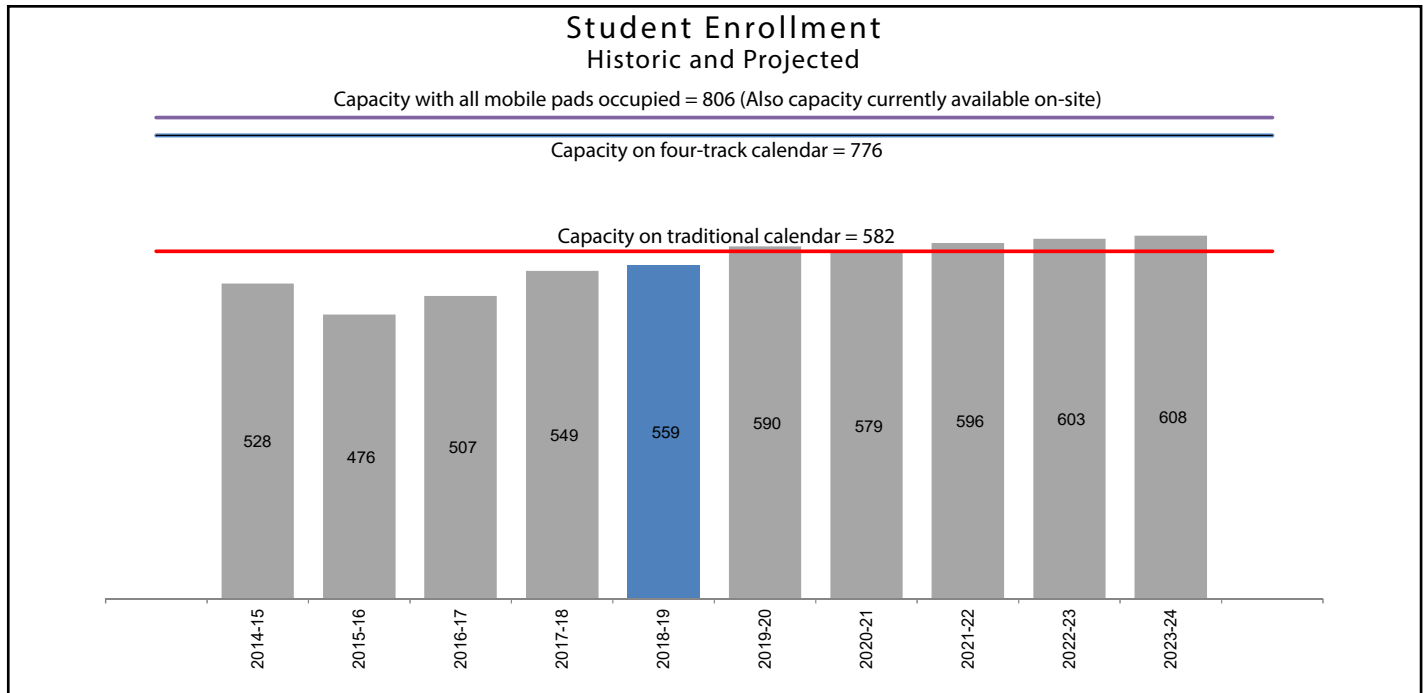
---

Estimated Total Project Costs: \$1,552,270 - \$2,220,210

**South Ridge Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$3,764,450  
 Estimated Total Project Costs: \$4,331,880 - \$6,195,330



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace metal standing seam areas C,D,E,F.	\$380,700	\$38100-\$163800	\$19040-\$81860
	Roof Finishes. Replace areas A,B,M.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Roof Finishes. Replace .045 ballasted EPDM area N with .060 fully adhered.	\$52,880	\$5330-\$22830	\$2650-\$11370
	Gutters and Downspouts. Rework gutters and downspouts when new soffit installed. Improve drainage.	\$14,920	\$1590-\$6490	\$750-\$3210
	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$339,460	\$34050-\$146050	\$16980-\$72990
	Controls. Upgrade control system.	\$290,820	\$29090-\$125090	\$14550-\$62530
	Panels and Transformers. Replace original SW gear now subfed. Replace original panels and transformers.	\$98,350	\$9860-\$42360	\$4920-\$21150
	Fire Alarm Systems. Upgrade fire alarm system.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Irrigation Systems. Replace entire irrigation system. Install seperate meter.	\$98,350	\$9860-\$42360	\$4920-\$21150
2-High	Fabricated Toilet Partitions. Replace when flooring replaced.	\$18,930	\$1980-\$8180	\$950-\$4070
	Flooring Restroom. Replace ceramic tile with MMA.	\$34,480	\$3530-\$14830	\$1730-\$7420
	Exterior Wall Construction. Recaulk control joints	\$5,400	\$610-\$2410	\$270-\$1160
	Exterior Windows. Recaulk windows	\$7,510	\$800-\$3300	\$380-\$1620
	Window Storefronts. Repair/replace entry storefronts sand/paint.	\$7,510	\$800-\$3300	\$380-\$1620
	Solid Exterior Doors. Sand and paint	\$5,080	\$530-\$2230	\$260-\$1100
	Retractable Partitions. Refurbish or replace all classroom partitions in east wing	\$29,510	\$3000-\$12700	\$1480-\$6350
	Interior Doors. Replace interior doors	\$98,350	\$9860-\$42360	\$4920-\$21150
	Fixed Casework. Replace casework in original building	\$98,350	\$9860-\$42360	\$4920-\$21150
	Special Facilities. Replace sound panels in music room	\$10,580	\$1130-\$4630	\$530-\$2280
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$78,680	\$7930-\$33930	\$3940-\$16920
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$98,350	\$9860-\$42360	\$4920-\$21150
	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk, front entry	\$19,780	\$2030-\$8530	\$990-\$4260
	Playing Fields. Playground. Replace asphalt playground	\$29,510	\$3000-\$12700	\$1480-\$6350
2-Medium	Roof Eaves and Soffits. Replace soffit around building with new metal soffit	\$21,150	\$2150-\$9150	\$1060-\$4550
	Pipe and Fittings. Replace gas piping on roof for RTUs	\$2,650	\$360-\$1160	\$140-\$570
2-Low	Paving and Surfacing. Sidewalks. Repair/replace areas of sidewalk, replace back stairway to mobiles	\$7,940	\$870-\$3470	\$400-\$1710
3-High	Column Foundations. Repair rusting columns at gym south side	\$9,950	\$1060-\$4360	\$500-\$2140
	Fixed Walls. Refinish all fixed walls	\$19,780	\$2030-\$8530	\$990-\$4260
	Interior Door Frames. Sand/paint door frames	\$22,210	\$2300-\$9600	\$1110-\$4780
	Interior Finishes. Replace sound panels in music room and gym	\$26,760	\$2750-\$11550	\$1340-\$5760
	Suspended Ceilings. Replace grid ceiling and tile	\$132,190	\$13320-\$56920	\$6610-\$28420
Movable Furnishing. FFE. Replace hallway tack boards	\$19,780	\$2030-\$8530	\$990-\$4260	

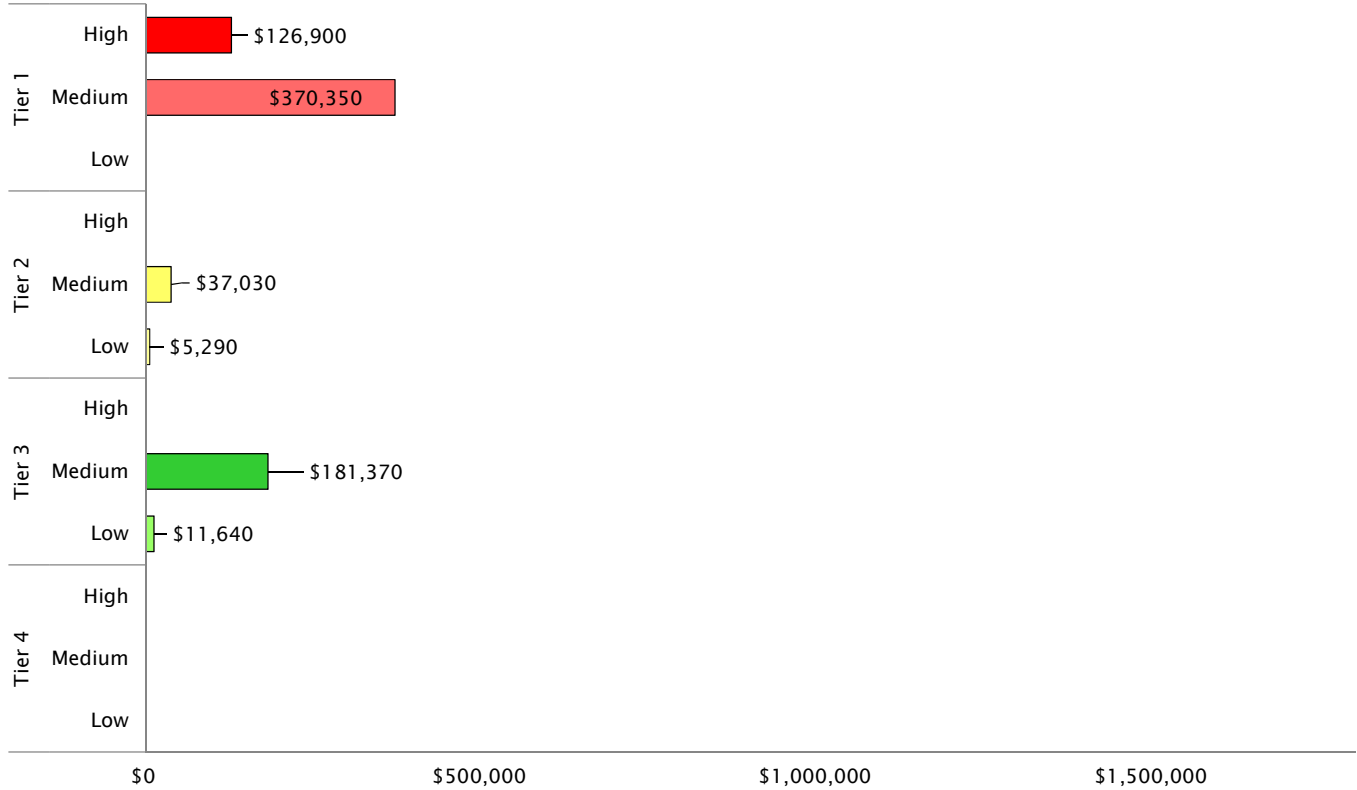
Not all capital in needs are shown for South Ridge Elementary School. For a complete listing of capital needs see Appendix 2

**Estimated Total Construction Costs (in 2019 Dollars): \$3,764,450**  
**Estimated Project Management Costs Range: \$379,020 - \$1,621,330**  
**Estimated Inflation Range: \$188,410- \$809,550**  

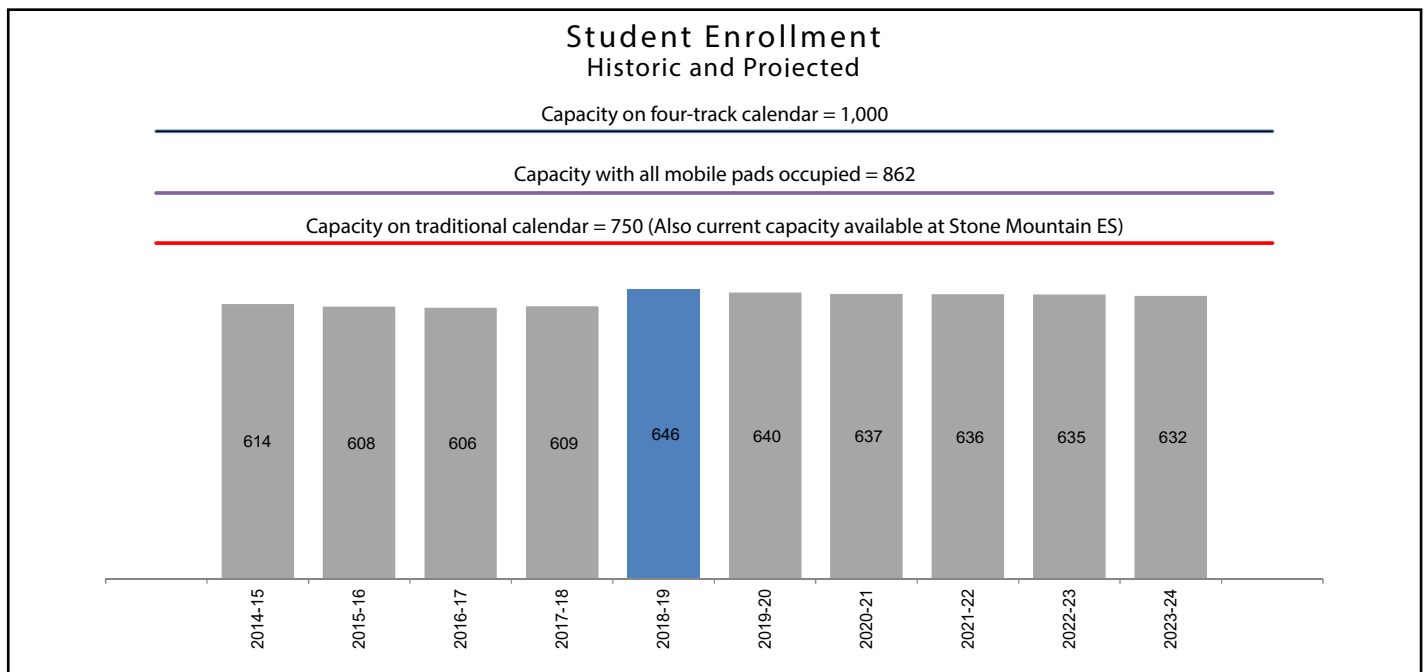

---

**Estimated Total Project Costs: \$4,331,880 - \$6,195,330**

## Stone Mountain Elementary-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$732,580  
 Estimated Total Project Costs: \$843,180 - \$1,205,740



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1-High	Fire Alarm Systems. Upgrade fire alarm system	\$126,900	\$12700-\$54600	\$6350-\$27290
1-Medium	Controls. Upgrade control system	\$370,130	\$37080-\$159180	\$18510-\$79580
	Lighting Equipment. Repair lighting on stairs to crawlspace, not working	\$220	\$90-\$190	\$20-\$50
2-Medium	Exterior Wall Construction. CMU and Brick. Recaulk expansion joints. Reseal CMU	\$15,870	\$1640-\$6840	\$800-\$3410
	Paint Exterior. Paint exterior metal, poles, railings, and sunshades	\$5,290	\$620-\$2320	\$270-\$1140
	Exterior Windows. Recaulk windows	\$15,870	\$1640-\$6840	\$800-\$3410
2-Low	Paving and Surfacing. Sidewalks. Repair areas of sidewalk as necessary	\$5,290	\$620-\$2320	\$270-\$1140
3-Medium	Wall Foundations. Recaulk foundation where concrete meets	\$3,180	\$330-\$1430	\$160-\$690
	Playing Fields. Replace synthetic play field. 1/2 costs shared with Highlands Ranch Metro District	\$178,190	\$17920-\$76720	\$8910-\$38320
3-Low	Gutters and Downspouts. Mitigate erosion from roof scuppers on north side of building	\$1,060	\$150-\$550	\$60-\$230
	Seeding and Sodding. Repair areas of grass around school	\$10,580	\$1130-\$4630	\$530-\$2280

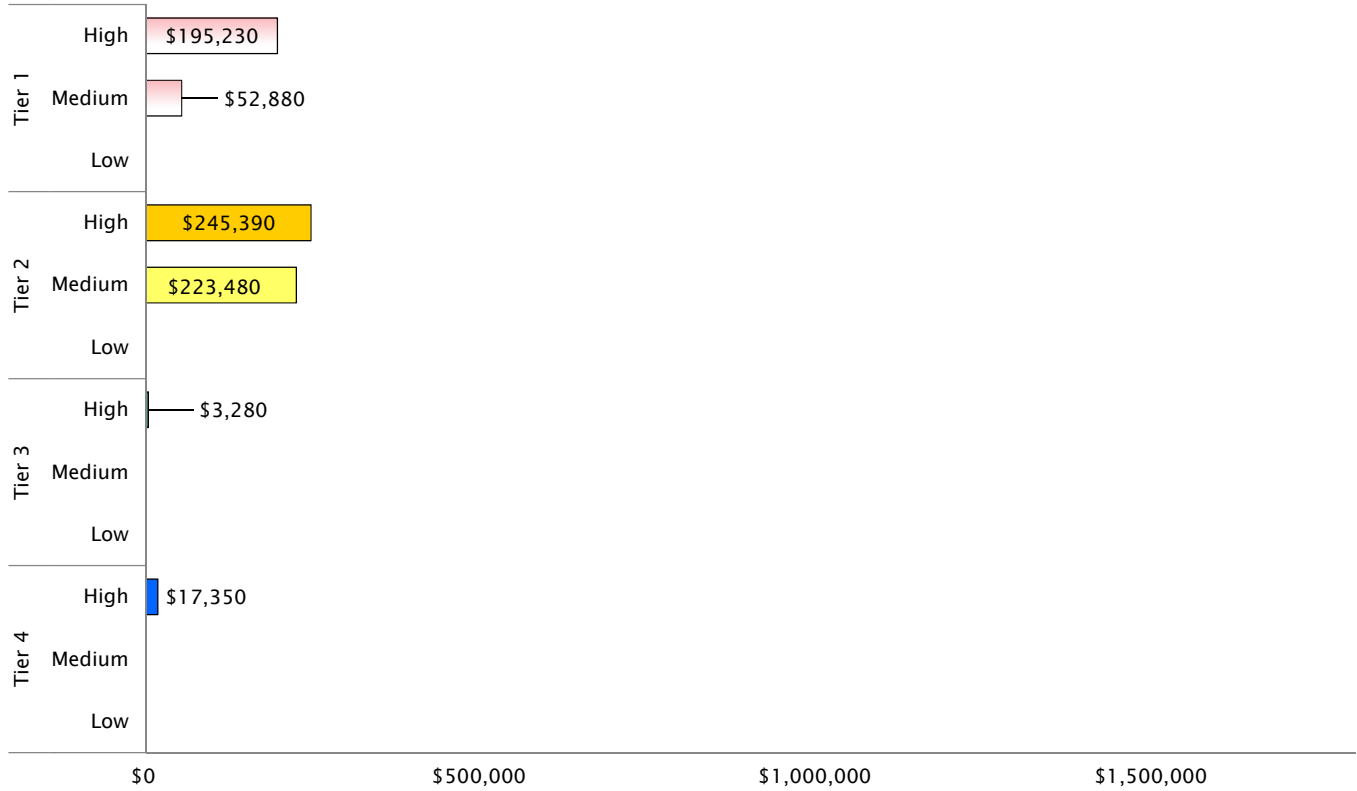
Estimated Total Construction Costs (in 2019 Dollars): \$732,580

Estimated Project Management Costs Range: \$73,920- \$315,620

Estimated Inflation Range: \$36,680 - \$157,540

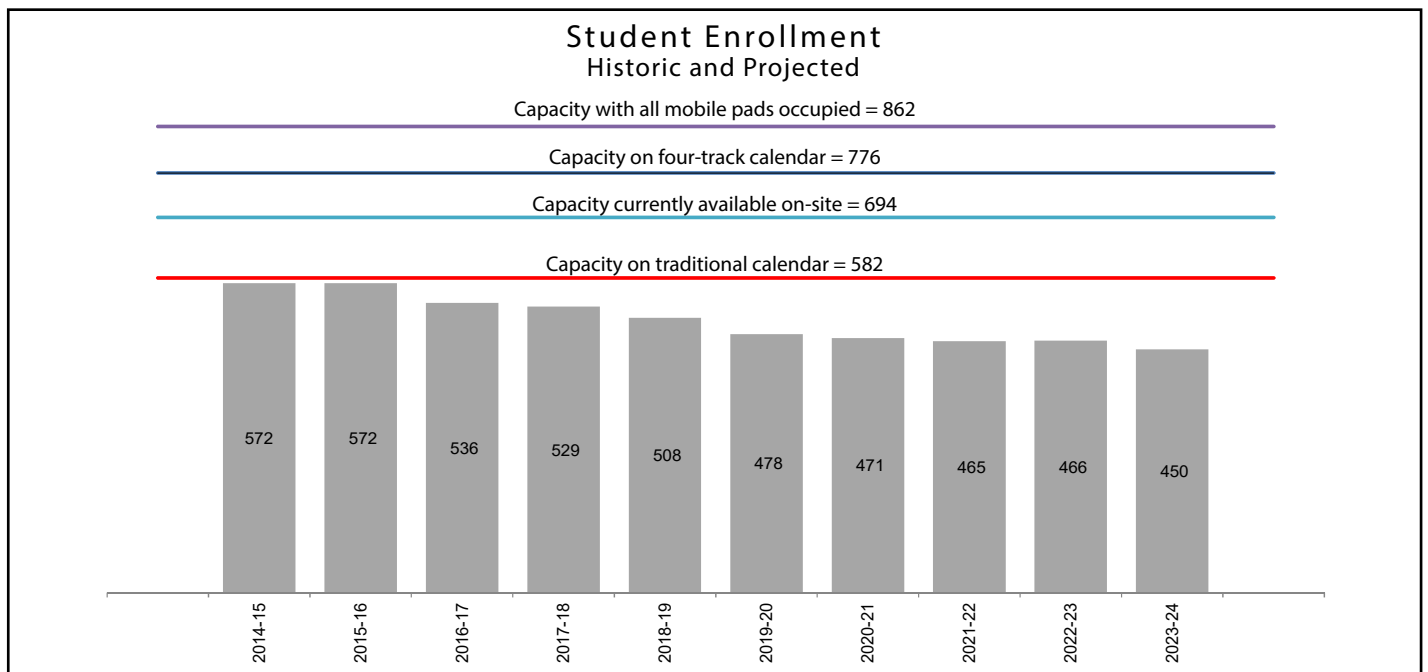
Estimated Total Project Costs: \$843,180 - \$1,205,740

**Summit View Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$737,610

Estimated Total Project Costs: \$849,330 - \$1,214,620



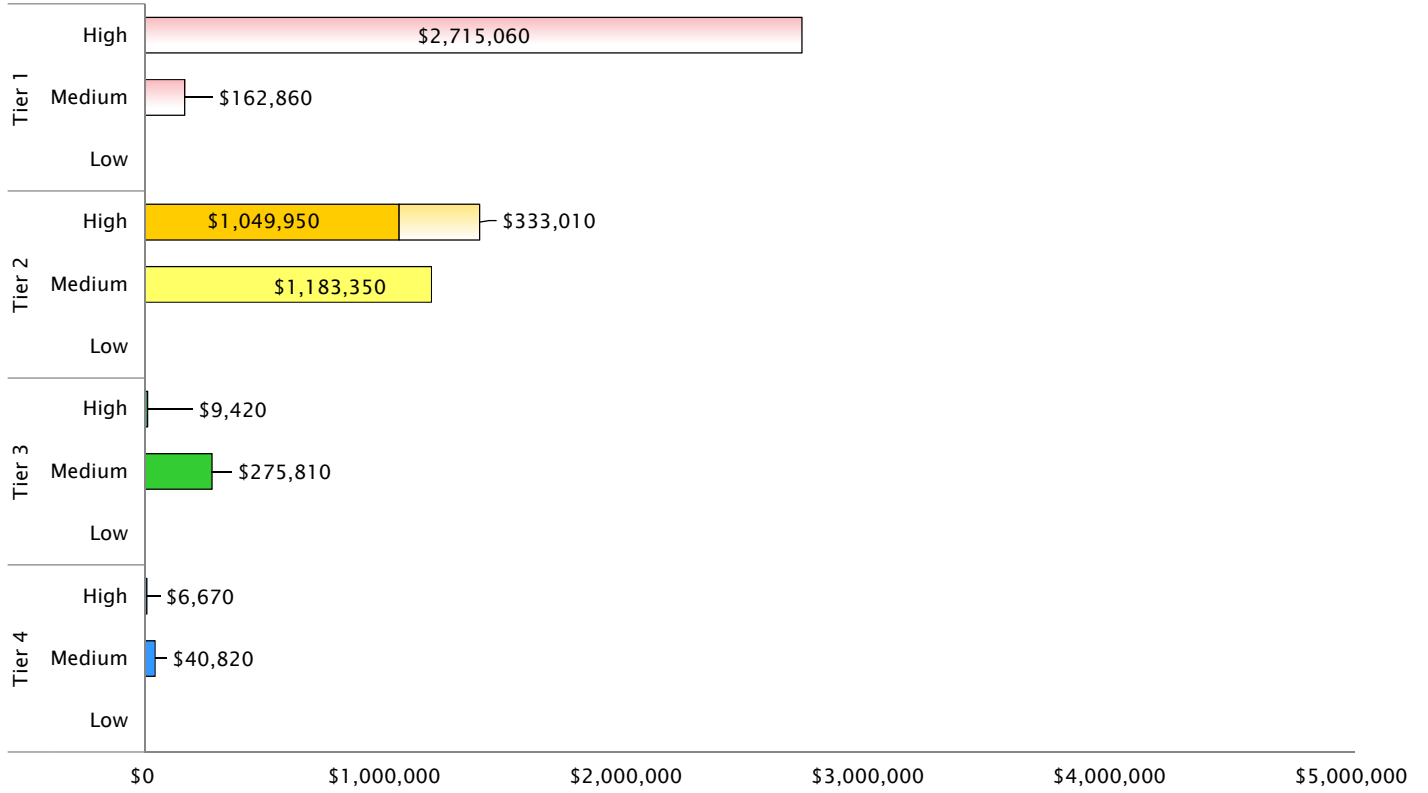
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Branch Wiring Devices. Replace sealtite conduit and wiring to all equipment on roof.	\$3,180	\$330-\$1430	\$160-\$690
	Fire Alarm Systems. Upgrade fire alarm system.	\$116,330	\$11680-\$50080	\$5820-\$25010
	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..	\$12,270	\$1240-\$5340	\$620-\$2640
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Switchgear-Main. Replace main switchgear.	\$31,730	\$3180-\$13680	\$1590-\$6830
	Panels and Transformers. Replace original panels and transformers.	\$21,150	\$2150-\$9150	\$1060-\$4550
2-High	Flooring Kitchen. Replace kitchen flooring.	\$56,160	\$5650-\$24150	\$2810-\$12080
	Flooring Cafeteria. Replace VCT.	\$15,870	\$1640-\$6840	\$800-\$3410
	Exterior Wall Construction. Recaulk control joints.	\$3,390	\$420-\$1520	\$170-\$730
	Exterior Windows. Replace exterior windows	\$70,220	\$7090-\$30290	\$3520-\$15100
	Exterior Windows. Recaulk windows	\$18,720	\$1890-\$8090	\$940-\$4030
	Fabricated Toilet Partitions. Replace toilet partitions in 3 pods	\$23,270	\$2340-\$10040	\$1170-\$5010
	Sink Countertops. Replace sink counter tops in 3 pods	\$21,370	\$2140-\$9240	\$1070-\$4600
	Energy Supply. Reattach supports for gas line on roof. Rusted piping should be replaced	\$1,910	\$200-\$900	\$100-\$410
	Paving & Surfacing, Sidewalks. Repair/Replace areas of sidewalk	\$11,530	\$1180-\$4980	\$580-\$2480
	Playing Fields. Playground. Repair asphalt cracks at playground	\$22,950	\$2360-\$9960	\$1150-\$4940
2-Medium	Flooring Restroom. Replace VCT flooring in staff restrooms.	\$1,800	\$210-\$810	\$90-\$390
	Flooring Carpet. Replace carpet in workrooms in stacked pods.	\$12,800	\$1310-\$5510	\$640-\$2760
	Retractable Partition. Repair operable partitions between classrooms and between gym/cafeteria	\$17,140	\$1770-\$7370	\$860-\$3690
	Suspended Ceilings. Replace ceiling grid and tile. Damaged during fire sprinkler install	\$158,630	\$15880-\$68280	\$7940-\$34110
	Water Closets. Replace fixtures in staff restrooms	\$2,650	\$360-\$1160	\$140-\$570
	Sinks. Replace fixtures in staff restrooms	\$1,800	\$210-\$810	\$90-\$390
	Paving & Surfacing, Parking Lot. Minor asphalt crack repair, repair concrete service drive	\$28,660	\$2950-\$12350	\$1440-\$6170
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,280	\$430-\$1430	\$170-\$710
4-High	Seeding & Sodding. Resod/reseed grass areas	\$5,820	\$590-\$2590	\$300-\$1250
	Other Landscape Features. Replace metal edging with concrete mow strip	\$11,530	\$1180-\$4980	\$580-\$2480

**Estimated Total Construction Costs (in 2019 Dollars): \$737,610**  
**Estimated Project Management Costs Range: \$74,730 - \$318,330**  
**Estimated Inflation Range: \$36,990 - \$158,680**  


---

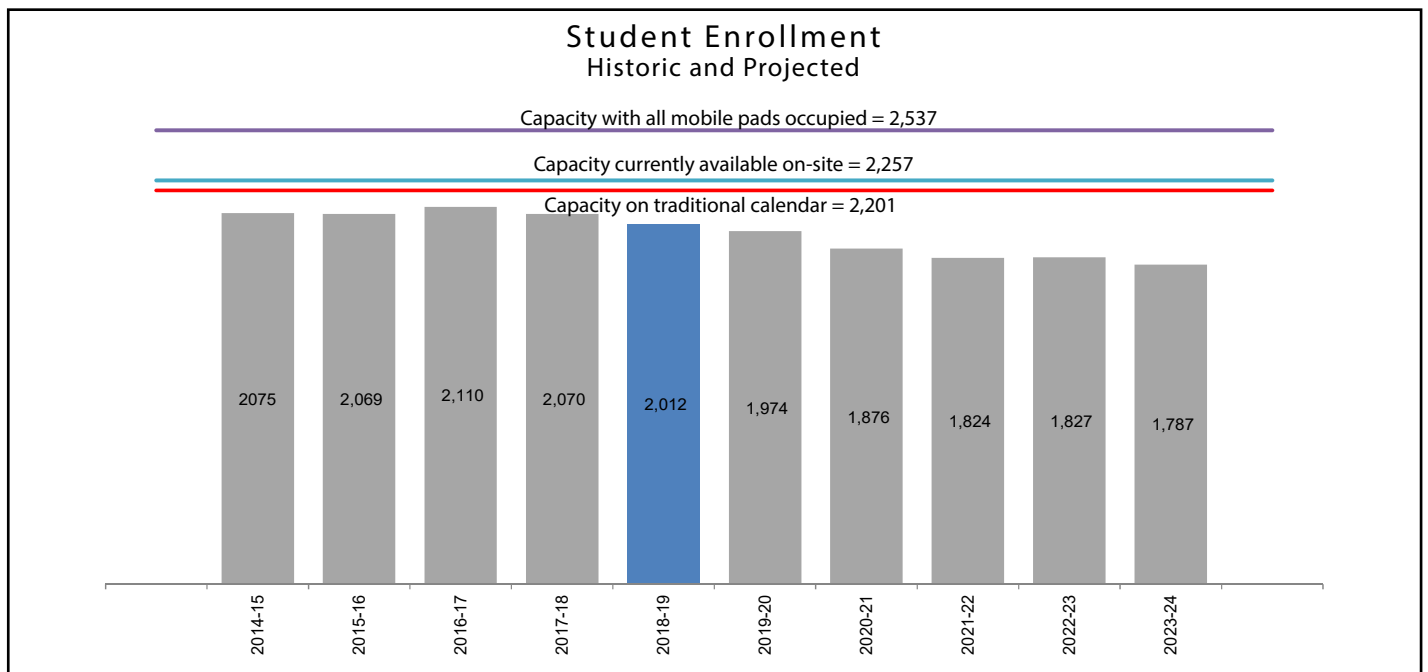
**Estimated Total Project Costs: \$849,330 - \$1,214,620**

## ThunderRidge High School-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$5,776,950

Estimated Total Project Costs: \$6,645,480 - \$9,505,400





Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace sections with solar. Includes solar removal. Other sections replaced in 2014.	\$874,450	\$87460-\$376060	\$43730-\$188010
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$1,099,800	\$110000-\$473000	\$54990-\$236460
	Air Distribution Systems. Air handlers, ductwork, VAV's. Update air handlers with HW coils, new motors, and VFDs..	\$204,000	\$20410-\$87810	\$10200-\$43860
	Change-over Distribution System. Upgrade all fan powered boxes to VAV reheat.	\$204,000	\$20410-\$87810	\$10200-\$43860
	Glycol Distribution Systems. Poor condition. Upgrade and add HW loop to system.	\$16,290	\$1720-\$7020	\$820-\$3510
	Water Treatment Systems. Poor condition. Upgrade and add HW loop to system.	\$19,780	\$2030-\$8530	\$990-\$4260
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$84,600	\$8500-\$36400	\$4230-\$18190
	Fixed Multiple Seating, Bleachers. Replace main gym bleacher both sides.	\$195,850	\$19660-\$84260	\$9800-\$42110
	Irrigation Systems. Upgrade irrigation controllers.	\$16,290	\$1720-\$7020	\$820-\$3510
	Passenger Elevators. Renovate elevator #1.	\$158,630	\$15880-\$68280	\$7940-\$34110
	Emergency Light & Power Systems, Generator and Transfer Switch. Kohler 80R2272/365373. Generator Cabinet needs minor repair.	\$4,230	\$470-\$1870	\$220-\$910
Tier 2 Funded by the 2018 Bond	Carpeting. Replace carpet. X-Carpet in main and pod hallways replaced 2017.	\$329,940	\$33060-\$141960	\$16500-\$70940
	Carpeting. Replace carpet entry areas.	\$3,070	\$340-\$1340	\$160-\$660
2-High	Flooring Restroom. Replace original sheet vinyl flooring with poured acrylic in all restrooms.	\$42,200	\$4310-\$18210	\$2110-\$9080
	Flooring Kitchen. Currently Hubbelite and cracks in concrete. Replace with MMA..	\$62,400	\$6310-\$26910	\$3120-\$13420
	Flooring Hallways/Classrooms. Replace VCT in commons and hallways.	\$456,840	\$45760-\$196460	\$22850-\$98230
	Exterior Wall Construction. Recaulk control joints. Re-seal CMU	\$56,160	\$5650-\$24150	\$2810-\$12080
	Exterior Windows. Recaulk windows	\$70,220	\$7090-\$30290	\$3520-\$15100
	Exterior Windows. Fix curtain wall window leakage at commons and hallways. Some repair on east side in 2011, need west repair	\$73,710	\$7400-\$31800	\$3690-\$15850
	Window Storefronts. Commons has never ending leaks.	\$28,660	\$2950-\$12350	\$1440-\$6170
	Overhead Doors. Kitchen - Replace (4) four rollup doors	\$17,980	\$1830-\$7830	\$900-\$3870
	Interior Doors. Kitchen entry doors from cafeteria need replaced due to carts hitting them all the time. Replace with metal?	\$3,390	\$420-\$1520	\$170-\$730
	Fabricated Toilet Partitions. Replace men's & women's PE restrooms. Replace all bathroom partitions in all wings and main area	\$63,450	\$6350-\$27350	\$3180-\$13650
	Sink Countertops. Replace sink counter tops in all restrooms	\$35,960	\$3650-\$15550	\$1800-\$7730
	Sink Countertops. Replace formica counter tops in kitchen with stainless. They are in bad shape and they are preparing food on them. They have sinks and cupboards. . Replace counter tops in science rooms due to damage.	\$58,800	\$5910-\$25310	\$2940-\$12650
	Showers. Poor condition. Showers need repaired	\$11,530	\$1180-\$4980	\$580-\$2480

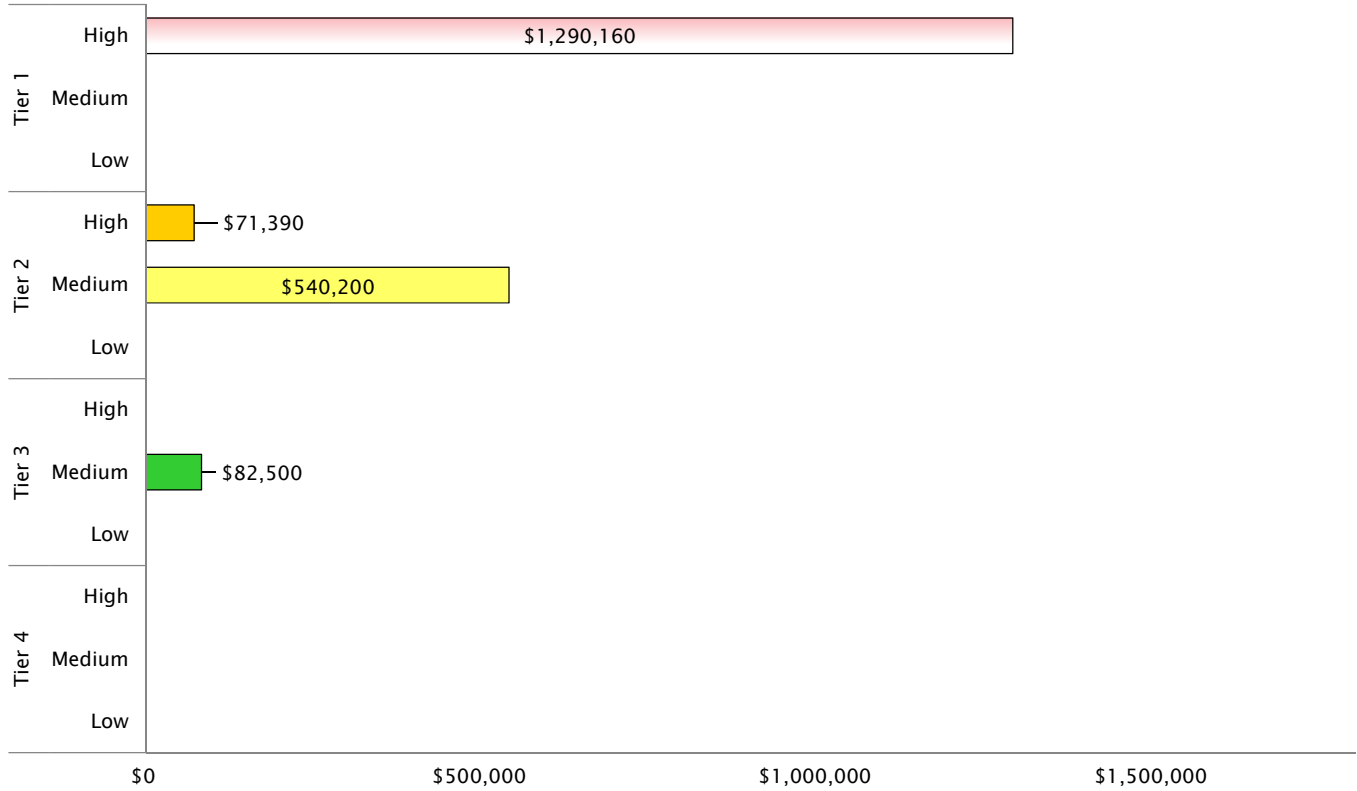
Not all capital needs are shown for ThunderRidge High School. For a complete listing of capital needs see Appendix 2

**Estimated Total Construction Costs (in 2019 Dollars): \$5,776,950**  
**Estimated Project Management Costs Range: \$579,540 - \$2,486,250**  
**Estimated Inflation Range: \$288,990 - \$1,242,200**  


---

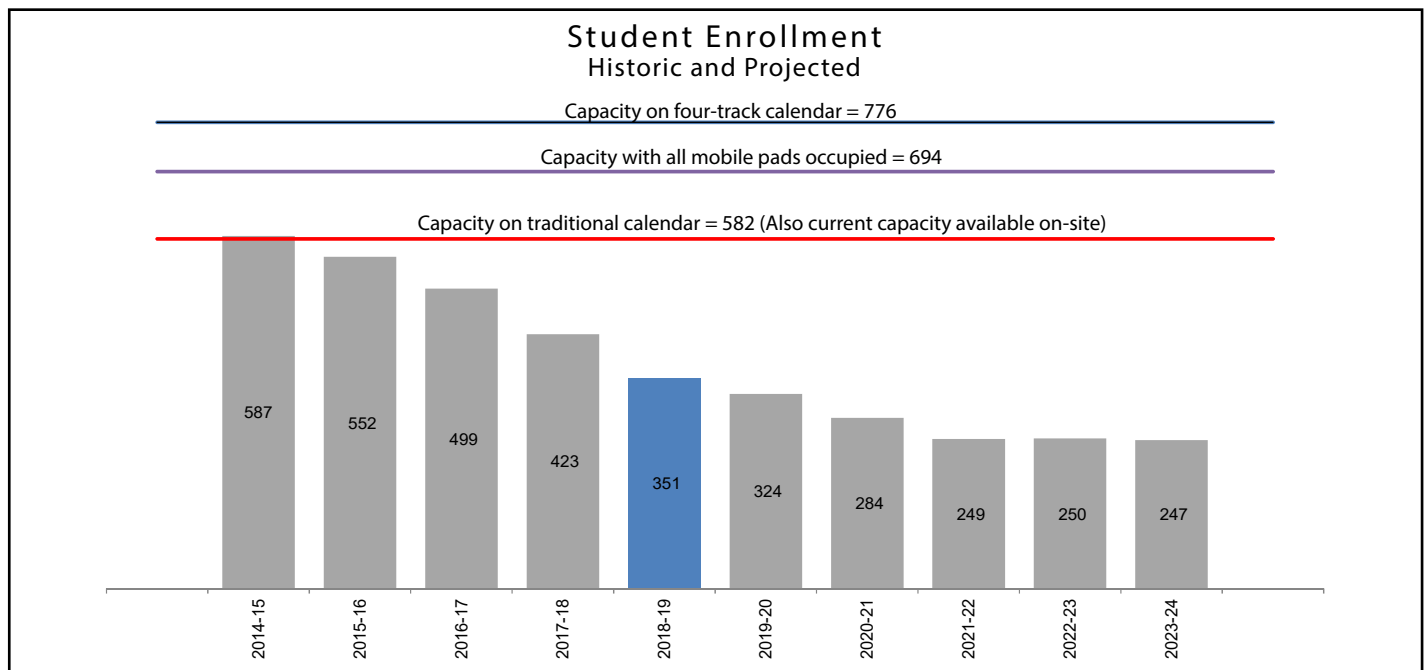
**Estimated Total Project Costs: \$6,645,480 - \$9,505,400**

**Timber Trail Elementary-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,984,250

Estimated Total Project Costs: \$2,282,980 - \$3,265,370



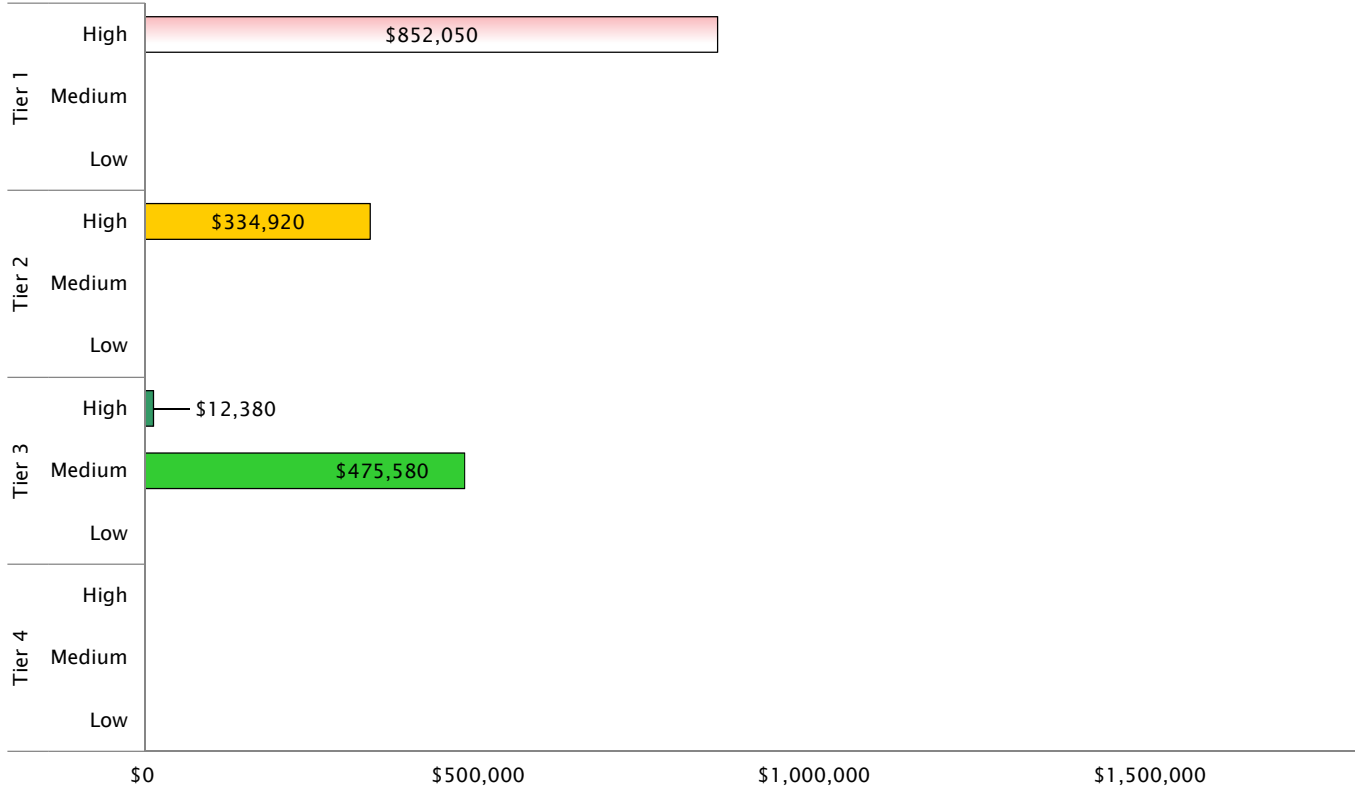
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 ballasted EPDM with .060 fully adhered.	\$793,130	\$79380-\$341080	\$39660-\$170530
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Fire Alarm Systems. Upgrade fire alarm system.	\$116,330	\$11680-\$50080	\$5820-\$25010
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
2-High	Exterior Wall Construction. Recaulk building control joints, patch cracks, water seal CMU	\$26,760	\$2750-\$11550	\$1340-\$5760
	Window Curtain Walls. Water infiltration has happened in the past. Some caulking done but window wall frames should be rebuilt.	\$44,630	\$4480-\$19280	\$2240-\$9600
2-Medium	Flooring Gym. Replace gym carpet.	\$15,950	\$1660-\$6860	\$800-\$3430
	Flooring Carpet. Replace walk off carpet at entries.	\$22,320	\$2290-\$9690	\$1120-\$4800
	Flooring Carpet. Replace carpet.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Paint Exterior. Paint exterior trim, windows and doors	\$8,990	\$920-\$3920	\$450-\$1940
	Exterior Windows. Recaulk windows	\$14,810	\$1500-\$6400	\$740-\$3190
	Solid Exterior Doors. Recaulk door frames	\$1,060	\$150-\$550	\$60-\$230
	Sink Countertops. Replace sink countertops with single surface	\$21,370	\$2140-\$9240	\$1070-\$4600
	Sinks. Replace with sink countertops, single surface	\$13,440	\$1370-\$5870	\$680-\$2890
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$26,760	\$2750-\$11550	\$1340-\$5760
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$80,270	\$8040-\$34540	\$4020-\$17260
	Paving and Surfacing. Sidewalks. Repair/replace damage to sidewalks due to ground movement	\$17,980	\$1830-\$7830	\$900-\$3870
3-Medium	Wall Foundations. Some building movement, not severe but causing cracks on inside flooring and walls	\$4,550	\$560-\$2060	\$230-\$980
	Wall Foundations. Recaulk areas where concrete meets foundation walls	\$3,390	\$420-\$1520	\$170-\$730
	Vinyl Coverings. Repair areas of vinyl wall covering	\$3,280	\$430-\$1430	\$170-\$710
	Playing Fields. Multi-use Field. Renovate multi-use field	\$71,280	\$7230-\$30730	\$3570-\$15330

Estimated Total Construction Costs (in 2019 Dollars): \$1,984,250  
Estimated Project Management Costs Range: \$199,430 - \$854,430  
Estimated Inflation Range: \$99,300 - \$426,690  

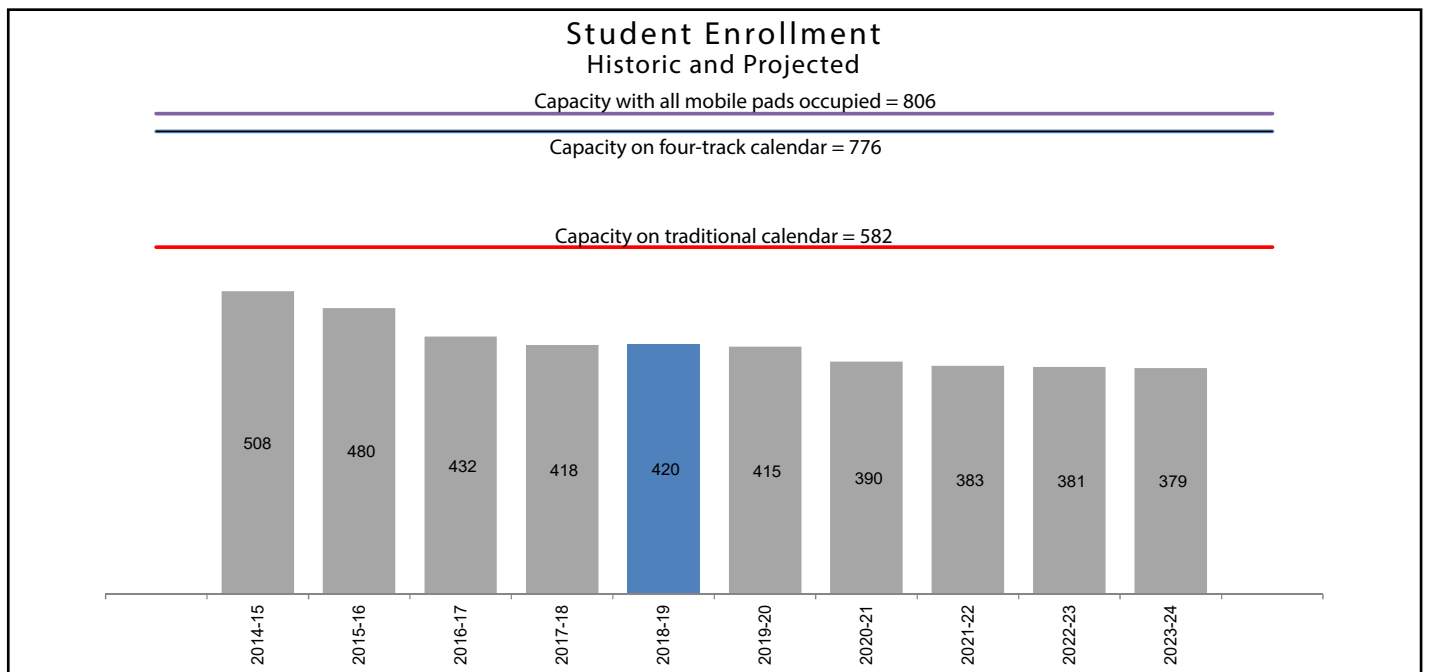

---

Estimated Total Project Costs: \$2,282,980 - \$3,265,370

**Trailblazer Elementary-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,674,930  
Estimated Total Project Costs: \$1,927,550 - \$2,756,520



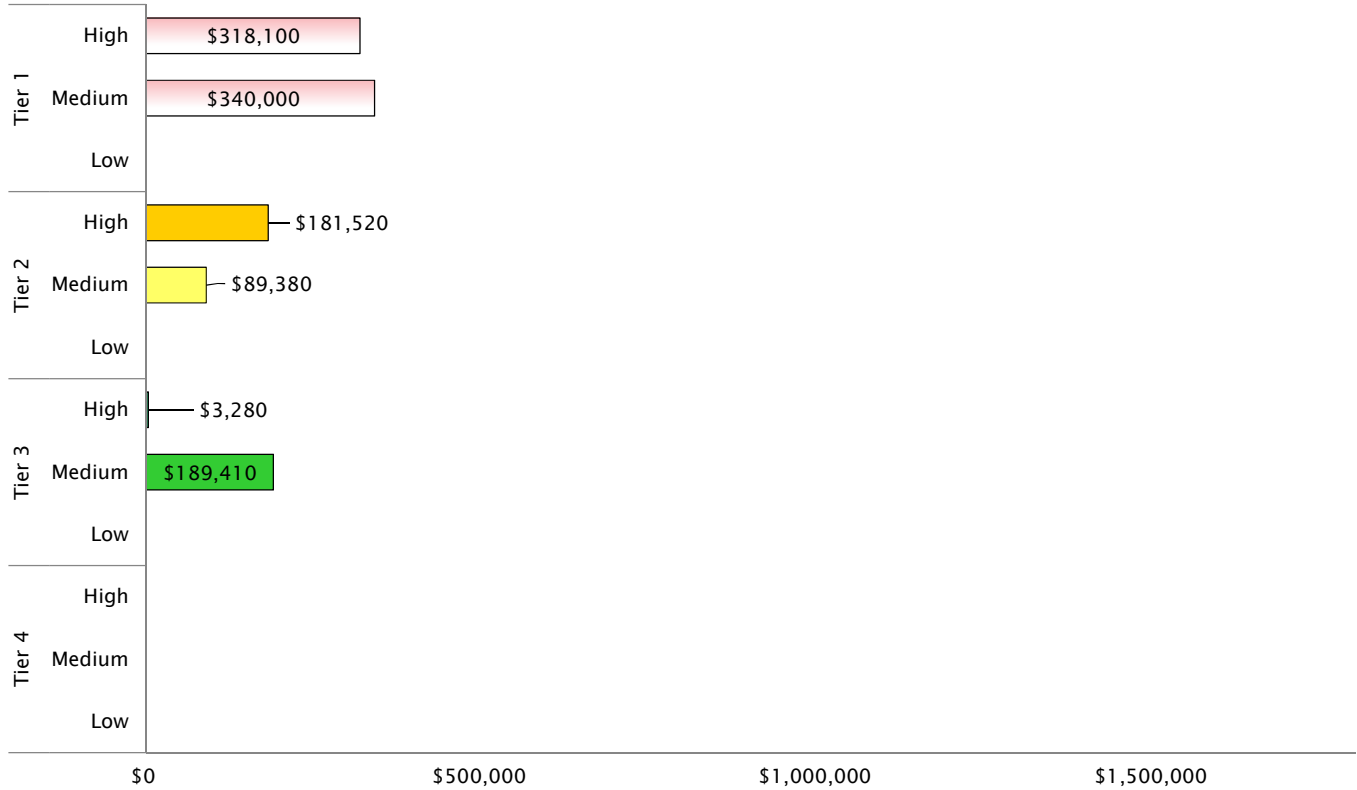
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Domestic Water Supply Equipment. Upgrade backflow.	\$8,150	\$860-\$3560	\$410-\$1760
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$339,460	\$34050-\$146050	\$16980-\$72990
	Exhaust Ventilation Systems. Kitchen hood exhaust and MUA replacement/upgrade.	\$60,810	\$6100-\$26200	\$3040-\$13080
	Controls. Upgrade control system.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Irrigation Systems. Update the clock, need to pull pump out of pit..	\$62,930	\$6380-\$27080	\$3150-\$13530
2-High	Kitchen Flooring. Replace kitchen flooring with poured acrylic. Currently Hubelite material (Red).	\$59,540	\$5970-\$25670	\$2980-\$12810
	Flooring Gym. Replace gym carpet.	\$18,300	\$1910-\$7910	\$920-\$3940
	Flooring Cafeteria. Replace VCT.	\$13,710	\$1400-\$5900	\$690-\$2950
	Exterior Wall Construction. CMU and Brick. Reseal CMU.Stress cracks same as other schools. Control joints need re-caulking	\$17,560	\$1850-\$7650	\$880-\$3780
	Exterior Windows. -Recaulk windows	\$14,700	\$1510-\$6410	\$740-\$3160
	Storefront windows. Hollow metal. Recaulk all windows	\$8,150	\$860-\$3560	\$410-\$1760
	Retractable Partitions. Refurbish gym/cafeteria partition. Curtains need replaced due to fire retardant life. Classrooms are not used and are in good shape.	\$16,290	\$1720-\$7020	\$820-\$3510
	Fabricated Toilet partitions. Replace toilet partitions	\$23,270	\$2340-\$10040	\$1170-\$5010
	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$81,640	\$8270-\$35170	\$4090-\$17560
	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$24,540	\$2470-\$10570	\$1230-\$5280
	Playing Fields. Playground. One playpad needs to be replaced R&R, the other needs and overlay	\$57,220	\$5790-\$24690	\$2870-\$12300
	3-High	Wall Foundations. Good condition. Gym has cracks SE corner, corner of building appears to be settling.	\$12,380	\$1330-\$5330
3-Medium	Vinyl Coverings. Wall Finishes. Repair walls vinyl. Many tears, patches, water damage and seams coming apart in hallways and pods. Bathroom halls have colored vinyl that need replaced.	\$8,150	\$860-\$3560	\$410-\$1760
	Suspended Ceilings. Replace all ceiling tiles in the kitchen. (need to be food grade)	\$6,560	\$750-\$2850	\$330-\$1410
	Grease interceptor. Bypass grease interceptor if possible	\$8,150	\$860-\$3560	\$410-\$1760
	Fire Sprinkler. Install sprinkler system. Only in Cafeteria. Current code requires fully sprinkled building if remodeled	\$411,900	\$41210-\$177210	\$20600-\$88560
	Playing Fields. Fields, Have drainage issue on north end of playground next to privacy fence	\$40,820	\$4180-\$17590	\$2050-\$8780

Estimated Total Construction Costs (in 2019 Dollars): \$1,674,930  
 Estimated Project Management Costs Range: \$168,770 - \$721,380  
 Estimated Inflation Range: \$83,850 - \$360,210  


---

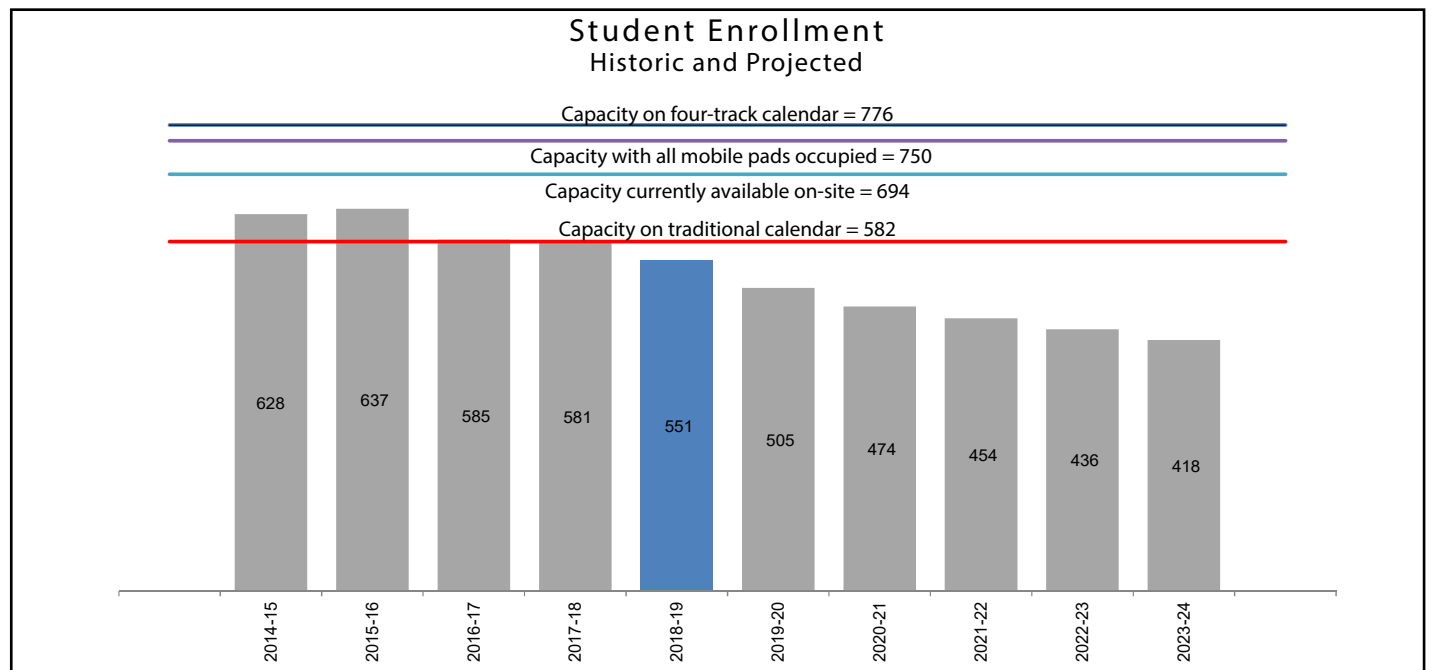
 Estimated Total Project Costs: \$1,927,550 - \$2,756,520

**Wildcat Mountain Elementary-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,121,690

Estimated Total Project Costs: \$1,291,180 - \$1,846,460



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Interior Door hardware. Replace current non-restricted key system with restricted. Hardware change.	\$164,970	\$16530-\$71030	\$8250-\$35470
	Chilled Water Systems. Chiller, cooling tower. Rebuild/replace cooling tower.	\$84,600	\$8500-\$36400	\$4230-\$18190
	Air Distribution Systems Air handlers, ductwork, VAV's. AHU #4 needs some ductwork changed, moisture damage.	\$5,080	\$530-\$2230	\$260-\$1100
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Chilled Water Systems. Chiller, cooling tower. Replace chiller	\$290,820	\$29090-\$125090	\$14550-\$62530
	Local Area Networks. ITS/Head End Equipment. Expanded or new MDF closet (minimum 10'X10').	\$49,180	\$4930-\$21230	\$2460-\$10580
2-High	Flooring Hallways/Classrooms. Replace VCT in classrooms due to building movement.	\$9,840	\$1070-\$4270	\$500-\$2120
	Flooring Kitchen. Replace kitchen flooring.	\$62,400	\$6310-\$26910	\$3120-\$13420
	Flooring Cafeteria. Replace VCT.	\$15,870	\$1640-\$6840	\$800-\$3410
	Exterior Wall Construction. Seal and repair CMU. Stress cracks same as other schools. Lack of control joints	\$17,670	\$1840-\$7640	\$890-\$3800
	Exterior Wall Construction. Recaulk control joints.	\$3,390	\$420-\$1520	\$170-\$730
	Exterior Windows . Major gaps need sealed and maintained yearly due to building movement.	\$3,920	\$490-\$1690	\$200-\$850
	Exterior Windows. Recaulk windows	\$13,220	\$1390-\$5790	\$670-\$2850
	Storefront windows. All entrances need filler plates fabricated and installed. The building movement has created large gaps which has been filled with caulking and is only temporary due to shrinkage creating air gaps	\$30,670	\$3140-\$13240	\$1540-\$6600
2-Medium	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$24,540	\$2470-\$10570	\$1230-\$5280
	Glazed Roof Openings.Skylights. Repair leakage at skylights	\$5,500	\$610-\$2410	\$280-\$1190
	Operable Partition. Minor repairs needed	\$11,640	\$1170-\$5070	\$590-\$2510
	Fabricated Toilet partitions. Replace toilet partitions	\$23,270	\$2340-\$10040	\$1170-\$5010
	Paving & Surfacing. Parking Lot Fair. Resurface and crack fill asphalt as necessary. Overlay parking lot at east end by drain	\$48,970	\$4940-\$21140	\$2450-\$10530
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$3,280	\$430-\$1430	\$170-\$710
3-Medium	Vinyl Coverings. Repair/ replace vinyl due to building movement and water damage at storefronts	\$16,290	\$1720-\$7020	\$820-\$3510
	Ceiling Finishes. Repair ceiling grid due to building movement	\$164,970	\$16530-\$71030	\$8250-\$35470
	Grease interceptor. Bypass if applicable	\$8,150	\$860-\$3560	\$410-\$1760

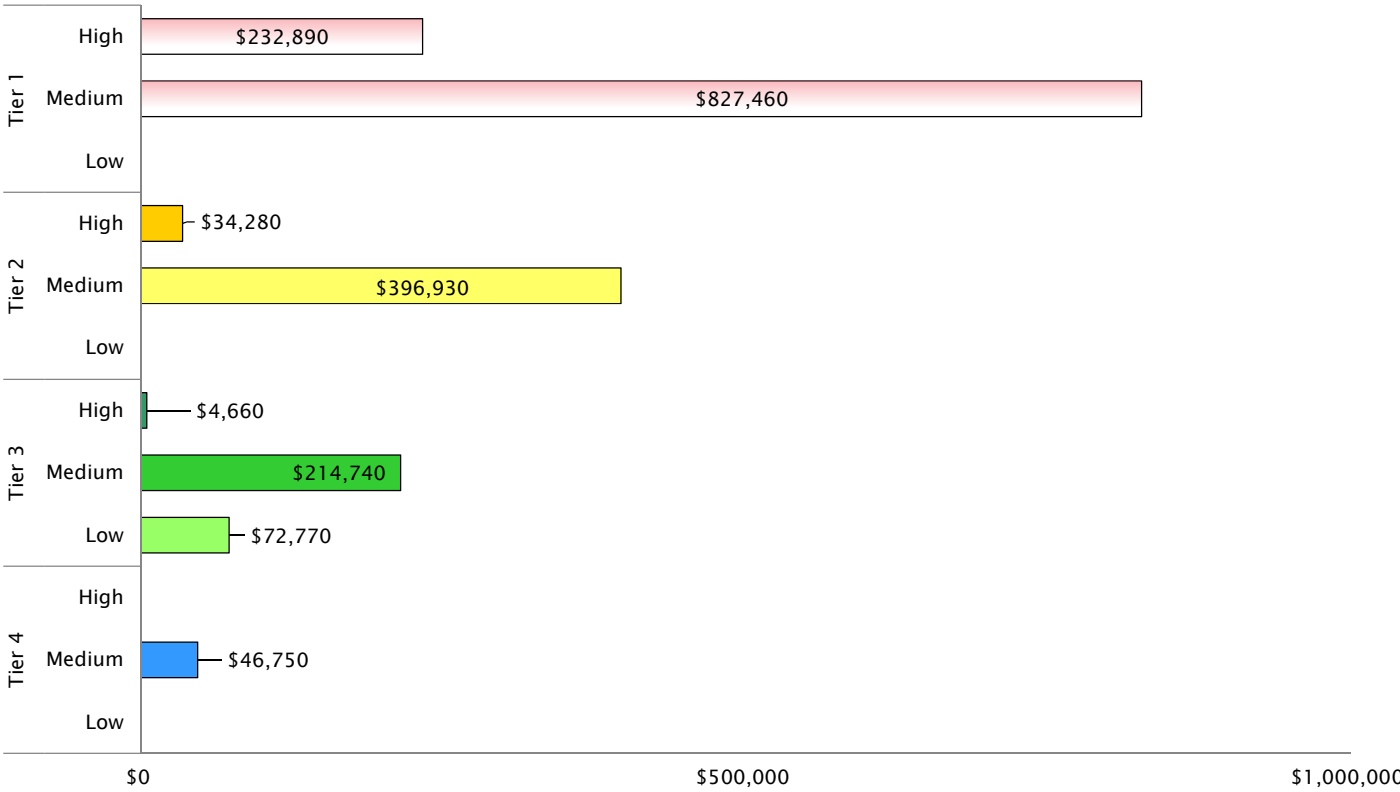
Estimated Total Construction Costs (in 2019 Dollars): \$1,121,690  
 Estimated Project Management Costs Range: \$113,300 - \$483,500  
 Estimated Inflation Range: \$56,190 - \$241,270  


---

 Estimated Total Project Costs: \$1,291,180 - \$1,846,460

312 Cantril Street  
 Castle Rock, CO 80104  
 Administration/District Offices and Preschool Facility  
 Constructed in 1897

**Cantril Building-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,830,480  
 Estimated Total Project Costs: \$2,109,160 - \$3,015,100



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace shingled roof.	\$152,280	\$15320-\$65520	\$7620-\$32740
	Controls. Better control of existing steam distribution system.	\$23,480	\$2430-\$10130	\$1180-\$5050
	Panels and Transformers. Replace panel on second level, small office.	\$2,970	\$340-\$1340	\$150-\$640
	Panels and Transformers. Replace panel in furnace closet PS.	\$2,540	\$270-\$1170	\$130-\$550
	Branch Wiring Devices. Upgrade branch wiring and devices to current code.	\$23,480	\$2430-\$10130	\$1180-\$5050
	Branch Wiring Devices. Upgrade electrical wiring to current code PS.	\$4,660	\$550-\$2050	\$240-\$1000
	Sanitary Sewer Systems. Repair/replace sanitary sewer system piping.	\$23,480	\$2430-\$10130	\$1180-\$5050
	Roof Finishes. Replace EPDM gym roof.	\$25,380	\$2620-\$10920	\$1270-\$5460
	Roof Finishes. Replace EPDM roof on pre-school addition.	\$38,070	\$3830-\$16430	\$1910-\$8190
	Roof Eaves and Soffits. Restoration of eaves and soffits.	\$23,480	\$2430-\$10130	\$1180-\$5050
	Gutters and Downspouts. Replace all gutters and downspouts. Reconfigure down spouts and drains at SE entry.	\$7,620	\$790-\$3290	\$390-\$1640
	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.	\$52,880	\$5330-\$22830	\$2650-\$11370
	Hot Water Distribution. Add hot water distribution to fan coil units in each room. Add heat exchanger for boiler.	\$67,050	\$6760-\$28860	\$3360-\$14420
	Chilled Water Distribution. Add chilled water distribution and fan coil units in each room.	\$334,390	\$33520-\$143820	\$16720-\$71900
	Package Units. Install new window AC units.	\$4,660	\$550-\$2050	\$240-\$1000
	Controls. Add new DDC controls if new HVAC system installed.	\$256,130	\$25680-\$110180	\$12810-\$55070
	Lighting Equipment. Replace incandescent lighting fixtures throughout as necessary.	\$2,970	\$340-\$1340	\$150-\$640
	Lighting Equipment. Replace old incandescent fixtures in hallways PS.	\$2,540	\$270-\$1170	\$130-\$550
	Clock and Program Systems. Install new clock system.	\$4,660	\$550-\$2050	\$240-\$1000
	Emergency Light and Power Systems. Add LED emergency/exit lighting.	\$4,660	\$550-\$2050	\$240-\$1000
Emergency Light and Power Systems. Add LED emergency/exit lighting PS.	\$2,970	\$340-\$1340	\$150-\$640	
2-High	Flooring Restroom. Replace restroom flooring. Currently all 3 restrooms have VCT.	\$7,300	\$810-\$3210	\$370-\$1570
	Flooring Gym. Replace carpet in gym.	\$13,750	\$1460-\$5960	\$690-\$2960
	Glazed Doors and Entrances. Restoration of two front entrances	\$2,970	\$340-\$1340	\$150-\$640
	Fabricated Toilet Partitions. Restore or replace (historic) partitions on lower level	\$6,980	\$720-\$3030	\$350-\$1510
	Sinks. Replace older sinks in restrooms	\$2,750	\$360-\$1260	\$140-\$600
	Waste Piping. Check waste piping at restroom areas. The piping is old and many are exposed.	\$530	\$80-\$280	\$30-\$120
2-Medium	Flooring Hallways/Classrooms. Sand and refinish all wood flooring.	\$23,480	\$2430-\$10130	\$1180-\$5050
	Flooring Restroom. Replace VCT in all restrooms, includes abatement PS.	\$1,910	\$200-\$900	\$100-\$410
	Flooring Hallways/Classrooms. Replace VCT in preschool classrooms and offices, includes abatement PS.	\$9,420	\$990-\$4090	\$480-\$2030
	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.	\$14,070	\$1440-\$6140	\$710-\$3030

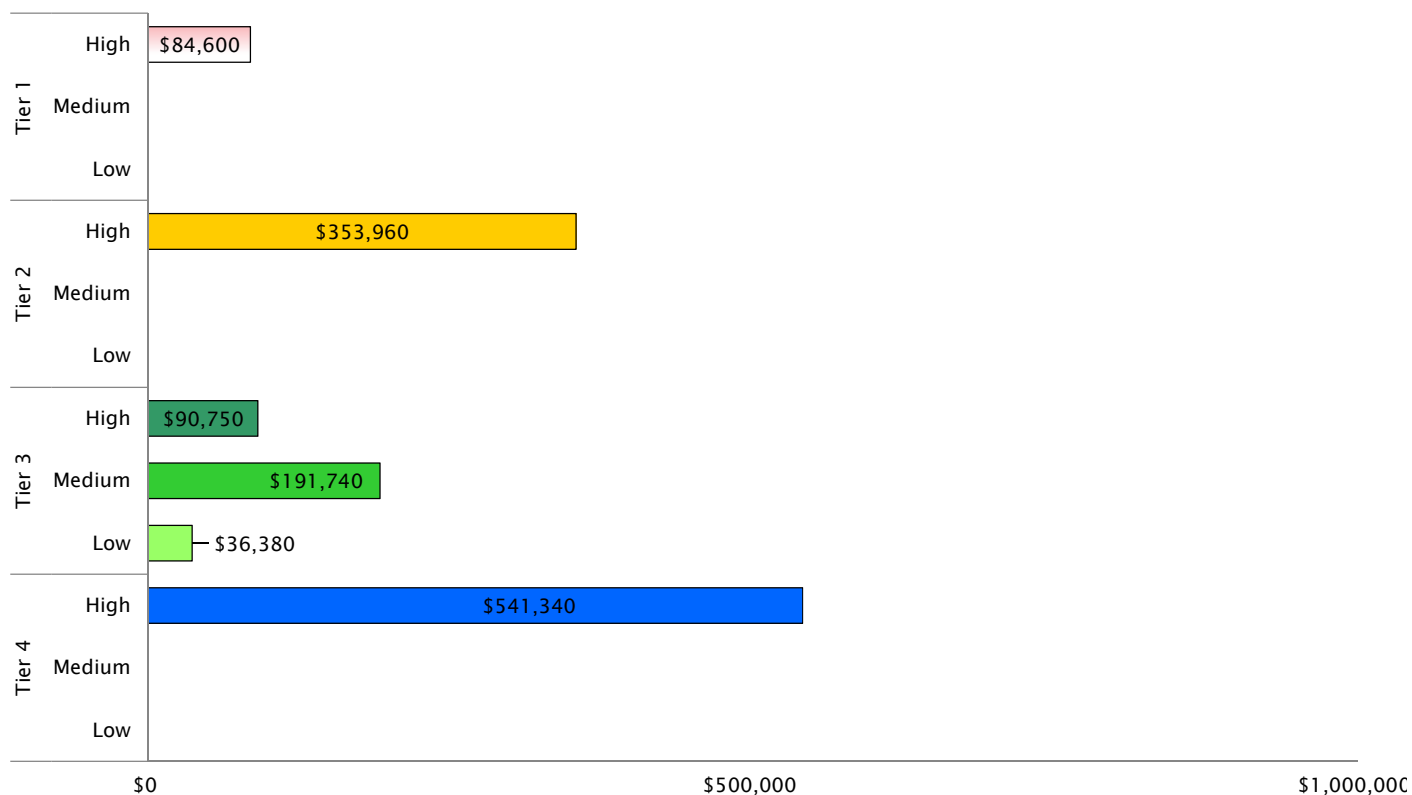
Not all capital needs for Cantril Building shown. For a complete listing of the Cantril Building's capital needs see Appendix 2

**Estimated Total Construction Costs (in 2019 Dollars): \$1,830,480**  
**Estimated Project Management Costs Range: \$186,790 - \$790,900**  
**Estimated Inflation Range: \$91,890 - \$393,720**  


---

**Estimated Total Project Costs: \$2,109,160 - \$3,015,100**

Douglas County Schools Stadium-Identified Facility Projects  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,298,770

Estimated Total Project Costs: \$1,494,160 - \$2,137,060

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace roof.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Fire Alarm Systems. Upgrade fire alarm system.	\$21,150	\$2150-\$9150	\$1060-\$4550
2-High	Paving and Surfacing. Sidewalks. Replace/repair areas of sidewalk around concession and bleachers	\$108,400	\$10910-\$46710	\$5420-\$23310
	Miscellaneous Structures. Replace bleachers including concrete supporting system	\$245,560	\$24650-\$105650	\$12280-\$52800
3-High	Storage Shelving and Lockers. Band lockers need replaced	\$9,420	\$990-\$4090	\$480-\$2030
	Fences and Gates. Repair/replace sections of fence around site	\$81,330	\$8180-\$34980	\$4070-\$17490
3-Medium	Ceiling Finishes. Caulk areas where ceiling meets CMU in stadium restrooms	\$2,230	\$280-\$980	\$120-\$480
	Retaining Walls. Install new retaining walls for drainage issues	\$189,510	\$19000-\$81500	\$9480-\$40750
3-Low	Playing Fields. Other. Install concrete mow strip and crusher fines around new track	\$36,380	\$3730-\$15730	\$1820-\$7830
4-High	Other Landscape Features. Renovate areas inside and outside of immediate stadium area with new landscaping	\$541,340	\$54170-\$232870	\$27070-\$116390

Estimated Total Construction Costs (in 2019 Dollars): \$1,298,770

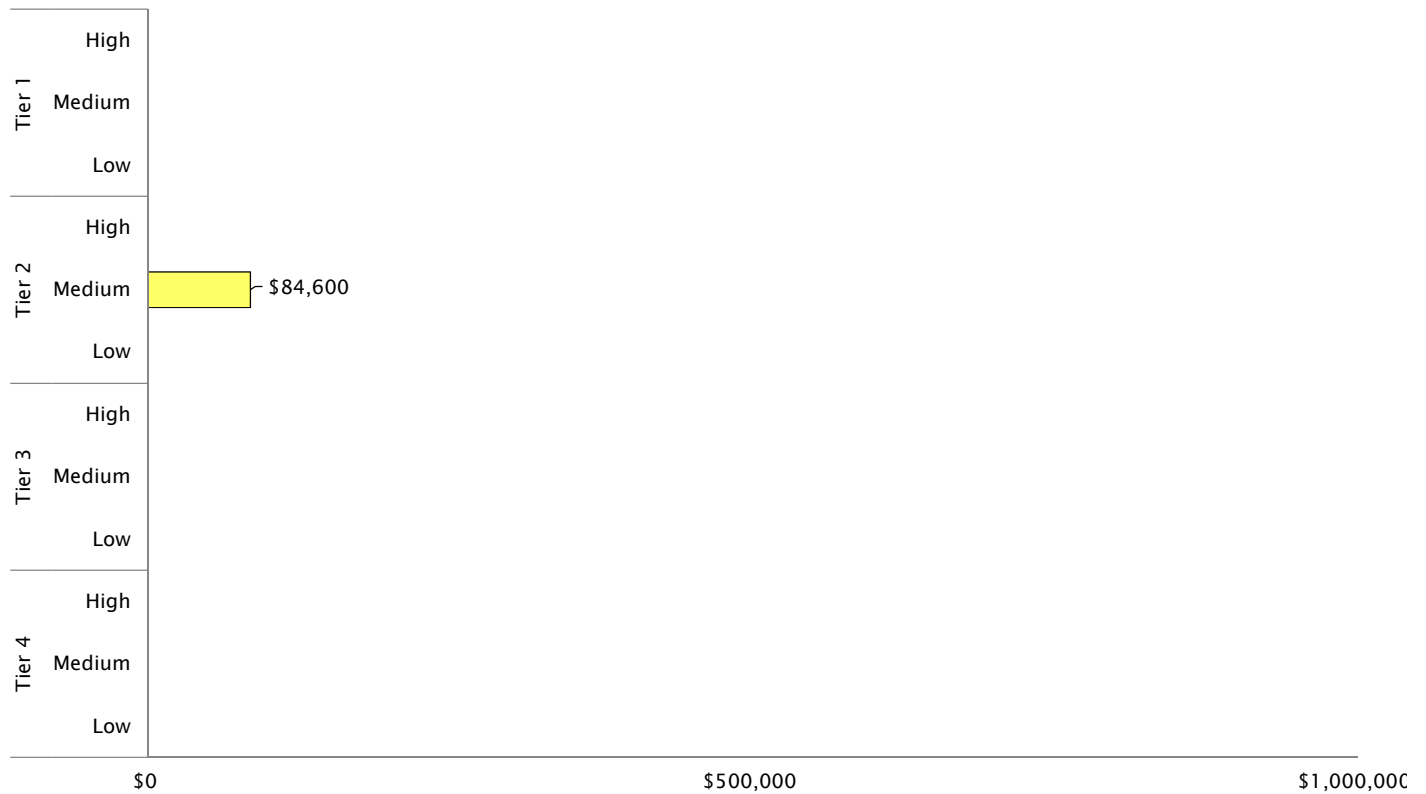
Estimated Project Management Costs Range: \$130,410 - \$559,010

Estimated Inflation Range: \$64,980 - \$279,280

Estimated Total Project Costs: \$1,494,160- \$2,137,060

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

**Early Childhood Center-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$84,600  
 Estimated Total Project Costs: \$97,330 - \$139,190

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$84,600	\$8500-\$36400	\$4230-\$18190

Estimated Total Construction Costs (in 2019 Dollars): \$84,600

Estimated Project Management Costs Range: \$8,500 - \$36,400

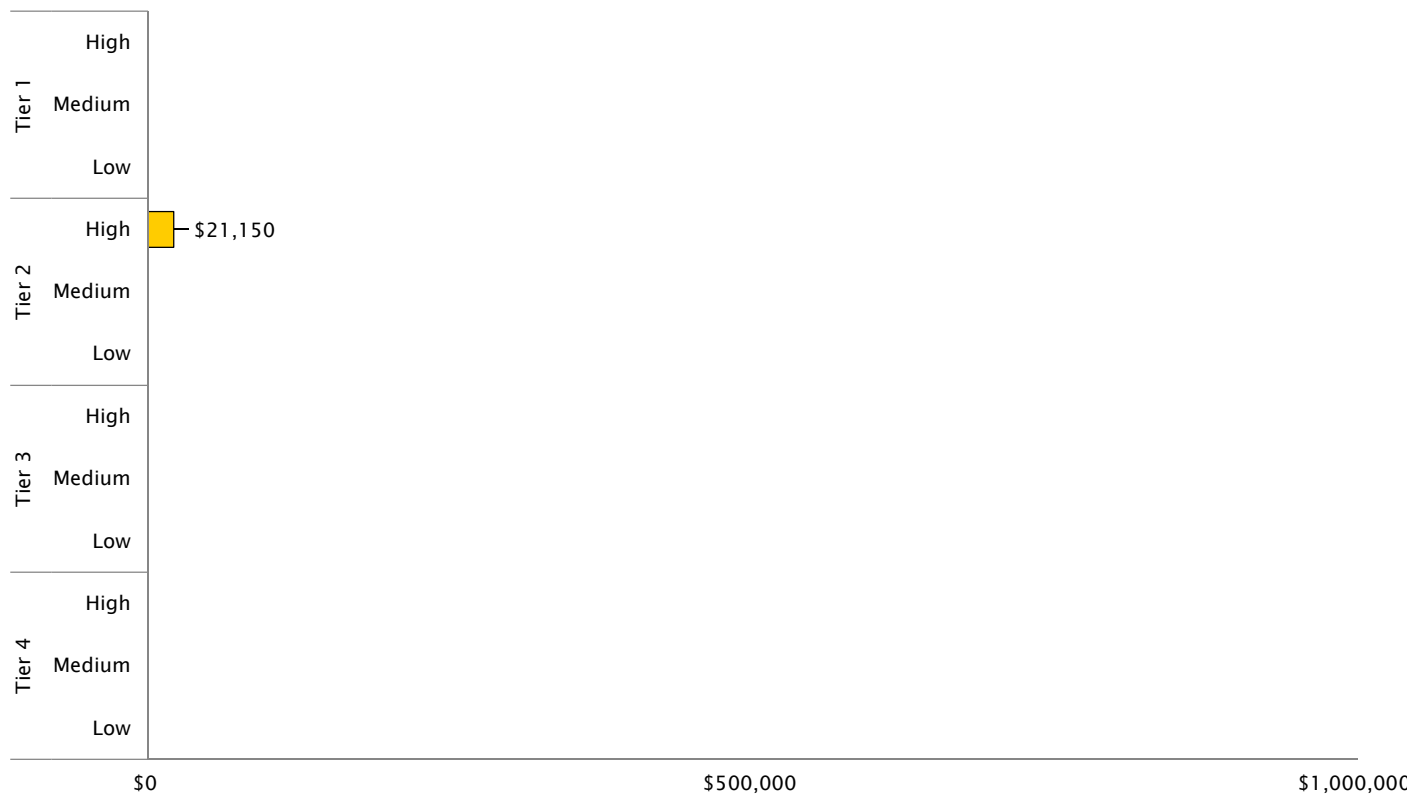
Estimated Inflation Range: \$4,230 - \$18,190

Estimated Total Project Costs: \$97,330 - \$139,190

11901 Newlin Gulch Blvd.  
 Parker, CO 80134  
 DCSD Stadium

Funded by 2006 Bond  
 Opened in 2009

## EchoPark Stadium-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$21,150  
 Estimated Total Project Costs: \$24,360 - \$34,850

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Miscellaneous Structures. Repair gap between concrete bleacher structure and retaining walls main side	\$21,150	\$2150-\$9150	\$1060-\$4550

Estimated Total Construction Costs (in 2019 Dollars): \$21,150

Estimated Project Management Costs Range: \$2,150 - \$9,150

Estimated Inflation Range: \$1,060 - \$4,550

---

Estimated Total Project Costs: \$24,360 - \$34,850



Joint Service Center-Identified Facility Projects  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$362,510  
Estimated Total Project Costs: \$417,880 - \$597,160



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Install new roof over admin and garage areas.x-Roof over garage area replaced 2014, admin area parapet walls only.	\$116,650	\$11760-\$50160	\$5840-\$25080
	Fire Alarm Systems. Upgrade fire alarm system. 1/2 share.	\$47,590	\$4820-\$20520	\$2380-\$10240
	Exhaust Ventilation Systems. Exhaust fans in garage are very loud and need some type of sound insulation.	\$2,540	\$270-\$1170	\$130-\$550
	Terminal Self-Contained Units. Replace MAU for garage with DX heating and cooling unit.	\$60,810	\$6100-\$26200	\$3040-\$13080
	Site Electrical Distribution. Repair concrete bollards protecting bus heater outlets.	\$2,540	\$270-\$1170	\$130-\$550
2-Medium	Flooring Restroom. Replace sheet vinyl in restrooms.	\$7,620	\$790-\$3290	\$390-\$1640
	Flooring Hallways/Classrooms. Replace VCT in lounge.	\$3,920	\$490-\$1690	\$200-\$850
	Exterior Wall Construction. Re-seal CMU and recaulk control joints	\$4,660	\$550-\$2050	\$240-\$1000
	Overhead Doors. Repair garage doors, repair controls	\$4,660	\$550-\$2050	\$240-\$1000
	Sink Countertops. Replace sink countertops in admin restrooms	\$2,440	\$270-\$1070	\$130-\$530
	Wash Fountains. Replace wash fountain at garage area	\$2,970	\$340-\$1340	\$150-\$640
	Hazardous Waste Remediation. Water drains into used oil holding area. Mitigate water flow into pit	\$2,970	\$340-\$1340	\$150-\$640
	Paving and Surfacing. Parking Lot. Repair areas of concrete parking area. Recaulk all joints	\$46,750	\$4760-\$20160	\$2340-\$10050
	Paving and Surfacing. Parking Lot. Improve drainage in front of admin entrance	\$23,480	\$2430-\$10130	\$1180-\$5050
	Curbs, Rails and Barriers. Repair/replace areas of curb and gutter	\$9,420	\$990-\$4090	\$480-\$2030
Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$9,420	\$990-\$4090	\$480-\$2030	
3-High	Standard Slab on Grade. F-wing, drama room and science room had the floor lifted in 2007. Floor has dropped by the column by 500L entrance.	\$14,070	\$1440-\$6140	\$710-\$3030

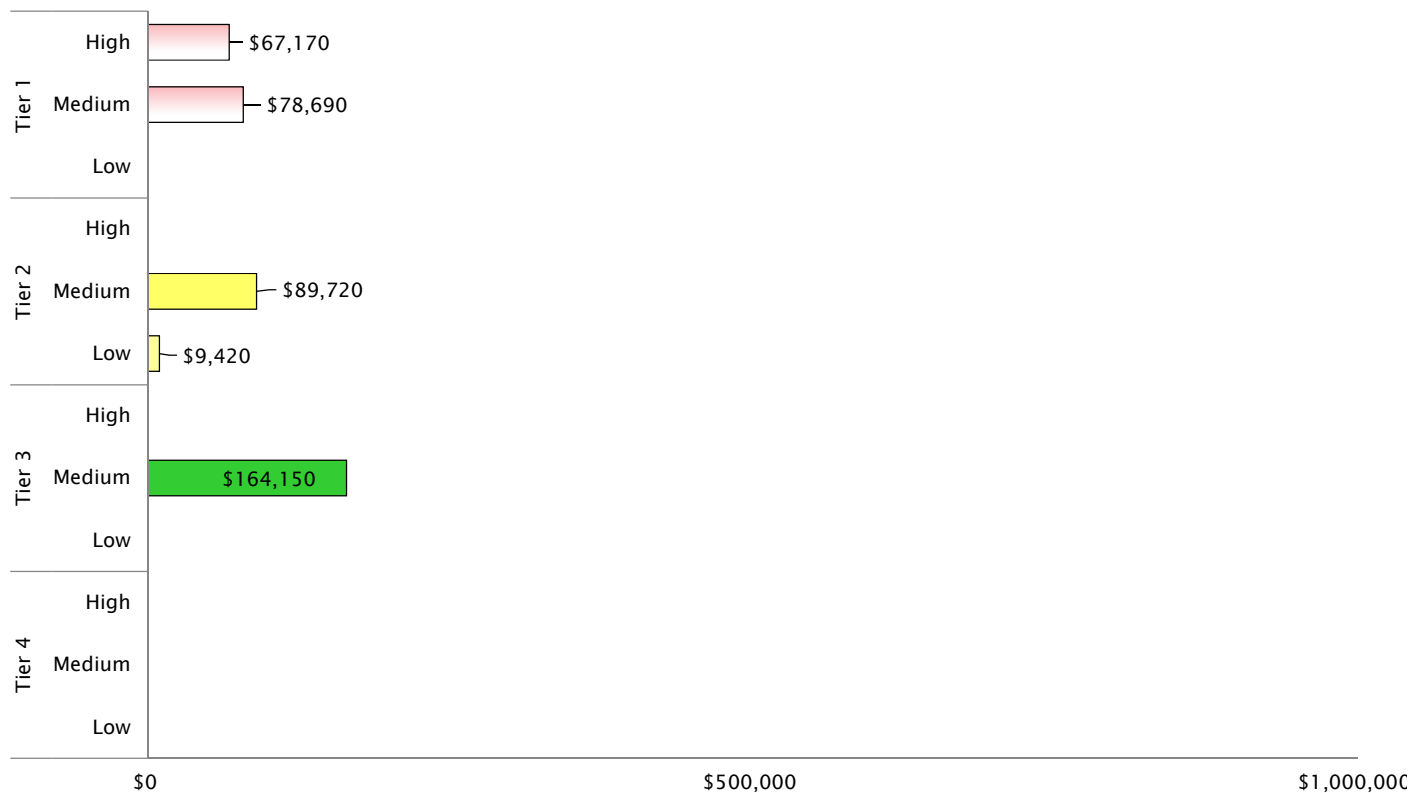
Estimated Total Construction Costs (in 2019 Dollars): \$362,510  
Estimated Project Management Costs Range: \$37,160 - \$156,660  
Estimated Inflation Range: \$18,210 - \$77,990

---

Estimated Total Project Costs: \$417,880 - \$597,160

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

**Operations & Maintenance East Facility-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$409,150  
 Estimated Total Project Costs: \$471,670 - \$674,340

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Energy Supply. Replace outside gas piping to inside of building..	\$1,590	\$220-\$720	\$80-\$350
	Switchgear-Main. Replace main switchgear.	\$37,440	\$3770-\$16170	\$1880-\$8050
	Panels and Transformers. Replace panels and transformer.	\$14,070	\$1440-\$6140	\$710-\$3030
	Branch Wiring Devices. Replace romex wiring with conduit system.	\$14,070	\$1440-\$6140	\$710-\$3030
	Roof Finishes. New roof on north wood structure if kept for storage.	\$15,760	\$1650-\$6850	\$790-\$3390
	Interior Door Hardware. Replace hardware where necessary.	\$26,760	\$2750-\$11550	\$1340-\$5760
	Auxiliary Equipment. Replace furnace units.	\$12,690	\$1310-\$5510	\$640-\$2730
	Package Units. Replace AC units.	\$23,480	\$2430-\$10130	\$1180-\$5050
2-Medium	Exterior Wall Construction. Re-point areas of brick, repair cracks	\$4,660	\$550-\$2050	\$240-\$1000
	Exterior Windows. Caulk windows	\$2,970	\$340-\$1340	\$150-\$640
	Lavatories. Replace faucets	\$2,970	\$340-\$1340	\$150-\$640
	Sinks. Replace sinks in restrooms and in shop area	\$2,540	\$270-\$1170	\$130-\$550
	Wash Fountains. Replace wash fountain in shop area	\$12,690	\$1310-\$5510	\$640-\$2730
	Drinking Fountains and Coolers. Replace electric drinking fountains (2)	\$7,620	\$790-\$3290	\$390-\$1640
	Paving and Surfacing. Roadways. Replace sections of concrete roadway around building	\$28,130	\$2880-\$12180	\$1410-\$6050
	Paving and Surfacing. Parking Lot. Replace sections of concrete parking areas	\$18,720	\$1890-\$8090	\$940-\$4030
	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$9,420	\$990-\$4090	\$480-\$2030
2-Low	Curbs, Rails and Barriers. Install curbs to improve drainage	\$9,420	\$990-\$4090	\$480-\$2030
3-Medium	Wall Foundations. Re-caulk where sidewalks meet foundation walls	\$2,970	\$340-\$1340	\$150-\$640
	Paint Interior. Paint interior office areas	\$9,420	\$990-\$4090	\$480-\$2030
	Fire Sprinkler Water Supply. Install sprinkler system	\$140,440	\$14070-\$60470	\$7030-\$30200
	Retaining Walls. Repair brick retaining walls at both dock areas, timber retaining walls at north dock and along fenceline in back	\$11,320	\$1190-\$4890	\$570-\$2440

Estimated Total Construction Costs (in 2019 Dollars): \$409,150  
Estimated Project Management Costs Range: \$41,950 - \$177,150

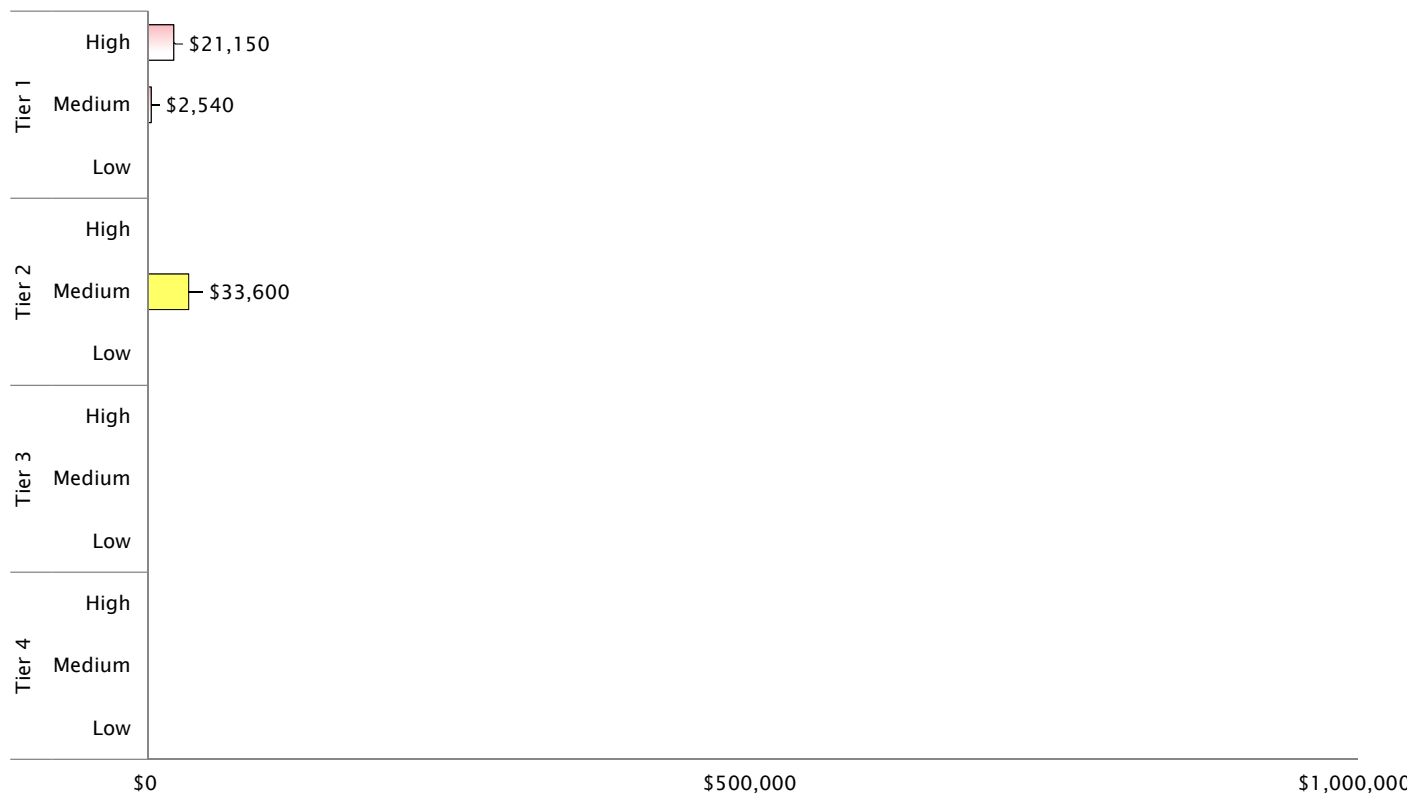
Estimated Inflation Range: \$20,570- \$88,040

---

Estimated Total Project Costs: \$471,670 - \$674,340

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

**Operations & Maintenance West Facility-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$57,290  
 Estimated Total Project Costs: \$66,170 - \$94,800

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Fire Alarm Systems. Upgrade fire alarm system.	\$21,150	\$2150-\$9150	\$1060-\$4550
	Roof Eaves and Soffits. Fix drainage issues at front and rear entries.	\$2,540	\$270-\$1170	\$130-\$550
2-Medium	Flooring Carpet. Replace carpet.	\$19,190	\$2020-\$8320	\$960-\$4130
	Paint Exterior. Paint exterior	\$7,620	\$790-\$3290	\$390-\$1640
	Exterior Windows. Replace windows	\$1,910	\$200-\$900	\$100-\$410
	Exterior Windows. Replace basement windows	\$1,910	\$200-\$900	\$100-\$410
	Solid Exterior Doors. Replace north and south entry doors	\$1,910	\$200-\$900	\$100-\$410
	Solid Exterior Doors. Replace exterior door at NE office	\$1,060	\$150-\$550	\$60-\$230

Estimated Total Construction Costs (in 2019 Dollars): \$57,290

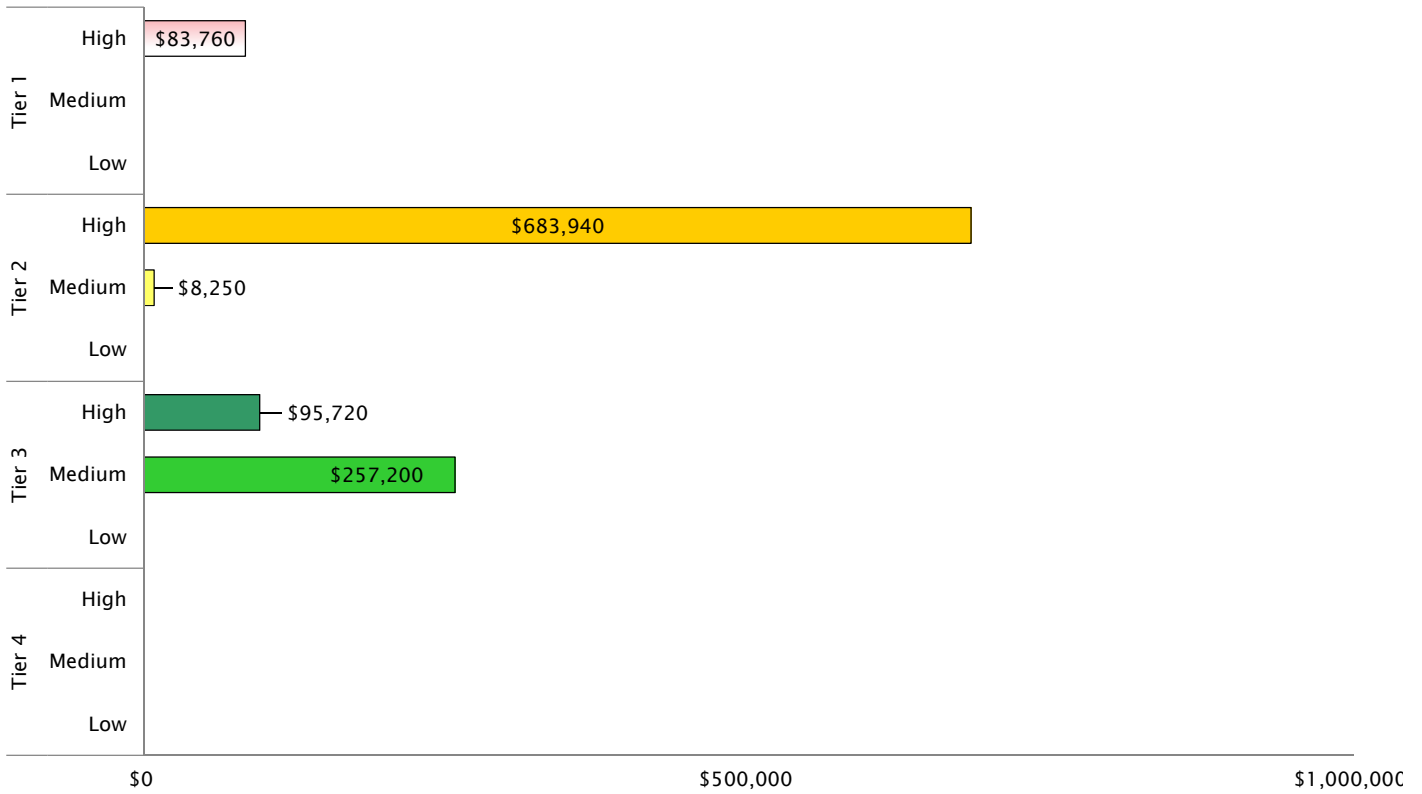
Estimated Project Management Costs Range: \$5,980 - \$25,180

Estimated Inflation Range: \$2,900 - \$12,330

---

Estimated Total Project Costs: \$66,170 - \$94,800

**Shea Stadium-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,128,870  
 Estimated Total Project Costs: \$1,299,000 - \$1,858,160

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Hot Water Service. Water Heater. Replace vent pipe on north unit.	\$3,810	\$400-\$1700	\$190-\$820
	Air Distribution Systems. Air handlers. ductwork. VAV's. Replace vent piping due to condensation.	\$3,810	\$400-\$1700	\$190-\$820
	Fire Alarm Systems. Upgrade fire alarm system.	\$12,690	\$1310-\$5510	\$640-\$2730
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
2-High	Exterior Wall Construction. CMU and Brick. Reseal and repair block walls, severe cracks due to movement multiple locations	\$10,370	\$1040-\$4540	\$520-\$2230
	Paint Exterior. Paint red steel and handrails	\$31,100	\$3110-\$13410	\$1560-\$6690
	Paint Exterior. Paint all red iron and trim	\$19,780	\$2030-\$8530	\$990-\$4260
	Exterior Windows. Replace press box windows	\$20,730	\$2080-\$8980	\$1040-\$4460
	Fixed Casework. Replace press box countertops	\$6,350	\$660-\$2760	\$320-\$1370
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$216,480	\$21730-\$93130	\$10830-\$46550
	Curbs, Rails and Barriers. Repair curbs at parking lot	\$21,680	\$2230-\$9430	\$1090-\$4670
	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$32,580	\$3330-\$14030	\$1630-\$7010
2-Medium	Miscellaneous Structures. Bleachers. Replace bleachers with stronger seating	\$324,870	\$32540-\$139740	\$16250-\$69850
2-Medium	Paint Exterior. Paint bleacher flooring, paint all metal.	\$8,250	\$860-\$3560	\$420-\$1780
3-High	Special Foundations. Large gap needs filled completely around the new classroom addition between the foundation and sidewalk	\$84,710	\$8500-\$36500	\$4240-\$18220
	Upper Floor. Repairs needed on bleacher section, water leaks creating damage underneath	\$10,370	\$1040-\$4540	\$520-\$2230
	Suspended Ceilings. Replace ceiling tiles in storage areas due to water leaks	\$640	\$70-\$370	\$40-\$140
3-Medium	Paint Interior. Paint storage room due to water damage	\$2,650	\$360-\$1160	\$140-\$570
	Fences and Gates. Repair/replace fencing around site and bleacher areas	\$216,480	\$21730-\$93130	\$10830-\$46550
	Retaining Walls. Repair work on retaining walls	\$38,070	\$3830-\$16430	\$1910-\$8190

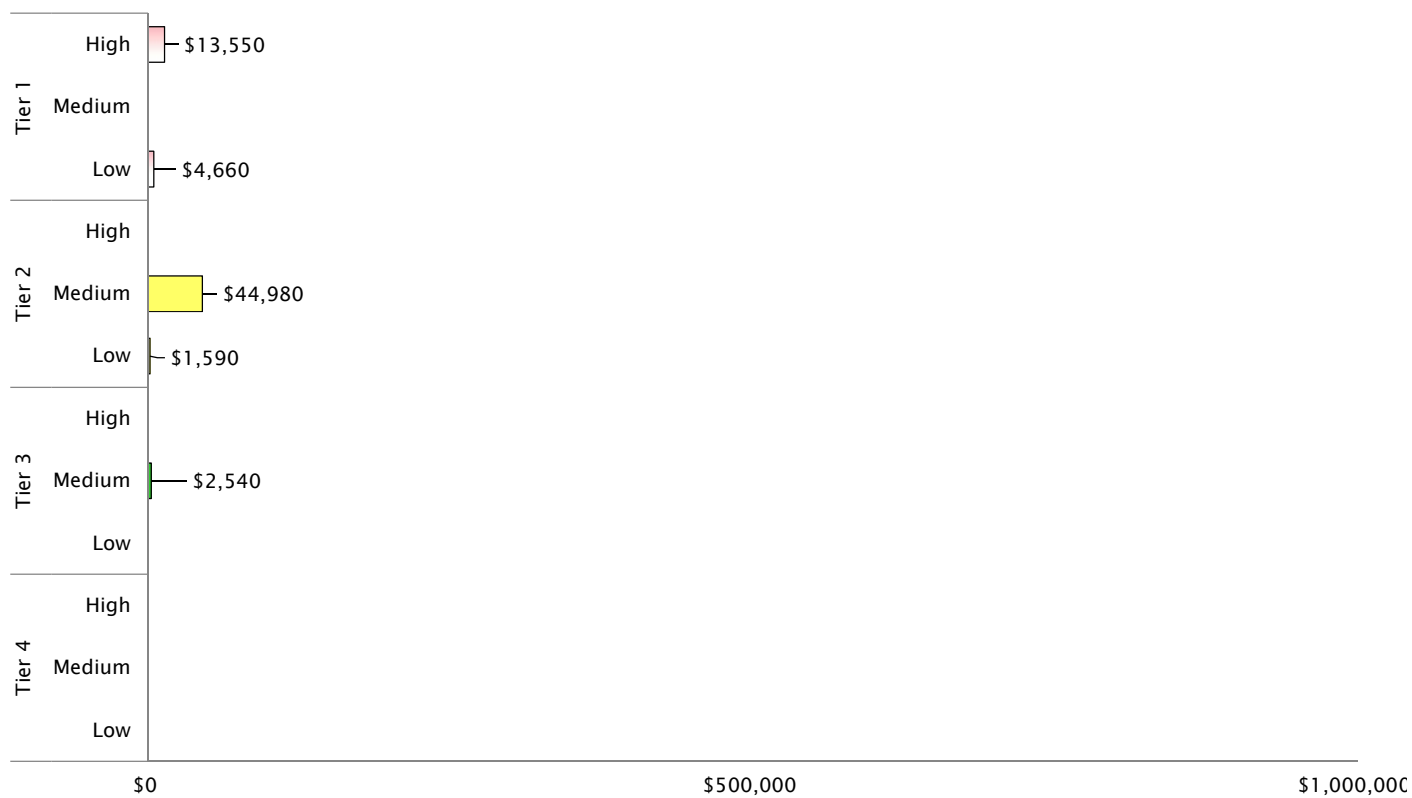
Estimated Total Construction Costs (in 2019 Dollars): \$1,128,870  
Estimated Project Management Costs Range: \$113,600 - \$486,500  
Estimated Inflation Range: \$56,530 - \$242,790

---

Estimated Total Project Costs: \$1,299,000 - \$1,858,160

11722 Dransfeldt Road, Building B  
 Parker, CO 80134  
 DCSD Support Services

**Student Support Center-Identified Facility Projects**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$67,320

Estimated Total Project Costs: \$78,160 - \$111,530



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace roof. Asphalt shingle.	\$10,580	\$1130-\$4630	\$530-\$2280
	Hot Water Distribution. Replace water baseboard heaters..	\$2,970	\$340-\$1340	\$150-\$640
	Air Distribution Systems. Improve ventilation in conference room.	\$4,660	\$550-\$2050	\$240-\$1000
2-Medium	Flooring Restroom. Replace VCT in 2 bathrooms.	\$1,060	\$150-\$550	\$60-\$230
	Carpeting. Replace carpet.	\$4,660	\$550-\$2050	\$240-\$1000
	Paint Exterior. Paint exterior	\$2,540	\$270-\$1170	\$130-\$550
	Windows. Replace windows (10)	\$7,620	\$790-\$3290	\$390-\$1640
	Interior Construction. Enlarge restroom on main floor	\$4,660	\$550-\$2050	\$240-\$1000
	Sinks. Replace sinks	\$1,060	\$150-\$550	\$60-\$230
	Paving & Surfacing. Resurface parking area	\$4,660	\$550-\$2050	\$240-\$1000
	Miscellaneous Structures. Replace wooden decks front and rear. Rear deck non-code compliant	\$18,720	\$1890-\$8090	\$940-\$4030
2-Low	Water Closets. Replace toilets (2)	\$1,590	\$220-\$720	\$80-\$350
3-Medium	Paint Interior. Paint interior. Repair drywall as necessary	\$2,540	\$270-\$1170	\$130-\$550

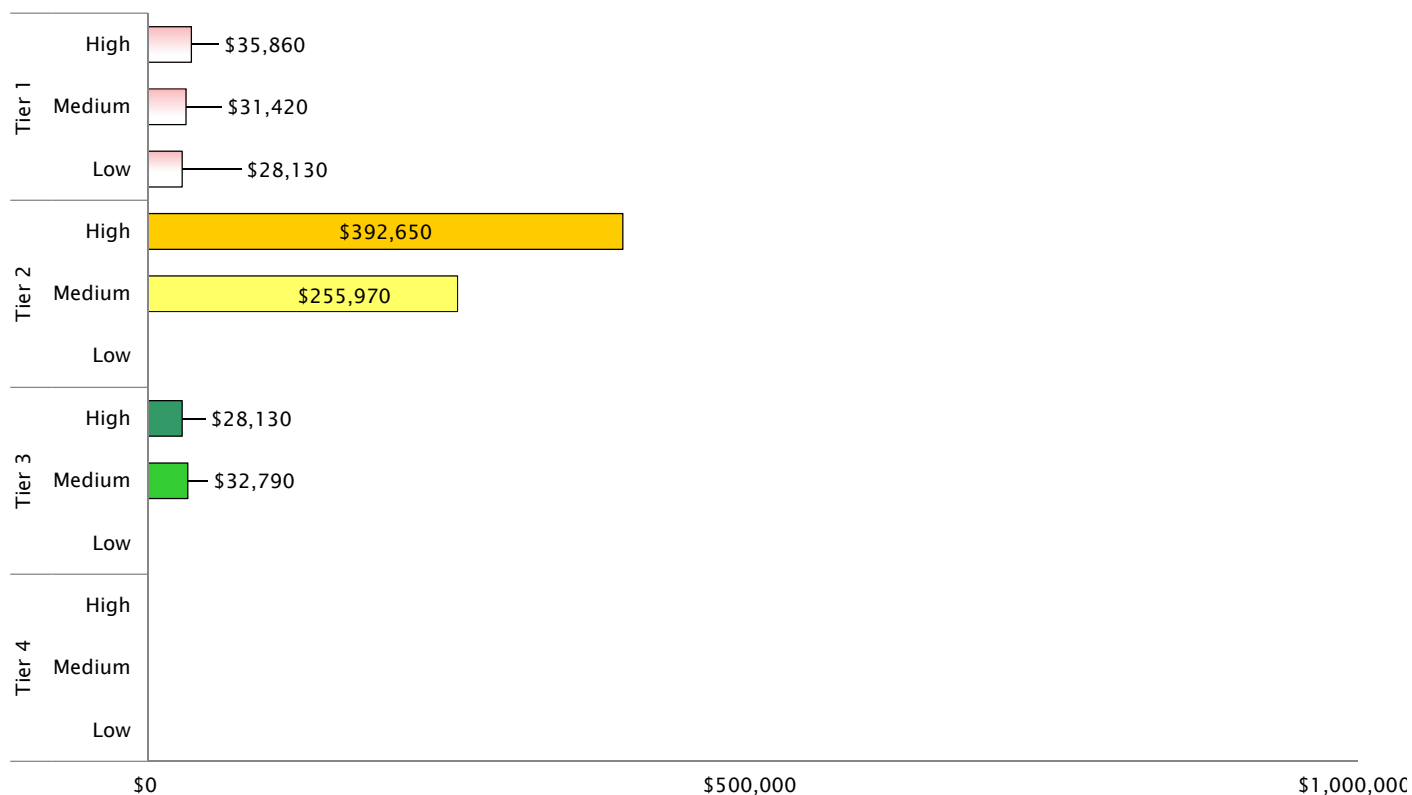
Estimated Total Construction Costs (in 2019 Dollars): \$67,320  
Estimated Project Management Costs Range: \$7,410 - \$29,710  
Estimated Inflation Range: \$3,430 - \$14,500

---

Estimated Total Project Costs: \$78,160 - \$111,530

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

**West Transportation Terminal-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$804,950  
Estimated Total Project Costs: \$926,720 - \$1,325,270

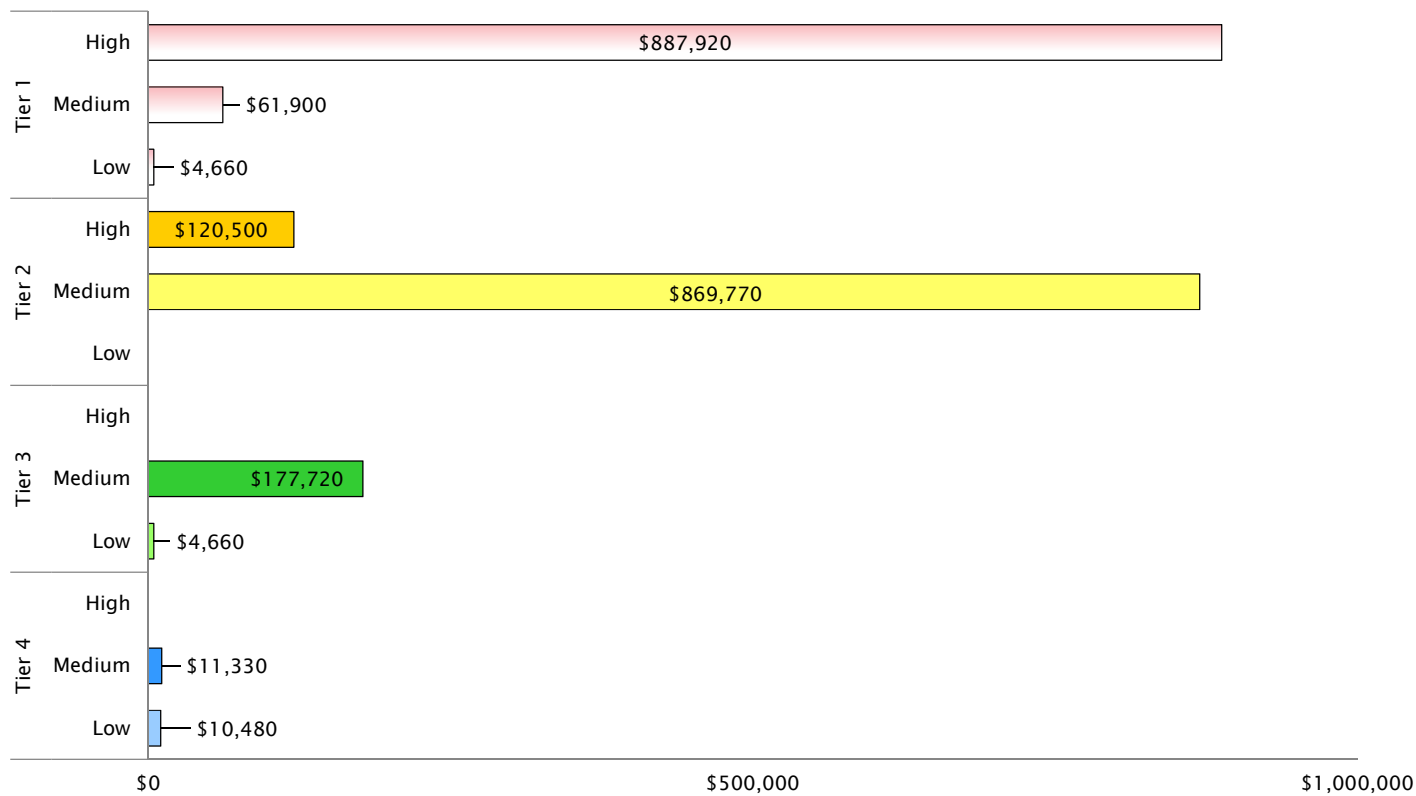
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Panels and Transformers. Replace panels inside and at bus parking.	\$9,420	\$990-\$4090	\$480-\$2030
	Fire Alarm Systems. Upgrade fire alarm system.	\$26,440	\$2670-\$11470	\$1330-\$5690
	Interior Door Hardware. Replace door hardware.	\$22,000	\$2210-\$9510	\$1100-\$4730
	Branch Wiring Devices. Replace outlets and wiring for bus outlets.	\$9,420	\$990-\$4090	\$480-\$2030
	Glazed Roof Openings. Add sola tubes for daylighting.	\$28,130	\$2880-\$12180	\$1410-\$6050
2-High	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$392,650	\$39350-\$168850	\$19640-\$84420
2-Medium	Flooring Restroom. Replace ceramic tile with seamless acrylic.	\$4,660	\$550-\$2050	\$240-\$1000
	Overhead Doors. Replace garage doors, add windows for daylighting	\$46,750	\$4760-\$20160	\$2340-\$10050
	Interior Doors. Replace interior doors in admin area	\$9,420	\$990-\$4090	\$480-\$2030
	Fabricated Toilet Partitions. Replace toilet partitions in both restrooms	\$2,440	\$270-\$1070	\$130-\$530
	Sink Countertops. Replace countertop in men's restroom	\$1,490	\$220-\$720	\$80-\$320
	Stair, Tread and Landing Finishes. Replace railing of storage area above electrical room. Not code compliant	\$1,910	\$200-\$900	\$100-\$410
	Lavatories. Replace faucets in mens restroom	\$1,060	\$150-\$550	\$60-\$230
	Sinks. Replace sinks in mens restroom	\$1,060	\$150-\$550	\$60-\$230
	Paving and Surfacing. Parking Lot. Pave areas of asphalt for excess parking	\$187,180	\$18730-\$80530	\$9360-\$40250
3-High	Structural Slab on Grade. Apply coating to garage floor	\$28,130	\$2880-\$12180	\$1410-\$6050
3-Medium	Interior Door Frames. Replace door jambs in admin area	\$4,660	\$550-\$2050	\$240-\$1000
	Site Lighting Poles. Add site lighting to parking area	\$28,130	\$2880-\$12180	\$1410-\$6050

Estimated Total Construction Costs (in 2019 Dollars): \$804,950  
Estimated Project Management Costs Range: \$81,420 - \$347,220  
Estimated Inflation Range: \$40,350 - \$173,100

---

Estimated Total Project Costs: \$926,720 - \$1,325,270

**North Transportation Terminal-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,148,940  
Estimated Total Project Costs: \$2,474,170 - \$3,537,710

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace area D.	\$50,760	\$5140-\$21840	\$2540-\$10920
	Boilers. Remove boiler and hot water heating system (HVAC option 2).	\$4,660	\$550-\$2050	\$240-\$1000
	Boilers. Install new boiler if current heating system is used (HVAC option 1).	\$28,130	\$2880-\$12180	\$1410-\$6050
	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).	\$327,410	\$32800-\$140800	\$16370-\$70400
	Direct Expansion Systems. Replace RTU's 5 total. Add split system for MDF closet (HVAC option 1).	\$257,190	\$25820-\$110620	\$12860-\$55300
	Hot Water Distribution. Replace radiators. Replace fin tube heaters in lounge and in restroom off gym (option 1)..	\$4,660	\$550-\$2050	\$240-\$1000
	Controls. Upgrade DDC system.	\$158,630	\$15880-\$68280	\$7940-\$34110
	Panels and Transformers. Replace two panels in main electrical room and one in SW addition.	\$11,320	\$1190-\$4890	\$570-\$2440
	Fire Alarm Systems. Replace fire alarm system.	\$26,440	\$2670-\$11470	\$1330-\$5690
	Fuel Distribution. Replace natural gas service.	\$18,720	\$1890-\$8090	\$940-\$4030
	Roof Eaves and Soffits. Replace fascia board where necessary.	\$4,660	\$550-\$2050	\$240-\$1000
	Hot Water Service. Water Heater. In lieu of boiler replacement and HVAC RTU replacement upgrade, install water heaters for domestic service (HVAC option 2).	\$14,070	\$1440-\$6140	\$710-\$3030
	Roof Drains. Check roof drains for proper functionality.	\$1,060	\$150-\$550	\$60-\$230
	Boiler Room Piping and Specialties. Replace piping at boiler room (HVAC option 1).	\$14,070	\$1440-\$6140	\$710-\$3030
	Exhaust Ventilation Systems. Replace exhaust fans as necessary.	\$4,660	\$550-\$2050	\$240-\$1000
	Lighting Equipment. Replace plastic lense diffusers on 2x4 fixtures. Replace wrap around difussers on a few fixtures.	\$4,660	\$550-\$2050	\$240-\$1000
	Site Electrical Distribution. Install electrical power for bus heaters. Repair current service at east parking lot.	\$18,720	\$1890-\$8090	\$940-\$4030
Retention Ponds. Rework water entry to south pond, clean pond.	\$4,660	\$550-\$2050	\$240-\$1000	
2-High	Flooring Carpet. Replace carpet.	\$120,500	\$12110-\$51910	\$6030-\$25910
2-Medium	Flooring Gym. Replace VCT in gym (abatement)(option1).	\$46,750	\$4760-\$20160	\$2340-\$10050
	Flooring Gym. Install carpet over gym tile, no abatement (option 2).	\$14,070	\$1440-\$6140	\$710-\$3030
	Exterior Wall Construction. Repair/repoint CMU and brick as necessary	\$9,420	\$990-\$4090	\$480-\$2030
	Paint Exterior. Paint exterior of garage	\$9,420	\$990-\$4090	\$480-\$2030
	Paint Exterior. Paint exterior	\$9,420	\$990-\$4090	\$480-\$2030
	Exterior Windows. Replace exterior windows	\$46,750	\$4760-\$20160	\$2340-\$10050
	Solid Exterior Doors. Replace exterior doors and jambs	\$19,780	\$2030-\$8530	\$990-\$4260
	Interior Doors. Replace interior doors	\$20,730	\$2080-\$8980	\$1040-\$4460
	Pipe and Fittings. Piping and fittings need to be checked for replacement	\$1,060	\$150-\$550	\$60-\$230
	Fixed Casework. Replace/refinish casework as necessary	\$28,130	\$2880-\$12180	\$1410-\$6050
	Paving and Surfacing. Parking Lot. Resurface parking lot, front of building and south bus parking area	\$280,670	\$28140-\$120740	\$14040-\$60350
	Paving and Surfacing. Parking Lot. Install asphalt for bus parking east area and employee parking south of building	\$327,410	\$32800-\$140800	\$16370-\$70400

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 2019 Dollars): \$2,148,940

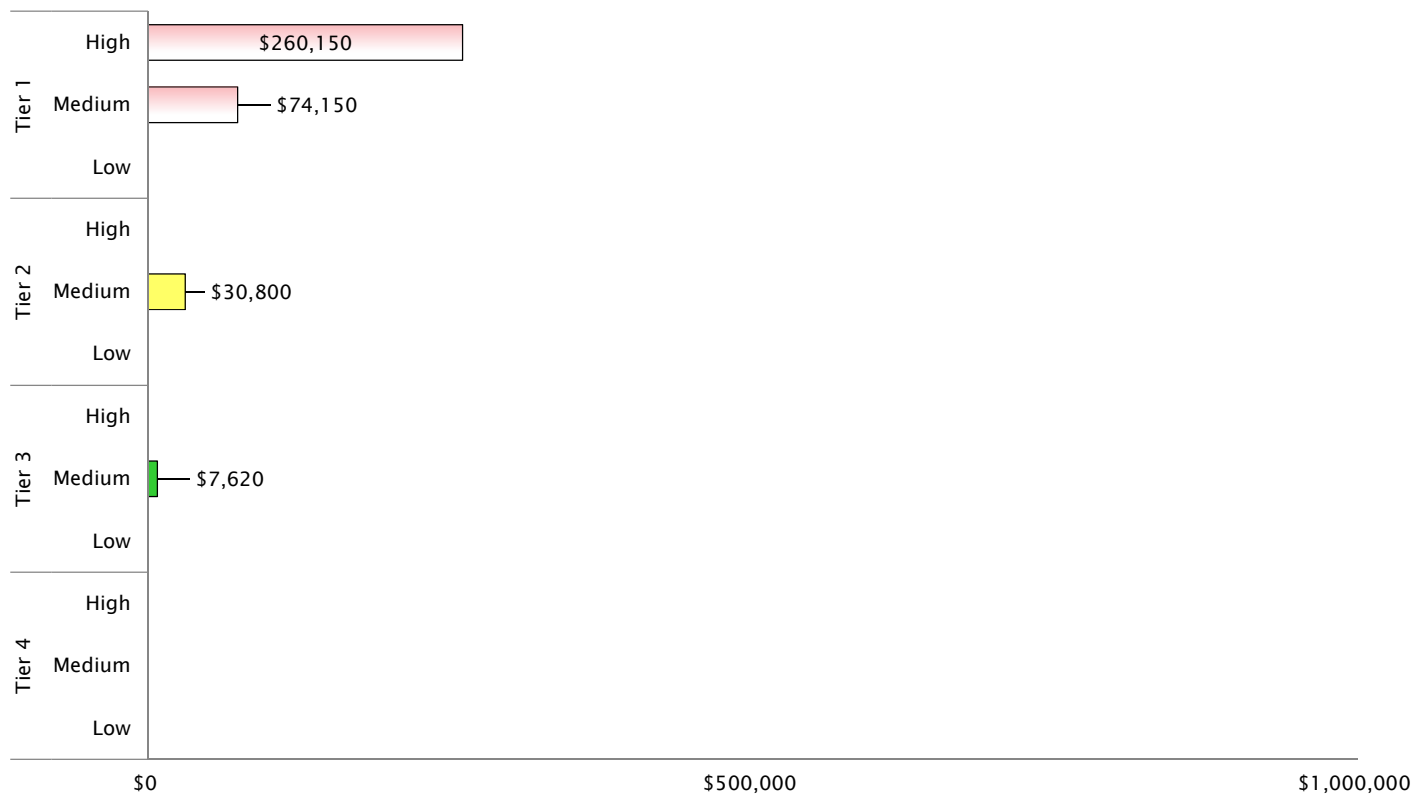
Estimated Project Management Costs Range: \$217,520 - \$926,620

Estimated Inflation Range: \$107,710 - \$462,150

Estimated Total Project Costs: \$2,474,170 - \$3,537,710

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

**Warehouse Service Center-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2018 Dollars): \$372,720  
Estimated Total Project Costs: \$429,220 - \$613,890

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace .045 ballasted EPDM with .060 fully adhered on Bld. B.	\$101,520	\$10180-\$43680	\$5080-\$21830
	Controls. Replace current control system with Delta.	\$158,630	\$15880-\$68280	\$7940-\$34110
	Roof Finishes. Apply roof coating to metal roof of warehouse.	\$17,980	\$1830-\$7830	\$900-\$3870
	Terminal Self-Contained Units. Replace Whirlpool unit for warehouse offices.	\$18,720	\$1890-\$8090	\$940-\$4030
	Terminal Self-Contained Units. Replace split system for print room.	\$32,790	\$3320-\$14120	\$1640-\$7050
	Terminal Self-Contained Units. Replace outdoor AC unit closest to rear entry door.	\$4,660	\$550-\$2050	\$240-\$1000
2-Medium	Flooring Restroom. Replace VCT in restrooms by copier.	\$1,060	\$150-\$550	\$60-\$230
	Flooring Kitchen. Replace VCT in breakroom.	\$2,540	\$270-\$1170	\$130-\$550
	Flooring Hallways/Classrooms. Replace VCT in hallway by breakroom.	\$640	\$70-\$370	\$40-\$140
	Flooring Carpet. Replace carpet in conference/training room in warehouse.	\$10,580	\$1130-\$4630	\$530-\$2280
	Exterior Wall Construction. Reseal CMU on Bld E	\$4,660	\$550-\$2050	\$240-\$1000
	Paint Exterior. Paint exterior	\$11,320	\$1190-\$4890	\$570-\$2440
3-Medium	Paint Interior. Paint interior of Bld E and warehouse office areas	\$7,620	\$790-\$3290	\$390-\$1640

Estimated Total Construction Costs (in 2019 Dollars): \$372,720  
 Estimated Project Management Costs Range: \$37,800 - \$161,000  
 Estimated Inflation Range: \$18,700 - \$80,170  


---

 Estimated Total Project Costs: \$429,220 - \$613,890



701 Prairie Hawk Drive  
Castle Rock, CO 80109  
Administration/District Offices Facility

West Support Center-Identified Facility Projects  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$426,110  
Estimated Total Project Costs: \$490,500 - \$701,290



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Glazed Roof Openings. Replace fiberglass translucent panels.	\$16,920	\$1780-\$7280	\$850-\$3640
	Roof Finishes. Apply roof coating to metal roof to extend life.	\$52,880	\$5330-\$22830	\$2650-\$11370
	Flashings & Trim. Replace roof cap.	\$2,970	\$340-\$1340	\$150-\$640
	Piping. Improve storm water drainage by adding more underground piping.	\$93,700	\$9410-\$40310	\$4690-\$20150
2-High	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$245,560	\$24650-\$105650	\$12280-\$52800
2-Medium	Exterior Wall Construction. Improve insulation on warehouse walls	\$9,420	\$990-\$4090	\$480-\$2030
	Overhead Doors. Replace or insulate original garage doors east side warehouse	\$4,660	\$550-\$2050	\$240-\$1000

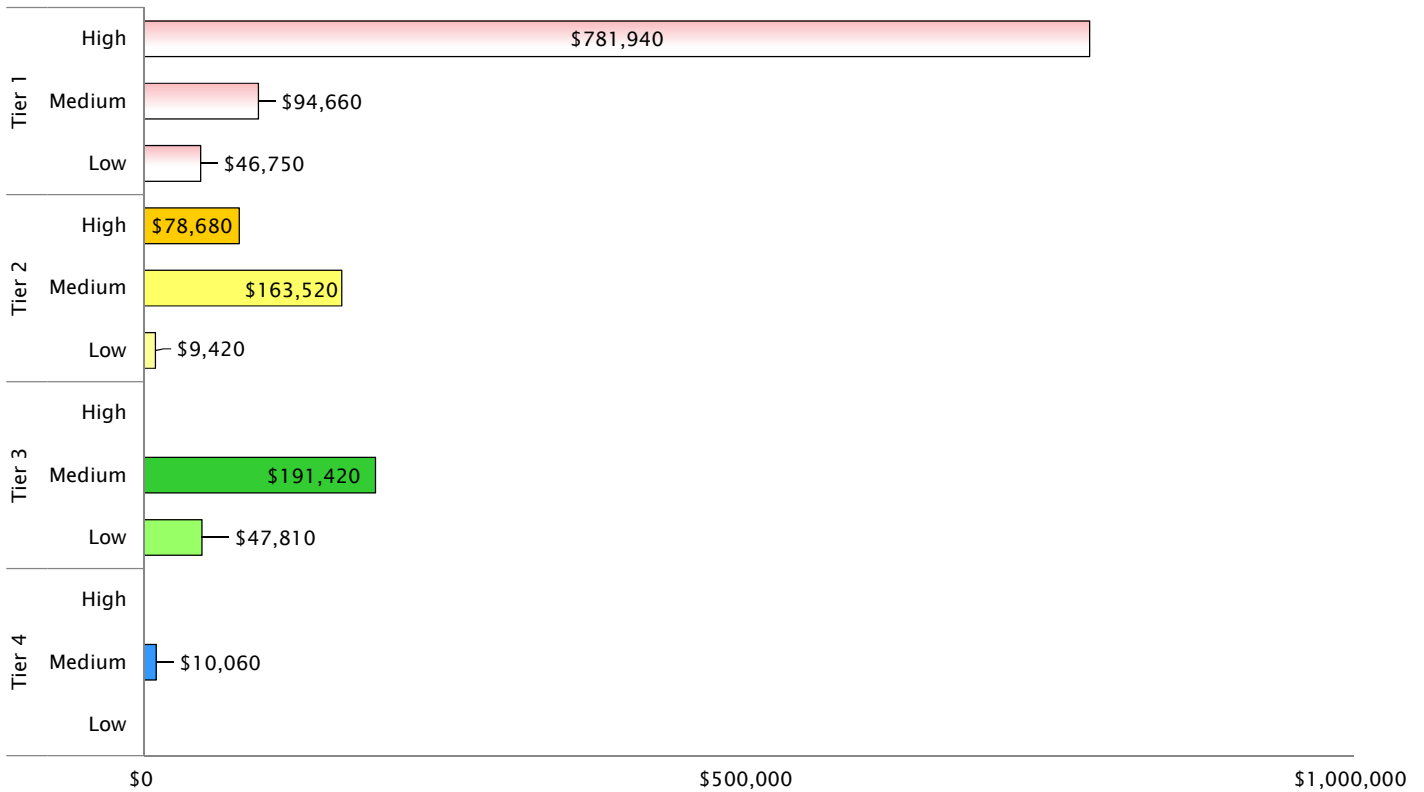
Estimated Total Construction Costs (in 2019 Dollars): \$426,110  
Estimated Project Management Costs Range: \$43,050 - \$183,550  
Estimated Inflation Range: \$21,340 - \$91,630

---

Estimated Total Project Costs: \$490,500 - \$701,290



Wilcox Building-Identified Facility Projects  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,424,260

Estimated Total Project Costs: \$1,639,330 - \$2,345,070

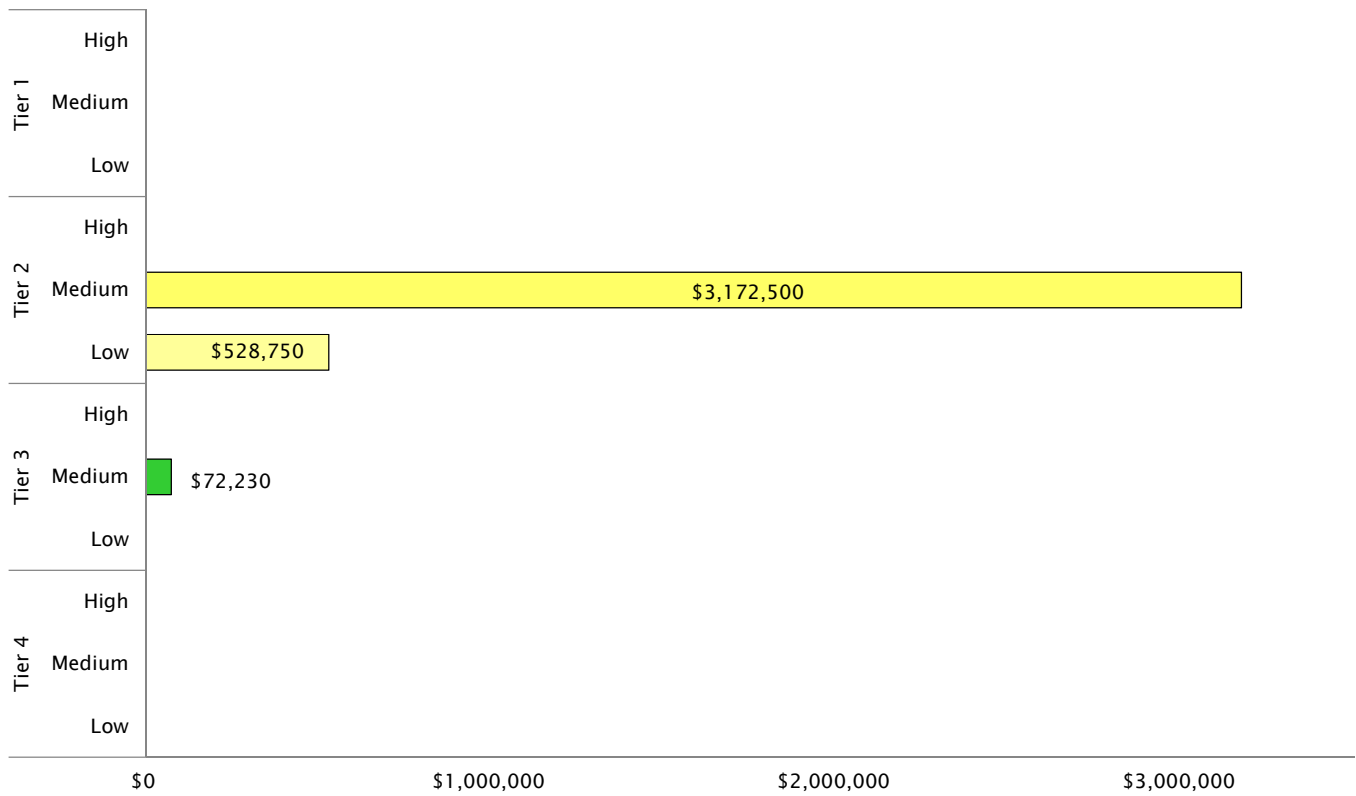
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Roof Finishes. Replace sningles on original building areas A,B,C,D.	\$132,190	\$13320-\$56920	\$6610-\$28420
	Flooring Carpet. Replace entry carpets.	\$11,430	\$1180-\$4980	\$580-\$2460
	Passenger Elevators. Overhaul elevators.	\$317,250	\$31750-\$136450	\$15870-\$68210
	Direct Expansion Systems. Roof top units. Replace RTUs.	\$105,750	\$10650-\$45550	\$5290-\$22740
	Hot Water Distribution. Ceiling unit heater at front entrance needs reset into drywall.	\$430	\$80-\$280	\$30-\$100
	Switchgear-Main. Replace main switchgear.	\$28,130	\$2880-\$12180	\$1410-\$6050
	Panels and Transformers. Replace panels and transformers.	\$28,130	\$2880-\$12180	\$1410-\$6050
	Fire Alarm Systems. Upgrade fire alarm system.	\$95,180	\$9530-\$41030	\$4760-\$20470
	Emergency Light and Power Systems. Generator and Transfer Switch. Replace generator and associated equipment.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Roof Finishes. Re-coat roof at main section.	\$53,940	\$5470-\$23270	\$2700-\$11600
	Flashings and Trim. Paint roof flashings.	\$2,540	\$270-\$1170	\$130-\$550
	Gutters and Downspouts. Paint gutters and downspouts.	\$2,540	\$270-\$1170	\$130-\$550
	Interior Door hardware. Replace current non-restricted key system with restricted..	\$35,640	\$3670-\$15370	\$1790-\$7670
	Intercommunication & Paging System. Install new intercom system for building.	\$46,750	\$4760-\$20160	\$2340-\$10050
2-High	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$78,680	\$7930-\$33930	\$3940-\$16920
2-Medium	Flooring Kitchen. Replace sheet vinyl 3rd fl break rm..	\$1,910	\$200-\$900	\$100-\$410
	Flooring Carpet. Replace carpet.	\$140,440	\$14070-\$60470	\$7030-\$30200
	Exterior Windows. Re-finish anodized aluminum frames. Replace 2 windows in Suite 311 and 1 in Board room	\$7,090	\$720-\$3120	\$360-\$1530
	Curbs, Rails and Barriers. Repair/replace sections of curb, repair and paint railing at back entry	\$9,420	\$990-\$4090	\$480-\$2030
	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$4,660	\$550-\$2050	\$240-\$1000
2-Low	Ceiling Finishes. Restain wood ceiling 2nd fl north (old gym)	\$9,420	\$990-\$4090	\$480-\$2030
3-Medium	Wall Foundations. Recoat foundation walls on east side	\$2,540	\$270-\$1170	\$130-\$550
	Suspended Ceilings. Fix sagging ceiling grid lower level at mech rm entrance hallway.	\$1,060	\$150-\$550	\$60-\$230
	Fire Sprinkler Water Supply. Install sprinkler system for entire building	\$187,180	\$18730-\$80530	\$9360-\$40250
	Blinds and Other Window Treatment. Re-attach blinds to wall in Board Rm	\$640	\$70-\$370	\$40-\$140
3-Low	Paint Interior. Paint interior, metal beams and ductwork 2nd fl north	\$46,750	\$4760-\$20160	\$2340-\$10050
	Miscellaneous Structures. Clean brick and stone entry barriers	\$1,060	\$150-\$550	\$60-\$230
4-Medium	Seeding and Sodding. Repair areas of lawn	\$9,420	\$990-\$4090	\$480-\$2030
	Site Lighting Poles. Paint lighting poles	\$640	\$70-\$370	\$40-\$140

Estimated Total Construction Costs (in 2019 Dollars): \$1,424,260  
Estimated Project Management Costs Range: \$143,700- \$614,500  
Estimated Inflation Range: \$71,370 - \$306,310

---

Estimated Total Project Costs: \$1,639,330 - \$2,345,070

**Athletics-Identified Items**  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$3,773,480  
 Estimated Total Project Costs: \$4,340,110 - \$6,208,070

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Castle View High School track. Resurface track	\$528,750	\$52950-\$227450	\$26440-\$113690
	DCHS Stadium football field. Replace synthetic turf.	\$528,750	\$52950-\$227450	\$26440-\$113690
	Echo Park Stadium football field. Replace synthetic turf.	\$528,750	\$52950-\$227450	\$26440-\$113690
	Echo Park Stadium track. Resurface track	\$528,750	\$52950-\$227450	\$26440-\$113690
	Legend High School football field. Replace synthetic turf.	\$528,750	\$52950-\$227450	\$26440-\$113690
	Legend High School track. Resurface track	\$528,750	\$52950-\$227450	\$26440-\$113690
2-Low	DCHS Stadium track. Resurface track	\$528,750	\$52950-\$227450	\$26440-\$113690

Estimated Total Construction Costs (in 2019 Dollars): \$3,773,480

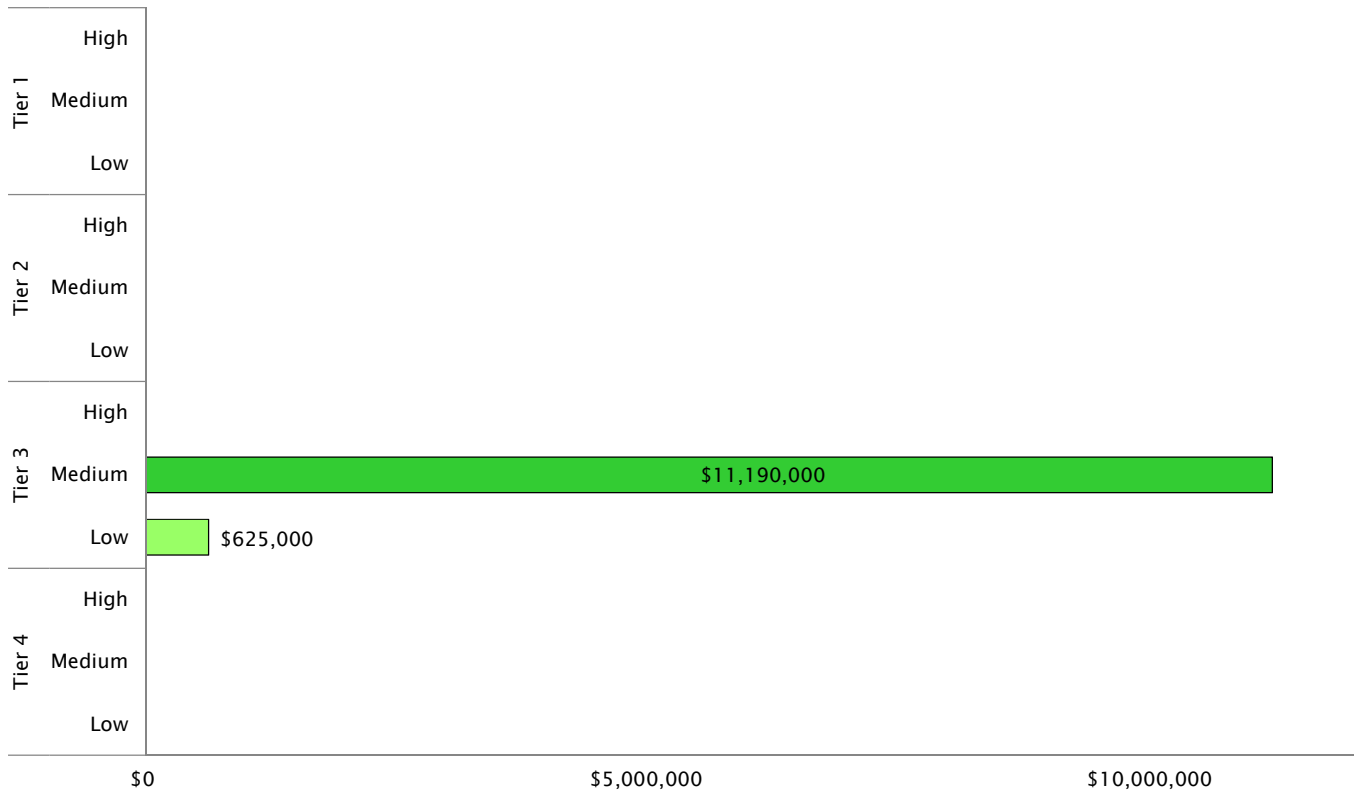
Estimated Project Management Costs Range: \$377,930 - \$1,623,230

Estimated Inflation Range: \$188,700 - \$811,360

---

Estimated Total Project Costs: \$4,340,110 - \$6,208,070

Furniture, Fixtures, and Equipment-Identified Items  
 Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$11,815,000

Estimated Total Project Costs: \$13,587,250 - \$18,254,255

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Acres Green Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Arrowwood Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Bear Canyon Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Buffalo Ridge Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Castle Rock Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Castle Rock Middle School . Replace classroom furniture	\$300,000	\$30000-\$129000	\$15000-\$64500
	Chaparral High School . Replace classroom furniture	\$400,000	\$40000-\$172000	\$20000-\$86000
	Cherokee Trail Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Cherry Valley Elementary . Replace classroom furniture	\$30,000	\$3000-\$12900	\$1500-\$6450
	Cougar Run Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Coyote Creek Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Cresthill Middle School . Replace classroom furniture	\$300,000	\$30000-\$129000	\$15000-\$64500
	Douglas County High School . Replace classroom furniture	\$400,000	\$40000-\$172000	\$20000-\$86000
	Douglas County HS South Bldg . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Eagle Ridge Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Eldorado Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Flagstone Elementary . Replace furniture with 21st century learning furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Fox Creek Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Franktown Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Frontier Valley Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Heritage Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Highlands Ranch High School . Replace classroom furniture	\$400,000	\$40000-\$172000	\$20000-\$86000
	Iron Horse Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Legacy Point Elementary . Replace furniture with 21st century learning furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Mountain Ridge Middle School . Replace furniture with 21st century learning furniture	\$300,000	\$30000-\$129000	\$15000-\$64500
	Mountain Vista High School . Replace classroom furniture	\$400,000	\$40000-\$172000	\$20000-\$86000
	Northeast Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Northridge Elementary . Replace classroom furniture	\$70,000	\$7000-\$30100	\$3500-\$15050
	Pine Grove Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Pine Lane North . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Pine Lane South . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Pioneer Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Ponderosa High School . Replace classroom furniture	\$400,000	\$40000-\$172000	\$20000-\$86000
	Prairie Crossing Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Ranch View Middle School . Replace classroom furniture	\$400,000	\$40000-\$172000	\$20000-\$86000
	Rock Ridge Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Rocky Heights Middle School . Replace furniture with 21st century learning furniture	\$300,000	\$30000-\$129000	\$15000-\$64500
	Roxborough Primary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Saddle Ranch Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000
	Sagewood Middle School . Replace classroom furniture	\$300,000	\$30000-\$129000	\$15000-\$64500
Sand Creek Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000	
Sedalia Elementary . Replace classroom furniture	\$90,000	\$9000-\$38700	\$4500-\$19350	
Sierra Middle School . Replace classroom furniture	\$300,000	\$30000-\$129000	\$15000-\$64500	
South Ridge Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000	
ThunderRidge High School . Replace classroom furniture	\$400,000	\$40000-\$172000	\$20000-\$86000	
Timber Trail Elementary . Replace furniture with 21st century learning furniture	\$200,000	\$20000-\$86000	\$10000-\$43000	
Trailblazer Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000	
Wildcat Mountain Elementary . Replace classroom furniture	\$200,000	\$20000-\$86000	\$10000-\$43000	

Not all FF&E needs shown. For a complete listing of the District's FF&E needs see Appendix 2

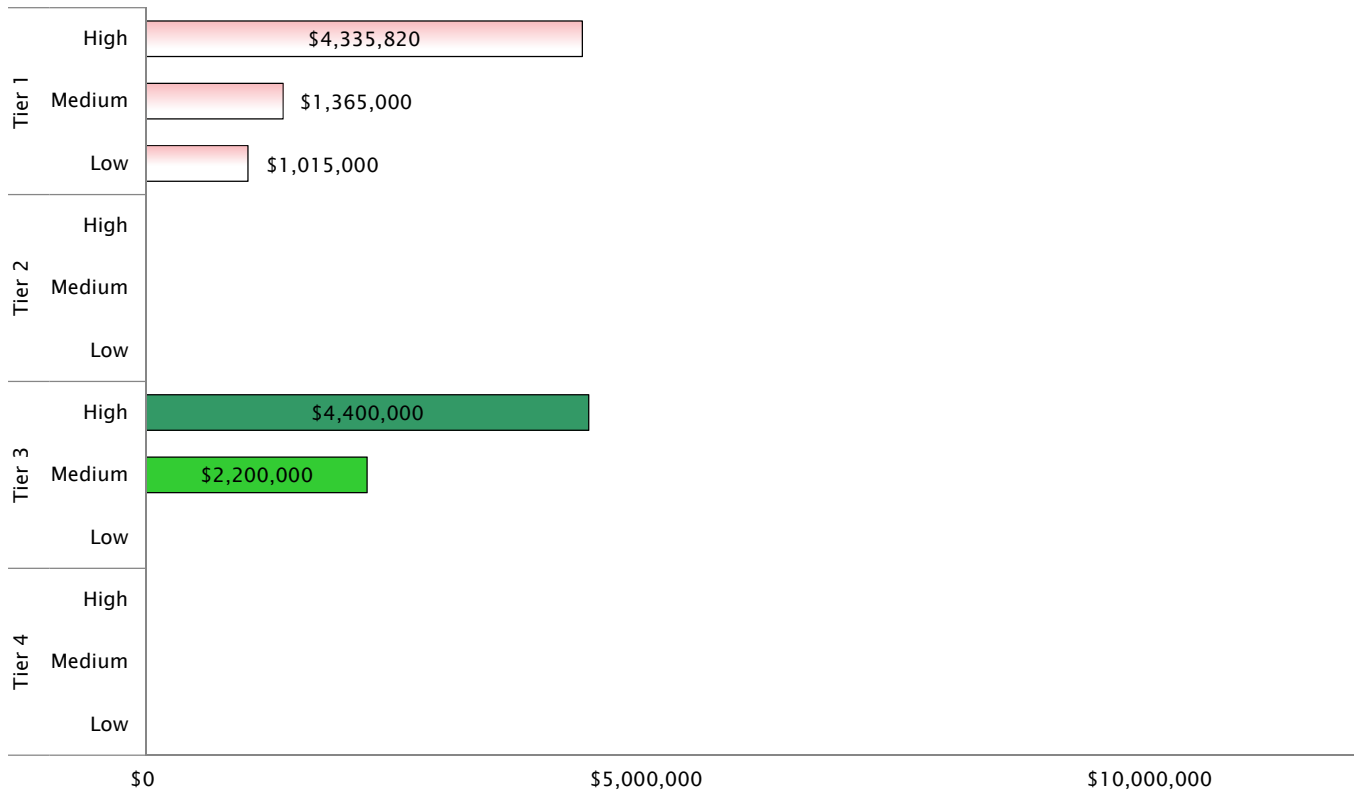
Estimated Total Construction Costs (in 2019 Dollars): \$11,815,000  
 Estimated Project Management Costs Range: \$1,181,500 - \$3,899,000  
 Estimated Inflation Range: \$590,750 - \$2,540,225  


---

 Estimated Total Project Costs: \$13,587,250 - \$18,254,255



District-wide Facilities-Identified Facility Projects  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$14,815,820

Estimated Total Project Costs: \$15,195,820 - \$16,449,820

\*Note\* Estimated total costs include ADA contingency, Special Education contingency, and playground equipment. These needs are not prioritized and are not displayed in the graph above.



Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	36 Support Vehicles 150,000+ miles and over 15 years old.	\$1,332,580	N/A	N/A
	57 Support Vehicles under 150,000 miles and over 15 years old.	\$2,211,740	N/A	N/A
	7 Support Vehicles 150,000+ miles and under 15 years old.	\$416,500	N/A	N/A
	Heavy Duty Use Vehicles. May not meet age and miles criteria but on replacement list, i.e., plow trucks, etc.	\$375,000	N/A	N/A
	39 Support Vehicles over 10 years old.	\$1,365,000	N/A	N/A
	29 Support Vehicles that will be over 10 years old in the next 5 years (no mileage accounted for).	\$1,015,000	N/A	N/A
3-High	Bear Canyon Elementary - Mobile 18	\$200,000	N/A	\$10000-\$43000
	Castle View High School - Mobile 20	\$200,000	N/A	\$10000-\$43000
	Cherokee Trail Elementary - Mobile 11	\$200,000	N/A	\$10000-\$43000
	Eagle Ridge Elementary - Mobile 32	\$200,000	N/A	\$10000-\$43000
	Frontier Valley Elementary - Mobile 27	\$200,000	N/A	\$10000-\$43000
	Heritage Elementary - Mobile 17	\$200,000	N/A	\$10000-\$43000
	Legend High School - Mobile 19	\$200,000	N/A	\$10000-\$43000
	Northridge Elementary - Mobile 3	\$200,000	N/A	\$10000-\$43000
	Pine Lane North - Mobile 7	\$200,000	N/A	\$10000-\$43000
	Pine Lane South - Mobile 4	\$200,000	N/A	\$10000-\$43000
	Pine Lane South - Mobile 5	\$200,000	N/A	\$10000-\$43000
	Pioneer Elementary - Mobile 1	\$200,000	N/A	\$10000-\$43000
	Pioneer Elementary - Mobile 12	\$200,000	N/A	\$10000-\$43000
	Rock Ridge Elementary - Mobile 16	\$200,000	N/A	\$10000-\$43000
	Rocky Heights Middle School - Mobile 13	\$200,000	N/A	\$10000-\$43000
	Rocky Heights Middle School - Mobile 23	\$200,000	N/A	\$10000-\$43000
	Sand Creek Elementary - Mobile 15	\$200,000	N/A	\$10000-\$43000
	Sierra Middle School - Mobile 26	\$200,000	N/A	\$10000-\$43000
	Soaring Hawk Elementary - Mobile 14	\$200,000	N/A	\$10000-\$43000
South Ridge Elementary - Mobile 24	\$200,000	N/A	\$10000-\$43000	
South Ridge Elementary - Mobile 28	\$200,000	N/A	\$10000-\$43000	
Wildcat Mtn Elementary - Mobile 22	\$200,000	N/A	\$10000-\$43000	
3-Medium	Castle View High School - Mobile 36	\$200,000	N/A	\$10000-\$43000
	Frontier Valley Elementary - Mobile 47	\$200,000	N/A	\$10000-\$43000
	Legacy Point Elementary - Mobile 42	\$200,000	N/A	\$10000-\$43000
	Pine Grove Elementary - Mobile 39	\$200,000	N/A	\$10000-\$43000
	Pine Grove Elementary - Mobile 43	\$200,000	N/A	\$10000-\$43000
	Prarie Crossing Elementary - Mobile 38	\$200,000	N/A	\$10000-\$43000
	Rocky Heights Middle School - Mobile 44	\$200,000	N/A	\$10000-\$43000
	Saddle Ranch Elementary - Mobile 35	\$200,000	N/A	\$10000-\$43000
	Saddle Ranch Elementary - Mobile 35	\$200,000	N/A	\$10000-\$43000
	Sand Creek Elementary - Mobile 30	\$200,000	N/A	\$10000-\$43000
	Summit View Elementary - Mobile 31	\$200,000	N/A	\$10000-\$43000
N/A-N/A	Contingency for ADA Compliance Projects	\$500,000	N/A	\$25000-\$107500
	Contingency for Special Education Needs Related Projects	\$500,000	N/A	\$25000-\$107500
	Playground Equipment	\$500,000	N/A	\$25000-\$107500

Estimated Total Construction Costs (in 2019 Dollars): \$14,815,820

Estimated Project Management Cost Range: N/A

Estimated Inflation Range: \$380,000 - \$1,634,000

Estimated Total Project Costs: \$15,195,820 - \$16,449,820

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.

Security Reinvestment Needs vs. Security Enhancements:

School Radio Core Infrastructure: Increase coverage and reliability of communication at each District school and provide emergency communication paths and identification to District Security.

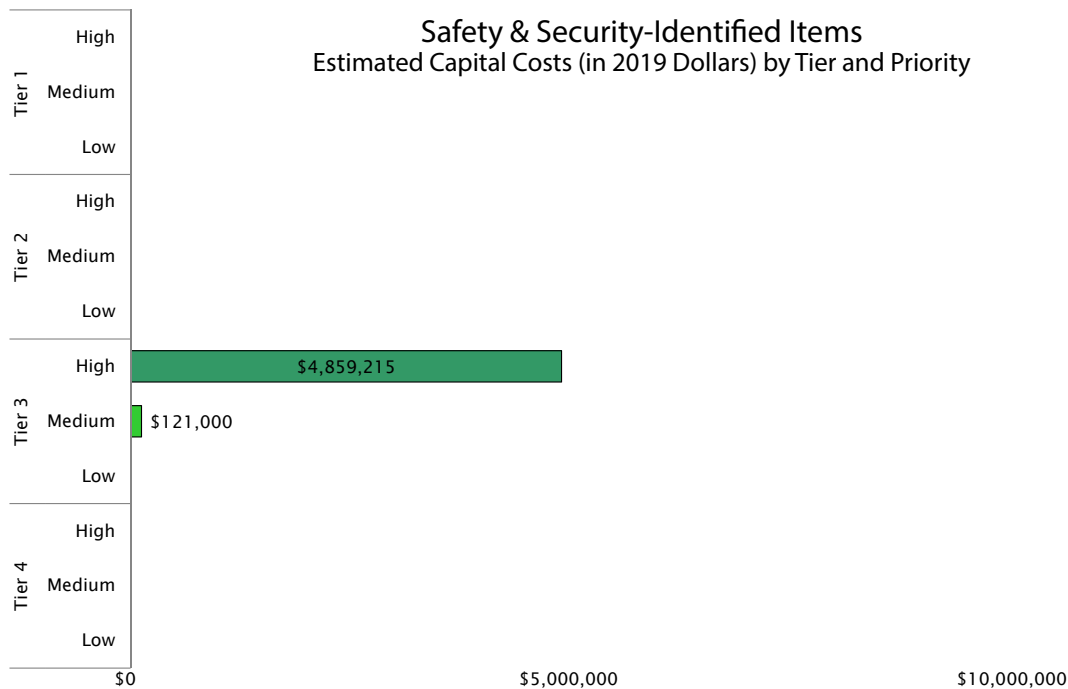
School Radios: Replacement of radios District-wide to operate on new core infrastructure.

In-House Alarm Monitoring: Core infrastructure needed to move alarm monitoring in-house, includes servers, line cards, software, network and redundancy.

DTRS Radio Equipment for School Radios: Additional local radios and gateway for interoperability between DTRS system and School Radio system for Dispatch and First Responders.

Server Rotation: Replace 7 servers that will no longer be supported or overcapacity in the next 5 years at non-school facilities.

\*The 2018 Bond will provide funds to address all security capital reinvestment needs noted in the Master Capital Plan. The Bond will also provide funds to upgrade building cameras along with other physical security enhancements to harden our schools. Beyond the next five years listed in this plan, the Safety and Security Department has identified \$14.7M-\$21.2M in projects to further enhance physical security at schools and other district assets and to replace security infrastructure due to life expectancy. To include charter schools, an increase in costs of 15%-25% would be needed.



Tier & Priority Class	Project Description	Estimated Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-High	In-House Alarm Monitoring	\$150,000	\$0	\$0
	School Radio Core Infrastructure	\$1,452,872	\$0	\$0
	School Radios	\$3,256,343	\$0	\$0
3-Medium	DTRS Radio Equipment for School Radios	\$65,000	\$0	\$0
	Server Rotation	\$56,000	\$0	\$0

**Estimated Total Project Costs: \$4,980,215**



The DCSD Information Technology Department supports all of the district technology applications and infrastructure distributed throughout our schools and office buildings. Ubiquitous availability of high speed internet is not a nice to have any more. There is a large impact to the smooth operations of schools and offices if internet connectivity is severed. To that end, the District's IT team continuously performs system updates to ensure connectivity of phone, internet, and other critical systems is maintained at the highest levels of operation. Critical Information Technology projects are being addressed with the funding made available from the 2018 Bond funds. Master Capital Plan requirements will continue to be assessed during the 2020-21 planning cycle.

Currently, DCSD owns and is responsible for:

- 75+ core district application services
- 730+/- servers to run and operate the district infrastructure
- 6,000 phones
- 3,800 wireless access points across all building/schools
- 2,000+/- network switches
- 55,000+ devices connected wirelessly (Laptops, Tablets, Notebooks, Smartphones, etc.)
- 300+ Terabytes of storage
- 130,000+ active directory accounts (staff, students, parents etc.)

The Information Technology 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.

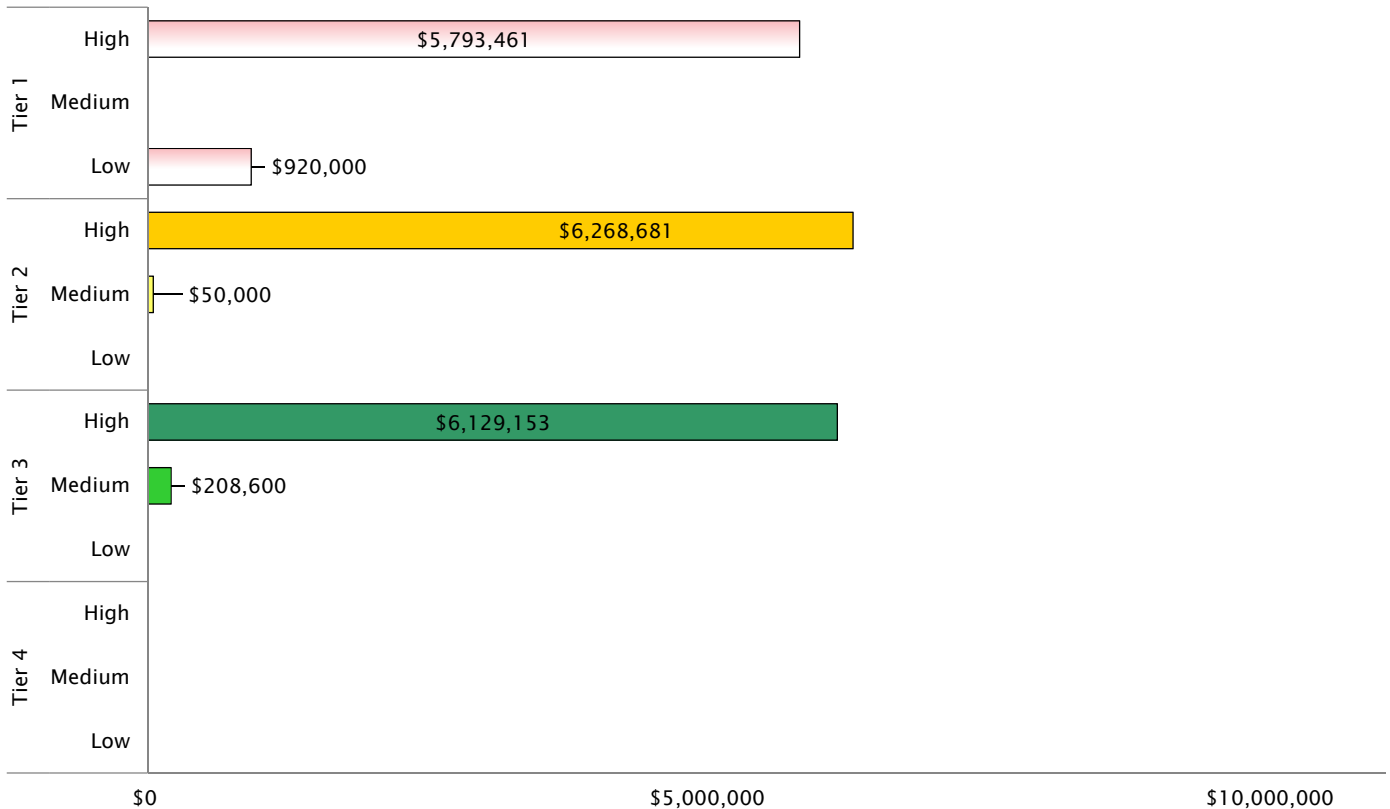


The Douglas County School District’s Transportation Fleet Department provides transportation for approximately 10,600 general education students, 1,000 special education students and over 7,000 field trip athletic or activity trips. The district has 3 bus terminals (Parker, Highlands Ranch, and Castle Rock), employs approximately 400 staff, and owns 354 buses. The Transportation Fleet Maintenance Department employs 5 ASE Master Mechanics and 15 mechanics that are Certified CDE Inspectors.

Currently, the district owns 236 general education buses, with an average age of 15 years and an average of 239,150 miles; 94 special education buses with an average age of 8 years and 256,970 average miles; and 24 field trip buses with an average age of 11 years and 201,400 miles. As an example the average age of a bus across similar Colorado districts is 10.5 years. Buses are removed from the fleet when they are become cost prohibitive to repair. To align with growth or replacement needs new buses are purchased from the general fund transportation budget.

Only fleet related capital items are identified and discussed on this page. Capital needs at the three bus terminals are considered facility needs and are assessed, inventoried, and prioritized as part of the facility assessment and Capital Improvement Plan process discussed in the Methodology section. The need for new terminals is assessed and priced as part of the District’s review of new construction needs.

Transportation-Identified Items  
Estimated Capital Costs (in 2019 Dollars) by Year Needed



Estimated Total Project Costs: \$19,369,894

Tier	Project Description
Tier 1 Funded by the 2018 Bond	<p><u>Buses:</u> To bring the fleets age to 15 years, replacement of 112 total buses 16 to 33 years. 98 GenEd, 9 SPED, 5 OTR buses ranging in age from 1985-2002. Cost to purchase new buses 98 GenEd \$100,000-\$150,000 each depending on fuel type, 9 SPED at \$110,000 each, 5 Over the Road buses at \$139,000. Bond money has allowed the District to purchase 31 of the GenEd buses, 10 large SPED buses, 1 Over the Road bus, 10 small SPED buses, and 1 wrecker. Total Bond \$5.6 for Tier 1 needs.</p> <p><u>Zonar Connect:</u> Addition of Zonar Connect. Electronic route books that provide student count assistance, turn-by-turn route information, video and GPS. This would replace route books that drivers currently hold while driving in order to see the printed route instructions. Pilot program for 28 buses at \$700 each</p>
Tier 2	<p><u>Buses:</u> Cost for 49 new GenEd buses \$85-\$90K each depending on fuel type (\$85K Deisel/\$87K Gasoline/\$90K Propane each). 5 SPED buses at 83,000 each and 3 OTR at \$143,000 each</p> <p><u>Wrecker:</u> Replacement cost for 1973 International Wrecker with 415,700 miles.</p> <p><u>Service Truck:</u> Add additional service truck to support outlying areas of Franktown and Ponderosa to support buses for repairs and maintenance.</p>
Tier 3	<p><u>Buses:</u> Cost for 49 general ed. Cost to purchase new GenEd buses \$85-\$90K each depending on fuel type (\$85K Deisel/\$87K Gasoline/\$90K Propane each). 4 SPED buses at \$83,000 each and 2 OTR at \$143,000 each</p> <p><u>Zonar Connect:</u> Addition of Zonar Connect. Electronic route books that provide student count assistance, turn-by-turn route information, video and GPS. This would replace route books that drivers currently hold while driving in order to see the printed route instructions. Remaining buses 298 buses at \$700 each.</p>

Tier & Priority Class	Project Description	Total Cost
Tier 1 Funded by the 2018 Bond	Vehicle Replacement	\$5,793,461
	Radios/Cameras/Zonar (buses, handheld, console)	\$920,000
2-High	Vehicle Replacement	\$6,268,681
2-Medium	Service Truck	\$50,000
3-High	Vehicle Replacement	\$6,129,152
3-Medium	Zonar Connect	\$208,600

Estimated Total Capital Costs (in 2019 Dollars): \$19,369,894

Estimated Project Management Cost Range: \$0

Estimated Inflation Range: \$0

Estimated Total Project Costs: \$19,369,894





Public Charter Schools were authorized by the Colorado Charter School Act in 1993, and DCSD chartered the first charter school in the state shortly thereafter, Academy Charter School. The Charter School Act authorizes teachers, parents and/or community members to contract with the local board of education to establish a publicly funded school. Charter schools operate under a “charter contract” between the charter school and the local board of education which defines the charter school’s goals, standards, education design, governance, and operations. All charter schools must meet accreditation standards as set by their authorizing school district and comply with federal and state statutes related to non-discrimination, school accountability, assessments, finance and financial transparency, and performance.

All charter schools authorized by the Douglas County School District Board of Education have legal arrangements to lease, acquire, utilize, and maintain their own facilities, including grounds and buildings. Each charter facility is an individual operating entity utilizing different ownership structures and business models. Each charter school, while always a public school, is individually managed by an independent board of directors. Ultimately, charter schools are accountable to provide educational spaces that are safe to all students and staff through its charter with the Board of Education. Charters must also properly maintain each facility to support their defined programs and objectives. Currently, this maintenance, and any facility modifications or additions, is carried out by each individual charter school.

Each charter school must fund its educational programs (including salaries for teachers, support staff, and administrators) and pay for all infrastructure needs. These may include facility purchases, technology, supplies, routine and emergency maintenance items, facility modifications or new construction. These costs are paid by the charter school from the per pupil revenue and mill levy override dollars received from the authorizing school district. Like all other public school facilities, charters must also always meet all federal, state and local code requirements for health and safety.

DCSD charter schools occupy a variety of different types of buildings of different ages and histories, from converted warehouses to new commercial construction not dissimilar from standard neighborhood schools. When financed, each facility carries its own terms using interest rates often greater than rates for public debt offered to school districts like DCSD. Charter schools generally target spending 12% to 18% of their total annual budget on their facility debt service or lease payments. As public schools subject to TABOR, charters do not solicit voter funding through bonds, so capital expenses must be funded through their annual budgets and contingency reserves. Each charter school is 100% liable for these costs, which are not covered by the District.

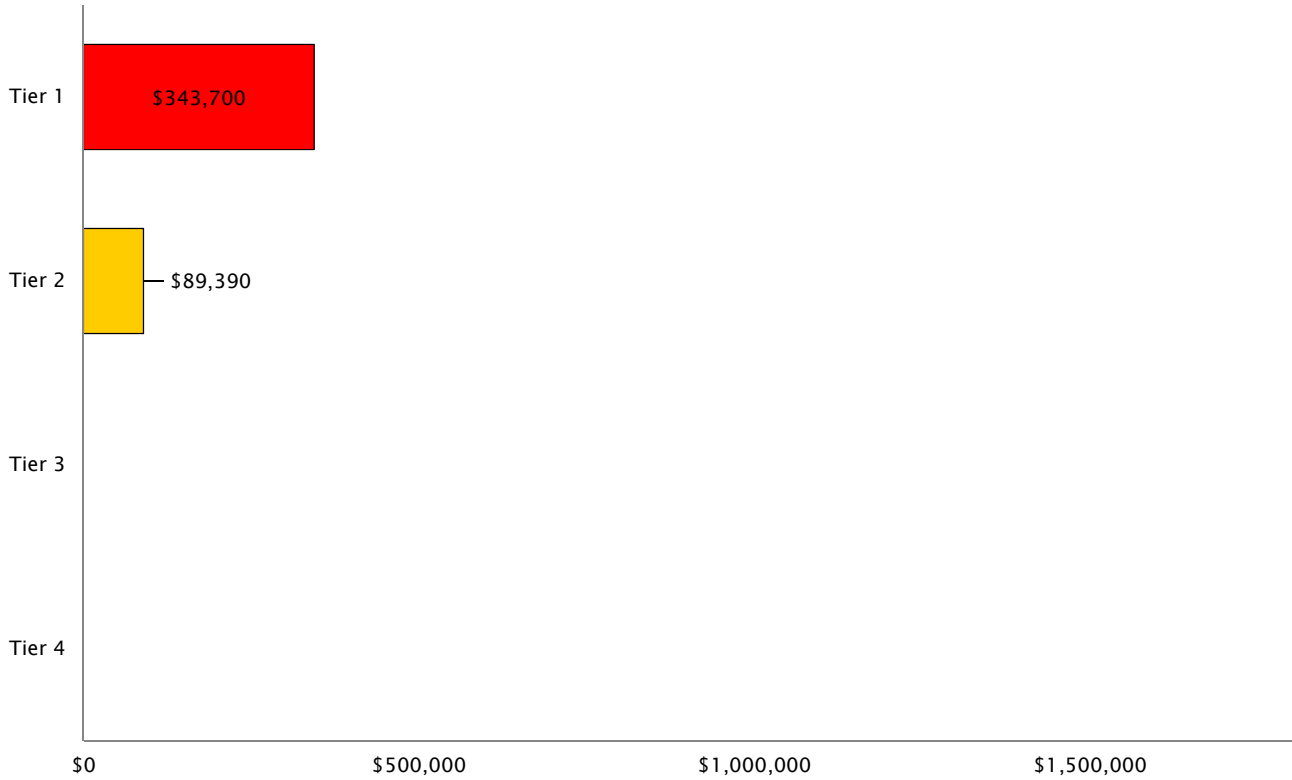
While DCSD is not directly responsible for charter school capital needs, this inventory of charter school facilities is required to fully appreciate the cost needs and public ownership value of buildings and other capital required for public K-12 education throughout the District.

For this MCP, all DCSD charter schools were asked to submit their capital needs data. Charter schools have submitted needs other than capital renewal needs. These identified needs are listed on each individual charter school page. For neighborhood schools, these needs are identified as district-wide needs and broken out and summed as separate costs.

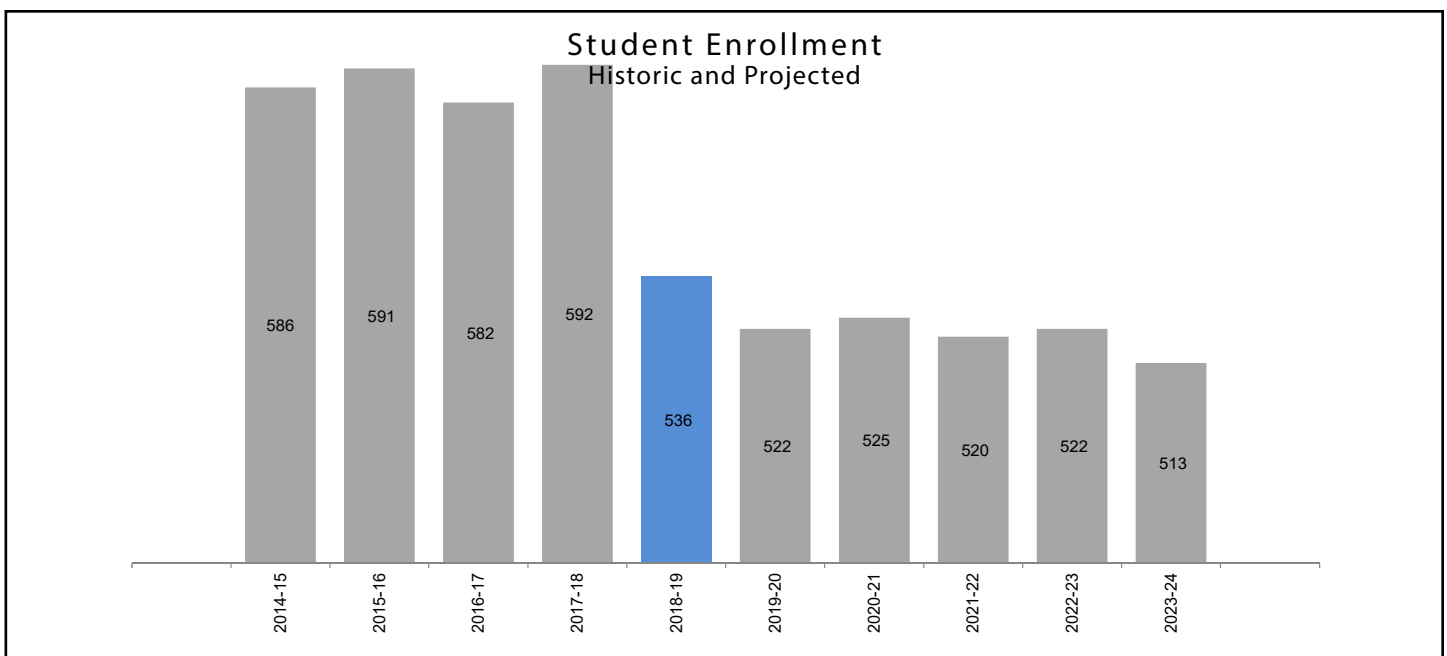
Bond funding is generally used for capital needs such as facility repairs, security upgrades, purchasing classroom equipment, buses and technology.



### Academy Charter-Identified Facility Projects Estimated Construction Costs (in 2019 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2019 Dollars): \$433,090  
Estimated Total Project Costs: \$498,610 - \$713,160





Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	Fire Alarm Systems. Replacement within 5 years.	\$158,630	\$15880-\$68280	\$7940-\$34110
		Intercommunication and Paging System. Life cycle at 15-20 years.	\$21,150	\$2150-\$9150	\$1060-\$4550
		Interior Door Hardware. Replacement need in about 5 years.	\$158,630	\$15880-\$68280	\$7940-\$34110
	Maintenance	Water Treatment Systems. Check water treatment systems when HVAC systems replaced.	\$5,290	\$620-\$2320	\$270-\$1140
2	Capital Renewal	Curbs, Rails and Barriers. Repair as necessary	\$10,580	\$1130-\$4630	\$530-\$2280
		Exhaust Fans. Life cycle replacement at 15-20 years	\$31,730	\$3180-\$13680	\$1590-\$6830
		Exterior Wall Construction. Repair cracks at stucco	\$2,650	\$360-\$1160	\$140-\$570
		Exterior Windows. Recaulking of windows	\$10,580	\$1130-\$4630	\$530-\$2280
		Glazed Doors and Entrances. -Recaulk front entry	\$1,060	\$150-\$550	\$60-\$230
		Paving and Surfacing. Sidewalks. Repair areas of damaged concrete	\$1,060	\$150-\$550	\$60-\$230
		Sink Countertops. Replace sink counter tops	\$31,730	\$3180-\$13680	\$1590-\$6830

**Estimated Total Construction Costs (in 2019 Dollars): \$433,090**  
**Estimated Project Management Costs Range: \$43,810 - \$186,910**  
**Estimated Inflation Range: \$21,710 - \$93,160**  


---

**Estimated Total Project Costs: \$498,610 - \$713,160**

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements and Tier 1 capital needs at Academy Charter School. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law. For Academy Charter School the following Tier 1 projects will be addressed in the bond:  
-Replace smoke dampers

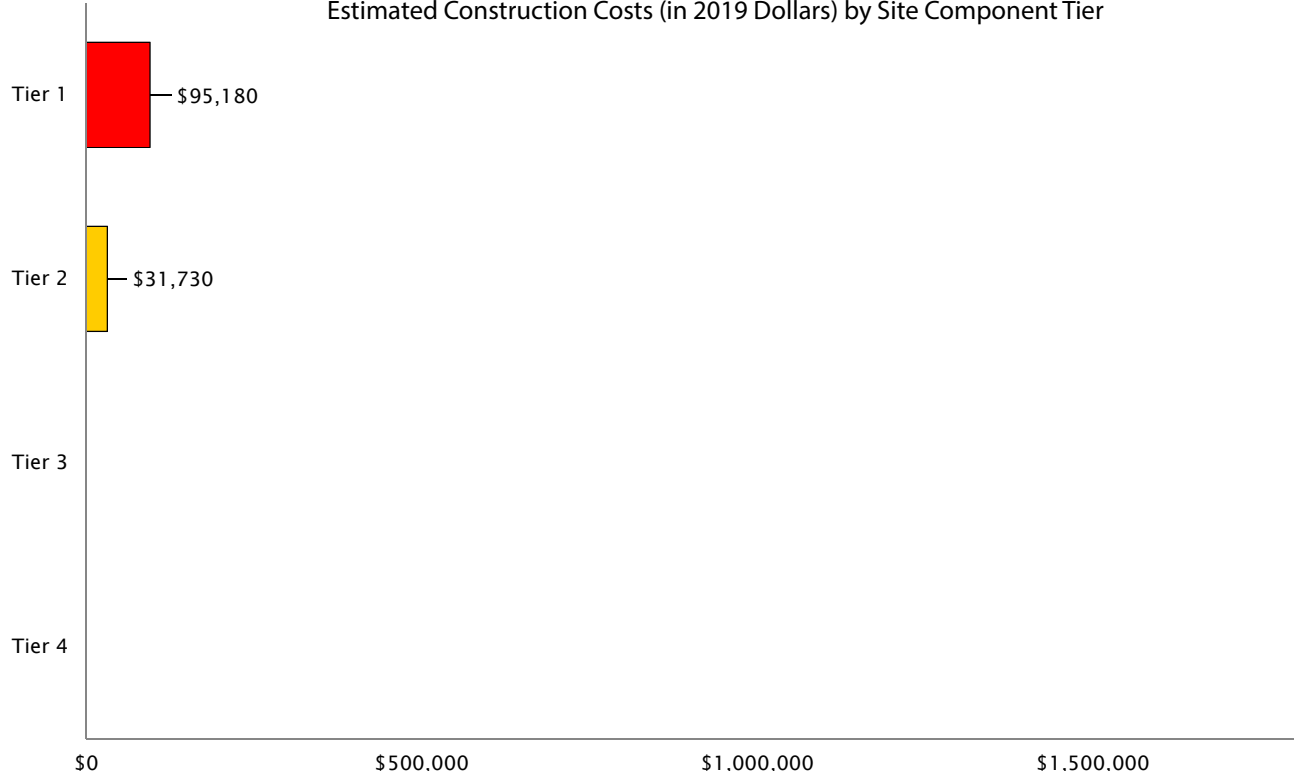


Castle Pines Campus  
6971 Mira Vista Lane  
Castle Pines, CO 80108  
Rock Canyon High School Feeder Area,  
K-8

Castle Pines school built/opened in 2009

Site Acreage: 5.5  
Facility Square Feet: 83,000

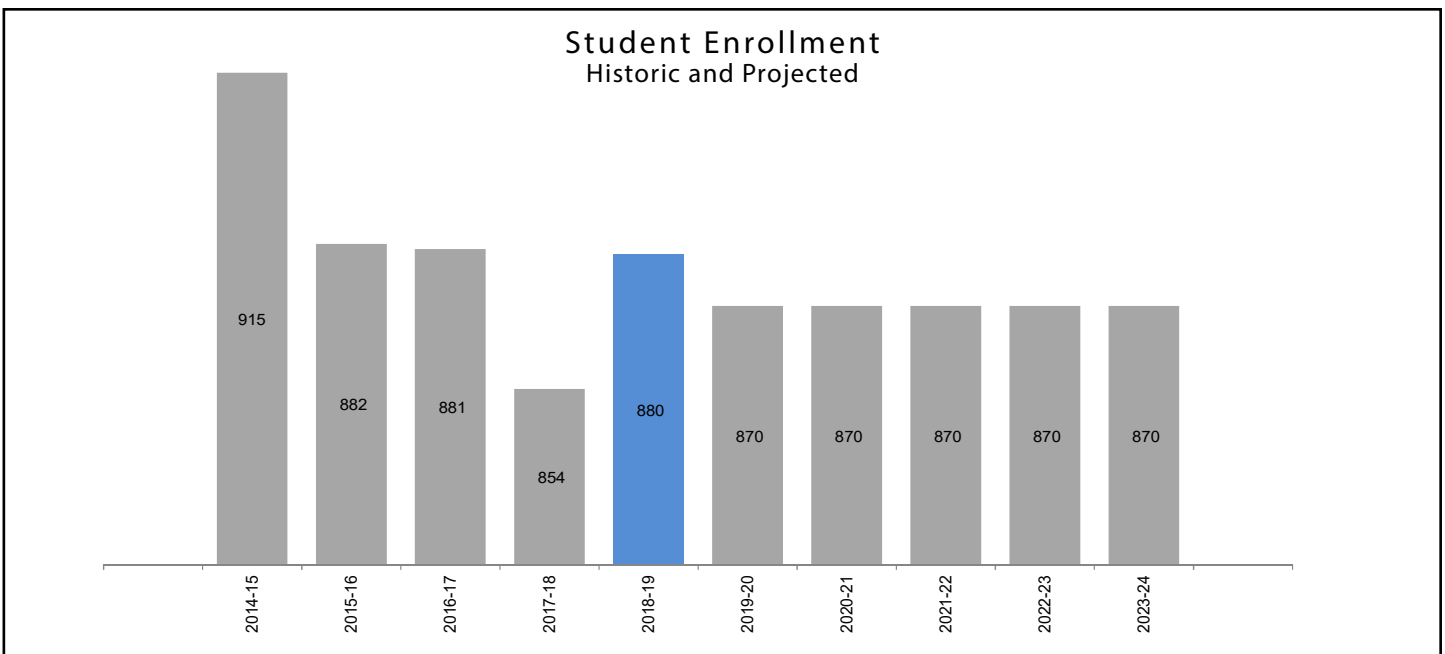
**American Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2019 Dollars): \$265,450

Estimated Total Project Costs: \$305,320 - \$437,040

\*Note\* Estimated total costs include facility upgrade and facility modification items. These items were not assigned a Tier or Priority score by American Academy Charter School and therefore will not be displayed on the graph above.



Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	BAS System (for HVAC) Replacement	\$95,180	\$9530-\$41030	\$4760-\$20470
2	Capital Renewal	Painting Hallways	\$31,730	\$3180-\$13680	\$1590-\$6830
Facility Modification	Facility Modification	Monument Sign	\$95,180	\$9530-\$41030	\$4760-\$20470
Facility Upgrade	Facility Upgrade	Additional Sidewalks	\$43,360	\$4350-\$18750	\$2170-\$9330

**Estimated Total Construction Costs (in 2019 Dollars): \$265,450**  
**Estimated Project Management Costs Range: \$26,590 - \$114,490**  
**Estimated Inflation Range: \$13,280 - \$57,100**

---

**Estimated Total Project Costs: \$305,320 - \$437,040**

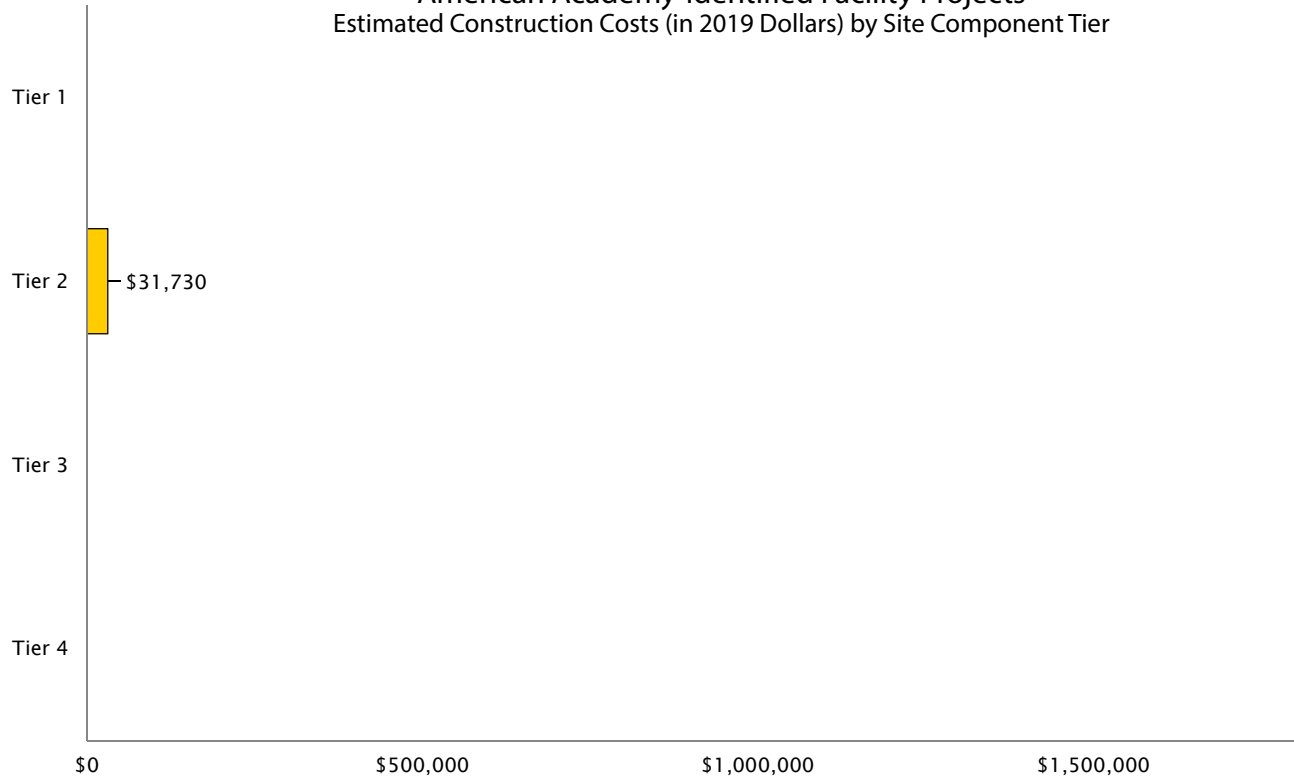
\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law.

Parker Campus  
11155 Motsenbocker Rd  
Parker, CO 80134  
Chaparral High School Feeder Area,  
K-8

Motsenbocker campus built/opened in  
2013

Site Acreage: 9.1  
Facility Square Feet: 93,000

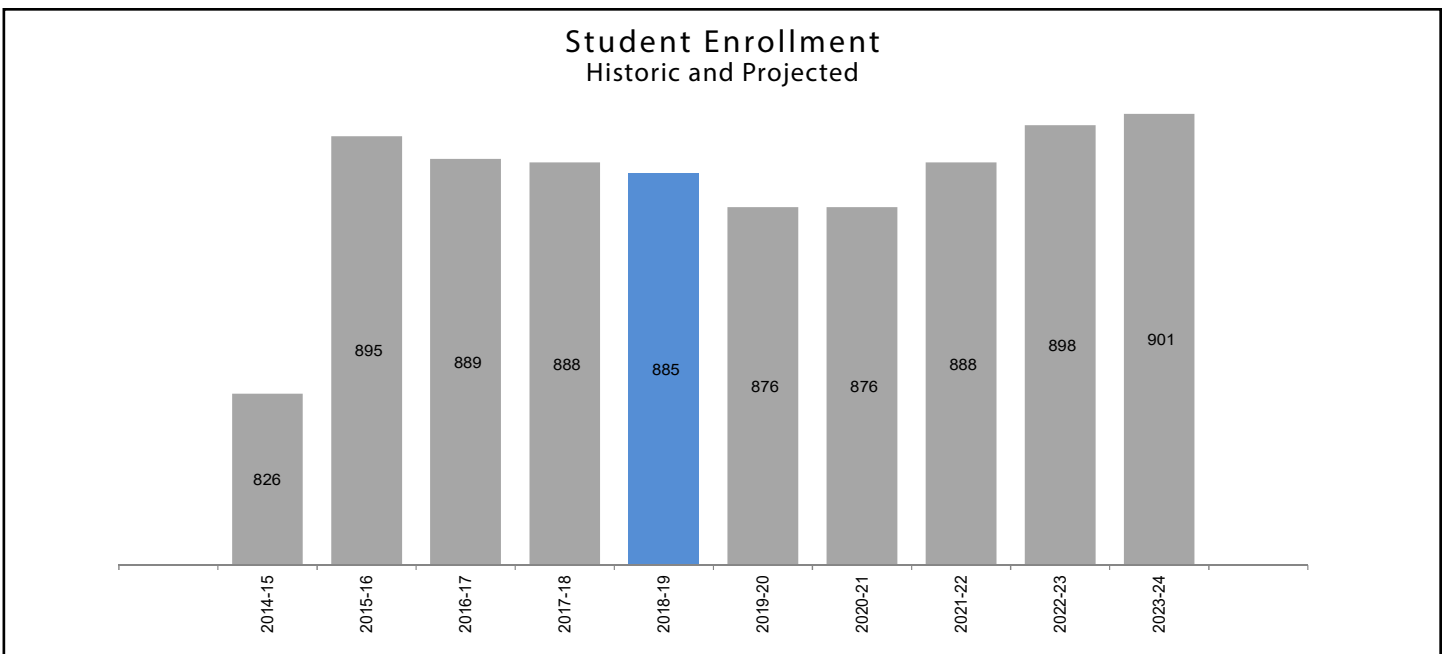
**American Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2019 Dollars): \$66,110

Estimated Total Project Costs: \$76,150 - \$108,960

\*Note\* Estimated total costs include facility upgrade and facility modification items. These items were not assigned a Tier or Priority score by American Academy Charter School and therefore will not be displayed on the graph above.



Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	Capital Renewal	Painting Hallways	\$31,730	\$3180-\$13680	\$1590-\$6830
Facility Modification	Facility Modification	Barrier Netting Fence for soccer fields	\$7,940	\$870-\$3470	\$400-\$1710
Facility Upgrade	Facility Upgrade	Additional Shrubs, Trees and Plantings	\$26,440	\$2670-\$11470	\$1330-\$5690

Estimated Total Construction Costs (in 2019 Dollars): \$66,110  
 Estimated Project Management Costs Range: \$6,720 - \$28,620  
 Estimated Inflation Range: \$3,320 - \$14,230

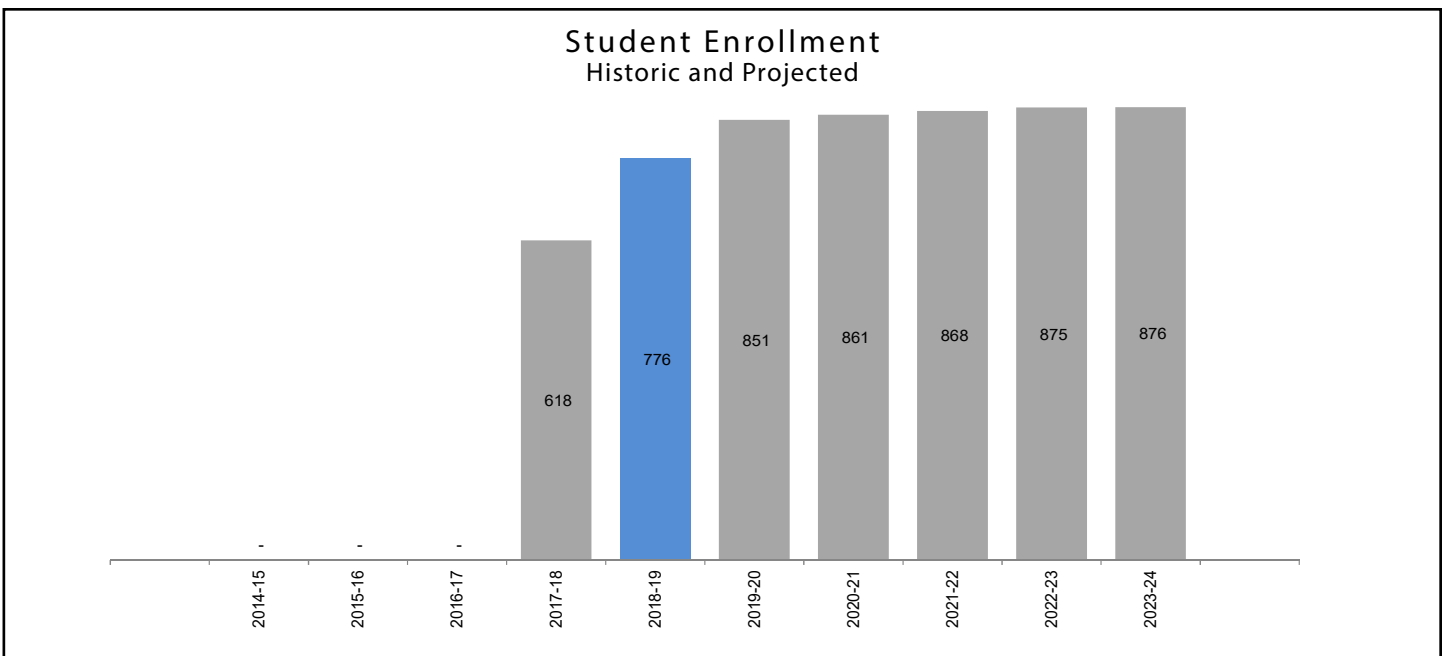
---

Estimated Total Project Costs: \$76,150 - \$108,960

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law.

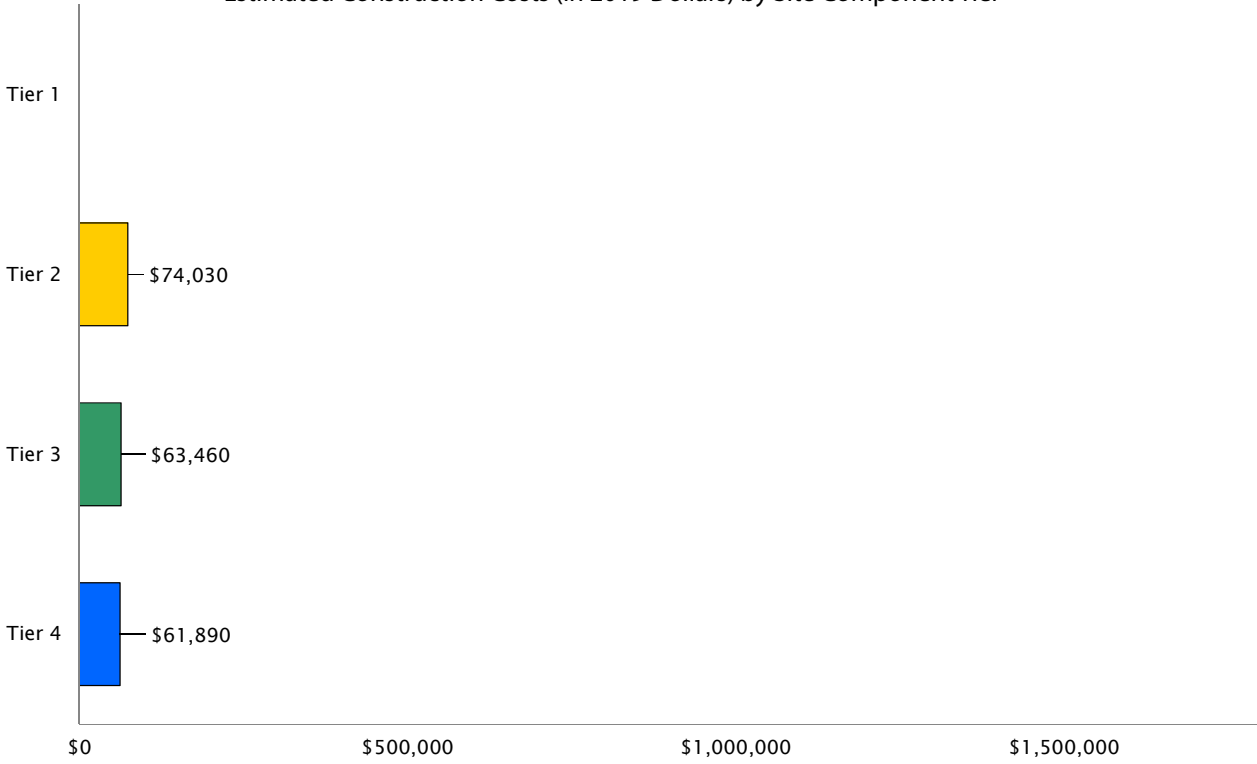


**American Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier





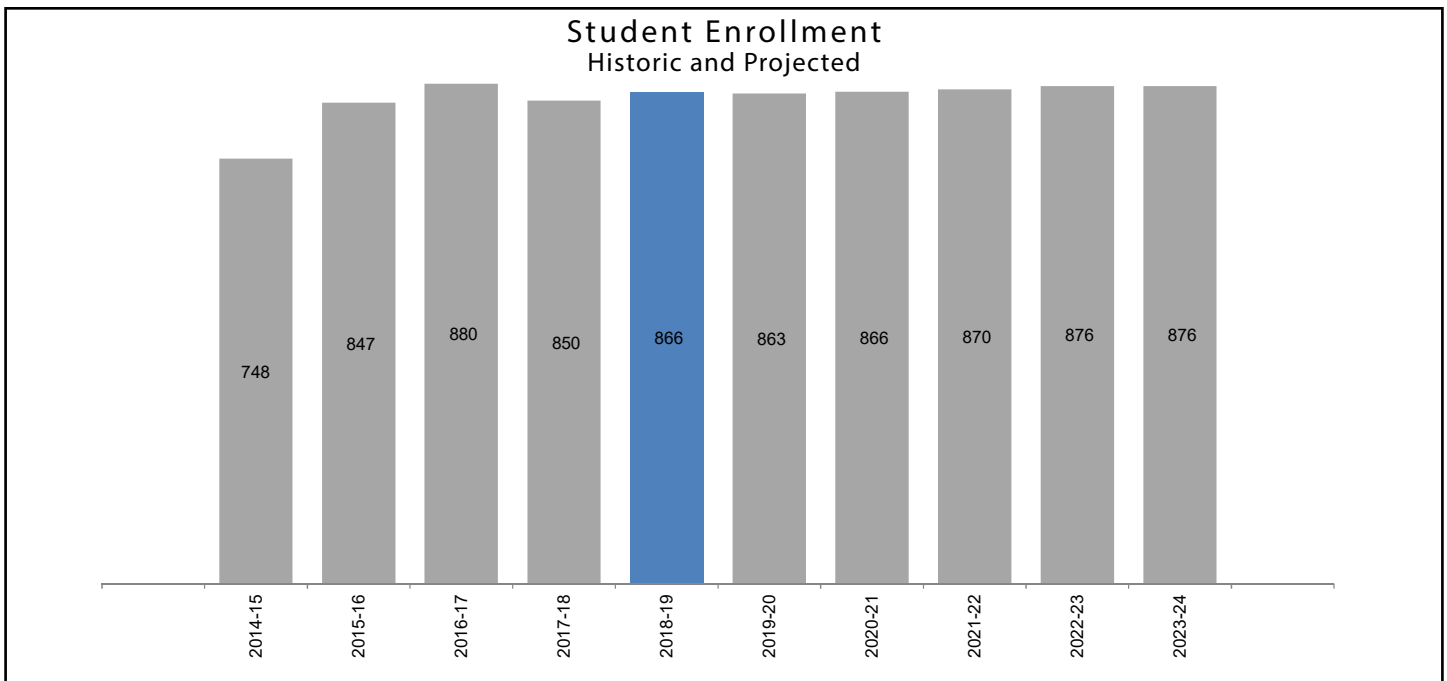
**Aspen View Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2019 Dollars): \$429,320

Estimated Total Project Costs: \$494,680 - \$707,210

\*Note\* Estimated total costs include facility upgrade and facility modification items. These items were not assigned a Tier or Priority score by Aspen View Charter School and therefore will not be displayed on the graph above.





Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	Capital Renewal	Add parking lot signage	\$5,290	\$620-\$2320	\$270-\$1140
		Paint the interior of the building	\$26,440	\$2670-\$11470	\$1330-\$5690
	Security	Security-Replace security camera system	\$42,300	\$4300-\$18200	\$2120-\$9100
3	Capital Renewal	Resurface parking lot	\$52,880	\$5330-\$22830	\$2650-\$11370
	Security	Security-Add safety film to first floor windows	\$10,580	\$1130-\$4630	\$530-\$2280
4	Capital Renewal	Add/replace trees along Low Meadow Blvd	\$7,410	\$800-\$3200	\$370-\$1600
		Seal concrete floor	\$15,870	\$1640-\$6840	\$800-\$3410
	IT	IT-Replace/update staff laptops	\$31,730	\$3180-\$13680	\$1590-\$6830
	Security	Security-Upgrade card readers	\$6,880	\$730-\$3030	\$350-\$1480
Facility Modification	Facility Modification	Air duct cleaning	\$10,580	\$1130-\$4630	\$530-\$2280
		Divide 2 large rooms in half creating 4 medium rooms	\$52,880	\$5330-\$22830	\$2650-\$11370
		Replace classroom projectors for SMART boards	\$26,440	\$2670-\$11470	\$1330-\$5690
Facility Upgrade	Facility Upgrade	Install a grease trap in the kitchen	\$103,010	\$10400-\$44300	\$5150-\$22150
		Install concrete ramp from building to turf field	\$15,870	\$1640-\$6840	\$800-\$3410
		Install fence between turf field and new community park	\$10,580	\$1130-\$4630	\$530-\$2280
		Upgrade the school library	\$10,580	\$1130-\$4630	\$530-\$2280

**Estimated Total Construction Costs (in 2019 Dollars): \$429,320**  
**Estimated Project Management Costs Range: \$43,830 - \$185,530**  
**Estimated Inflation Range: \$21,530 - \$92,360**

**Estimated Total Project Costs: \$494,680 - \$707,210**

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law.



**Benjamin Franklin Academy-Identified Facility Projects  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier**

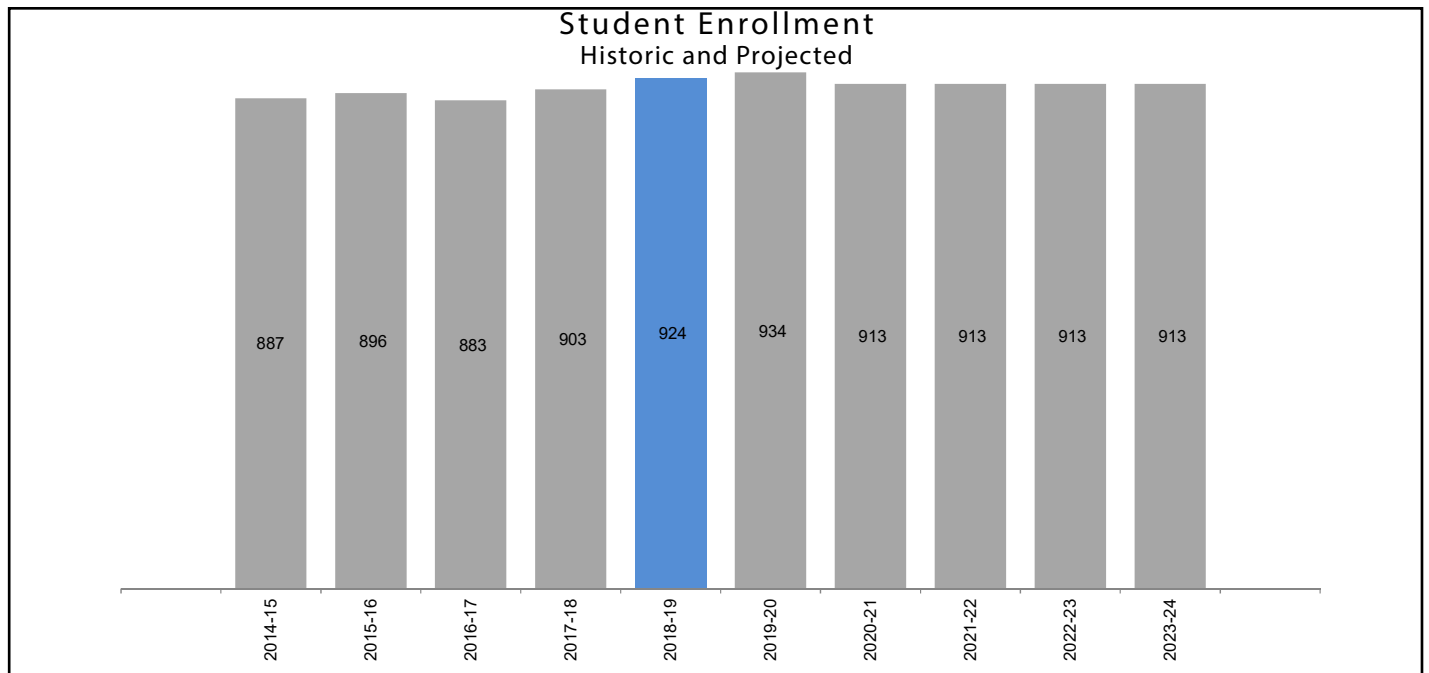


Estimated Total Construction Costs (in 2019 Dollars): \$168,430

Estimated Total Project Costs: \$194,540 - \$278,000

\*Note\* Estimated total costs include facility upgrade and facility modification items. These items were not assigned a Tier or Priority score by Benjamin Franklin Charter School and therefore will not be displayed on the graph above.

**Student Enrollment  
Historic and Projected**



Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Capital Renewal	Change out 3 backflow valves in the fire suppressing room	\$3,180	\$330-\$1430	\$160-\$690
2	Capital Renewal	Exterior Building paint	\$21,150	\$2150-\$9150	\$1060-\$4550
		Parking Lot Light replacements (6)	\$1,060	\$150-\$550	\$60-\$230
		Replacing outside safety lighting	\$1,700	\$210-\$810	\$90-\$370
	Security	Security-Install an additional 3 surveillance cameras upstairs	\$4,020	\$490-\$1790	\$210-\$870
3	Capital Renewal	Construct a fence at the west end of the playground	\$4,660	\$550-\$2050	\$240-\$1000
		Construct concrete steps leading from sidewalk to playground	\$5,720	\$590-\$2490	\$290-\$1230
	Security	Security-Add 3M film and safety caulking to lower level windows	\$6,880	\$730-\$3030	\$350-\$1480
4	Capital Renewal	Add Irrigation for trees along Plaza	\$2,650	\$360-\$1160	\$140-\$570
		Add privacy slatting to playground fence	\$5,610	\$600-\$2500	\$280-\$1210
		Construct a housing for the trash dumpsters	\$5,290	\$620-\$2320	\$270-\$1140
		Plant Oak trees to create privacy along playground	\$23,270	\$2340-\$10040	\$1170-\$5010
		Replace classroom projectors	\$25,380	\$2620-\$10920	\$1270-\$5460
	IT	IT-Replace computer lab desk top computers (26)	\$33,000	\$3310-\$14210	\$1650-\$7100
Facility Modification	Facility Modification	Construct a shed for turf groomer	\$5,820	\$590-\$2590	\$300-\$1250
Facility Upgrade	Facility Upgrade	Replace current faucets with touchless faucets	\$19,040	\$1970-\$8270	\$960-\$4100

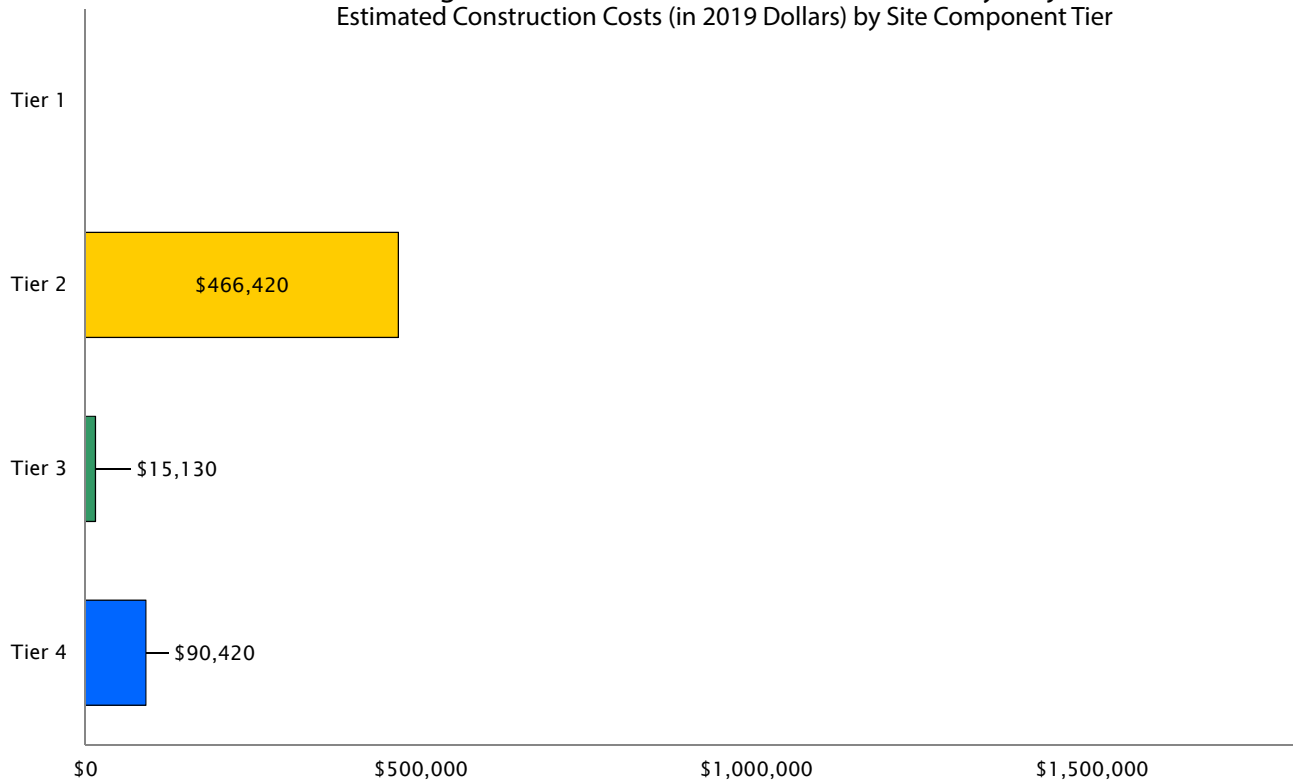
Estimated Total Construction Costs (in 2019 Dollars): \$168,430  
Estimated Project Management Costs Range: \$17,610 - \$73,310  
Estimated Inflation Range: \$8,500 - \$36,260

---

Estimated Total Project Costs: \$194,540 - \$278,000

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law.

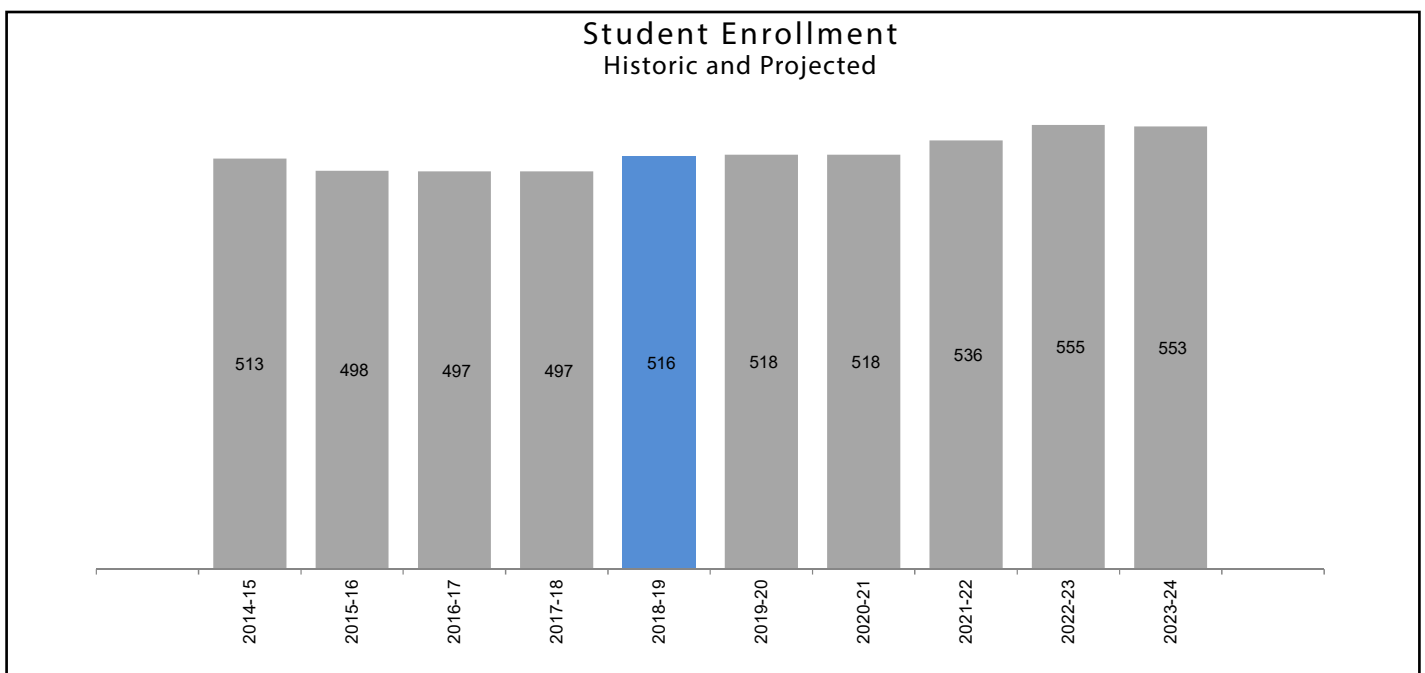
**Challenge to Excellence Charter-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier



Estimated Total Construction Costs (in 2019 Dollars): \$1,975,810

Estimated Total Project Costs: \$2,273,150 - \$3,251,540

\*Note\* Estimated total costs include facility upgrade, facility modification, and facility addition items. These items were not assigned a Tier or Priority score by Challenge to Excellence Charter School and therefore will not be displayed on the graph above.



Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	Capital Renewal	Carpeting 18 classrooms	\$74,030	\$7480-\$31880	\$3710-\$15920
		Caulk windows	\$6,880	\$730-\$3030	\$350-\$1480
		Hallways need patched and painted	\$39,660	\$4050-\$17150	\$1990-\$8530
		Mill, overlay, patch parking lot	\$21,150	\$2150-\$9150	\$1060-\$4550
		Replace areas of curb cracking	\$11,640	\$1170-\$5070	\$590-\$2510
		Replace sections of sidewalk	\$29,090	\$2920-\$12520	\$1460-\$6260
		Replace toilet partitions	\$21,150	\$2150-\$9150	\$1060-\$4550
		Resurface Playground	\$69,800	\$7010-\$30110	\$3490-\$15010
		Seal and caulk exterior wall	\$23,270	\$2340-\$10040	\$1170-\$5010
		Steel doors and frames need painted	\$17,450	\$1760-\$7560	\$880-\$3760
	Upgrade irrigation system	\$89,890	\$9020-\$38720	\$4500-\$19330	
	Security	Security-Install access controlled security and detection system	\$10,580	\$1130-\$4630	\$530-\$2280
		Security-Install facility security camera system	\$37,020	\$3790-\$15990	\$1860-\$7960
Security-Install intrusion alarm system		\$14,810	\$1500-\$6400	\$740-\$3190	
3	Capital Renewal	Parking lot signage & marking	\$9,310	\$1000-\$4100	\$470-\$2010
		Provide fencing for dumpsters and transformers	\$5,820	\$590-\$2590	\$300-\$1250
4	Capital Renewal	Entire site landscape work	\$84,600	\$8500-\$36400	\$4230-\$18190
		Replace/add trees and shrubs	\$5,820	\$590-\$2590	\$300-\$1250
Building Addition	Building Addition	Building expansion	\$1,374,750	\$137550-\$591150	\$68740-\$295580
Facility Modification	Facility Modification	Install storage shed	\$21,150	\$2150-\$9150	\$1060-\$4550
Facility Upgrade	Facility Upgrade	Library upgrade	\$7,940	\$870-\$3470	\$400-\$1710

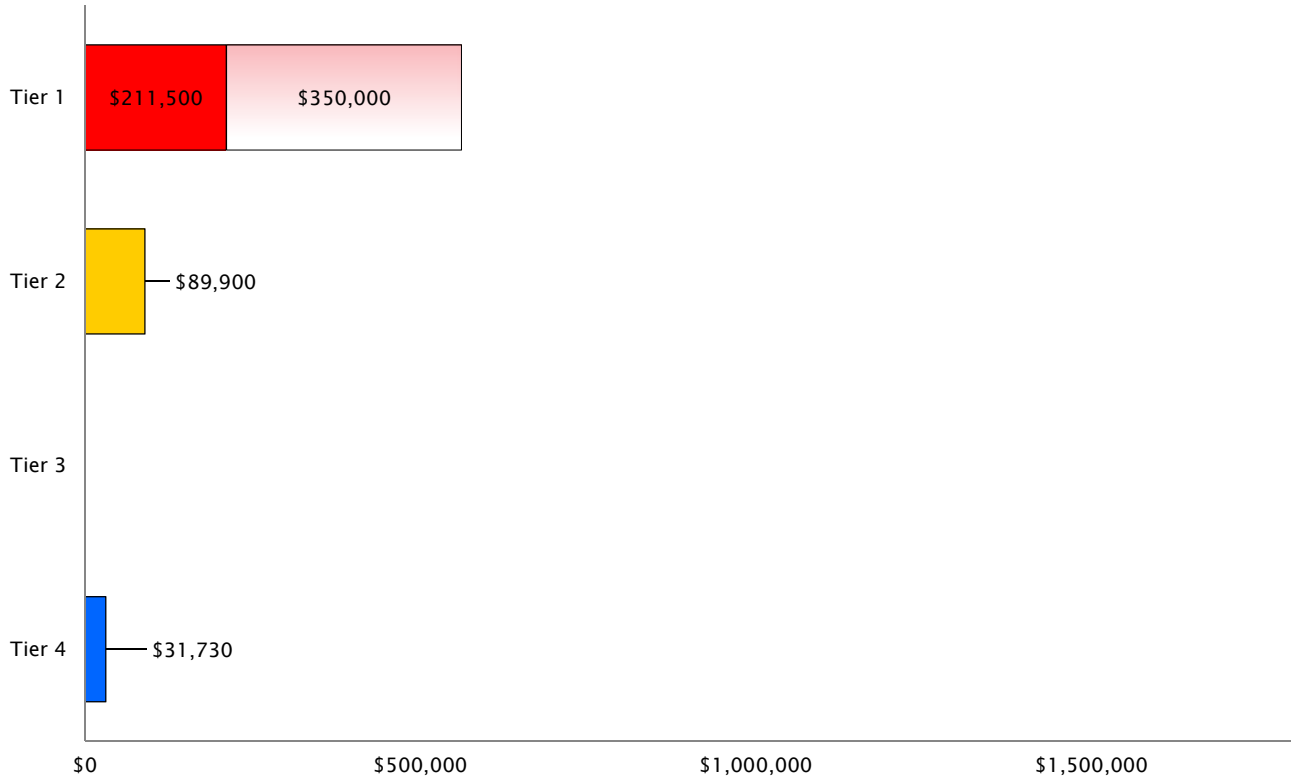
**Estimated Total Construction Costs (in 2019 Dollars): \$1,975,810**  
**Estimated Project Management Costs Range: \$198,450 - \$850,850**  
**Estimated Inflation Range: \$98,890 - \$424,880**

**Estimated Total Project Costs: \$2,273,150 - \$3,251,540**

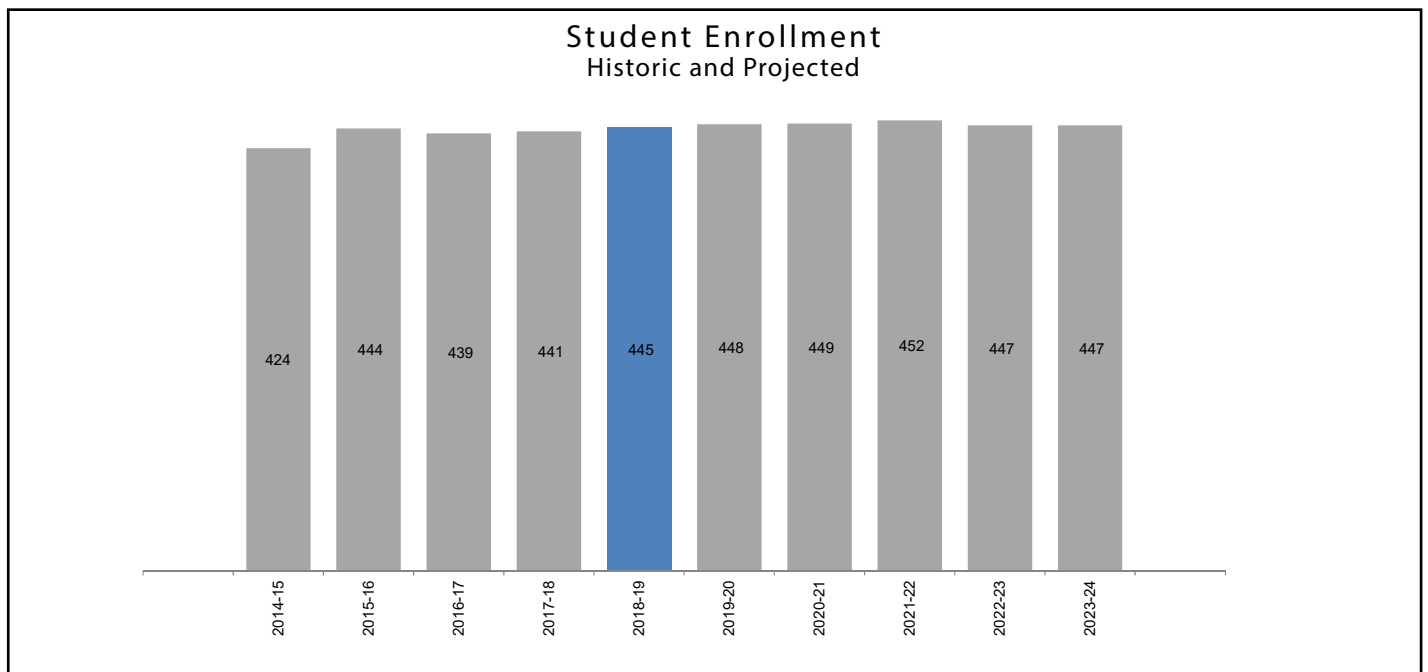
\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements and Tier 1 capital needs at Challenge to Excellence Charter School. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law. For Challenge to Excellence Charter School the following Tier 1 projects will be addressed in the bond:

- Upgrade fire alarm system
- Add DDC controls
- Replace roof top units
- Upgrade intercom

**DCS Montessori Charter-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$683,130  
Estimated Total Project Costs: \$733,310 - \$898,270



Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Capital Renewal	Replace 5 Rooftop units	\$350,000	\$0	\$0
1	Maintenance	Replace Roof	\$211,500	\$21200-\$91000	\$10580-\$45480
2	Capital Renewal	Interior Finishes-Painting, flooring, ceiling maintenance, plumbing.	\$52,880	\$5330-\$22830	\$2650-\$11370
		Exterior painting and sealing	\$15,870	\$1640-\$6840	\$800-\$3410
		Resurface parking lot	\$21,150	\$2150-\$9150	\$1060-\$4550
4	Capital Renewal	Renovate landscaping to be less water intensive	\$31,730	\$3180-\$13680	\$1590-\$6830

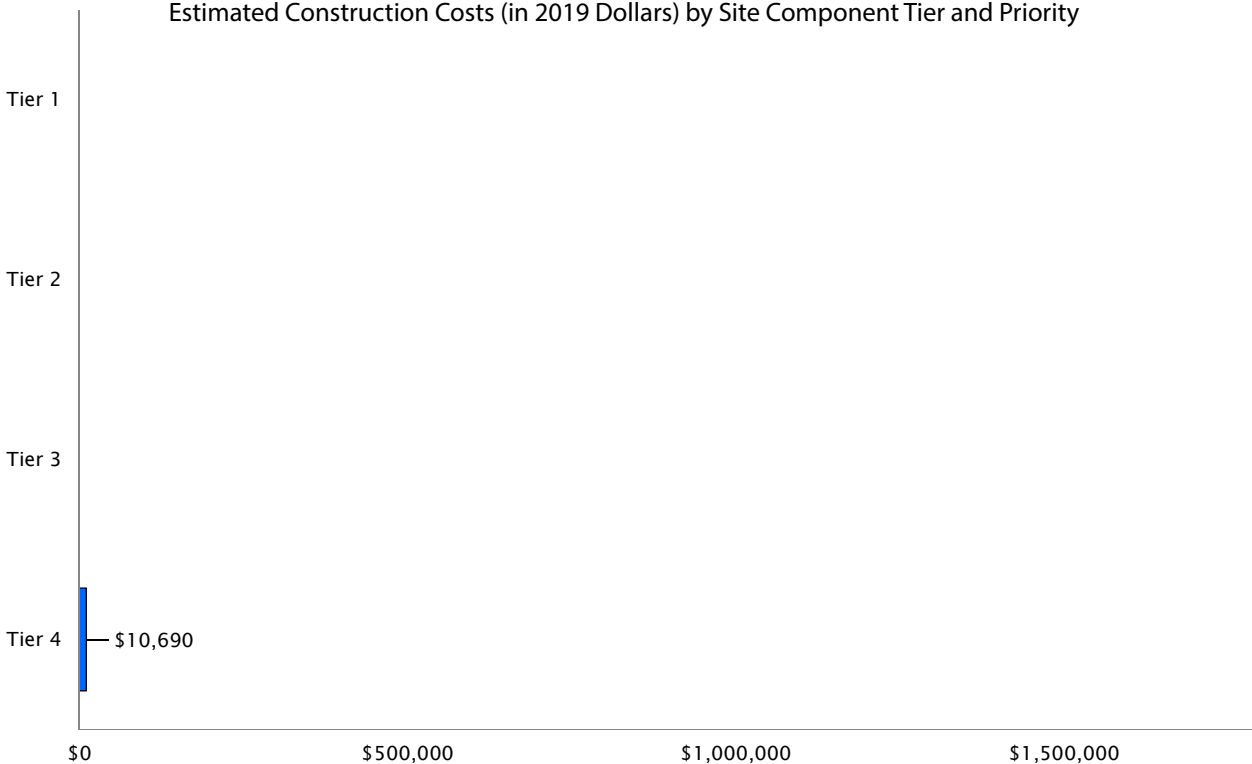
**Estimated Total Construction Costs (in 2019 Dollars): \$683,130**  
**Estimated Project Management Costs Range: \$33,500 - \$143,500**  
**Estimated Inflation Range: \$16,680 - \$71,640**

---

**Estimated Total Project Costs: \$733,310 - \$898,270**

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements and Tier 1 capital needs at DCS Montessori Charter School. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law. For DCS Montessori Charter School the following additional Tier 1 projects will be addressed in the bond:  
 -Replace boiler

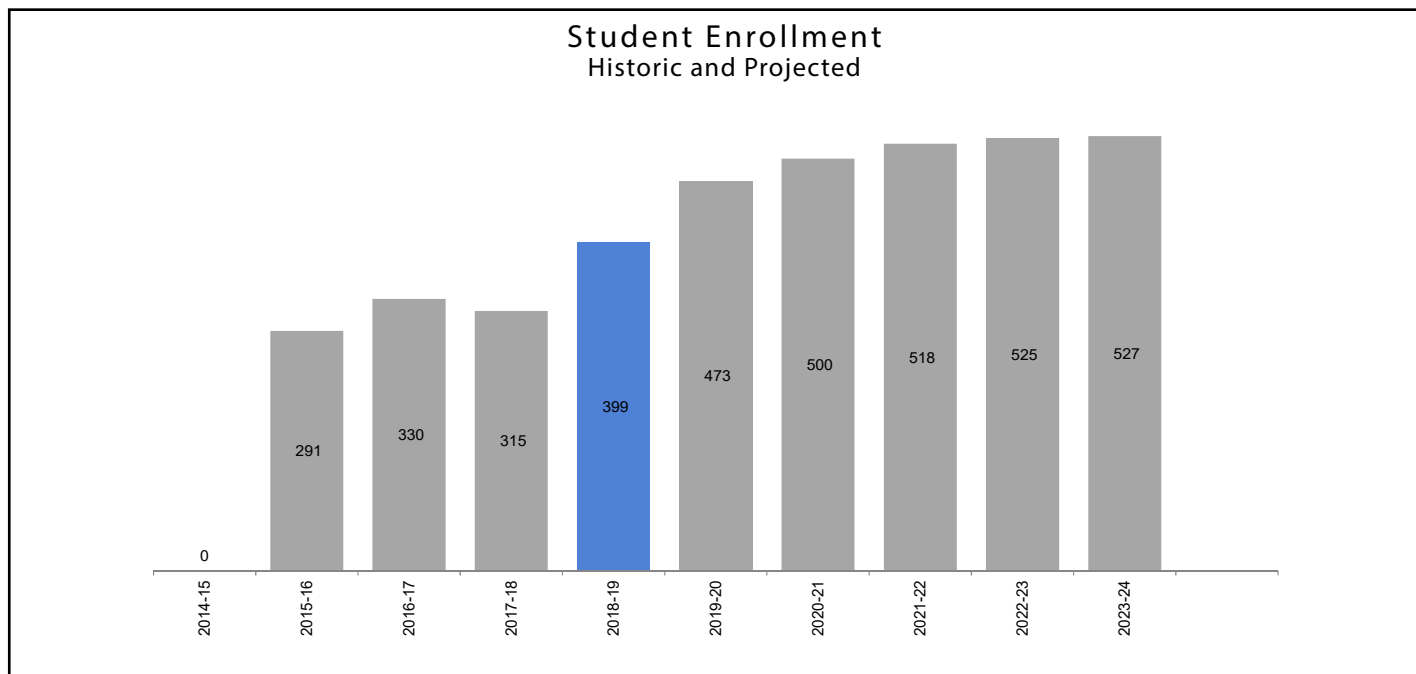
**Global Village Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,386,640

Estimated Total Project Costs: \$1,595,410 - \$2,281,780

\*Note\* Estimated total costs include security, facility upgrade, facility modification, a proposed addition, and mobiles. These items were not assigned a Tier or Priority score by Global Village Academy Charter School and therefore will not be displayed on the graph above.





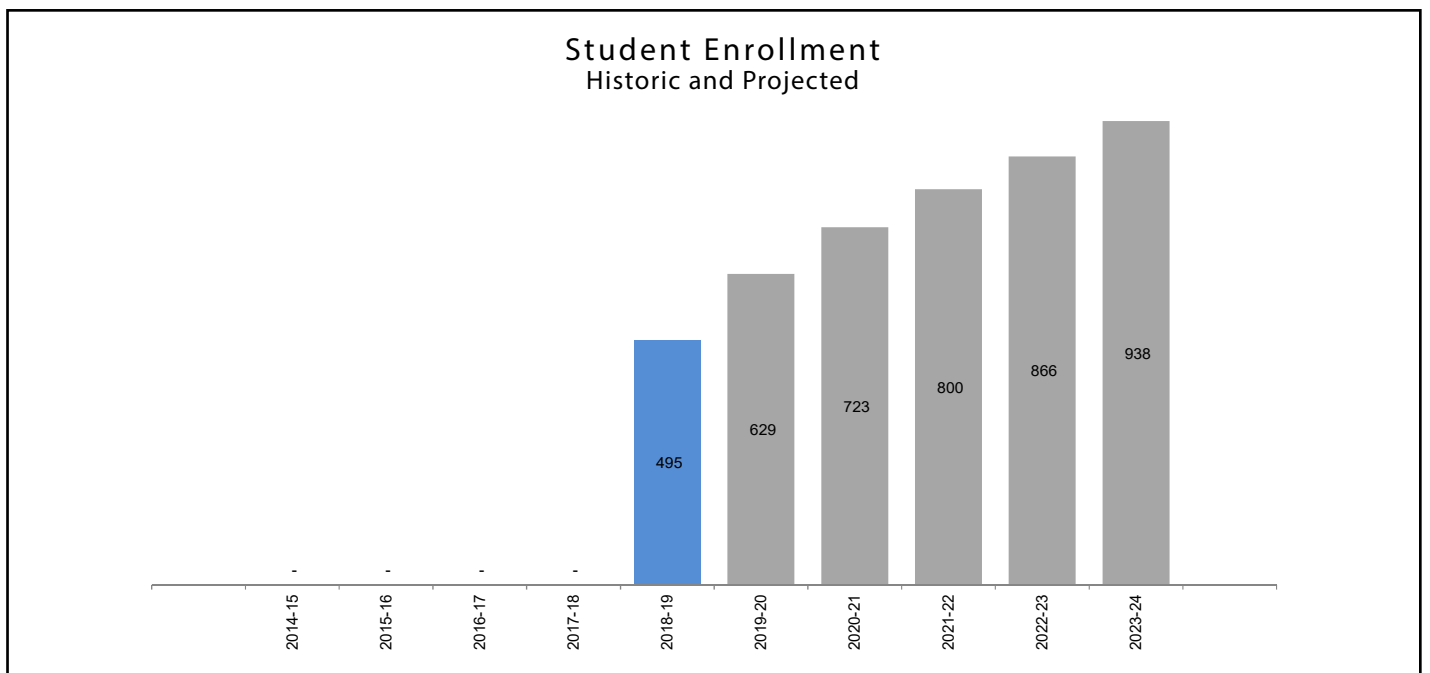
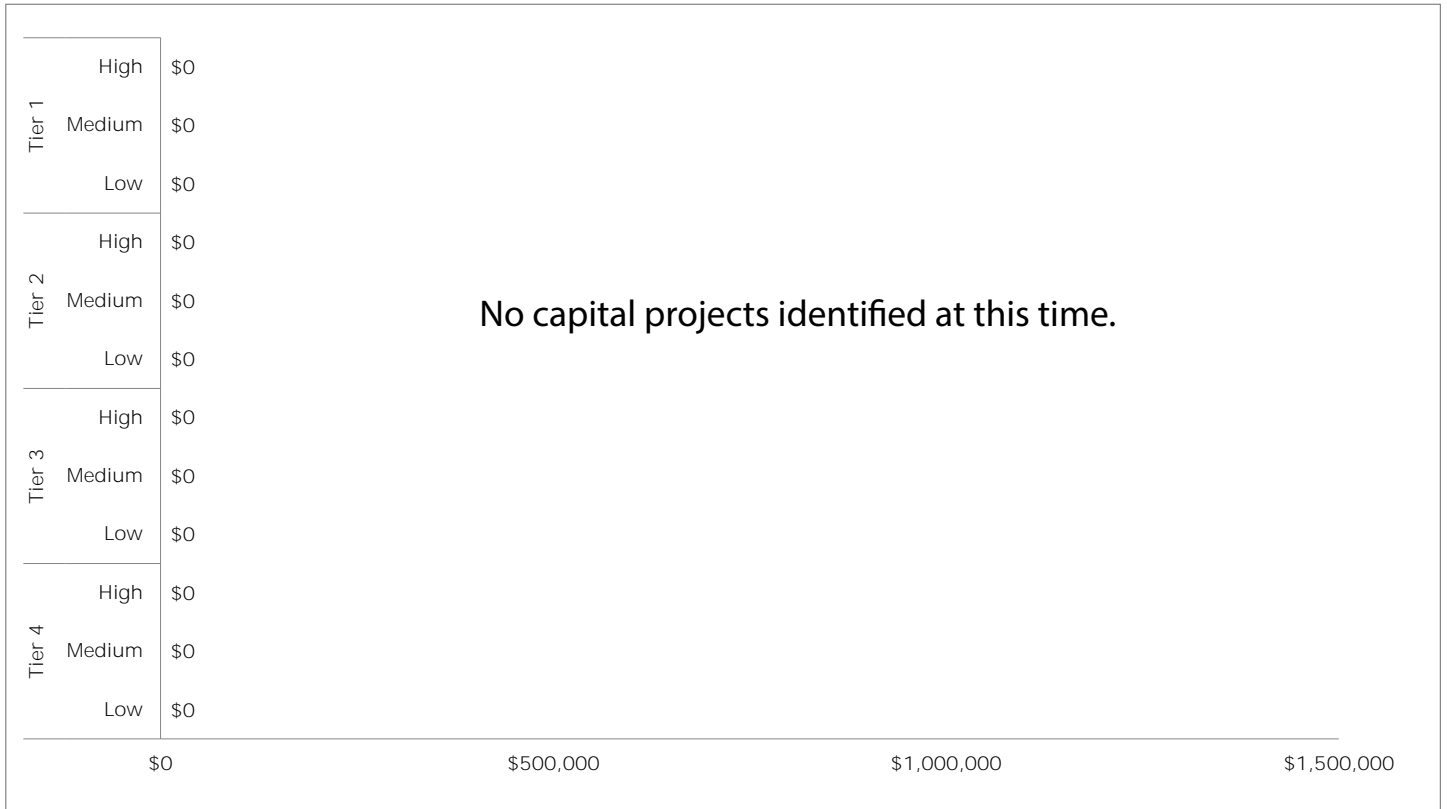
Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
4	Capital Renewal	Landscaping of the property to maintain aesthetics	\$10,690	\$1120-\$4620	\$540-\$2300
Building Addition	Building Addition	Construction of a school gym	\$847,800	\$84810-\$364610	\$42390-\$182280
Facility Modification	Facility Modification	Install 20' x 30' storage building	\$25,380	\$2620-\$10920	\$1270-\$5460
		Replacement of bark chips on the playground	\$46,850	\$4760-\$20160	\$2350-\$10080
		Ride-on lawn mower / snow plow	\$9,730	\$1080-\$4280	\$490-\$2100
		Smart Boards for classrooms to assist with SPED and general instruction (x5)	\$4,230	\$470-\$1870	\$220-\$910
Facility Upgrade	Facility Upgrade	Fencing around exterior of property to increase security and keep children away from creek / open space	\$71,490	\$7220-\$30820	\$3580-\$15370
		Installation of Closed-Circuit TV (CCTV) security system	\$42,730	\$4280-\$18380	\$2140-\$9190
		Installation of turf on the sports field	\$89,890	\$9020-\$38720	\$4500-\$19330
		Retractable wall partions for installation in the library to allow multi-use room to be converted into additional classroom / testing space as and when needed	\$44,420	\$4490-\$19190	\$2230-\$9550
Mobiles	Mobiles	ADA compliant ramp for modular classroom (including installation)	\$18,510	\$1900-\$8000	\$930-\$3980
		Installation of a modular building to house additional classes (dry or wet)	\$158,630	\$15880-\$68280	\$7940-\$34110
		Paving for modular installation	\$4,340	\$470-\$1970	\$220-\$940
Security	Security	External door badge readers; prioritize western building entrance; link with student IDs to allow students to go between modular classrooms and main facility in a secure fashion	\$11,950	\$1250-\$5150	\$600-\$2570

**Estimated Total Construction Costs (in 2019 Dollars): \$1,386,640**  
**Estimated Project Management Costs Range: \$139,370 - \$596,970**  
**Estimated Inflation Range: \$69,400 - \$298,170**

**Estimated Total Project Costs: \$1,595,410 - \$2,281,780**

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law.

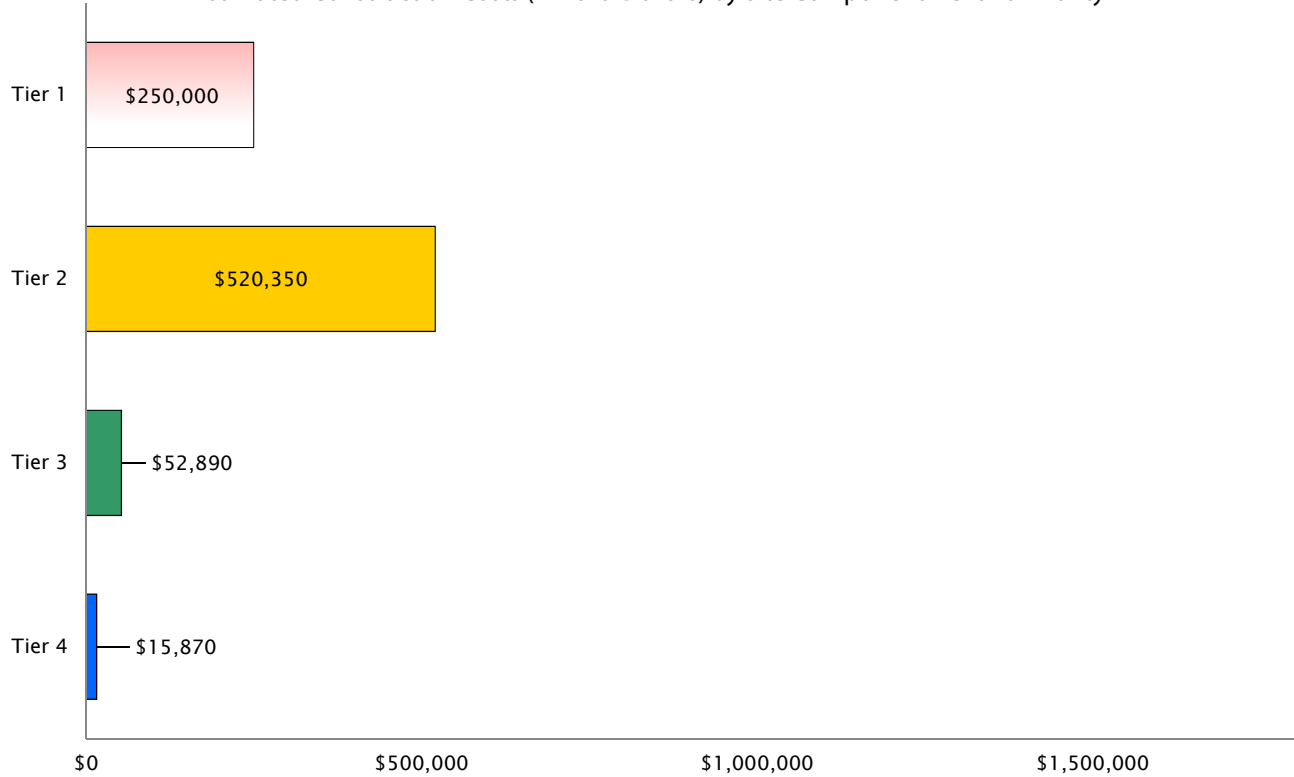
**Leman Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority





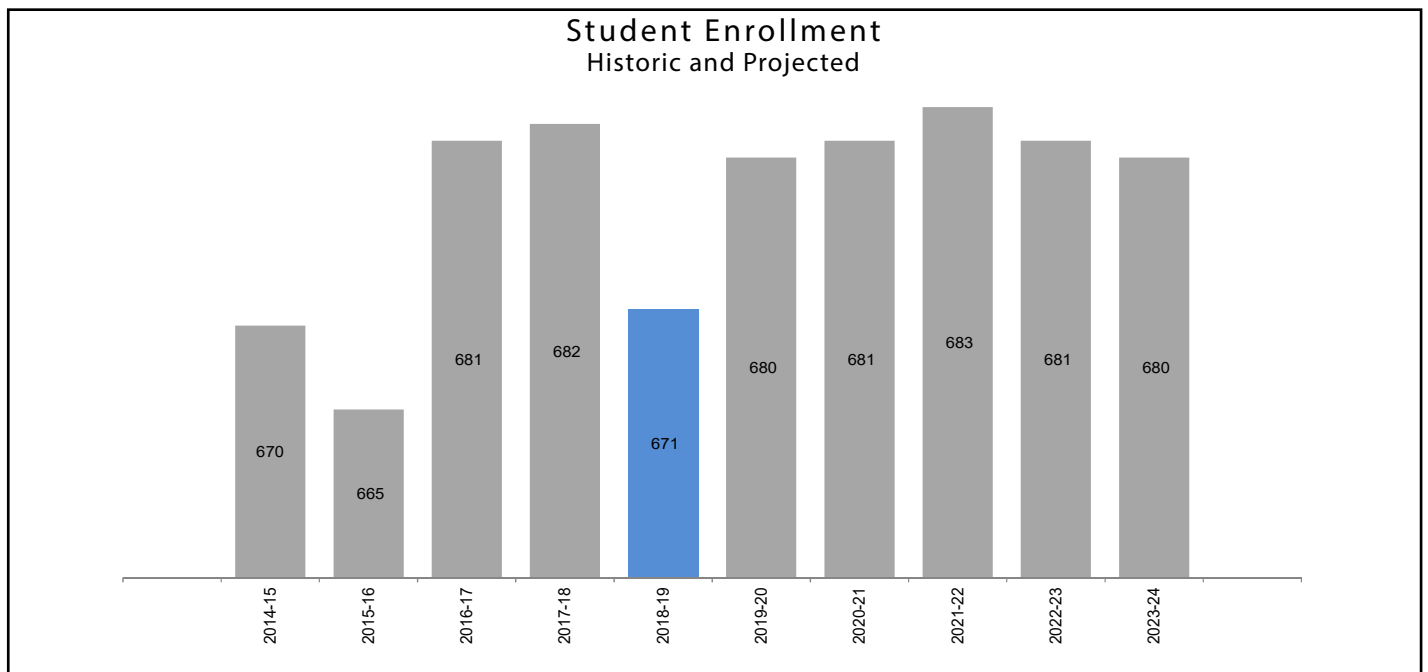


**North Star Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$839,110

Estimated Total Project Costs: \$928,660 - \$1,220,060



Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Capital Renewal	Rooftop Air Conditioner replacement.	\$250,000	\$0	0
2	Capital Renewal	Carpet Replacement.	\$142,770	\$14340-\$61440	\$7140-\$30700
		Install new bathroom flooring.	\$28,560	\$2950-\$12350	\$1430-\$6140
		Air Duct Cleaning	\$15,870	\$1640-\$6840	\$800-\$3410
		Concrete Curb and Gutter Repair	\$14,810	\$1500-\$6400	\$740-\$3190
		Internal painting	\$10,580	\$1130-\$4630	\$530-\$2280
		Mill and overlay parking lot/take middle islands out and add parking spots	\$105,750	\$10650-\$45550	\$5290-\$22740
		Repair sunk in floor in middle school and library (foundation)	\$132,190	\$13320-\$56920	\$6610-\$28420
		Replace Handicap door opener at Kindergarten playground	\$10,580	\$1130-\$4630	\$530-\$2280
		Replace Handicap elevator	\$7,410	\$800-\$3200	\$370-\$1600
		Replace plumbing Fixtures	\$4,230	\$470-\$1870	\$220-\$910
	IT	Replace Telephone System	\$31,730	\$3180-\$13680	\$1590-\$6830
Security	Upgrade Video Surveillance System	\$15,870	\$1640-\$6840	\$800-\$3410	
3	Capital Renewal	Concrete outside of music room	\$10,580	\$1130-\$4630	\$530-\$2280
		Maintenance work on turf playing field (addition of in fill and removal of insects)	\$15,870	\$1640-\$6840	\$800-\$3410
		Repair and Replacement of chain link Fence	\$21,150	\$2150-\$9150	\$1060-\$4550
		Replace/Add Parking Lot Signage	\$5,290	\$620-\$2320	\$270-\$1140
4	Capital Renewal	Mulch Ground Cover	\$10,580	\$1130-\$4630	\$530-\$2280
		Replace/Add Parking Lot Signage	\$5,290	\$620-\$2320	\$270-\$1140

**Estimated Total Construction Costs (in 2019 Dollars): \$839,110**  
**Estimated Project Management Costs Range: \$60,040 - \$254,240**  
**Estimated Inflation Range: \$29,510 - \$126,710**  


---

**Estimated Total Project Costs: \$928,660 - \$1,220,060**

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements and Tier 1 capital needs at North Star Academy Charter School. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law. For North Star Academy Charter School the following additional Tier 1 projects will be addressed in the bond:

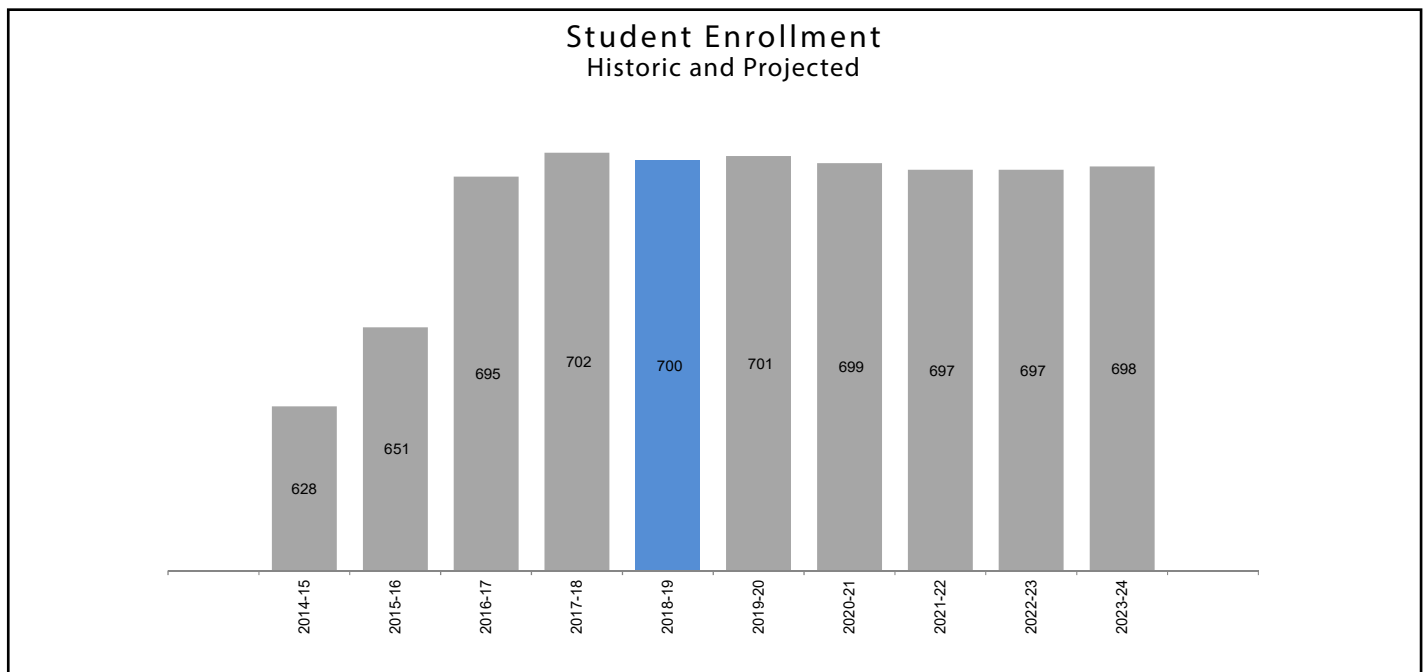
- Replace lift at cafeteria
- Repair water service piping

**Parker Core Knowledge-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,208,287

Estimated Total Project Costs: \$2,427,957 - \$3,149,737



Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
Tier 1 Funded by the 2018 Bond	Capital Renewal	Install new DDC Controls	\$350,027	\$0	\$0
		Replace roof top units on original building	\$400,000	\$0	\$0
1	Capital Renewal	Install new heat tape for north side downspout.	\$1,490	\$220-\$720	\$80-\$320
	Maintenance	Replace roof 2005 & 2010 building.	\$203,470	\$20440-\$87540	\$10180-\$43750
2	Capital Renewal	Replace carpet in original building.	\$377,530	\$37780-\$162380	\$18880-\$81170
		Replace VCT throughout building.	\$74,030	\$7480-\$31880	\$3710-\$15920
		Install barrier around kiln	\$1,490	\$220-\$720	\$80-\$320
		Install card readers on 10 exterior doors	\$6,980	\$720-\$3030	\$350-\$1510
		Paint exterior downspouts	\$320	\$90-\$190	\$20-\$70
		Recaulk control joints	\$2,440	\$270-\$1070	\$130-\$530
		Replace intercom and clock system with hard wired system	\$130,920	\$13190-\$56390	\$6550-\$28150
		Replace/repair damaged ceramic tile in restrooms	\$12,590	\$1320-\$5420	\$630-\$2710
		Re-seal asphalt parking lot	\$12,270	\$1240-\$5340	\$620-\$2640
		Re-seal CMU	\$2,540	\$270-\$1170	\$130-\$550
3	Capital Renewal	Patch, prime and paint interior walls	\$226,100	\$22710-\$97310	\$11310-\$48610
		Refurbish interior doors and jambs in original building	\$7,620	\$790-\$3290	\$390-\$1640
		Replace ceiling grid and tile	\$398,470	\$39940-\$171440	\$19930-\$85670

**Estimated Total Construction Costs (in 2019 Dollars): \$2,208,287**  
**Estimated Project Management Costs Range: \$146,680 - \$627,890**  
**Estimated Inflation Range: \$72,990 - \$313,560**  


---

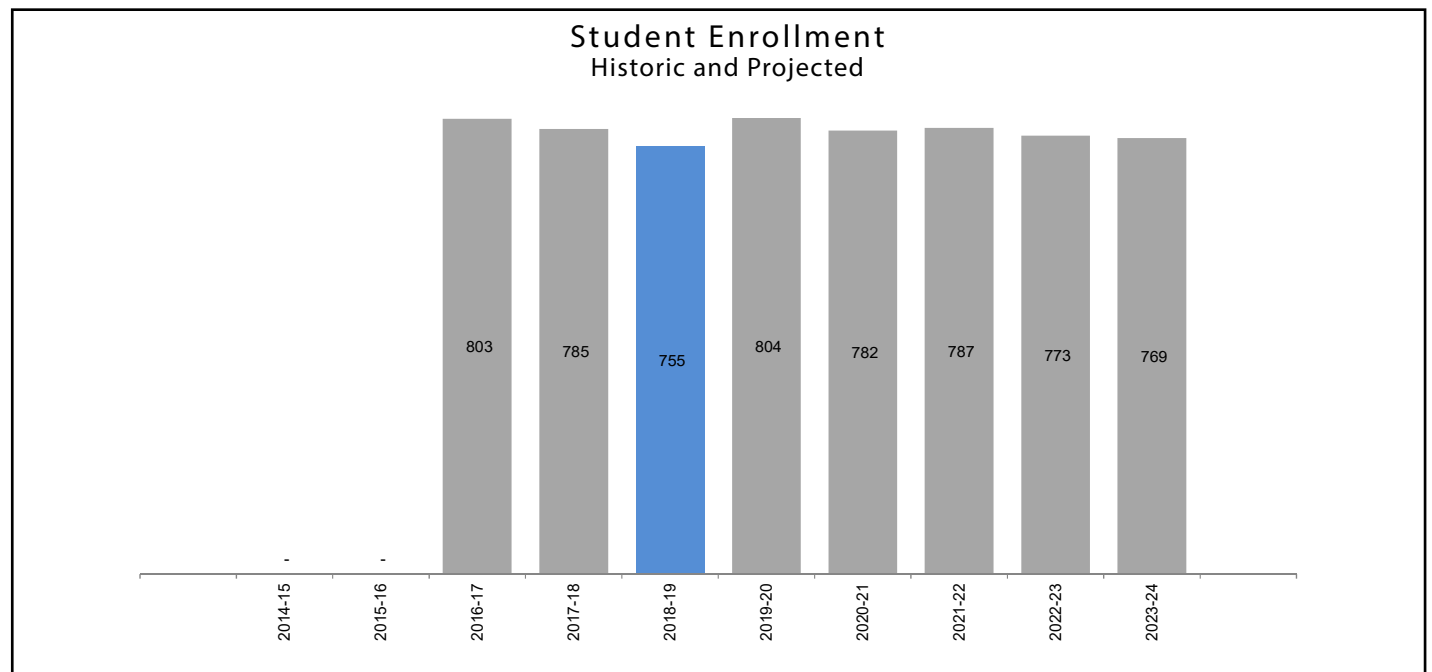
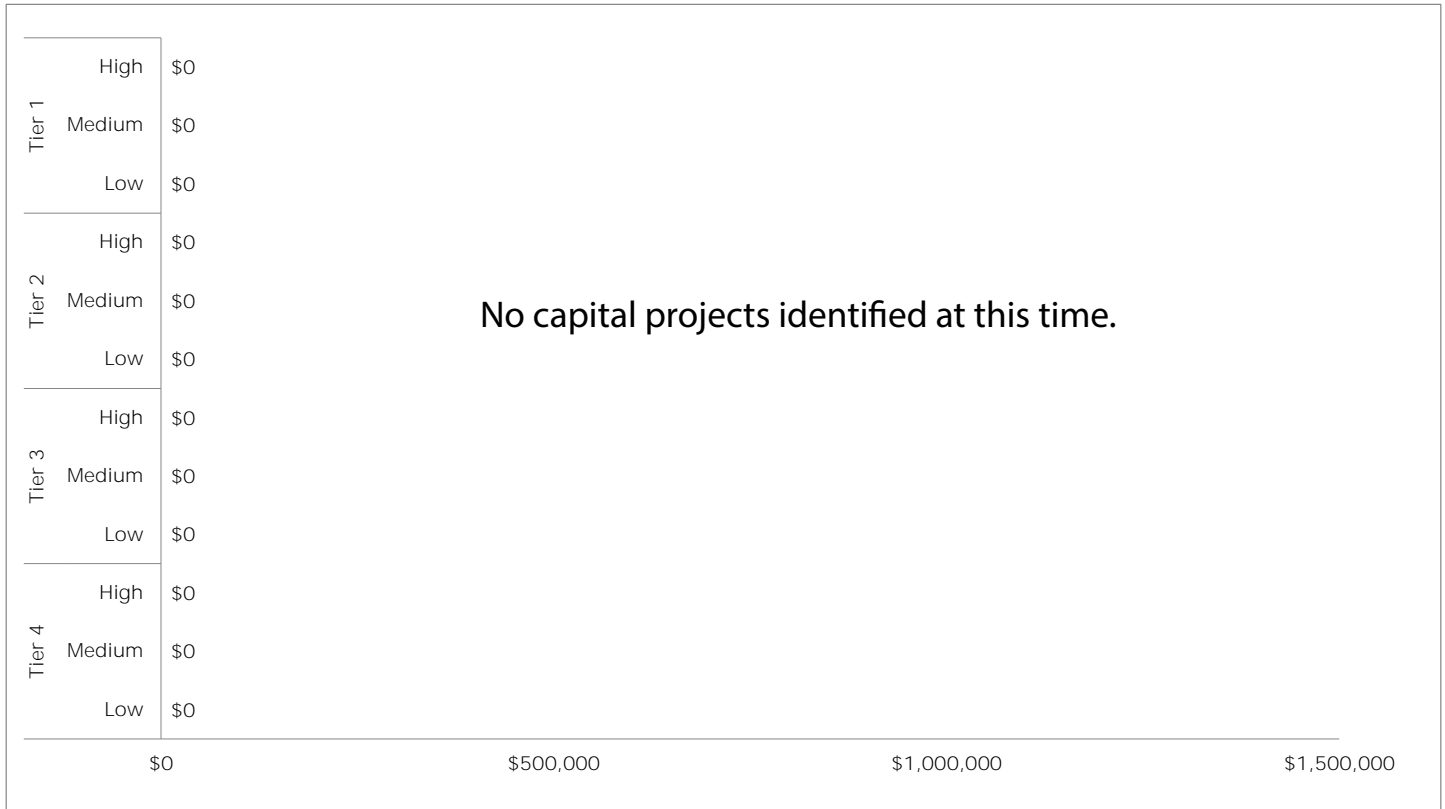
**Estimated Total Project Costs: \$2,427,957 - \$3,149,737**

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements and Tier 1 capital needs at Parker Core Knowledge Charter School. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law. For Parker Core Knowledge Charter School the following additional Tier 1 projects will be addressed in the bond:

- Install smoke hatch over stage
- Install emergency generator and associated electrical
- Replace toilet partitions



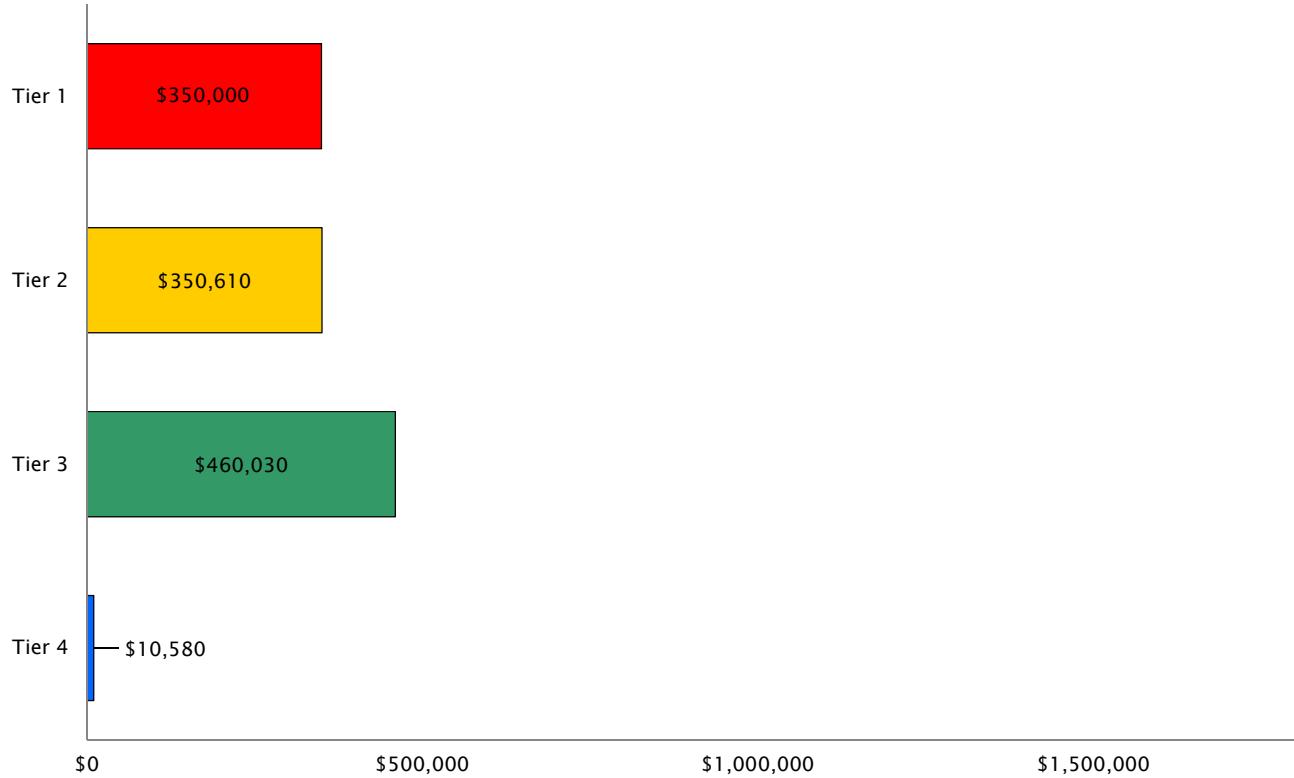
**Parker Performing Arts-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



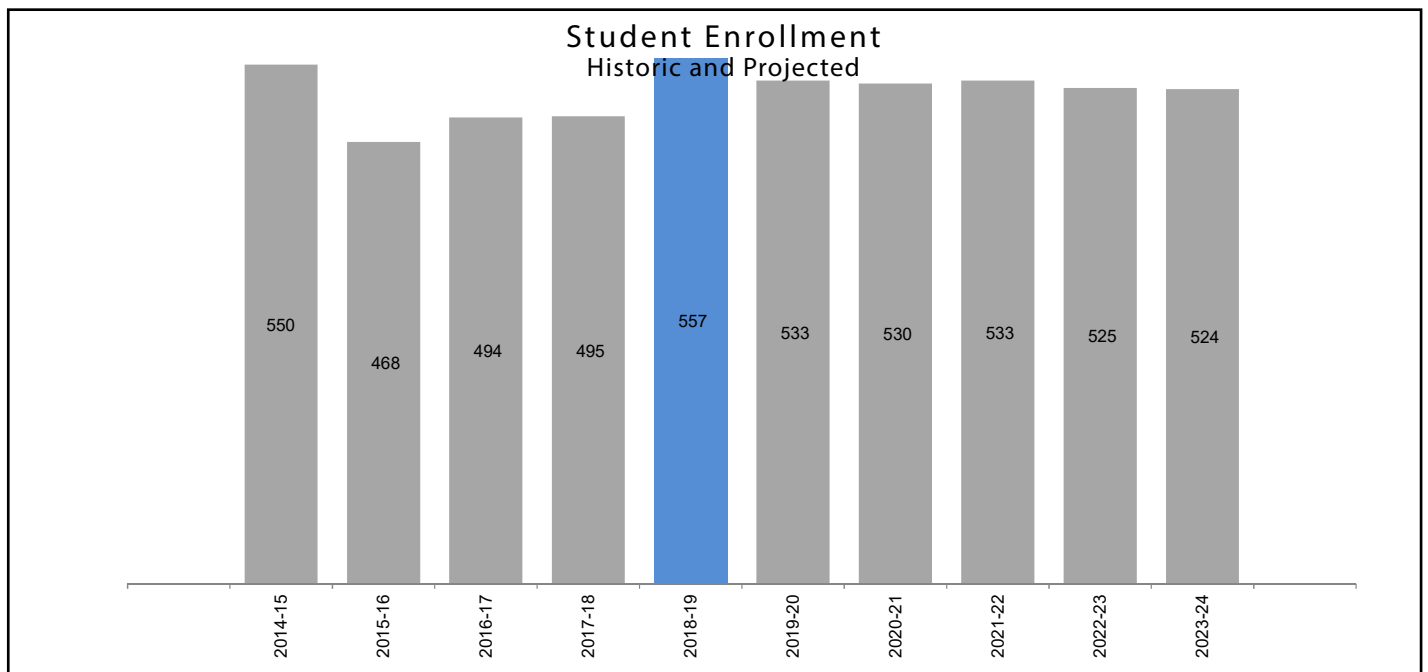




**Platte River Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$1,171,220  
Estimated Total Project Costs: \$1,295,240 - \$1,701,860



Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	Maintenance	Ballasted EPDM Roofing	\$350,000	\$0	\$0
2	Capital Renewal	Carpet Replacement	\$142,770	\$14340-\$61440	\$7140-\$30700
		Air Duct Cleaning	\$15,870	\$1640-\$6840	\$800-\$3410
		Concrete Curb and Gutter Repair	\$7,410	\$800-\$3200	\$370-\$1600
		Internal painting	\$3,180	\$330-\$1430	\$160-\$690
		Mill and overlay parking lot	\$105,750	\$10650-\$45550	\$5290-\$22740
		Replace plumbing Fixtures	\$10,580	\$1130-\$4630	\$530-\$2280
		Replace/Add Parking Lot Signage	\$5,290	\$620-\$2320	\$270-\$1140
	Security	Upgrade Video Surveillance System	\$26,440	\$2670-\$11470	\$1330-\$5690
3	Capital Renewal	Expand sink area and drainage in Art Room	\$19,040	\$1970-\$8270	\$960-\$4100
		Maintenance work on playing field (drainage, aerate, seeding, top dress)	\$408,200	\$40910-\$175610	\$20410-\$87770
		Playing Field Replacement (TBD if sod or artificial field)	\$6,350	\$660-\$2760	\$320-\$1370
		Repair and Replacement of Wood Fence	\$10,580	\$1130-\$4630	\$530-\$2280
4	Capital Renewal	Bark Ground Cover	\$10,580	\$1130-\$4630	\$530-\$2280

Estimated Total Construction Costs (in 2019 Dollars): \$1,171,220  
Estimated Project Management Costs Range: \$82,910 - \$354,010  
Estimated Inflation Range: \$41,110 - \$176,630

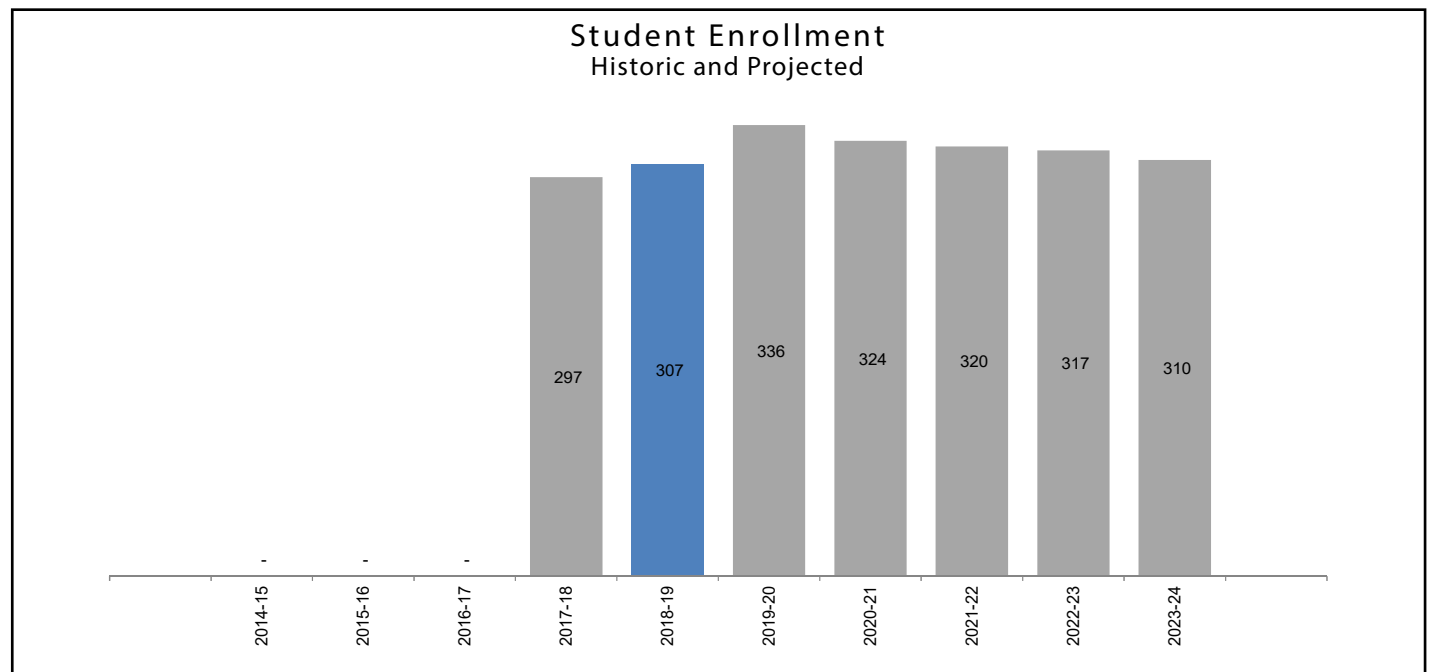
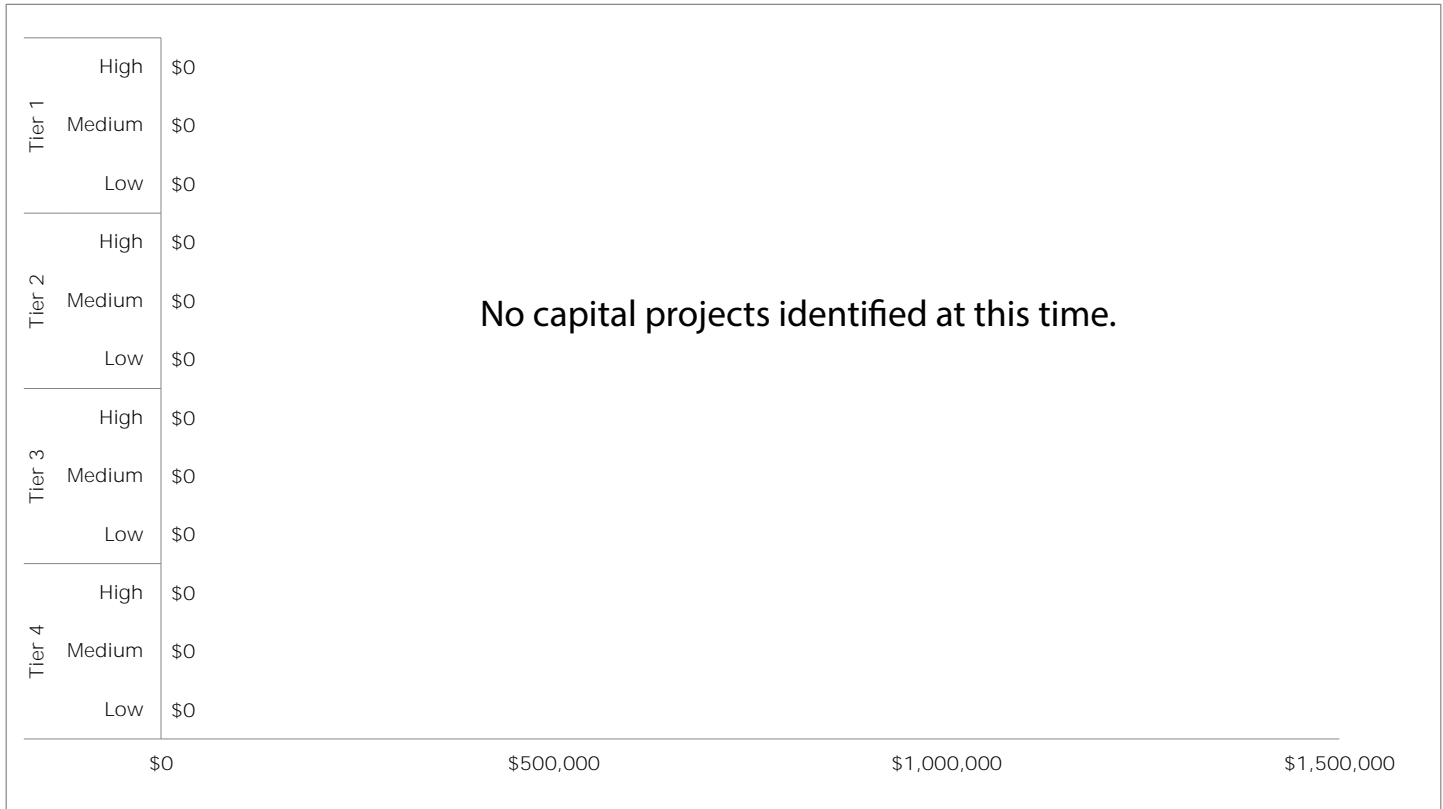
Estimated Total Project Costs: \$1,295,240- \$1,701,860

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements and Tier 1 capital needs at Platte River Academy Charter School. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law. For Platte River Academy Charter School the following Tier 1 projects will be addressed in the bond:

- Replace roof top units
- Install handicap door opener at front door
- Install new phone system

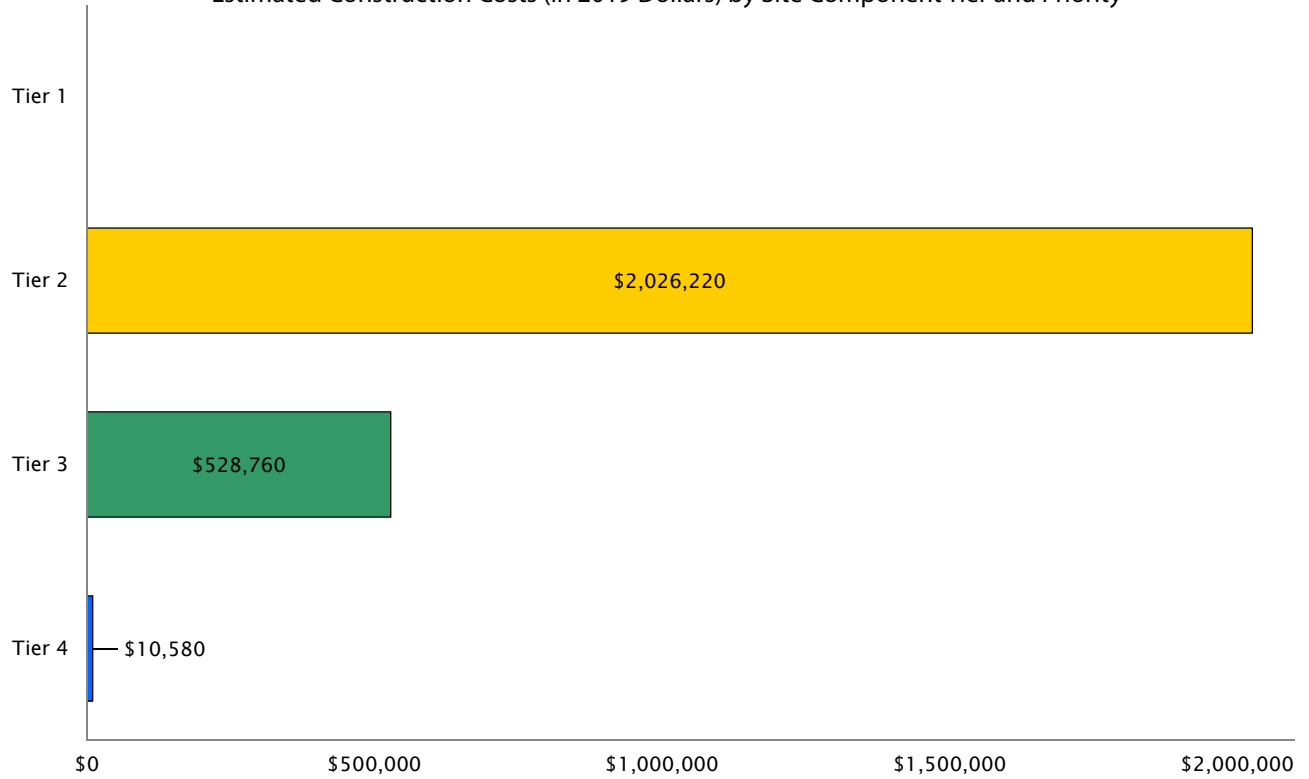


**Parker Performing Arts-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority





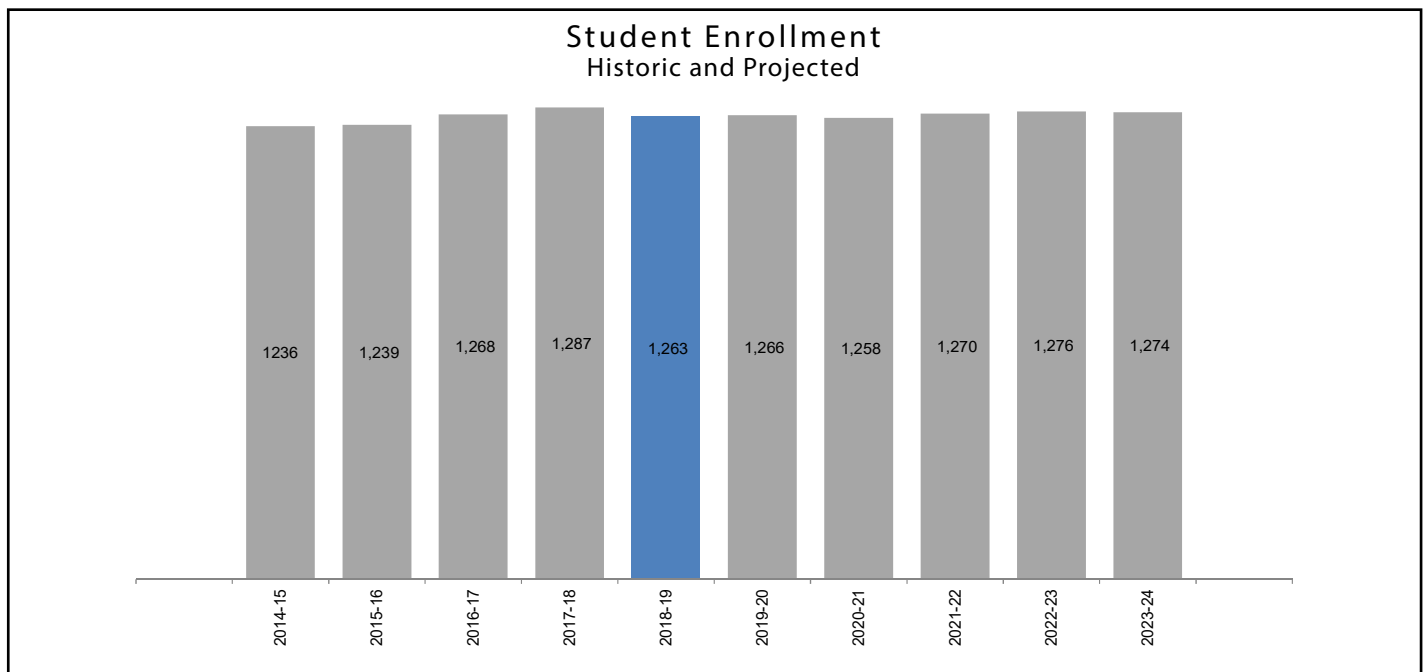
**Sky View Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$10,930,410

Estimated Total Project Costs: \$12,571,230 - \$17,982,160

\*Note\* Estimated total costs include facility upgrade items, mobiles, and an addition. These items were not assigned a Tier or Priority score and therefore will not be displayed on the graph above.



Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2	Capital Renewal	Repair VCT in cafeteria	\$31,730	\$3180-\$13680	\$1590-\$6830
		Replace carpet in elementary section	\$475,880	\$47630-\$204730	\$23800-\$102320
		Curb repair	\$52,880	\$5330-\$22830	\$2650-\$11370
		Install new lighting control system	\$126,900	\$12700-\$54600	\$6350-\$27290
		Recaulk, seal and paint exterior	\$105,750	\$10650-\$45550	\$5290-\$22740
		Replace cafetorium floor	\$42,300	\$4300-\$18200	\$2120-\$9100
		Replace playground equipment	\$158,630	\$15880-\$68280	\$7940-\$34110
		Replace playground surface	\$31,730	\$3180-\$13680	\$1590-\$6830
		Resurface parking lot	\$475,880	\$47630-\$204730	\$23800-\$102320
	IT	Device replacement	\$31,730	\$3180-\$13680	\$1590-\$6830
		Upgrade smartboard technology	\$211,500	\$21200-\$91000	\$10580-\$45480
	Security	Install additional Access Control/Door Alarms/Buzzers	\$31,730	\$3180-\$13680	\$1590-\$6830
		Install additional security cameras	\$31,730	\$3180-\$13680	\$1590-\$6830
		Install new security vestibule at front entrance	\$211,500	\$21200-\$91000	\$10580-\$45480
Install window film at front entrance		\$6,350	\$660-\$2760	\$320-\$1370	
3	Capital Renewal	Add additional parking	\$370,130	\$37080-\$159180	\$18510-\$79580
		Upgrade to LED lighting	\$158,630	\$15880-\$68280	\$7940-\$34110
4	Capital Renewal	Clean up landscape	\$10,580	\$1130-\$4630	\$530-\$2280
Building Addition	Building Addition	Elementary Addition	\$7,402,500	\$740300-\$3183100	\$370130-\$1591540
Facility Upgrade	Facility Upgrade	Install 2 lane track around athletic field	\$185,070	\$18540-\$79640	\$9260-\$39790
		Install new scoreboard for athletic field	\$42,300	\$4300-\$18200	\$2120-\$9100
		Replace artificial turf	\$42,300	\$4300-\$18200	\$2120-\$9100
		Add additional parking	\$370,130	\$37080-\$159180	\$18510-\$79580
		Add lighting to athletic field	\$158,630	\$15880-\$68280	\$7940-\$34110
		Expand library	\$21,150	\$2150-\$9150	\$1060-\$4550
		Perform traffic flow study	\$10,580	\$1130-\$4630	\$530-\$2280
		Site Improvement for MS/HS exterior lunch area	\$26,440	\$2670-\$11470	\$1330-\$5690
Mobiles	Mobiles	Add modulars	\$105,750	\$10650-\$45550	\$5290-\$22740

**Estimated Total Construction Costs (in 2019 Dollars): \$10,930,410**  
**Estimated Project Management Costs Range: \$1,094,170 - \$4,701,570**  
**Estimated Inflation Range: \$546,650 - \$2,350,180**  

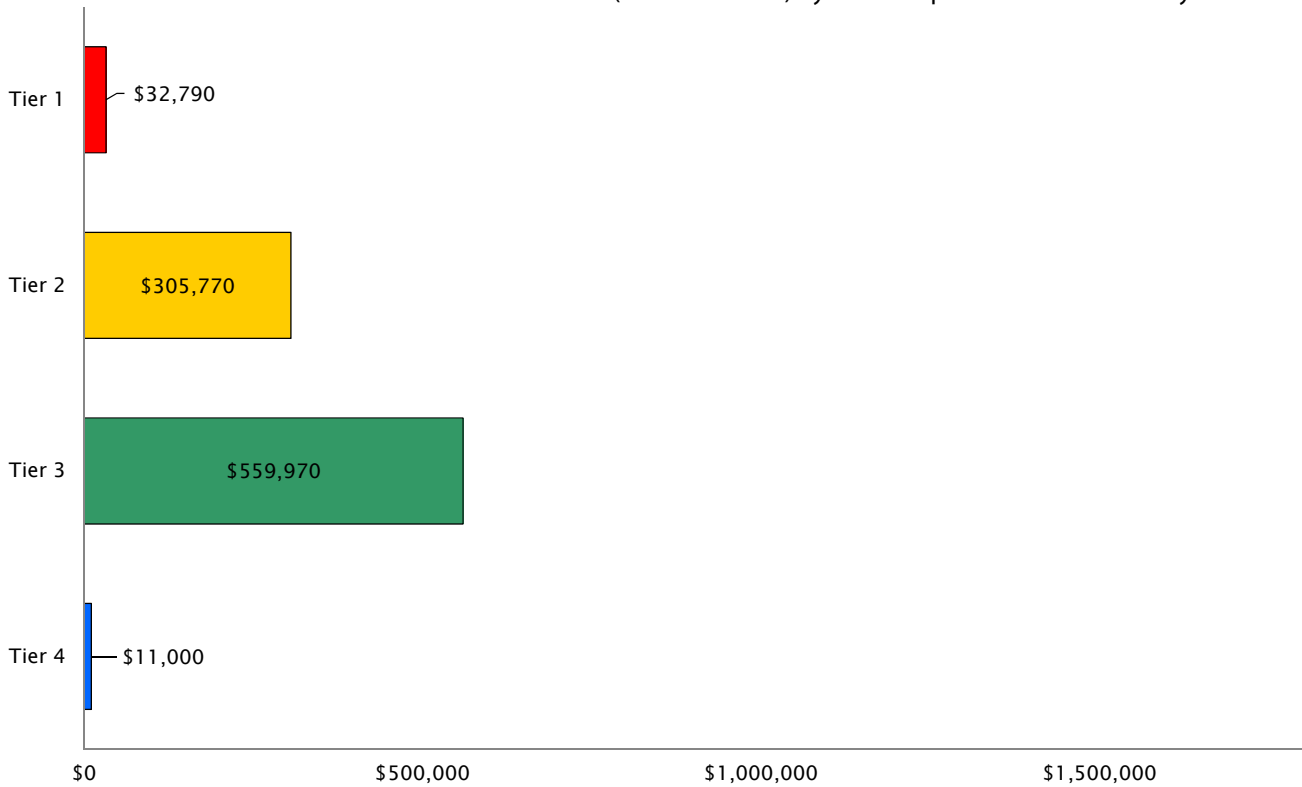

---

**Estimated Total Project Costs: \$12,571,230 - \$17,982,160**

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements and Tier 1 capital needs at SkyView Academy Charter School. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law. For SkyView Academy Charter School the following Tier 1 projects will be addressed in the bond:

- Replace roof top units
- Replace classroom door hardware locks
- Replace anchor swinging light fixture
- Repair damaged exterior lighting

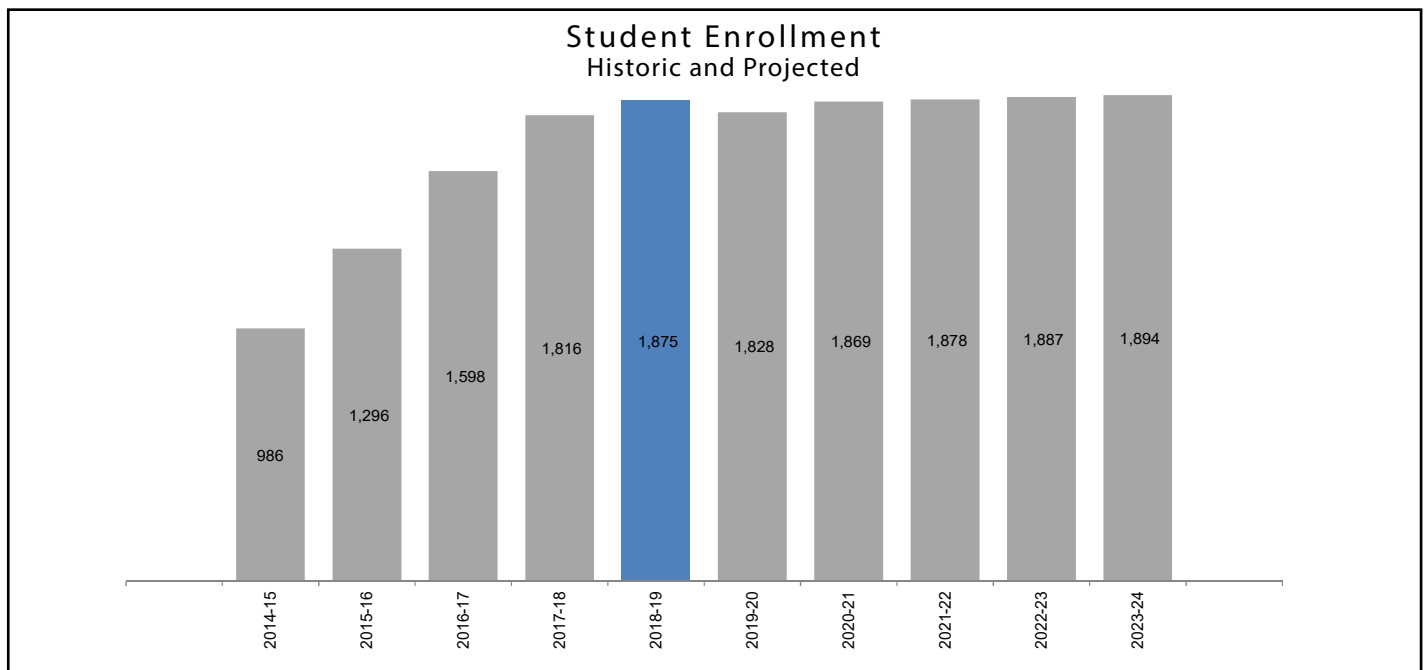
**STEM School and Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority



Estimated Total Construction Costs (in 2019 Dollars): \$2,712,180

Estimated Total Project Costs: \$3,120,460 - \$4,463,240

\*Note\* Estimated total costs include facility upgrade and facility modification items. These items were not assigned a Tier or Priority score and therefore will not be displayed on the graph above.





Tier	Project Type	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
1	IT	IT-Procure and replace IT network switches	\$22,210	\$2300-\$9600	\$1110-\$4780
		IT-Replace 2 network servers	\$10,580	\$1130-\$4630	\$530-\$2280
2	Capital Renewal	Replacement carpet	\$52,880	\$5330-\$22830	\$2650-\$11370
		Replacement flooring	\$26,440	\$2670-\$11470	\$1330-\$5690
		Exterior building repainting	\$69,800	\$7010-\$30110	\$3490-\$15010
		Exterior joint weatherization	\$10,580	\$1130-\$4630	\$530-\$2280
		Lot asphalt mill and overlay	\$110,620	\$11090-\$47590	\$5540-\$23790
		Replace existing school store front doors	\$15,870	\$1640-\$6840	\$800-\$3410
		Replace MS kitchen door and frame	\$3,710	\$400-\$1600	\$190-\$800
		Replace water heater and piping retrofit	\$15,870	\$1640-\$6840	\$800-\$3410
3	Capital Renewal	Gym sound attenuation	\$10,580	\$1130-\$4630	\$530-\$2280
		MS café window safety tinting / shades	\$10,580	\$1130-\$4630	\$530-\$2280
		Ridgeline roof replacement	\$521,350	\$52160-\$224260	\$26070-\$112090
		Roof clean up, walkway pavers, etc	\$6,880	\$730-\$3030	\$350-\$1480
	Security	Access security upgrades	\$10,580	\$1130-\$4630	\$530-\$2280
4	Capital Renewal	Site xeroscape	\$11,000	\$1110-\$4810	\$550-\$2370
Facility Modification	Facility Modification	Monument Sign refacing	\$8,890	\$920-\$3920	\$450-\$1910
		MS Café electrical adds	\$2,650	\$360-\$1160	\$140-\$570
Facility Upgrade	Facility Upgrade	2-8 Site playground	\$282,360	\$28250-\$121450	\$14120-\$60710
		Cafeteria sound attenuation	\$8,460	\$940-\$3640	\$430-\$1820
		Gym sound attenuation	\$10,580	\$1130-\$4630	\$530-\$2280
		MS Patio / Flagpole	\$42,830	\$4380-\$18480	\$2150-\$9210
		Replace commons lights MS/HS to LED	\$75,720	\$7590-\$32590	\$3790-\$16280
		Replace ES lights to LED	\$48,330	\$4880-\$20880	\$2420-\$10390
		Ridgeline entrance re-alignment	\$423,000	\$42300-\$181900	\$21150-\$90950
		Site Prattice / play field /lawn	\$846,000	\$84600-\$363800	\$42300-\$181890
		Site xeroscape	\$11,000	\$1110-\$4810	\$550-\$2370
		STEM HS patio	\$42,830	\$4380-\$18480	\$2150-\$9210

**Estimated Total Construction Costs (in 2019 Dollars): \$2,712,180**  
**Estimated Project Management Costs Range: \$272,570 - \$1,167,870**  
**Estimated Inflation Range: \$135,710 - \$583,190**  

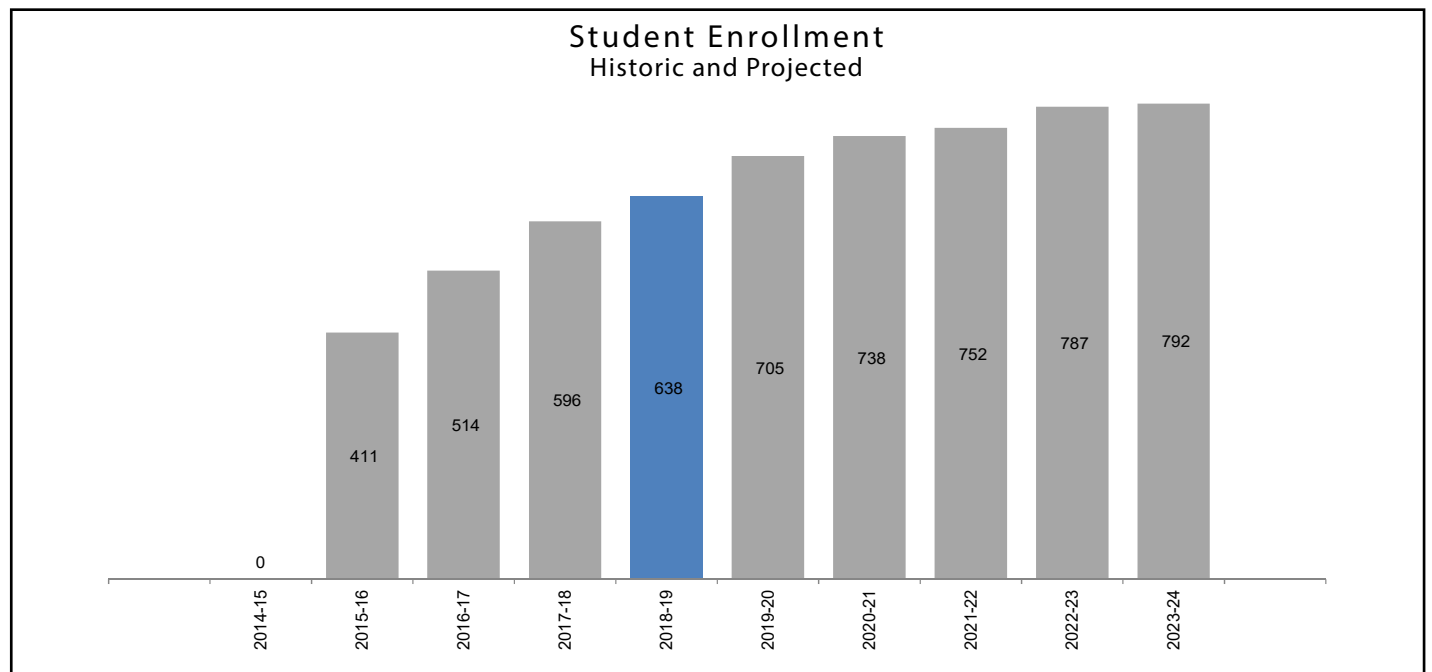
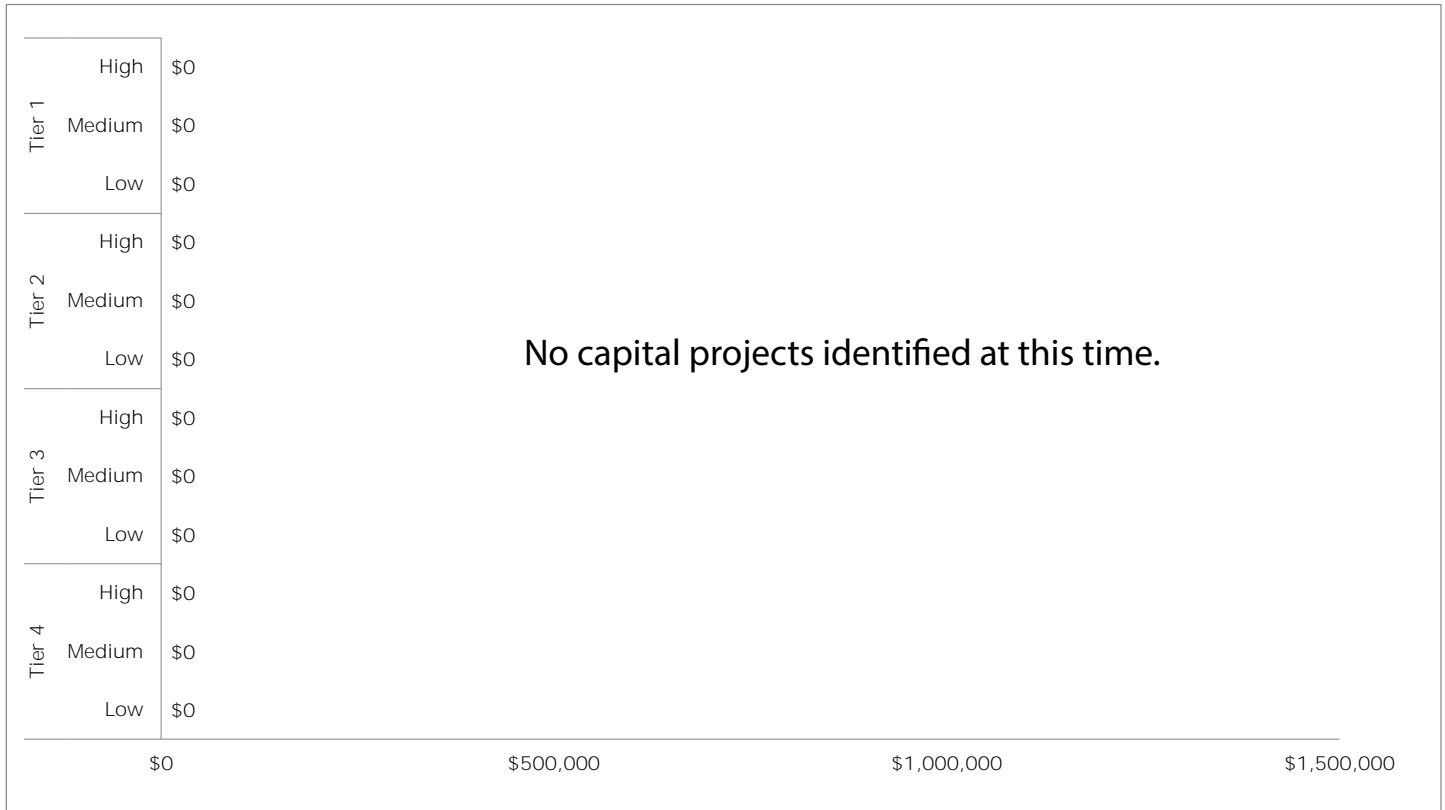

---

**Estimated Total Project Costs: \$3,120,460 - \$4,463,240**

\* Note\* DCSD charter schools submit facility and infrastructure needs to the Construction Department for inclusion in the Master Capital Plan. DCSD staff also identified capital safety and security enhancements and Tier 1 capital needs at STEM School Highlands Ranch Charter School. These projects will be addressed as part of the 2018 Bond as allowable by Colorado state law. For STEM School Highlands Ranch Charter School the following Tier 1 projects will be addressed in the bond:

- Upgrade fire alarm system
- Upgrade electrical switchgear
- Install new DDC controls
- Replace 5 rooftop units at Middle School

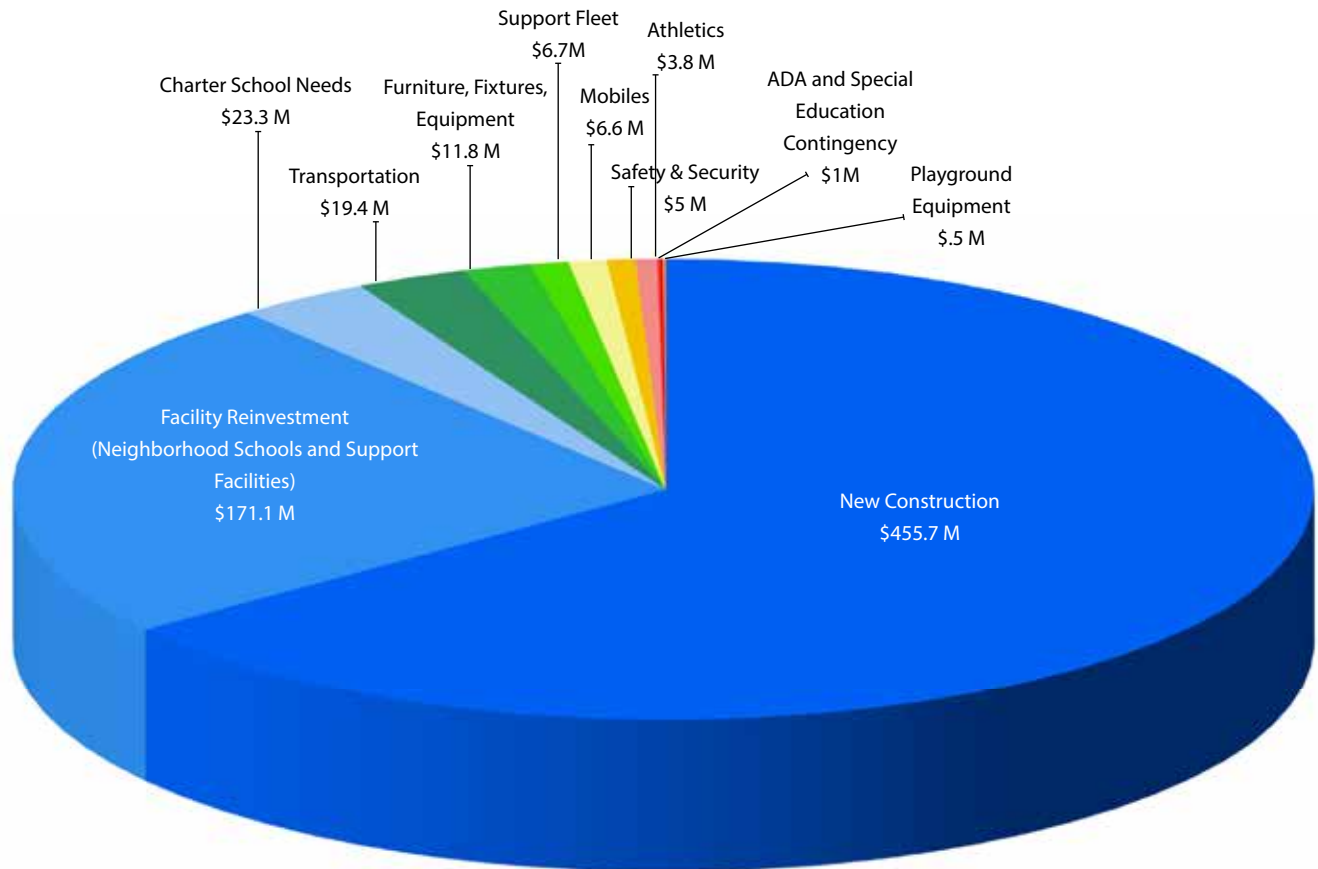
**World Compass Academy-Identified Facility Projects**  
Estimated Construction Costs (in 2019 Dollars) by Site Component Tier and Priority







**2019-2024 Capital Needs**  
Estimated Cost (in 2019 Dollars)



Capital Item	Estimated Capital Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Total Project Cost
New Construction (1-5 Years, DCSD Standards)	\$455,699,301	\$0	\$0	\$455,699,301
Facility Reinvestment-Neighborhood Schools, Support Facilities	\$171,123,020	\$17,217,390-\$73,696,550	\$8,565,210-\$36,798,930	\$196,905,620-\$281,618,500
Charter Schools	\$23,269,187	\$2,166,250-\$9,285,760	\$1,079,280-\$4,638,070	\$26,514,717-\$37,193,017
Transportation	\$19,369,894	\$0	\$0	\$19,369,894
FF&E	\$11,815,000	\$1,181,500-\$3,899,000	\$590,750-\$2,540,225	\$13,587,250-\$18,254,225
Mobiles	\$6,600,000	\$0	\$330,000-\$1,419,000	\$6,930,000-\$8,019,000
Support Fleet	\$6,715,820	\$0	\$0	\$6,715,820
Safety & Security	\$4,980,215	\$0	\$0	\$4,980,215
Athletics	\$3,773,480	\$377,930-\$1,623,230	\$188,700-\$811,360	\$4,340,110-\$6,208,070
ADA Contingency	\$500,000	\$0	\$25,000-\$107,500	\$525,000-\$607,500
SPED Contingency	\$500,000	\$0	\$25,000-\$107,500	\$525,000-\$607,500
Playground Equipment	\$500,000	\$0	\$25,000-\$107,500	\$525,000-\$607,500

Estimated Cost (in 2019 Dollars): \$704,845,917

Estimated Project Management Costs Range: \$20,943,070 - \$88,504,540

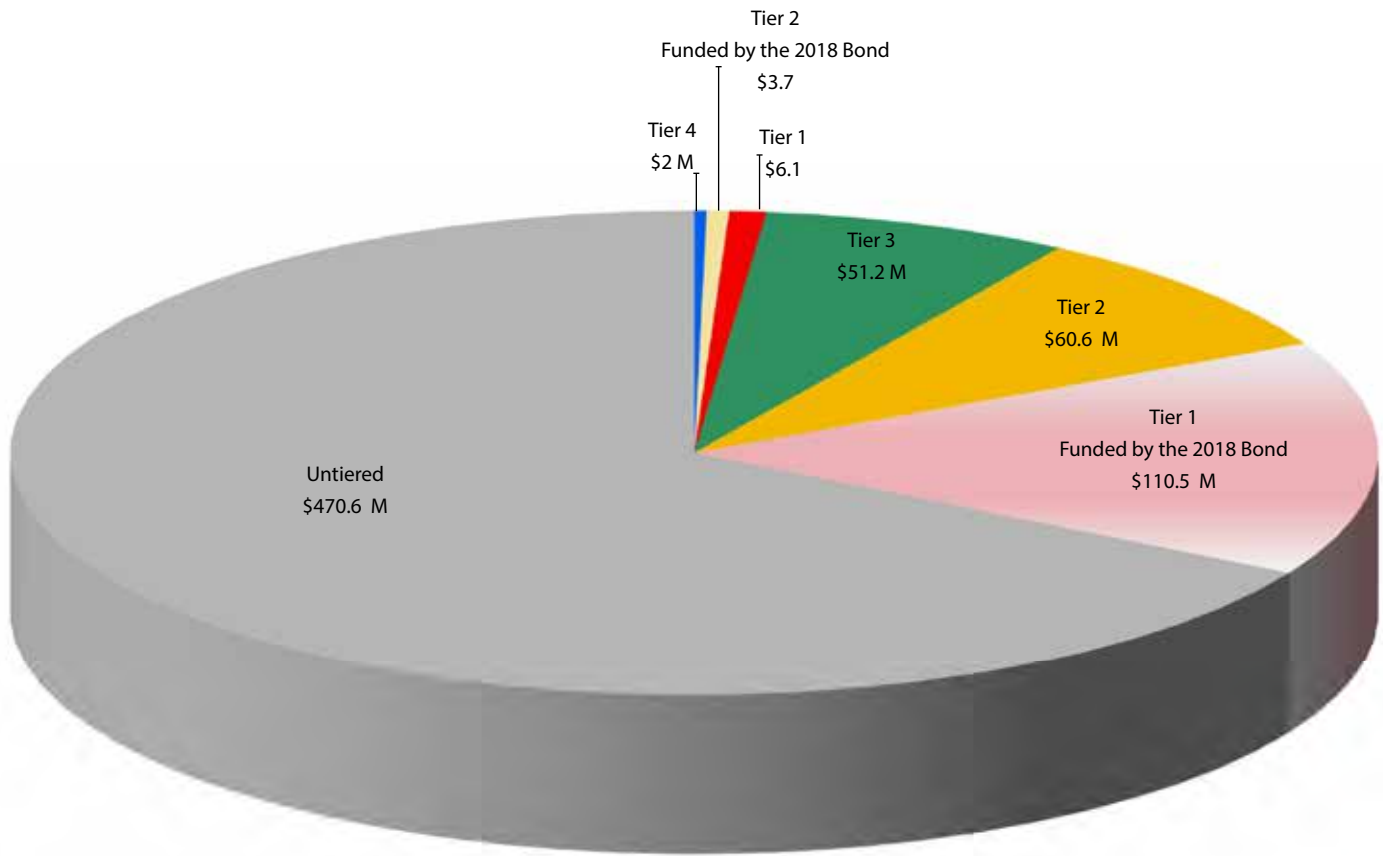
Estimated Inflation Range: \$10,828,940- \$46,530,085

**Estimated Total Cost: \$736,617,927 - \$839,880,542**



### 2019-2024 Capital Needs by Tier

Estimated Cost (in 2019 Dollars)



\*Note\* Untiered needs include ADA compliance contingency costs, Special Education needs contingency costs, some charter school needs, new construction, and playground equipment.

Tier	Estimated Capital Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs-High	Potential Inflation Costs	Total Project Cost
Tier 1 Funded by the 2018 Bond	\$110,541,958	\$9,601,090-\$41,208,920	\$4,790,650-\$20,590,900	\$124,933,698-\$172,341,778
Tier 2 Funded by the 2018 Bond	\$3,698,410	\$370,120-\$1,590,720	\$184,950-\$795,180	\$4,253,480-\$6,084,310
Tier 1	\$6,146,800	\$581,120-\$2,494,120	\$289,980-\$1,246,420	\$7,017,900-\$9,887,340
Tier 2	\$60,582,661	\$5,482,460-\$23,393,730	\$2,718,060-\$11,670,970	\$68,783,181-\$95,647,361
Tier 3	\$51,230,248	\$3,356,970-\$13,167,630	\$1,997,410-\$8,582,685	\$56,584,628-\$72,980,563
Tier 4	\$2,071,530	\$211,240-\$895,250	\$103,920-\$445,640	\$2,386,690-\$3,412,420
Untiered	\$470,574,311	\$1,340,070-\$5,754,170	\$743,970-\$3,198,290	\$472,658,351-\$479,526,771

Estimated Cost (in 2019 Dollars): \$704,845,917

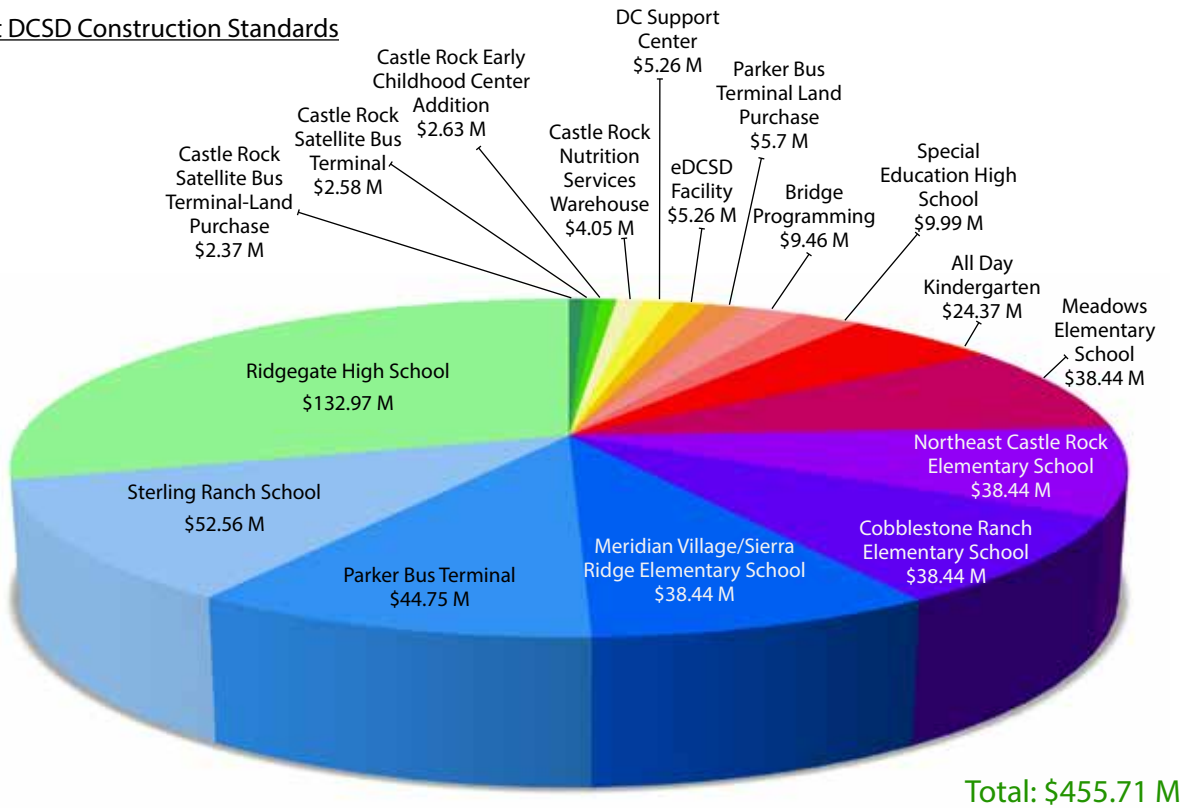
Estimated Project Management Costs Range: \$20,943,070 - \$88,504,540

Estimated Inflation Range: \$10,828,940- \$46,530,085

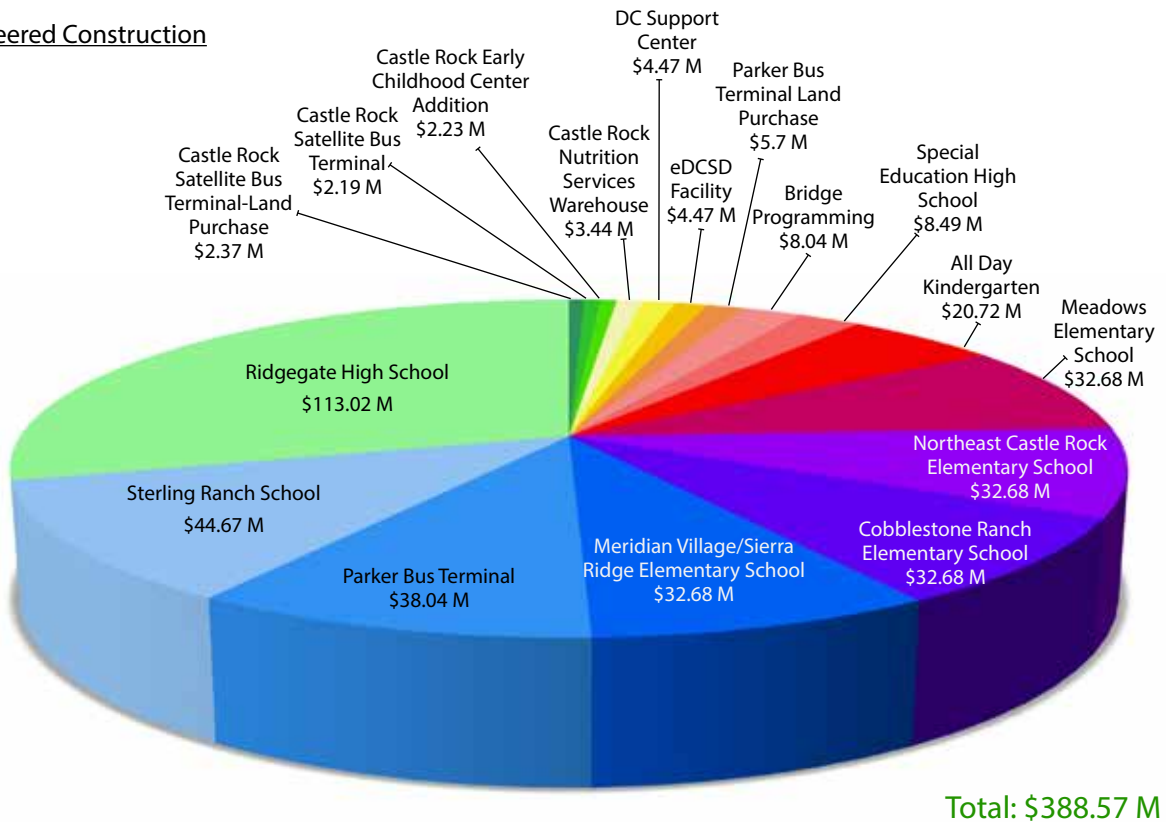
**Estimated Total Cost: \$736,617,927 - \$839,880,542**

## 2019-2024 New Construction

### Current DCSD Construction Standards



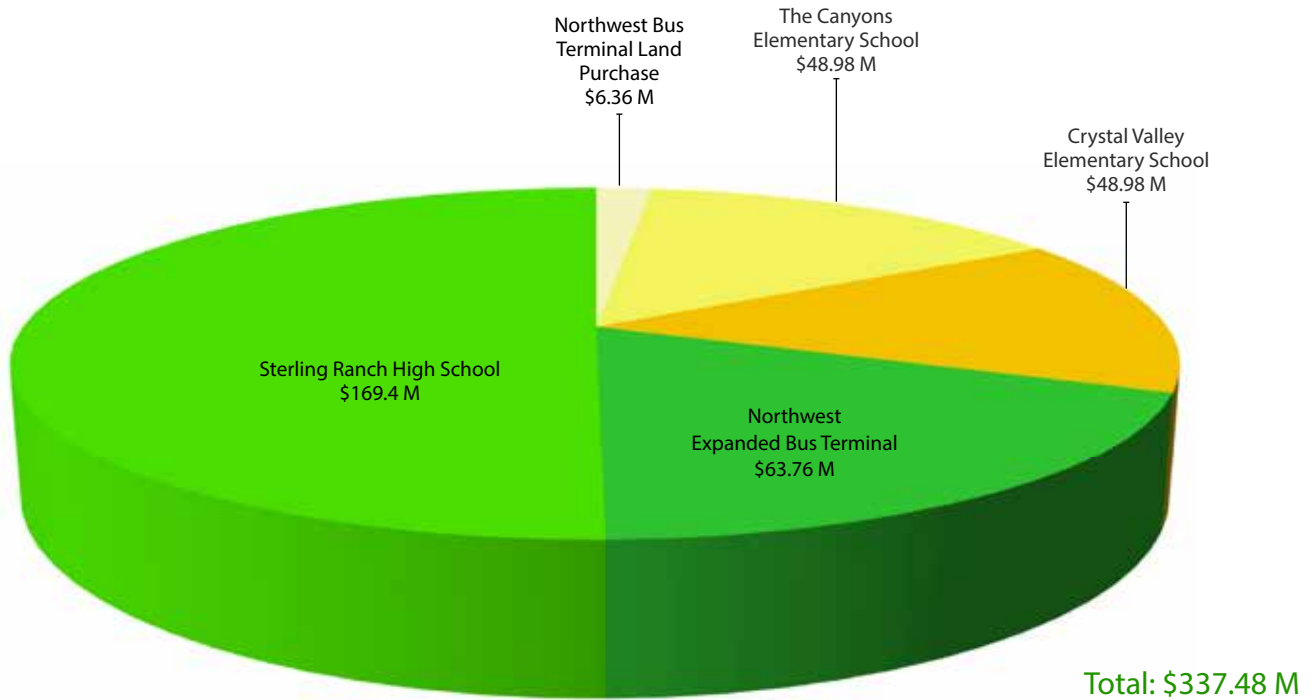
### Value Engineered Construction



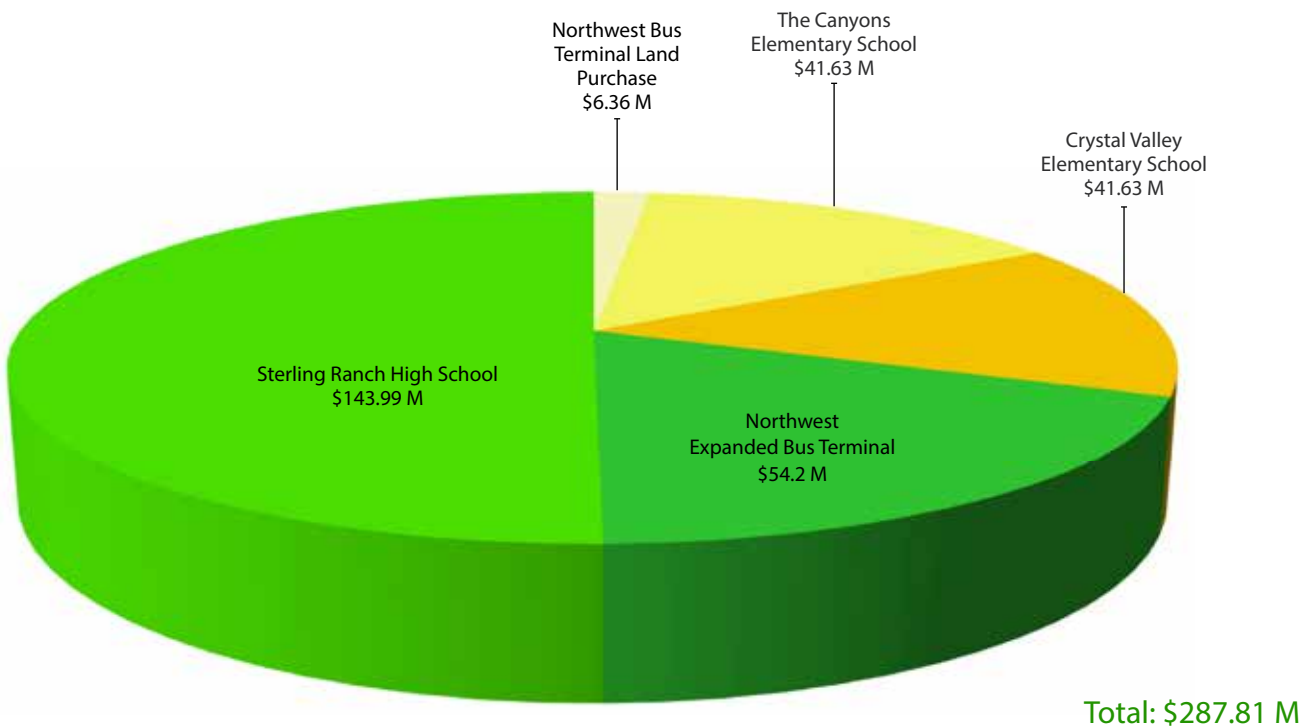
\*Note\* Total estimated costs for new construction include estimates for inflation and project management costs. Inflation is assumed at 5% per year. To open a building in year 4 of the 2019-2024 outlook, the majority of costs will be paid in year 2 or 3. Therefore, cost including the inflation factor is total building programmatic costs multiplied by 1.16. An additional \$20 M may be needed for road and utility infrastructure to the Ridgeway HS site pending the development's buildout

## 2024-2029 New Construction

### Current DCSD Construction Standards



### Value Engineered Construction



\*Note\* Total estimated costs for new construction include estimates for inflation and project management costs. Inflation is assumed at 5% per year. To open a building in year 9 of the 2019-2029 outlook, the majority of costs will be paid in year 7 or 8. Some facilities are anticipated to be needed earlier than year 9. Inflation was calculated appropriately in these instances.



# Appendix 1 History of Capital Improvements

## Appendix 1: History of Capital Improvements Neighborhood, Magnet, Alternative Schools, and Support Facilities

### Acres Green Elementary

1990 3,100 SF Addition	2004 Technology Improvements	2013 Daylighting Enhancement
1995 Drainage	2005 Roof Replacement	2014 Resurface Gymnasium Floor
1997 Drainage/Fire Hydrant	2005 Student Bathrooms	2016 Smoke Detectors & Horn Strobe Replacement
1998 Air Conditioning	2005 Security Access Control	2016 Replace Electrical Switchgear, Transformers, & Panels
2000 2,600 SF Addition	2008 Elevator	2017 Exterior Maintenance Painting
2000 Playground Improvements	2011 White Boards	2018 Makeup Air Unit
2004 Security Cameras/Radios	2012 Flooring Replacement	2018 Painting

### 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 Carpet Replacement	2012 Carpet Replacement - Mobiles
1997 Air Conditioning	2004 Technology Improvements	2013 Replace Restroom Floors
2003 Playground Improvements	2004 Security Cameras/Radios	2017 Replace Generator
2003 Bathroom Improvements	2004 Security Access Control	2017 Window Replacement-Multiple Areas
2003 Make-up Air	2009 3,100 SF Addition	2017 Replace Entry Walk-Off Carpet

### Buffalo Ridge Elementary

2006 Carpet Replacement	2012 Repair Bus Loop Paving	2014 Clock System
2006 Parking Lot Improvements	2012 Carpet Replacement - Mobiles	2017 Rebuild Generator
2006 Playground Improvements	2013 Flooring Repair	2018 Generator Rebuild
2006 Security Access Control	2013 Fire Alarm Panel Replacement	

### Bridge North

2018 Additional Bridge Classrooms
-----------------------------------

### Cantril

1994 Roof repair	2001 Gym and Pre-school Roof	2015 Replace Cooling in Gym
1996 Asbestos Removal	2006 Parking Lot	2015 Restore Lunchroom
1997 Roof Replacement	2006 Upgrade Local Area Network	2015 ADA Restroom Addition
2000 Carpet	2006 Fire Alarms	
2001 Boiler	2010 Exterior Paint	

### 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	2013 Fire Alarm Replacement	2017 Addition of Secured Folding Partition Wall at Pods
2004 Security Cameras	2013 Refinish Gymnasium Floor	2017 Replace Entry Walk-Off Carpet
2004 Security Access Control	2014 Clock System	2018 Bleachers
2006 HVAC Upgrades	2014 Restroom Flooring	2018 Hallway Carpet
2012 Kitchen Floor Repair	2014 Domestic Hot Water System Upgrade	
2012 Roof Replacement	2017 Chiller Replacement	

### Castle View High School

2006 New Construction	2007 Technology Improvements	2017 Replace Synthetic Turf Field
2007 Parking Lot Expansion	2007 Security Kiosk	

### Chaparral High School

2002 34,368 SF Addition	2008 Special Education Wing Remodel	2015 Fire Alarm System Replacement
2004 Flush Valves/Chiller	2010 Softball Field Fencing	2015 Partial Roof Replacement
2004 Bleachers	2010 Chiller	2015 Tennis Court Resurfacing
2004 Security Cameras/Radios	2010 Security Detection System	2015 Carpet Replacement - Drama Room
2004 Security Access Control	2010 Concrete Slab Repair	2017 Building Automation System Upgrade
2004 Artificial Turf Playfield	2011 Chillers	2017 Replace Generator



***Chaparral High School Cont.***

---

2004 Dugouts	2012 Tile Replacement	2017 Replace Carpet in Main Hallways, Pod Hallways, and Vestibules
2004 Technology Improvements	2012 Carpet Replacement - Mobiles	
2006 Clearstory Windows	2013 Synthetic Turf Replacement	2018 Electrical Panels
2006 Parking Lot Improvements	2013 Interior Door Hardware Replacement	2018 Theater Stand Lighting
2006 Gymnasium Floor	2014 Clock System	2018 Auxillary Gym Joist Repairs
2007 Tennis Courts	2014 Resurface Track	2018 Testing and Balancing
2007 Security Kiosk	2014 Intercom and Paging System Replacement	

***Cherokee Trail Elementary***

---

2001 Air Conditioning	2005 3,000 SF Addition	2014 Resurface Gymnasium Floor
2001 Countertops/Partitions	2005 Playground Improvements	2016 Restroom Countertops Replacement
2003 Reballast	2005 Reballast	2017 Replace Generator
2003 Carpet Replacement	2005 Roof Replacement	2017 Replace Flooring in Restrooms
2004 Security Cameras/Radios	2012 Parking Lot Paving	2017 Replace Entry Walk-Off Closet
2004 Technology Improvements	2012 Playground Paving	2018 RTU Replacement
2004 Security Access Control	2014 Cafeteria Floor Replacement	

***Cherry Valley Elementary***

---

1996 Roof Replacement	2004 Technology Improvements	2014 Update Water Well System
1998 Playground Improvements	2005 Security Access Control	2017 Window Replacement-Multiple Areas
1999 981 SF Addition	2006 Parking Lot Improvements	
2004 Security Cameras/Radios	2008 Major Renovation	

***Cimarron Middle School***

---

2010 New Construction	2012 Art & Computer Room Remodel	2018 Elevator Modernization
2011 Turn Lane and Stop Light	2018 Landscaping	

***Clear Sky Elementary***

---

2008 New Construction	2012 Carpet Replacement - Mobiles	2018 Movement Issues
-----------------------	-----------------------------------	----------------------

***Copper Mesa Elementary***

---

2006 New Construction	2017 Replace Entry Walk-Off Carpet	
-----------------------	------------------------------------	--

***Cougar Run Elementary***

---

2003 Playground Improvements	2013 Fire Alarm Replacement	2017 Replace Entry Walk-Off Carpet
2003 Flooring Improvements	2013 Restroom Flooring	2018 Makeup Air Unit
2004 Security Cameras/Radios	2013 Roof Replacement	2018 Window Film
2005 Security Access Control	2014 Clock System	
2007 Carpet Replacement	2016 Concrete Slab Repairs	

***Coyote Creek Elementary***

---

2004 Security Cameras/Radios	2007 Carpet Replacement	2010 Playing Field Improvements
2004 Technology Upgrades	2007 Playground Improvements	2017 Replace Entry Walk-Off Carpet
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	2018 Landscaping

***Daniel C. Oakes High School***

---

2000 Add Mobile/AC	2002 Major Renovation	2007 Roof Replacement
2001 Parking Lot	2007 Science Rooms	

***District-Wide***

---

2018 Preschool Playground Equipment	2018 Wallpaper Seam Repairs	
-------------------------------------	-----------------------------	--

***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

***Douglas County High School - North Building Cont.***

---

2003 Bell System	2010 Communications Equipment	2017 Elevator Modernization
2003 Bathroom Improvements	2010 Addition - Athletic Complex	2018 Shop MAU Replacement

***Douglas County High School - South Building***

---

1985 18,016 SF Addition	2006 Sidewalk Improvements	2017 Window Replacement-Multiple Areas
1993 Remodel - Phase I	2008 Roof Replacement	2017 Replace Entry Walk-Off Carpet
1997 Remodel - Phase II	2010 Communication Equipment	2018 Entry Carpet
2001 Water System		

***Douglas County Opportunity Center***

---

2017 Original Tenant Finish/Buildout
--------------------------------------

***Eagle Ridge Elementary***

---

1997 Air Conditioning	2004 Technology Improvements	2014 Resurface Gymnasium Floor
1998 Tile Replacement	2005 Security Access Control	2016 Restroom Countertops Replacement
2001 Carpet Replacement	2007 Playground Improvements	2017 Replace Flooring in Restrooms
2003 Reballast	2013 Kitchen Floor Repair	2018 Bathrooms-Partitions, Countertops, & Flooring
2004 3,000 SF Addition	2014 Cafeteria Flooring	

***Early Childhood Center***

---

2013 Gutter and Drain Repairs	2018 Window Tinting
2018 Sinks	2018 SPED Calming Room

***Echo Park Stadium***

---

2012 Track Timing Stations	2013 Drainage Repairs	2018 Water Infiltration
2013 Tenant Finish to Building	2018 Track Repair	

***Eldorado Elementary***

---

2001 New Construction	2005 Technology Improvements	2007 Technology Improvements
2004 Technology Improvements	2005 Security Access Control	2017 Convert Classroom to Special Education Calm Room
2004 Security Cameras/Radios	2006 Technology Improvements	2017 Replace Entry Walk-Off Carpet

***Flagstone Elementary***

---

2003 New Construction	2005 Technology Improvements	2018 Carpet Replacement - Mobile
2004 Security Cameras/Radios	2013 Carpet Replacement - Mobile	
2005 Security Access Control	2017 Replace Entry Walk-Off Carpet	

***Fox Creek Elementary***

---

2002 Lighting	2004 Technology Improvements	2012 Carpet Replacement - Mobile
2003 Playground Improvements	2005 Security Access Control	2017 Addition of Hand Rails on North Side of Building
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	2016 Domestic Hot Water System Upgrade
2004 Security Cameras/Radios	2012 Carpet Replacement	2018 Landscaping

***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	2017 Addition of Fence	2018 Landscaping
-----------------------	------------------------	------------------

***Heritage Elementary***

---

2001 New Construction	2005 Technology Improvements	2017 Replace Entry Walk-Off Carpet
2004 Security Cameras/Radios	2012 Restroom Countertops	2018 Carpet Replacement
2005 Security Access Controls	2013 Carpet Replacement - Mobile	

***Highlands Ranch High School***

---

1989 12,400 SF Addition	2002 Fencing	2014 Stage Lights and Catwalk
1994 Track Replacement	2002 35,175 SF Addition	2014 Resurface Track
1994 22,833 SF Addition	2004 Retaining Wall	2014 Intercom and Paging System Replacement
1995 Hallway Infill	2004 Security Cameras/Radios	2014 Partial Roof Replacement

**Highlands Ranch High School Cont.**

---

1995 Parking Lot Improvements	2004 Security Access Control	2015 Fire Alarm System Replacement
1996 Vehicle Access	2004 Technology Improvements	2015 Generator Replacement
1997 Catwalk/Fire Doors	2005 Gas Shutoff Valves	2016 Parking Lot Resurface (Portions Only)
1997 Air Conditioning	2007 Security Kiosk	2017 Elevator Modernization
1999 Floor Tile Replacement	2010 Fire Alarm System Upgrade	2017 Convert Classroom to Special Education Calm Room
1999 Boilers	2012 Replace Artificial Turf Playfield	2018 Building Automation System
2000 Artificial Turf Playfield	2012 Partial Roof Replacement	2018 Domestic Hot Water System
2000 Batting Cages/Dugouts	2012 Replace Tile Flooring	2018 Bathroom-Toilet Partitions, Countertops, and Flooring
2000 Parking Lot Improvements	2012 Resurface Tennis Courts	2018 SPED Calming Room

**Highlands Ranch Transportation Service Center**

---

2017 Addition of Mechanics Bay	2018 Oil/Lube System
2018 Sidewalks	

**Iron Horse Elementary**

---

2004 Security Cameras/Radios	2012 Upgrade Controls System	2017 Concrete Stabilization of Pods (2)
2004 Technology Improvements	2013 Water Main Repair	2018 Soccer Field Fence
2005 Security Access Control	2013 Resurface Paved Areas	2018 Pod Settling
2010 Carpet Replacement	2014 Playpad Upgrade	2018 Mobile Ramp
2010 Cafeteria Flooring Repairs	2014 Fire Alarm System Replacement	

**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	2016 Electrical Switchgear, Transformers, & Panel Replacement
2003 Intercom	2008 Elevator	2018 Bathrooms-Partitions, Countertops, & Flooring

**Legacy Point Elementary**

---

2003 New Construction	2004 Technology Improvements	2017 Replace Entry Walk-Off Carpet
2004 Security Cameras/Radios	2012 Carpet Replacement - Mobile	
2004 Security Access Control	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	2018 Reinforce Weight Room Floor

**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	2018 Fire Alarm Dampers

**Mesa Middle School**

---

2008 New Construction	2018 SPED Calming Room
-----------------------	------------------------

**Mountain Ridge Middle School**

---

2003 New Construction	2004 Security Access Control	2018 Bathrooms-Partitions, Countertops, & Flooring
2004 Technology Improvements	2014 Clock System	
2004 Security Cameras/Radios	2017 Addition of Secured Folding Partition Wall	

**Mountain View Elementary**

---

1994 Roof Improvements	2001 5,278 SF Addition	2008 Roof Replacement
1997 Carpet Replacement	2004 Security Cameras/Radios	2014 Kitchen and Gymnasium Flooring
1999 Bathroom Improvements	2004 Security Access Control	2016 Electrical Switchgear, Transformers, & Panel Replacement
2000 Parking Lot Improvements	2004 Technology Improvements	
2000 Playground Improvements	2007 Carpet Replacement	

**Mountain Vista High School**

---

2001 New Construction	2007 Security Kiosk	2014 Fire Alarm System Replacement
-----------------------	---------------------	------------------------------------

**Mountain Vista High School Cont.**

2004 Chiller	2010 Site Improvements - Curb	2017 Convert Tennis Courts to Post Tension
2004 Security Cameras/Radios	2012 Tile Replacement - Halls/Classrooms	2018 Bleachers
2004 Security Access Control	2013 Resand Gymnasium Floor	2018 Synthetic Turf
2004 Technology Improvements	2013 Tennis Courts	2018 Track Repairs
2005 Artificial Turf Playfield	2014 Clock System	2018 Bathrooms-Partitions, Countertops, & Flooring
2005 "F" Pod Addition	2014 Resurface Track	
2006 Clearstory windows	2014 Intercom and Paging System Replacement	

**Northeast Elementary**

1992 8,642 SF Addition	2004 Security Cameras/Radios	2013 Playfield Replacement
1999 Roof Replacement	2004 Security Access Control	2014 Clock System
1999 Sidewalk	2006 Kitchen Make-up Air	2015 Fire Alarm System Replacement
2001 Playground Improvements	2011 White Boards	2015 Boiler, Chiller, and Controls Upgrade
2001 Access Road	2012 Site Lighting Poles	2017 Window Replacement-Multiple Areas
2002 1,540 SF Addition	2012 Tile Replacement - Halls/Classrooms	2018 Bathrooms-Partitions, Countertops, & Flooring
2004 Technology Improvements	2013 Daylighting Enhancement	

**Northridge Elementary**

1996 Playground Improvements	2004 Security Cameras/Radios	2014 Cafeteria Flooring
1997 Air Conditioning	2005 Security Access Control	2014 Resurface Gymnasium Floor
2000 Carpet Replacement	2005 Playground Improvements	2018 Fire Alarm Devices
2004 3,590 SF Addition	2011 Sidewalk/Bridge	
2004 Technology Improvements	2013 Stage Partition	

**Parker Joint Use Facility**

1993 Addition/Remodel	2003 Addition/Remodel	2014 Partial Roof Replacement
-----------------------	-----------------------	-------------------------------

**Pine Grove Elementary**

2004 Technology Improvements	2005 Security Access Controls	2010 3,996 SF Addition
2004 Security Cameras/Radios	2006 Carpet Replacement	2018 Mobile Ramp

**Pine Lane Intermediate**

1992 1,980 SF Addition	2004 Security Cameras/Radios	2013 Daylighting Enhancement
1998 1,874 SF Addition	2005 Security Access Control	2014 Carpet
2003 HVAC Improvements	2005 Playground Improvements	2016 Electrical Switchgear, Transformers, & Panel Replacement
2004 Intercom	2005 Elevator	2016 Roof Replacement (1 Section)
2004 Technology Improvements	2010 Roof Replacement	

**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	2016 Electrical Switchgear, Transformers, & Panel Replacement

**Pioneer Primary**

2005 Security Access Control	2011 Restroom Flooring Replacement	2014 Restroom Flooring
2006 Parking Lot Improvements	2014 Clock System	2014 Fire Alarm System Replacement
2008 Carpet Replacement	2014 Roof Repair	

**Ponderosa High School**

1995 Parking Lot Improvements	2004 Security Cameras/Radios	2014 Intercom
1996 HVAC Improvements	2004 Technology Improvements	2014 Hallway/Classroom Flooring
1998 Roof Repair	2006 Special Education Restrooms	2014 Roof Replacement
1998 Water Main	2007 Security Kiosk	2015 Electrical Switchgear and Panel Board Replacement
1999 Gym Floor Replacement	2010 Security Detection System	2015 Track Replacement
2000 Boilers	2011 Carpet Replacement	2016 Boiler and Condensing Units Replacement
2001 Running Track	2012 Door Replacement/Repair	2017 ADA Modifications in Auditorium
2002 Addition/Remodel	2012 Tile Replacement - Halls-Classrooms	2017 Replace Theater Lighting System Processor
2003 Artificial Turf Playfield	2013 ADA Compliance	2017 Addition of Dust Collector
2004 Air Handling Units	2014 Resurface Turf Field	2018 Post Tension Tennis Courts
2004 Security Access Control	2014 Autoshop Expansion	2018 Theater Strand Lighting

**Plum Creek Academy**

1997 Boiler	2001 Water Tap	2008 Roof Repairs
1998 Air Conditioning	2003 Addition	2009 Carpet
1999 Roof		

***Prairie Crossing Elementary***

---

2001 New Construction	2004 Security Improvements	2018 Carpet Replacement
2004 Technology Improvements	2012 Carpet Replacement - Mobile	2018 Bathrooms-Partitions, Countertops, & Flooring

***Ranch View Middle School***

---

1997 New Construction	2007 Security Kiosk	2017 Addition of Secured Folding Partition Wall at Pods
2004 Technology Improvements	2013 Resand Gymnasium Floor	2017 Convert Classroom to Special Education Calm Room
2004 Security Access Control	2014 Domestic Hot Water System Upgrade	2018 Cooling Tower
2004 Security Cameras/Radios	2017 Replace Fire Alarm System	2018 SPED Calming Room

***Redstone Elementary***

---

2005 New Construction	2013 Carpet Replacement - Mobile	2017 Replace Entry Walk-Off Carpet
-----------------------	----------------------------------	------------------------------------

***Renaissance Elementary***

---

2006 New Construction	2012 Restroom Countertops
-----------------------	---------------------------

***Rock Canyon High School***

---

2003 New Construction	2007 Security Kiosk	2014 Resurface Turf Field
2004 Security Access Control	2010 28,249 SF Addition	2014 Intercom and Paging System Replacement
2004 Security Cameras/Radios	2010 Clearstory Windows	2018 Landscaping
2004 Technology Improvements	2013 Track Replacement	

***Rock Ridge Elementary***

---

1995 Parking Lot Improvements	2003 Carpet Replacement	2012 Parking Lot/Playground Paving
1996 Parking Lot Improvements	2004 Security Cameras/Radios	2013 Carpet Replacement - Mobile
1997 Air Conditioning	2004 Technology Improvements	2014 Fence
2000 Playground Improvements	2005 Security Access Control	2014 Cafeteria Flooring
2001 Playground Improvements	2005 3,000 SF Addition	2017 Replace Entry Walk-Off Carpet

***Rocky Heights Middle School***

---

2003 New Construction	2004 Security Access Control	2012 Drainage
2004 Security Cameras/Radios	2007 Security Kiosk	2014 Clock System
2004 Technology Improvements	2010 Drainage	2017 Addition of Secured Folding Partition Wall

***Roxborough Intermediate***

---

2008 New Construction	2018 Movement Issues
-----------------------	----------------------

***Roxborough Primary***

---

2000 Playground Improvements	2004 Intercom	2010 1,000 SF Addition
2001 Parking Lot Improvements	2004 Security Cameras/Radios	2013 Kitchen Floor Repair
2002 Generator	2004 Technology Improvements	2017 Replace Entry Walk-Off Carpet
2004 Carpet Replacement	2005 Security Access Control	

***Saddle Ranch Elementary***

---

1999 New Construction	2005 Security Access Control	2016 Boiler Replacement (2)
2004 Technology Improvements	2013 Flooring Replacement	
2004 Security Cameras/Radios	2014 Clock System	

***Sage Canyon Elementary***

---

2010 New Construction	2014 Repair to Handicap Ramp	2018 Window Tinting
-----------------------	------------------------------	---------------------

***Sagewood Middle School***

---

2004 Security Access Control	2006 HVAC Upgrade	2016 Domestic Hot Water System Upgrade
2004 Security Cameras/Radios	2010 Track Resurface	2017 Addition of Secured Folding Partition Wall
2004 Technology Improvement	2015 Fire Alarm System Replacement	2017 Window Glazing in Commons Area
		2018 Window Tinting

***Sand Creek Elementary***

---

1990 8,237 SF Addition	2004 Security Cameras/Radios	2017 Replace Flooring in Restrooms
1999 Air Conditioning	2005 Security Access Control	2017 Window Replacement in Multiple Areas
2000 Playground Improvements	2005 3,000 SF Addition	2017 Replace Entry Walk-Off Carpet
2002 Carpet Replacement	2013 Carpet Replacement - Mobile	
2003 Reballast	2014 Cafeteria Flooring	
2004 Technology Improvements	2016 Restroom Countertop Replacement	

***Sedalia Elementary***

---

1966 Gutters/Downspouts	2004 Technology Improvements	2011 Playfield Replacement
1992 Addition	2004 Security Cameras/Radios	2012 Sanitary Improvements

**Sedalia Elementary Cont.**

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	2016 Rooftop Unit Replacement (2)
2004 Clock Replacement	2006 Roof Replacement	2017 Window Replacement-Multiple Areas

**Sierra Middle School**

1995 Partial Roof Replacement	2006 Gym Floor	2014 Resurface Gym Floor
1996 Heat Piping	2006 Road Connection	2014 Domestic Hot Water System Upgrade
1997 Partial Roof Replacement	2006 Bus Loop Improvements	2016 Electrical Panel Replacement
2003 Bathroom Improvements	2006 Lockers	2016 Emergency Generator Replacement
2003 Site Improvements	2007 Bleachers	2017 Replace Fire Alarm System
2004 Electrical Improvements	2011 Tile Replacement - Hallways	2017 Window Replacement-Multiple Areas
2004 9,000 SF Addition	2012 Clock System Upgrade	2017 Additional Lighting in Cafeteria
2004 Clock Replacement	2012 Kitchen Floor Repair	2018 Cafeteria Lighting
2004 Technology Improvements	2012 Partial Roof Replacement	2018 Entrance Improvements
2004 Security Cameras/Radios	2013 Cooling - Gymnasiums	
2005 Security Access Control	2014 Fence	
2005 Partial Roof Replacement	2014 Update Water Well System	
2006 Bleachers	2014 Remodel Special Needs Suite	

**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	2004 Security Cameras/Radios	2013 Daylighting Enhancement
1994 Rooftop Units	2004 Security Access Control	2014 Clock System
1995 Mechanical Improvements	2004 Technology Improvements	2014 Resurface Gymnasium Floor
1997 Playground Improvements	2006 Roof Replacement	2016 Roof Replacement (1 Section)
1998 Drainage	2006 Elevator	2017 ADA Restrooms
2003 Rooftop Units	2012 Interior Door Hardware Replacement	2017 Replace Handwash Basins
2003 Water Service	2012 Carpet Replacement	2018 Bathrooms-Partitions, Countertops, & Flooring

**Stone Mountain Elementary**

2007 New Construction

**Student Support Center**

2007 New Mobile

**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	2018 Bathrooms-Partitions, Countertops, & Flooring

**ThunderRidge High School**

1998 34,368 SF Addition	2007 Resurface Tennis Courts	2014 Intercom and Paging System Replacement
2004 Artificial Turf Playfield	2007 Security Kiosk	2015 Tennis Court Resurfacing
2004 Batting Cages	2008 Concrete Slab Repair	2016 Turf Field Replacement
2004 Chiller	2012 Tile Replacement - Halls/Classrooms	2016 Interior Door Hardware
2004 Security Cameras/Radios	2012 Resurface Track	2017 Replace Carpet in Main and Pod Hallways and Vestibules
2004 Security Access Control	2012 Resurface Tennis Courts	2018 Tennis Court Repairs
2004 Technology Improvements	2014 Fire Alarm System Replacement	2018 Bathrooms-Partitions, Countertops, & Flooring
2006 Clearstory Windows	2014 Partial Roof Replacement	2018 SPED Calming Room

**Timber Trail Elementary**

2003 New Construction	2012 Chiller Replacement	2018 Bathrooms-Partitions, Countertops, & Flooring
2004 Technology Improvements	2014 Clock System	

**Trailblazer Elementary**

2004 Security Access Control	2007 Carpet Replacement	2017 Replace Entry Walk-Off Carpet
2004 Security Cameras/Radios	2011 Security Door	2018 Door Hardware
2004 Technology Improvements	2013 Restroom Flooring	2018 Roof Repair
2006 Parking Lot Improvements	2014 Clock System	2018 SPED Calming Room

**Warehouse-Service Center**

1996 Warehouse Expansion	2003 O&M Gutter Stucco	2009 Construction Office Remodel
--------------------------	------------------------	----------------------------------

***Warehouse-Service Center Cont.***

---

1996 Tran Fuel Tank Removal	2003 Tran Thermal Performance	2012 Freezer Roof Replacement
2000 A/C Print Shop	2006 Warehouse Freezer Addition	2017 Addition of Transportation Building F
2003 CSAP Processing Center	2007 Parking Lot	2018 Electrical Maintenance
2003 Tran Carpet	2007 Security Gate	2018 Fuel Tank Upgrade
2003 Asphalt Parking Lot	2009 O&M HVAC	

***West Support Center***

---

2012 Install Generator	2012 Student Records/ITS Office Reconfiguration
2012 Insulat Outer Walls and Windos	2018 RTU Replacement

***Wilcox***

---

1989 Renovation	2000 Renovation	2002 Data Center
1994 Mechanical	2000 Renovation	2013 North Roof Replacement
1996 Renovation	2001 Renovation	2016 Additional Card Access and Cameras

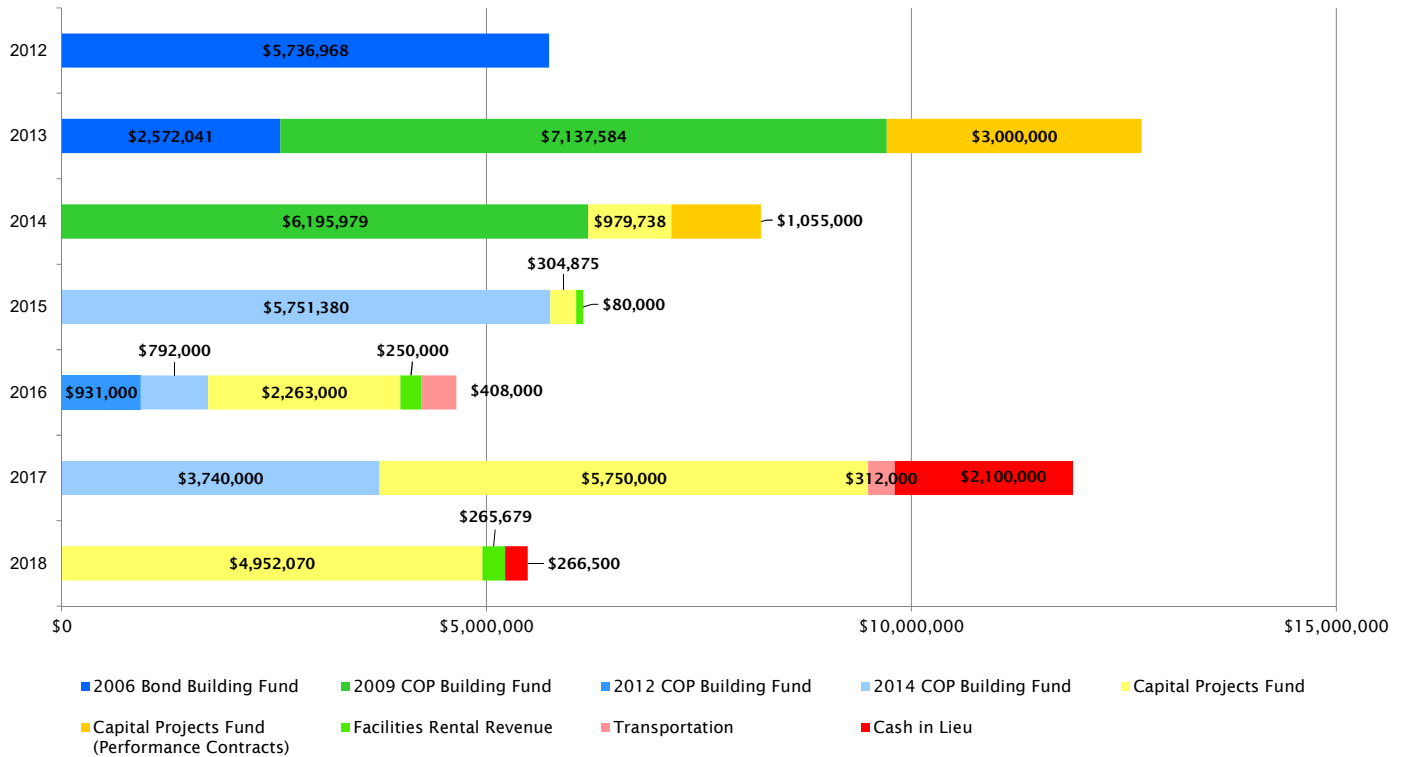
***Wildcat Mountain Elementary***

---

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	



### Capital Funding by Source, 2012-2019



Funding Source	2012	2013	2014	2015	2016	2017	2018	Total (By Funding Source)
2006 Bond Building Fund	\$5,736,968	\$2,572,041	\$0	\$0	\$0	\$0	\$0	\$8,309,009
2009 COP Building Fund	\$0	\$7,137,584	\$6,195,979	\$0	\$0	\$0	\$0	\$13,333,563
2012 COP Building Fund	\$0	\$0	\$0	\$0	\$931,000	\$0	\$0	\$931,000
2014 COP Building Fund	\$0	\$0	\$0	\$5,751,380	\$792,000	\$3,740,000	\$0	\$10,283,380
Capital Projects Fund	\$0	\$0	\$979,738	\$304,875	\$2,263,000	\$5,750,000	\$4,952,070	\$14,249,683
Capital Projects Fund (Performance Contracts)	\$0	\$3,000,000	\$1,055,000	\$0	\$0	\$0	\$0	\$4,055,000
Facilities Rental Revenue	\$0	\$0	\$0	\$80,000	\$250,000	\$0	\$265,679	\$265,679
Transportation	\$0	\$0	\$0	\$0	\$408,000	\$312,000	\$0	\$720,000
Cash in Lieu	\$0	\$0	\$0	\$0	\$0	\$2,100,000	\$266,500	\$2,366,500
<b>Grand Total</b>	<b>\$5,736,968</b>	<b>\$12,709,625</b>	<b>\$8,230,717</b>	<b>\$6,136,255</b>	<b>\$4,644,000</b>	<b>\$11,902,000</b>	<b>\$5,484,249</b>	<b>\$54,843,814</b>

Capital Funding 2012-2019: \$54,843,814



Cantril

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Flooring Carpet. Replace carpet in main hallway PS.	\$1,910	\$200-\$900	\$100-\$410
	Exterior Wall Construction. Repair, painting of stucco at restroom addition	\$3,810	\$400-\$1700	\$190-\$820
	Exterior Wall Construction. Re-point all stone masonry. Repair chimneys.	\$23,480	\$2430-\$10130	\$1180-\$5050
	Paint Exterior. Paint all exterior wood after restoration	\$9,420	\$990-\$4090	\$480-\$2030
	Exterior Windows. Renovate all exterior windows, includes abatement	\$210,450	\$21060-\$90560	\$10530-\$45250
	Other Doors and Entrances. Replace north entry storefront. Repair work done to stop rust. PS	\$4,660	\$550-\$2050	\$240-\$1000
	Interior Windows and Storefronts. Refinish window frames PS	\$1,060	\$150-\$550	\$60-\$230
	Interior Doors. Replace approx 50% of doors. Sand and refinish rest of doors (historic)	\$9,420	\$990-\$4090	\$480-\$2030
	Interior Doors. Refinish doors PS	\$4,660	\$550-\$2050	\$240-\$1000
	Interior Door Frames. Refinish door frames PS	\$4,660	\$550-\$2050	\$240-\$1000
	Fabricated Toilet Partitions. Refurbish or replace toilet partitions in boys preschool restroom PS	\$2,120	\$290-\$990	\$110-\$460
	Storage Shelving and Lockers. Refurbish storage cabinets in main hallway PS	\$1,060	\$150-\$550	\$60-\$230
	Sink Countertops. Replace all sink countertops, 3 total PS	\$2,750	\$360-\$1260	\$140-\$600
	Lathe and Plaster. Repair multiple cracks in plaster walls	\$4,660	\$550-\$2050	\$240-\$1000
	Ceiling Finishes. Repair cracked plaster ceiling in foyer area, stage, and stage hallways, repaint. Clean and restain wood ceiling in gym	\$14,070	\$1440-\$6140	\$710-\$3030
	Ceiling Finishes. Repair cracked plaster ceiling in foyer area, stage, and stage hallways, repaint. Clean and restain wood ceiling in gym	\$9,420	\$990-\$4090	\$480-\$2030
	Tile Ceilings. Replace/remove glue down tiles in hallway, abatement may be needed PS	\$2,540	\$270-\$1170	\$130-\$550
	Lavatories. Upgrade lavatories PS	\$2,540	\$270-\$1170	\$130-\$550
	Sinks. Replace sinks at preschool hall and boys restroom (2) PS	\$1,590	\$220-\$720	\$80-\$350
	Theater and Stage Equipment. Replace folding stage curtain	\$7,620	\$790-\$3290	\$390-\$1640
Fixed Casework. Refinish existing storage cupboards and cabinets	\$1,910	\$200-\$900	\$100-\$410	
Paving and Surfacing. Sidewalks. Replace sidewalk at SE entry, fix drainage issues	\$9,420	\$990-\$4090	\$480-\$2030	
Paving and Surfacing. Sidewalks. Replace section of sidewalk at south preschool room. Fix trip hazard at north entry landing PS	\$2,970	\$340-\$1340	\$150-\$640	
Site Lighting Controls. Add site lighting controls	\$11,850	\$1260-\$5160	\$600-\$2550	
3-High	Standard Slab on Grade. Recoat garage flooring	\$4,660	\$550-\$2050	\$240-\$1000
3-Medium	Wall Foundations. Recaulk areas of potential water infiltration	\$3,920	\$490-\$1690	\$200-\$850
	Standard Slab on Grade. Repair buckling at men's restroom floor	\$10,370	\$1040-\$4540	\$520-\$2230
	Interior Door Frames. Sand down and refinish door frames. Some might need to be replaced.(historic)	\$9,420	\$990-\$4090	\$480-\$2030
	Regular Stairs. Restoration of 2 sets of outside metal stairs	\$2,970	\$340-\$1340	\$150-\$640
	Paint Interior	\$17,240	\$1770-\$7470	\$870-\$3710
	Paint Interior. Paint Interior PS	\$7,090	\$720-\$3120	\$360-\$1530
	Wainscoating. Sand and refinish wood wainscoating (historic). Repaint if only option	\$23,480	\$2430-\$10130	\$1180-\$5050
	Fire Sprinkler Water Supply. Install sprinkler system	\$93,700	\$9410-\$40310	\$4690-\$20150
	Fire Sprinkler Standpipe. Install sprinkler service and standpipe	\$37,440	\$3770-\$16170	\$1880-\$8050
	Fixed Casework. Replace casework in classrooms, sink in preschool PS	\$2,540	\$270-\$1170	\$130-\$550
Blinds and Other Window Treatment. Replace blinds as necessary	\$4,660	\$550-\$2050	\$240-\$1000	

Cantril cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Fences and Gates. Repair chain link fencing around front perimeter. Remove vegetation damaging fence	\$1,910	\$200-\$900	\$100-\$410
3-Low	Interior Windows & Storefronts. Re-install glass windows on hallway walls for daylighting on second level.	\$5,720	\$590-\$2490	\$290-\$1230
	Chilled Water Systems. Add air cooled chiller	\$67,050	\$6760-\$28860	\$3360-\$14420
4-Medium	Other Landscape Features. Re-landscape area in front of building	\$46,750	\$4760-\$20160	\$2340-\$10050

Chaparral High School

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Flooring Cafeteria. Replace VCT in commons and hallways.	\$91,060	\$9150-\$39250	\$4560-\$19580
	Wall Foundations. Recaulk foundation where concrete meets	\$32,790	\$3320-\$14120	\$1640-\$7050
3-High	Structural Slab on Grade. The closet between rooms 322 and 207 the floor has dropped and cracked, it needs mud jacking done or repair and the tiles need replaced.	\$3,490	\$410-\$1510	\$180-\$750
	Vinyl Coverings. Most wings needs vinyl repair or replacement	\$102,160	\$10250-\$43950	\$5110-\$21970
3-Medium	Suspended Ceilings. Replace kitchen tile with food grade	\$6,140	\$670-\$2670	\$310-\$1320
	Fire Sprinkler Water Supply. Would need to sprinkle all areas if renovation. Building partially sprinkled. Pods not sprinkled.	\$309,320	\$30990-\$133090	\$15470-\$66510
	Playing Fields. Softball Field. Fence needs replaced	\$34,480	\$3530-\$14830	\$1730-\$7420

Cougar Run

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Vinyl. Coverings. Wall Finishes. Repair wall vinyl. Some vinyl replaced 2005. Seams in corridor areas need repair	\$4,230	\$470-\$1870	\$220-\$910
	Interceptors. Grease interceptor OK would like to bypass	\$8,570	\$940-\$3740	\$430-\$1850
	Fire Sprinkler. Original Installation in cafeteria only, would need to be brought up to code if remodel.	\$417,080	\$41730-\$179430	\$20860-\$89680

Douglas County High School

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	
Tier 1 Funded by the 2018 Bond	Revise domestic water service and distribution throughout north building to provide adequate residual pressures to fixtures and equipment. (Includes insulation).	\$350,570	\$35140-\$150840	\$17530-\$75380	
	Terminal Self-Contained Units. North Building: Replace cabinet unit heaters..	\$44,530	\$4480-\$19180	\$2230-\$9580	
	Exhaust Ventilation Systems. Kitchen hood and vent systems do not meet current code.	\$39,660	\$4050-\$17150	\$1990-\$8530	
	Exhaust Ventilation Systems. Smoke vents are required over the Stage. Install four (4)..	\$24,640	\$2560-\$10660	\$1240-\$5300	
	Exhaust Ventilation Systems. South- lower level student restrooms have inadequate ventilation.	\$8,990	\$920-\$3920	\$450-\$1940	
	Glazed Roof Openings- Remove and replace broken 2x2 and 2x4 acrylic double dome skylights (12 each). Check remainder.	\$13,440	\$1370-\$5870	\$680-\$2890	
	Interior Door Hardware. Upgrade door hardware for ADA compliance.	\$82,490	\$8320-\$35520	\$4130-\$17740	
	Replace exterior downspouts on South Bldg with more durable construction.	\$23,480	\$2430-\$10130	\$1180-\$5050	
	Rusted roof deck areas above admin under BUR - remove and replace 1 small bad area. Add steel sump pans at 2 roof drains. Patch BUR..	\$12,380	\$1330-\$5330	\$620-\$2660	
	South Building: Revise art room ventilation systems. The current systems are not operating properly..	\$19,890	\$2020-\$8620	\$1000-\$4280	
	South- Refinish all Gyp Board soffits.	\$2,540	\$270-\$1170	\$130-\$550	
	Terminal Self-Contained Units. Replace cabinet unit heaters..	\$29,720	\$2990-\$12790	\$1490-\$6390	
	Potable Water Distribution & Storage. Domestic Water Service. Meter old and in bad location. Replace under Phase 2. Abandon in Phase 3.	\$6,140	\$670-\$2670	\$310-\$1320	
	Provide lighting in the south parking lot..	\$69,270	\$6940-\$29840	\$3470-\$14900	
	2-High	Sanitary Sewer Systems. Poor drainage at 7 downspouts at east end of south side South Bldg. Replace storm inlets and reconnect to storm drain..	\$48,970	\$4940-\$21140	\$2450-\$10530
		Interior Door Hardware. DOOR HARDWARE / No sound seals on music area doors - 4 locations.	\$4,870	\$540-\$2140	\$250-\$1050
Passenger Elevators. Renovate elevator.		\$158,630	\$15880-\$68280	\$7940-\$34110	
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..		\$237,100	\$23810-\$102010	\$11860-\$50980	
North- Science CR 62, VCT floor has loosened and been repaired. Other tiles are beginning to loosen. Replace all tile.		\$7,300	\$810-\$3210	\$370-\$1570	
Flooring Carpet. Replace carpet throughout school.		\$136,950	\$13760-\$58960	\$6850-\$29450	
Flooring Hallways/Classrooms. Repair VCT throughout building.		\$5,290	\$620-\$2320	\$270-\$1140	
Flooring Hallways/Classrooms. Replace carpet with VCT 105 lobby.		\$3,600	\$410-\$1610	\$180-\$780	
Flooring Hallways/Classrooms. Replace carpet with VCT south costume storage, drama office, STAR lab. Abatement cost not included.		\$11,320	\$1190-\$4890	\$570-\$2440	
Flooring Hallways/Classrooms. Replace VCT in all corridors.		\$58,060	\$5850-\$25050	\$2910-\$12490	
South 101 Dance, ramp wood flooring boards cupped. Replace and threshold.	\$2,540	\$270-\$1170	\$130-\$550		
South 102A Office, remove exist'g carpet Provide new carpet and rubber base..	\$1,380	\$230-\$630	\$70-\$300		
South 104B Office, 50, 50B, 53B, 66A remove and replace VCT beyond life.	\$7,940	\$870-\$3470	\$400-\$1710		
South 50A, 50C Office, remove VCT beyond life; provide carpet.	\$2,750	\$360-\$1260	\$140-\$600		
Aluminum. windows in 66 & 67 single glazed. Adjacent HM frames rusting.	\$430	\$80-\$280	\$30-\$100		

Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Broken concrete curbing in numerous areas. Remove and replace.	\$5,080	\$530-\$2230	\$260-\$1100
	DOORS NORTH / Exterior HM frames rusting. Refinish at Y, I	\$2,540	\$270-\$1170	\$130-\$550
	Drinking Fountains and Coolers. Replace water coolers and drinking fountains throughout the north building. Refrigerant failing	\$51,820	\$5190-\$22290	\$2600-\$11150
	Existing grease interceptor is single compartment - replace w/ double compartment to meet code.	\$31,520	\$3190-\$13590	\$1580-\$6780
	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.	\$14,920	\$1590-\$6490	\$750-\$3210
	Exterior Wall Construction. Recaulk control joints at North Bldg	\$6,770	\$740-\$2940	\$340-\$1460
	Fixed Casework. Add more casework in SPED Kitchen	\$12,380	\$1330-\$5330	\$620-\$2660
	Fixed Casework. At admin - numerous base cabinet countertops too high and sink not ADA accessible	\$22,320	\$2290-\$9690	\$1120-\$4800
	Fixed Casework. At all science cr's - base cab countertops too high - not ADA accessible, no ADA sinks	\$16,820	\$1690-\$7290	\$850-\$3620
	Fixed Casework. At Art 42 - base cab countertops too high - not ADA accessible, no ADA sinks	\$6,140	\$670-\$2670	\$310-\$1320
	Fixed Casework. At career center - transaction surface countertops too high - not ADA accessible	\$1,700	\$210-\$810	\$90-\$370
	Fixed Casework. At main entry concession - transaction surface countertops too high - not ADA accessible	\$8,780	\$930-\$3830	\$440-\$1890
	Fixed Casework. At photography cr's - base cab countertops too high - not ADA accessible, no ADA sinks	\$7,300	\$810-\$3210	\$370-\$1570
	Fixed Casework. At teacher lounge - base cab countertops too high - not ADA accessible, no ADA sinks	\$4,130	\$480-\$1780	\$210-\$890
	Fixed Casework. Display cases north bldg not DCSD standard. All doors and sliding hardware bad- replace	\$8,990	\$920-\$3920	\$450-\$1940
	Fixed Casework. Replace plan center top edge peel & wood veneer peel in Sci 36, 37, 60, 61.	\$5,080	\$530-\$2230	\$260-\$1100
	Fixed Casework. Science casework too high to comply w/ ADA, no accessible sinks	\$9,520	\$990-\$4190	\$480-\$2050
	Interceptors. Sand and oil interceptor at north building auto shop not operating properly - replace	\$39,770	\$4040-\$17140	\$1990-\$8550
	Interior Construction. Auditorium control room: no ADA access. Room too small and counter too high	\$15,870	\$1640-\$6840	\$800-\$3410
	Interior Construction. Upgrade auditorium with wheel chair spaces for ADA	\$750	\$160-\$360	\$40-\$160
	Interior Doors. Install new astragal and coordinator to fire doors. (6) locations	\$430	\$80-\$280	\$30-\$100
	Interior Doors. Replace flex locker room door	\$1,170	\$140-\$540	\$60-\$250
	North - some area separation wall penetrations need to be fire sealed	\$11,000	\$1110-\$4810	\$550-\$2370
	North Bldg brick veneer joints at Life Mgmt Wing and vertical joints at west face Auditorium deteriorating. Repoint	\$6,350	\$660-\$2760	\$320-\$1370
	North- E Wing entries do not have recessed mats	\$1,380	\$230-\$630	\$70-\$300
	North- Gymnasium exit doors in fire walls have damaged trim at exit devices. No label on doors and frames- Provide new doors, frames, hardware	\$30,140	\$3070-\$12970	\$1510-\$6480
	Overhead Doors. North Bldg -rolling counter doors too high for ADA at student store and attendance office	\$9,520	\$990-\$4190	\$480-\$2050
	Painted CMU exterior walls at Industrial Arts need touch up paint at downspouts after leaks repaired. Also repaint cu east side East Hall Kalwall monitor	\$9,950	\$1060-\$4360	\$500-\$2140
	Paving & Surfacing. South Building, no complying accessible route to grade outside Commons 100 and gym 103 west exits	\$24,010	\$2500-\$10400	\$1200-\$5170

Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-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	\$22,950	\$2360-\$9960	\$1150-\$4940
	Paving and Surfacing. Parking Lot. Resurface parking lot	\$528,750	\$52950-\$227450	\$26440-\$113690
	Paving and Surfacing. Sidewalks. Designated Entrance: Ramp at North Bldg Main Entry is too steep (1:12) Construct Ramp. Revise accessible route from Parking lot.	\$11,530	\$1180-\$4980	\$580-\$2480
	Paving and Surfacing. Sidewalks. Large concrete expansion/contraction joints at many concrete walks and curbs need repair and sealing.	\$9,950	\$1060-\$4360	\$500-\$2140
	Paving and Surfacing. Sidewalks. 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	\$501,260	\$50150-\$215550	\$25070-\$107770
	Paving and Surfacing. Sidewalks. 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	\$15,870	\$1640-\$6840	\$800-\$3410
	Paving and Surfacing. Sidewalks. Replace sidewalks displaced more than 1/2".	\$12,060	\$1250-\$5250	\$610-\$2600
	Provide plaster sink with large capacity plaster trap at north building art 41	\$10,160	\$1050-\$4450	\$510-\$2190
	Ramps . Ramp into Metal & Auto Shops too steep. Doorway access into Auto non ADA conforming	\$5,080	\$530-\$2230	\$260-\$1100
	Ramps. North- Auditorium- No ramp access to lower thrust stage or main stage from seating area. Provide lift or ramp	\$45,480	\$4630-\$19630	\$2280-\$9780
	Regular Stairs. Handrails on stairs in E-Wing are too large, don't extend past bottom riser - not ADA compliant - replace	\$13,220	\$1390-\$5790	\$670-\$2850
	Repair 2 holes in exterior masonry at north wall of library	\$1,060	\$150-\$550	\$60-\$230
	Repair loose brick mortar on south exterior parapet wall of Room 82 (Weight Room)	\$6,140	\$670-\$2670	\$310-\$1320
	Repair masonry where water infiltrates mortar joint, 6+ locations (North Bldg)	\$22,320	\$2290-\$9690	\$1120-\$4800
	Replace deck mounted gas turrets at north building	\$16,920	\$1780-\$7280	\$850-\$3640
	Replace faucets at art sinks located in north building room 42	\$2,540	\$270-\$1170	\$130-\$550
	Replace floor drains and revise drainage connections within kitchen at south building	\$12,910	\$1300-\$5600	\$650-\$2780
	Replace floor sinks and drains and all connected waste piping below the floor within the kitchen of the north building	\$169,100	\$17010-\$72810	\$8460-\$36360
	Replace leaking north building teacher's lounge sink and faucet	\$2,540	\$270-\$1170	\$130-\$550
	Replace the wash fountain & DF located in the north building wood shop	\$9,730	\$1080-\$4280	\$490-\$2100
	Revise piping at sinks in classroom 53 of north building to allow for proper fixture operation	\$5,080	\$530-\$2230	\$260-\$1100
	Sinks. Replace stainless steel science sinks where classroom program dictates with epoxy sinks	\$37,120	\$3790-\$15990	\$1860-\$7980
	Sinks. Replace stainless steel sink in darkroom 45	\$2,540	\$270-\$1170	\$130-\$550
	Special Foundations. Repair foundation on bleacher walls where handrail post inserts have caused severe damage to block and concrete from moisture penetration thaw and freeze.	\$44,530	\$4480-\$19180	\$2230-\$9580
	Suspended Ceilings. Replace suspended grid ceiling in admin offices, not fire rated	\$20,410	\$2090-\$8790	\$1020-\$4390
	Theater & Stage Equipment. Auditorium theatrical equipment old and not comparable with other high schools	\$276,440	\$27670-\$118870	\$13830-\$59440

Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Theater & Stage Equipment. South 100A Stage/Dance, stage curtain drags on floor. Curtain and track damaged. Replace curtain and track system.	\$15,870	\$1640-\$6840	\$800-\$3410
	Waste Piping. Revise drainage piping at sink in auto shop room 51 to comply with code	\$8,990	\$920-\$3920	\$450-\$1940
	WINDOWS NORTH / Caulk perimeters at Life Mgmt Wing	\$2,540	\$270-\$1170	\$130-\$550
	DOORS SOUTH / Exterior HM windows, doors/frames rusting; refinish all locations	\$7,510	\$800-\$3300	\$380-\$1620
	Exterior Wall Construction. CMU and Brick. Repair CMU exterior wall of greenhouse, cracked and paint blistering	\$1,380	\$230-\$630	\$70-\$300
	Fixed Casework. At admin - Reception countertop too high-Not ADA accessible	\$4,450	\$460-\$1960	\$230-\$960
	Fixed Casework. Main Office wood transaction desk wood split. P-lam edges loose and peeling.	\$2,540	\$270-\$1170	\$130-\$550
	Fixed Casework. Repair/replace casework	\$3,070	\$340-\$1340	\$160-\$660
	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)	\$15,870	\$1640-\$6840	\$800-\$3410
	Fixed Walls. Fire seal some area separation wall penetrations and top of walls	\$6,670	\$740-\$2940	\$340-\$1440
	Fixed Walls. Repair broken cement block and wall crack in gym. Fire Department pull station is installed on broken block. Crack follows joints to ceiling.	\$2,120	\$290-\$990	\$110-\$460
	Interior Construction. Install complying HC stall, accessories or grab bars in restrooms 100N, 100O, 103E, 103I, 43D, 43F	\$26,230	\$2680-\$11380	\$1320-\$5640
	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	\$126,380	\$12730-\$54430	\$6320-\$27170
	Interior Construction. Upgrade restrooms throughout building as needed	\$46,750	\$4760-\$20160	\$2340-\$10050
	Interior Construction. Upgrade stage, stage office, dressing rooms and costume storage room for ADA	\$23,690	\$2420-\$10220	\$1190-\$5100
	Paving and Surfacing. Parking Lot. Resurface parking lot	\$264,380	\$26530-\$113730	\$13220-\$56850
	Paving and Surfacing. Sidewalks. 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	\$24,540	\$2470-\$10570	\$1230-\$5280
	Regular Stairs. Re-configure, add handrails, rebuild stairs at stage 100	\$24,640	\$2560-\$10660	\$1240-\$5300
	Regular Stairs. Replace corridor stair handrails, rectangular and not ADA compliant	\$14,490	\$1520-\$6320	\$730-\$3120
	Repair cracks in exterior stone façade at 7+ locations (South Bldg)	\$13,960	\$1450-\$6050	\$700-\$3010
	Repair cracks in Stucco fascia east & south elevations South Bldg. Caulk and repaint	\$8,570	\$940-\$3740	\$430-\$1850
	Replace sink faucet at math office in south building	\$1,380	\$230-\$630	\$70-\$300
	South Building- southeast entrance exterior wall projecting rowlock brick trim courses have been broken off. Remove and replace all broken rowlock trim and replace with new flush rowlock brick	\$29,190	\$3020-\$12620	\$1460-\$6280
	South- Caulk all control joints at South Bldg	\$1,380	\$230-\$630	\$70-\$300
	South Commons & Lobby exterior single glazed HM window frames. Provide new aluminum storefront framing with insulated glass	\$164,870	\$16540-\$70940	\$8250-\$35450
	South- Compression seal at ext wall located east of main north entry missing above 4' and loose below 4' - replace with ej cover	\$2,650	\$360-\$1160	\$140-\$570
South- Provide ej cover at exterior brick wall west of main north entry where previous addition meets existing building	\$2,650	\$360-\$1160	\$140-\$570	
South- Storage 102B, infill south wall masonry openings	\$2,540	\$270-\$1170	\$130-\$550	

Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	South- water damage to gyp board sills at Newspaper S65 - seal window frames and repair sills	\$1,490	\$220-\$720	\$80-\$320
	South/ Locker Room doors damaged. Provide new HM door and hardware.	\$4,020	\$490-\$1790	\$210-\$870
	TOILET PARTITIONS North / Many beyond life; Replace (Replaced in I.A. toilets)	\$50,660	\$5150-\$21850	\$2540-\$10900
	TOILET PARTITIONS South / Locker Room damaged; Replace	\$2,650	\$360-\$1160	\$140-\$570
	WINDOWS SOUTH / Caulk perimeters at all windows	\$24,640	\$2560-\$10660	\$1240-\$5300
2-Medium	Carpeting. Replace carpeting in 2 story addition. media center. and teachers lounge.	\$89,150	\$8960-\$38360	\$4460-\$19170
	Flooring Restroom. Replace ceramic tile flooring with seamless acrylic in two sets of restrooms at 2 story addition.	\$13,440	\$1370-\$5870	\$680-\$2890
	Edge of wood Stage floor broken, tacky.	\$3,070	\$340-\$1340	\$160-\$660
	Fabricated Toilet Partitions. Replace toilet partitions in 2 sets of restrooms at 2 story addition	\$8,460	\$940-\$3640	\$430-\$1820
	Interior Construction. Upgrade restrooms in two storey addition, restroom in north hall, and old locker rooms.	\$44,630	\$4480-\$19280	\$2240-\$9600
	Lavatories. Replace lavs and sinks in 2 sets of restrooms at 2 story addition, restroom in north hall, and old locker rooms	\$23,480	\$2430-\$10130	\$1180-\$5050
	North- additional vent in Jewelry classroom requested to allow 6 work stations + two mini kilns	\$17,030	\$1780-\$7380	\$860-\$3670
	Paving & Surfacing. Poor access for trash trucks north side North Bldg. Reposition dumpster area for direct truck access.	\$2,010	\$300-\$900	\$100-\$440
	Paving and Surfacing. Parking Lot. Regrade and repave concrete paving area at North Bldg Industrial Arts area, ponds water, icing.	\$32,680	\$3330-\$14130	\$1640-\$7030
	Paving and Surfacing. Parking Lot. Regrade and repave flat parking area north of North Bldg, poor drainage. Add area drains	\$159,260	\$15950-\$68550	\$7970-\$34250
	Remove abandoned water and waste piping rendered inactive by the removal of evaporative cooling equipment	\$2,540	\$270-\$1170	\$130-\$550
	Special HVAC Systems and Equipment. Provide key switch and push button style to meet code for gas control stations at all science classrooms	\$49,390	\$5020-\$21320	\$2470-\$10620
	Special HVAC Systems and Equipment. Revise natural gas piping feeding to the north classroom wing to be overhead	\$21,150	\$2150-\$9150	\$1060-\$4550
	Vehicle circulation problems at South Driveway for bus entry/exit. Driveway widened in Phase 1--restripe. Add right turn lane under Stadium Expansion. Requires relocating traffic light pole and electrical box.	\$2,010	\$300-\$900	\$100-\$440
	Eliminate neutralization at specific locations in the south building	\$5,080	\$530-\$2230	\$260-\$1100
Stair, Tread & Landing Finishes. Replace stairtread west entry north stairs and small stairs from offices to lower level	\$8,150	\$860-\$3560	\$410-\$1760	
3-High	Auto Shop sectional doors operational, need minor repairs to replace seals and missing rollers.	\$850	\$160-\$460	\$50-\$190
	Fixed Walls. KALWALL NORTH / Some leaks in middle hall	\$850	\$160-\$460	\$50-\$190
	Insulation. Replace pipe insulation on all domestic hot water and hot water circulation piping throughout if piping not replaced	\$117,280	\$11830-\$50530	\$5870-\$25220
	North Bldg groundface CMU stained, grimy. Paint w/ oil-based enamel	\$19,890	\$2020-\$8620	\$1000-\$4280
	North- exit doors at south vestibule from main gym racked, not closing properly - replace	\$11,740	\$1270-\$5070	\$590-\$2530
	Repair cracked masonry at SW interior corner of Commons	\$12,380	\$1330-\$5330	\$620-\$2660

Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	
3-High	Repair cracked masonry over window at interior corridor. (NW corner of courtyard)	\$3,920	\$490-\$1690	\$200-\$850	
	Repair masonry mortar at drinking fountains southwest corner of gym	\$2,540	\$270-\$1170	\$130-\$550	
	Suspended Ceilings. Replace 33% of ceiling tiles, stained or damaged. Replace grid in classrooms	\$38,710	\$3900-\$16700	\$1940-\$8330	
	Temp CR area at South Bldg bare from foot traffic. Dress up grade and reseed	\$4,450	\$460-\$1960	\$230-\$960	
	Blinds and Other Window Treatment. Add window coverings at faculty lounge	\$8,990	\$920-\$3920	\$450-\$1940	
	Classroom #54 concrete slab is raised 1"-2" for entire center portion of room. +/- 4' wide apron slopes down at entire room perimeter.	\$24,640	\$2560-\$10660	\$1240-\$5300	
	Column Foundations. South west corner court yd inner wall is separating from pillar.	\$34,480	\$3530-\$14830	\$1730-\$7420	
	Patch cracks in GB bulkheads at north wall of entry Lobby	\$7,510	\$800-\$3300	\$380-\$1620	
	Repair cracked masonry at each truss location above windows; add control joints (south wall)	\$14,920	\$1590-\$6490	\$750-\$3210	
	Repair cracked masonry at north wall of Dance Studio	\$5,080	\$530-\$2230	\$260-\$1100	
	Repair cracked masonry at north wall of north stair corridor	\$5,080	\$530-\$2230	\$260-\$1100	
	Repair floor slab cracks or joints approx. 7 locations (damaged flooring)	\$14,920	\$1590-\$6490	\$750-\$3210	
	Repair masonry near base of drain alcove at Wood Shop	\$2,540	\$270-\$1170	\$130-\$550	
	Replace loose brick cap at truss location (south wall Science #11)	\$1,380	\$230-\$630	\$70-\$300	
	South Communication Room 60G, replace missing east wall above ceiling CMU face shell	\$1,380	\$230-\$630	\$70-\$300	
	South- Corridor 100G, replace broken face shell and infill gap around north wall fire alarm horn.	\$1,380	\$230-\$630	\$70-\$300	
	South-Gym 103 gyp board at east wall above lockers is damaged by balls- replace with more durable material	\$6,240	\$670-\$2770	\$320-\$1350	
	Superstructure. Need-Repair cracks in one concrete column south of Science #11 and one south of Commons	\$17,980	\$1830-\$7830	\$900-\$3870	
	3-Medium	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.	\$1,910	\$200-\$900	\$100-\$410
		Suspended Ceilings. 9x9 ACT in Vocal Office loose and missing tiles. Install 2x4 SAG	\$850	\$160-\$460	\$50-\$190
Suspended Ceilings. Corridor 51D ceiling tiles missing and damaged - replace		\$320	\$90-\$190	\$20-\$70	
Suspended Ceilings. Replace ceiling tiles entire building as needed.		\$24,220	\$2490-\$10490	\$1220-\$5210	
Upper Floor. South Restroom 7P, install new floor expansion joint cover along east wall		\$1,910	\$200-\$900	\$100-\$410	
Backfill needed at low areas at edge of sidewalks and curbs east side of bus loop		\$5,080	\$530-\$2230	\$260-\$1100	
Backfill needed at low areas at edge of sidewalks and curbs north side of drive to east parking lot.		\$2,540	\$270-\$1170	\$130-\$550	
Channel at south side of Southwest Playfield (from parking lot to Front Street) is eroding. Install underground storm drain between upper and lower inlets.		\$63,770	\$6440-\$27440	\$3190-\$13710	
Either side of the path north of East Parking Lot has bare spots. Reseed, sod, irrigate and add fence to control traffic.		\$20,840	\$2170-\$8970	\$1050-\$4480	
Erosion and poor drainage at southwest corner of South Bldg parking lot. Regrade, repair asphalt, curb & gutter / enlarge inlet.		\$29,720	\$2990-\$12790	\$1490-\$6390	
Erosion of hill east of South Bldg. Regrade, add fence, native seed and irrigation	\$30,250	\$3060-\$13060	\$1520-\$6510		



Douglas County High School cont.

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Medium	Fences and Gates. Balls from Southwest Playfield roll onto South Drive. Add estate fence with mesh along south side of Drive.	\$17,770	\$1840-\$7740	\$890-\$3820
	Fences and Gates. Chain Link fence at Metal Shop non-conforming to DCSD Standard	\$2,540	\$270-\$1170	\$130-\$550
	Fences and Gates. Fences and Gates. Multiple social paths exist through native seed areas. Add site fencing to limit cut through by students.	\$15,870	\$1640-\$6840	\$800-\$3410
	Fences and Gates. Repair/replace fence at walks at parking lot west of North bldg.	\$9,950	\$1060-\$4360	\$500-\$2140
	Fences and Gates. Sections of 6' ht. chain link fence at the south perimeter of the school are barbed, not knuckled.	\$30,670	\$3140-\$13240	\$1540-\$6600
	Install headwalls at each end of CMP northeast corner South Bldg.	\$9,950	\$1060-\$4360	\$500-\$2140
	No acoustical wall panels in Vocal Room; low ceilings substandard acoustics	\$37,120	\$3790-\$15990	\$1860-\$7980
	Northeast side of North Bldg has only sparse native seed. Add cobble, shrub beds, irrigation, and sod w/ mow band.	\$59,330	\$5980-\$25580	\$2970-\$12760
	Old wooden site furnishings present splinter hazard. Replace w/ non-wooden	\$9,520	\$990-\$4190	\$480-\$2050
	Paint Interior. Paint cmu & gyp board in main, center and east halls	\$49,390	\$5020-\$21320	\$2470-\$10620
	Pedestrians are walking up a steep dirt path from south parking lot to South Bldg North Entry. Re-landscape to stop	\$12,060	\$1250-\$5250	\$610-\$2600
	Ponding water at riprap clogged inlet south of south Stadium building. Regrade area and clean out riprap	\$22,320	\$2290-\$9690	\$1120-\$4800
	Poor drainage at north side of South Bldg and at greenhouse. Regrade and modify storm pipes at existing downspouts.	\$34,690	\$3520-\$15020	\$1740-\$7460
	Poor drainage east side of North Bldg at lower floor exits. Pipe existing downspouts to existing storm system.	\$4,230	\$470-\$1870	\$220-\$910
	Poor drainage in Courtyard of North bldg. Rework grading, flatwork, storm system.	\$159,160	\$15950-\$68450	\$7960-\$34220
	Rusty, exposed steel edger northwest of South Bldg. Replace w/ bend-a-board.	\$2,540	\$270-\$1170	\$130-\$550
	4-Medium	Vinyl Coverings. Need-Replace vinyl covered sheetrock below skylights in south hallway. Appears to have water damage.	\$4,550	\$560-\$2060
Paint Interior. South 100I Kitchen, 100J Dishwash. CMU wall surface not smooth per Health Dept. standards. Apply filler or veneer plaster and epoxy paint.		\$47,060	\$4750-\$20250	\$2360-\$10120
Repair walls & door frames, repaint South in lower level, faculty lounge, special ed, admin, support spaces		\$103,750	\$10460-\$44660	\$5190-\$22310
Add shade trees west of South Bldg west parking area plus 12 trees in 4 islands in Northwest Parking Lot		\$28,660	\$2950-\$12350	\$1440-\$6170
Front Street landscaping and irrigation		\$173,750	\$17460-\$74760	\$8690-\$37360
Other Landscape Features. Improve native growth on south side of building		\$8,990	\$920-\$3920	\$450-\$1940
Landscape erosion on hill at east stadium entrance. Spilling on to side wall. Improve landscape to fix		\$2,230	\$280-\$980	\$120-\$480
Playing Fields. Discus Area; old style backstop - replace w/ DCSD standard		\$6,140	\$670-\$2670	\$310-\$1320
Playing Fields. Shot Put Area; old style backstop - replace w/ DCSD standard		\$4,660	\$550-\$2050	\$240-\$1000
Provide dishwasher at teacher's lounge in south building		\$2,540	\$270-\$1170	\$130-\$550
Remove existing dirt road to Central Playfield from NE corner South Bldg.		\$14,920	\$1590-\$6490	\$750-\$3210
Repair & replace landscape and mulch in parking lots at north building.		\$32,680	\$3330-\$14130	\$1640-\$7030
Replace mulch at northwest, west and southwest perimeter of North Bldg.	\$29,720	\$2990-\$12790	\$1490-\$6390	
Provide disposer at teacher's lounge sink in south building	\$1,380	\$230-\$630	\$70-\$300	

Furniture, Fixtures, and Equipment

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-Low	DC Oakes High School / District Media Center . Replace furniture with 21st century learning furniture	\$25,000	\$2500-\$10800	\$1250-\$5380
3-Low	Rock Canyon High School . Replace furniture with 21st century learning furniture	\$400,000	\$40000-\$172000	\$20000-\$86000
3-Low	Soaring Hawk Elementary . Replace furniture with 21st century learning furniture	\$200,000	\$20000-\$86000	\$10000-\$43000

North Transportation Terminal

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-Medium	Paving and Surfacing. Sidewalks. Repair/replace sections of sidewalk in front of building	\$18,720	\$1890-\$8090	\$940-\$4030
	Paving and Surfacing. Sidewalks. Install paved sidewalk to bus area and south employee parking from building	\$37,440	\$3770-\$16170	\$1880-\$8050
3-Medium	Interior Windows and Storefronts. Sand and refinish/paint interior windows	\$4,660	\$550-\$2050	\$240-\$1000
	Interior Door Frames. Replace door jambs as necessary	\$7,620	\$790-\$3290	\$390-\$1640
	Paint Interior. Paint interior	\$14,070	\$1440-\$6140	\$710-\$3030
	Suspended Ceilings. Replace ceiling tile. Replace some grid sections	\$10,900	\$1110-\$4710	\$550-\$2350
	Tile Ceilings. Remove old tile from ceilings (abatement). Refinish exposed areas	\$42,200	\$4310-\$18210	\$2110-\$9080
	Blinds and Other Window Treatment. Replace window blinds	\$9,420	\$990-\$4090	\$480-\$2030
	Curbs, Rails and Barriers. Add curb and gutter for proper drainage	\$46,750	\$4760-\$20160	\$2340-\$10050
	Retaining Walls. Repair/replace retaining walls at NW area of building at parking lot, entrance to site on east side	\$4,660	\$550-\$2050	\$240-\$1000
3-Low	Site Lighting Poles. Add site lighting to all bus and employee parking	\$37,440	\$3770-\$16170	\$1880-\$8050
3-Low	Miscellaneous Structures. Marquee sign. Install marquee sign at front entry.	\$4,660	\$550-\$2050	\$240-\$1000
4-Medium	Other Landscape Features. Trim cottonwood trees on canal to keep from damaging fencing	\$4,660	\$550-\$2050	\$240-\$1000
	Other Landscape Features. Remove dirt pile at north end of east parking lot for future expansion	\$6,670	\$740-\$2940	\$340-\$1440
	Flagpoles. Relocate flagpole to front entry	\$1,060	\$150-\$550	\$60-\$230
4-Low	Planting. Install ornamental landscaping at front entry, replace dead trees around site	\$9,420	\$990-\$4090	\$480-\$2030

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Paving & Surfacing. Bus Loop. Resurface asphalt bus loop	\$39,450	\$3960-\$17060	\$1980-\$8490
	Paving & Surfacing. Sidewalks. Repair/replace sections of sidewalk as necessary	\$9,950	\$1060-\$4360	\$500-\$2140
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$78,680	\$7930-\$33930	\$3940-\$16920
	Playing Fields. Playground. Replace asphalt playground	\$19,780	\$2030-\$8530	\$990-\$4260
	Retractable Partitions. Refurbish or replace all classroom partitions	\$49,180	\$4930-\$21230	\$2460-\$10580
	Solid Exterior Doors. Repair or refinish exterior doors	\$5,080	\$530-\$2230	\$260-\$1100
	Wash Fountains. Replace trough washing stations with sinks (6)	\$16,920	\$1780-\$7280	\$850-\$3640
	Window Storefronts. Repair/replace classroom storefronts	\$60,810	\$6100-\$26200	\$3040-\$13080
2-Medium	Flooring Kitchen. Replace VCT in kitchen.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Flooring Kitchen. Replace VCT in kitchen.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Flooring Restroom. Replace ceramic tile with poured acylic.	\$63,450	\$6350-\$27350	\$3180-\$13650
	Exterior Wall Construction. Repair stucco from woodpecker damage	\$2,120	\$290-\$990	\$110-\$460
	Solid Exterior Doors. Replace exterior doors	\$79,320	\$7990-\$34190	\$3970-\$17060
	Exterior Wall Construction. Recaulk remaining control joints	\$3,180	\$330-\$1430	\$160-\$690
	Paint Exterior. Exterior entrances need painted again if not replaced	\$3,710	\$400-\$1600	\$190-\$800
	Site Improvements. Improve parking areas and access	\$60,070	\$6040-\$25840	\$3010-\$12920
3-High	Interior Door Frames. Sand/repaint interior door frames	\$22,210	\$2300-\$9600	\$1110-\$4780
	Interior Doors. Refinish doors	\$44,310	\$4500-\$19100	\$2220-\$9530
	Playing Fields. Multi-use Field. Renovate multi-use field	\$78,680	\$7930-\$33930	\$3940-\$16920
	Suspended Ceilings. Replace grid ceiling and tile in original building	\$164,970	\$16530-\$71030	\$8250-\$35470
	Wall Foundations. Recaulk foundation where concrete meets	\$5,500	\$610-\$2410	\$280-\$1190
	Playing Fields. Multi-use Field. Renovate multi-use field	\$78,680	\$7930-\$33930	\$3940-\$16920
	Wall Foundations. Recaulk foundation where concrete meets, quite a bit has been done	\$7,940	\$870-\$3470	\$400-\$1710
3-Medium	Column Foundations. Repair steel beams and concrete foundation on south gym wall	\$5,290	\$620-\$2320	\$270-\$1140
	Fire Sprinkler Water Supply. Install sprinkler system	\$412,320	\$41290-\$177390	\$20620-\$88650
	Vinyl Coverings. Repair or replace vinyl coverings	\$5,930	\$680-\$2580	\$300-\$1280
	Fire Sprinkler Water Supply. Fire sprinkle building	\$392,650	\$39350-\$168850	\$19640-\$84420
	Flooring Tile. Replace entry way tile	\$11,530	\$1180-\$4980	\$580-\$2480
	Interior Doors. Refinish interior doors	\$5,290	\$620-\$2320	\$270-\$1140
	Site Improvements. Repair drainage issues at front of site	\$9,950	\$1060-\$4360	\$500-\$2140
	Suspended Ceilings. Replace ceiling grid and tile	\$132,190	\$13320-\$56920	\$6610-\$28420
	Vinyl Coverings. Minor repair of vinyl coverings	\$5,080	\$530-\$2230	\$260-\$1100
4-High	Seeding and Sodding. Renovate grass area around school.	\$9,950	\$1060-\$4360	\$500-\$2140
	Seeding and Sodding. Renovate grass area around school.	\$9,950	\$1060-\$4360	\$500-\$2140

Ponderosa High School

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Water Closets. Some in good condition, some poor (50%). Upgrade to autoflush valves	\$24,540	\$2470-\$10570	\$1230-\$5280
	Lavatories. Some in good condition, some poor (50%). Upgrade to autosensor	\$32,680	\$3330-\$14130	\$1640-\$7030
	Wash Fountains. Poor condition, need replaced	\$22,210	\$2300-\$9600	\$1110-\$4780
	Showers. Poor condition, need upgraded	\$24,540	\$2470-\$10570	\$1230-\$5280
	Acid Waste Systems. Poor condition, needs upgraded.	\$16,290	\$1720-\$7020	\$820-\$3510
	Energy Supply. Install new gas supply lines for new gas kitchen equipment	\$59,010	\$6000-\$25400	\$2950-\$12690
	Air Purifiers. Poor condition, needs upgraded	\$40,820	\$4180-\$17590	\$2050-\$8780
	Paint Spray Booth Ventilation. Poor condition, needs upgraded	\$73,610	\$7400-\$31700	\$3680-\$15830
	Moveable Furnishings. Remove chalkboards or repurpose with different writing medium	\$12,270	\$1240-\$5340	\$620-\$2640
	Fixed Casework. Refurbish lockers.	\$24,330	\$2480-\$10480	\$1220-\$5230
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot	\$441,830	\$44280-\$190080	\$22100-\$95000
	Ceiling Finishes. Remove all existing exposed sound proofing. Replace with other sound absorption product.	\$60,810	\$6100-\$26200	\$3040-\$13080
	2-Medium	Flooring Kitchen. Replace Terrazzo tile with MMA.	\$5,080	\$530-\$2230
Flooring Gym. Sand and resurface small gym floor.		\$19,780	\$2030-\$8530	\$990-\$4260
Exterior Wall Construction. Recaulk control joints.		\$9,420	\$990-\$4090	\$480-\$2030
Interceptors, Grease. Poor condition, needs upgraded.		\$24,540	\$2470-\$10570	\$1230-\$5280
Wall Foundations. Recaulk foundation where concrete meets		\$9,420	\$990-\$4090	\$480-\$2030
3-High	Interior Construction. Renovate kitchen area	\$29,510	\$3000-\$12700	\$1480-\$6350
	Insulation. Poor condition. Replace insulation	\$12,380	\$1330-\$5330	\$620-\$2660
	Blinds & Other Window Treatment. If the Pella windows get replaced new blinds will need to be installed	\$28,130	\$2880-\$12180	\$1410-\$6050
	Fire Sprinkler Water Supply. Building sprinkled at stage only. Install new sprinkler system for code compliance. Replace existing heads.	\$448,700	\$44910-\$193010	\$22440-\$96470
3-Medium	Paving and Surfacing. Parking Lot. install asphalt parking lots at west side athletic fields, east side between tennis courts and softball field.	\$606,380	\$60730-\$260830	\$30320-\$130370
	Fences & Gates. Repair/replace cable fence and split rail fence west side and split rail at bus loop	\$17,240	\$1770-\$7470	\$870-\$3710
	Other Landscape Features. Improve drainage on east and west sides	\$30,460	\$3150-\$13150	\$1530-\$6550

Ranch View Middle School

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-High	Miscellaneous Structures. Repair plant structure in front of school, metal rusting	\$7,620	\$790-\$3290	\$390-\$1640
3-Medium	Vinyl Coverings. Repair/replace vinyl wall covering as necessary	\$5,500	\$610-\$2410	\$280-\$1190
	Fences and Gates. Replace and add fencing at front entrance.	\$6,670	\$740-\$2940	\$340-\$1440
	Retaining Walls. Repair/replace and add retaining walls on N and NE side of building	\$48,860	\$4950-\$21050	\$2450-\$10510
4-High	Seeding and Sodding. Replace areas of turf around school	\$8,780	\$930-\$3830	\$440-\$1890
4-Medium	Planting. Replace/add trees and bushes	\$6,670	\$740-\$2940	\$340-\$1440

Sierra Middle School

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-High	Playing Fields. Football Field. Renovate football field	\$78,680	\$7930-\$33930	\$3940-\$16920
3-Medium	Paint Interior. Paint classrooms	\$147,310	\$14790-\$63390	\$7370-\$31680
	Fire Sprinkler Water Supply. Fire sprinkle building	\$589,030	\$58980-\$253380	\$29460-\$126650
	Special Facilities. Rebuild greenhouse on south side of building	\$10,580	\$1130-\$4630	\$530-\$2280
	Retaining walls. Repair retaining walls at double entry	\$5,080	\$530-\$2230	\$260-\$1100
	Playing Fields. Resurface track.	\$34,480	\$3530-\$14830	\$1730-\$7420
3-Low	Playing Fields. Football Field. Replace goal posts with multi-function goals	\$2,010	\$300-\$900	\$100-\$440
	Miscellaneous Structures. Marquee sign, shade structures. Replace outside basketball hoops if warranted	\$2,650	\$360-\$1160	\$140-\$570
4-High	Seeding and Sodding. Renovate areas of landscaping	\$9,950	\$1060-\$4360	\$500-\$2140

South Ridge Elementary School

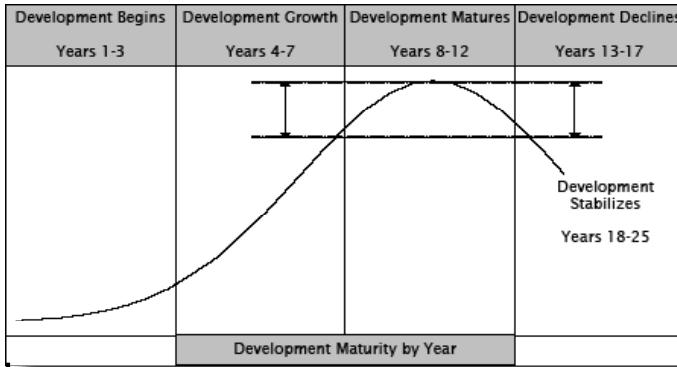
Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
3-High	Fences and Gates. Repair/replace all fencing around school perimeter, parking areas	\$5,080	\$530-\$2230	\$260-\$1100
	Playing Fields. Multi-use Field. Renovate play field and other site improvements	\$257,720	\$25790-\$110890	\$12890-\$55410
	Playing Fields. Multi-use Field. Install new synthetic turf for multi-use field	\$294,620	\$29480-\$126790	\$14740-\$63350
3-Medium	Vinyl Coverings. Repair or replace vinyl coverings	\$5,930	\$680-\$2580	\$300-\$1280
	Flooring Tile. Replace entry way tile	\$17,240	\$1770-\$7470	\$870-\$3710
	Fire Sprinkler Water Supply. Fire sprinkle building	\$392,650	\$39350-\$168850	\$19640-\$84420
	Site Improvements. Repair drainage issues, add retaining walls	\$98,350	\$9860-\$42360	\$4920-\$21150
	Fences and Gates. Repair/replace field backstop fencing	\$14,920	\$1590-\$6490	\$750-\$3210
3-Low	Fences and Gates. Repair fencing between parking lot and playground	\$2,650	\$360-\$1160	\$140-\$570
	Gutters and Downspouts. Rework downspouts back of school by stairs	\$2,650	\$360-\$1160	\$140-\$570
4-High	Wall Foundations. Recaulk foundation where concrete meets	\$5,500	\$610-\$2410	\$280-\$1190
	Other Landscape Features. Improve site landscape features	\$147,310	\$14790-\$63390	\$7370-\$31680

Tier & Priority Class	Project Description	Estimated Construction Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs
2-High	Theater & Stage Equipment, Auditorium Sound Equipment. Small stage curtains are torn and need replaced on one side. Replace approximately 100 seats in auditorium due to backs cracking.	\$48,970	\$4940-\$21140	\$2450-\$10530
	Paving and Surfacing. Repair/replace asphalt walks to athletic fields	\$10,370	\$1040-\$4540	\$520-\$2230
	Paving & Surfacing, Sidewalks. Repair/Replace areas of sidewalk as necessary	\$9,310	\$1000-\$4100	\$470-\$2010
2-Medium	Flooring Cafeteria. Replace VCT.	\$8,990	\$920-\$3920	\$450-\$1940
	Site Improvements. Improve traffic flow at both schools	\$645,610	\$64600-\$277700	\$32280-\$138810
	Paving and Surfacing. Parking Lot. Resurface asphalt parking lot, upper level	\$528,750	\$52950-\$227450	\$26440-\$113690
3-High	Wall Foundations. Recaulk foundation where concrete meets	\$9,420	\$990-\$4090	\$480-\$2030
3-Medium	Suspended Ceilings. Replace kitchen tile with food grade	\$8,570	\$940-\$3740	\$430-\$1850
	Fire Sprinkler Water Supply. Building partially sprinkled. Pods not spinkled. Would need to sprinkle all areas if renovation by code	\$267,240	\$26770-\$114970	\$13370-\$57460
4-High	Site Lighting Poles. Paint parking lot poles	\$6,670	\$740-\$2940	\$340-\$1440
4-Medium	Other Landscape Features. Repair hillside in front of snack shack	\$40,820	\$4180-\$17590	\$2050-\$8780



### Development Growth Cycle

The following diagram illustrates the correlation between residential housing development (certificates of occupancy) and the generation of school-age children. As neighborhoods develop and build out, there is a lag time of nearly seven to 12 years before the number of students generated at elementary, middle, and high school reaches its maximum impact in a school. As neighborhoods mature and students grow older, some families move away and neighborhoods continue their cycle of generating students again, only this time at a more consistent pace.



The district may utilize the four-track year-round calendar at the elementary level, and mobile classrooms at all levels to help mitigate the peak impact of development as depicted by the dotted lines on the diagram.

### Development Impact

When determining the impact of residential development, Douglas County School District evaluates how many students are expected from any given development based on density. Once the student generation is calculated, it is then determined how much land would be required to build a school as well as capital mitigation. Often times, a development will generate acreage, but not enough for an entire school site. In these cases, the district may choose to accept a portion of the acreage in a commercial area if there is a commercial area as part of the project. These areas would help mitigate the growing needs for support service space as the district grows. The district may also collect cash-in-lieu of land, or a combination of both. Collecting cash-in-lieu for smaller dedications allows the district to use this money to mitigate capacity needs with mobile classrooms, construction modifications, or the purchase of land in the future with consolidated funding.

The district has a voluntary capital mitigation process that evaluates the amount of taxes a development will produce, including both residential and commercial if applicable, and determines the gap between what is paid to the district in taxes and what it costs to construct a school through bonds and debt retirement. The district evaluates the impact over a 20, 30, and 40-year school building life cycle. Knowing that buildings have a longer life than 20-years, but acknowledging building components have limited operational life spans, the District asks the developer to voluntarily contribute mid-range between the 30 and 40-year numbers.

Although not inclusive of all development in the planning areas, a development summary in each Planning Area is provided on the following pages. These developments are in the building phase or in various stages of the review processes within the County. A map and summary table of the sites dedicated to the district for future schools have also been included.

## Development Summary-North Planning Area

\*Highlands Ranch, Lone Tree, Castle Pines, Roxborough, and portions of Littleton

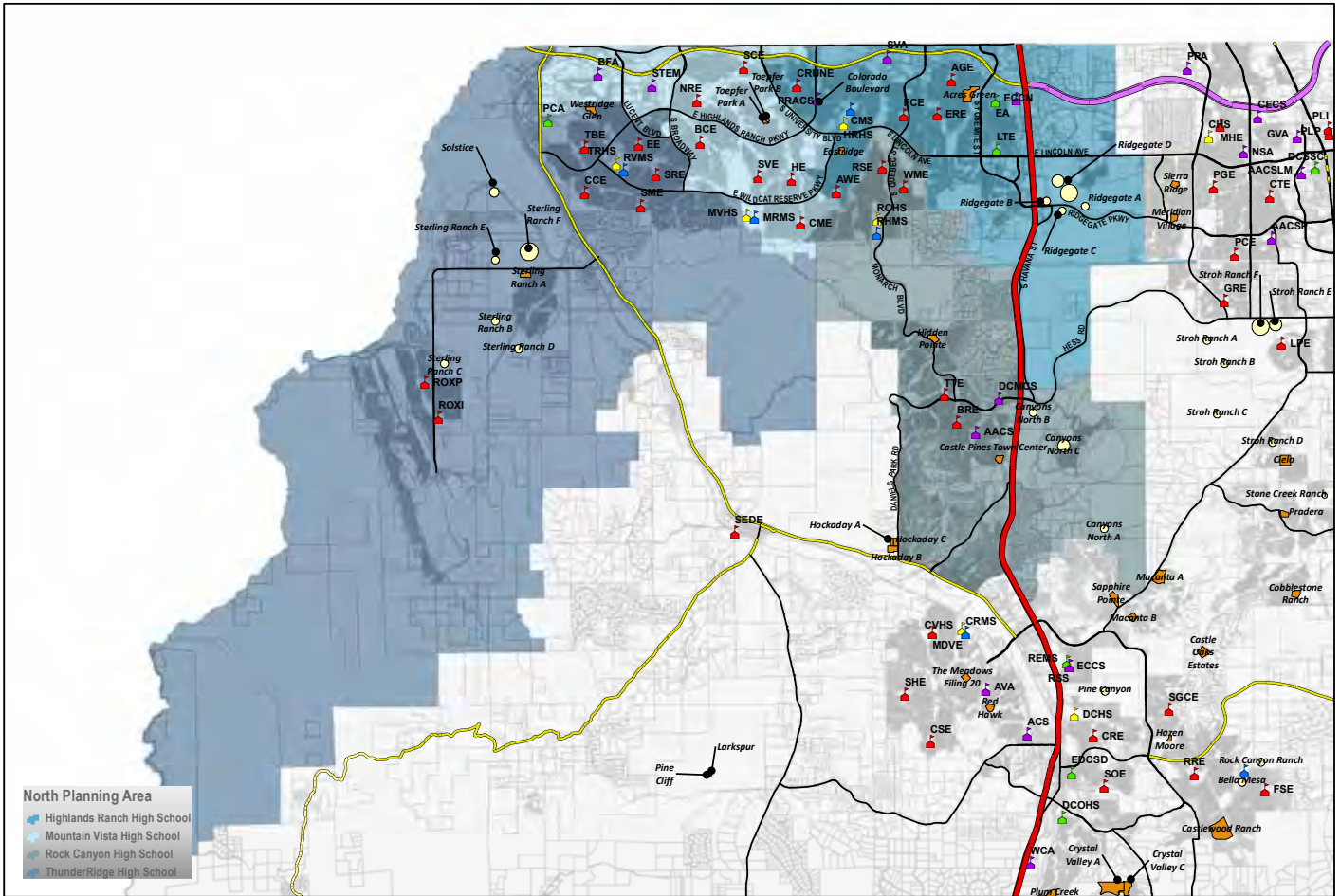
Development	Jurisdiction	Zoned	Built to Date (As of 01/01/2019)	Built from 01/01/2018 to 01/01/2019
470 Frontage CO	Douglas County	240	112	0
Acres Green	Douglas County	1,053	1,053	0
Bluffmont Estate Condos (aka Bluffmont Park Mansion Homes)	Lone Tree	93	93	0
Carriage Club	Lone Tree	249	279	0
Castle Pines Town Center	Castle Pines	675	0	0
Castle Pines Village	Douglas County	2,792	1,667	32
Centennial Ridge	Lone Tree	357	123	0
Chatfield East	Douglas County	103	100	2
Chatfield Farms	Douglas County	428	361	4
Club Terrace Condos	Lone Tree	65	65	0
Erickson	Douglas County	1,971	1,007	126
Erickson	Littleton	180	180	0
Fairways at Lone Tree	Lone Tree	108	108	0
Happy Canyon (Includes Ranch and South Subdivisions)	Douglas County	207	198	1
Heritage Hills (Amendment 6)	Lone Tree	3,073	1,223	12
Heritage Hills 002	Douglas County	1,100	800	0
Highlands Ranch	Douglas County	36,020	35,034	317
Hunting Hill	Douglas County	528	108	0
Intravest 320	Douglas County	980	831	0
Inverness	Douglas County	457	381	20
Inverness Views	Douglas County	283	0	0
Lagae Ranch	Castle Pines	631	77	57
Littleton Commons West	Littleton	385	385	0
Lone Tree	Lone Tree	938	938	0
Masters Park Condominiums	Lone Tree	96	96	0
OmniPark	Douglas County	230	230	0
Plum Creek Planned Development	Douglas County	1,100	0	0
Province Center	Douglas County	536	536	1
Ridgegate (Includes Ridgeway, Ridgeway Section 15, and Ridgeway East)	Lone Tree	12,000	1,681	257
River Canyon	Douglas County	250	89	19
Roxborough Park	Douglas County	2,868	949	0
Roxborough Village	Douglas County	2,748	1,995	0
Sterling Ranch	Douglas County	12,050	320	273
Surrey Ridge (Includes Estates and Peak Subdivisions)	Douglas County	196	171	1
Taos of Lone Tree	Lone Tree	76	76	0
The Canyons (North Canyons)	Castle Pines	2,500	0	0
The Estates at Park Meadows	Douglas County	518	518	0
The Fairways	Lone Tree	301	301	0
Wolhurst	Littleton	57	57	0

- 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.



# Land Inventory-North Planning Area

- The table and map below show the dedicated school sites in the North Planning Area.



Feeder	Site Name	Site Type	Site Size (Acres)	Site Status
Highlands Ranch High School	Acres Green	Elementary	31.83	Platted
Highlands Ranch High School	Eastridge	Elementary	10.041	Platted
Highlands Ranch High School	Colorado Boulevard	Alternative Site	0.756	Platted
Highlands Ranch High School	Ridgegate A	Elementary	8	Unplatted
Highlands Ranch High School	Ridgegate B	Elementary	8	Unplatted
Highlands Ranch High School	Ridgegate C	Elementary	8	Unplatted
Highlands Ranch High School	Ridgegate D	Middle & High	90	Unplatted
Mountain View High School	Toepfer Park A	Elementary	6.984	Platted
Mountain View High School	Toepfer Park B	Elementary	3.016	Platted
Rock Canyon High School	Hidden Pointe	Elementary	10.44	Platted
Rock Canyon High School	Canyons North B	Elementary	12	Unplatted
Rock Canyon High School	Canyons North A	Elementary	12	Unplatted
Rock Canyon High School	Canyons North C	Middle	25	Unplatted
Rock Canyon High School	Castle Pines Village	Elementary	10.1	Platted
ThunderRidge High School	Westridge Glen	Elementary	10.677	Platted
ThunderRidge High School	Sterling Ranch A	Elementary or K-8	12	Platted
ThunderRidge High School	Sterling Ranch B	Elementary or K-8	11	Unplatted
ThunderRidge High School	Sterling Ranch C	Elementary or K-8	12	Unplatted
ThunderRidge High School	Sterling Ranch D	Elementary or K-8	12	Unplatted
ThunderRidge High School	Sterling Ranch E	Middle	30	Unplatted
ThunderRidge High School	Sterling Ranch F	High	60	Unplatted
ThunderRidge High School	Solstice	Elementary or K-8	15.98	Unplatted

Development Summary-West Planning Area

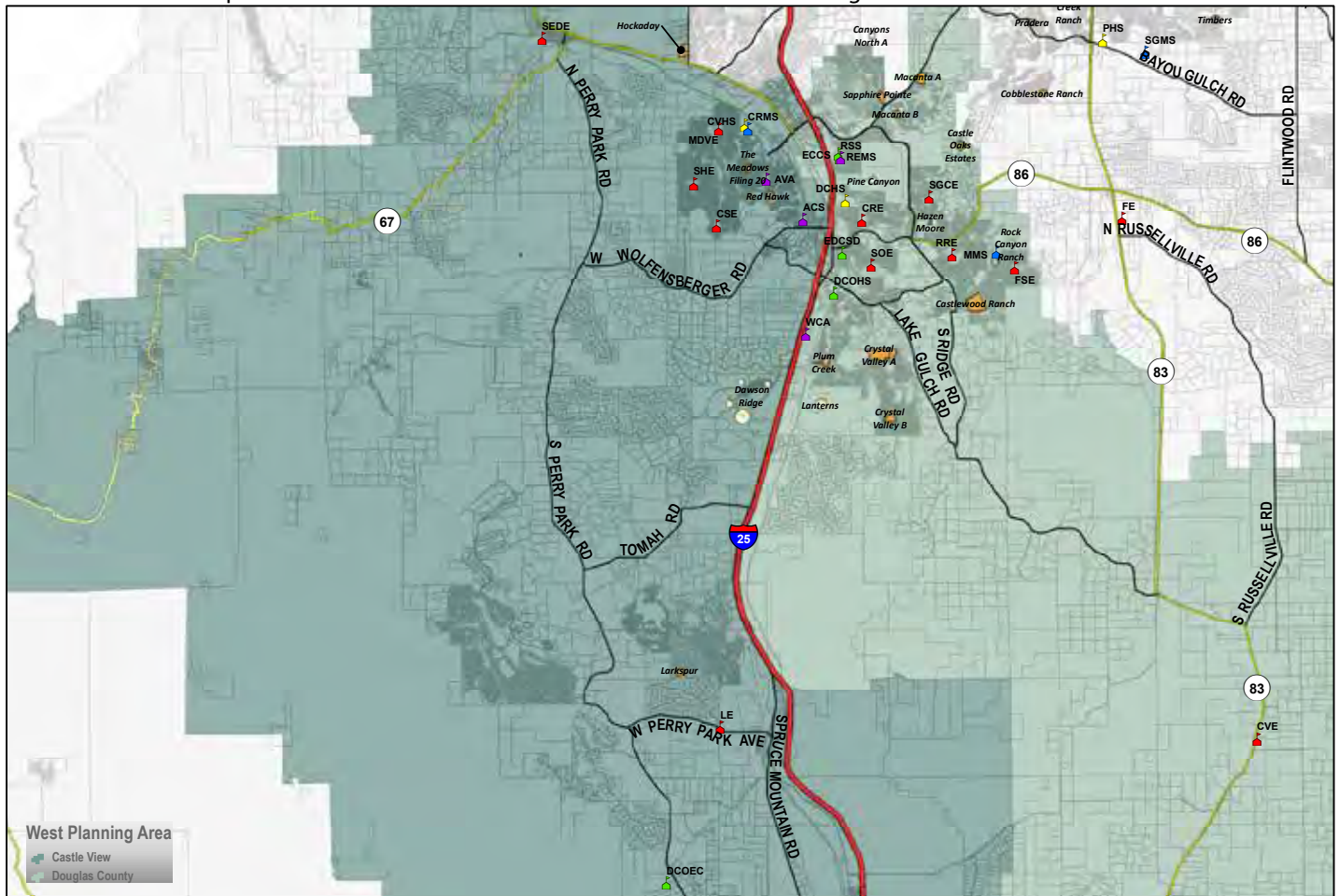
\*Castle Rock, Sedalia, and Larkspur

Development	Jurisdiction	Zoned	Built to Date (As of 01/01/2019)	Built from 01/01/2018 to 01/01/2019
Arbors	Castle Rock	118	0	0
Auburn Ridge	Castle Rock	289	90	0
Bell Mountain Ranch	Douglas County	309	305	0
Brookwood	Castle Rock	72	57	7
Cambridge Heights	Castle Rock	100	0	0
Canyons South (Macanta)	Douglas County	968	0	0
Castle Highlands	Castle Rock	490	325	1
Castle Meadows	Castle Rock	288	0	0
Castle Oaks (aka Terrain)	Castle Rock	2,767	1,366	249
Castle Pines Commercial (Includes Promenade)	Castle Rock	1,550	1,009	204
Castle Ridge East	Castle Rock	30	28	0
Castle Rock Estates (Diamond Ridge)	Castle Rock	126	126	0
Castleview Estates (Includes The Oaks of Castle Rock)	Castle Rock	574	122	4
Castlewood Ranch	Castle Rock	1,300	1,272	8
Central Castle Rock (Downtown)	Castle Rock	2,649	2,319	2
Christy Ridge	Douglas County	120	115	0
Covenant at Castle Rock	Castle Rock	58	62	34
Crystal Valley Ranch	Castle Rock	3,475	1,206	313
Dawson Ridge	Castle Rock	7,900	0	0
Founders Village (Includes Founders and Bella Mesa)	Castle Rock	5,421	2,305	27
Hazen Moore	Castle Rock	243	160	24
Heckendorf Ranch	Castle Rock	630	293	0
Hillside	Castle Rock	120	0	0
Indian Creek Ranch	Douglas County	184	174	1
Keene Ranch	Douglas County	247	228	7
Lanterns	Castle Rock	1,200	0	0
Louviers (Town of)	Douglas County	114	108	2
Maher Ranch (Sapphire Pointe)	Castle Rock	2,409	858	1
Meadows	Castle Rock	10,644	6,566	482
Memmen Young Infill	Castle Rock	1,035	0	0
Meribel Village	Douglas County	544	4	0
Metzler Ranch	Castle Rock	1,716	1,315	2
Perry Park	Douglas County	1,327	703	9
Perry Park East	Douglas County	163	152	1
Perry Pines	Douglas County	135	131	1
Plum Creek	Castle Rock	3,025	1,547	2
Plum Creek Ridge	Castle Rock	162	76	23
Plum Creek South	Castle Rock	505	137	0
Red Hawk	Castle Rock	926	793	0
Sage Port	Douglas County	595	499	9
Sandstone Ranch	Douglas County	106	2	0
Scott II	Castle Rock	305	298	0
Silver Heights	Douglas County	110	104	0
Stanbro PD	Castle Rock	124	0	0
Wolfensberger Apartments (formerly Graham PD)	Castle Rock	56	56	56
Woodlands (Includes Scott Ranch)	Castle Rock	1,160	535	1
Woodmoor Mountain	Douglas County	143	61	0
Young American	Castle Rock	1,206	561	0

- 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.

## Land Inventory-West Planning Area

- The table and map below show the dedicated school sites in the West Planning Area.



Feeder	Site Type	Site Size (Acres)	Site Name	Site Status
Douglas County High School	Elementary	11.6	Castle Oaks Estates	Platted
Douglas County High School	High	62.869	Castlewood Ranch	Platted
Douglas County High School	Elementary	10	Crystal Valley A	Platted
Douglas County High School	Elementary	10.1	Crystal Valley B	Platted
Douglas County High School	Middle	20.17	Crystal Valley C	Platted
Douglas County High School	Middle	27.02	Macanta A	Platted
Douglas County High School	Elementary	10.09	Macanta B	Platted
Douglas County High School	Elementary	17.8	Plum Creek	Platted
Douglas County High School	Elementary	9	Sapphire Pointe	Platted
Douglas County High School	Alternative Site	3.8	Hazen Moore	Unplatted
Douglas County High School	PK-8	25.49	Lanterns	Unplatted
Douglas County High School	Elementary	10	Rock Canyon Ranch	Unplatted
Douglas County High School	Elementary	12.3	Bella Mesa	Unplatted
Douglas County High School	Elementary	10	Pine Canyon	Unplatted
Douglas County High School	PK-8	17.78	Pioneer Ranch	Unplatted
Castle View High School	Middle	4.72	Hockaday A	Platted
Castle View High School	Middle	13.59	Hockaday B	Platted
Castle View High School	Middle	6.69	Hockaday C	Platted
Castle View High School	Elementary	10	Larkspur	Platted
Castle View High School	Alternative Site	1	Pine Cliff	Platted
Castle View High School	Elementary	10.01	Red Hawk	Platted
Castle View High School	Elementary	10.014	The Meadows Filing 20	Platted
Castle View High School	Elementary	10	Dawson Ridge A	Unplatted
Castle View High School	Elementary	10	Dawson Ridge B	Unplatted
Castle View High School	Elementary	50	Dawson Ridge D	Unplatted
Castle View High School	Elementary	10	Dawson Ridge C	Unplatted

\*Note\* Plum Creek site and Crystal Valley A & C sites are joint sites with Castle Rock Parks & Recreation.

## Development Summary-East Planning Area

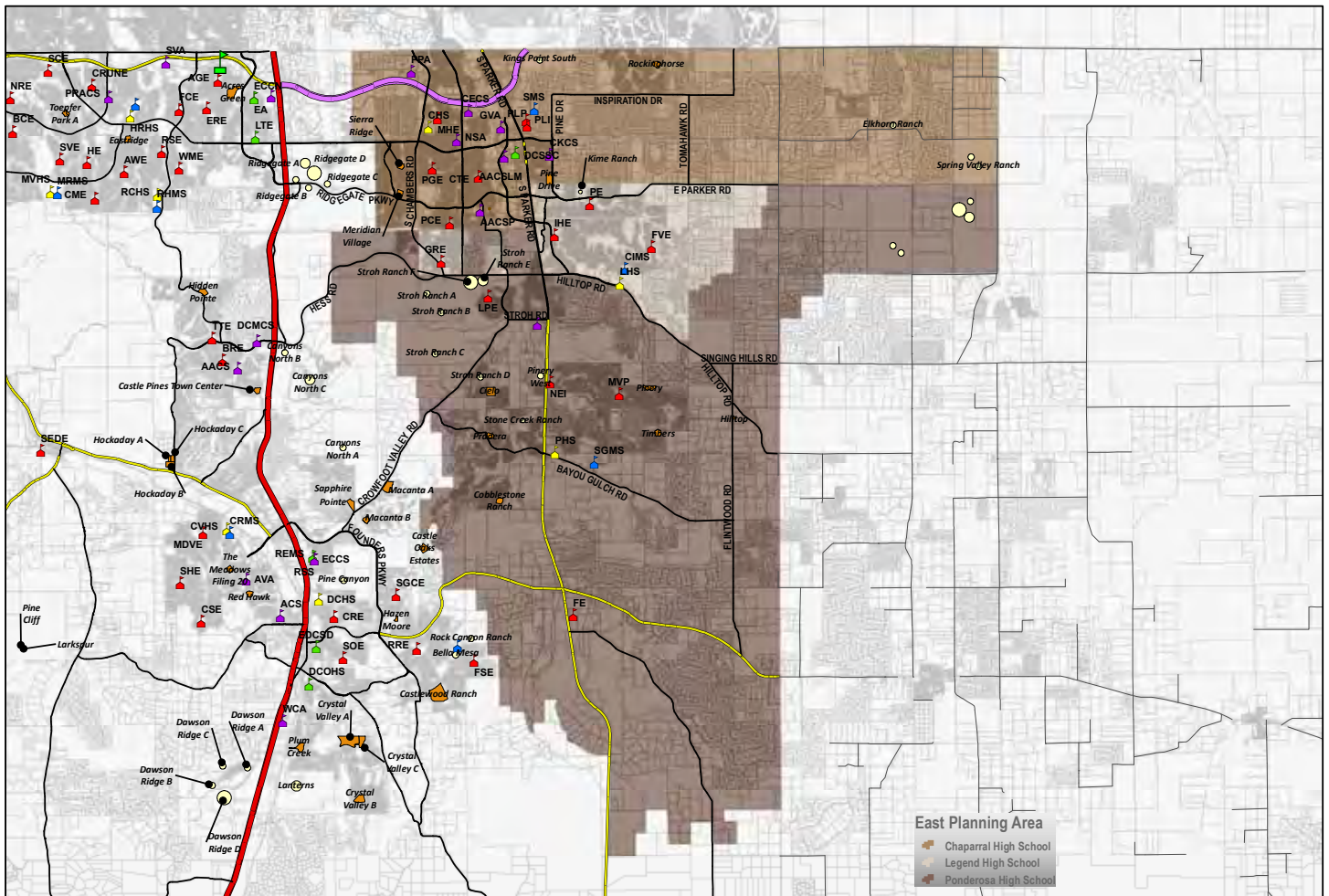
\*Parker, Franktown, Cherry Valley, and portions of Aurora and Elbert County

Development	Jurisdiction	Zoned	Built to Date (As of 01/01/2019)	Built from 01/01/2018 to 01/01/2019
Antelope Heights	Parker	241	203	0
Anthology (Anthology North)	Parker	3,082	0	0
Bannockburn	Douglas County	187	181	1
Bradbury (Bradbury Ranch)	Parker	1,607	1,450	0
Carousel Farms	Parker	140	16	16
Challenger Park	Parker	571	512	0
Cielo	Douglas County	343	0	0
Clarke Farms	Parker	2,515	2,282	0
Compark	Douglas County	917	452	0
Compark	Parker	391	72	1
Cottonwood Highlands	Parker	773	155	100
Cottonwood South	Douglas County	855	610	0
Deerfield	Douglas County	197	188	2
Douglas 234 (aka Horse Creek)	Parker	548	403	0
Enclave at Cherry Creek	Parker	285	57	0
Foxhill	Douglas County	100	2	0
Gondolier Farms	Douglas County	145	1	0
Grandview Estates	Douglas County	264	242	0
Hein Center	Parker	260	0	0
Hidden River	Parker	1,023	925	0
Homestead Hills	Douglas County	136	129	2
Homestead Property	Parker	370	0	0
Horseshoe Ridge	Parker	405	294	0
Kings Point South	Aurora	650	0	0
Liberty Village (aka Cobblestone Ranch, aka Villages at Castle Rock)	Castle Rock	1,245	834	104
Lincoln Creek Village	Douglas County	724	109	57
Lundieck (Vantage Point)	Parker	306	400	400
Mead's Crossing	Parker	352	156	0
Meridian International Business Center	Douglas County	5,125	4,407	141
Newlin Meadows	Parker	330	257	0
Olde Towne (Neu Towne)	Parker	595	193	11
Overlook at Cherry Creek	Parker	193	122	82
Parker East	Douglas County	105	102	2
Parker Hilltop	Parker	486	456	0
Parker Homestead (Heirloom)	Parker	280	251	13
Parker Ridge	Douglas County	114	102	2
Parker Sr Village	Parker	118	0	0
Pine Bluffs	Parker	483	271	21
Pine Drive Property	Parker	64	0	0
Pine Lane	Parker	270	0	0
PWSD Mahoney Property	Parker	463	0	0
Rampart Station (Preston Hills)	Parker	193	139	0
Reata North (Idyllwilde)	Parker	925	629	76
Reata South	Douglas County	175	70	10
Robinson Ranch	Parker	124	57	0
Rocking Horse	Aurora	2,000	721	254
Salisbury Heights	Parker	134	92	43
Sierra Ridge	Douglas County	1,600	1,019	157
Stone Creek (aka Stone Creek Ranch)	Douglas County	329	0	0
Stonegate	Douglas County	3,739	3,477	40
Stroh Crossing	Parker	135	11	11
Stroh Ranch (Includes Ironstone Condominiums at Stroh Ranch)	Parker	2,817	2,014	80
Sun Marke	Parker	223	0	0
Tallman Gulch	Douglas County	121	36	3
The Pinery (includes Pradera and Timbers)	Douglas County	4,855	4,200	14
Village on the Green	Parker	80	65	0
Villages of Parker (Canterberry)	Parker	2,726	2,574	0
Watermark on Twenty Mile	Parker	294	140	140
Westcreek Lakes	Douglas County	218	68	0
Willow Park (Willow Pointe)	Parker	350	265	0
Willow Ridge (Willow Pointe)	Parker	392	260	0

- The table to the right 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.

## Land Inventory-East Planning Area

- The table and map above show all the dedicated school sites in the East Planning Area.



Feeder	Site Type	Site Size (Acres)	Site Name	Site Status
Chaparral High School	Elementary	10	Elkhorn Ranch	Unplatted
Chaparral High School	Elementary	11.7	Kings Point South	Unplatted
Chaparral High School	Elementary	10.1	Meridian Village	Platted
Chaparral High School	Alternative Site	5.832	Newlin Crossing	Unplatted
Chaparral High School	Elementary	17.995	Pine Drive	Platted
Chaparral High School	Elementary	12.817	Rocking Horse	Platted
Chaparral High School	Elementary	10.033	Sierra Ridge	Platted
Chaparral High School	Elementary or PK-8	26.8	Spring Valley Ranch	Unplatted
Legend High School	Undetermined	3.492	Kime Ranch	Unplatted
Legend High School	PK-8	18	Pine Drive	Platted
Ponderosa High School	Elementary	12	Anthology A	Unplatted
Ponderosa High School	Elementary	12	Anthology B	Unplatted
Ponderosa High School	Elementary	12	Anthology C	Unplatted
Ponderosa High School	Elementary	12	Anthology D	Unplatted
Ponderosa High School	Middle	25	Anthology E	Unplatted
Ponderosa High School	High	50	Anthology F	Unplatted
Ponderosa High School	K-8	22.482	Cielo	Platted
Ponderosa High School	Elementary	11.21	Cobblestone Ranch	Platted
Ponderosa High School	Other	2	Hilltop	Platted
Ponderosa High School	Alternative Site	6.678	Meadowlark	Unplatted
Ponderosa High School	Elementary	12.352	Pinery	Platted
Ponderosa High School	Alternative Site	2	Pinery West	Unplatted
Ponderosa High School	Elementary	10.011	Pradera	Platted
Ponderosa High School	Elementary	10.321	Timbers	Platted



Appendix 4  
Capital Needs by Year

	Estimated Construction Cost	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
<b>Acres Green Elementary</b>				
2019-20	\$1,689,550	\$170370-\$727870	\$0	\$1859920-\$2417420
2021-22	\$105,750	\$10650-\$45550	\$10,840	\$127240-\$162140
<b>Arrowwood Elementary</b>				
2019-20	\$1,551,440	\$156130-\$668130	\$0	\$1707570-\$2219570
2020-21	\$216,800	\$21820-\$93420	\$22,240	\$260860-\$332460
2022-23	\$110,430	\$11210-\$47710	\$17,460	\$139100-\$175600
2023-24	\$63,450	\$6350-\$27350	\$13,650	\$83450-\$104450
<b>Bear Canyon Elementary</b>				
2019-20	\$285,560	\$28930-\$123430	\$0	\$314490-\$408990
2020-21	\$669,110	\$67360-\$287960	\$68,630	\$805100-\$1025700
2023-24	\$158,630	\$15980-\$68380	\$34,120	\$208730-\$261130
<b>Buffalo Ridge Elementary</b>				
2019-20	\$1,823,560	\$183750-\$785370	\$0	\$2007310-\$2608930
2021-22	\$23,270	\$2340-\$10040	\$2,390	\$28000-\$35700
<b>Cantril Building</b>				
2019-20	\$212,680	\$21780-\$91890	\$0	\$234460-\$304570
2020-21	\$1,554,350	\$158560-\$671660	\$159,640	\$1872550-\$2385650
2023-24	\$63,450	\$6450-\$27350	\$13,650	\$83550-\$104450
<b>Castle Rock Elementary</b>				
2019-20	\$1,407,350	\$141210-\$605810	\$0	\$1548560-\$2013160
2020-21	\$1,245,810	\$125350-\$536850	\$127,800	\$1498960-\$1910460
<b>Castle Rock Middle School</b>				
2019-20	\$1,283,400	\$129940-\$553340	\$0	\$1413340-\$1836740
2020-21	\$12,270	\$1240-\$5340	\$1,260	\$14770-\$18870
2022-23	\$158,630	\$15880-\$68280	\$25,070	\$199580-\$251980
<b>Castle View High School</b>				
2020-21	\$54,990	\$5510-\$23710	\$5,640	\$66140-\$84340
2021-22	\$2,009,250	\$200950-\$864050	\$205,950	\$2416150-\$3079250
2022-23	\$1,514,460	\$151690-\$651490	\$239,310	\$1905460-\$2405260
<b>Chaparral High School</b>				
2019-20	\$3,576,370	\$358970-\$1539370	\$0	\$3935340-\$5115740
2020-21	\$727,560	\$72840-\$312940	\$74,580	\$874980-\$1115080
2021-22	\$103,330	\$10390-\$44590	\$10,600	\$124320-\$158520
2022-23	\$158,630	\$15880-\$68280	\$25,070	\$199580-\$251980
<b>Cherokee Trail Elementary</b>				
2019-20	\$315,400	\$32020-\$136420	\$0	\$347420-\$451820
2020-21	\$287,230	\$28900-\$123700	\$29,460	\$345590-\$440390
2021-22	\$402,090	\$40450-\$173150	\$41,230	\$483770-\$616470
2023-24	\$784,990	\$78630-\$337630	\$168,780	\$1032400-\$1291400
<b>Cherry Valley Elementary</b>				
2019-20	\$614,710	\$62350-\$265460	\$0	\$677060-\$880170
2020-21	\$4,560	\$560-\$2060	\$480	\$5600-\$7100
2023-24	\$40,730	\$4200-\$17700	\$8,770	\$53700-\$67200
<b>Clear Sky Elementary</b>				
2019-20	\$54,990	\$5510-\$23710	\$0	\$60500-\$78700
2023-24	\$883,590	\$89000-\$380400	\$190,030	\$1162620-\$1454020
<b>Copper Mesa Elementary</b>				
2019-20	\$157,160	\$15890-\$67890	\$0	\$173050-\$225050
2021-22	\$1,279,520	\$128400-\$550900	\$131,210	\$1539130-\$1961630
<b>Cougar Run Elementary</b>				
2019-20	\$2,067,760	\$208300-\$890800	\$0	\$2276060-\$2958560
2021-22	\$12,270	\$1240-\$5340	\$1,260	\$14770-\$18870
<b>Coyote Creek Elementary</b>				
2019-20	\$377,160	\$38470-\$162870	\$0	\$415630-\$540030
2020-21	\$54,990	\$5510-\$23710	\$5,640	\$66140-\$84340
2022-23	\$221,990	\$22460-\$95760	\$35,090	\$279540-\$352840
<b>Cresthill Middle School</b>				
2019-20	\$139,190	\$14150-\$60050	\$0	\$153340-\$199240
2020-21	\$178,190	\$17920-\$76720	\$18,270	\$214380-\$273180

	Estimated Construction Cost	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
2021-22	\$201,690	\$20340-\$86840	\$20,680	\$242710-\$309210
2023-24	\$63,450	\$6450-\$27350	\$13,650	\$83550-\$104450
<b>DC Oakes High School / District Media Center</b>				
2019-20	\$201,470	\$20360-\$86860	\$0	\$221830-\$288330
2020-21	\$52,880	\$5330-\$22830	\$5,430	\$63640-\$81140
2023-24	\$42,300	\$4300-\$18200	\$9,100	\$55700-\$69600
<b>DCHS Stadium</b>				
2019-20	\$1,214,170	\$121910-\$522510	\$0	\$1336080-\$1736680
2020-21	\$84,600	\$8500-\$36500	\$8,680	\$101780-\$129780
<b>Douglas County High School</b>				
2019-20	\$9,882,770	\$995370-\$4257470	\$0	\$10878140-\$14140240
2020-21	\$179,160	\$18180-\$77280	\$18,380	\$215720-\$274820
2021-22	\$84,600	\$8500-\$36400	\$8,680	\$101780-\$129680
<b>Douglas County HS South Bldg</b>				
2019-20	\$1,967,390	\$201410-\$850110	\$0	\$2168800-\$2817500
2021-22	\$8,150	\$860-\$3560	\$840	\$9850-\$12550
2022-23	\$158,630	\$15880-\$68280	\$25,070	\$199580-\$251980
<b>Eagle Ridge Elementary</b>				
2019-20	\$726,110	\$73070-\$312770	\$0	\$799180-\$1038880
2020-21	\$959,930	\$96430-\$413130	\$98,430	\$1154790-\$1471490
2021-22	\$455,290	\$45740-\$196040	\$46,680	\$547710-\$698010
<b>Early Childhood Center-CR</b>				
2022-23	\$84,600	\$8500-\$36400	\$13,370	\$106470-\$134370
<b>Echo Park Stadium</b>				
2019-20	\$21,150	\$2150-\$9150	\$0	\$23300-\$30300
<b>Eldorado Elementary</b>				
2019-20	\$1,664,370	\$167280-\$716580	\$0	\$1831650-\$2380950
2021-22	\$63,450	\$6350-\$27350	\$6,510	\$76310-\$97310
2023-24	\$560,210	\$56570-\$241370	\$120,500	\$737280-\$922080
<b>Flagstone Elementary</b>				
2019-20	\$814,810	\$81610-\$350510	\$0	\$896420-\$1165320
2020-21	\$880,240	\$88820-\$379420	\$90,300	\$1059360-\$1349960
2023-24	\$481,010	\$48200-\$207000	\$103,430	\$632640-\$791440
<b>Fox Creek Elementary</b>				
2019-20	\$279,960	\$28660-\$121160	\$0	\$308620-\$401120
2022-23	\$50,880	\$5250-\$21950	\$8,050	\$64180-\$80880
<b>Franktown Elementary</b>				
2019-20	\$1,973,820	\$198760-\$849880	\$0	\$2172580-\$2823700
2020-21	\$167,090	\$16820-\$72020	\$17,130	\$201040-\$256240
2022-23	\$370,130	\$37080-\$159180	\$58,490	\$465700-\$587800
2023-24	\$26,450	\$2880-\$11580	\$5,700	\$35030-\$43730
<b>Frontier Valley Elementary</b>				
2019-20	\$317,250	\$31750-\$136450	\$0	\$349000-\$453700
2020-21	\$1,275,540	\$128530-\$549430	\$130,820	\$1534890-\$1955790
2022-23	\$427,400	\$42820-\$184020	\$67,550	\$537770-\$678970
2023-24	\$397,630	\$39890-\$171190	\$85,510	\$523030-\$654330
<b>Gold Rush Elementary</b>				
2023-24	\$703,830	\$71080-\$303280	\$151,380	\$926290-\$1158490
<b>Heritage Elementary</b>				
2019-20	\$1,404,110	\$141330-\$604630	\$0	\$1545440-\$2008740
2021-22	\$63,450	\$6350-\$27350	\$6,510	\$76310-\$97310
2023-24	\$145,420	\$14810-\$62810	\$31,290	\$191520-\$239520
<b>Highlands Ranch High School</b>				
2019-20	\$6,079,290	\$609470-\$2615470	\$0	\$6688760-\$8694760
2020-21	\$1,142,100	\$114300-\$491200	\$117,070	\$1373470-\$1750370
2021-22	\$105,750	\$10650-\$45550	\$10,840	\$127240-\$162140
2023-24	\$237,940	\$23870-\$102370	\$51,160	\$312970-\$391470
<b>Iron Horse Elementary</b>				
2019-20	\$1,267,960	\$127980-\$546680	\$0	\$1395940-\$1814640
2020-21	\$62,400	\$6310-\$26910	\$6,400	\$75110-\$95710

	Estimated Construction Cost	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
2022-23	\$439,310	\$44230-\$189130	\$69,440	\$552980-\$697880
<b>Joint Service Center</b>				
2019-20	\$61,660	\$6260-\$26660	\$0	\$67920-\$88320
2020-21	\$300,850	\$30900-\$130000	\$30,930	\$362680-\$461780
<b>Larkspur Elementary</b>				
2019-20	\$1,345,550	\$135760-\$579960	\$0	\$1481310-\$1925510
2020-21	\$33,320	\$3400-\$14400	\$3,430	\$40150-\$51150
2023-24	\$169,230	\$17220-\$73120	\$36,400	\$222850-\$278750
<b>Legacy Point Elementary</b>				
2019-20	\$9,950	\$1060-\$4360	\$0	\$11010-\$14310
2020-21	\$810,250	\$82140-\$349640	\$83,130	\$975520-\$1243020
2023-24	\$1,254,200	\$125620-\$539520	\$269,680	\$1649500-\$2063400
<b>Legend High School</b>				
2023-24	\$2,848,410	\$285580-\$1225380	\$612,460	\$3746450-\$4686250
<b>Lone Tree Elementary A Magnet School</b>				
2023-24	\$1,399,870	\$140730-\$602630	\$301,030	\$1841630-\$2303530
<b>Mammoth Heights Elementary</b>				
2023-24	\$768,340	\$77690-\$331190	\$165,250	\$1011280-\$1264780
<b>Meadow View Elementary</b>				
2019-20	\$2,338,330	\$234860-\$1006760	\$0	\$2573190-\$3345090
2020-21	\$114,850	\$11560-\$49460	\$11,780	\$138190-\$176090
2022-23	\$23,380	\$2440-\$10140	\$3,700	\$29520-\$37220
2023-24	\$63,450	\$6350-\$27350	\$13,650	\$83450-\$104450
<b>Mesa Middle School</b>				
2023-24	\$504,250	\$51040-\$217340	\$108,450	\$663740-\$830040
<b>Mountain Ridge Middle School</b>				
2019-20	\$93,600	\$9520-\$40420	\$0	\$103120-\$134020
2020-21	\$868,700	\$87880-\$374680	\$89,140	\$1045720-\$1332520
2023-24	\$1,882,360	\$188460-\$809660	\$404,730	\$2475550-\$3096750
<b>Mountain View Elementary</b>				
2019-20	\$2,186,470	\$220110-\$941420	\$0	\$2406580-\$3127890
2023-24	\$2,650	\$360-\$1160	\$570	\$3580-\$4380
<b>Mountain Vista High School</b>				
2019-20	\$4,553,250	\$456310-\$1959110	\$0	\$5009560-\$6512360
2021-22	\$84,600	\$8500-\$36400	\$8,680	\$101780-\$129680
2023-24	\$1,634,930	\$163930-\$703430	\$351,540	\$2150400-\$2689900
<b>Northeast Elementary</b>				
2019-20	\$1,815,210	\$183060-\$781960	\$0	\$1998270-\$2597170
2021-22	\$466,360	\$46650-\$200550	\$47,810	\$560820-\$714720
2023-24	\$18,520	\$2000-\$8000	\$3,990	\$24510-\$30510
<b>Northridge Elementary</b>				
2019-20	\$486,290	\$49320-\$209920	\$0	\$535610-\$696210
2020-21	\$806,490	\$81330-\$347630	\$82,750	\$970570-\$1236870
2022-23	\$84,600	\$8500-\$36500	\$13,380	\$106480-\$134480
<b>O&amp;M East</b>				
2020-21	\$409,150	\$41950-\$177150	\$42,070	\$493170-\$628370
<b>O&amp;M West- Bldg A</b>				
2020-21	\$16,950	\$1810-\$7710	\$1,770	\$20530-\$26430
2021-22	\$19,190	\$2020-\$8320	\$1,970	\$23180-\$29480
2023-24	\$21,150	\$2150-\$9150	\$4,550	\$27850-\$34850
<b>Pine Grove Elementary</b>				
2019-20	\$569,420	\$57720-\$245820	\$0	\$627140-\$815240
2020-21	\$54,990	\$5510-\$23710	\$5,640	\$66140-\$84340
2022-23	\$8,250	\$860-\$3560	\$1,310	\$10420-\$13120
<b>Pine Lane Intermediate (N)</b>				
2019-20	\$2,572,670	\$258650-\$1107750	\$0	\$2831320-\$3680420
2023-24	\$1,937,360	\$194080-\$833580	\$416,570	\$2548010-\$3187510
<b>Pine Lane Primary (S)</b>				
2019-20	\$1,630,030	\$164280-\$702390	\$0	\$1794310-\$2332420
2020-21	\$105,750	\$10650-\$45550	\$10,840	\$127240-\$162140



	Estimated Construction Cost	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
2022-23	\$63,450	\$6350-\$27350	\$10,030	\$79830-\$100830
2023-24	\$212,580	\$21570-\$91770	\$45,740	\$279890-\$350090
<b>Pioneer Elementary</b>				
2019-20	\$1,636,480	\$164830-\$705130	\$0	\$1801310-\$2341610
2022-23	\$7,940	\$870-\$3470	\$1,260	\$10070-\$12670
<b>Ponderosa High School</b>				
2019-20	\$7,731,390	\$776240-\$3326970	\$0	\$8507630-\$11058360
2021-22	\$60,810	\$6100-\$26200	\$6,240	\$73150-\$93250
2022-23	\$1,755,450	\$175650-\$754950	\$277,380	\$2208480-\$2787780
<b>Prairie Crossing Elementary</b>				
2019-20	\$1,774,140	\$178420-\$763920	\$0	\$1952560-\$2538060
2021-22	\$63,450	\$6350-\$27350	\$6,510	\$76310-\$97310
2023-24	\$235,310	\$23710-\$101510	\$50,620	\$309640-\$387440
<b>Ranch View Middle School</b>				
2019-20	\$1,786,590	\$179990-\$769790	\$0	\$1966580-\$2556380
2020-21	\$1,632,910	\$163530-\$702530	\$167,410	\$1963850-\$2502850
2022-23	\$76,470	\$7870-\$32970	\$12,100	\$96440-\$121540
<b>Redstone Elementary</b>				
2019-20	\$8,150	\$870-\$3670	\$0	\$9020-\$11820
2021-22	\$1,283,570	\$129010-\$553110	\$131,670	\$1544250-\$1968350
<b>Renaissance Magnet School</b>				
2019-20	\$640	\$70-\$370	\$0	\$710-\$1010
2020-21	\$22,000	\$2210-\$9510	\$2,260	\$26470-\$33770
2022-23	\$124,820	\$12960-\$54160	\$19,760	\$157540-\$198740
<b>Rock Canyon High School</b>				
2019-20	\$40,200	\$4120-\$17320	\$0	\$44320-\$57520
2021-22	\$4,468,190	\$447290-\$1921790	\$458,040	\$5373520-\$6848020
<b>Rock Ridge Elementary</b>				
2019-20	\$358,320	\$36020-\$154420	\$0	\$394340-\$512740
2020-21	\$388,760	\$39180-\$167480	\$39,880	\$467820-\$596120
2021-22	\$1,158,190	\$115930-\$498230	\$118,730	\$1392850-\$1775150
2023-24	\$333,910	\$33500-\$143700	\$71,800	\$439210-\$549410
<b>Rocky Heights Middle School</b>				
2019-20	\$14,600	\$1510-\$6310	\$0	\$16110-\$20910
2020-21	\$1,979,940	\$199070-\$852670	\$203,050	\$2382060-\$3035660
2023-24	\$2,405,830	\$240900-\$1034800	\$517,280	\$3164010-\$3957910
<b>Roxborough Intermediate</b>				
2019-20	\$413,920	\$41500-\$178100	\$0	\$455420-\$592020
2023-24	\$564,750	\$56930-\$243230	\$121,470	\$743150-\$929450
<b>Roxborough Primary</b>				
2019-20	\$467,150	\$47690-\$201800	\$0	\$514840-\$668950
2020-21	\$72,870	\$7340-\$31340	\$7,470	\$87680-\$111680
2021-22	\$39,450	\$4060-\$17060	\$4,050	\$47560-\$60560
2023-24	\$63,450	\$6450-\$27350	\$13,650	\$83550-\$104450
<b>Saddle Ranch Elementary</b>				
2019-20	\$1,579,700	\$159100-\$680800	\$0	\$1738800-\$2260500
2022-23	\$317,160	\$31970-\$136570	\$50,120	\$399250-\$503850
2023-24	\$84,600	\$8500-\$36400	\$18,190	\$111290-\$139190
<b>Sagewood Middle School</b>				
2019-20	\$2,454,070	\$246890-\$1056690	\$0	\$2700960-\$3510760
2020-21	\$1,509,690	\$151020-\$649320	\$154,760	\$1815470-\$2313770
2022-23	\$85,770	\$8640-\$36940	\$13,560	\$107970-\$136270
<b>Sand Creek Elementary</b>				
2019-20	\$1,492,070	\$149810-\$642210	\$0	\$1641880-\$2134280
2020-21	\$843,530	\$85010-\$363810	\$86,540	\$1015080-\$1293880
2022-23	\$317,250	\$31750-\$136450	\$50,130	\$399130-\$503830
<b>Sedalia Elementary</b>				
2019-20	\$1,518,140	\$153050-\$654060	\$0	\$1671190-\$2172200
2020-21	\$158,630	\$15880-\$68280	\$16,260	\$190770-\$243170
2022-23	\$197,970	\$19960-\$85360	\$31,290	\$249220-\$314620

	Estimated Construction Cost	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
<b>Shea Stadium</b>				
2019-20	\$1,044,480	\$105080-\$450080	\$0	\$1149560-\$1494560
2020-21	\$76,140	\$7660-\$32860	\$7,820	\$91620-\$116820
2023-24	\$8,250	\$860-\$3560	\$1,780	\$10890-\$13590
<b>Sierra Middle School</b>				
2019-20	\$4,369,520	\$438770-\$1880770	\$0	\$4808290-\$6250290
2020-21	\$74,030	\$7480-\$31880	\$7,590	\$89100-\$113500
2022-23	\$512,380	\$51560-\$220660	\$80,980	\$644920-\$814020
<b>Soaring Hawk Elementary</b>				
2019-20	\$800,440	\$80290-\$344290	\$0	\$880730-\$1144730
2021-22	\$464,360	\$46580-\$199980	\$47,620	\$558560-\$711960
2022-23	\$84,600	\$8500-\$36400	\$13,370	\$106470-\$134370
<b>South Ridge Elementary</b>				
2019-20	\$3,558,210	\$357920-\$1532330	\$0	\$3916130-\$5090540
2020-21	\$63,450	\$6350-\$27350	\$6,510	\$76310-\$97310
2022-23	\$142,790	\$14750-\$61650	\$22,580	\$180120-\$227020
<b>Stone Mountain Elementary</b>				
2020-21	\$178,190	\$17920-\$76720	\$18,270	\$214380-\$273180
2023-24	\$554,390	\$56000-\$238900	\$119,240	\$729630-\$912530
<b>Student Assistance Office</b>				
2020-21	\$67,320	\$7410-\$29710	\$6,960	\$81690-\$103990
<b>Summit View Elementary</b>				
2019-20	\$310,130	\$31630-\$134130	\$0	\$341760-\$444260
2020-21	\$258,270	\$26090-\$111290	\$26,510	\$310870-\$396070
2023-24	\$169,210	\$17010-\$72910	\$36,400	\$222620-\$278520
<b>ThunderRidge High School</b>				
2019-20	\$5,351,080	\$536890-\$2303000	\$0	\$5887970-\$7654080
2020-21	\$267,240	\$26770-\$114970	\$27,400	\$321410-\$409610
2022-23	\$158,630	\$15880-\$68280	\$25,070	\$199580-\$251980
<b>Timber Trail Elementary</b>				
2019-20	\$793,130	\$79380-\$341080	\$0	\$872510-\$1134210
2020-21	\$794,470	\$80290-\$342690	\$81,510	\$956270-\$1218670
2023-24	\$396,650	\$39760-\$170660	\$85,290	\$521700-\$652600
<b>Trailblazer Elementary</b>				
2019-20	\$1,674,930	\$168770-\$721380	\$0	\$1843700-\$2396310
<b>Transportation - Castle Rock Bldg B</b>				
2019-20	\$420,780	\$42230-\$181030	\$0	\$463010-\$601810
2020-21	\$355,820	\$36320-\$153820	\$36,540	\$428680-\$546180
2021-22	\$1,910	\$200-\$900	\$200	\$2310-\$3010
2023-24	\$26,440	\$2670-\$11470	\$5,690	\$34800-\$43600
<b>Transportation--North</b>				
2019-20	\$146,940	\$14780-\$63380	\$0	\$161720-\$210320
2020-21	\$2,002,000	\$202740-\$863240	\$205,390	\$2410130-\$3070630
<b>Warehouse-Bldg E</b>				
2019-20	\$101,520	\$10180-\$43680	\$0	\$111700-\$145200
2020-21	\$260,620	\$26490-\$112690	\$26,770	\$313880-\$400080
2023-24	\$10,580	\$1130-\$4630	\$2,280	\$13990-\$17490
<b>West Support Center</b>				
2019-20	\$262,480	\$26430-\$112930	\$0	\$288910-\$375410
2020-21	\$163,630	\$16620-\$70620	\$16,800	\$197050-\$251050
<b>Wilcox Building</b>				
2019-20	\$321,390	\$32450-\$138550	\$0	\$353840-\$459940
2020-21	\$1,102,870	\$111250-\$475950	\$113,160	\$1327280-\$1691980
<b>Wildcat Mountain Elementary</b>				
2019-20	\$540,890	\$55060-\$233460	\$0	\$595950-\$774350
2022-23	\$289,980	\$29150-\$124950	\$45,830	\$364960-\$460760
2023-24	\$290,820	\$29090-\$125090	\$62,530	\$382440-\$478440
<b>Athletics</b>				
2019-20	\$528,750	\$52950-\$227450	\$0	\$581700-\$756200
2020-21	\$1,658,480	\$166130-\$713430	\$170,010	\$1994620-\$2541920

	Estimated Construction Cost	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation Costs	Estimated Total Project Cost
2021-22	\$1,057,500	\$105900-\$454900	\$108,400	\$1271800-\$1620800
2022-23	\$528,750	\$52950-\$227450	\$83,550	\$665250-\$839750
<b>Furniture, Fixtures, and Equipment</b>				
2019-20	\$990,000	\$99000-\$425700	\$0	\$1089000-\$1415700
2020-21	\$6,630,000	\$663000-\$2850900	\$679,580	\$7972580-\$10160480
2021-22	\$2,300,000	\$230000-\$989000	\$235,750	\$2765750-\$3524750
2022-23	\$1,270,000	\$127000-\$546100	\$200,660	\$1597660-\$2016760
2023-24	\$625,000	\$62500-\$268800	\$134,380	\$821880-\$1028180
<b>Mobile Replacement</b>				
2019-20	\$4,400,000	\$440000-\$1892000	\$0	\$4840000-\$6292000
2020-21	\$400,000	\$40000-\$172000	\$41,000	\$481000-\$613000
2021-22	\$600,000	\$60000-\$258000	\$61,500	\$721500-\$919500
2022-23	\$800,000	\$80000-\$344000	\$126,400	\$1006400-\$1270400
2023-24	\$400,000	\$40000-\$172000	\$86,000	\$526000-\$658000

\*Note\* The Needs by Year list shown above is inclusive of only those needs that have been estimated by year. This includes those needs identified on each individual facility profile page, mobiles, athletic fields, and FF&E (furniture, features and equipment) needs. Identified capital needs for charter schools, information technology, transportation, safety and security, support fleet, and new construction are not currently projected by year and therefore not included in this list.



Appendix 5  
Capital Needs Deltas Since 2018-19

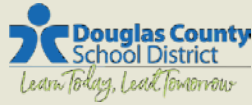
Deltas by Capital Need Item

Capital Item	2018-19 Total Project Cost Estimate	2019-20 Total Project Cost Estimate	2018-19 vs. 2019-20 Total Project Cost Delta
ADA Contingency	\$525,000-\$607,500	\$525,000-\$607,500	\$0
Athletics	\$4,103,515-\$5,405,984	\$4,340,110-\$6,208,070	\$236,595-\$802,086
Charter Schools	\$25,464,795-\$36,425,728	\$26,514,717-\$37,193,017	\$1,049,922-\$767,289
Facility Reinvestment-Neighborhood Schools, Support Facilities	\$186,125,490-\$266,219,547	\$196,905,620-\$281,618,500	\$10,780,130-\$15,398,953
FF&E	\$13,587,250-\$18,254,225	\$13,587,250-\$18,254,225	\$0
Information Technology	\$27,400,000	\$0	(\$27,400,000)
Mobiles	\$6,930,000-\$8,019,000	\$6,930,000-\$8,019,000	\$0
New Construction (1-5 Years, DCSD Standards)	\$256,200,304	\$455,699,301	\$199,498,997
Playground Equipment	\$525,000-\$607,500	\$525,000-\$607,500	\$0
Safety & Security	\$9,552,714	\$4,980,215	(\$4,572,499)
SPED Contingency	\$525,000-\$607,500	\$525,000-\$607,500	\$0
Support Fleet	\$6,715,820	\$6,715,820	\$0
Transportation	\$22,279,935	\$19,369,895	(\$2,910,040)



Appendix 6  
Capital Needs by Tier

Capital Need by Tier	Estimated Capital Cost-2019	Potential Regulatory, Professional Services, and Contracting Costs	Potential Inflation	Total Project Cost
<b>ADA Contingency</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$25,000-\$107,500</b>	<b>\$525,000-\$607,500</b>
<b>Athletics</b>	<b>\$3,773,480</b>	<b>\$377,930-\$1,623,230</b>	<b>\$188,700-\$811,360</b>	<b>\$4,340,110-\$6,208,070</b>
1	\$0	\$0	\$0	\$0
2	\$3,701,250	\$370,650-\$1,592,150	\$185,080-\$795,830	\$4,256,980-\$6,089,230
3	\$72,230	\$7,280-\$31,080	\$3,620-\$15,530	\$83,130-\$118,840
4	\$0	\$0	\$0	\$0
<b>Charter Schools</b>	<b>\$23,269,187</b>	<b>\$2,166,250-\$9,285,760</b>	<b>\$1,079,280-\$4,638,070</b>	<b>\$26,514,717-\$37,193,017</b>
1	\$2,591,337	\$89,680-\$383,980	\$44,610-\$191,680	\$2,725,627-\$3,166,997
2	\$4,635,190	\$467,440-\$1,997,950	\$232,140-\$996,920	\$5,334,770-\$7,630,060
3	\$2,171,060	\$218,470-\$935,170	\$108,600-\$466,840	\$2,498,190-\$3,573,070
4	\$337,960	\$34,710-\$146,210	\$16,960-\$72,730	\$389,630-\$556,900
Untiered	\$13,375,010	\$1,340,070-\$5,754,170	\$668,970-\$2,875,790	\$15,384,050-\$22,004,970
<b>Facility Reinvestment Neighborhood Schools, Support Facilities</b>	<b>\$171,123,020</b>	<b>\$17,217,390-\$73,696,550</b>	<b>\$8,565,210-\$36,798,930</b>	<b>\$196,905,620-\$281,618,500</b>
1	\$100,509,510	\$10,076,650-\$43,250,780	\$5,028,020-\$21,611,530	\$115,614,180-\$165,371,820
2	\$49,625,950	\$5,014,490-\$21,394,350	\$2,485,790-\$10,673,400	\$57,126,230-\$81,693,700
3	\$19,253,990	\$1,949,720-\$8,302,380	\$964,440-\$4,141,090	\$22,168,150-\$31,697,460
4	\$1,733,570	\$176,530-\$749,040	\$86,960-\$372,910	\$1,997,060-\$2,855,520
<b>FF&amp;E</b>	<b>\$11,815,000</b>	<b>\$1,181,500-\$3,899,000</b>	<b>\$590,750-\$2,540,225</b>	<b>\$13,587,250-\$18,254,225</b>
1	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0
3	\$11,815,000	\$1,181,500-\$3,899,000	\$590,750-\$2,540,225	\$13,587,250-\$18,254,225
4	\$0	\$0	\$0	\$0
<b>Mobiles</b>	<b>\$6,600,000</b>	<b>\$0</b>	<b>\$330,000-\$1,419,000</b>	<b>\$6,930,000-\$8,019,000</b>
1	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0
3	\$6,600,000	\$0	\$330,000-\$1,419,000	\$6,930,000-\$8,019,000
4	\$0	\$0	\$0	\$0
<b>New Construction (1- 5 Years, DCSD Standards)</b>	<b>\$455,699,301</b>	<b>\$0</b>	<b>\$0</b>	<b>\$455,699,301</b>
<b>Playground Equipment</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$25,000-\$107,500</b>	<b>\$525,000-\$607,500</b>
<b>Safety &amp; Security</b>	<b>\$4,980,215</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,980,215</b>
1	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0
3	\$4,980,215	\$0	\$0	\$4,980,215
4	\$0	\$0	\$0	\$0
<b>SPED Contingency</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$25,000-\$107,500</b>	<b>\$525,000-\$607,500</b>
<b>Transportation</b>	<b>\$19,369,895</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,369,895</b>
1	\$6,713,461	\$0	\$0	\$6,713,461
2	\$6,318,681	\$0	\$0	\$6,318,681
3	\$6,337,753	\$0	\$0	\$6,337,753
4	\$0	\$0	\$0	\$0
<b>Support Fleet</b>	<b>\$6,715,820</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,715,820</b>
1	\$6,715,820	\$0	\$0	\$6,715,820
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
<b>Grand Total</b>	<b>\$704,845,917</b>	<b>\$20,943,070-\$88,504,540</b>	<b>\$10,828,940-\$46,530,085</b>	<b>\$736,617,927-\$839,880,542</b>



	2019												2020															
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S							
<b>2020 Capital Improvement Package</b> ARROWWOOD ELEMENTARY    FRANKTOWN ELEMENTARY ELDORADO ELEMENTARY    MOUNTAIN VIEW ELEMENTARY HERITAGE ELEMENTARY    NORTHEAST ELEMENTARY COUGAR RUN ELEMENTARY    FRONTIER VALLEY ELEMENTARY SADDLE RANCH ELEMENTARY    LEGACY POINT ELEMENTARY TRAILBLAZER ELEMENTARY    PRAIRIE CROSSING ELEMENTARY WILDCAT MOUNTAIN ELEMENTARY    IRON HORSE ELEMENTARY CASTLE ROCK MIDDLE SCHOOL    PIONEER ELEMENTARY MEADOW VIEW ELEMENTARY    SAGEWOOD MIDDLE SCHOOL SOARING HAWK ELEMENTARY    THUNDERBRIDGE HIGH SCHOOL SOUTH RIDGE ELEMENTARY    RANCH VIEW MIDDLE SCHOOL CHERRY VALLEY ELEMENTARY    PONDEROSA HIGH SCHOOL	3			8					9																			
<b>2021 Capital Improvement Package</b> CASTLE ROCK ELEMENTARY    COPPER MESA ELEMENTARY FLAGSTONE ELEMENTARY    REDSTONE ELEMENTARY ROCK RIDGE ELEMENTARY    TIMBER TRAIL ELEMENTARY CHEROKEE TRAIL ELEMENTARY    BUFFALO RIDGE ELEMENTARY PINE GROVE ELEMENTARY    MOUNTAIN RIDGE MIDDLE SCHOOL PINE LANE NORTH    MOUNTAIN VISTA HIGH SCHOOL PINE LANE SOUTH    ROCK CANYON HIGH SCHOOL BEAR CANYON ELEMENTARY    ROCKY HEIGHTS MIDDLE SCHOOL EAGLE RIDGE ELEMENTARY    SIERRA MIDDLE SCHOOL SUMMIT VIEW ELEMENTARY    CHAPARRAL HIGH SCHOOL SAND CREEK ELEMENTARY    CASTLEVIEW HIGH SCHOOL													2		9													
<b>2022 Capital Improvement Package</b> ACRES GREEN ELEMENTARY    HIGHLANDS RANCH HIGH SCHOOL COYOTE CREEK ELEMENTARY    CRESTHILL MIDDLE SCHOOL NORTHRIDGE ELEMENTARY    DCHS STADIUM FOX CREEK ELEMENTARY    DOUGLAS COUNTY HIGH SCHOOL ROXBOROUGH PRIMARY    DOUGLAS COUNTY HS SOUTH BLDG LARKSPUR ELEMENTARY    DC OAKES HIGH SCHOOL / DISTRICT MEDIA CENTER SEDALIA ELEMENTARY    RENAISSANCE MAGNET																												
<b>Castle View Addition</b>	3			9					12																			
<b>Alternative Education School</b>	3			11																								
<b>Charter School Capital Improvement Package</b> ACADEMY CHARTER    PARKER CORE KNOWLEDGE CHALLENGE TO EXCELLENCE    PLATTE RIVER ACADEMY DC MONTESSORI    SKYVIEW ACADEMY NORTH STAR ACADEMY    STEM ACADEMY	1				8																							



