



MESA COUNTY VALLEY SCHOOL DISTRICT 51
25-YEAR FACILITY MASTER PLAN

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“

D51 engages our community, families, and staff to deliver individualized, collaborative, and challenging educational experiences to prepare each and every student for their brightest future.

”

- District 51 Mission

ENGAGE. EQUIP. EMPOWER.

ACKNOWLEDGEMENTS

The creation of this document was a joint effort by the Mesa County Valley School District 51 Board of Education, the Administration and Staff of D51, a Planning Committee representing Grand Junction, Fruita, Loma, Clifton, and Palisade and Gateway, CO, and the planning team of Hord | Coplan Macht, Dynamic Program Management, and FCI Constructors. Listed below are the key contributors:

Mesa County Valley School District 51: Board of Education

Andrea Haitz, President
Will Jones, Vice President
Angela Lema, Secretary
Jose Luis Chavez, Director
Barb Evanson, Director

D51 Long Range Planning Committee

Gideon Bullock, Facilities Director with Mesa County
Kimberly Bullen, Public Works Director with the City of Fruita
Jack Curry, VP of Programming and Operations with Riverside Educational Center
Tracy Gallegos, Director of Access Opportunity, and Family Partnerships - District 51
Clint Garcia, Chief Operations Officer - District 51
Janet Hawkinson, Palisade Town CEO
Dr. Brian Hill, Superintendent of Schools - District 51
Todd Hollenbeck, Deputy County Administrator with Mesa County
Amy Sue Javernick, President Mesa Valley Education Association
Paul Jebe, Site Director - District 51
Will Jones, VP, District 51 Board of Education
Angela Christensen, Executive Director - School District 51 Foundation
Patrice Clark, Rim Rock Elementary School Teacher - District 51
Tony Marsh, Maintenance Coordinator with District 51
Jennifer Marsh, Chief Academic Officer with District 51
Eddie Mort, Director of Maintenance and Operations - District 51
Zachary Moore, Principal at Pear Park Elementary School - District 51
Eric Nilsen, Retired Director of Maintenance and Operations - District 51
Tim Leon, Director of Safety and Security with District 51
Angela Lema, Secretary, District 51 Board of Education
Art Smith, Mesa County Sheriff's Department
Andrew Smith, Parent
Jory Sorensen, Principal at Grand Junction High School - District 51
Scott Swartwood, Principal at West Middle School - District 51
Dan Prinster, Vice President - Business Development for St. Mary's Medical Center
Kim Popick, Teacher at Palisade High School - District 51
Melanie Trujillo, Chief Financial Officer with District 51

Planning Team

Matt Porta, Hord Coplan Macht
Lyn Eller, Hord Coplan Macht
Colleen Kaneda, Dynamic Program Management
Micah Adams, Dynamic Program Management
Ray Scott, Dynamic Program Management

FCI Constructors, Grand Junction
Big Horn Engineering, Grand Junction
Lindauer Dunn Engineers, Grand Junction
Austin Civil Group, Grand Junction



01

EXECUTIVE SUMMARY





BACKGROUND

To help the district be strategic in its facility decisions long-term, D51 hired Hord Coplan Macht (HCM) in the summer of 2023 to complete a Long-Range Facility Master Plan. This master plan will provide the D51 school community a long range road map for maintaining and developing the district's facilities to meet future needs. To create this plan, facility condition assessments were completed for the majority of D51's facilities. These facility assessments included both an evaluation of the educational adequacy and utilization of each school building.

A planning committee was formed in the fall of 2023. The committee met monthly to support the master planning process, engage the community, and inform how the district should prioritize future work at each facility. The planning committee established guiding principles for this plan, which aims to outline facility strategies over the next 25 years. For the initial phase of work, the plan proposes a balanced approach to improving safety and security, addressing maintenance needs, and enhancing the learning environments in the face of growing individual and Special Education demands. This committee is expected to make recommendations to the D51 administration and school board in the fall of 2024.

Mesa County Valley District 51 has been in a period of declining enrollment, forcing the district to make strategic and sometimes difficult facility decisions for the district's immediate and long-term future. For instance, ahead of the 2022-23 school year, the district closed the former East Middle School. Ahead of the 2024-25 school year, the district is consolidating school facilities in Fruita, converting the former Fruita 8-9 school facility to a 6-8 middle school while closing the former Fruita middle school building. The state demographer is projecting a few more years of declining enrollment before seeing an enrollment increase, with a potential of enrollment reaching pre-pandemic numbers within the next 10-12 years.

PRIORITIES

The planning committee developed the following priorities for the D51 Facility Master plan. Scopes of work in bold text are recommended for the first phase of capital improvements.

1. **Safety and Security Improvements District Wide**
2. **Priority Deferred Maintenance and Life-Safety Improvements District Wide**
3. **Capital Improvements to Central High School**
4. **Capital Improvements to Fruita Monument High School**
5. **Educational Enhancements to support SPED at the Elementary Grade Level**
6. Technology and Furniture Upgrades District Wide
7. Capital Improvements at the Middle School Level
8. Educational Enhancements to support Pre-School at the Elementary Grade Level
9. Elementary School Replacements
10. Capital Improvements at Palisade High School

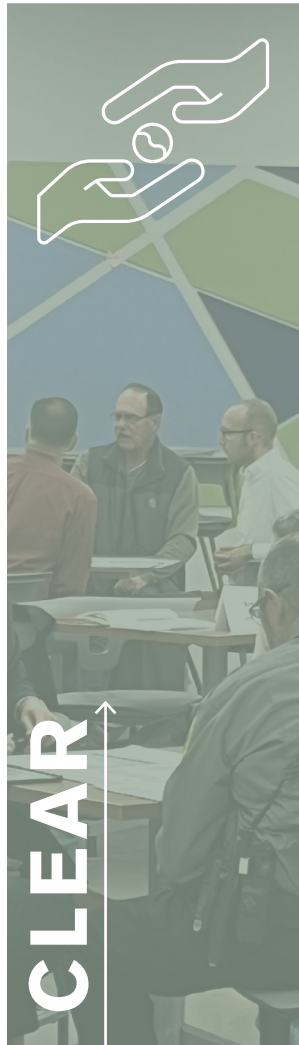
A background photograph of a schoolyard. In the foreground, a group of young children, mostly girls, are standing on a concrete path. They are wearing backpacks and casual clothing. A teacher or adult is standing on the right side of the group, looking towards them. In the background, there is a large, modern school building with a brick and metal facade. The scene is set outdoors on a grassy area with a clear sky.

02

GUIDING PRINCIPLES

A white arrow pointing from the left towards the right, positioned below the title 'GUIDING PRINCIPLES'.

MASTER PLAN GUIDING PRINCIPLES



Create a clear, attainable plan that is accessible to and engages every community and stakeholder group



Produce a realistic, financially feasible strategy that can be updated on a regular schedule



Improve communication, control access, and enhance supervision throughout school facilities



Develop flexible spaces to support next generation learning, changing enrollments, and evolving career paths and skills



Prioritize decisions leading to long-lasting, energy-conscious facilities



Promote community involvement with safe access and afterschool use opportunities

03

PROCESS





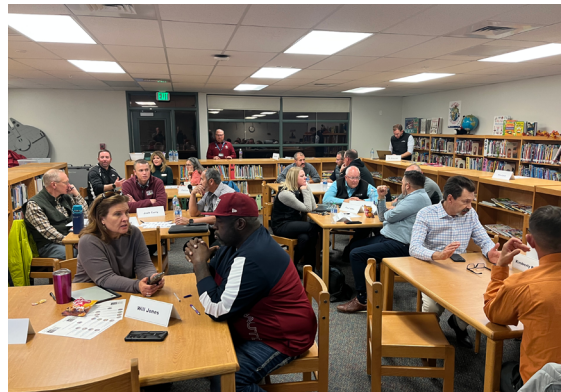
SUMMARY OF THE PROCESS

This master planning process began in the summer of 2023. The process has been led by the district's Executive Team and a larger planning committee. The planning committee was composed of D51 staff, leadership, and educators, as well as a variety of community members, parents, and other stakeholders from across the district. The planning committee met monthly, and each committee meeting began with a tour of a different district school, ranging from new buildings to those with more needs. The committee provided guidance on the master plan priorities, how to prioritize the wide-ranging facility needs, and a plan that would be supported by the broader community.

To provide this guidance, the planning committee engaged stakeholder groups and spent time in the facilities being discussed. HCM, along with members of the planning committee, conducted interviews with school staff and leadership on specific topics, including Learning Environments, Building and Site Safety, Core Program Spaces, Special Education, and Elective Space. HCM also conducted focus groups on Safety and Security, Technology, District Academic Leadership and Curriculum, Special Education, Early Childhood Education, and Custodial as well as a focus group with a Teacher Advisory Group made up of a cross-section of instructors from D51 schools. The information gathered from these focus groups informed the master plan.

Another key component of this process was conducting facility assessments. Hord Coplan Macht (HCM), FCI Constructors, and consulting engineers provided expert assessments of district facilities. The team ultimately assessed 25 elementary schools, 9 middle schools, 4 high schools and 7 miscellaneous district schools and facilities to evaluate each facility in terms of physical conditions, deferred maintenance, code compliance, educational adequacy, and capacity / utilization. Each facility was scored from 1 to 100% for condition, adequacy and utilization (see section 4).

This master plan was developed based on stakeholder feedback about facility needs as well as expert assessments of facility deficiencies.



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CONDITIONS OVERVIEW





3 Facilities

(1 Elementary School / 1 Middle School / 1 High School)



7 Facilities

(4 Elementary Schools / 2 Middle Schools / 1 Misc)



8 Facilities

(3 Elementary Schools / 2 Middle Schools / 2 High Schools / 1 Misc)



9 Facilities

(6 Elementary Schools / 1 High School / 2 Misc)



13 Facilities

(9 Elementary Schools / 2 Middle Schools / 2 Misc)

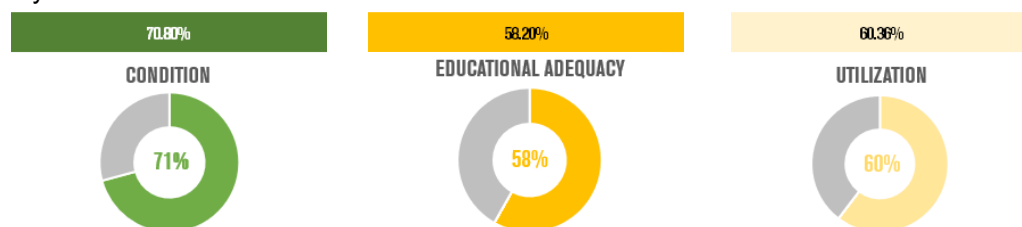


5 Facilities

(2 Elementary Schools / 3 Misc)

Grading Tiers Calculation: Each D51 facility has been assigned to a Grading Tier based on its physical conditions and adequacy for education. In this document, evaluations of each facility are presented as 3 score dials - Condition, Educational Adequacy, and Utilization. The score dials measure the facility from 1 to 100%.

Example Score Dials:



Composite Score: The facility's Composite score is 1) the Physical **Condition score** (left "Condition" dial), reduced incrementally by 2) the **Educational Adequacy score** (center "Condition" dial). As the Educational Adequacy gets worse, it reduces the Composite score of the school.

The Educational Adequacy score affects the Composite score as follows:

Educational Adequacy Score: **Deduction:**

80%-100%	No deduction from Condition Score
60-79%	10 percentage point deduction from Condition score
40-59%	20 percentage point deduction from Condition score
20-39%	30 percentage point deduction from Condition score
00-19%	40 percentage point deduction from Condition score

Example: Elementary School A has a Condition score of **71%**. It has an Educational Adequacy score of **58%**. (A **20 percentage point deduction**). The composite score determining the Grading Tier is $71\% - 20\% = 51\%$ **Composite, or Grading Tier C (Fair)**.

A summary of each facility's condition can be found on the following pages. Each D51 facility falls into one of the Grading Tiers below:

<u>Facility Grading Tier (A-F)</u>	<u>Composite score Range:</u>	
A+	90-100%	Excellent
A	70-89%	Good
B	60-69%	Acceptable
C	50-59%	Fair
D	30-49%	Poor
F	0-29%	Distressed

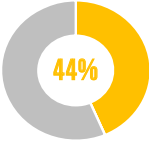
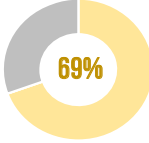
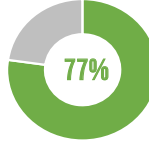
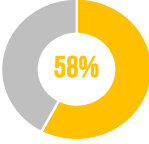
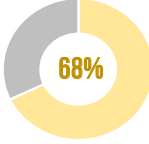
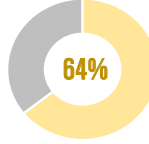

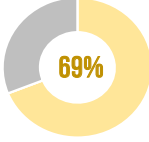
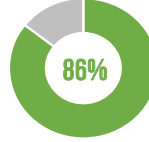
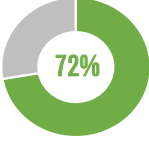
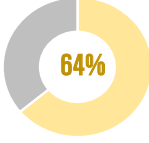
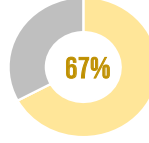

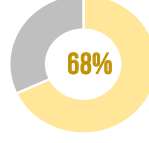
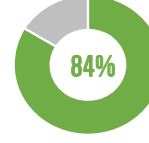
ELEMENTARY SCHOOLS

BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024	PERMANENT	TEMP
				ENROLLMENT	CAPACITY	CAPACITY
				(PROJECTED)	(MODULARS)	(MODULARS)
APPLETON	50.70%	70.01%	90.85%	447	492	0
	CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
D	51%	70%	91%			
BROADWAY	54.30%	67.10%	82.34%	289	351	26
	CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
D	54%	67%	82%			
CHATFIELD	40.70%	70.14%	88.36%	372	421	52
	CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
D	41%	70%	88%			
CHIPETA	86.50%	83.00%	81.76%	363	444	0
	CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
A	87%	83%	82%			
CLIFTON	40.60%	71.11%	76.22%	375	492	32
	CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
D	41%	71%	76%			

	BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024	PERMANENT	TEMP
					ENROLLMENT	CAPACITY	CAPACITY
					(PROJECTED)	(MODULARS)	
ELEMENTARY SCHOOLS	DOS RIOS	71.20%	86.00%	52.97%	285	538	0
	A	CONDITION 71%	EDUCATIONAL ADEQUACY 86%	UTILIZATION 53%			
	DUAL IMMR. ACAD.	72.60%	76.32%	99.67%	303	304	0
	B	CONDITION 73%	EDUCATIONAL ADEQUACY 76%	UTILIZATION 100%			
	FRUITVALE	63.50%	70.00%	76.58%	376	491	0
	C	CONDITION 64%	EDUCATIONAL ADEQUACY 70%	UTILIZATION 77%			
	LINC. ORCH. MESA	62.40%	58.40%	79.60%	316	397	0
	D	CONDITION 62%	EDUCATIONAL ADEQUACY 58%	UTILIZATION 80%			
	LOMA ES	68.90%	70.00%	79.28%	241	304	0
	C	CONDITION 69%	EDUCATIONAL ADEQUACY 70%	UTILIZATION 79%			

	BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024	PERMANENT	TEMP
					ENROLLMENT	CAPACITY	CAPACITY
					(PROJECTED)	(MODULARS)	
ELEMENTARY SCHOOLS	MESA VIEW ES	69.40%	67.00%	70.82%	364	514	32
		CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
	C	69%	67%	71%			
	MONUMENT RIDGE	100.00%	100.00%	66.67%	312	468	0
		CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
	A+	100%	100%	67%			
	NEW EMERSON	22.70%	65.00%	59.83%	140	234	0
		CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
	F	23%	65%	60%			
	NISLEY	66.60%	69.00%	62.28%	350	562	0
		CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
	C	67%	69%	62%			
	ORCHARD AVE	63.90%	70.00%	65.38%	306	468	0
		CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
	C	64%	70%	65%			

	BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024	PERMANENT	TEMP
					ENROLLMENT	CAPACITY	CAPACITY
					(PROJECTED)	(MODULARS)	
ELEMENTARY SCHOOLS	PEAR PARK	75.10%	87.00%	71.88%	437	608	0
	A	<div>CONDITION</div> <div>75%</div>	<div>EDUCATIONAL ADEQUACY</div> <div>87%</div>	<div>UTILIZATION</div> <div>72%</div>			
	POMONA	62.60%	69.00%	76.31%	393	515	0
	C	<div>CONDITION</div> <div>63%</div>	<div>EDUCATIONAL ADEQUACY</div> <div>69%</div>	<div>UTILIZATION</div> <div>76%</div>			
	RIM ROCK	72.90%	86.00%	56.41%	330	585	88
	A	<div>CONDITION</div> <div>73%</div>	<div>EDUCATIONAL ADEQUACY</div> <div>86%</div>	<div>UTILIZATION</div> <div>56%</div>			
	ROCKY MTN	67.40%	88.00%	74.15%	416	561	70
	B	<div>CONDITION</div> <div>67%</div>	<div>EDUCATIONAL ADEQUACY</div> <div>88%</div>	<div>UTILIZATION</div> <div>74%</div>			
	SCENIC	44.50%	41.00%	70.72%	215	304	0
	F	<div>CONDITION</div> <div>45%</div>	<div>EDUCATIONAL ADEQUACY</div> <div>41%</div>	<div>UTILIZATION</div> <div>71%</div>			

	BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024	PERMANENT	TEMP
					ENROLLMENT	CAPACITY	CAPACITY
					(PROJECTED)	(MODULARS)	
ELEMENTARY SCHOOLS	SHELLEDY	43.60%	69.49%	77.28%	398	515	0
		CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
	D						
	TAYLOR	57.80%	68.00%	64.32%	301	468	0
		CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
	D						
	THUNDER MTN	50.20%	69.00%	85.63%	441	515	0
		CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
	D						
	TOPE	72.30%	64.00%	67.10%	361	538	0
		CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
	B						
	WINGATE	52.20%	68.00%	83.76%	392	468	0
		CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
	D						

BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024		
				ENROLLMENT	CAPACITY	CAPACITY
				(PROJECTED)	(MODULARS)	
BOOKCLIFF	<div>70.80%</div> <div>CONDITION</div> <div><div>71%</div></div> <div>B</div>	<div>60.90%</div> <div>EDUCATIONAL ADEQUACY</div> <div><div>61%</div></div>	<div>60.36%</div> <div>UTILIZATION</div> <div><div>60%</div></div>	565	936	
FRUITA MIDDLE (FORMER 8-9)	<div>76.90%</div> <div>CONDITION</div> <div><div>77%</div></div> <div>B</div>	<div>62.13%</div> <div>EDUCATIONAL ADEQUACY</div> <div><div>62%</div></div>	<div>69.28%</div> <div>UTILIZATION</div> <div><div>69%</div></div>	591	853	83
GRAND MESA	<div>80.10%</div> <div>CONDITION</div> <div><div>80%</div></div> <div>A</div>	<div>70.41%</div> <div>EDUCATIONAL ADEQUACY</div> <div><div>70%</div></div>	<div>61.62%</div> <div>UTILIZATION</div> <div><div>62%</div></div>	525	852	41
MT GARFIELD	<div>57.80%</div> <div>CONDITION</div> <div><div>58%</div></div> <div>D</div>	<div>42.90%</div> <div>EDUCATIONAL ADEQUACY</div> <div><div>43%</div></div>	<div>84.51%</div> <div>UTILIZATION</div> <div><div>85%</div></div>	562	665	41
ORCHARD MESA	<div>99.60%</div> <div>CONDITION</div> <div><div>100%</div></div> <div>A+</div>	<div>99.30%</div> <div>EDUCATIONAL ADEQUACY</div> <div><div>99%</div></div>	<div>74.77%</div> <div>UTILIZATION</div> <div><div>75%</div></div>	581	777	0

MIDDLE SCHOOLS

BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024	PERMANENT	TEMP
				ENROLLMENT	CAPACITY	CAPACITY
				(PROJECTED)	(MODULARS)	
REDLANDS	85.00%	72.00%	73.24%	594	811	
A	CONDITION 85%	EDUCATIONAL ADEQUACY 72%	UTILIZATION 73%			
WEST	60.40%	47.00%	88.46%	460	520	62
D	CONDITION 60%	EDUCATIONAL ADEQUACY 47%	UTILIZATION 88%			

HIGH SCHOOLS

HIGH SCHOOLS						
CENTRAL	68.20%	67.00%	90.13%	1443	1601	0
C	CONDITION 68%	EDUCATIONAL ADEQUACY 67%	UTILIZATION 90%			
FRUITA MONUMENT	71.90%	65.87%	94.94%	1481	1560	208
B	CONDITION 72%	EDUCATIONAL ADEQUACY 66%	UTILIZATION 95%			

HIGH SCHOOLS

MISCELLANEOUS

BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024		
				ENROLLMENT	PERMANENT CAPACITY	TEMP CAPACITY
GRAND JUNCTION	100.00%	100.00%	85.00%	1500	1500	
A+	100%	100%	85%			
PALISADE	79.50%	61.74%	98.80%	1069	1082	
B	80%	62%	99%			
MISCELLANEOUS						
CAREER CENTER	67.10%	91.00%	100.00%	250	250	
B	67%	91%	100%			
FORMER EAST MIDDLE	57.30%	39.00%	0.00%	0	520	41
F	57%	39%	0%			
FORMER FRUITA MIDDLE	58.50%	69.00%	61.36%	459	748	0
D	59%	69%	61%			

BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024	PERMANENT	TEMP
				ENROLLMENT	CAPACITY	CAPACITY
				(PROJECTED)	(MODULARS)	
GATEWAY K12	15.20%	58.00%	9.13%	19	208	
	CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
F	15%	58%	9%			
GRAND RIVER ACAD	63.70%	62.00%	91.98%	516	561	
	CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
C	64%	62%	92%			
R5 HIGH SCHOOL	99.00%	76.00%	72.67%	218	300	
	CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION			
A	99%	76%	73%			

MISCELLANEOUS

BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024	PERMANENT	TEMP
				ENROLLMENT	CAPACITY	CAPACITY
				(PROJECTED)		(MODULARS)
BASIL T KNIGHT CTR	62.00%					
	CONDITION					
C	62%	-10 ADEQUACY (LOCATION)				
EMERSON BUILDING	30.60%					
	CONDITION					
F	31%	-10 ADEQUACY (REPURPOSED)				
CENTRAL ADMIN	45.70%					
	CONDITION					
D	46%	-10 ADEQUACY (REPURPOSED)				



05

RECOMMENDATIONS

RECOMMENDATIONS

The Long-Range Facility Master Plan organizes scopes of work over five different phases. Each phase represents a potential bond election and is anticipated to be scheduled over 4 to 5 year intervals. D51 is exploring the possibility of going to the voters in the fall of 2024, to request a no tax increase bond of \$190 million. This amount was used to define the scope of work for Phase 1, which is shown in bold in the above priority list (page 6). The five categories of work are as follows:

1. Safety and Security Improvements District Wide
 - a. Security camera upgrades and enhancements
 - b. Site fencing and vehicle traffic control
 - c. Exterior door hardware upgrades and keyless access control
2. Priority Deferred Maintenance and Life-Safety Improvements District Wide
 - a. Installation of fire-sprinkler systems
 - b. Abatement of Asbestos Containing Materials (ACM)
 - c. ADA upgrades
 - d. Plumbing fixture replacement
 - e. Roofing repairs / replacement
3. Capital Improvements to Central High School
 - a. Secure entry vestibule
 - b. Building additions to secure campus
 - c. Replacement of 2-story classroom wing

4. Capital Improvements to Fruita Monument High School

- a. Building additions to secure campus

5. Educational Enhancements to support SPED at the Elementary Grade Level

- a. At under-capacity elementary schools, renovate existing classrooms to meet specific space and equipment requirements for SPED programs

The graphic on the following page defines scopes of work for future phases.

PHASED IMPLEMENTATION PLAN

RECOMMENDED STRATEGY

PHASE 1

Deferred maintenance + code upgrades across all schools

Schools in poor condition (Grade Tiers D and F) receive Priority 1 and 2 improvements. Schools in better condition (Grade Tiers A, B and C) receive Priority 1 improvements.

Security enhancements across all schools

Newest schools (Grade Tier A+) currently meet security standards and are excluded from this scope.

High school upgrades and additions

Major projects to improve classrooms, increase security, and enhance ADA accessibility are implemented at high schools.

Learning environment enhancements with remaining funds, prioritizing elementary and middle schools

Modernized Special Education and small group instructional spaces for elementary schools. Technology upgrades and new furniture for middle school classrooms.

LEGEND:



REPAIRS / MAINTENANCE (PRIORITY #)



SAFETY AND SECURITY UPGRADES



LEARNING ENVIRONMENT UPGRADES



BUILDING RECONFIGURATION / RENO



BUILDING ADDITION



NEW CONSTRUCTION

PHASE 2

Further deferred maintenance + code upgrades at elementary level

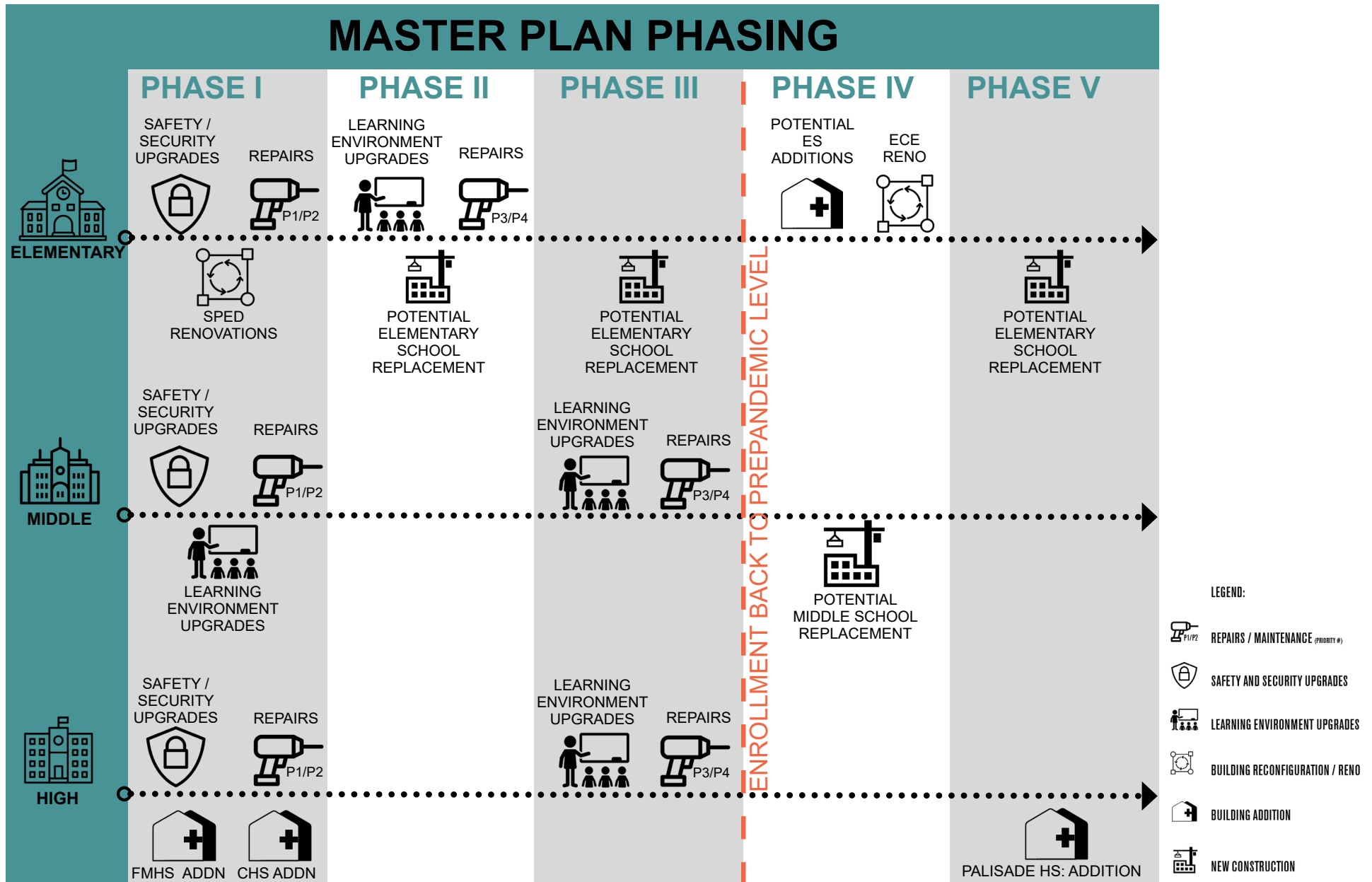
Elementary schools receive Priority 3 and 4 improvements.

Learning environment enhancements at elementary level

Technology upgrades and new furniture are provided for elementary school classrooms.

Prioritizes elementary school replacements where needed

One or more elementary schools in poor condition (Grade Tiers D and F) are considered for replacement with a new building.

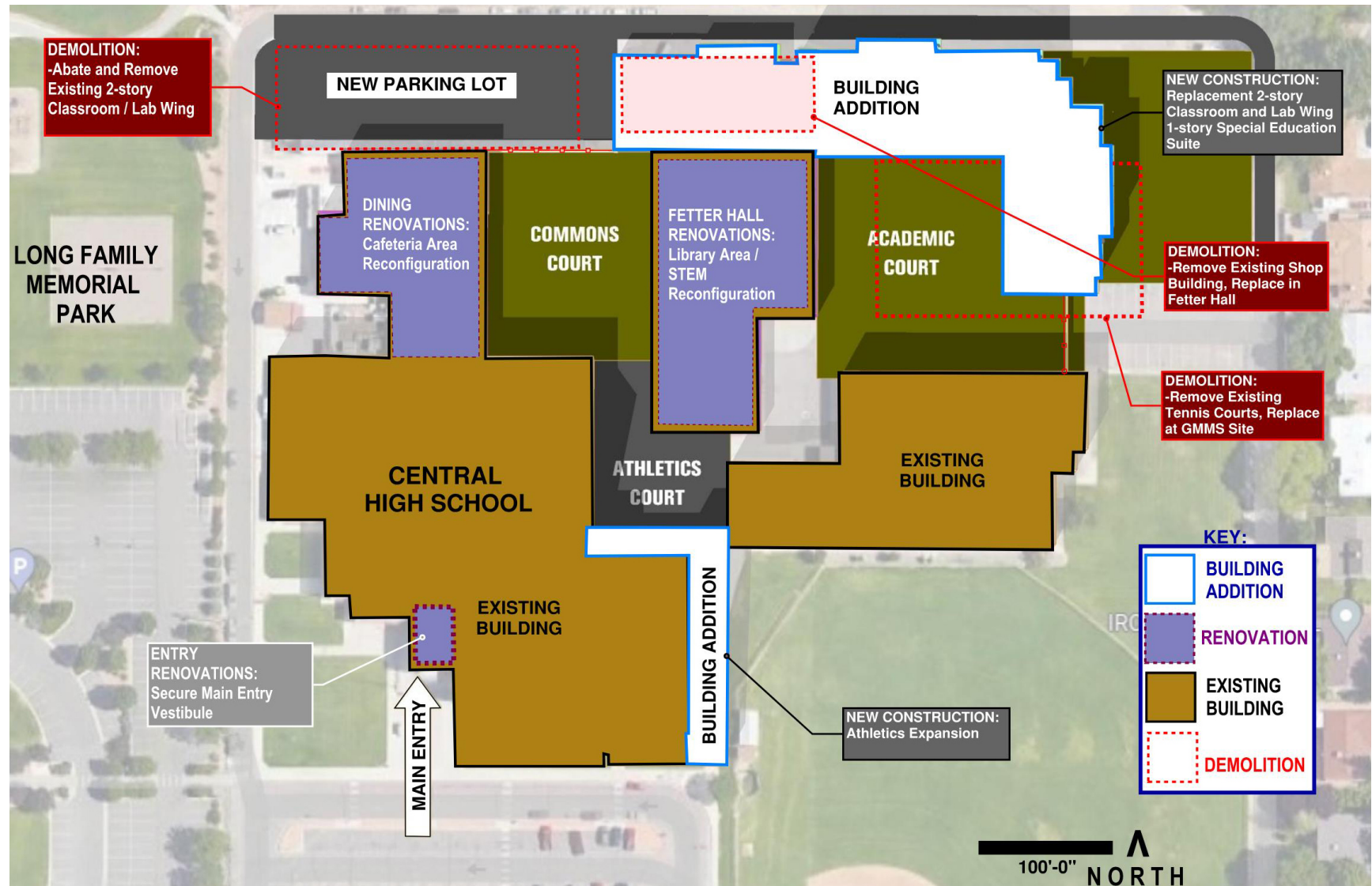


MAJOR PROJECTS, PHASE 1

CENTRAL HIGH SCHOOL ADDITION-RENOVATION

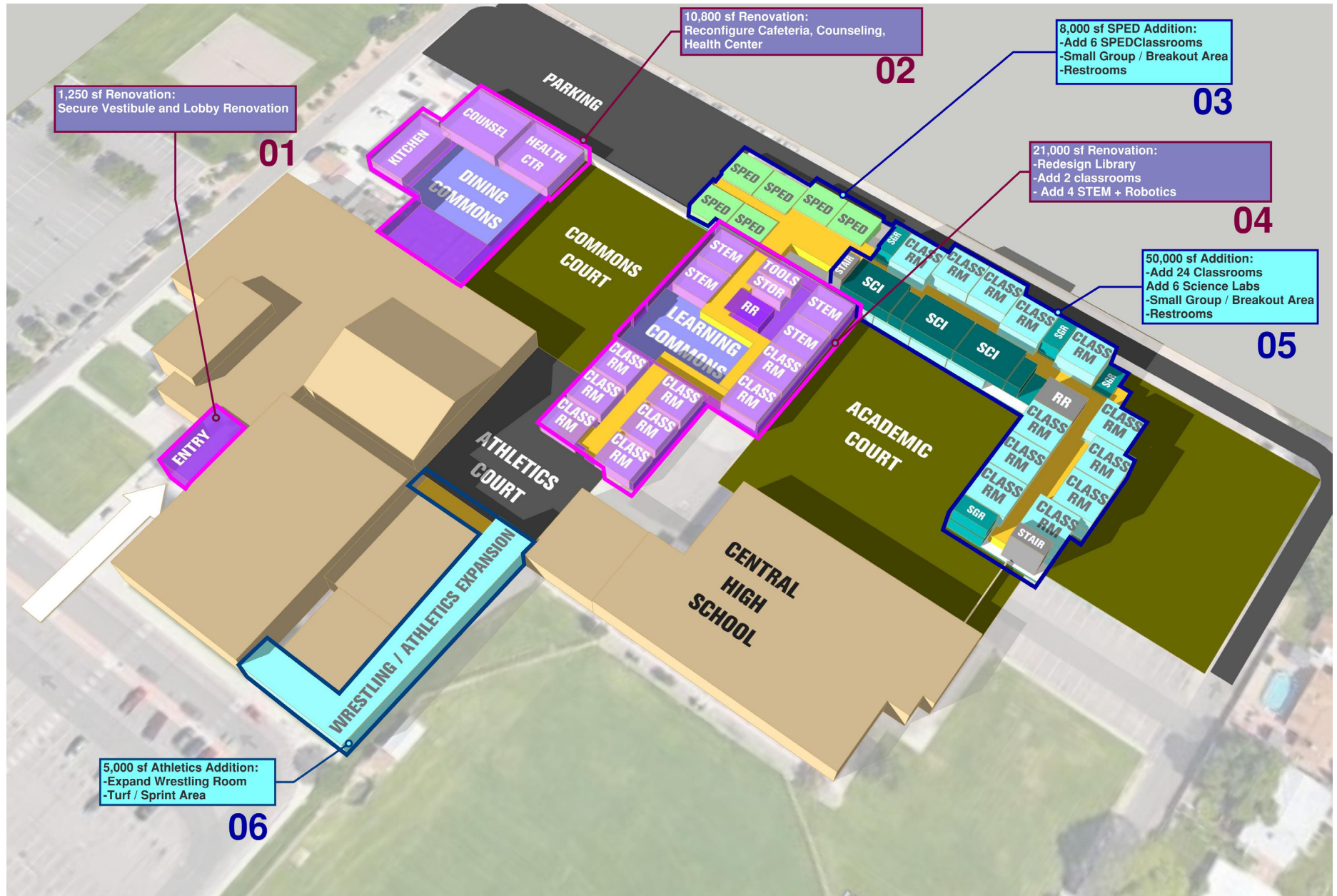
Work to accomplish larger, modernized learning spaces, a more secure school building, expanded athletics area, new STEM / CTE spaces and an upgraded library and dining hall.

See Section 11 Implementation Plan for more information



MAJOR PROJECTS, PHASE 1

CENTRAL HIGH SCHOOL ADDITION-RENOVATION



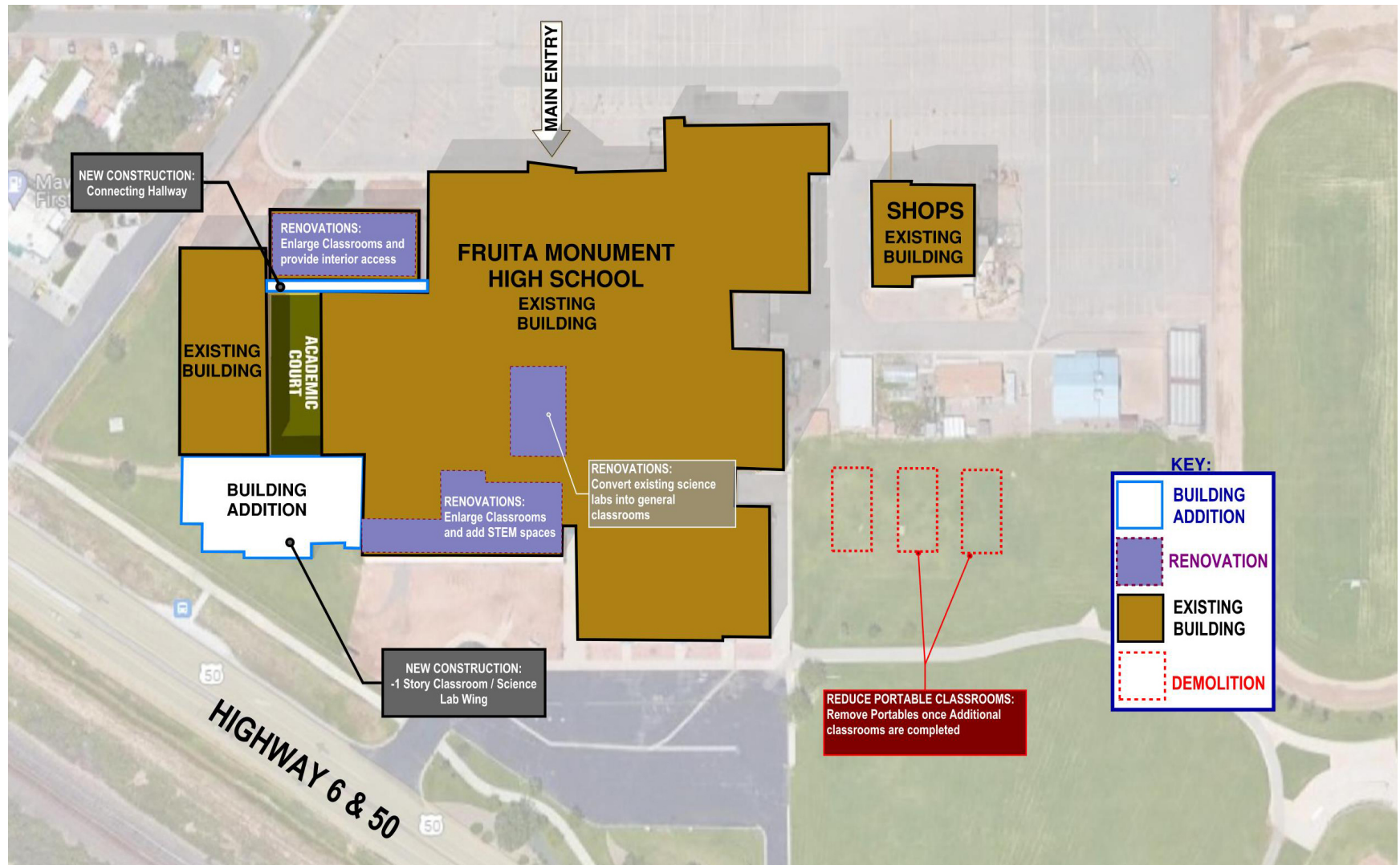
MAJOR PROJECTS, PHASE 1

FRUITA MONUMENT HIGH SCHOOL ADDITION-RENOVATION

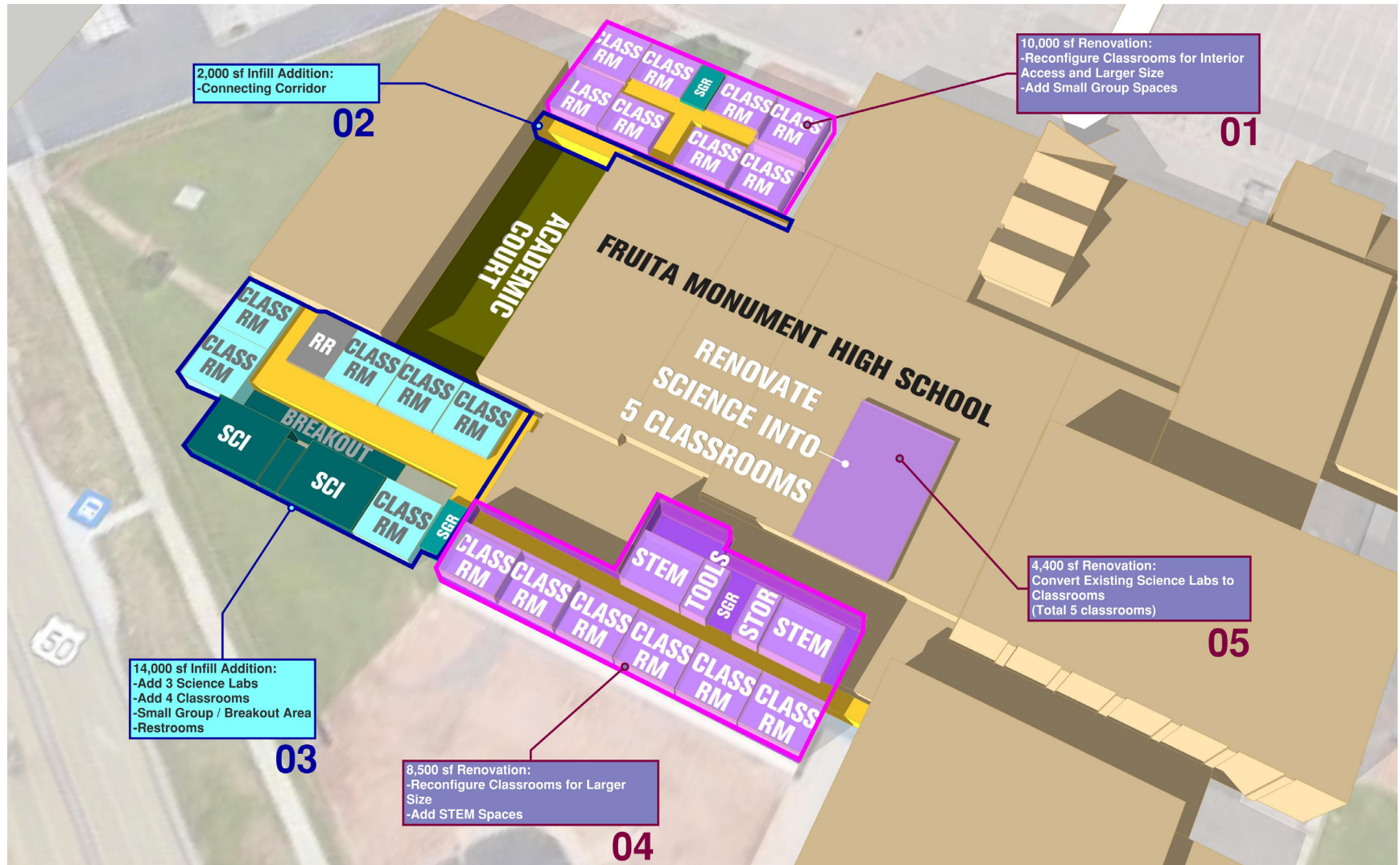
Addition-Renovation

Work to accomplish larger, modernized learning spaces, a more secure school building, and new STEM and robotics labs.

See Section 11 Implementation Plan for more information



FRUITA MONUMENT HIGH SCHOOL ADDITION-RENOVATION



MAJOR PROJECTS, PHASE 1

TYPICAL ELEMENTARY SCHOOL RENOVATIONS

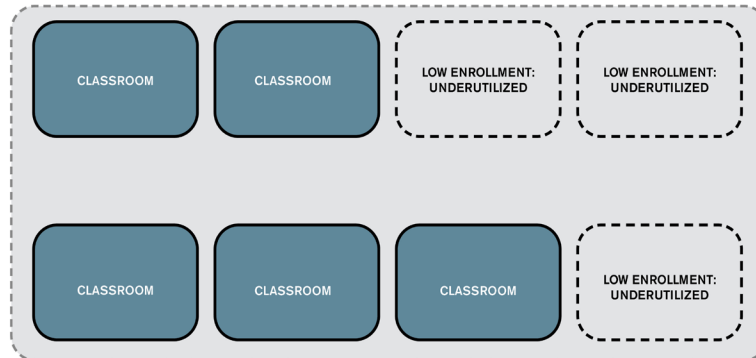
Special Education / Small Group Renovations

Proposed work at the elementary schools includes conversion of under-used classrooms to modern special education suites, small group rooms, and break out areas promoting next-generation curriculum and supporting diverse learning styles.

(See Section 11 Implementation Plan for more information.)

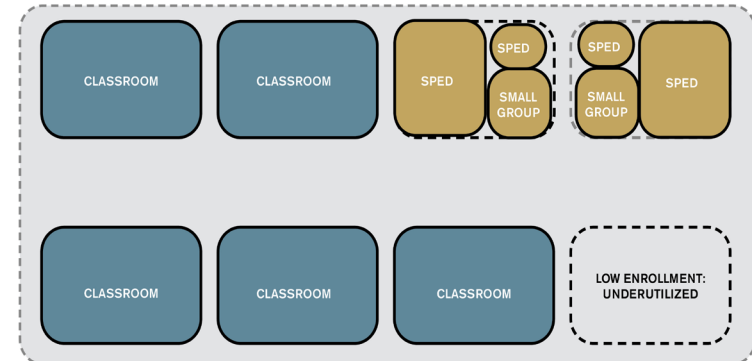
1 Typical Classroom Wing:

District-wide low enrollment has left some classrooms underutilized at many schools.



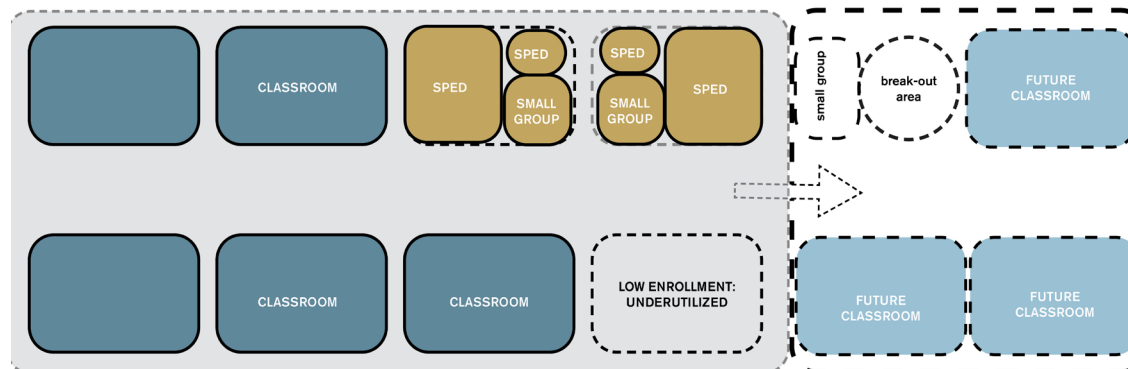
2 Proposed Renovations:

Phase One Work includes converting classrooms into Special Education and Intervention spaces for students.



3 Future Work:

As student enrollment recovers, additional general classrooms can be added to accommodate future growth, while Special Education spaces remain centralized.



OVERALL PROJECT COST ESTIMATE PHASE 1 (2024)

■ SAFETY AND SECURITY ENHANCEMENTS	\$14 - 16 M
■ PRIORITY MAINTENANCE + LIFE SAFETY	\$69 - 71 M
■ IMPROVED LEARNING ENVIRONMENTS	\$12 - 14 M
■ CENTRAL HS IMPROVEMENTS	\$65 - 68 M
■ <u>FRUITA MONUMENT HS IMPROVEMENTS</u>	<u>\$18 - 21 M</u>
POTENTIAL BOND PROJECT TOTAL	\$178 M - 190M