

DRAFT MAY 30, 1995

***Site & Facility Needs
1995-2000***

Report

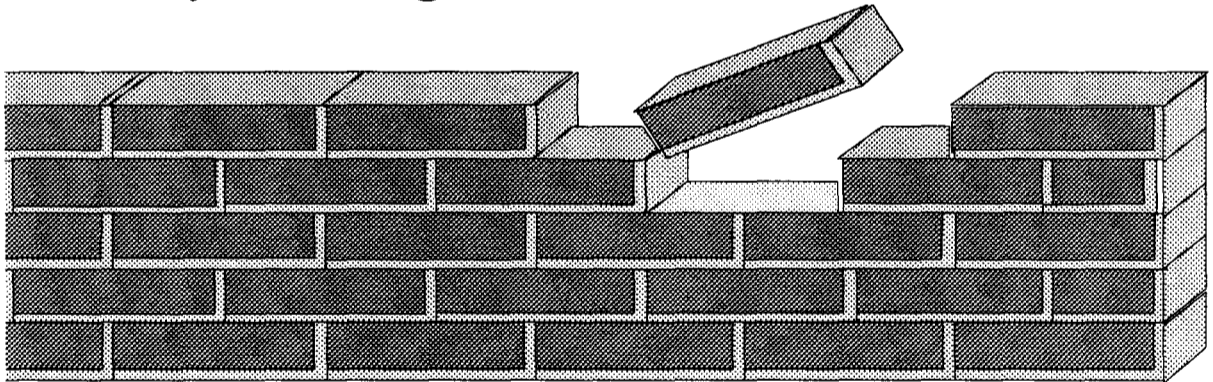
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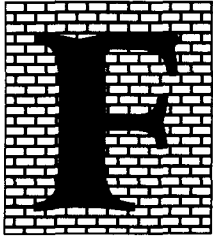
Board of Education

Mesa County Valley School District 51

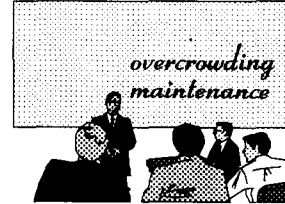
June 20, 1995

Facility Planning Committee





Facility Planning Committee



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Dave Armour ▣ Fruita area, Western Implement
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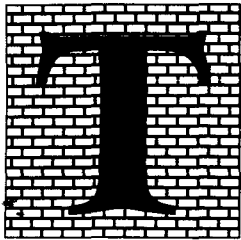


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Support Data 27

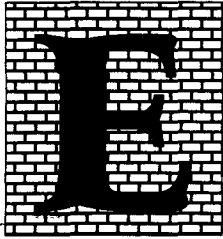
List of Identified Needs **Blue**

Five-Year Maintenance Report **Gray**

Feeder System and Capacities with Enrollment Projections .. **Lavender**

Current Administrative Reassignments **Ivory**

Vacant Land Owned by the District **Pink**

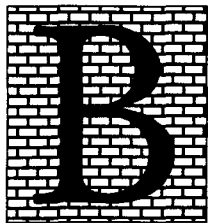


Executive Summary

Three areas are included for consideration: Maintenance, Immediate Needs, and Growth Needs to the year 2000. The growth needs area has three plans—Interim, Basic Improvement, and Extended Improvement. We designed the Plans to allow for prudent use of resources, to be responsive to identified needs, and to support student learning and safety.

Plan	Action Recommended	Site	Cost
I. Maintenance	Allocate funds to complete projects identified in 5-year district plan	all	\$11,080,800
II. Immediate Needs	Administrative reassignment, purchase or lease modulars, and scheduling changes	Appleton, Orchard Ave, Scenic, Taylor, Thunder Mtn, Bookcliff, Central, Fruita Monument	\$239,000 +
III. Growth Needs			
A. Interim Plan	Boundary changes, administrative reassignment, scheduling changes	elementary, middle, and high schools	HVAC associated with year-round = \$4 - 9 million + transportation, etc.
Administrative support	Expand existing offices into space vacated by instructional department	ASC	see ASC, pg 2
B. Basic Improvement Plan			
Elementary	Construct core and classroom facilities to accommodate 600 students/4-round	Appleton, Nisley, Orchard Ave, Fruitvale, Pomona	\$13,875,625
Middle School	Build new facility	East area	\$8,360,000
	Professional assessment of reconfiguration to better house current programs and enrollment	East and West	\$2,100,000
High School	Reconstruct to accommodate 1800 students including Voc-Ag facility	Fruita Monument	\$5,117,050
	Reconstruct to accommodate 1800 students including fine arts facility	Central	\$4,872,500
	Expand parking and remodel west campus	Grand Junction	\$1,795,000
	Remodel and enlarge office, electronics and assessment areas	R-5	\$350,000
Administrative Support	Second story addition to warehouse	ASC	\$900,000

Plan	Action Recommended	Site	Cost
C. Extended Improvement Plan			
Elementary	New facility	east area	\$3,881,250
	New facility	Orchard Mesa to replace Columbus	\$3,881,250
Middle School	New facility	north area	\$8,360,000
	Reconstruct to prototype school	Orchard Mesa MS	\$2,950,000
High School	New facility	to be determined	\$18,920,000
	Permanent classrooms to accommodate capacity of 1000	Palisade HS	\$1,336,000
Administrative Support	Expand facility—include land purchase—provide district storage; dispose of Riverside building	ASC	\$1,090,000
	Expand facility	BTK	\$250,000



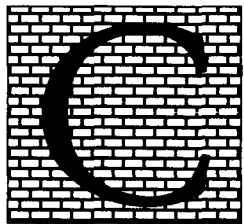
Background

This report is preceded by a 1991 Ten-Year Site and Facility Report on proposed construction and revenue sources, and 1992 and 1993 Site and Facilities reports on special capital elections for construction projects. It is stated in the Ten-Year Report that each year "a committee be organized to deliver information to the community so that the District can gather community input relative to decisions that need to be made." All of these reports have a focus on student population growth, and the need to provide adequate facilities to provide the best environment for student learning. Both the 1992 and 1993 reports led to a special election to raise needed revenues to support the plan. Neither of these requests to fund major projects to address educational programs and/or growth was successful.

The needs identified in these plans exist today, some with increasing urgency. Additional needs have developed because of continued growth in the valley.

Since the decision (based on a fall 1990 site and facilities planning committee report) to build Redlands Middle School, the only strategies to address growth have been the addition of modulars, a year-round calendar at Fruita Monument High School, and administrative reassignments at the elementary and middle school levels.

Without additional funding, solutions to accommodate increasing student numbers will continue to be limited.

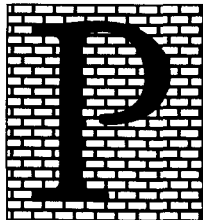


Charges

In January 1995, a reorganized Facility Planning Committee was convened and given these charges by the Board of Education:

- ▶ Recommend facility needs of the district for 1995-2000 based on growth AND adequacy of all facilities
- ▶ Determine resources needed to meet current and projected needs
- ▶ Make recommendations to the Board regarding interim strategies to address immediate growth issues if needed

- ▶ Establish process and parameters for ongoing long-range facility planning for the district
- ▶ Develop recommendations for the consideration of the superintendent and administrative staff regarding the optimum enrollment size for elementary, middle, and high schools.

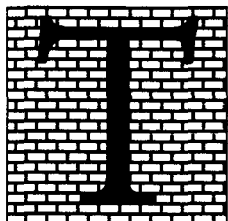


urpose of This Report

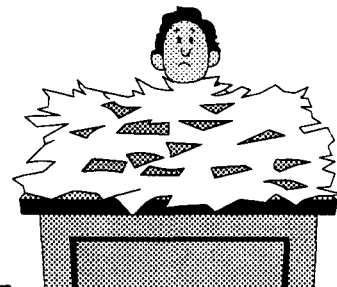
After conducting extensive research, our Committee concludes that it is imperative that our community commits to supporting a site and facility plan that

- ▶ will accommodate student population growth
- ▶ will support an instructional program that enables our students to meet the challenges of a rapidly changing world

The purpose of this Report is to present recommendations to the Board of Education for its consideration. These plans represent the best thinking of a dedicated group of community and District 51 staff, and are intended to provide the best possible environment for student learning during the next five years and beyond.



he Process



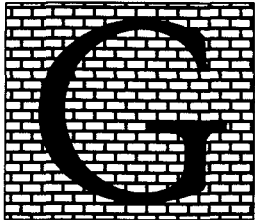
When the Facility Planning Committee was convened and given its charges by the Board, the first order of business was to gather information. Subcommittees visited the District buildings, talked with the building staffs and community members, and came back to the Committee with lists of specific needs. The Committee spent time in the Center for Executive Development at Mesa State College to document, evaluate, sort, and prioritize the almost 300 needs that had been identified. Assisted by those computer lists, they began the task of developing short-term and long-term solutions and plans. A complete list of the Identified Needs is in the "Support Data" section of this report.

The Committee was influenced by some of the ideas expressed in the goals of the Ten-Year Plan:

- ▶ continue to develop feeder systems that allow students in a given area to progress through grades K-12 together
- ▶ provide facilities that create the best possible learning environments for students;
- ▶ make decisions in a timely manner in order to be proactive
- ▶ involve the citizens of our District in the decision-making process

With this in mind, the Committee decided to

- ▶ communicate directly with representatives from every facility being assessed
- ▶ develop a vision which would guide recommendations
- ▶ report to the public by various means during the process of developing recommendations
- ▶ recommend several plans to choose from that were both educationally and fiscally sound

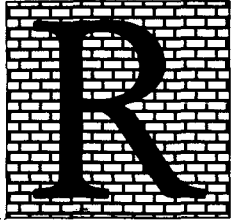


General Conclusions

From the current research of existing needs and from previous studies, the following conclusions have been drawn which influenced the Committee in its recommendations.

- ▶ There are significant areas of over-crowding.
- ▶ There is space available in some elementary schools.
- ▶ All high schools are over capacity.
- ▶ All high schools will continue to increase in enrollment over the next five years.
- ▶ East area middle schools are overcrowded.
- ▶ There are facilities that, although not exceptionally overcrowded, are considered inadequate to deliver basic services in an effective manner.
- ▶ There are buildings identified by the Ten-Year Plan that should not be renovated for expansion; e.g., Columbus.

- the District enrollment is projected to continue to grow at a minimum rate of 2% a year
- future growth areas are difficult to determine (according to past experience); District must work with upcoming City and County's master plan
- maintaining our existing facilities is vital to dealing with overcrowding issues



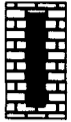
Recommendations

The Facility Planning Committee recommendations for District 51, based on growth and adequacy of all facilities, are on the following pages.

- ✓ Maintenance Recommendations
- ✓ Immediate Growth (1-2 Years) Recommendations
- ✓ Plans to Address Anticipated Growth through Year 2000
- ✓ Site-Specific Recommendations to Address Anticipated Growth through Year 2000 with Cost Estimates
- ✓ Administrative Support Facilities Recommendations

Maintenance Recommendations

Introduction	Conclusion	Support Data
<p>The members of this Committee gathered information directly from the building personnel and community members, and reviewed facility needs as they pertain to student learning. Of the roughly 300 "facility needs" identified, over half of them were clearly maintenance items.</p>	<p>District 51 has a serious site and facility maintenance problem that, in many cases, directly affects student learning.</p> <ul style="list-style-type: none"> ➤ If you were to total all the items on the revised Five-Year Maintenance Plan, the cost would be approximately \$11 million—or \$2 million + per year for the five year life of the plan. ➤ In 1995, the District will spend roughly \$550,000 on maintenance and operations—a critical shortfall compared with the immediate needs. ➤ The revised Maintenance 5-year plan must be funded to avoid continuing deterioration of our sites and facilities. 	<p>Mesa County Valley School District 51's Maintenance and Operations Department had developed a "Five-Year Site and Facilities Maintenance Plan" in June 1994. The Committee worked with the District's Maintenance Department to blend the newly identified maintenance items with those already identified in the 1994 Five Year Plan. The result of that effort is the chart located in the "Support Data" section. Shaded items throughout the Five Year Plan are those already identified by Maintenance and included in the Plan; those in the "Facility" column were added to the Plan as a result of the Committee's site visits.</p>



Immediate Growth (1-2 Years) Recommendations

The Committee classified the following needs as "immediate" based on the adequacy of the building to meet the present impact of growth; these facilities are, or will be within the next one to two years, over capacity.

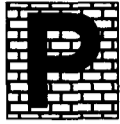
The parameters that have been used to suggest solutions for these immediate needs are:

- ▶ construction or major renovation is not possible
- ▶ the need directly affects teaching and learning

Building and Need	Proposed Solution	Estimated Cost
Appleton needs classrooms— requests quad modular with bathrooms	administrative reassignment or [2nd choice] lease 2-classroom modular *	transportation minimal (*)
Clifton needs plumbing upgraded in annex and trailer	move to Maintenance List	\$12,500
Mesa View needs plumbing installed in a modular unit	move to Maintenance List	\$30,000
Orchard Avenue needs classrooms	administrative reassignment or [2nd choice] lease 2-classroom modular*	transportation minimal (*)
Scenic needs classrooms	boundary adjustment between Scenic and Broadway	minimal
Taylor needs 24x24 storage building	lease or purchase	\$15,000
Thunder Mountain needs classrooms in old pool area (HVAC and dividers)	renovate and install	\$12,500
Bookcliff Middle School needs classrooms— requests quad modular with bathrooms	<i>double modular already being built to handle immediate situation</i>	\$60,000

Immediate Growth . . . cont'd

Building and Need	Proposed Solution	Estimated Cost
Central High School needs classrooms	<i>additional 5th block under consideration as solution</i>	\$100,000
Fruita Monument High School core facilities and classrooms	<i>Year-round beginning this year to accommodate immediate growth</i>	\$114,000
Total Immediate Growth		\$344,000
<p>* Administrative reassignment could be temporary boundary change Modular = \$1000/month to lease double classroom + site preparation + reclamation of land when modular is removed</p>		
<ul style="list-style-type: none"> ➤ These are minimal, low cost, short-term solutions recommended to address our growth needs for the next one or two years only. They should not conflict with our plans for facilities over the next two to five and beyond. ➤ We believe in the concept of "community schools" and feeder systems. Administrative reassignments and boundary changes do not support that belief and should only be used as short-term solutions. ➤ Though we recommend the possible use of modulars at a couple of sites, we suggest that they be leased and not purchased. We do not feel that modulars are anything other than short-term solutions. ➤ We further believe that modulars have been over-used in District 51, and that modulars adversely impact already strained core facilities at our schools. They create unnecessary maintenance issues and are not an acceptable means by which to positively accomplish student learning. 		



Plans to Address Anticipated Growth through Year 2000

The Committee formulated solutions to the expected growth in District 51 using three plans:

- The Interim Plan
 - The Basic Improvement Plan
 - The Extended Improvement Plan
-

Interim Plan—solutions that make do with existing facilities the way they are

Introduction

The Interim Plan is intended as a stop-gap measure to help the District handle growth problems with current limited financial resources. The following conditions compelled the Committee to propose a plan that requires no renovation or construction:

- ▶ availability of space at the elementary level
- ▶ financial resources
- ▶ limited time to implement changes to meet needs, and
- ▶ ability to maintain quality of education

Possible Strategies

Scheduling Changes—When all space at a level is utilized, the only strategy that remains is to implement a schedule change. This is the state of our high schools at present. Schedule changes can include some form of any of the following:

- ▶ Year-round—using different tracks and calendars, can increase capacity by 25-33%
- ▶ Split Session—typically accommodates two separate schools in one building, a morning school and an afternoon school
- ▶ Extended Day—stagger the student population with some overlap, and may include block scheduling or extended class periods

Administrative Reassignment—Transports students from a crowded facility to one with available space. Currently, about 58 students are administratively reassigned in District 51.

Modulars—Modular units are **not** considered a satisfactory solution for several reasons:

- ▶ they increase classroom space while overloading the core area (cafeteria, all-purpose room, administrative area, library, gym)
 - ▶ they are expensive to build, purchase, or rent (build - \$60,000 for a 24x56 double including site preparation; rent - \$1000 per month + site preparation)
 - ▶ they tend to become permanent, despite being placed for “temporary” relief
 - ▶ they fragment the campus and isolate students and staff
-

Basic Improvement Plan—solutions that create permanent space at existing buildings; may include construction

Introduction

The Basic Improvement Plan is the foundation of the Extended Improvement Plan. The Committee agreed it was necessary to know what we wanted to accomplish beyond the year 2000 in order to develop a plan for the next five years. This plan makes recommendations that support the Extended Improvement Plan for sites and facilities for our district.

The solutions in this plan involve creating more permanent space either in additions to existing buildings or construction of new buildings. The Committee is in strong agreement that funds put into any existing building must upgrade it (including core facilities) to accommodate the maximum number of students identified in the optimum enrollment size. Renovation would result in removal of modulars.

Criteria

To determine which facilities needed to be addressed in the next five years, we considered the following criteria:

1. facility is overcrowded
 - a. exceeds capacity
 - b. exceeds recommended number of students per square foot
2. core area is inadequate for student population
3. site can accommodate expansion to maximum optimum enrollment
4. facility is located in identified growth area
5. space at location could alleviate overcrowding at other facilities
6. administrative reassignment option unavailable or impractical (elementary and middle school only)

Present Status of Elementary Schools

There is elementary space available, overall, across the district, especially in the west area. The east area schools have minimal room. Several buildings are experiencing growth and, according to the Council of Educational Facility Planners International (CEFPI), do not have the square footage necessary to serve their learners. (See Support Data section.)

Of the twenty elementary schools, nine can accommodate between 500-600 students and have core facilities to support those numbers. Five sites cannot accommodate expansion to house a four-round school; one of them, **Columbus**, is over capacity. Of the remaining six buildings, all are over or near capacity. **Scenic** can alleviate overcrowding by boundary adjustment. The final five meet many of the above criteria: **Appleton, Fruitvale, Nisley, Orchard Avenue, and Pomona**.

Present Status of Middle Schools

Two of the seven middle schools are overcrowded and need relief: **Mt. Garfield** and **Bookcliff**, both in the east area. This area is being heavily impacted by development. Presently, Mt. Garfield houses its 6th graders in the former Palisade High School building. **East, West, and Bookcliff** have smaller classrooms than other buildings and smaller than recommended by CEFPI. **Orchard Mesa Middle School** needs to be scrutinized because its square footage per student is below the recommended needed space and growth on Orchard Mesa could occur at any time.

Present Status of High Schools

Fruita Monument and **Central** are over or near capacity and do not have the square footage per student recommended by CCEFPI. Fruita Monument was built to house 700 students; it begins a year-round schedule this summer. Central plans for addressing growth include requests for additional space. **Palisade** was built with a core capacity for 1000 students and classrooms for 850. **Grand Junction** is presently under capacity and precisely meets CCEFPI recommendations. **R-5** is not considered over capacity for its program, but its student body numbers exceed CCEFPI recommendations.

Extended Improvement Plan—solutions that create space at existing buildings, construct new buildings, and/or restructure district attendance practices

Introduction

The Extended Improvement Plan is more long-range and requires additional resources. It is an extension and an expansion of the Basic Improvement Plan. The Improvement Plans support the following Vision Statement, and the Directives necessary to realize the vision.

Vision Statement

Mesa County Valley School District 51 will provide additional and/or improved facilities for learning that best meet the educational needs of an enrollment of 23,000 students .

Directives

1. Develop prototypes as model schools for new construction and to upgrade existing facilities.
Prototype school sizes
Elementary Schools 500 - 600
Middle Schools 600 - 800
High Schools 1400 - 1800
2. Implement an aggressive land purchase program.
3. Work closely with the City and County planners and make use of their upcoming community development plan to guide decisions on long-term district plans.
4. Engage in an ongoing process for facility planning.
5. Fully fund maintenance projects in the five-year plan. Consider maintenance as a top priority item.
6. Develop a plan to raise necessary revenues to meet the demands of growth and exercise effective credit and debt management.
7. Continue to investigate alternative schools, and prototypes for new or remodeled schools should reflect possible future use of the facilities.



Site-Specific Recommendations to Address Growth through Year 2000

Elementary Schools

School or Area with Identified Needs	Interim Plan solutions that make do with existing facilities the way they are	Basic Improvement Plan solutions that create permanent space at existing buildings; may include construction	Extended Improvement Plan solutions that create space at existing buildings, construct new buildings, and/or restructure district attendance practices
Appleton	Administrative reassign (or temporary boundary change)	Purchase adjacent land and remodel facility to meet prototype 500-600; new core facilities; remove existing modulars and construct additional classrooms; this would relieve Pomona, Shelledy and Tope	
Shelledy		See Appleton above	
Pomona	Administrative reassign (or temporary boundary change)	Provide new core facilities; remove existing modulars and construct additional classrooms to upgrade to 4-round prototype	
Orchard Avenue		Provide new core facilities; remove existing modulars and construct additional classrooms	
Nisley	Administrative reassign (or temporary boundary change)	Provide new core facilities; remove existing modulars and construct additional classrooms	
Columbine		Maintain but do NOT do any reconstructing	
Lincoln Park		Maintain but do NOT do any reconstructing	
Fruitvale		Provide new core facilities; remove existing modulars and construct additional classrooms	

cont'd

Elementary Schools, cont'd

School or Area	Interim Plan	Basic Improvement Plan	Extended Improvement Plan
Chatfield	Administrative reassign (or temporary boundary change)		Construct a new elementary school in the east area to relieve overcrowding at Chatfield, Clifton, Taylor and Mesa View
Clifton	Administrative reassign (or temporary boundary change)		
Taylor	Administrative reassignment (or temporary boundary change)		
Mesa View	Administrative reassignment (or temporary boundary change)		
Columbus	Administrative reassign (or temporary boundary change)	Maintain but do NOT do any reconstructing	Replace with a new 4-round building
Broadway	Boundary adjustment to relieve overcrowding at Scenic		
Scenic			

Middle Schools

School or Area with Identified Needs	Interim Plan solutions that make do with existing facilities the way they area	Basic Improvement Plan solutions that create permanent space at existing buildings; may include construction	Extended Improvement Plan solutions that create space at existing buildings, construct new buildings, and/or restructure district attendance practices
Orchard Mesa	Scheduling changes and administrative reassign (or temporary boundary change)		Renovate and reconstruct to prototype middle school
Mt. Garfield	Scheduling changes and administrative reassign (or temporary boundary change)	Relieve overcrowding by moving students to new school →	
Bookcliff	Scheduling changes and administrative reassign (or temporary boundary change)	Reduce the number of students. → Small classrooms not conducive to upgrading to larger school.	Construct a new middle school on district-owned property adjacent to Central High School. Rearrange boundaries to shift students from Bookcliff and relieve overcrowding at Mt. Garfield, and, if necessary, provide relief for East and West middle schools
East	Scheduling changes & Administrative reassignment (or temporary boundary change)	Hire architect to determine how best to reconfigure top floor need for classrooms, library, computer labs, etc. →	
West	Scheduling changes & Administrative reassignment (or temporary boundary change)		
Fruita			Construct a new, prototype middle school in the north to relieve East, West and Fruita.

High Schools

School or Area with Identified Needs	Interim Plan solutions that make do with existing facilities the way they are	Basic Improvement Plan solutions that create permanent space at existing buildings; may include constructions	Extended Improvement Plan solutions that create space at existing buildings, construct new buildings, and/or restructure district attendance practices
Fruita Mon't	Scheduling changes (e.g., year-round, block schedule, extended day, split session, overlap)	Reconstruct and expand both Central and Fruita Monument to accommodate 1400-1800 students (core facility must accommodate 1800) →	Construct a new, additional, prototype high school (possibly to include Career Center programs)
Central	Scheduling changes	<p><i>If the high schools' capacities are not increased to 1800, move the new, additional, prototype high school from Extended Improvement Plan to Basic Improvement Plan.</i></p> <p><i>Alternate Solution:</i> Begin the transition of Central and Fruita Monument to "campus" concept high schools, which will allow for growth, flexibility, alternative planning, and the diverse needs of changing education. Existing buildings should be remodeled for effective use. Construct new buildings to house programs (e.g. fine arts at CHS and tech ed-ag at FMHS). Provide expanded core facilities. (Be aware that security and supervision of students must be addressed.) Campus concept at Central, along with a new middle school on adjacent land would allow for shared use of some core facilities—e.g., library, auditorium, gymnasium complex.</p>	
Grand Jct	Scheduling changes	Expand the parking lot in the southeast area and remodel the west campus	
Palisade	Scheduling changes		Construct add'l classrooms to accommodate 1000
Career Center		Do not spend any money on present facility; move program to another location and sell property	
R-5		Remodel and enlarge the office; remodel the electronic and assessment area	

**Cost Estimates
 associated with Site-Specific Recommendations
 to Address Growth Through Year 2000**

Prepared by Lou Grasso, May 19, 1995

<i>Interim Plan</i>	<i>Estimated Cost</i>
administrative reassignment and scheduling changes	transportation and, possibly, costs associated with year-round school (estimate to air-condition existing schools is between \$4 and \$9 million)

Basic Improvement Plan

Elementary Schools

provided the necessary core areas, classrooms, and educational program spaces to house up to 600 students

Appleton	\$3,281,250	
Fruitvale	2,408,625	
Nisley	2,680,500	
Orchard Avenue	2,621,750	
Pomona	<u>2,883,500</u>	13,875,625

Middle Schools

New middle school, east area, 800 student capacity	8,360,000	
East Middle, if architect recommends: general upgrade over lower level patio to better house current program and enrollment; site does not allow expanded capacity	1,050,000	
West Middle, same as East	<u>1,050,000</u>	10,460,000

High Schools

Central High, expand to house 1800 students	4,872,500	
Fruitva Monument, expand to house 1800 students, including a Voc-Ag facility	5,117,050	
Grand Junction, expand to house 1800 students	1,795,000	
R-5, renovate instructional areas	<u>350,000</u>	12,134,550

Basic Improvement Plan Total **\$36,470,175**

Extended Improvement Plan

Elementary Schools

Two new elementary schools with capacity of 600 each;	3,881,250	
one in east area, one in Orchard Mesa area	<u>3,881,250</u>	7,762,500

Middle Schools

Orchard Mesa, expand to house 800 students	2,950,000	
New school in north area, capacity 800 students	<u>8,360,000</u>	11,310,000

High Schools

Palisade, expand to house 1000 students	1,336,000	
New school with 1800 students capacity	<u>18,920,000</u>	20,256,000

Extended Improvement Plan Total **\$39,328,500**

Total **\$75,798,675**

cont'd

Note: The total on this cost estimate does not include maintenance, technology, site acquisition, Career Center relocation, nor costs for administrative support recommendations.

The above costs address core areas, classrooms, special programs, elective space, storage, work areas, office space, renovation of existing areas, site improvement, professional fees, basic furniture, and fixed equipment.

An attempt was made to provide for increased construction costs that might occur over the next ten years; however, it is obviously a real guessing game to anticipate what increases will actually occur. The *Basic Improvement Plan* figures are much more realistic.

Once a plan is adopted and more detailed planning of additions and new construction occurs, the estimates will become more accurate.



Administrative Support Facilities Recommendations

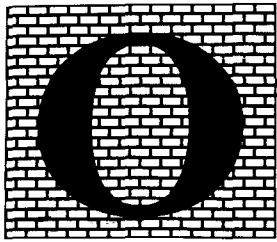
This is a broad heading covering many aspects of support for the school buildings and activities. It includes a multitude of offices:

superintendent, instructional, communications, business, finance, payroll, human resources, equity and dropout prevention, federal programs, maintenance and operations, custodial and grounds, transportation, physical activities, information technology services, purchasing, food service, instructional support, media, ESL and migrant, music, pupil records, pupil services, textbooks, and alcohol and substance abuse prevention.

Locations presently include:

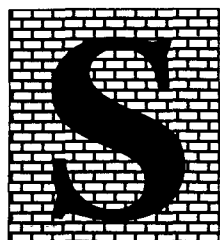
Administrative Service Center, 2115 Grand Avenue	Basil T. Knight Center, 2523 Patterson Road
Emerson Building, 930 Ute Avenue	Hawthorne, 410 Hill Avenue
Riverside Building, 554 West Main Street	UTEC, 2508 Blichmann Avenue
West Annex, Grand Jct High School, 1325 North 5th Street	

Interim Plan	Basic Improvement Plan	Extended Improvement Plan
<p><i>Administrative Service Center</i></p> <ul style="list-style-type: none"> ▶ Expand (1) programmer space or (2) superintendent and communication space using space vacated by instructional department (moving to Emerson) 	<p><i>Administrative Service Center</i></p> <ul style="list-style-type: none"> ▶ Build second story addition to warehouse for expansion of warehouse and print shop 	<p>Contract with a firm to study effective delivery and location of administrative support services.</p> <p>At the current facilities:</p> <p><i>Administrative Service Center</i></p> <ul style="list-style-type: none"> ▶ Provide space to build a larger facility for staff, storage, and maintenance of the district's Information Technology Department ▶ Purchase land and building adjacent to the existing compound to allow current bus-parking-space to be used for expansion and maintenance <p><i>Basil T. Knight Staff Development</i></p> <ul style="list-style-type: none"> ▶ Expand building: • Enlarge library • Add conference rooms • Add production studio ▶ Purchase computers <p><i>Riverside Building</i></p> <ul style="list-style-type: none"> ▶ Relocate current storage and dispose of building and property



Ongoing Long-Range Facility Planning Recommendations

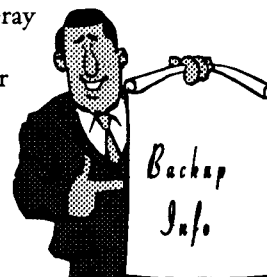
- One** Establish a standing site and facility committee including equal numbers of school district personnel and community members.
- Two** Review charges, general conclusions, and most recent site and facility report.
- Three** Annually or bi-annually, contact each facility to identify needs.
- Four** Assign needs into two categories
- A. Maintenance
 - B. Growth Needs
 - ▶ Immediate Growth 1-2 years
 - ▶ Interim Needs, to 5 years
 - ▶ Basic Improvement Needs, to 5 years
 - ▶ Extended Improvement Needs, to 5 years
- Five** Work with district Maintenance Department to address maintenance needs.
- Six** Use Mesa State College, Center for Executive Development, to initially prioritize growth needs.
- Seven** Review MSC priority list and establish costs for identified needs.
- Eight** Hold public forums and report to Board of Education.



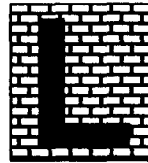
Support Data

Introduction This section has been compiled in support of the conclusions drawn by the Facilities Planning Committee. It includes more detailed information, and reports mentioned in the body of this Report.

- Contents**
- ▶ List of Identified Needs Blue
 - ▶ Five-Year Maintenance Plan Gray
 - ▶ Feeder System and Capacities with
 Enrollment Projections Lavender
 - ▶ Current Administrative Reassignments Ivory
 - ▶ Vacant Land Owned by the District Pink



Use The Committee encourages the use of this information as a source of reference, and looks forward to questions concerning its content.



List of Identified Needs

	GROUP	NEED-TERM	WT	BUILDING	ITEM	PAGE 1
	Growth Items					
1	Growth	basic, short	45.22	Appleton	replace core facility	
2	Growth	basic, short	38.94	Appleton	add classrooms - 4 to 6 - COMBINE?	
3	Growth	basic, short	33.73	Appleton	add classroom - resource - COMBINE?	
4	Growth	basic, short	29.78	Appleton	add classroom space - EEE - COMBINE?	
5	Growth	basic, short	43.48	BMS	build a new gymnasium	
6	Growth	basic, short	43.80	CHS	enlarge core facilities (gym, auditorium, cafeteria, locker rooms, labs, etc.	
7	Growth	basic, short	29.99	CHS	increase parking capacity to include safe entry/exit	
8	Growth	basic, short	38.16	Columbus	build multipurpose room for lunchroom and music to replace mobile	
9	Growth	basic, short	39.13	EMS	remove walls to create/increase classroom space	
10	Growth	basic, short	43.67	FMHS	expand tech ed/ag science facility	
11	Growth	basic, short	41.86	FMHS	upgrade science facility (sinks and lab tables)	
12	Growth	basic, short	40.58	FMHS	expand PE facility (gym, locker room, weight room)	
13	Growth	basic, short	39.44	FMHS	expand art room space	
14	Growth	basic, short	38.18	FMHS	build new high school	
15	Growth	basic, short	25.96	Lincoln Park	install K double wide on campus	
16	Growth	basic, short	23.30	Lincoln Park	install new bathrooms and drinking fountains	
17	Growth	basic, short	40.61	OMMS	modular unit for computer lab and library	
18	Growth	basic, short	41.36	Orchard Avenue	replace existing core facility	
19	Growth	basic, short	37.62	Pomona	build or remodel core facility	
20	Growth	basic, short	29.29	Shelley	additional storage space	
21	Growth	basic, short	28.15	Shelley	rebuild, modify coatrack and student cubby areas	
22	Growth	basic, short	26.85	Shelley	rebuild sewer in kitchen area	
23	Growth	basic, short	26.82	Shelley	add workroom space in each wing	
24	Growth	basic, short	19.74	Shelley	add shed for ground maintenance equipment	
25	Growth	basic, short	38.48	ZAddCareer Center	install two modular units or one quad	
26	Growth	basic, short	21.71	ZAddR5HS	enlarge office area	
27	Growth	basic, short	18.60	ZAdmASC	reconfigure parking to provide space larger building	
28	Growth	basic, short	23.36	ZAdmASC Trans'n	purchase land and building adjacent to compound	
29	Growth	basic, short	25.89	ZAdmASC Warehouse	build two-story addition to warehouse	
30	Growth	basic, short	27.09	ZAdmBTK	expand building	
31	Growth	basic, short	25.79	ZAdmBTK	purchase computers	
32	Growth	basic, short	20.67	ZAdmHawthorne	renovate book storage area into offices	
33	Growth	basic, short	27.68	ZAdmPupil Svcs, UTEC	add more pre-school classes	
34	Growth	basic, long	36.20	Columbus	build additional facility or substantial addition	



	GROUP	NEED-TERM	WT	BUILDING	ITEM	PAGE 2
35	Growth	basic, long	36.60	Scenic	expand core space (cafeteria, library, office, workrooms, etc.)	
36	Growth	basic, long	27.16	Shelley	add phone lines	
37	Growth	basic, long	18.52	ZAdmPupil Svcs, UTEC	acquire centrally located building for personnel	
38	Growth	better basic, short	37.27	BMS	install double-size modular for orchestra with instruments	
39	Growth	better basic, short	34.19	BMS	replace full size lockers with half-size lockers	
40	Growth	better basic, short	19.49	Chatfield	remodel office, conference room, and lounge	
41	Growth	better basic, short	36.83	CHS	enlarge fine arts area	
42	Growth	better basic, short	31.65	Columbus	expand office and administration and storage areas	
43	Growth	better basic, short	40.86	FMHS	expand auditorium and replace seats and light board	
44	Growth	better basic, short	34.42	GJHS	expand language arts facility - modular	
45	Growth	better basic, short	32.63	Nisley	install sewer for modular buildings	
46	Growth	better basic, short	31.49	OMMS	modular classroom for traveling teacher	
47	Growth	better basic, short	34.98	PHS	add classrooms	
48	Growth	better basic, short	31.75	PHS	enlarge or add computer and science labs	
49	Growth	better basic, short	21.29	Thunder Mtn	expand finished playground	
50	Growth	better basic, short	27.31	ZAddR5HS	upgrade electronic learning and assessment area	
51	Growth	better basic, short	26.07	ZAdmASC Info Tech	expand programmer space	
52	Growth	better basic, short	17.41	ZAdmASC Maint'ce	expand current storage area at Glenwood Avenue	
53	Growth	better basic, short	18.00	ZAdmPupil Svcs, UTEC	purchase land if needed	
54	Growth	better basic, long	37.07	EMS	build a new library on second floor between buildings	
55	Growth	better basic, long	40.23	FMS	replace art and tech ed room facility	
56	Growth	better basic, long	35.74	FMS	expand computer lab	
57	Growth	better basic, long	28.58	Mesa View	install cabling for computer networking and expanded telecomm	
58	Growth	better basic, long	34.22	ZAddCareer Center	build expanded facility on district-owned driving range	
59	Growth	better basic, long	31.94	ZAddUTEC	construct and equip magnet high school	
60	Growth	better basic, long	23.45	ZAdmBTK	install production studio	
61	Growth	better basic, long	22.90	ZAdmBTK	additional conference rooms	
62	Growth	better basic, long	21.27	ZAdmBTK	expand library	
63	Growth	better basic, long	22.78	ZAdmPupil Svcs, UTEC	upgrading special ed programs	
64	Growth	better svcs, short	36.02	CHS	build new high school (CHS to MS, BMS to elem)	
65	Growth	better svcs, short	32.82	FMHS	expand parking lot	
66	Growth	better svcs, short	36.22	FMS	modular unit for music	
67	Growth	better svcs, short	35.80	GJHS	remodel west campus for additional classrooms	
68	Growth	better svcs, short	31.77	GJHS	upgrade electrical, lighting, sound in auditorium	



	GROUP	NEED-TERM	WT	BUILDING	ITEM	PAGE 3
69	Growth	better svcs, short	27.58	GJHS	expand parking with removal of barracks on each side	
70	Growth	better svcs, short	36.22	MGMS	modular unit for music	
71	Growth	better svcs, short	40.77	Nisley	build new core facility	
72	Growth	better svcs, short	28.59	Nisley	increase storage space	
73	Growth	better svcs, short	22.47	Pomona	build additional storage shed	
74	Growth	better svcs, short	24.50	WMS	provide outside storage space	
75	Growth	better svcs, long	41.33	BMS	expand cafeteria to accommodate student population	
76	Growth	better svcs, long	34.33	BMS	build additional storage	
77	Growth	better svcs, long	19.61	Fruitvale	expand "finished" portion of playground	
78	Growth	better svcs, long	20.19	Lincoln OM	purchase or lease land on NW corner as natural science lab	
79	Growth	better svcs, long	22.57	OMMS	increase size of front parking lot	
80	Growth	better svcs, long	22.24	PHS	address projected cafeteria inadequacy	
81	Growth	better svcs, long	16.55	PHS	add offices	
82	Growth	better svcs, long	21.64	Pomona	expand parking lot to north fence	
83	Growth	better svcs, long	21.86	Thunder Mtn	blacktop dirt parking lot east of existing lot	
84	Growth	better svcs, long	20.75	WMS	replace long cafeteria tables with round	
85	Growth	better svcs, long	24.34	ZAddR5HS	build group meeting area for assemblies	
86	Growth	better svcs, long	21.98	ZAdmBTK	install science demo lab	
87	Growth	better svcs, long	19.33	ZAdmPupil Svcs, UTEC	use empty building in community	
Transferred to Growth from Maintenance						
88	T2GfromM	basic, short	31.98	Thunder Mtn	install partitions in (swimming pool) classrooms	#1 Priority
89	T2GfromM	better svcs, short	27.39	Tope	install handicap access playground equipment	
90	T2GfromM	better svcs, long	32.44	Columbus	upgrade HVAC system to accommodate year-round	



GROUP	NEED-TERM	WT	BUILDING	ITEM	PAGE 4
Immediate Need Items - see "Proposed Projects to Address Immediate Growth Needs" (Draft)					
1	Immediate	basic, long	43.60	BMS	install modular 4-plex with lockers
2	Immediate	basic, short	38.36	Appleton	add four-classroom modular with bathrooms
3	Immediate	basic, short	48.61	FMHS	build approximately 10 classrooms
4	Immediate	basic, short	46.64	FMHS	renovate existing facility
5	Immediate	basic, short	38.24	Orchard Avenue	add 8 classroom with restrooms and storage
6	Immediate	basic, short	32.06	Scenic	add classroom space with restrooms
7	Immediate	better basic, short	48.12	CHS	increase classroom space
8	Immediate	better basic, short	38.90	FMHS	expand and renovate cafeteria and kitchen
9	Immediate	better basic, short	35.43	FMHS	enlarge hallways
10	Immediate	better basic, short	24.66	Taylor	build 24x24 storage area



	GROUP	NEED-TERM	WT	BUILDING	ITEM	PAGE 5
<i>Technology Items</i>						
1	Tech	basic, long	26.77	Gateway	add additional lines for technology	
2	Tech	basic, long	26.75	Loma	add phone lines for technology	
3	Tech	basic, long	28.40	Shelley	rewire building for technology	
4	Tech	basic, long	21.26	ZAdmPupil Svcs, UTEC	purchase computers	
5	Tech	better basic, short	25.61	Lincoln OM	add cabling to enhance automation and telecomm capabilities	
6	Tech	better basic, long	30.41	Tope	install electrical upgrade for increased technology	
7	Tech	better svcs, short	28.43	Columbus	add cabling to expand technology	
8	Tech	better svcs, long	31.50	FMS	install wiring to facilitate local network	
9	Tech	better svcs, long	24.25	OMMS	computer in every classroom	
10	Tech	better svcs, long	26.59	WMS	install second computer lab	



	GROUP	NEED-TERM	WT	BUILDING	ITEM	PAGE 6
Maintenance Department Items - see Maintenance Schedule 1995-2001						
1	Mntce	basic, short	25.90	Appleton	modify or rebuild bus loading area	
2	Mntce	basic, short	22.86	Appleton	modify or rebuild parking area	
3	Mntce	basic, short	28.62	Chatfield	replace or repair computer room HVAC system	
4	Mntce	basic, short	27.69	Chatfield	HVAC repair or replacement for entire building	
5	Mntce	basic, short	21.63	Chatfield	replace playground equipment	
6	Mntce	basic, short	15.20	Chatfield	resurface asphalt on north and east sides of building	
7	Mntce	basic, short	29.84	Clifton	upgrade plumbing in annex and trailer	#1 Priority
8	Mntce	basic, short	24.68	Clifton	replace duct work in HVAC system	
9	Mntce	basic, short	27.25	Columbine	upgrade heating and cooling system	
10	Mntce	basic, short	25.30	Columbine	install air conditioning in cafeteria	
11	Mntce	basic, short	19.73	Columbine	install security alarm system in main building	
12	Mntce	basic, short	31.03	Columbus	repair roof (especially over computer lab area)	
13	Mntce	basic, short	34.18	EMS	enclose existing library	
14	Mntce	basic, short	29.78	EMS	install new carpeting	
15	Mntce	basic, short	39.53	FMS	renovate science lab	
16	Mntce	basic, short	27.66	Fruitvale	install air conditioning on east side of building	
17	Mntce	basic, short	22.03	Fruitvale	repair roof	
18	Mntce	basic, short	24.90	Gateway	replace gym floor	
19	Mntce	basic, short	22.79	Lincoln OM	replace room divider in Building C	
20	Mntce	basic, short	22.29	Lincoln OM	replace roof and soffits and gutter on Building B; repair drainage system	
21	Mntce	basic, short	21.62	Lincoln OM	install gutters on north and south sides of Building A	
22	Mntce	basic, short	23.79	Lincoln Park	upgrade tables in gym/cafeteria	
23	Mntce	basic, short	22.49	Lincoln Park	replace damaged and water-stained carpet	
24	Mntce	basic, short	22.07	Lincoln Park	replace used swamp coolers	
25	Mntce	basic, short	21.48	Lincoln Park	paint and repair room walls and ceilings; repair cracks; clean brick	
26	Mntce	basic, short	21.26	Lincoln Park	install vents in bathrooms and classrooms	
27	Mntce	basic, short	21.18	Lincoln Park	install radiator covers	
28	Mntce	basic, short	15.06	Loma	repave and resurface blacktop in parking and bus area	
29	Mntce	basic, short	31.51	Mesa View	install plumbing and restrooms in modular unit	#1 Priority
30	Mntce	basic, short	24.50	Mesa View	replace carpet in entire building (emphasis on high traffic)	
31	Mntce	basic, short	36.66	MGMS	repair 8th grade science labs	
32	Mntce	basic, short	32.73	MGMS	repair leaking roof	
33	Mntce	basic, short	27.74	MGMS	install kitchen air conditioning	
34	Mntce	basic, short	35.05	MGMS-E	construct timeout rooms	
35	Mntce	basic, short	34.46	MGMS-E	construct fire exit from library	



	GROUP	NEED-TERM	WT	BUILDING	ITEM	PAGE 7
36	Mntce	basic, short	29.14	MGMS-E	install emergency lighting in building	
37	Mntce	basic, short	33.09	Nisley	install air conditioning in other classrooms	
38	Mntce	basic, short	26.38	Nisley	upgrade lighting in gym	
39	Mntce	basic, short	33.26	OMMS	install new 2-way intercom system	
40	Mntce	basic, short	25.59	OMMS	relocate the kiln	
41	Mntce	basic, short	20.45	Orchard Avenue	replace all exterior doors	
42	Mntce	basic, short	29.90	Pomona	install air-conditioning in multi-purpose room	
43	Mntce	basic, short	25.09	RMS	install soundproofing in G-3 and G-4 to eliminate tech ed noise	
44	Mntce	basic, short	23.11	RMS	install soundproofing over G-4 and G-5 to eliminate drone	
45	Mntce	basic, short	35.57	Scenic	install handicap ramps in existing curbs	
46	Mntce	basic, short	30.40	Scenic	replace existing HVAC system	
47	Mntce	basic, short	19.65	Scenic	install safety railing for north-facing windows	
48	Mntce	basic, short	19.62	Scenic	install lighting in parking lot	
49	Mntce	basic, short	17.27	Scenic	resurface blacktop area	
50	Mntce	basic, short	31.81	Shelley	revamp HVAC throughout building	
51	Mntce	basic, short	30.33	Shelley	replace carpet throughout building	
52	Mntce	basic, short	27.82	Shelley	replace some cupboards hung on walls	
53	Mntce	basic, short	21.87	Shelley	replace garbage disposal in kitchen area	
54	Mntce	basic, short	27.08	Taylor	replace heater panels in older rooms	
55	Mntce	basic, short	20.84	Taylor	replace window coverings	
56	Mntce	basic, short	13.82	Taylor	resurface asphalt parking lot	
57	Mntce	basic, short	36.83	Thunder Mtn	install outside doors to classrooms (old swimming pool)	
58	Mntce	basic, short	32.52	Thunder Mtn	install ventilation and air-conditioning in (swimming pool) classrooms	
59	Mntce	basic, short	27.43	Tope	install bus lanes at Tope Cottage	
60	Mntce	basic, short	26.80	Tope	install air cooling and ventilation system in gym	
61	Mntce	basic, short	22.-7	Tope	install proper lighting in gym	
62	Mntce	basic, short	22.10	Tope	replace 2 boys and 2 girls bathrooms and install 2 drinking fountains	
63	Mntce	basic, short	25.08	Wingate	replace existing roof	
64	Mntce	basic, short	30.73	WMS	convert old science room to classroom	
65	Mntce	basic, short	30.41	WMS	relocate computer room to main building	
66	Mntce	basic, short	28.32	WMS	convert old computer room to art room	
67	Mntce	basic, short	27.73	WMS	convert old art room to science room	
68	Mntce	basic, short	29.55	ZAddCareer Center	install ventilation for computer lab	
69	Mntce	basic, short	27.58	ZAddR5HS	replace floors on 1st floor	
70	Mntce	basic, short	23.88	ZAddR5HS	install storage and work space for instructors	
71	Mntce	basic, short	23.00	ZAddR5HS	upgrade heating system	
72	Mntce	basic, short	21.08	ZAddR5HS	install exterior lights on building and in parking lot	



	GROUP	NEED-TERM	WT	BUILDING	ITEM	PAGE 8
73	Mntce	basic, short	19.72	ZAddR5HS	resurface parking lot	
74	Mntce	basic, short	30.43	ZAdmASC	vacate and remove white storage building at GJHS	
75	Mntce	basic, short	17.44	ZAdmASC, Food Svc	remove cooler next to print shop	
76	Mntce	basic, short	18.25	ZAdmASC Maint'ce	relocate paint booth from Glenwood Avenue to compound	
77	Mntce	basic, long	22.38	Chatfield	replace carpet	
78	Mntce	basic, long	19.64	Columbine	replace all carpet except Chapter 1 lab	
79	Mntce	basic, long	26.18	Columbus	replace roof to prevent additional leaks	
80	Mntce	basic, long	29.77	Gateway	rewire building for technology	
81	Mntce	basic, long	25.52	Lincoln Park	replace blacktop on playground with grass and install irrigation	
82	Mntce	basic, long	25.34	Lincoln Park	install acoustic tile and retexture plaster throughout building	
83	Mntce	basic, long	21.48	Lincoln Park	replace existing windows with thermopane and screens	
84	Mntce	basic, long	19.56	Lincoln Park	replace front and east exterior doors	
85	Mntce	basic, long	12.71	Lincoln Park	refinish teacher's wooden desks	
86	Mntce	basic, long	19.54	Loma	improve site drainage	
87	Mntce	basic, long	14.10	Loma	replace cracked sidewalk	
88	Mntce	basic, long	29.43	Orchard Avenue	upgrade all existing restrooms	
89	Mntce	basic, long	23.40	Scenic	replace carpet throughout	
90	Mntce	basic, long	20.06	Scenic	improve playground area and equipment	
91	Mntce	basic, long	19.52	Scenic	improve site drainage	
92	Mntce	basic, long	28.82	Shelley	replace roof	
93	Mntce	basic, long	22.95	Shelley	replace countertops in classrooms and bathrooms	
94	Mntce	basic, long	23.34	Taylor	replace roof	
95	Mntce	basic, long	25.01	Tope	install curtains in south wing	
96	Mntce	basic, long	23.84	Tope	install acoustic tile and proper lighting in two rooms	
97	Mntce	basic, long	23.13	Wingate	improve and expand playground area and equipment	
98	Mntce	basic, long	22.91	Wingate	replace all carpet	
99	Mntce	basic, long	18.82	Wingate	resurface black top surfaces	
100	Mntce	better basic, short	14.79	Appleton	repair or replace roof - DUPLICATE?	
101	Mntce	better basic, short	33.11	CHS	upgrade HVAC in Fetter Hall	
102	Mntce	better basic, short	26.66	EMS	remodel kitchen	
103	Mntce	better basic, short	33.93	FMHS	expand storage capability	
104	Mntce	better basic, short	32.33	FMS	repair 2 existing rooftop HVAC units	
105	Mntce	better basic, short	23.08	Fruitvale	repair sink hole on playground	
106	Mntce	better basic, short	35.04	GJHS	renovate physical education classroom (gym floor, locker room)	
107	Mntce	better basic, short	34.14	GJHS	roof, west end, cafe, core areas	



	GROUP	NEED-TERM	WT	BUILDING	ITEM	PAGE 9
108	Mntce	better basic, short	33.37	GJHS	install lighting for security and safety	
109	Mntce	better basic, short	32.36	GJHS	repair site field for physical ed, etc.	
110	Mntce	better basic, short	32.19	GJHS	upgrade bus loading area	
111	Mntce	better basic, short	25.65	GJHS	repair and upgrade PA system	
112	Mntce	better basic, short	25.08	Lincoln OM	remove asbestos from classroom tile in B, C, and K Cottage	
113	Mntce	better basic, short	21.99	Lincoln OM	upgrade soundproofing for boiler room in Building A	
114	Mntce	better basic, short	17.71	Lincoln OM	paint classrooms in Buildings B & C	
115	Mntce	better basic, short	29.02	Lincoln Park	construct enclosed storage areas and countertops throughout	
116	Mntce	better basic, short	17.66	Lincoln Park	install cork space for display of activities, etc.	
117	Mntce	better basic, short	25.31	Mesa View	repair and/or replace entire roof	
118	Mntce	better basic, short	32.22	MGMS	repair 2 existing rooftop HVAC units	
119	Mntce	better basic, short	25.61	MGMS	repair Formica tops and stalls in bathrooms	
120	Mntce	better basic, short	25.44	MGMS	add roof to outside storage area	
121	Mntce	better basic, short	34.55	Nisley	upgrade electrical and plumbing in classrooms	
122	Mntce	better basic, short	21.27	Nisley	install carpeting in hallways	
123	Mntce	better basic, short	19.80	Taylor	extend sidewalks around building	
124	Mntce	better basic, short	18.76	Taylor	replace emergency power system	
125	Mntce	better basic, short	16.37	Taylor	extend asphalt on south side of building	
126	Mntce	better basic, short	23.38	ZAdmASC Food Svc	enlarge cooler capacity	
127	Mntce	better basic, short	31.54	ZAdmPupil Svcs, UTEC	make all buildings handicap accessible	
128	Mntce	better basic, long	36.13	BMS	upgrade HVAC to accommodate year-round use	
129	Mntce	better basic, long	27.93	BMS	replace intercom system	
130	Mntce	better basic, long	38.80	EMS	upgrade HVAC for year-round use	
131	Mntce	better basic, long	32.69	MGMS	repair sinking floors in gym, etc.	
132	Mntce	better basic, long	38.31	MGMS-E	upgrade HVAC for year-round use	
133	Mntce	better basic, long	21.69	RMS	install additional phone lines	
134	Mntce	better basic, long	16.14	Thunder Mtn	follow maintenance schedule for roof and carpeting	
135	Mntce	better svcs, short	21.65	Clifton	install security lighting	
136	Mntce	better svcs, short	19.49	Clifton	replace carpet	
137	Mntce	better svcs, short	18.38	Clifton	regrade open space around school	
138	Mntce	better svcs, short	16.73	EMS	install additional sidewalk on south side of building	
139	Mntce	better svcs, short	28.08	Fruitvale	install intercom communication system	
140	Mntce	better svcs, short	27.09	GJHS	remodel office area	
141	Mntce	better svcs, short	26.63	GJHS	replace outside doors and windows	
142	Mntce	better svcs, short	23.72	GJHS	replace carpeting	



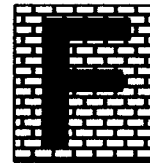
Identified Needs

Facility Planning Committee

April 20, 1995

	GROUP	NEED-TERM	WT	BUILDING	ITEM	PAGE 11
173	F-Mntce	better svcs, long	11.50	RMS	install skylights to provide natural light	
174	F-Mntce	better svcs, long	21.05	Taylor	build enclosure for atrium area	
175	F-Mntce	better svcs, long	30.28	WMS	upgrade library	
	x--	--, --	--	Broadway	no identified needs	
	90	Growth Needs				
	10	Immediate Needs				
	10	Technology Items				
	175	Maintenance Items				
	285	Identified Needs Total				





ive Year Maintenance Plan

MAINTENANCE AND OPERATIONS DEPARTMENT

Note: On the following charts, the singular highlighted items are items which were identified by the Site and Facilities Committee which already existed in the Maintenance and Operations Department's Five Year Plan.

The singular column identified as "Site and Facility" contains only items which were listed by the Site and Facilities Committee and *not* contained in the Maintenance Department's Five Year Plan.

Every effort was made to provide accurate cost estimate information, however, because of the lack of time necessary for a complete investigation of all items listed by the Site and Facilities Committee, these cost estimates may or may not reflect the actual costs of all listed projects.

When final selection has been made on targeted projects, an in-depth estimate will be done to project actual estimated costs for each individual task.

**1995
MAINTENANCE**

May 5, 1995

BUILDING * - Cottages/Modulars DW - District Wide	PRIORITY - I			PRIORITY - II		PRIORITY - III					PRIORITY - IV			IMPACTED BY: A.D.A.	TOTAL
	ROOFING	HVAC	PLUMBING ELECTRICAL	FLOOR COVERING	CONCRETE SLAB/WALKS	DOORS	GYM FLOORS	TENNIS CRTS BLACKTOP	LANDSCAPE IRRIGATION	PLAYGROUND IMPROVEMENT	FENCING	STORAGE SHEDS	SITE AND FACILITY		
Administration DW	\$25,000	\$10,000			\$10,000			\$60,000	\$75,000					\$100,000	\$280,000
Appleton								\$19,000							\$19,000
B. T. K. Staff		\$30,000													\$30,000
Bookcliff		\$60,000							\$48,200			\$140,000	(xv)	\$248,200	
Broadway															\$0
Career Center	\$66,000		\$6,000	\$3,000				\$18,000				\$1,200	(xvi)	\$94,200	
Central								\$15,000	\$52,000					\$67,000	
Chatfield															\$0
Clifton				\$16,400							\$1,500	\$12,600	(xvii)	\$30,400	
Columbine	\$5,500											\$6,100	(vi)	\$11,600	
Columbus			\$10,000	\$1,600						\$8,000		\$1,800	(vii)	\$21,300	
Driving Range															\$0
East		\$60,000							\$40,000			\$3,600		\$103,600	
Emerson															\$0
Fruit Middle									\$38,400			\$8,000	(xviii)	\$44,400	
Fruit Monument		\$75,000		\$2,000				\$3,600				\$5,000		\$85,600	
Fruitvale												\$1,800	(ix)	\$1,800	
Gateway	\$6,000						\$16,000							\$24,000	
Grand Junction			\$10,000			\$20,000			\$8,500			\$21,000	(x)	\$59,500	
Hawthorne															\$0
Lincoln OM									\$8,600		\$3,500	\$2,200	(xi)	\$14,300	
Lincoln Park									\$6,500	\$12,000		\$16,000	(xii)	\$33,500	
Loma			\$10,000							\$12,000		\$2,000	(iv)	\$24,000	
Mesa View										\$5,000	\$1,800	\$30,000	(xiii)	\$36,800	
Mt. Garfield		\$26,000							\$3,300		\$5,000	\$13,600	(v)	\$46,800	
Mt. Garfield East			\$10,000									\$10,000	(viii)	\$20,000	
Nisley										\$12,000		\$8,000	(xii)	\$20,000	
Orchard Ave															\$0
O.M.M.S.				\$1,500	\$12,000				\$45,000		\$5,000	\$35,000	(ii)	\$98,500	
Palisade									\$6,200					\$6,200	
Pomona		\$15,000			\$10,000							\$1,000	(xiii)	\$26,000	
R-5	\$4,000											\$8,000	(xvii)	\$12,000	
Redlands					\$8,000									\$8,000	
Scenic												\$12,000	(i)	\$12,000	
Shelley			\$10,000	\$18,000						\$12,000		\$5,600	(v)	\$45,500	
Taylor				\$11,000				\$10,600						\$21,500	
Thunder Min.										\$8,000		\$8,000	(xiv)	\$17,000	
Tope											\$3,500			\$3,500	
U-TEC															\$0
Vo-Tech															\$0
West		\$60,000							\$2,500			\$1,200	(xv)	\$63,700	
Wingate			\$10,000											\$10,000	
Riverside	\$30,000													\$30,000	
PROJECT TOTAL	\$136,500	\$335,000	\$66,000	\$53,700	\$40,000	\$20,000	\$18,000	\$126,100	\$334,200	\$69,000	\$8,500	\$20,400	\$342,200	\$100,000	\$1,669,600

(i) Handicap Access/Safety rail
(ii) New 2-Way Intercom
(iii) Repair science labs, install kitchen air cond.
Repair restroom/vanity stalls
(iv) Replace sidewalk
(v) Upgrade formica/stalls/science lab/grinder
(vi) Install security system/new blinds

(vii) Repair roof
(viii) Upgrade HVAC
(ix) New PA System
(x) Soundproofing/Gutters
(xi) New ceilings
(xii) Additional swamp coolers
(xiii) New air conditioning covers

(xiv) New exterior doors/HVAC
(xv) Room conversions
(xvi) Computer room ventilation
(xvii) Storage space
(xviii) Repair roof-top HVAC units
(xix) Repair sink hole
(xx) Landscaping/irrigation

(xvi) Site drainage/plumbing in annex & trailer
(xvii) Install plumbing in modulars

**1996
MAINTENANCE**

May 5, 1995

BUILDING	PRIORITY - I			PRIORITY - II		PRIORITY - III				PRIORITY - IV		IMPACTED BY:	TOTAL	
	ROOFING	HVAC	PLUMBING ELECTRICAL	FLOOR COVERING	CONCRETE SLABWALKS	DOORS	GYM FLOORS	TENNIS CRTS BLACKTOP	LANDSCAPE IRRIGATION	PLAYGROUND IMPROVEMENT	FENCING			STORAGE SHEDS
* Cottages/Modulars DW - District Wide	\$25,000							\$25,000	\$82,000			(vii) \$7,500	\$100,000	\$239,500
Administration DW														\$0
Appleton														\$0
B.T.K. Staff														\$0
Bookcliff	\$5,500	\$30,000					\$30,000						\$40,000 (xvii)	\$105,500
Broadway									\$23,000	\$1,000				\$24,000
Career Center			\$10,000										\$8,000 (xviii)	\$18,000
Central														\$0
Chalfield				\$30,000									\$80,000 (iv)	\$110,000
Clifton										\$1,000			\$4,400 (v)	\$5,400
Columbine													\$88,000 (xv)	\$88,000
Columbus													\$68,800 (i)	\$68,800
Driving Range														\$0
East	\$4,000	\$80,000											\$18,000 (ix)	\$103,000
Emerson														\$0
Fruits Middle	\$8,000		\$10,000							\$1,000			\$40,000 (xviii)	\$59,000
Fruits Monument	\$22,000		\$20,000					\$56,000	\$34,000					\$132,000
Fruitvale	\$8,000							\$9,000		\$30,000			\$17,200 (xix)	\$62,200
Gateway														\$0
Grand Junction	\$50,000							\$33,000	\$28,000	\$1,000			\$380,000 (xii)	\$482,000
Hawthorne														\$0
Lincoln OM	\$6,000							\$1,800		\$1,000			\$130,000 (xx)	\$138,600
Lincoln Park										\$10,000			\$83,000 (xiii)	\$93,000
Loma								\$4,800					\$30,000 (xiv)	\$34,800
Mesa View			\$5,000					\$10,800	\$8,000					\$23,800
Mt. Garfield	\$12,000	\$80,000							\$5,000					\$112,000
Mt. Garfield East				\$18,000									\$28,000 (x)	\$46,000
Nisley	\$1,500							\$18,000	\$28,000	\$1,000			\$5,000 (xi)	\$54,100
Orchard Ave.								\$27,000					\$12,000 (vi)	\$39,000
O.M.M.S.													\$1,500 (vii)	\$1,500
Palisade		\$100,000												\$100,000
Pomona	\$6,000			\$3,000										\$9,000
R-5													\$70,000 (xvi)	\$70,000
Redlands													\$10,000 (xv)	\$10,000
Scenic										\$10,000			\$85,000 (viii)	\$95,000
Shelley				\$20,000				\$8,000					\$80,000 (xv)	\$108,000
Taylor			\$10,000	\$23,000									\$7,500 (vi)	\$40,500
Thunder Mtn.			\$5,000						\$11,000	\$11,000				\$27,000
Tope	\$8,000								\$8,000				\$48,000 (xiii)	\$62,000
U-TEC														\$0
Vo-Tech														\$0
West	\$4,000	\$80,000											\$1,000 (xv)	\$85,000
Wingate			\$5,000						\$4,500	\$11,000				\$20,500
Riverside														\$0
PROJECT TOTAL	\$158,000	\$350,000	\$65,000	\$84,000	\$0	\$30,000	\$35,000	\$194,000	\$231,500	\$75,000	\$0	\$0	\$1,218,200	\$100,000

- (i) Roof replacement
- (ii) Replace existing doors
- (iii) HVAC replacement (80K)
Parking lot lights (5K)
- (iv) HVAC upgrade building wide
- (v) Security lighting
- (vi) Replace heater covers
- (vii) Vacate alley/paint booth
- (viii) Relocate kitchen
- (ix) Enclose library/new sidewalk
Remodel kitchen

- (x) Fire exit from library/emergency lighting
- (xi) Soundproofing
- (xii) Redo bus loading zone/security lighting
- (xiii) Parking lot overlay
- (xiv) Revamp HVAC
- (xv) New HVAC and AC in kitchen
- (xvi) New intercom system
- (xvii) Science lab
- (xviii) New swamp coolers/intercom system

- (xix) Roofing/Asbestos removal
- (xx) Landscaping/Asphalt
- (xxi) New gym lighting
- (xxii) New bus loop/cellings
- (xxiii) Replace floors on the 1st floor
- (xxiv) Sound proof cafeteria
- (xxv) Air condition kitchen

1997 MAINTENANCE

May 5, 1995

BUILDING	PRIORITY - I			PRIORITY - II		PRIORITY - III				PRIORITY - IV		IMPACTED BY:	TOTAL		
	ROOFING	HVAC	PLUMBING ELECTRICAL	FLOOR COVERING	CONCRETE SLABWALKS	DOORS	GYM FLOORS	TENNIS CRTS BLACKTOP	LANDSCAPE IRRIGATION	PLAYGROUND IMPROVEMENT	FENCING			STORAGE SHEDS	SITE AND FACILITY
Administration DW	\$25,000	\$50,000			\$50,000			\$136,000	\$60,000	\$30,000		(v)	\$880,000	\$100,000	\$1,141,000
DW - District Wide				\$4,500									\$75,000	(ix)	\$79,500
Appleton															\$0
B.T.K. Staff															\$0
Bookcliff	\$4,000												\$10,000	(xiii)	\$14,000
Broadway															\$0
Career Center															\$0
Central	\$18,000												\$50,000	(xodi)	\$68,000
Chatfield						\$40,000							\$15,000	(ii)	\$55,000
Cifton	\$1,600														\$1,600
Columbine	\$5,000												\$37,000	(xi)	\$42,000
Columbus															\$0
Driving Range															\$0
East							\$25,000								\$25,000
Emerson	\$16,000														\$16,000
Fruita Middle	\$16,000														\$16,000
Fruita Monument	\$40,000														\$40,000
Fruitvale	\$38,000												\$18,400	(xdi)	\$38,400
Gateway	\$35,000												\$8,000	(xv)	\$41,000
Grand Junction	\$86,000		\$18,000												\$104,000
Hawthorne															\$0
Lincoln OM													\$7,500	(xvii)	\$7,500
Lincoln Park	\$6,000												\$71,000	(xvi)	\$77,000
Loma													\$2,000	(viii)	\$2,000
Mesa View			\$10,000	\$85,000									\$10,000	(xii)	\$85,000
Mt. Garfield													\$3,000	(vi)	\$3,000
Mt. Garfield East	\$24,000		\$10,000										\$3,000	(x)	\$37,000
Nisley													\$37,000	(xviii)	\$74,000
Orchard Ave															\$37,000
O.M.M.S.	\$38,000					\$24,000		\$15,000							\$77,000
Palisade															\$0
Pomona	\$5,000														\$5,000
R-5													\$30,000	(xdi)	\$30,000
Redlands													\$10,000	(xix)	\$10,000
Scenic													\$22,500	(i)	\$22,500
Shellady				\$35,000									123,000	(x)	\$35,000
Taylor				\$42,000									\$18,000	(iv)	\$52,000
Thunder Mtn.			\$10,000												\$10,000
Tope				\$20,000									\$21,300	(vii)	\$41,300
U-TEC				\$60,000											\$60,000
Vo-Tech															\$0
West				\$80,000			\$25,000						\$1,000	(xdi)	\$86,000
Wingate													\$38,000	(xod)	\$39,000
Riverside															\$0
PROJECT TOTAL	\$347,600	\$50,000	\$48,000	\$286,500	\$50,000	\$64,000	\$50,000	\$151,000	\$60,000	\$30,000	\$0	\$0	\$1,158,300	\$100,000	\$2,396,400

(i) Parking lot improvements
(ii) Playground improvements
(iii) New window coverings/extend sidewalk
(iv) District storage/computer maint. bldgs.
(v) Roof over storage

(vi) New restrooms and lighting
(vii) New stage
(viii) New bus loading/parking area
(ix) Replace cabinets
(x) New carpeting
(xi) Upgrade grounds

(xii) Security lights in parking lot
(xiii) New gym lights
(xiv) Technology re-wire
(xv) Radiator covers/cork bd./desks/star/counter tops
(xvi) Install room divider/paint classrooms
(xvii) Upgrade plumbing/electrical

(xviii) Mail storage
(xix) Time out rooms
(x) Resurface blacktop
(xi) Fetter Hall HVAC
(xii) Relocate Lockers
(xiii) Upgrade heating system

**1998
MAINTENANCE**

May 5, 1995

BUILDING	PRIORITY - I			PRIORITY - II		PRIORITY - III				PRIORITY - IV		IMPACTED BY A.D.A.	TOTAL		
	ROOFING	HVAC	PLUMBING ELECTRICAL	FLOOR COVERING	CONCRETE SLAB/WALKS	DOORS	GYM FLOORS	TENNIS CRTS BLACKTOP	LANDSCAPE IRRIGATION	PLAYGROUND IMPROVEMENT	FENCING			STORAGE SHEDS	SITE AND FACILITY
Administration DW	\$25,000	\$50,000	\$40,000		\$50,000			\$150,000	\$60,000	\$30,000			\$100,000	\$505,000	
Appleton														\$0	
B.T.K. Staff				\$15,000										\$15,000	
Bookcliff														\$0	
Broadway				\$24,000										\$24,000	
Career Center														\$0	
Central												\$30,000	(vi)	\$30,000	
Chatfield														\$0	
Clifton EPD	\$180,000											\$35,000	(ii)	\$185,000	
Columbine				\$5,000										\$5,000	
Columbus														\$0	
Driving Range														\$0	
East												\$58,000	(iii)	\$58,000	
Emerson														\$0	
Fruita Middle	\$15,000													\$15,000	
Fruita Monument				\$40,000										\$40,000	
Fruitvale														\$0	
Gateway														\$0	
Grand Junction	\$55,000					\$40,000	\$96,000					\$281,000	(vi)	\$472,000	
Hawthorne														\$0	
Lincoln OM														\$0	
Lincoln Park												\$21,500	(bi)	\$21,500	
Loma EPD	\$120,000											\$10,000	(viii)	\$130,000	
Mesa View														\$0	
Mt. Garfield				\$30,000								\$100,000	(iv)	\$130,000	
Mt. Garfield East	\$16,000													\$16,000	
Nisley				\$4,000								\$30,000	(x)	\$54,000	
Orchard Ave.												\$15,000	(xii)	\$15,000	
O.M.M.S.														\$0	
Pallade														\$0	
Pomona				\$8,000										\$8,000	
R-5												\$100,000	(xiv)	\$100,000	
Redlands												\$1,000	(v)	\$1,000	
Scenic												\$5,000	(i)	\$5,000	
Shelley				\$30,000										\$20,000	
Taylor												\$10,000	(xii)	\$10,000	
Thunder Min.														\$0	
Tope												\$30,000	(xi)	\$30,000	
U-TEC														\$0	
Vo-Tech														\$0	
West														\$0	
Wingate														\$0	
Riverside														\$0	
PROJECT TOTAL	\$391,000	\$50,000	\$40,000	\$146,000	\$50,000	\$40,000	\$96,000	\$150,000	\$60,000	\$30,000	\$0	\$0	\$734,500	\$100,000	\$1,887,500

(i) Site drainage
(ii) Replace duct work
(iii) Replace carpet
(iv) Correct striking floors in gym

(v) New phone lines
(vi) Parking lot overlay/increase capacity
(vii) Auditorium/sound/lighting/locker rooms
(viii) Site drainage

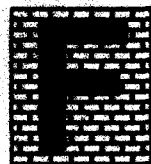
(ix) New windows/repair and paint walls/
vents in restrooms/new front doors
(x) Sewer line to modulars
(xi) Heat rads in west end of bldg./Window coverings
(xii) Replace emergency power systems
(xiii) Upgrade restrooms
(xiv) Asphalt parking lot

2000 - ROOFING MAINTENANCE

May 5, 1995

BUILDING	PRIORITY - I			PRIORITY - II		PRIORITY - III				PRIORITY - IV		IMPACTED BY		TOTAL	
	ROOFING	HVAC	PLUMBING ELECTRICAL	FLOOR COVERING	CONCRETE SLAB/WALKS	DOORS	GYM FLOORS	TENNIS CRTS BLACKTOP	LANDSCAPE IRRIGATION	PLAYGROUND IMPROVEMENT	FENCING	STORAGE SHEDS	SITE AND FACILITY		A.D.A.
* - Cottages/Modular DW - District Wide	\$25,000														\$25,000
Administration DW															\$0
Appleton															\$0
B.T.K. Staff															\$0
Bookcliff															\$0
Broadway															\$0
Career Center															\$0
Central															\$0
Chatfield															\$0
Clifton															\$0
Columbine	\$1,500														\$1,500
Columbus	\$68,500														\$68,500
Driving Range															\$0
East															\$0
Emerson															\$0
Fruita Middle															\$0
Fruita Monument															\$0
Fruitvale															\$0
Gateway															\$0
Grand Junction															\$0
Hawthorne															\$0
Lincoln OM															\$0
Lincoln Park															\$0
Loma															\$0
Mesa View															\$0
Mt. Garfield															\$0
Mt. Garfield East	\$19,000														\$19,000
Nisley	\$23,000														\$23,000
Orchard Ave															\$0
O.M.M.S.															\$0
Palisade															\$0
Pomona															\$0
R-5															\$0
Redlands															\$0
Scenic													\$52,000 (i)		\$52,000
Shelley EPDM	\$205,000														\$205,000
Taylor EPDM	\$168,000														\$168,000
Thunder Mtn.															\$0
Tope															\$0
U-TEC															\$0
Vo-Tech															\$0
West															\$0
Wingate													\$106,000 (ii)		\$106,000
Riverside															\$0
PROJECT TOTAL	\$510,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$158,000	\$0	\$668,000

(i) Floor coverings
(ii) Replace all floor coverings



**Feeder Systems and Capacities
with Enrollment Projections**

Including

square footage of buildings

current use of the areas

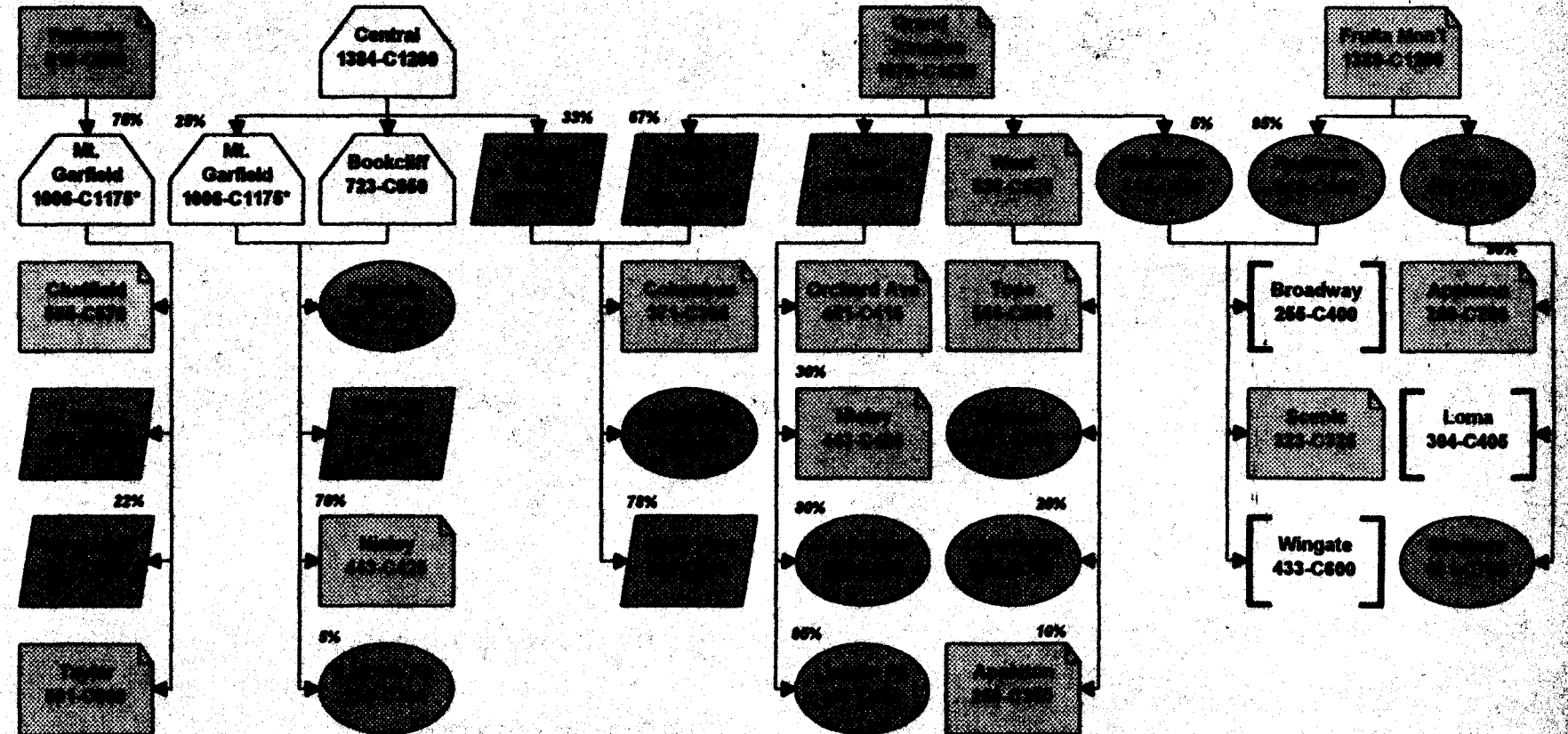
CCEFPI recommended square footage per student

School Year 1995-96 Projected 2% Growth



Feeder System and Capacities

CCXX = capacity
XX% = percent of graduating class moving to next school
 (100% if not marked)



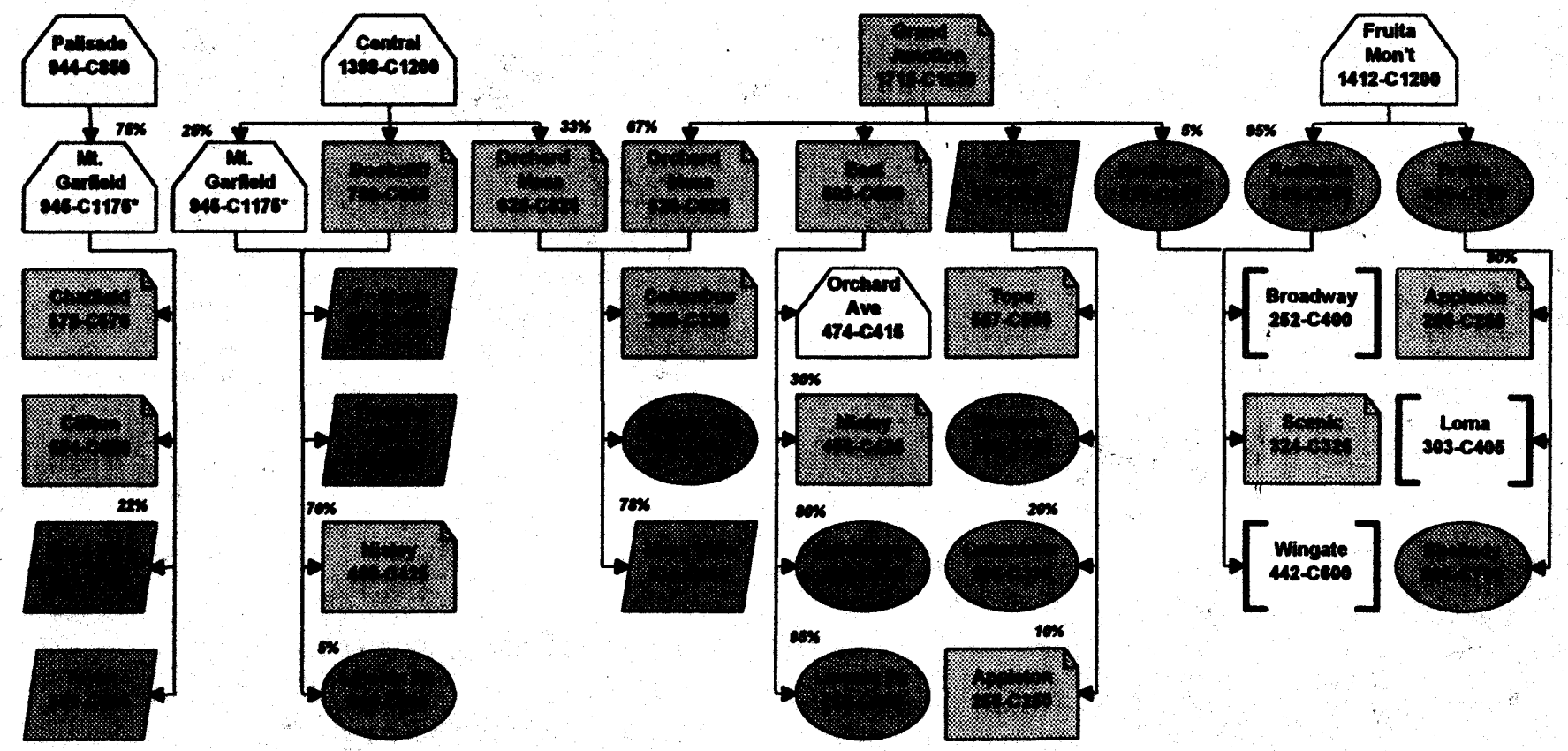
* ML Garfield capacity includes 450 in annex

School Year 1996-97 Projected 2% Growth

Feeder System and Capacities



Cxxx = capacity
 xxx% = percent of graduating class moving to next school (100% if not marked)



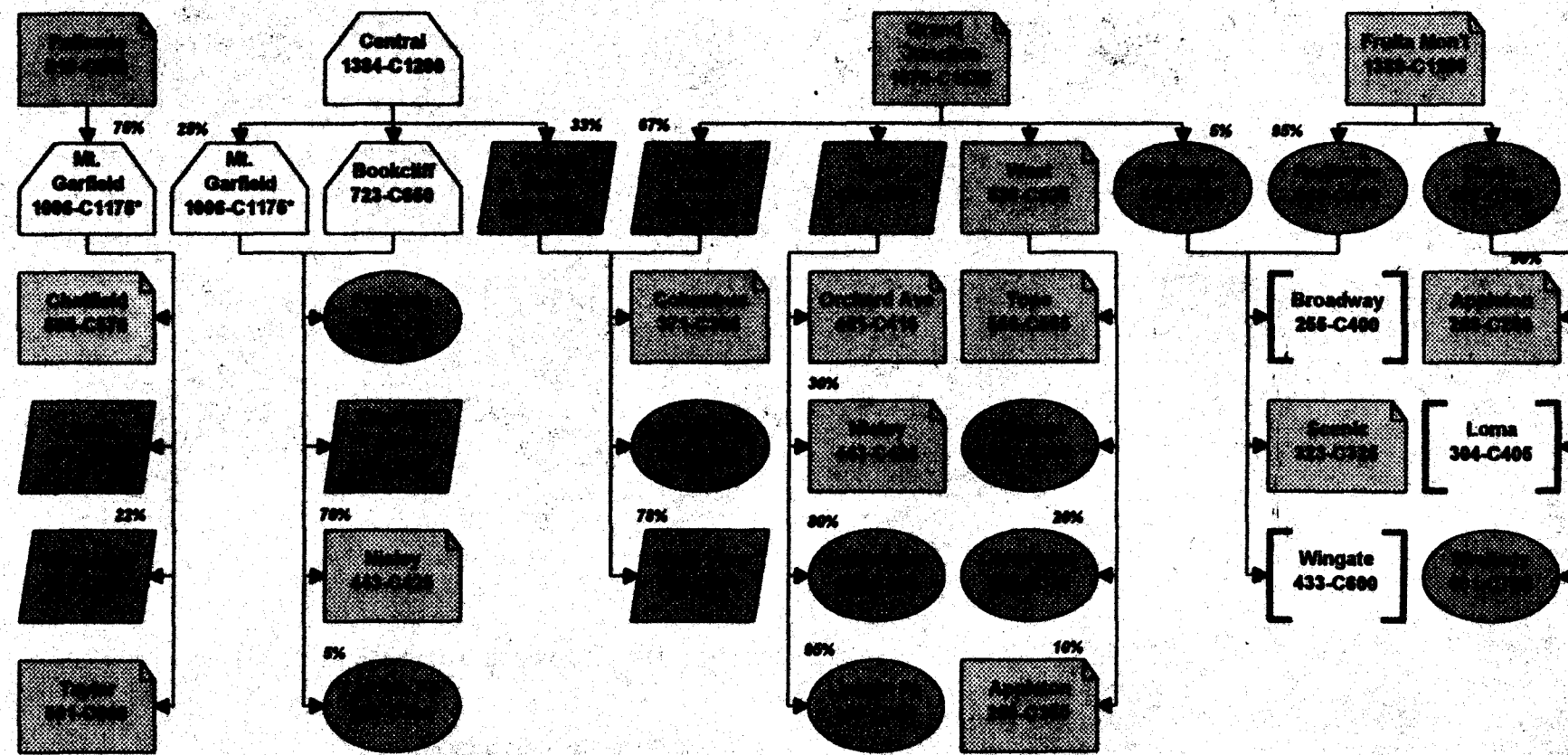
* ML. Garfield capacity includes 450 in annex

School Year 1995-96 Projected 2% Growth



Feeder System and Capacities

Capacity = capacity
xx% = percent of graduating class moving to next school (100% if not marked)



* ML Garfield capacity includes 450 in annex

ENROLLMENT HISTORY AND PROJECTIONS

District 51

DECEMBER 1994

School	History						Current Year 1994 to 1995	Flatline Projection Flatline Projection (2%)			Building Capacity
	1988 to 1989	1989 to 1990	1990 to 1991	1991 to 1992	1992 to 1993	1993 to 1994		1995 to 1996	1996 to 1997	1997 to 1998	
All Schools											
Total	16,153	16,337	17,196	17,649	17,917	18,167	18,487	18,788	18,921	19,041	18,706
Nursery											
Total	1,266	1,232	1,291	1,436	1,278	1,295	1,317	1,365	1,355	1,370	
Elementary Schools											
Total	8,006	7,951	8,313	8,420	8,601	8,544	8,622	8,502	8,455	8,317	9,401
(Individual schools on page 2)							8,679	8,777	8,779		
Middle Schools											
Rockcliff	556	589	649	663	626	653	665	709	693	697	650
West	429	426	455	454	445	454	435	723	729	737	
Wheat	732	772	900	993	570	616	583	468	494	525	500
Garfield	754	804	873	891	952	1,011	984	475	509	545	
Richard Mesa	668	708	615	627	597	585	592	613	615	616	750
Islands	-	-	-	-	541	560	559	929	938	949	
West	422	432	486	510	522	493	530	986	913	929	725
Total	3,571	3,731	3,978	4,138	4,253	4,372	4,348	1,006	945	966	
High Schools											
Central	1,279	1,232	1,290	1,355	1,363	1,339	1,374	583	605	634	625
Wheat Mt	1,002	1,030	1,071	1,089	1,164	1,228	1,312	595	626	669	
Grand Jct	1,596	1,576	1,542	1,539	1,525	1,554	1,548	537	530	569	650
Isade	422	442	471	508	660	766	866	548	538	532	
Total	4,299	4,280	4,374	4,491	4,712	4,887	5,100	516	485	447	525
Stewart School						37	52	629	612	665	4,425

ENROLLMENT HISTORY AND PROJECTIONS

District 51

DECEMBER 1994

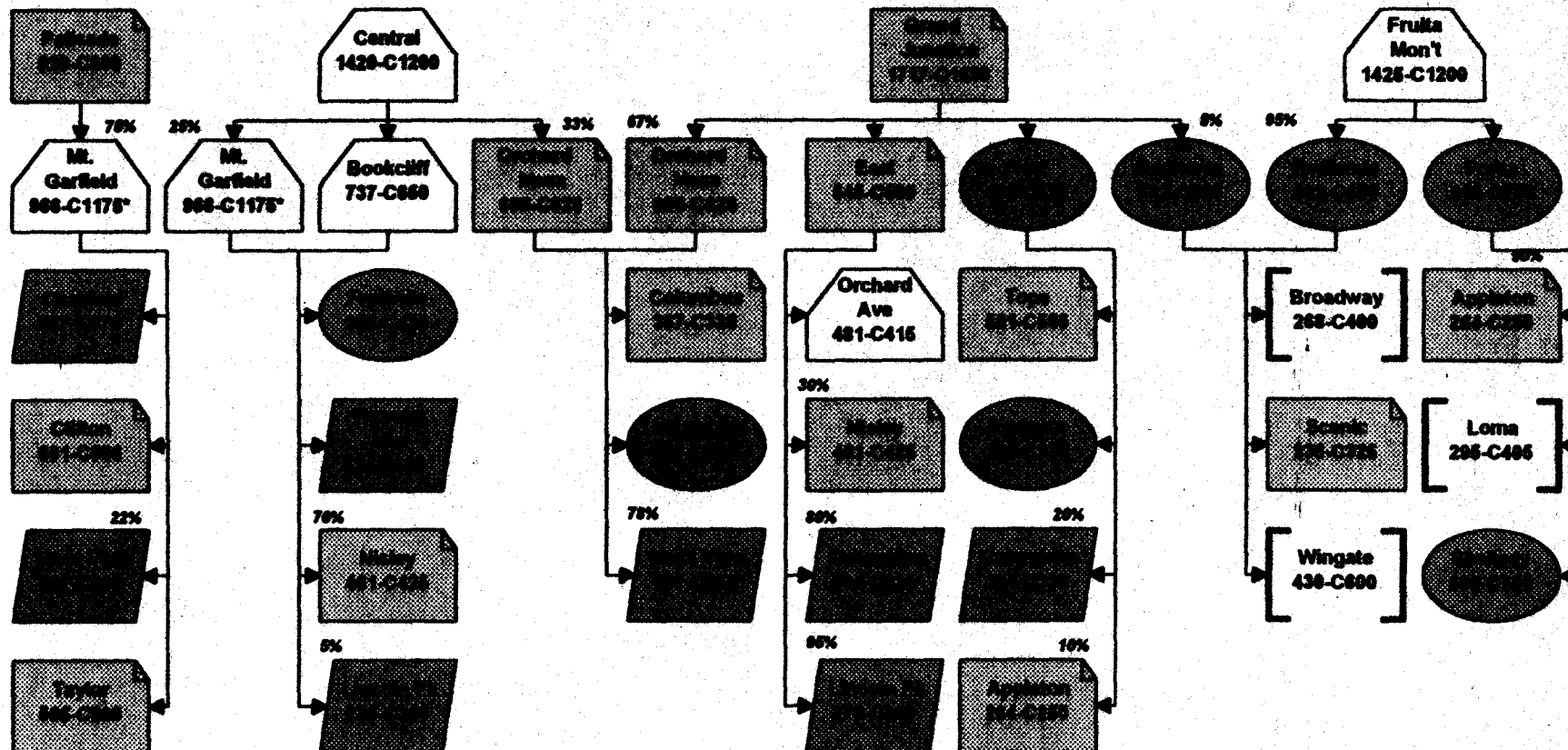
School Year	History						Current Year	Flatline Projection			Building Capacity
	1988 to 1989	1989 to 1990	1990 to 1991	1991 to 1992	1992 to 1993	1993 to 1994	1994 to 1995	1995 to 1996	1996 to 1997	1997 to 1998	
All Schools Total	16,153	16,337	17,196	17,649	17,917	18,167	18,487	18,788	18,921	19,041	18,706
Kindergarten Total	1,286	1,232	1,291	1,436	1,278	1,295	1,317	1,365	1,355	1,370	
Elementary Schools Total <i>(Individual schools on page 2)</i>	8,006	7,951	8,313	8,420	8,601	8,544	8,622	8,502	8,455	8,317	9,401
Middle Schools											
Bookcliff	556	589	649	663	626	653	665	709	693	697	650
East	429	426	455	454	445	454	435	468	494	525	500
Fruita	732	772	900	993	570	616	583	613	615	616	750
Mt. Garfield	754	804	873	891	952	1,011	984	986	913	929	725
Orchard Mesa	668	708	615	627	597	585	592	583	605	634	625
Redlands	-	-	-	-	541	560	559	537	509	513	650
West	422	432	486	510	522	493	530	516	495	447	525
Total	3,571	3,731	3,978	4,138	4,253	4,372	4,348	4,429	4,341	4,250	4,425
High Schools											
Central	1,279	1,232	1,290	1,355	1,363	1,339	1,374	1,357	1,369	1,392	1200
Fruita Mt	1,002	1,030	1,071	1,089	1,164	1,228	1,312	1,362	1,385	1,395	1200
Grand Jct	1,595	1,576	1,542	1,539	1,525	1,554	1,548	1,642	1,667	1,683	1630
Palisade	422	442	471	508	660	766	866	898	927	911	850
Total	4,298	4,280	4,374	4,491	4,712	4,887	5,100	5,259	5,358	5,371	4,880
Gateway School						37	52				

School Year 1997-98 Projected 2% Growth



Feeder System and Capacities

COOX = capacity
XX% = percent of graduating class moving to next school (100% if not marked)

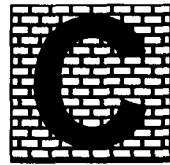


* ML Garfield capacity includes 450 in annex

Enrollment History and Projections, December 1994, continued

School Year	History						Current Year	Flatline Projection			Building Capacity
	1988 to 1989	1989 to 1990	1990 to 1991	1991 to 1992	1992 to 1993	1993 to 1994	1994 to 1995	1995 to 1996	1996 to 1997	1997 to 1998	
Elementary Schools											
Broadway	308	284	279	273	286	282	265	249	241	223	400
Loma	141	137	209	204	271	275	306	296	292	280	405
Scenic	248	289	286	311	283	276	309	317	313	320	325
Shelley	693	707	704	687	610	614	633	588	571	557	700
Wingate	457	416	412	409	436	429	436	426	429	415	600
Appleton	173	186	201	227	229	253	260	263	255	244	250
Columbine	285	247	318	315	306	301	285	280	285	289	330
Lincoln Pk	303	287	286	272	282	273	248	252	254	260	300
Pomona	319	308	305	325	341	303	305	285	279	279	325
Orchard Av	363	406	437	423	419	426	455	443	446	436	415
Tope	377	363	407	454	542	550	554	545	540	532	555
Chatfield	571	581	602	585	597	567	553	553	557	527	570
Clifton	479	533	539	552	573	568	558	560	570	569	586
Fruitvale	423	399	414	411	437	413	402	384	383	360	430
Nisley	418	387	374	404	407	403	427	434	451	459	425
Th Mtn	582	569	594	592	600	672	642	625	617	603	650
Taylor	563	556	579	596	579	587	581	579	570	565	600
Columbus	309	296	321	325	358	334	350	364	356	350	335
Lincoln OM	409	403	427	414	405	409	435	438	434	440	550
Mesa View	585	597	609	641	640	609	618	619	612	609	650
Total	8,006	7,951	8,313	8,420	8,601	8,544	8,622	8,502	8,455	8,317	9,401

	ENROLLMENT APRIL, 1965	TOTAL BLDG SQUARE FEET	MULTIPURPOSE GYMCAFETERIA	% OF TOTAL SQUARE FEET	ADMIN.	% OF TOTAL SQUARE FEET	LIBRARY	% OF TOTAL SQUARE FEET	MODULARS	% OF TOTAL SQUARE FEET
Appleton	266	23,822	6,457	35.35%	441	1.84%	1,254	5.24%	1,344	5.32%
Broadway	261	37,019	6,802	18.37%	1,420	3.84%	2,036	5.50%	0	0.00%
Chatfield	556	47,405	4,180	8.78%	1,320	2.78%	1,950	4.11%	3,072	6.09%
Clifton	578	44,514	6,178	13.89%	1,925	4.32%	1,844	4.14%	4,320	8.85%
Columbine	266	32,804	4,219	12.82%	1,100	3.34%	1,369	4.16%	2,160	6.16%
Columbus	351	23,517	2,789	11.86%	376	1.60%	450	1.91%	5,136	17.92%
Fruitvale	466	28,583	6,129	20.72%	658	2.22%	1,344	4.54%	7,008	18.15%
Lincoln OM	436	38,941	7,159	18.38%	989	2.49%	1,925	4.94%	0	0.00%
Lincoln Park	244	20,818	3,088	14.88%	443	2.15%	1,323	6.42%	720	3.37%
Loma	306	33,790	5,293	15.69%	1,580	4.69%	1,213	3.59%	0	0.00%
Mesa View	626	48,538	6,028	12.42%	1,404	2.89%	1,835	3.78%	3,648	6.99%
Nisley	414	28,208	2,938	11.21%	1,045	3.69%	887	2.55%	5,152	16.43%
Orchard Ave.	435	28,430	4,089	15.50%	1,332	5.04%	762	2.69%	2,064	7.24%
Pomona	319	21,481	2,228	10.36%	740	3.45%	1,440	6.71%	4,704	17.98%
Soenic	288	28,480	4,894	15.92%	1,174	3.88%	1,080	3.59%	864	2.85%
Shelley	626	58,483	7,192	12.30%	1,770	3.03%	1,930	3.30%	0	0.00%
Taylor	608	47,889	6,440	13.43%	1,638	3.41%	2,064	4.30%	0	0.00%
Thunder Mtn.	646	58,222	7,081	12.13%	1,882	3.23%	1,367	2.35%	0	0.00%
Topo	578	48,780	7,040	14.44%	2,220	4.49%	1,928	3.87%	1,744	3.38%
Wingate	445	48,538	6,072	12.51%	1,855	3.82%	1,805	3.72%	0	0.00%
Total	6,702	747,320	188,048	14.48%	25,282	3.38%	28,584	3.83%	41,836	5.31%
Bookcliff	657	48,138	7,095	14.44%	2,500	5.09%	1,862	3.79%	4,912	9.09%
East	429	51,800	12,988	25.13%	1,435	2.78%	1,401	2.72%	0	0.00%
Fruit Middle	579	85,888	6,528	9.95%	3,221	3.78%	5,123	5.98%	0	0.00%
Mt. Garfield	688	78,700	14,802	18.94%	3,179	4.04%	3,179	4.04%	1,344	1.69%
Mt. Garfield East	328	53,120	7,788	14.62%	847	1.59%	1,736	3.27%	0	0.00%
Orchard Mesa	613	53,285	11,052	20.74%	2,401	4.51%	3,905	7.33%	2,940	5.23%
Redlands	551	89,000	15,288	17.18%	5,147	5.78%	6,643	7.46%	0	0.00%
West	526	51,800	12,988	25.13%	1,435	2.78%	1,401	2.72%	1,344	2.54%
Total	4,380	512,127	90,883	17.69%	20,185	3.94%	25,250	4.93%	10,540	2.02%
Central High	1,319	110,850	21,888	19.78%	2,926	2.64%	6,593	5.99%	4,982	4.32%
Fruit Monument	1,182	120,080	19,050	15.87%	5,244	4.37%	7,425	6.18%	5,068	4.07%
Gateway	50	15,584	6,121	39.28%	503	3.23%	880	5.52%	0	0.00%
Grand Jct. High	1,451	157,288	34,551	21.97%	3,456	2.20%	6,883	4.36%	0	0.00%
Pellicane	851	110,818	24,680	22.32%	2,800	2.35%	5,893	5.33%	0	0.00%
R-5 High	191	16,244	0	0.00%	586	3.49%	788	4.85%	0	0.00%
Total	5,044	530,444	108,278	20.04%	15,285	2.89%	28,442	5.36%	10,080	1.89%



Current Administrative Reassignments

Administrative Reassignments

as of Week of April 26, 1995

	From	To		From	To
Appleton Elementary	none		Pomona Elementary	Columbine, 2	
Broadway Elementary	none		Scenic Elementary	Wingate, 10	
Chatfield Elementary	none		Shelley Elementary	none	
Clifton Elementary	Taylor, 12		Taylor Elementary	Clifton, 12	
Columbine Elementary	LP,6; Orch, 3; Pomona, 2		Thunder Mtn Elementary	none	
Columbus Elementary	Mesa View, 3		Tope Elementary	none	
Fruitvale Elementary	none		Wingate Elementary	Scenic, 10	
Gateway Elementary	none		Bookcliff Middle	none	
Lincoln O M Elementary	none		East Middle	West, 3	
Lincoln Park Elementary	Columbine, 6		Fruita Middle	none	
Loma Elementary	none		Mt. Garfield Middle	none	
Mesa View Elementary	Columbus, 3		Orchard Mesa Middle	none	
Nisley Elementary	Orchard, 18		Redlands Middle	West, 1	
Orchard Ave Elementary	Columbine, 3; Nisley, 18		West Middle	Redlands, 1; West, 3	

Total 58 students administratively reassigned in District, at present time

April 26, 1995





vacant Land Owned by District

Mesa County Valley School District 51

Vacant Land

No.	Site/Location	Address	Acres	Current Use
1	Shelley Elementary Parcel A	353 North Mesa, Fruita west of school; across the street	8.6	Leased to little league
2	Fruita Vacant Land	South Ash Street & Carolina Avenue, Fruita	2	Park site
3	UTEC Foresight Park	2520 Blichmann Avenue, Grand Junction	6.5	Future school site
4	Pomona Elementary	588 25½ Road, Grand Junction	9 ±	City park site
5	Old Vo-Tech Building	1325 North 5th Avenue, Grand Junction	0.86	Storage/GJHS annex/Custodial/ASA
6	Riverside Storage	552 West Main Street, Grand Junction	3	Vacant/district storage
7	Columbus Elementary Parcel A	2660 Unaweeep Avenue, Grand Junction North of Santa Clara by River Circle	4.88	Science park and trail
8	Orchard Mesa MS Parcel A Parcel B	2736 C Road, Grand Junction North of school Northwest of school	9 2.75	Leased to city for park Unusable land
9	Mesa View Elementary	2967 B Road, Grand Junction South of school site	10	Possible Pee-Wee football alternate site
10	Chatfield Elementary	3188 D½ Road, Grand Junction North of school site	5 ±	Grand Mesa Youth soccer fields
11	Central High School Parcel A Parcel B	3130 E½ Road, Grand Junction 3139 F Road 3137-3149 F Road	5.6 18.2	Future middle school Future middle school
12	Thunder Mountain Elem	3063 F½ Road, Grand Junction South of school site	10	Establish an irrigation pond
13	Mt. Garfield MS Parcel A	3475 Front Street, Clifton 3488 Front Street	2.3	Additional parking
14	Palisade HS	3679 G Road, Palisade West of school	10	Leased to little league baseball

MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

RESOLUTION REQUESTING THE IMPOSITION
OF SCHOOL IMPACT FEES

WHEREAS, the rapid rate of development and growth within the Mesa County Valley School District No. 51 over the past several years has caused significant increases in the School District's student enrollment which condition is expected to continue into the future; and

WHEREAS, the Colorado Division of Local Affairs, the State of Colorado, and Mesa County each forecast greater amounts of growth for the next ten years in Mesa County; and

WHEREAS, new residences place significant new demands on the School District to provide new school facilities or to expand existing facilities for the education of the children residing within said residences; and

WHEREAS, the volume and pace of residential land development in the County threaten the provision of adequate school facilities in the County; and

WHEREAS, the District has performed an analysis of growth projections and school educational facility capacities within the District, considered funding considerations and implications, assessed the attributes and deficiencies of alternatives to address school facility capacity needs, and involved citizens throughout the school community in public presentations and meetings held at various schools during the past year; and

WHEREAS, the enrollment has already exceeded the designed capacity at many of the District's schools and is projected to create even more severe shortages in space in the ensuing five years; and

WHEREAS, in order to promote and protect the public health, safety, and welfare, and accommodate the needs created by new development, the District must acquire more land to expand its educational facilities in order to maintain current and acceptable levels of educational service to its students; and

WHEREAS, the construction of additional school facilities has been traditionally financed through ad valorem tax revenues; and

WHEREAS, a relatively small population base is repeatedly being asked through school bond and mill levy elections to finance the cost of constructing new schools and expanding existing schools for the new population entering the District; and

WHEREAS, section 30-28-133, C.R.S., requires counties to adopt and enforce subdivision regulations for all land in unincorporated areas of the county, and home rule cities and towns are similarly empowered; and

WHEREAS, under section 30-28-133, C.R.S., such subdivision regulations must include, at a minimum, provide for sites and land areas for schools and parks when such are reasonably necessary

to serve the proposed subdivision and the future residents thereof, and may also include requirements for the dedication of such sites and land areas to the county or to the public or, in lieu thereof, payment of a sum of money not exceeding the full market value of such sites and land areas; and

WHEREAS, section 30-28-133, C.R.S., requires the board of county commissioners to hold dedicated land and fees collected in lieu of land dedications or funds paid to the board of county commissioners from the sale of such dedicated land for the acquisition of reasonably necessary sites and land areas for schools or parks; and

WHEREAS, section 30-28-133, C.R.S. permits the board of county commissioners to transfer such land and funds to the District upon request for the foregoing purposes; and

WHEREAS, the Mesa County Land Development Code currently requires developers to dedicate land for school purposes if the proposed development includes within it land which is necessary for implementing an adopted school plan; and

WHEREAS, the fee in lieu of such dedication currently in place in Mesa County for residential development is used for parks, roads, drainage and other non-school purposes, and the Board of Education believes that proper regulation of residential development requires the imposition of a fee to defray at least in part the costs of acquiring sites and land areas for new schools and school facilities made necessary by new residences; and

WHEREAS, there should be a reasonable connection between the fees collected for school sites and the cost of acquiring land for school facilities made necessary by new residences; and

WHEREAS, new residences are benefited from the expenditure of such revenues by defraying the cost of new or expanded school facilities across the District; and

WHEREAS, Article XI, Section 7, of the Colorado Constitution permits the state or any political subdivision of the state to give direct or indirect support to any political subdivision of the state as may be authorized by statute; and

WHEREAS, Article XIV, Section 18, of the Colorado Constitution provides that the state or any of its political subdivisions may cooperate or contract with each other to provide any functions, service, or facility lawfully authorized to each; and

WHEREAS, Section 22-32-110(l)(a), C.R.S., authorizes the board of education of a school district to take and hold in the name of the district so much real and personal property as may be reasonably necessary for any purpose authorized by law; and

WHEREAS, Section 22-32-110(l)(y), C.R.S., authorizes the board of education of a school district to accept gifts, donations, or grants of any kind made to the district; and

WHEREAS, Section 22-32-124(1), C.R.S., provides that prior to the acquisition of land or any contracting for the purchase thereof, a board of education shall consult with and advise in writing

the planning commission, or governing body if no planning commission exists, which has jurisdiction over the territory in which the site is proposed to be located in order that the proposed site shall conform to the adopted plan of the community insofar as is feasible; and

WHEREAS, Section 22-32-122, C.R.S., grants to school districts the power to contract with a county for the performance of any service, activity, or undertaking which any school district may be authorized by law to perform or undertake and

WHEREAS, Section 29-1-203, C.R.S., authorizes political subdivisions of the state to cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each such political subdivision; and

WHEREAS, Section 29-20-105(1), C.R.S., authorizes and encourages local governments to cooperate or contract with other units of government for the purposes of planning or regulating the development of land; and

WHEREAS, Sections 30-28-136(1)(a) and (2), C.R.S., additionally require that all preliminary subdivision plans be submitted to the appropriate school district for review and recommendations; and

WHEREAS, Section 30-28-136(2) C.R.S., requires that where a preliminary plan involves twenty or more dwelling units the school district within which the land is located must submit to the board of county commissioners specific recommendations with respect to the adequacy of school sites and school structures; and

WHEREAS, representatives from the District have attended meetings with, circulated draft proposals to and received recommendations and comments from the board of county commissioners, county planners, the City of Grand Junction, the home builders' association and representatives of such groups regarding imposition of a site fee in lieu of dedication of land in order to defray the cost of acquiring sites for new schools and school facilities; and

WHEREAS, as a result of the foregoing activities, the Board of Education desires to apply to the board of county commissioners and other home rule municipalities to establish a school site fee in lieu of land dedication program having the following general features:

- a. Payment of a site fee for each dwelling unit in each new development for which a development permit is issued, with the amount of the fee based on a methodology which takes into account the student generation rates of new development, the quantity of land required to build new schools on a per pupil basis, and the anticipated cost of suitable school lands in the District.
- b. Collection of such fees by the county for deposit into a county trust fund dedicated for school site acquisition outlays within the District.
- c. An intergovernmental agreement between the county, participating municipalities and the District regarding collection and expenditure of the trust funds pursuant to the District's adopted capital

improvement plan, adhering to the notice, request and voting provisions of section 30-28-133(4.3), C.R.S.

d. An indemnification agreement to hold the county and participating municipalities harmless of and from any financial loss in the event of a judicial determination that any site fees must be included in the county's "fiscal year spending" for purposes of Article X, Section 20 of the Colorado Constitution (Amendment 1).

THEREFORE, BE IT RESOLVED, BY THE BOARD OF EDUCATION OF MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51, AS FOLLOWS:

A. The Board of Education hereby officially requests the Board of County Commissioners of the County of Mesa, State of Colorado, impose by resolution and appropriate amendments to the text of the Mesa County Land Use Development Code, a school site fee in lieu of land dedication upon new residential development, in a form generally consistent with the Mesa County Planning Department's draft resolution and amendments attached as Exhibit A, and in an amount bearing a reasonable relationship to the cost of acquiring school sites to accommodate the anticipated District enrollment growth from such development. The general plan for collection, holding and expenditure of such fees described therein, is hereby approved, subject to such revisions or modifications as may be requested by the Board of County Commissioners, the county planning commission or department, or otherwise recommended to the Board of Education and which modifications and revisions are ratified and approved by the Board of Education.

B. The Board of Education also requests that other municipalities within the District, including the Fruita, Grand Junction, and Palisade, enact by ordinance or otherwise a school site fee in lieu of land dedication for developments within their jurisdictional boundaries which is in form and substance similar to the program described in Exhibit A.

C. The Superintendent and his designee(s) are hereby authorized to apply on behalf of the Board of Education to the board of county commissioners, county planning commission and other local governmental entities and agencies as may be necessary to secure the adoption and establishment of the site fee program set forth above, to revise the attached Exhibit A as necessary to carry out the spirit and intent expressed herein, and to represent the Board of Education in all discussions, presentations, matters, hearings and other proceedings held or conducted in connection with the establishment of such program.


D. The Superintendent is further authorized to negotiate and present to the Board of Education for approval a form of intergovernmental agreement with the board of county commissioners and participating home rule municipalities concerning the collection, holding and disbursement of site fees.

E. The Superintendent is further authorized to negotiate and present to the Board of Education for approval a form of indemnity agreement with the board of county commissioners and other participating municipalities concerning the collection, holding and disbursement of site fees

F. It any section, paragraph, subparagraph, clause, or provision contained in this resolution shall be adjudged to be invalid or unenforceable by a court or competent jurisdiction, or by operation of any applicable law, such invalid or unenforceable section, paragraph, subparagraph, clause, or provision shall not affect the validity of this resolution as a whole, and all other sections, paragraphs, subparagraphs, clauses, and provisions shall be given full force and effect.

PASSED AND ADOPTED this 15 day of August, 1995, by the Board of Education of the Mesa County Valley School District No. 51 in Grand Junction, Mesa County, Colorado.

I hereby certify that the information contained in the above resolution is accurate and was adopted by the Mesa County Valley School District No. 51 Board of Education on August 15, 1995.


Mary K. Kalenian
Secretary, Board of Education

ACTION OF THE BOARD:

Adopted



P.C. item
in Nov.

DRAFT
Land Development Code Text Amendments Establishing
Standards for Fees in Lieu of School Land
Dedications

STANDARDS FOR LAND DEDICATIONS AND FEES IN LIEU THEREOF

Sections 4.3.5 and 4.3.6 of the Mesa County Land Development Code are hereby amended, to read as follows:

4.3.5 Standard for Land Dedication. Dedication of land for park purposes shall be required of any development if such development includes within it land which is necessary for implementing an adopted park, bikeway, open space. Dedication of Suitable School Lands for school purposes shall be required of any development if the affected School District determines that such development includes within it land which is necessary for implementing a school plan. In all other cases, the fee required under section 4.3.6.A shall be paid in lieu of a park land dedication, and the fee required under section 4.3.6.B shall be paid in lieu of a school land dedication.

4.3.6. Standard for Fee in Lieu of Land Dedications.

4.3.6.A Standard for Fee in Lieu of Park Land Dedication.

A fee in lieu of park land dedication is established for all developments except those permitted to make a park land dedication in accordance with the previous section. Revenues from such fees shall be used only to make park, road, drainage and other capital improvements necessitated by additional development in the County. Revenues from such fees shall be used only for such purpose. Fees are payable upon the filing of a final plat for a platted residential development and upon the issuance of a building permit for a commercial or industrial development.

Developments containing residential and other uses shall pay the appropriate fees on each part of the development.

4.3.6.A(1). Residential Development and Residential portions of mixed use development - \$225.00 per residential dwelling unit.

4.3.6.A(2). Commercial, Industrial, and Institutional Development and Commercial, Industrial, and Institutional portions of residential and mixed use development. - \$250.00 per 1000 square feet of building space or any fraction thereof, plus \$250.00 per 10,000 square feet of land, or any fraction thereof. If the total area of all buildings proposed for the development is less than 500 square feet, then the fee shall be \$500.00 per 10,000 square feet of land. The following public utility facilities and land uses which shall be exempt from these fees: transmission lines, service lines, utility service facilities, neighborhood substations, pipelines, and oil and gas drilling. Public utility and power plant facilities which are not exempt as set forth in this section are considered industrial uses for the purpose of this section.

4.3.6.A(3) Credit Permitted Against Fee for Certain Off-site Improvements. The development shall be allowed credit against any fees due under this section 4.3.6.A for actual costs of any park, road, drainage and other capital improvements constructed by the applicant for the development at the request of Mesa County which are not on or directly adjacent to land owned by the applicant.

4.3.6.B Standard for Fee in Lieu of School Land Dedication

Except in cases where a school land dedication is required in accordance with section 4.3.5 above or is permitted under subsection 4.3.6 B(3) below, or an exemption under subsection 4.3.6.B(2) applies, all Residential Developments or Mixed Use Developments containing a Residential Development component shall be subject to fees in lieu of school land dedication (SLD Fee) in

an amount per Dwelling Unit determined by resolution of the Board. SLD Fees shall be collected by the County for the exclusive use and benefit of the School District in which such development is located, and shall be expended by such School District solely to acquire real property or interests in real property reasonably needed for development or expansion of school sites and facilities, or to reimburse the School District for sums expended to acquire such property or interests. Revenues from such fees shall be used only for such purposes.

4.3.6.B(1) Payment of SLD Fee

(a) No building permit shall be issued for a Dwelling, Multiple-Family Dwelling or Multi-Family Dwelling which is or contains one or more Dwelling Units until and unless the SLD Fee for such Dwelling Unit(s) in effect at the time such permit is applied for has been paid as required by this section. No SLD Fee shall be required or collected under this section with respect to any Dwelling Unit(s) for which a building permit has been issued or for which a building permit application is pending as of the effective date of this section.

(b) Nothing in part (a) of this subsection shall preclude a holder of a Development Permit for a Residential Development or Mixed Use Development containing a Residential Development component from prepaying the SLD Fees to become due under this section for one or more Dwellings, Multiple-Family Dwellings or Multi-Family Dwellings to be constructed in such Development. Such prepayment shall be made upon the filing of a final plat for a platted Residential Development, at the SLD Fee rate then in effect and in the amount which would have been due had a building permit application for such dwelling(s) been pending at the time of prepayment. A subsequent building permit for a Dwelling, Multiple-Family Dwelling or Multi-Family Dwelling which is or contains one or more Dwelling Units for which the SLD Fees have been prepaid

shall be issued without payment of any additional SLD Fees. However, if such permit would allow additional Dwelling Units for which SLD Fees have not been prepaid, such permit shall not be issued until the SLD Fees for such additional Dwelling Units have been paid at the rate per Dwelling Unit in effect at the time the building permit application was made.

(c) Any prepayment of SLD Fees in accordance with part (b) of this subsection shall be documented by a Memorandum of Prepayment which shall contain, at minimum, the following:

(1) The legal description of the real property subject to Residential Development for which an SLD Fee is being prepaid.

(2) A description of the development permit issued concerning such real property, and a detailed statement of the SLD Fees owed pursuant to such permit which are being prepaid.

(3) The notarized signatures of the record owner(s) of the property or their duly authorized agents.

(4) The notarized signature of the County Manager or his or her designee, indicating approval of the prepayment plan.

4.3.6.B(2) Exemptions.

The following shall be exempted from payment of the SLD Fee:

(a) Alterations or expansion of an existing building except where the use is changed from non-residential to residential and except where additional Dwelling Units result.

(b) The construction of accessory buildings or structures.

(c) The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.

(d) The installation of a replacement mobile home on a lot or other parcel when a fee in lieu of land dedication for such mobile home has previously been paid pursuant to this section or where a residential mobile home legally existed on such site on or before the effective date of this section.

(e) Non-residential buildings, non-residential structures, or non-residential mobile homes.

(f) Nursing homes, Adult Foster Care Facilities, or Specialized Group Facilities.

(g) County approved planned Residential Developments that are subject to recorded covenants restricting the age of the residents of said Dwelling Units such that the Dwelling Units may be classified as "housing for older persons" pursuant to the Federal Fair Housing Amendments Act of 1988.

(h) Residential construction on unsubdivided land.

4.3.6 B(3) Credits.

(a) An applicant for a development permit (or a holder of such a permit) who owns other Suitable School Lands within the same School District in which the development is located may offer to convey such lands to such district in exchange for credit against all or a portion of the SLD Fees otherwise due or to become due. The offer must be in writing, specifically request credit against fees in lieu of school land dedication, and set forth the amount of credit requested. If the County and the School District in which the development is located accept such offer, the credit shall be in the amount of the value of the Suitable School Lands

conveyed, as determined by written agreement between the County, the School District and the permit holder or applicant.

(b) Credit against SLD Fees otherwise due or to become due will not be provided until good and sufficient title to the property offered under this subsection is conveyed to and accepted by the School District in which the development is located. Upon such conveyance, the School District in which the development is located and the County shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and a description of the project or development to which the credit shall be applied.

(c) Credits shall not be transferable from one project or development to another without the approval of the School District in which the development is located and the County.

4.3.6 B(3) Refund of Fees Paid

(a) Any SLD Fee which has not been expended by a School District within five years of the date of collection shall be refunded, with interest at the rate of five (5) percent per annum compounded annually, to the person who paid the fee. Prior to such refund, such amount shall be reduced by an amount equal to two percent (2%) of the principal amount to be refunded, for the costs incurred by the County in the refund of such fee. The County shall give written notice by first class mail to the person who paid the fee at his or her address as reflected in the records of the Mesa County Clerk and Recorder. If such person does not file a written claim for such refund with the County within ninety days of the mailing of such notice, such refund shall be forfeited and shall be retained and used for the purposes set forth in this section 4.3.6 B.

(b) The Board may, upon a School District's request, extend the five-year period of time specified in part (a) of this subsection above upon a showing that such extension is reasonably necessary in order for such School District to complete or close a purchase transaction entered into in writing by such district prior to expiration of such period, or to give such district an opportunity to exercise a purchase option it acquired prior to expiration of such period. Such request shall be made at a public hearing of the Board. In no event shall any extension of time exceed an additional five (5) year period.

Chapter 6 of the Mesa County Land Development Code is hereby amended by the addition of a new section 6.6, which reads as follows:

6.6 Fees in Lieu of School Land Dedication (SLD Fees)

(a) SLD Fees shall be collected and held in trust for the use and benefit of the School District containing the Residential Development for which the fee is collected. Such fees shall be expended by such School District to acquire additional real property for expansion of school facilities and construction of new school facilities necessitated by new Residential Development in such School District, or to reimburse the School District for sums expended to acquire such property. The amount of the SLD Fee shall be based on a methodology which takes into account the student generation rates of new Residential Development, the quantity of land required to build new school facilities on a per pupil basis, and the anticipated cost of acquiring Suitable School Lands in the School District to expand existing school facilities and construct new school facilities to accommodate new Residential Development without decreasing current levels of educational services.

(b) At the time SLD Fees are initially adopted and once every

five (5) years thereafter, the Board shall determine the average cost per acre of Suitable School Lands, after a public hearing. The County shall give each School District of the County sixty (60) days' prior written notice of the hearing. Such hearing shall consider the School Districts' long range capital improvement plans and any other evidence, comments or recommendations submitted by the School Districts and the public in making such determination.

(c) The SLD Fee shall then be set, by resolution of the Board, in accordance with the following formula:

Cost per Acre of Suitable School Lands within each School District	X	Student Generation Fee Factor of .023	=	SLD Fee Per Dwelling Unit
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[For example, if the average cost of Suitable School Lands is \$15,000 per acre, the SLD Fee per Dwelling Unit would be \$15,000 X .023, or \$345.]

The student generation fee factor may also be modified at the hearing, provided that either the subject School District gives notice to the Board that it requests such a modification at least thirty (30) days prior to the hearing, or the Board adopts a motion providing for consideration of a modification of said fee factor and its hearing notice to the subject School District pursuant to this subsection so states. Said hearing shall consider the School District's school facilities plan currently in place, the methodology and data supporting the proposed modification, and any evidence, comments or recommendations submitted by the County Planning Department, the subject School District and interested members of the public.

Chapter 11 of the Mesa County Land Development Code is hereby amended by the addition of the

following definitions to section 11.1.2:

County

The County of Mesa, State of Colorado.

County Administrator

The county administrator or the county employee he or she may designate to carry out the administration of this Code.

School District

As used in Chapters 4 and 6 of this Code, "School District" means a public school district located in the County whose governing board has made a formal request to the Board for school land dedications or fees in lieu of such dedications pursuant to this Code and related County resolutions, and has entered into an intergovernmental agreement with the County regarding the implementation and administration of such dedications and fees.

SLD Fee

The fee in lieu of school land dedication imposed pursuant to this Code.

Suitable School Lands

Tracts of vacant unsubdivided land lying within areas targeted for establishment of school sites in a School District's long range capital improvement plan and having characteristics rendering such tracts suitable or desirable for development as school sites or facilities, including but not limited to, appropriate size and dimensions, lack of geologic, environmental or topographic barriers to development, ready access to facilities (including irrigation water) and primary roads, compatible zoning, and proximity to other schools, school facilities and residential areas.

Revised September 5, 1995

DRAFT
Land Development Code Text Amendments Establishing
Standards for Fees in Lieu of School Land
Dedications

STANDARDS FOR LAND DEDICATIONS AND FEES IN LIEU THEREOF

Sections 4.3.5 and 4.3.6 of the Mesa County Land Development Code are hereby amended, to read as follows:

4.3.5 Standard for Land Dedication. Dedication of land for park purposes shall be required of any development if such development includes within it land which is necessary for implementing an adopted park, bikeway, or open space plan. Dedication of Suitable School Lands for school purposes shall be required of any development if the affected School District determines that such development includes within it land which is necessary for implementing a school plan. In all other cases, the fee required under section 4.3.6.A shall be paid in lieu of a park land dedication, and the fee required under section 4.3.6.B shall be paid in lieu of a school land dedication.

4.3.6. Standard for Fee in Lieu of Land Dedications.

4.3.6.A Standard for Fee in Lieu of Park Land Dedication.

A fee in lieu of park land dedication is established for all developments except those permitted to make a park land dedication in accordance with the previous section. Revenues from such fees shall be used only to make park, road, drainage and other capital improvements necessitated by additional development in the County. Revenues from such fees shall be used only for such purpose. Fees are payable upon the filing of a final plat for a platted residential development and upon the issuance of a building permit for a commercial or industrial development.

Developments containing residential and other uses shall pay the appropriate fees on each part of the development.

4.3.6.A(1). Residential Development and Residential portions of mixed use development - \$225.00 per residential dwelling unit.

4.3.6.A(2). Commercial, Industrial, and Institutional Development and Commercial, Industrial, and Institutional portions of residential and mixed use development. - \$250.00 per 1000 square feet of building space or any fraction thereof, plus \$250.00 per 10,000 square feet of land, or any fraction thereof. If the total area of all buildings proposed for the development is less than 500 square feet, then the fee shall be \$500.00 per 10,000 square feet of land. The following public utility facilities and land uses which shall be exempt from these fees: transmission lines, service lines, utility service facilities, neighborhood substations, pipelines, and oil and gas drilling. Public utility and power plant facilities which are not exempt as set forth in this section are considered industrial uses for the purpose of this section.

4.3.6.A(3) Credit Permitted Against Fee for Certain Off-site Improvements. The development shall be allowed credit against any fees due under this section 4.3.6.A for actual costs of any park, road, drainage and other capital improvements constructed by the applicant for the development at the request of Mesa County which are not on or directly adjacent to land owned by the applicant.

4.3.6.B Standard for Fee in Lieu of School Land Dedication

Except in cases where a school land dedication is required in accordance with section 4.3.5 above or is permitted under subsection 4.3.6 B(3) below, or an exemption under subsection 4.3.6.B(2) applies, all Residential Developments or Mixed Use Developments containing a Residential Development component shall be subject to fees in lieu of school land dedication (SLD Fee) in

an amount per Dwelling Unit determined by resolution of the Board. SLD Fees shall be collected by the County for the exclusive use and benefit of the School District in which such development is located, and shall be expended by such School District solely to acquire real property or interests in real property reasonably needed for development or expansion of school sites and facilities, or to reimburse the School District for sums expended to acquire such property or interests. Revenues from such fees shall be used only for such purposes.

4.3.6.B(1) Payment of SLD Fee

(a) No building permit shall be issued for a Dwelling, Multiple-Family Dwelling or Multi-Family Dwelling which is or contains one or more Dwelling Units until and unless the SLD Fee for such Dwelling Unit(s) in effect at the time such permit is applied for has been paid as required by this section. No SLD Fee shall be required or collected under this section with respect to any Dwelling Unit(s) for which a building permit has been issued or for which a building permit application is pending as of the effective date of this section.

(b) Nothing in part (a) of this subsection shall preclude a holder of a Development Permit for a Residential Development or Mixed Use Development containing a Residential Development component from prepaying the SLD Fees to become due under this section for one or more Dwellings, Multiple-Family Dwellings or Multi-Family Dwellings to be constructed in such Development. Such prepayment shall be made upon the filing of a final plat for a platted Residential Development, at the SLD Fee rate then in effect and in the amount which would have been due had a building permit application for such dwelling(s) been pending at the time of prepayment. A subsequent building permit for a Dwelling, Multiple-Family Dwelling or Multi-Family Dwelling which is or contains one or more Dwelling Units for which the SLD Fees have been prepaid

shall be issued without payment of any additional SLD Fees. However, if such permit would allow additional Dwelling Units for which SLD Fees have not been prepaid, such permit shall not be issued until the SLD Fees for such additional Dwelling Units have been paid at the rate per Dwelling Unit in effect at the time the building permit application was made.

(c) Any prepayment of SLD Fees in accordance with part (b) of this subsection shall be documented by a Memorandum of Prepayment which shall contain, at minimum, the following:

(1) The legal description of the real property subject to Residential Development for which an SLD Fee is being prepaid.

(2) A description of the development permit issued concerning such real property, and a detailed statement of the SLD Fees owed pursuant to such permit which are being prepaid.

(3) The notarized signatures of the record owner(s) of the property or their duly authorized agents.

(4) The notarized signature of the County Manager or his or her designee, indicating approval of the prepayment plan.

4.3.6.B(2) Exemptions.

The following shall be exempted from payment of the SLD Fee:

(a) Alterations or expansion of an existing building except where the use is changed from non-residential to residential and except where additional Dwelling Units result.

(b) The construction of accessory buildings or structures.

(c) The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.

(d) The installation of a replacement mobile home on a lot or other parcel when a fee in lieu of land dedication for such mobile home has previously been paid pursuant to this section or where a residential mobile home legally existed on such site on or before the effective date of this section.

(e) Non-residential buildings, non-residential structures, or non-residential mobile homes.

(f) Nursing homes, Adult Foster Care Facilities, or Specialized Group Facilities.

(g) County approved planned Residential Developments that are subject to recorded covenants restricting the age of the residents of said Dwelling Units such that the Dwelling Units may be classified as "housing for older persons" pursuant to the Federal Fair Housing Amendments Act of 1988.

(h) Residential construction on unsubdivided land.

4.3.6 B(3) Credits.

(a) An applicant for a development permit (or a holder of such a permit) who owns other Suitable School Lands within the same School District in which the development is located may offer to convey such lands to such district in exchange for credit against all or a portion of the SLD Fees otherwise due or to become due. The offer must be in writing, specifically request credit against fees in lieu of school land dedication, and set forth the amount of credit requested. If the County and the School District in which the development is located accept such offer, the credit shall be in the amount of the value of the Suitable School Lands

conveyed, as determined by written agreement between the County, the School District and the permit holder or applicant.

(b) Credit against SLD Fees otherwise due or to become due will not be provided until good and sufficient title to the property offered under this subsection is conveyed to and accepted by the School District in which the development is located. Upon such conveyance, the School District in which the development is located and the County shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and a description of the project or development to which the credit shall be applied.

(c) Credits shall not be transferable from one project or development to another without the approval of the School District in which the development is located and the County.

4.3.6 B(4) Refund of Fees Paid

(a) Any SLD Fee which has not been expended by a School District within five years of the date of collection shall be refunded, with interest at the rate of five (5) percent per annum compounded annually, to the person who paid the fee. Prior to such refund, such amount shall be reduced by an amount equal to two percent (2%) of the principal amount to be refunded, for the costs incurred by the County in the refund of such fee. The County shall give written notice by first class mail to the person who paid the fee at his or her address as reflected in the records of the Mesa County Clerk and Recorder. If such person does not file a written claim for such refund with the County within ninety days of the mailing of such notice, such refund shall be forfeited and shall be retained and used for the purposes set forth in this section 4.3.6 B.

(b) The Board may, upon a School District's request, extend the five-year period of time specified in part (a) of this subsection above upon a showing that such extension is reasonably necessary in order for such School District to complete or close a purchase transaction entered into in writing by such district prior to expiration of such period, or to give such district an opportunity to exercise a purchase option it acquired prior to expiration of such period. Such request shall be made at a public hearing of the Board. In no event shall any extension of time exceed an additional five (5) year period.

Chapter 6 of the Mesa County Land Development Code is hereby amended by the addition of a new section 6.6, which reads as follows:

6.6 Fees in Lieu of School Land Dedication(SLD Fees)

(a) SLD Fees shall be collected and held in trust for the use and benefit of the School District containing the Residential Development for which the fee is collected. Such fees shall be expended by such School District to acquire additional real property for expansion of school facilities and construction of new school facilities necessitated by new Residential Development in such School District, or to reimburse the School District for sums expended to acquire such property. The amount of the SLD Fee shall be based on a methodology which takes into account the student generation rates of new Residential Development, the quantity of land required to build new school facilities on a per pupil basis, and the anticipated cost of acquiring Suitable School Lands in the School District to expand existing school facilities and construct new school facilities to accommodate new Residential Development without decreasing current levels of educational services.

(b) At the time SLD Fees are initially adopted and once every

five (5) years thereafter, the Board shall determine the average cost per acre of Suitable School Lands, after a public hearing. The County shall give each School District of the County sixty (60) days' prior written notice of the hearing. Such hearing shall consider the School Districts' long range capital improvement plans and any other evidence, comments or recommendations submitted by the School Districts and the public in making such determination.

(c) The SLD Fee shall then be set, by resolution of the Board, in accordance with the following formula:

Cost per Acre of Suitable School Lands within each School District	X	Student Generation Fee Factor of .023	=	SLD Fee Per Dwelling Unit
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[For example, if the average cost of Suitable School Lands is \$15,000 per acre, the SLD Fee per Dwelling Unit would be \$15,000 X .023, or \$345.]

The student generation fee factor may also be modified at the hearing, provided that either the subject School District gives notice to the Board that it requests such a modification at least thirty (30) days prior to the hearing, or the Board adopts a motion providing for consideration of a modification of said fee factor and its hearing notice to the subject School District pursuant to this subsection so states. Said hearing shall consider the School District's school facilities plan currently in place, the methodology and data supporting the proposed modification, and any evidence, comments or recommendations submitted by the County Planning Department, the subject School District and interested members of the public.

Chapter 11 of the Mesa County Land Development Code is hereby amended by the addition of the

following definitions to section 11.1.2:

County

The County of Mesa, State of Colorado.

County Administrator

The county administrator or the county employee he or she may designate to carry out the administration of this Code.

School District

As used in Chapters 4 and 6 of this Code, "School District" means a public school district located in the County whose governing board has made a formal request to the Board for school land dedications or fees in lieu of such dedications pursuant to this Code and related County resolutions, and has entered into an intergovernmental agreement with the County regarding the implementation and administration of such dedications and fees.

SLD Fee

The fee in lieu of school land dedication imposed pursuant to this Code.

Suitable School Lands

Tracts of vacant unsubdivided land lying within areas targeted for establishment of school sites in a School District's long range capital improvement plan and having characteristics rendering such tracts suitable or desirable for development as school sites or facilities, including but not limited to, appropriate size and dimensions, lack of geologic, environmental or topographic barriers to development, ready access to facilities (including irrigation water) and primary roads, compatible zoning, and proximity to other schools, school facilities and residential areas.

LEGAL AUTHORITY

Section 30-28-133(4), C.R.S., provides, in part, as follows:

(4) Subdivision regulations adopted by the board of county commissioners pursuant to this section **shall also include, as a minimum**, provisions governing the following matters:

(a) Sites and land areas for schools and parks when such are reasonably necessary to serve the proposed subdivision and the future residents thereof. Such provisions may include:

(II) Dedication of such sites and land areas to the county or to the public **or, in lieu thereof, payment of a sum of money not exceeding the full market value of such sites** and land areas or a combination of such dedication and such payment; except that the value of such combination shall not exceed the full market value of such sites and land areas. If such sites and land areas are dedicated to the county or the public, the board of county commissioners may, at the request of the affected entity, sell the land. **Any such sums, when required**, or moneys paid to the board of county commissioners from the sale of such dedicated sites and land areas **shall be held by the board of county commissioners**:

(A) **For the acquisition of reasonably necessary sites and land areas or for other capital outlay purposes for schools or parks;**

(4.3) After final approval of a subdivision plan or plat and receipt of dedications of sites and land areas or payments in lieu thereof required pursuant to subparagraph (II) of paragraph (a) of subsection (4) of this section, the board of county commissioners shall give written notification to the appropriate school districts... . Following such notice, a school district ... may request and shall demonstrate to the board of county commissioners a need for land or moneys for a use authorized by subparagraph (II) of paragraph (a) of subsection (4) of this section. When a board of county commissioners votes to allocate land or moneys for subject project, such land or moneys shall immediately be transferred to the appropriate school district or local government entity. (emphasis added)

Mesa County subdivision regulations currently provide the following for land dedication or payments in lieu of land dedication:

4.3.5 Standard for Land Dedication

Dedication of Land for school **and/or** park purposes shall be required of any development if such development includes within it land which is necessary for implementing an adopted park, bikeway, open space or school plan. In all other cases, payment of the fee required under Section 4.3.6 shall be required in lieu of land dedication.

Section 4.3.6 of the Code establishes a fee in lieu of land dedication for residential development in the amount of \$225 per dwelling unit. However, the revenue from such fees cannot presently be used for schools. The section includes the following language: “[t]he purpose of the fee is to enable the County to make **park, road, drainage and other capital improvements** necessitated by additional development in the County. **Revenues from such fees shall be used only for such purpose.**” Land Development Code, § 4.3.6 (emphasis added).

SLD FEE METHODOLOGY

Formula and Description of Assumptions for the Student Generation Fee Factor

Cost per Acre of Suitable School Lands within each School District	X	Student Generation Fee Factor	=	SLD Fee Per Dwelling Unit
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Step 1- divide school site acreage by school capacity to determine land area needed per student*

	<u>Average School Site Acreage</u>	<u>School Capacity</u>	<u>Acreage Needed Per Student</u>
Elementary School	15 Acres	600 students	.0250
Middle School	25 Acres	750 students	.0333
High School	45 Acres	1600 students	.0281

*Building capacities and acreage requirements are given according to current Board of Education policy and construction practice. If and when district policy changes regarding either elementary or secondary schools, capacities will be adjusted accordingly.

Step 2- Determine the average acreage per student required from the above table

$$(.0250 + .0333 + .0281) \div 3 = .0288$$

Step 3- To obtain the student generation fee factor, multiply the average acreage required per student by the anticipated student generation rate per dwelling unit.

$$.0288 \times .8^* = .023$$

*The student generation rate of .8 per dwelling unit breaks down as follows: .4 elementary school students, .2 middle school students and .2 high school students. Such rate is based upon recommendations of demographic consultants and representatives of the home builders' association, and is consistent with the district's experience. A 1991 study of student generation rates in five established Douglas and Arapahoe County subdivisions having single family homes as the primary orientation yielded similar numbers (.431 students per dwelling unit for grades K-6, .113 for grades 7-8, and .206 for grades 9-12). See Exhibit A, attached.

STUDENT GENERATION EXPERIENCE OF COMPARABLE OLDER SUBDIVISIONS

SUBDIVISION	DWELLING UNITS	ENROLLMENT				STUDENT GENERATION RATES			
		K-6	7-8	9-12	TOTAL	K-6	7-8	9-12	TOTAL
MISSION VIEJO--AURORA:									
SINGLE FAMILY	1,957	991	226	397	1,614	0.506	0.115	0.203	0.825
MULTIFAMILY	516	78	20	35	133	0.151	0.039	0.068	0.258
TOTAL	2,473	1,069	246	432	1,747	0.432	0.099	0.175	0.706
HOMESTEAD:									
SINGLE FAMILY	1,044	539	125	233	897	0.516	0.120	0.223	0.859
ATTACHED--SF & MF	683	43	15	45	103	0.063	0.022	0.066	0.151
TOTAL	1,727	582	140	278	1,000	0.337	0.081	0.161	0.579
CHERRY CREEK VISTA & HILLS:									
S. F.--N of ORCHARD	884	436	120	242	798	0.492	0.135	0.273	0.901
S. F.--S of ORCHARD	667	395	113	186	694	0.592	0.169	0.279	1.040
TOTAL	1,553	831	233	428	1,492	0.535	0.150	0.276	0.961
WILLOW CREEK:									
SINGLE FAMILY	1,370	637	181	338	1,156	0.465	0.132	0.247	0.844
TOWNHOMES	388	36	16	37	89	0.093	0.041	0.095	0.229
TOTAL	1,758	673	197	375	1,245	0.383	0.112	0.213	0.708
ACRES GREEN:									
SINGLE FAMILY	1,024	525	148	243	916	0.513	0.145	0.237	0.895
ALL SUBDIVISIONS (WEIGHTED AVERAGE):									
SINGLE FAMILY	6,948	3,523	913	1,639	6,075	0.507	0.131	0.236	0.874
ATTACHED/TH/MF	1,587	157	51	117	325	0.099	0.032	0.074	0.205
TOTAL	8,535	3,680	964	1,756	6,400	0.431	0.113	0.206	0.750

SOURCE: CHERRY CREEK AND DOUGLAS COUNTY SCHOOL DISTRICT STUDENT DATA BASES, FALL 1991.

EXHIBIT A

10/23/95

Revised September 8, 1995

DRAFT
Land Development Code Text Amendments Establishing
Standards for Fees in Lieu of School Land
Dedications

STANDARDS FOR LAND DEDICATIONS AND FEES IN LIEU THEREOF

Sections 4.3.5 and 4.3.6 of the Mesa County Land Development Code are hereby amended, to read as follows:

4.3.5 Standard for Land Dedication. Dedication of land for park purposes shall be required of any development if such development includes within it land which is necessary for implementing an adopted park, bikeway, or open space plan. Dedication of Suitable School Lands for school purposes shall be required of any development if the affected School District determines that such development includes within it land which is necessary for implementing a school plan. In all other cases, the fee required under section 4.3.6.A shall be paid in lieu of a park land dedication, and the fee required under section 4.3.6.B shall be paid in lieu of a school land dedication.

4.3.6. Standard for Fee in Lieu of Land Dedications.

4.3.6.A Standard for Fee in Lieu of Park Land Dedication.

A fee in lieu of park land dedication is established for all developments except those permitted to make a park land dedication in accordance with the previous section. Revenues from such fees shall be used only to make park, road, drainage and other capital improvements necessitated by additional development in the County. Revenues from such fees shall be used only for such purpose. Fees are payable upon the filing of a final plat for a platted residential development and upon the issuance of a building permit for a commercial or industrial development.

Developments containing residential and other uses shall pay the appropriate fees on each part of the development.

4.3.6.A(1). Residential Development and Residential portions of mixed use development - \$225.00 per residential dwelling unit.

4.3.6.A(2). Commercial, Industrial, and Institutional Development and Commercial, Industrial, and Institutional portions of residential and mixed use development. - \$250.00 per 1000 square feet of building space or any fraction thereof, plus \$250.00 per 10,000 square feet of land, or any fraction thereof. If the total area of all buildings proposed for the development is less than 500 square feet, then the fee shall be \$500.00 per 10,000 square feet of land. The following public utility facilities and land uses which shall be exempt from these fees: transmission lines, service lines, utility service facilities, neighborhood substations, pipelines, and oil and gas drilling. Public utility and power plant facilities which are not exempt as set forth in this section are considered industrial uses for the purpose of this section.

4.3.6.A(3) Credit Permitted Against Fee for Certain Off-site Improvements. The development shall be allowed credit against any fees due under this section 4.3.6.A for actual costs of any park, road, drainage and other capital improvements constructed by the applicant for the development at the request of Mesa County which are not on or directly adjacent to land owned by the applicant.

4.3.6.B Standard for Fee in Lieu of School Land Dedication

Except in cases where a school land dedication is required in accordance with section 4.3.5 above or is permitted under subsection 4.3.6 B(3) below, or an exemption under subsection 4.3.6.B(2) applies, all Residential Developments or Mixed Use Developments containing a Residential Development component shall be subject to fees in lieu of school land dedication (SLD Fee) in

an amount per Dwelling Unit determined by resolution of the Board. SLD Fees shall be collected by the County for the exclusive use and benefit of the School District in which such development is located, and shall be expended by such School District solely to acquire real property or interests in real property reasonably needed for development or expansion of school sites and facilities, or to reimburse the School District for sums expended to acquire such property or interests. Revenues from such fees shall be used only for such purposes.

4.3.6.B(1) Payment of SLD Fee

(a) No building permit shall be issued for a Dwelling, Multiple-Family Dwelling or Multi-Family Dwelling which is or contains one or more Dwelling Units until and unless the SLD Fee for such Dwelling Unit(s) in effect at the time such permit is applied for has been paid as required by this section. No SLD Fee shall be required or collected under this section with respect to any Dwelling Unit(s) for which a building permit has been issued or for which a building permit application is pending as of the effective date of this section.

(b) Nothing in part (a) of this subsection shall preclude a holder of a Development Permit for a Residential Development or Mixed Use Development containing a Residential Development component from prepaying the SLD Fees to become due under this section for one or more Dwellings, Multiple-Family Dwellings or Multi-Family Dwellings to be constructed in such Development. Such prepayment shall be made upon the filing of a final plat for a ~~platted~~ Residential Development, at the SLD Fee rate then in effect and in the amount which would have been due had a building permit application for such dwelling(s) been pending at the time of prepayment. A subsequent building permit for a Dwelling, Multiple-Family Dwelling or Multi-Family Dwelling which is or contains one or more Dwelling Units for which the SLD Fees have been prepaid

or complete

shall be issued without payment of any additional SLD Fees. However, if such permit would allow additional Dwelling Units for which SLD Fees have not been prepaid, such permit shall not be issued until the SLD Fees for such additional Dwelling Units have been paid at the rate per Dwelling Unit in effect at the time the building permit application was made.

(c) Any prepayment of SLD Fees in accordance with part (b) of this subsection shall be documented by a Memorandum of Prepayment which shall contain, at minimum, the following:

(1) The legal description of the real property subject to Residential Development for which an SLD Fee is being prepaid.

(2) A description of the development permit issued concerning such real property, and a detailed statement of the SLD Fees owed pursuant to such permit which are being prepaid.

(3) The notarized signatures of the record owner(s) of the property or their duly authorized agents.

(4) The notarized signature of the County Manager or his or her designee, indicating approval of the prepayment plan.

4.3.6.B(2) Exemptions.

The following shall be exempted from payment of the SLD Fee:

(a) Alterations or expansion of an existing building except where the use is changed from non-residential to residential and except where additional Dwelling Units result.

(b) The construction of accessory buildings or structures.

(c) The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.

(d) The installation of a replacement mobile home on a lot or other parcel when a fee in lieu of land dedication for such mobile home has previously been paid pursuant to this section or where a residential mobile home legally existed on such site on or before the effective date of this section.

(e) Non-residential buildings, non-residential structures, or non-residential mobile homes.

(f) Nursing homes, Adult Foster Care Facilities, or Specialized Group Facilities.

(g) County approved planned Residential Developments that are subject to recorded covenants restricting the age of the residents of said Dwelling Units such that the Dwelling Units may be classified as "housing for older persons" pursuant to the Federal Fair Housing Amendments Act of 1988.

(h) Residential construction on unsubdivided land.

4.3.6 B(3) Credits.

(a) An applicant for a development permit (or a holder of such a permit) who owns other Suitable School Lands within the same School District in which the development is located may offer to convey such lands to such district in exchange for credit against all or a portion of the SLD Fees otherwise due or to become due. The offer must be in writing, specifically request credit against fees in lieu of school land dedication, and set forth the amount of credit requested. If the County and the School District in which the development is located accept such offer, the credit shall be in the amount of the value of the Suitable School Lands

conveyed, as determined by written agreement between the County, the School District and the permit holder or applicant.

(b) Credit against SLD Fees otherwise due or to become due will not be provided until good and sufficient title to the property offered under this subsection is conveyed to and accepted by the School District in which the development is located. Upon such conveyance, the School District in which the development is located and the County shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and a description of the project or development to which the credit shall be applied.

(c) Credits shall not be transferable from one project or development to another.

4.3.6 B(4) Refund of Fees Paid

(a) Any SLD Fee which has not been expended by a School District within five years of the date of collection shall be refunded, with interest at the rate of five (5) percent per annum compounded annually, to the person who paid the fee. Prior to such refund, such amount shall be reduced by an amount equal to two percent (2%) of the principal amount to be refunded, for the costs incurred by the County in the refund of such fee. The County shall give written notice by first class mail to the person who paid the fee at his or her address as reflected in the records of the Mesa County Clerk and Recorder. If such person does not file a written claim for such refund with the County within ninety days of the mailing of such notice, such refund shall be forfeited and shall be retained and used for the purposes set forth in this section 4.3.6 B.

(b) The Board may, upon a School District's request, extend

the five-year period of time specified in part (a) of this subsection above upon a showing that such extension is reasonably necessary in order for such School District to complete or close a purchase transaction entered into in writing by such district prior to expiration of such period, or to give such district an opportunity to exercise a purchase option it acquired prior to expiration of such period. Such request shall be made at a public hearing of the Board. In no event shall any extension of time exceed an additional five (5) year period.

Chapter 6 of the Mesa County Land Development Code is hereby amended by the addition of a new section 6.6, which reads as follows:

6.6 Fees in Lieu of School Land Dedication(SLD Fees)

(a) SLD Fees shall be collected and held in trust for the use and benefit of the School District containing the Residential Development for which the fee is collected. Such fees shall be expended by such School District to acquire additional real property for expansion of school facilities and construction of new school facilities necessitated by new Residential Development in such School District, or to reimburse the School District for sums expended to acquire such property. The amount of the SLD Fee shall be based on a methodology which takes into account the student generation rates of new Residential Development, the quantity of land required to build new school facilities on a per pupil basis, and the anticipated cost of acquiring Suitable School Lands in the School District to expand existing school facilities and construct new school facilities to accommodate new Residential Development without decreasing current levels of educational services.

(b) At the time SLD Fees are initially adopted and once every five (5) years thereafter, the Board shall determine the

average cost per acre of Suitable School Lands, after a public hearing. The County shall give each School District of the County sixty (60) days' prior written notice of the hearing. Such hearing shall consider the School Districts' long range capital improvement plans and any other evidence, comments or recommendations submitted by the School Districts and the public in making such determination.

(c) The SLD Fee shall then be set, by resolution of the Board, in accordance with the following formula:

Cost per Acre of Suitable School Lands within each School District	X	Student Generation Fee Factor of .023	=	SLD Fee Per Dwelling Unit
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[For example, if the average cost of Suitable School Lands is \$15,000 per acre, the SLD Fee per Dwelling Unit would be \$15,000 X .023, or \$345.]

The student generation fee factor may also be modified at the hearing, provided that either the subject School District gives notice to the Board that it requests such a modification at least thirty (30) days prior to the hearing, or the Board adopts a motion providing for consideration of a modification of said fee factor and its hearing notice to the subject School District pursuant to this subsection so states. Said hearing shall consider the School District's school facilities plan currently in place, the methodology and data supporting the proposed modification, and any evidence, comments or recommendations submitted by the County Planning Department, the subject School District and interested members of the public.

Chapter 11 of the Mesa County Land Development Code is hereby amended by the addition of the following definitions to section 11.1.2:

County

The County of Mesa, State of Colorado.

County Administrator ← *Manager*

The county administrator or the county employee designated by the Board to carry out the administration of this Code.

School District

As used in Chapters 4 and 6 of this Code, "School District" means a public school district located in the County whose governing board has made a formal request to the Board for school land dedications or fees in lieu of such dedications pursuant to this Code and related County resolutions, and has entered into an intergovernmental agreement with the County regarding the implementation and administration of such dedications and fees.

SLD Fee

The fee in lieu of school land dedication imposed pursuant to this Code.

Suitable School Lands

Tracts of vacant unsubdivided land lying within areas targeted for establishment of school sites in a School District's long range capital improvement plan and having characteristics rendering such tracts suitable or desirable for development as school sites or facilities, including but not limited to, appropriate size and dimensions, lack of geologic, environmental or topographic barriers to development, ready access to facilities (including irrigation water) and primary roads, compatible zoning, and proximity to other schools, school facilities and residential areas.

COUNCIL: JOAN GROVES THOUGHT THIS MIGHT ASSIST YOU... IT'S AN ACCURATE SUMMARY OF THE PERTINENT POINTS.

C: MKA, DAVEVA, LAROLT, JIMS, ROLL

file school IMPACT

SUMMARY OF PROPOSED FEE IN LIEU OF LAND DEDICATION

*file
10/9/95
10/10/95
crz*

Mesa County Valley School District No. 51 requests that the City of Grand Junction adopt an ordinance which would:

1. Impose school land dedication requirements for the benefit of Mesa County Valley School District No. 51 upon new subdivision development within the city limits.

2. Require in most cases the payment of a fixed fee in lieu of a school land dedication for each new residential dwelling unit before a building permit for such unit could be issued for a residential development or the residential portion of a mixed development.

3. Base the fee on a methodology which takes into account the acreage required for new school sites on a per student basis, and student generation rates of new development.

4. Provide for credits to developers desiring to donate other suitable school lands to the school district in lieu of paying fees otherwise due.

5. Allow developers to prepay the fees at the time the subdivision is approved and the plat filed, or defer payment until making application for a building permit.

6. Exempt housing for senior citizens, nursing and group homes, residential development on unsubdivided land, non-residential developments, and most alterations and additions to existing homes.

our planning staff may be asking you to include plat as well as plat.

7. Provide that the site fees are collected in trust for Mesa County Valley School District No. 51, and can be used only for purchase of real property needed by such district.

8. Allow the city council to determine the amount of the fee after public hearing, and establish a mechanism for review and modification of the fee structure and methodology on a periodic basis, based on changes in the average cost per acre of suitable school lands, and on other grounds.

9. Establish by resolution and intergovernmental agreement(s) a site fee trust fund separate from other city funds, and set up procedures governing the management and disbursement of the fees deposited in such fund. The district proposes that a single trust fund be established for all site fees collected by the city, county and other participating municipal governments.

perhaps a local bank would do this.

10. Require that a site fee be refunded to the person who paid it if the money is not used by the school district within 5 years from the date of collection, with limited exceptions, and provide for a one-time 5 year extension of such time limit at the request of the district.

STAFF REVIEW

FILE: TAC-95-161

DATE: November 7, 1995

REQUEST: Amendment to City Zoning and Development Code--
Sections 5-4-6.5 and 5-4-6.6

APPLICANT: City of Grand Junction

STAFF ANALYSIS:

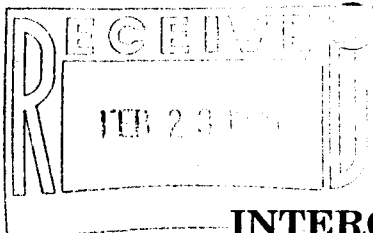
This proposed ordinance is to adopt and implement amendments to the Zoning and Development Code requiring dedication of sites and land areas for schools and fees in lieu of for residential subdivision development in the City of Grand Junction. The fee in lieu of land dedication, to be calculated based on land costs and the number of students expected to be generated by development, would be payable at the time of building permit. See the attached "Summary of Proposed Fee in Lieu of Land Dedication" which describes the proposal as approved by Mesa County. Please note that item #6 in the summary differs in the City proposed ordinance in that residential development on unsubdivided land will not be exempted.

STAFF RECOMMENDATION:

Staff recommends approval

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item TAC-95-161, I move we forward this onto City Council will a recommendation of approval.



INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made and entered into this 20th day of February, 1996, between the CITY COUNCIL OF THE CITY OF GRAND JUNCTION, hereinafter referred to as the "City," and MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51, hereinafter referred to as the "District."

RECITALS

WHEREAS, the Colorado Constitution, in Article XIV, Section 18, permits political subdivisions of the state to cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting units, including the sharing of costs, the imposition of taxes, or the incurring of debt; and

WHEREAS, Section 29-1-203, C.R.S., authorizes cities and school districts, as political subdivisions of the state, to cooperate or contract with one another to provide any function, service, or facility lawfully authorized to each; and

WHEREAS, Section 22-32-122(1), C.R.S., grants to school districts the power to contract with a city for the performance of any service, activity, or undertaking which any school district may be authorized by law to perform or undertake; and

WHEREAS, Article XI, Section 7, of the Colorado Constitution permits the state or any political subdivision of the state to give direct or indirect financial support to any political subdivision of the state as may be authorized by statute; and

WHEREAS, Section 22-32-110(1)(y), C.R.S., authorizes the board of education of a school district to accept gifts, donations, or grants of any kind; and

WHEREAS, on January 17, 1996, the City enacted the School Land Dedication Fee Ordinance of the City of Grand Junction ("Ordinance"), which adopts and implements amendments to the City of Grand Junction Zoning and Development Code (Code) to provide for school land dedications and the collection of fees in lieu of school land dedication (SLD Fees) in trust for the benefit of the District; and

WHEREAS, the District's board of education has made a formal request to the City for school land dedications or SLD Fees pursuant to the Code as amended; and

WHEREAS, the City and the District desire to enter into an agreement regarding the implementation and administration of such dedications and SLD Fees pursuant to the Ordinance and Code amendments; and

WHEREAS, the parties intend that the SLD Fees will be the District's revenue only, and wish to ensure that the City not sustain any loss in the event any SLD Fees are alleged or determined to be includable in the City's "fiscal year spending" under Article X, Section 20 of the Colorado Constitution (referred to herein as "Amendment 1");

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the parties agree as follows:

1. School Land Dedications.

(A) In the event that the District determines that any proposed development includes within it land which is necessary for implementing a school plan, the District shall include such determination in its written recommendations regarding the concept plan, preliminary subdivision plan or plat for such development, or other official development plan, whichever is the first development permit application step referred by the City to the District for review and recommendations. Upon receipt of such recommendations and determination, the City shall require dedication of suitable school lands within such development to the District as a condition of subdivision approval in accordance with the Code.

(B) The parties agree that for all school land dedications required or permitted in accordance with Code sections 5-4-6.5 or 5-4-6.5(B)(3), respectively, the City shall, prior to recording of the final subdivision plat, require the development permit holder or applicant to convey the property to be dedicated directly to the District by deed in a form acceptable to the District, and the City, upon such conveyance, shall have no legal or equitable interest in or title to such property.

2. Collection of SLD Fees. The City agrees to collect SLD Fees in the form of cash payments, pursuant to and in the manner provided by Section 5-4-6.5(A) and (B) of the Code, commencing on the effective date of this Agreement, and continuing so long as the Ordinance is in effect, or until this Agreement is terminated as provided in Paragraph 10 below. It is understood and agreed that the Code provisions requiring payment of SLD Fees shall apply to all residential building permit applications submitted on or after said effective date with respect to all existing residential developments (or mixed use developments containing a residential development component) within the boundaries of the District, except those residential developments or portions thereof for which a final subdivision plat was recorded in the office of the Mesa County Clerk and Recorder before the effective date of this Agreement.

3. Trust Fund Creation. The City shall establish, as a separate account apart from all other funds of the City, a Mesa County Valley School District No. 51 SLD Fee Trust Fund (referred to herein as the "Trust Fund"). The Trust Fund shall be governed by the provisions of this Agreement, but in the event of any conflict between the terms contained in this Agreement and the Code, the latter shall be controlling. All SLD Fees collected by the City pursuant to the Code and this Agreement with respect to residential developments (or mixed use developments containing a residential development component) within the boundaries of the District shall be properly identified and promptly deposited into the Trust Fund. The District shall account for the funds so deposited as revenue of the District pursuant to Article X, Section 20 of the Colorado Constitution.

4. Management of Trust Fund. The City Council (Council) of the City shall maintain and manage the Trust Fund, as trustee, for the exclusive use and benefit of the District. All funds in the Trust Fund shall be invested or deposited in conformity with the City's Revised Investment Policy as adopted by the Council in Resolution 70-95 on July 19, 1995, and in a manner which will accomplish the following objectives: to insure the safety of the funds, to insure that the funds are available for disbursement to the District within thirty (30) days following the filing of a request pursuant to paragraph 6(C) of this Agreement, and to earn a rate of return on the funds in the Trust Fund available for investment which is the same as the rate of return earned on investments of other City funds. So long as the other requirements of this Paragraph and Paragraph 3 are met, funds in the Trust Fund may be pooled or co-mingled with other City funds for investment purposes. Subject to the requirements of part 7 of article 75 of title 24, C.R.S., the Trust Fund may also be managed in combination with or as part of other SLD Fee trust funds established for the benefit of the District under provisions of comparable school site fee resolutions or ordinances adopted by Mesa County or other municipalities within Mesa County.

5. Ownership. The District shall at all times be beneficial owner of the funds in the Trust Fund, but the signature of the chief financial officer of the District, or designee, and the signature of the City Manager, or designee, shall be required for the withdrawal of monies from such fund.

6. Expenditure Of SLD Fees.

(A) The City shall not withdraw, refund or pay out funds from the Trust Fund for any purpose except as authorized in accordance with this Agreement or the Code as amended by Ordinance 28-86;

(B) Except for the amounts retained by the City to defray administrative expenses as provided in Paragraph 7 below, each SLD Fee collected by the City for the District pursuant to the Code, as amended, shall be expended only to acquire real property or interests in real property reasonably needed for development or expansion of school sites and facilities within the District or to reimburse the District for sums previously expended to acquire such property or interests. Any changes to District boundaries which would affect the expenditure of fees in lieu of land dedication must be reviewed by the Council prior to the implementation of such changes. Such fees shall not be used to pay general obligation bonds, or to compensate for costs incurred by the District in which the development is located for costs incurred to upgrade existing educational facilities, unless such fees are expended for the purpose of increasing the site or land area for such existing facilities.

(C) Upon the written request of the District, the City Manager shall promptly notify the District's Board of Education of the amount of fees in lieu of dedication received and deposited in the Trust Fund and the amount of interest earned thereon, as of the end of the month immediately preceding the month in which the request was made. Upon receipt of such notice, the District may file with the City Manager a request for disbursement to the District of all

or part of the fees, interest and earnings accumulated in the Trust Fund, less administrative fees owed to the City pursuant to Paragraph 7 below.

(D) The request for disbursement shall be in writing, set forth the amount of funds needed, and contain a brief description of the purposes for which the funds will be used.

(E) The request for disbursement shall be heard at a regular meeting of the Council held within thirty (30) days after it is filed, at which time the District, through its authorized representative, shall demonstrate to the Council a need for the funds requested. Such demonstration shall be deemed sufficient if it is shown that the request is in furtherance of an existing capital improvement or site acquisition plan duly adopted by the Board of Education of the District, that the requested funds will be expended for purposes authorized by the Code, and that such funds have been included and relied upon in the District's budget for the fiscal year in which they are to be expended. Upon the Council's approval, which shall not be unreasonably withheld, the Council shall cause the requested funds to be transferred to the District's Capital Projects Fund.

7. Administrative Fee. The City is authorized to pay itself an administrative fee, from funds collected pursuant to this Agreement, equal to three percent (3%) of each SLD Fee collected, or the City's actual cost to collect such SLD Fees, whichever is greater. The parties agree that such payment shall be reasonable compensation to the City for its administrative and overhead expenses and other costs in collecting SLD Fees, and for its management of the Trust Fund pursuant to this Agreement.

8. Annual Report, Accounting, and Audit.

(A) The District shall submit an annual report to the Council describing its expenditure of SLD Fees during the preceding fiscal year. This report shall include:

(1) A review of the assumptions and data upon which the SLD Fee methodology is based, including assessed value, student generation ratios, and attendance area boundaries;

(2) Alternative revenue sources for funding acquisition of new school sites made necessary by new development;

(3) Any new capacity enhancement policies or procedures adopted by the District, including any update or amendment of the District's site acquisition and facilities plan; and

(4) Any recommended modifications to the methodology used in setting the amount of the SLD Fee.

This report shall be submitted on or before March 31.

(B) The City shall cause an audit to be performed annually of the SLD Fees collected and expended. The audit shall be conducted as part of the City's general annual audit, and in accordance with generally accepted accounting principles for governmental entities. At the City's request, the District shall pay, out of funds available in the District's general fund, for the incremental cost to the City of conducting the SLD Fee audit pursuant to this subparagraph.

(C) At any time deemed necessary, the Council may request an accounting from the chief financial officer of the District concerning the expenditure of the SLD Fees paid to the District.

9. Agency and Succession.

(A) The Council may, with the written consent of the District which shall not be unreasonably withheld, enter into an agreement with the Board of County Commissioners of Mesa County (Board) appointing or designating Mesa County as its agent for collection of the SLD Fees and managing the Trust Fund pursuant to this Agreement. Such agreement may provide for payments to or sharing with Mesa County of all or part of the administrative fees provided for in Paragraph 7 above, but in no event shall administrative fees in excess of the maximum allowed under said paragraph be paid from funds on hand in the Trust Fund.

(B) The City may resign as trustee of the Trust Fund by giving sixty (60) days' written notice to the District effective at the end of sixty (60) days. In the event the Council gives such notice, the parties shall jointly select and appoint a successor managing agent within such sixty (60) day period. If no agreement is reached regarding the appointment of a successor managing agent within such sixty day period, or if such successor shall not accept or agree to be bound by the terms of this Agreement, then the Chief Judge of the District Court in and for the County of Mesa, State of Colorado shall appoint by a writing a successor managing agent following a hearing at which either party may appear and present such evidence and argument as the Court may deem relevant. The Council shall in all cases continue to act as managing agent of the Trust Fund until its successor has been duly appointed by a writing and has accepted and agreed to be bound by the terms of this Agreement. Upon such appointment and acceptance, all SLD Fees collected by the City shall be promptly remitted to the successor managing agent.

10. Term.

(A) This Agreement shall be effective upon the date this Agreement is fully executed by the parties, and unless sooner terminated pursuant to subparagraph (B) of this paragraph, shall remain in force and effect so long as the Ordinance shall remain in force and effect, and shall be automatically renewed or extended upon the Council's renewal or extension of such Ordinance.

(B) Either party shall have the right to terminate this Agreement upon sixty (60) days advance written notice to the other party of the occurrence of any one of the following:

(1) The other party's violation of this Agreement or failure to discharge any of its duties or obligations imposed upon it by this Agreement, if such party has not cured the violation, or undertaken all reasonable efforts necessary to cure the violation, within thirty (30) days after written notice was given to such party of the specific breach or failure;

(2) Any material change, alteration, amendment or repeal of or to section 30-28-133, C.R.S., the Ordinance, or any section of the Code applicable to school land dedications or SLD Fees;

(3) Any other occurrence or change in the law or circumstances which substantially defeats or frustrates the purposes and objects of this Agreement or the reasonable expectations of the parties hereunder, or which renders the expenses of administration in continuing the Trust Fund to be greater than the Trust Fund assets warrant, or which renders this Agreement unnecessary; or

(4) The District's withdrawal of its request to the City for school land dedications and SLD Fees.

(C) Anything in this Agreement notwithstanding, the provisions hereof relating to the administration of and disbursements from the Trust Fund, including, but not limited to, paragraphs 3, 4, 5 and 6 above, shall survive any termination or expiration of this Agreement with respect to all SLD Fees collected or paid into the Trust Fund prior to the date of such termination or expiration, and shall remain in full force and effect until all such funds, including any interest or earnings thereon, have been distributed to the District or are refunded in accordance with this Agreement and the Code.

11. Reports. The City shall issue periodic reports to the District showing all the receipts, disbursements and distributions during the period and assets then held by or in the Trust Fund, which reports shall be rendered not less frequently than annually. The records of City with respect to SLD Fees and the Trust Fund shall be open at all reasonable times to the inspection of the District and its authorized representatives.

12. Indemnification. The District shall indemnify and hold harmless the City and its officers and employees from and against any and all claims, actions or suits to compel a refund of SLD Fees on the ground that the City has collected, kept or spent such fees in violation of the revenue and spending limitations set forth in Section 20(7) of Amendment 1, but such indemnification shall be limited to the following:

(A) the amount of SLD Fees actually received by the District from or through the City which is determined to have been collected, kept or spent in violation of Section 20(7) of Amendment 1;

(B) the amount of interest owed pursuant to Section 20(1) of Amendment 1 on SLD Fees determined to have been collected, kept or spent in violation of Section 20(7) of said Amendment 1;

(C) any amount of SLD Fees collected by the City and held in trust for the District and not actually received by the District which are determined to have been collected, kept or spent in violation of Section 20(7) of said Amendment 1, to the extent that the City is unable to refund such SLD Fees because of the District's failure or refusal to absolve or release the City of and from the City's trust obligations to deliver such fees to the District; and

(D) the amount of any costs and attorneys' fees awarded to the plaintiffs pursuant to Section 20(1) of Amendment 1 in connection with such action or suit.

In the event the City is compelled by a final judgment of a court of competent jurisdiction, after exhaustion of all judicial remedies, to refund any excess SLD Fees under Section 20(7) of Amendment 1, the City shall consult with the District and shall devise a reasonable method of refunding such excess in the next succeeding fiscal year unless voters approve a revenue change as an offset. The City shall at all times exercise best efforts in good faith to mitigate the financial impact of such refunding so as to reduce the District's indemnification obligations under this Paragraph 12. Such efforts may include, but shall not be limited to, referral of revenue changes for voter approval, refunding SLD Fees in the Trust Fund not yet disbursed to the District, or issuing or establishing temporary SLD Fee reductions or credits. The City shall, at the District's request, seek voter approval of a revenue change to permit collection and/or retention of SLD Fees for the District, and the District shall be responsible for and pay the actual costs of the election, regardless of the outcome, but such payment obligation shall not include the usual costs of maintaining the office of the City Clerk, such as overhead costs and personal services costs of permanent employees, unless such costs are shown to be directly attributable to conducting the election regarding the revenue change. If approval of such revenue change is sought at a coordinated election, the cost of the election shall be shared pursuant to section 1-7-116, C.R.S.

13. Defense Costs. In the event the City, its officers or employees is named as a defendant in any legal action to which the District's duty to indemnify under Paragraph 12 above may apply, the following provisions shall govern:

(A) The District shall provide for and direct the defense of said action, including the prosecution or defense of any appeal, and any costs and fees incurred in connection with such defense, including the cost of any supersedeas bond, shall be borne by the District. In the event the District deems it necessary or appropriate to select and employ additional special counsel or experts to assist in the defense of said action, the reasonable attorneys' fees,

consultant or expert fees, costs, and expenses incurred for said additional joint counsel and experts shall be paid by the District.

(B) The City shall cause its officers, employees and agents, including the City Attorney, to cooperate in the defense of the action as requested by the District, and any costs or fees incurred for their time or assistance in connection therewith shall be borne by the City.

(C) The City shall not compromise or settle said action without the written consent of the District.

14. Cash Reserve Requirement. The District shall at all times keep on hand cash reserves not dedicated or pledged for any other purpose in an amount sufficient to cover any indemnity amount contemplated by subparagraph 12(A) above together with a reasonable estimate of any indemnity amount contemplated by subparagraphs 12(B), 12(C), 12(D) and 13(A) above.

15. No Limitation of Authority. No provision or term of this Agreement is intended or shall be construed to be a restriction upon or limitation of the City's powers or authority to require school land dedications or payments of money in lieu thereof pursuant to section 30-28-133, C.R.S. or other applicable law.

16. No Third Party Beneficiaries. The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement, shall be strictly reserved to the City and the District, and nothing contained in this Agreement shall give any third person any claim or right of action to enforce this Agreement. It is the express intention of the City and the District that any other person, organization or entity receiving any benefits from this Agreement shall be deemed to be incidental beneficiaries only.

17. No Waiver of Immunity. Nothing contained in this Agreement shall be construed as a waiver by the City or the District of any immunity from suit under the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*

18. Interpretation.

(A) Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires.

(B) The captions are inserted in this Agreement for convenience only and in no way define, limit, or describe the scope or intent of this Agreement, or any provisions hereof, nor in any way affect the interpretation of this Agreement.

19. Integration. This Agreement constitutes the entire agreement of the parties, and there are no representations, inducements or other provisions other than those expressed herein. No alterations, deletions, amendments, changes or modifications to this Agreement shall be valid unless they are contained in an

INDEMNIFICATION AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 1995, between the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, hereinafter referred to as the "County," and MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51, hereinafter referred to as the "District."

RECITALS

WHEREAS, the County has amended the Mesa County Land Development Code to provide for the collection of fees in lieu of school land dedication (SLD Fees); and

WHEREAS, the amendments and related County resolutions and agreements provide for the County to hold the SLD Fees in trust for the exclusive use and benefit of the District in acquiring suitable school lands reasonably needed by the District for development or expansion of school sites and facilities, and to maintain such funds in an interest-bearing trust account (SLD Trust Fund) separate and apart from County funds;

WHEREAS, the parties intend that the SLD Fees will be the District's revenue only, and wish to ensure that the County not sustain any loss in the event any SLD Fees are alleged or determined to be includable in the County's "fiscal year spending" under Article X, Section 20 of the Colorado Constitution (herein referred to as "Amendment 1");

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the parties agree as follows:

1. Indemnification. The District shall indemnify and hold harmless the County and its officers and employees from and against any and all claims, actions or suits to compel a refund of SLD Fees on the ground that the County has collected, kept or spent such fees in violation of the revenue and spending limitations set forth in Section 20(7) of Amendment 1, but such indemnification shall be limited to the following:

- (a) the amount of SLD Fees actually received by the District from or through the County which is determined to have been collected, kept or spent in violation of Section 20(7) of Amendment 1;

- (b) the amount of interest owed pursuant to Section 20(1) of Amendment 1 on SLD Fees determined to have been collected, kept or spent in violation of Section 20(7) of said Amendment 1;
- (c) any amount of SLD Fees collected by the county and held in trust for the District and not actually received by the District which are determined to have been collected, kept or spent in violation of Section 20(7) of said Amendment 1, to the extent that the County is unable to refund such SLD Fees because of the District's failure or refusal to absolve or release the County of and from the County's trust obligations to deliver such fees to the District; and
- (d) the amount of any costs and attorneys' fees awarded to the plaintiffs pursuant to Section 20(1) of Amendment 1 in connection with such action or suit.

In the event the County is compelled by a final judgment of a court of competent jurisdiction, after exhaustion of all judicial remedies, to refund any excess SLD Fees under Section 20(7) of Amendment 1, the County shall consult with the District and shall devise a reasonable method of refunding such excess in the next succeeding fiscal year unless voters approve a revenue change as an offset. The County shall at all times exercise best efforts in good faith to mitigate the financial impact of such refunding so as to reduce the District's indemnification obligations under this Paragraph 1. Such efforts may include, but shall not be limited to, referral of revenue changes for voter approval, refunding SLD Fees in the SLD Trust Fund not yet disbursed to the District, or issuing or establishing temporary SLD Fee reductions or credits. The County shall, at the District's request, seek voter approval of a revenue change to permit collection and/or retention of SLD Fees for the District, and the District shall be responsible for and pay the actual costs of the election, regardless of the outcome, but such payment obligation shall not include the usual costs of maintaining the office of the county clerk and recorder, such as overhead costs and personal services costs of permanent employees, unless such costs are shown to be directly attributable to conducting the election regarding the revenue change. If approval of such revenue change is sought at a coordinated election, the cost of the election shall be shared pursuant to section 1-7-116, C.R.S.

2. Defense Costs. In the event the County, its officers or employees is named as a defendant in any legal action to which the District's duty to indemnify under Paragraph 1 above may apply, the following provisions shall govern:

- (a) The District shall provide for and direct the defense of said action, including the prosecution or defense of any appeal, and any costs and fees incurred in connection with such defense, including the cost

of any supersedeas bond, shall be borne by the District. In the event the District deems it necessary or appropriate to select and employ additional special counsel or experts to assist in the defense of said action, the reasonable attorneys' fees, consultant or expert fees, costs, and expenses incurred for said additional joint counsel and experts shall be paid by the District.

(b) The County shall cause its officers, employees and agents, including the County Attorney, to cooperate in the defense of the action as requested by the District, and any costs or fees incurred for their time or assistance in connection therewith shall be borne by the County.

(c) The County shall not compromise or settle said action without the written consent of the District.

3. Cash Reserve Requirement. The District shall at all times keep on hand cash reserves not dedicated or pledged for any other purpose in an amount sufficient to cover any indemnity amount contemplated by subparagraph 1(a) above together with a reasonable estimate of any indemnity amount contemplated by subparagraphs 1(b), 1(c), 1(d) and 2(a) above.

4. No Third Party Beneficiaries. The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement, shall be strictly reserved to the County and the District, and nothing contained in this agreement shall give or allow any claim or right of action by any other or third person to enforcement of this Agreement. It is the express intention of the County and the District that any other person, organization or entity receiving any benefits from this Agreement shall be deemed to be incidental beneficiaries only.

5. No Waiver of Immunity. Nothing contained in this Agreement shall be construed as a waiver by the County or the District of any immunity from suit under the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*

6. Interpretation.

(a) Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires.

(b) The captions are inserted in this Agreement for convenience only and in no way define, limit, or describe the scope or intent of this

Agreement, or any provisions hereof, nor in any way affect the interpretation of this Agreement.

7. Integration. This Agreement constitutes the entire agreement of the parties, and there are no representations, inducements or other provisions other than those expressed herein. No alterations, deletions, amendments, changes or modifications to this Agreement shall be valid unless they are contained in an instrument which is executed by all the parties with the same formality as this Agreement.

8. Notices. Any notice required to be given pursuant to this Agreement shall be in writing and shall be sent by certified mail, return receipt requested, postage prepaid, to the respective addresses below, or at such other address as County or District may specify from time to time by written notice to the other given in accordance herewith:

District:

George Straface, Ed.D.
Superintendent
Mesa County Valley School District No. 51
2115 Grand Avenue
Grand Junction, Colorado 81501

County:

9. Severability. The invalidity or unenforceability of any term or provision of this Agreement shall not, unless otherwise specified herein, affect the validity or enforceability of any other term or provision.

10. Choice of Law: Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for all actions connection herewith shall be in Mesa County, State of Colorado.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first written above.

MESA COUNTY VALLEY SCHOOL
DISTRICT NO. 51

BOARD OF COUNTY
COMMISSIONERS OF MESA
COUNTY, COLORADO

By _____

President, Board of Education

By _____

Chairman

ATTEST:

ATTEST:
