School District 51
MESA COUNTY VALLEY
Engage, Equip, and Empower

MESA COUNTY VALLEY SCHOOL DISTRICT 51

25-YEAR FACILITY MASTER PLAN

hord | coplan | macht

MAY 31, 2024

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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:

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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.

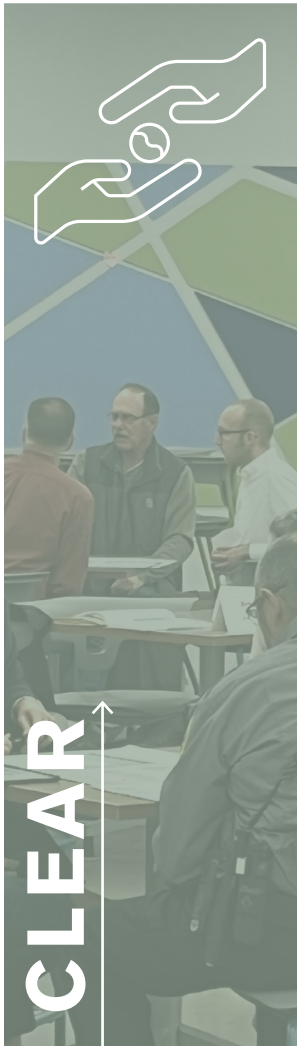
PRIORITIES

The planning committee developed the following priorities for the D51Facility 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

02 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

LEARN	ANALYZE	DEVELOP	REFINE
Kick-Off/ Map Out Process	Compile Information	Develop Options	Finalize Master Plan
Establish Goals	Record Assessments	Apply Cost Data	Prioritize Projects
Tour Schools	Review Demographics	Engage Community	Create Bond Scope
Facility / Ed Assessments	Analyze Utilization	Evaluate Options	Summary/Graphics

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.

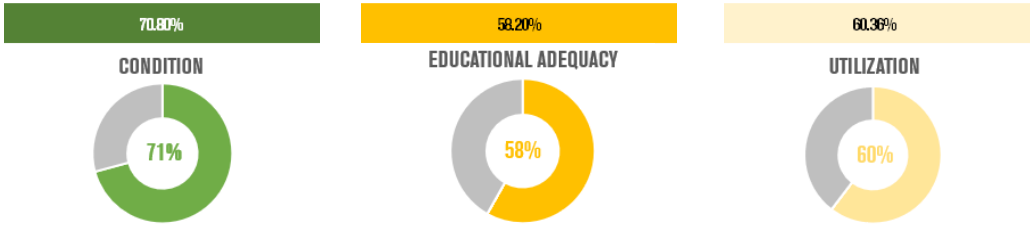
04

CONDITIONS OVERVIEW

A+	3 Facilities	(1 Elementary School / 1 Middle School / 1 High School)
A	7 Facilities	(4 Elementary Schools / 2 Middle Schools / 1 Misc)
B	8 Facilities	(3 Elementary Schools / 2 Middle Schools / 2 High Schools / 1 Misc)
C	9 Facilities	(6 Elementary Schools / 1 High School / 2 Misc)
D	13 Facilities	(9 Elementary Schools / 2 Middle Schools / 2 Misc)
F	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

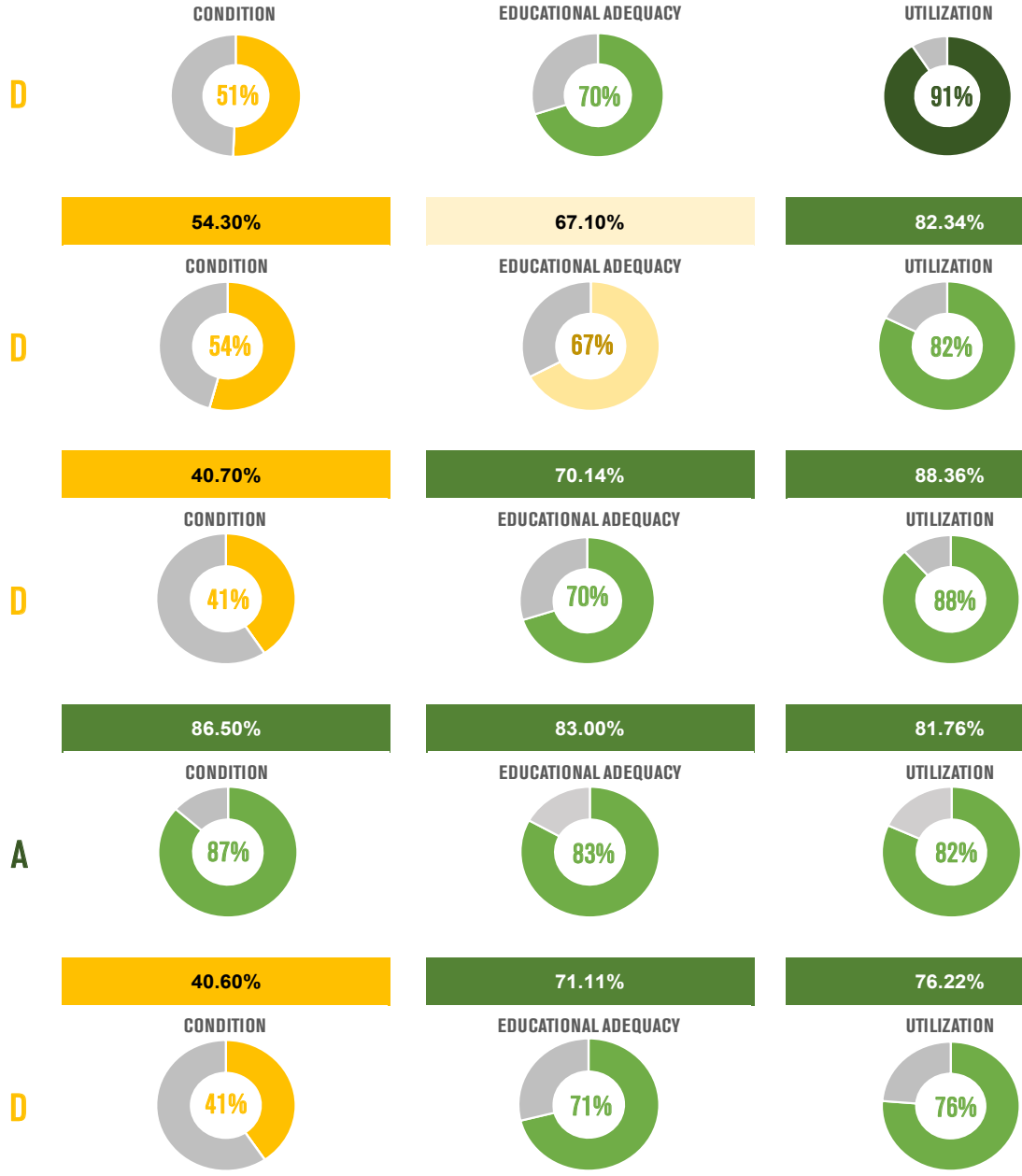
Example: **Elementary School A** has a Condition score of **71%.** It has an Educational Adequacy score of **58%. (A 20 percentage point deduction).** The composite score determining the Grading Tier is 71% - 20% = **51% Composite, or Grading Tier C (Fair).**

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:

Facility Grading Tier (A-F)	Composite score Range:	
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 ENROLLMENT (PROJECTED)	PERMANENT CAPACITY	TEMP CAPACITY (MODULARS)
APPLETON	D	50.70%	70.01%	90.85%	447	492	0
BROADWAY	D	54.30%	67.10%	82.34%	289	351	26
CHATFIELD	D	40.70%	70.14%	88.36%	372	421	52
CHIPETA	A	86.50%	83.00%	81.76%	363	444	0
CLIFTON	D	40.60%	71.11%	76.22%	375	492	32



ELEMENTARY SCHOOLS

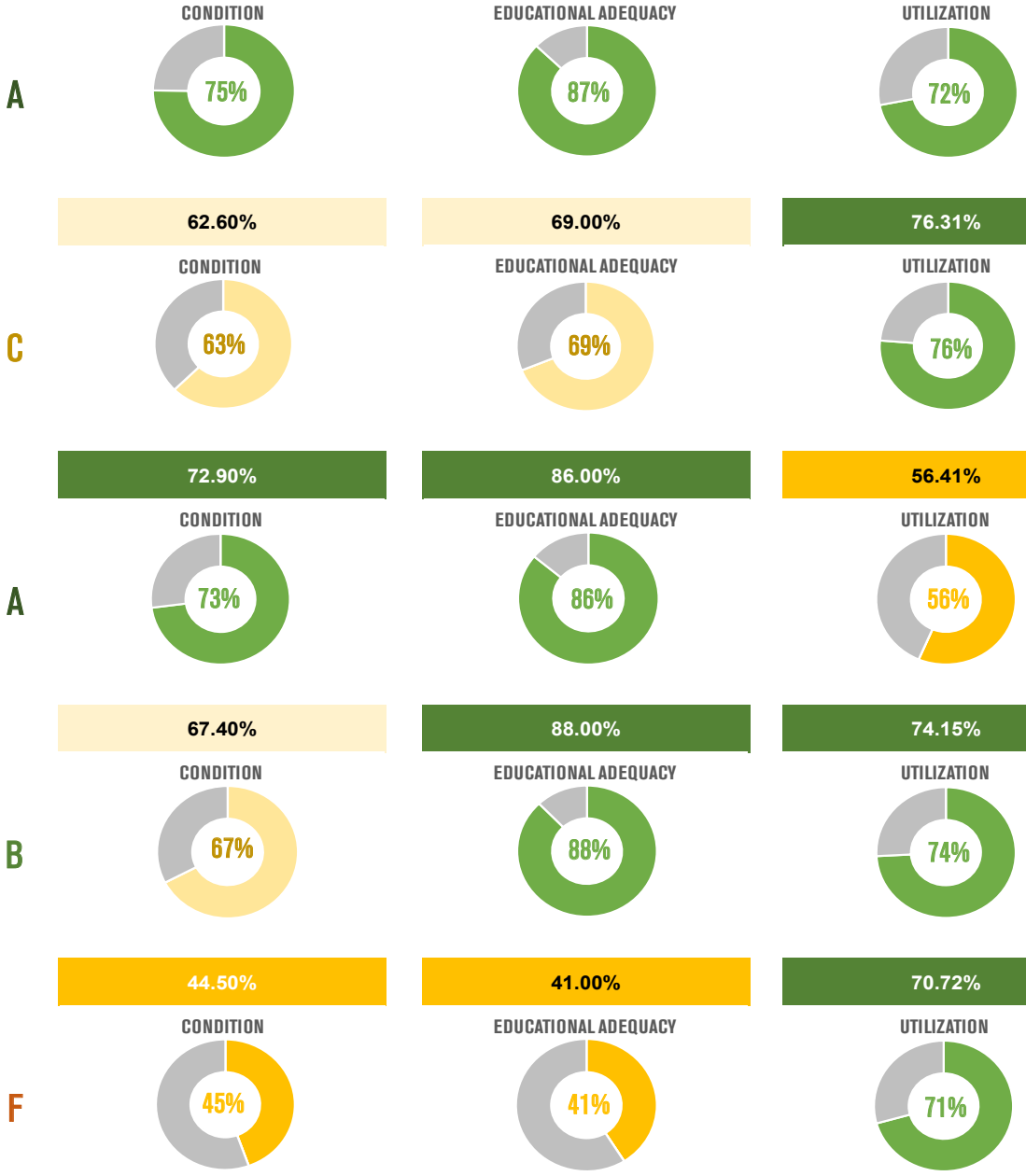
BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024 ENROLLMENT (PROJECTED)	PERMANENT CAPACITY	TEMP CAPACITY (MODULARS)
DOS RIOS	71.20%	86.00%	52.97%	285	538	0
A	CONDITION 71%	EDUCATIONAL ADEQUACY 86%	UTILIZATION 53%			
DUAL IMMR. ACAD.	72.60%	76.32%	99.67%	303	304	0
B	CONDITION 73%	EDUCATIONAL ADEQUACY 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%			

ELEMENTARY SCHOOLS

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

ELEMENTARY SCHOOLS

BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024 ENROLLMENT (PROJECTED)	PERMANENT CAPACITY	TEMP CAPACITY (MODULARS)
PEAR PARK	75.10%	87.00%	71.88%	437	608	0
POMONA	62.60%	69.00%	76.31%	393	515	0
RIM ROCK	72.90%	86.00%	56.41%	330	585	88
ROCKY MTN	67.40%	88.00%	74.15%	416	561	70
SCENIC	44.50%	41.00%	70.72%	215	304	0

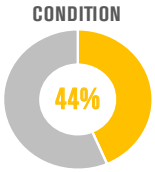


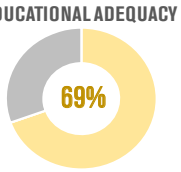
ELEMENTARY SCHOOLS

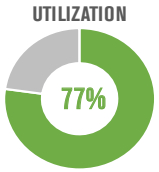
BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024 ENROLLMENT (PROJECTED)	PERMANENT CAPACITY	TEMP CAPACITY (MODULARS)
SHELLEDY	43.60%	69.49%	77.28%	398	515	0
TAYLOR	57.80%	68.00%	64.32%	301	468	0
THUNDER MTN	50.20%	69.00%	85.63%	441	515	0
TOPE	72.30%	64.00%	67.10%	361	538	0
WINGATE	52.20%	68.00%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

SHELLEDY

D







TAYLOR

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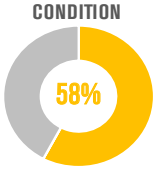

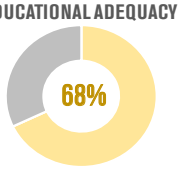

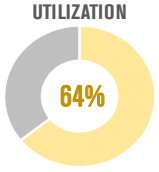

THUNDER MTN

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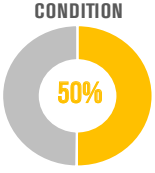
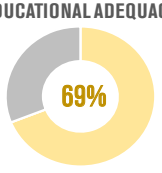
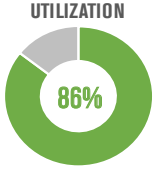
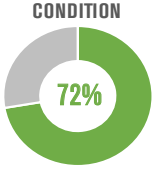


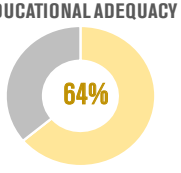


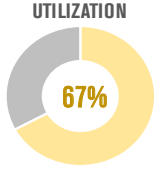


TOPE

B







WINGATE

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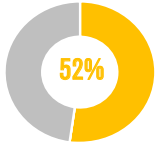
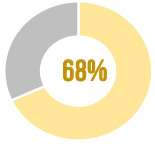
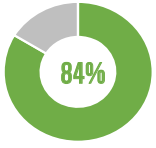


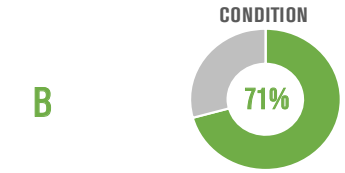




MIDDLE SCHOOLS

BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024 ENROLLMENT (PROJECTED)	PERMANENT CAPACITY	TEMP CAPACITY (MODULARS)
BOOKCLIFF	70.80%	60.90%	60.36%	565	936	
FRUITA MIDDLE (FORMER 8-9)	76.90%	62.13%	69.28%	591	853	83
GRAND MESA	80.10%	70.41%	61.62%	525	852	41
MT GARFIELD	57.80%	42.90%	84.51%	562	665	41
ORCHARD MESA	99.60%	99.30%	74.77%	581	777	0

BOOKCLIFF



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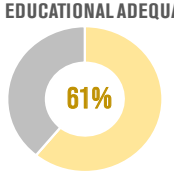
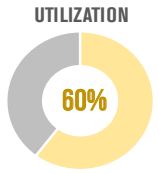
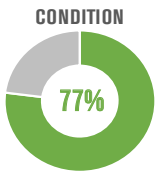




FRUITA MIDDLE (FORMER 8-9)



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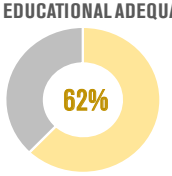
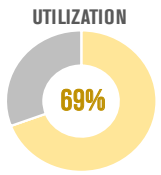
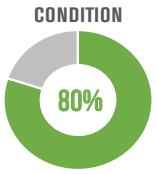




GRAND MESA



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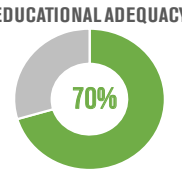
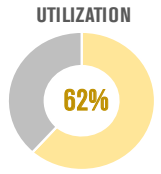
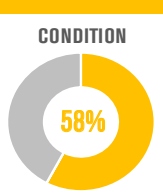
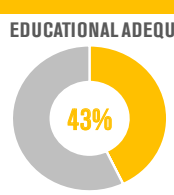


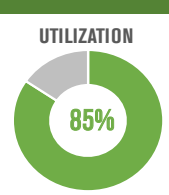


MT GARFIELD

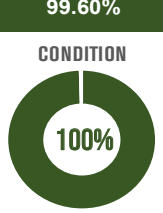


D

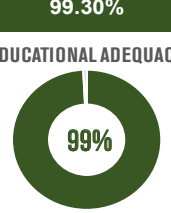


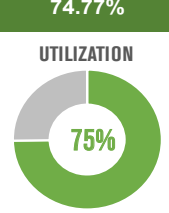


ORCHARD MESA



A+





MIDDLE SCHOOLS

BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024 ENROLLMENT (PROJECTED)	PERMANENT CAPACITY	TEMP CAPACITY (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%			

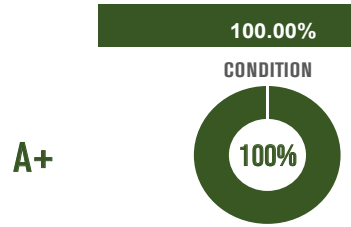
HIGH SCHOOLS

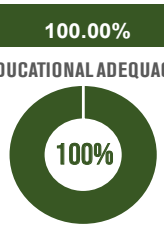
HIGH SCHOOLS						
CENTRAL	68.20%	67.00%	90.13%	1443	1601	0
C	CONDITION 68%	EDUCATIONAL ADEQUACY 67%	UTILIZATION 90%			
FRUITA MONUMENT	71.90%	65.87%	94.94%	1481	1560	208
B	CONDITION 72%	EDUCATIONAL ADEQUACY 66%	UTILIZATION 95%			

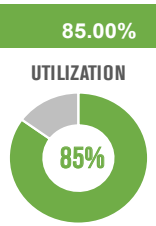
HIGH SCHOOLS

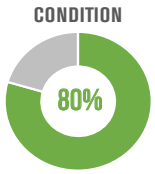
MISCELLANEOUS

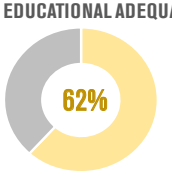
BUILDING GROUP	CONDITION	ADEQUACY	UTILIZATION	2023-2024 ENROLLMENT	PERMANENT CAPACITY	TEMP CAPACITY
GRAND JUNCTION	100.00%	100.00%	85.00%	1500	1500	
	A+					
PALISADE	79.50%	61.74%	98.80%	1069	1082	
	B					
MISCELLANEOUS						
CAREER CENTER	67.10%	91.00%	100.00%	250	250	
	B					
FORMER EAST MIDDLE	57.30%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

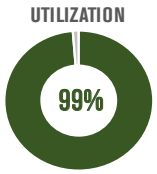


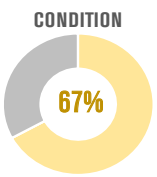


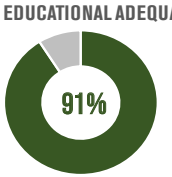


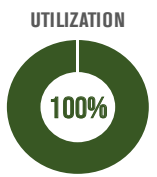


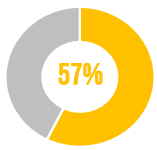


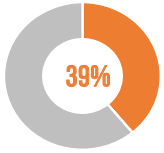


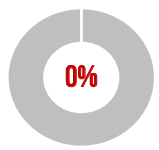


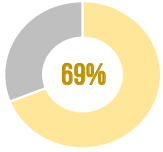


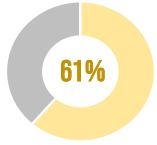






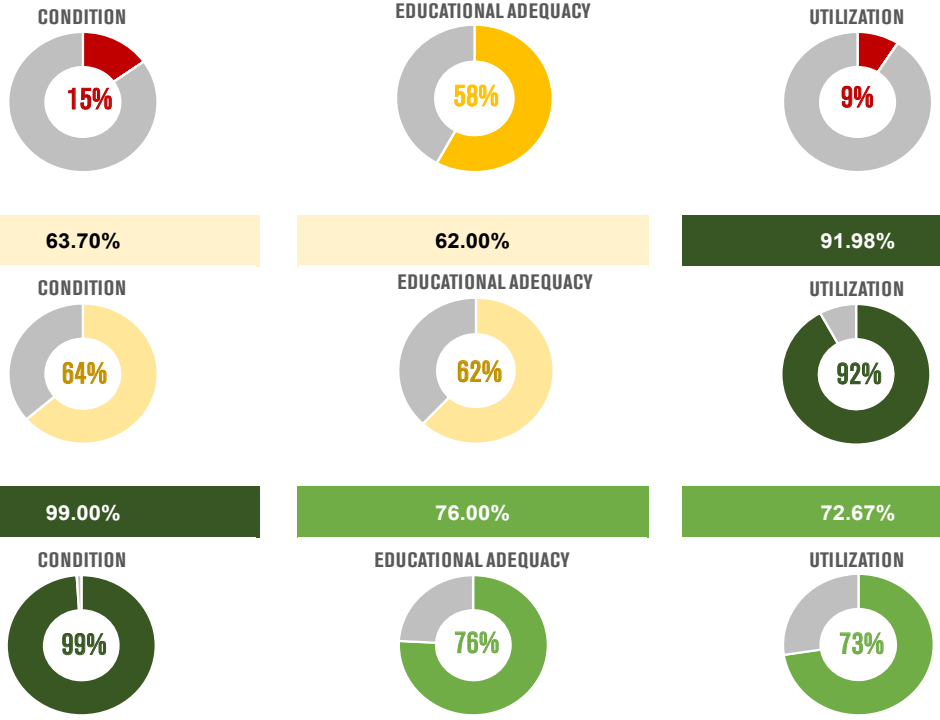






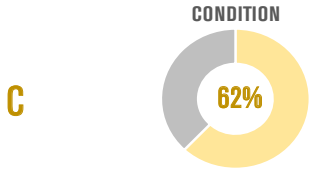
MISCELLANEOUS

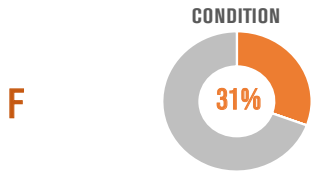
BUILDING GROUP		CONDITION	ADEQUACY	UTILIZATION	2023-2024 ENROLLMENT (PROJECTED)	PERMANENT CAPACITY	TEMP CAPACITY (MODULARS)
GATEWAY K12	F	15.20%	58.00%	9.13%	19	208	
GRAND RIVER ACAD	C	63.70%	62.00%	91.98%	516	561	
R5 HIGH SCHOOL	A	99.00%	76.00%	72.67%	218	300	

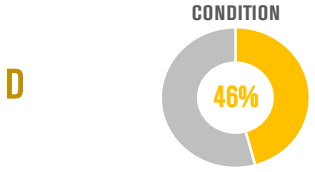


MISCELLANEOUS

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

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.

LEGEND:

REPAIRS / MAINTENANCE (PRIORITY #)

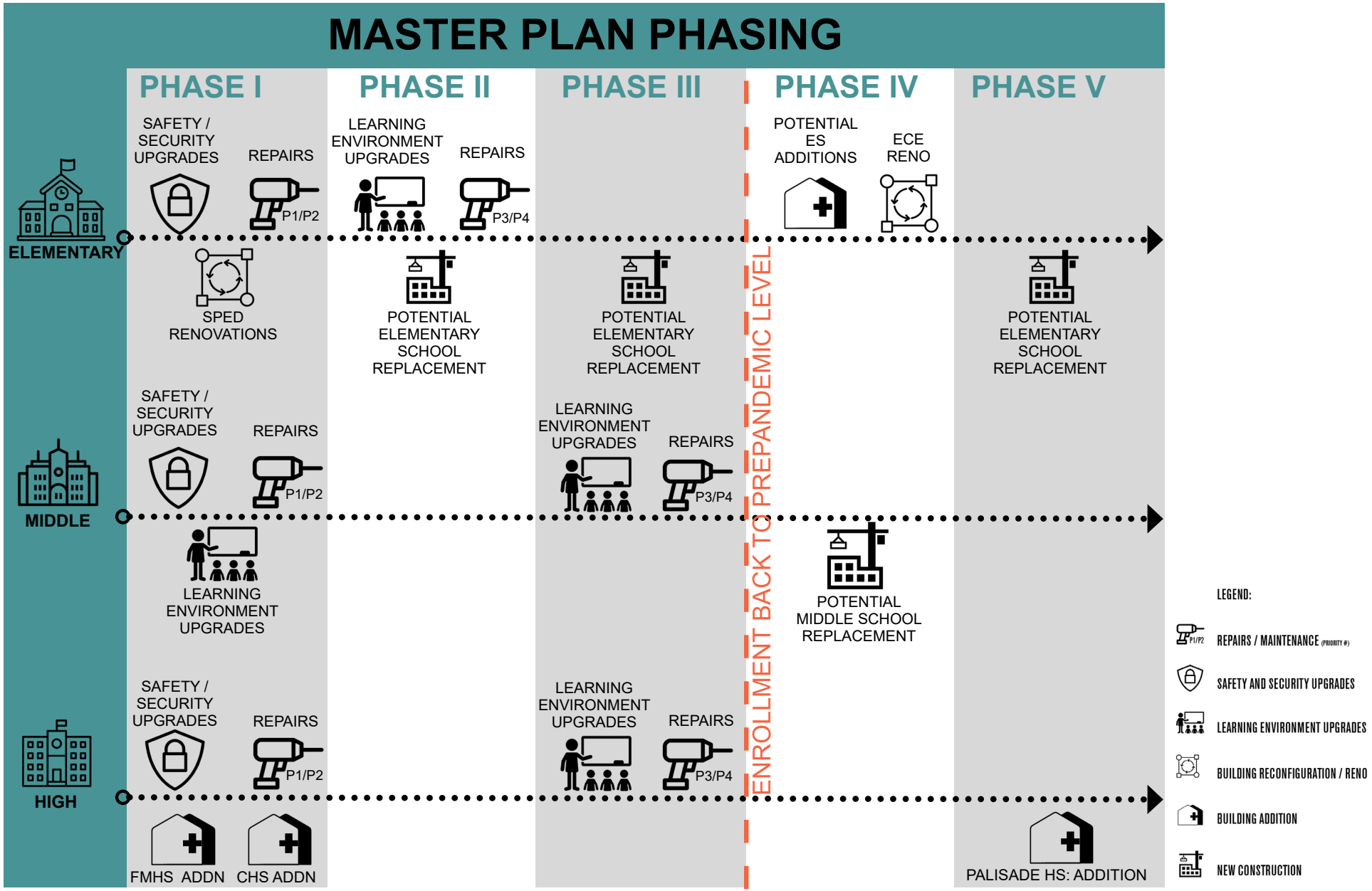
SAFETY AND SECURITY UPGRADES

LEARNING ENVIRONMENT UPGRADES

BUILDING RECONFIGURATION / RENO

BUILDING ADDITION

NEW CONSTRUCTION

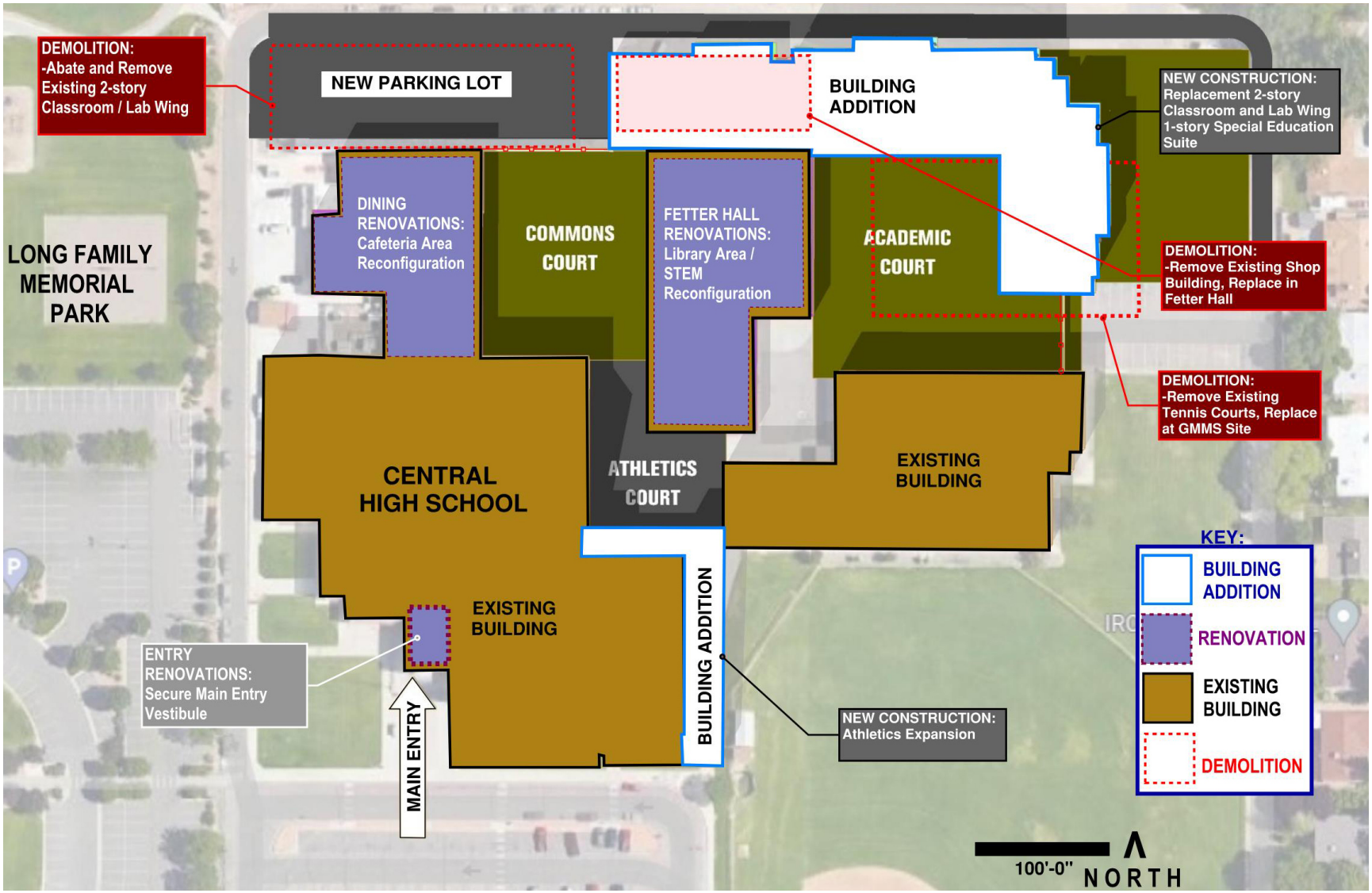

MASTER PLAN PHASING
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
ELEMENTARY
SAFETY / SECURITY UPGRADES
REPAIRS
P1/P2
LEARNING ENVIRONMENT UPGRADES
REPAIRS
P3/P4
POTENTIAL ES ADDITIONS
ECE RENO
SPED RENOVATIONS
POTENTIAL ELEMENTARY SCHOOL REPLACEMENT
POTENTIAL ELEMENTARY SCHOOL REPLACEMENT
POTENTIAL ELEMENTARY SCHOOL REPLACEMENT
MIDDLE
SAFETY / SECURITY UPGRADES
REPAIRS
P1/P2
LEARNING ENVIRONMENT UPGRADES
REPAIRS
P3/P4
LEARNING ENVIRONMENT UPGRADES
POTENTIAL MIDDLE SCHOOL REPLACEMENT
HIGH
SAFETY / SECURITY UPGRADES
REPAIRS
P1/P2
LEARNING ENVIRONMENT UPGRADES
REPAIRS
P3/P4
FMHS ADDN
CHS ADDN
PALISADE HS: ADDITION
ENROLLMENT BACK TO PREPANDEMIC LEVEL
LEGEND:
REPAIRS / MAINTENANCE (PRIORITY #)
SAFETY AND SECURITY UPGRADES
LEARNING ENVIRONMENT UPGRADES
BUILDING RECONFIGURATION / RENO
BUILDING ADDITION
NEW CONSTRUCTION

MAJOR PROJECTS, PHASE 1

CENTRAL HIGH SCHOOL ADDITION-RENOVATION

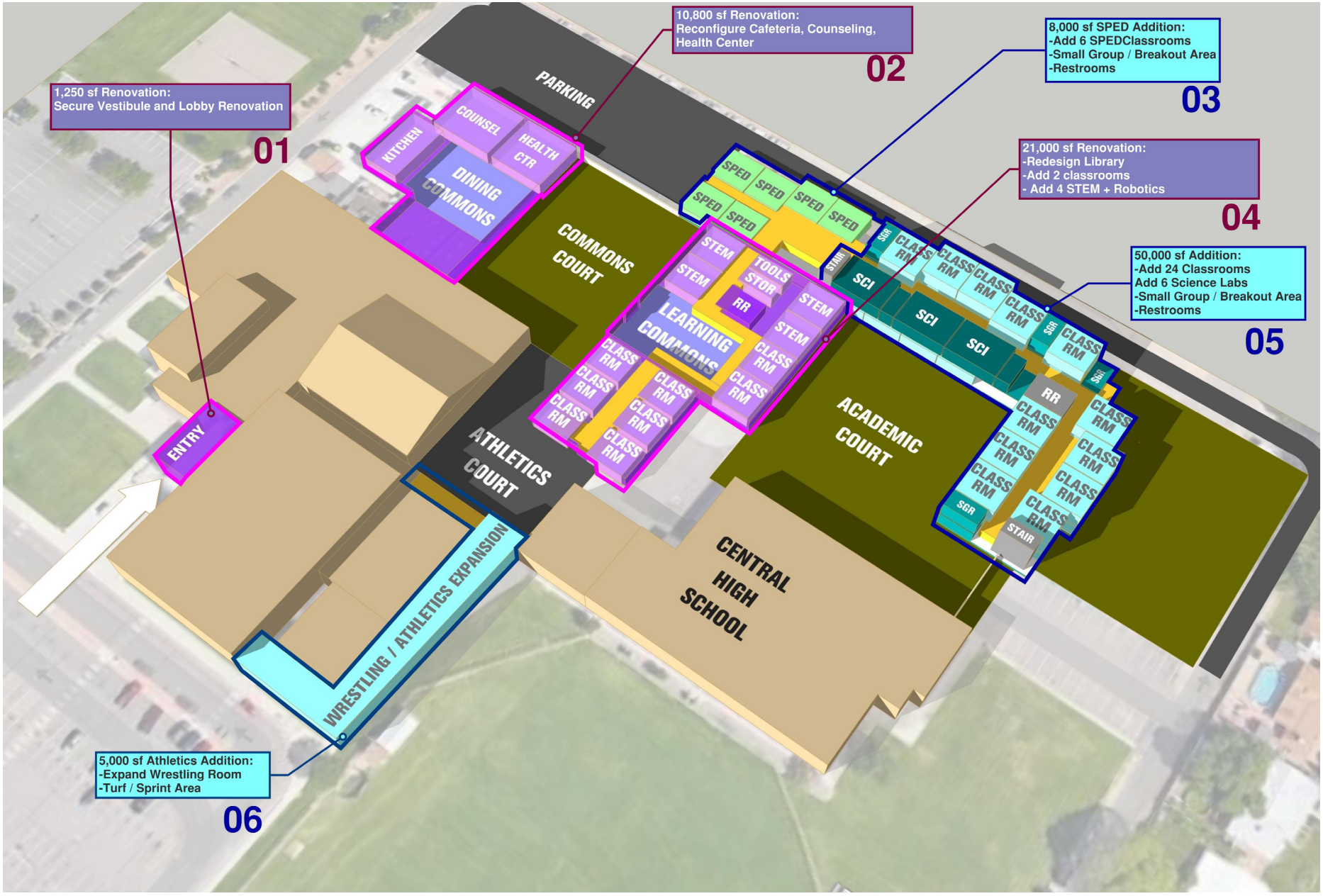
Work to accomplish larger, modernized learning spaces, a more secure school building, expanded athletics area, new STEM / CTE spaces and an upgraded library and dining hall.

See Section11 Implementation Plan for more information



MAJOR PROJECTS, PHASE 1

CENTRAL HIGH SCHOOL ADDITION-RENOVATION



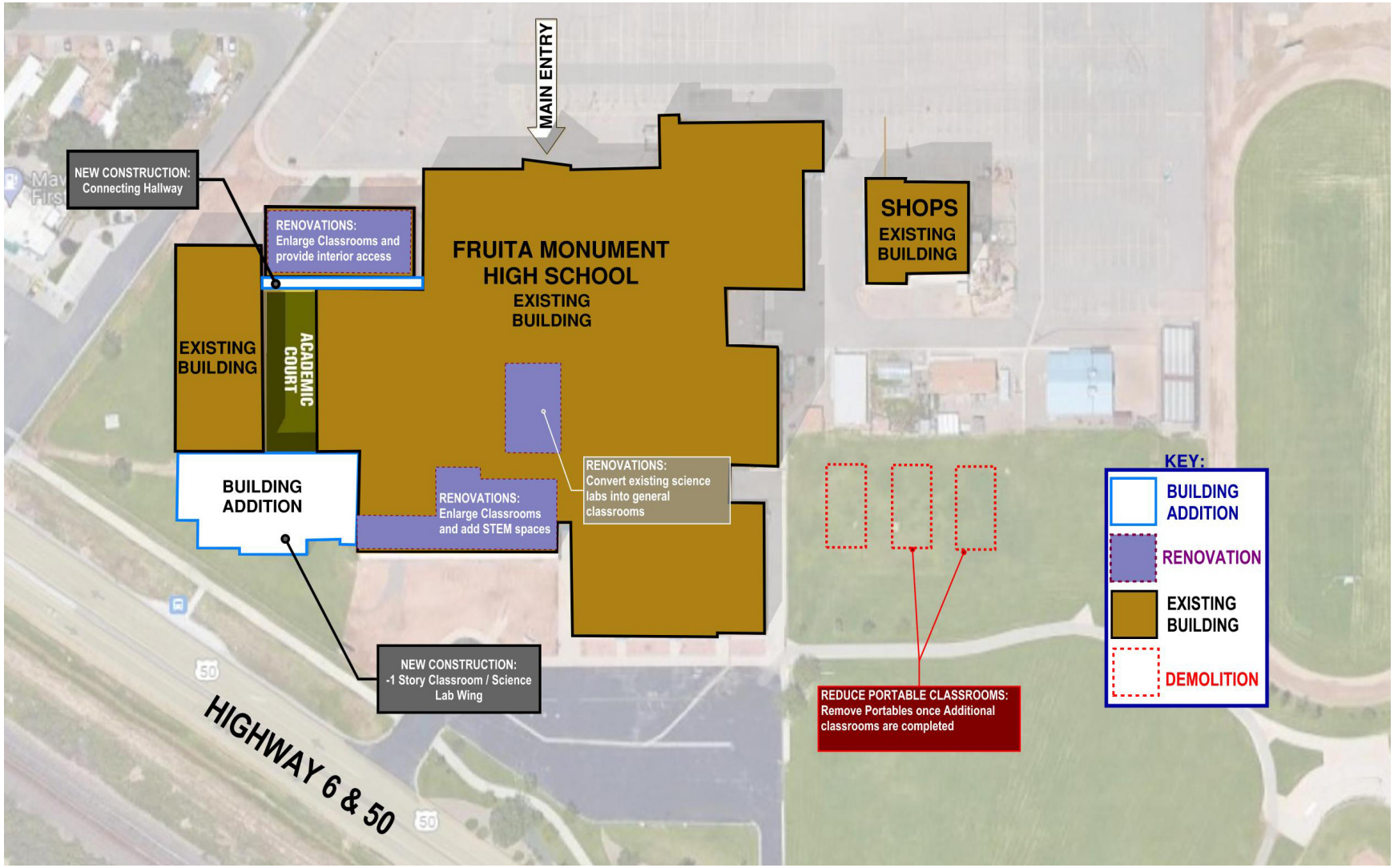
MAJOR PROJECTS, PHASE 1

FRUITA MONUMENT HIGH SCHOOL ADDITION-RENOVATION

Addition-Renovation

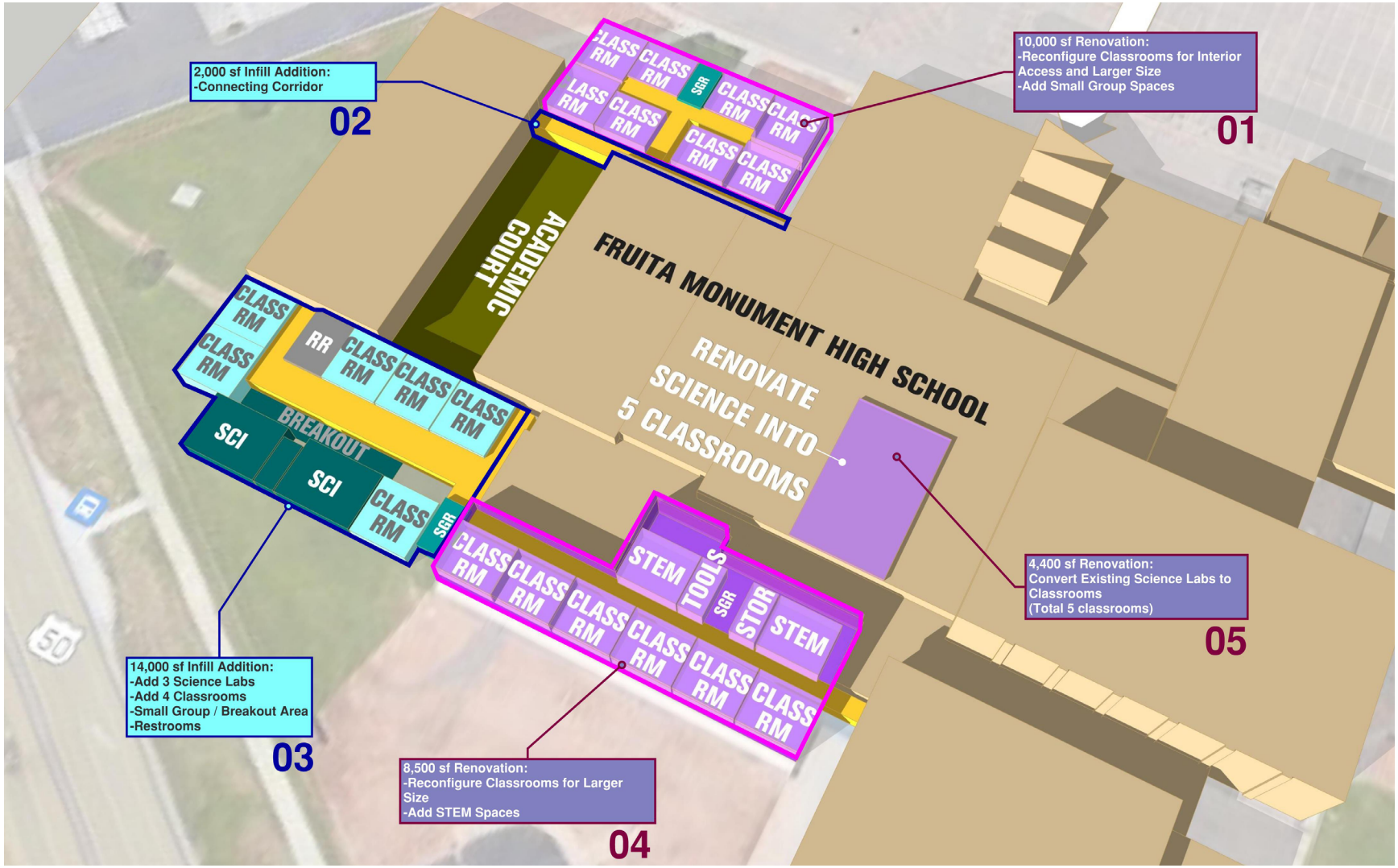
Work to accomplish larger, modernized learning spaces, a more secure school building, and new STEM and robotics labs.

See Section11 Implementation Plan for more information



MAJOR PROJECTS, PHASE 1

FRUITA MONUMENT HIGH SCHOOL ADDITION-RENOVATION



MAJOR PROJECTS, PHASE 1

TYPICAL ELEMENTARY SCHOOL RENOVATIONS

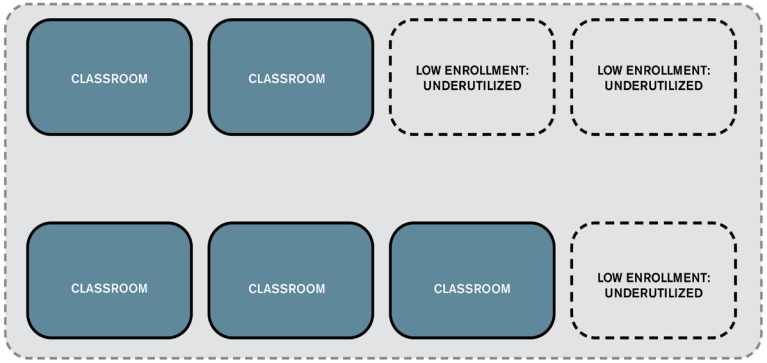
Special Education / Small Group Renovations

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 Section11 Implementation Plan for more information.)

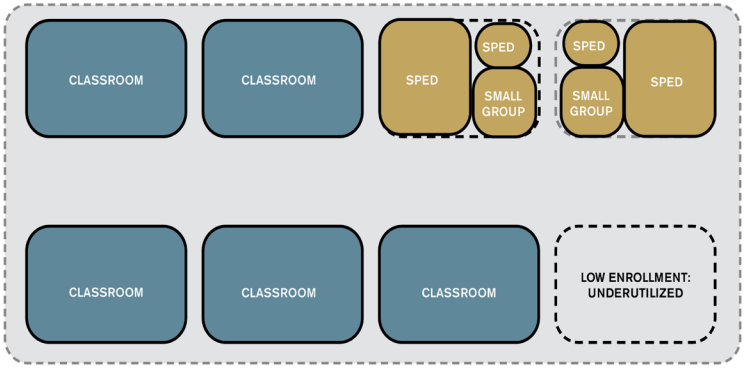
1 Typical Classroom Wing:

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



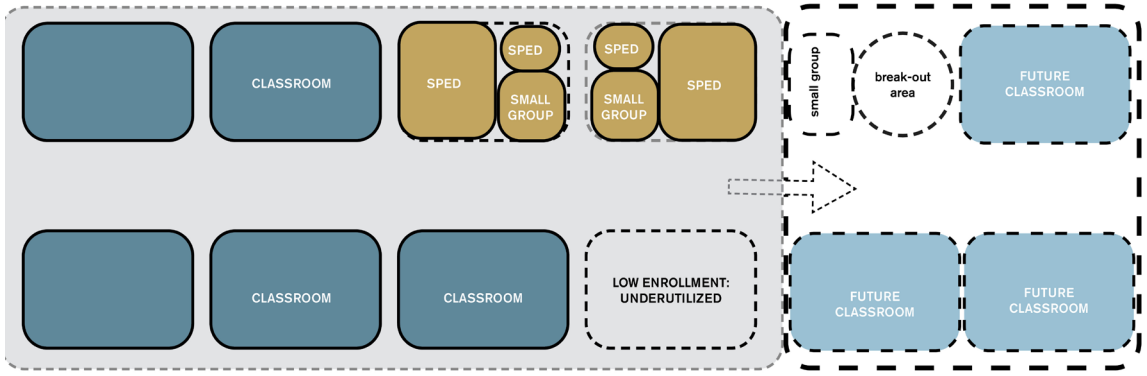
2 Proposed Renovations:

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



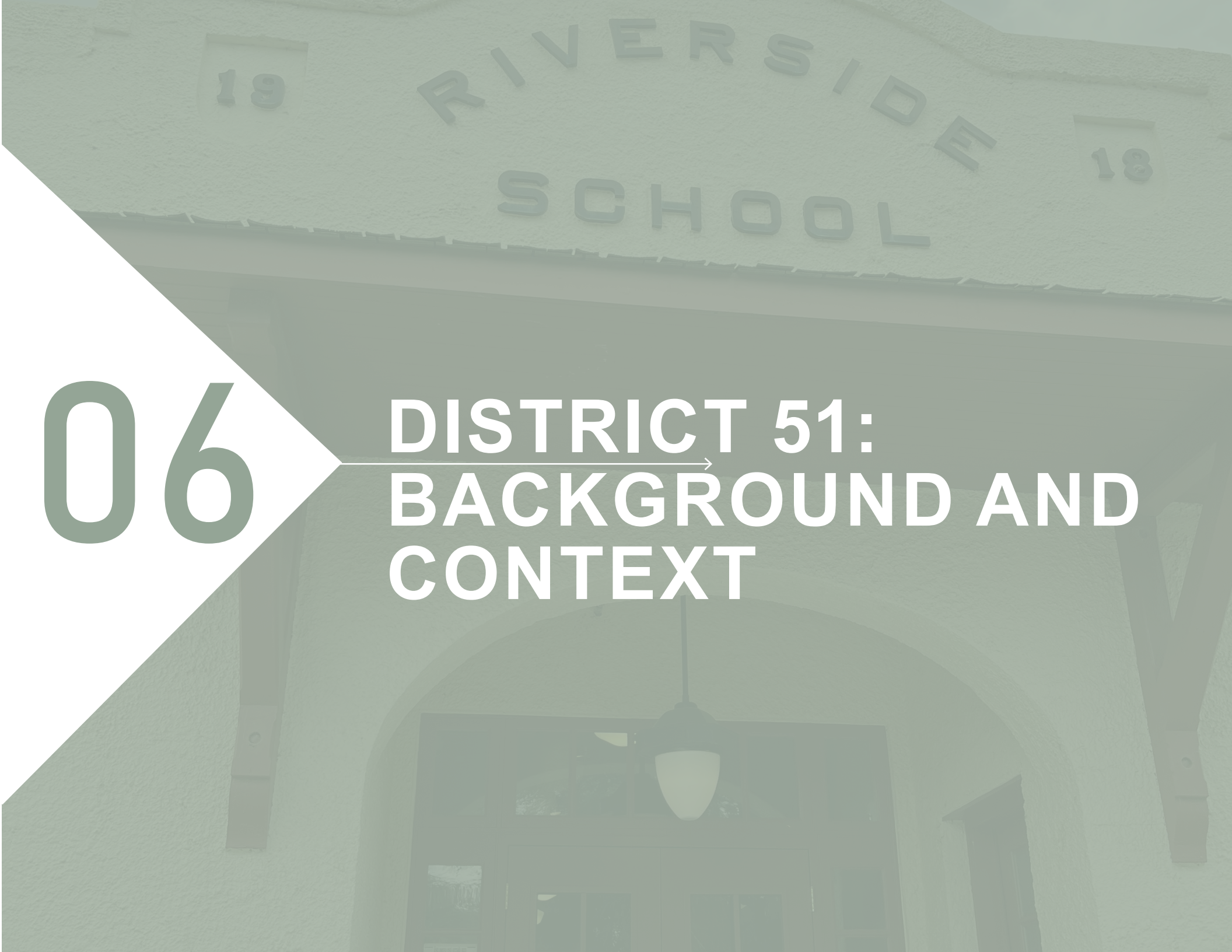
3 Future Work:

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



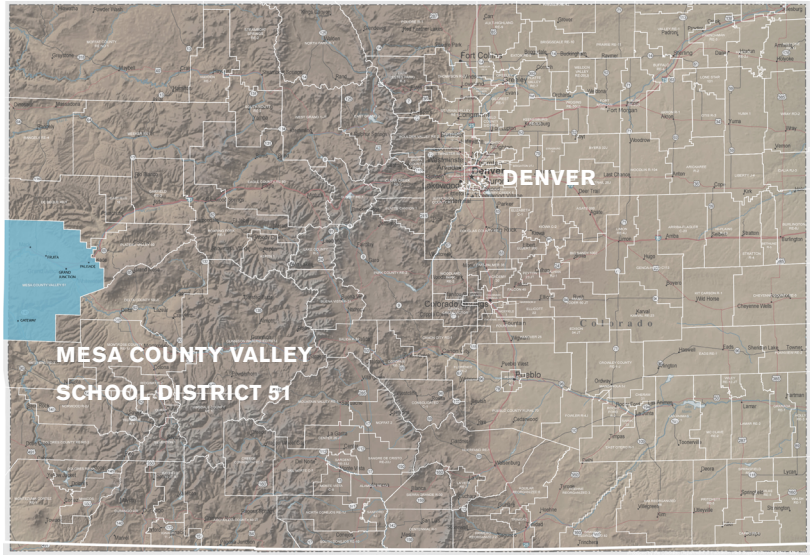
OVERALL PROJECT COST ESTIMATE
PHASE 1 (2024)

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
FRUITA MONUMENT HS IMPROVEMENTS	$18 - 21 M
POTENTIAL BOND PROJECT TOTAL	$178 M - 190M

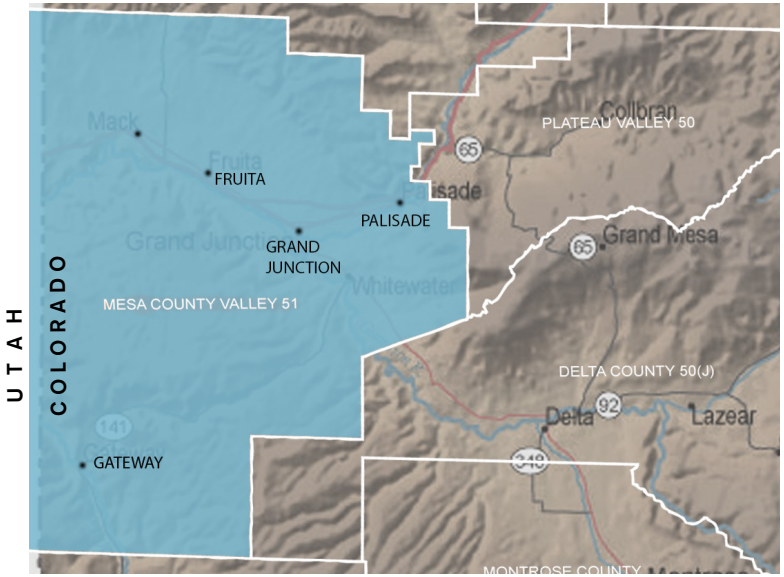


06 DISTRICT 51: BACKGROUND AND CONTEXT

DISTRICT LOCATION AND BOUNDARIES



State of Colorado, School Districts



Mesa County, MCVSD 51, and immediate context

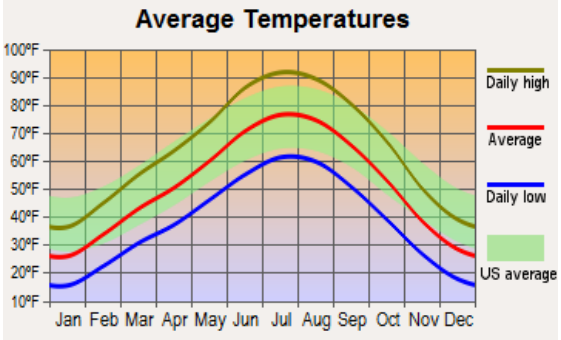
School District Location

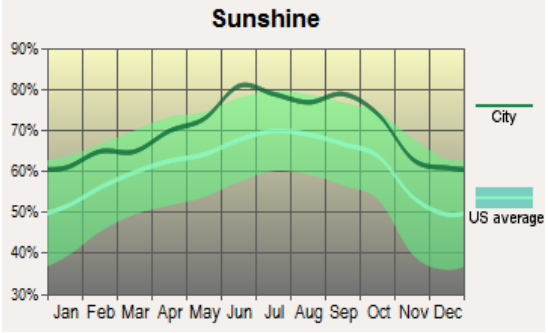
Mesa County Valley School District is located in far Western Colorado and encompasses the entirety of Mesa County. Grand Junction, Palisade, and Fruita are the major municipalities located within the District Boundaries. Located on the Utah border in the Western Slope region of Colorado, the district serves a large but declining population of students. The school district includes 25 active elementary schools, 7 middle schools, 4 high schools, and 1 K12 school, and serves 20,208 students as of fall 2023.

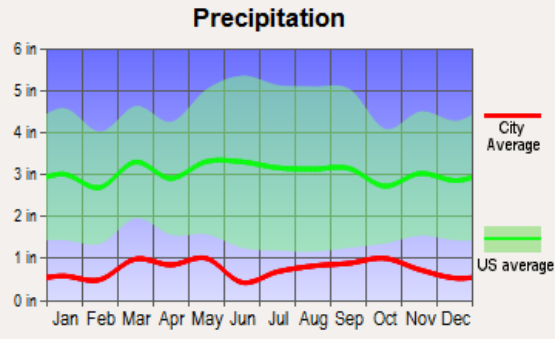
Nearby institutions of higher learning include:

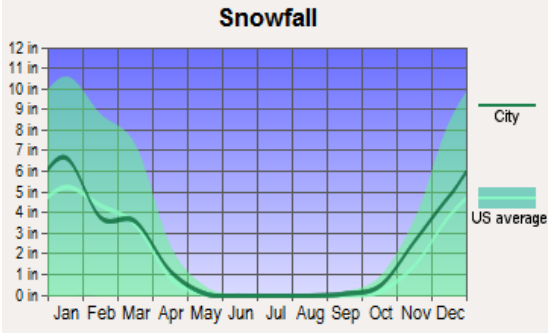
- Colorado Mesa University - Grand Junction
- Colorado Northwestern Community College, Rangely - 90 Miles
- Colorado Mountain College (about 74 miles; Glenwood Springs, CO; Full-time enrollment: 3,463)
- Western State Colorado University (about 96 miles; Gunnison, CO; FT enrollment: 2,023)
- Fort Lewis College (about 131 miles; Durango, CO; FT enrollment: 3,631)
- San Juan College (about 162 miles; Farmington, NM; FT enrollment: 5,112)
- Snow College (about 164 miles; Ephraim, UT; FT enrollment: 3,224)
- Western Wyoming Community College (about 178 miles; Rock Springs, WY; FT enrollment: 2,086)
- Adams State University (about 183 miles; Alamosa, CO; FT enrollment: 2,805)

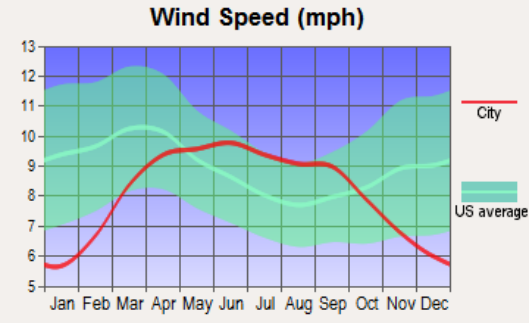
REGIONAL CLIMATE

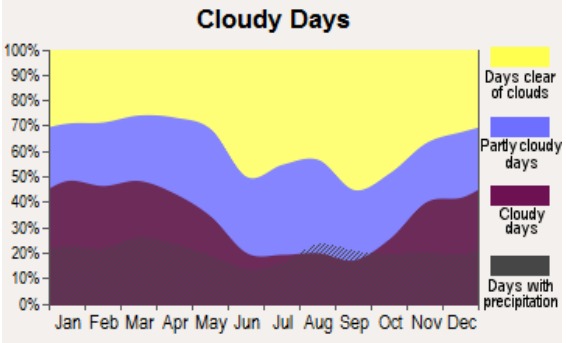












Images and Data Courtesy of City-Data.com

Regional Climate

Grand Junction, Colorado is located at an elevation of 4,597 feet above sea level.

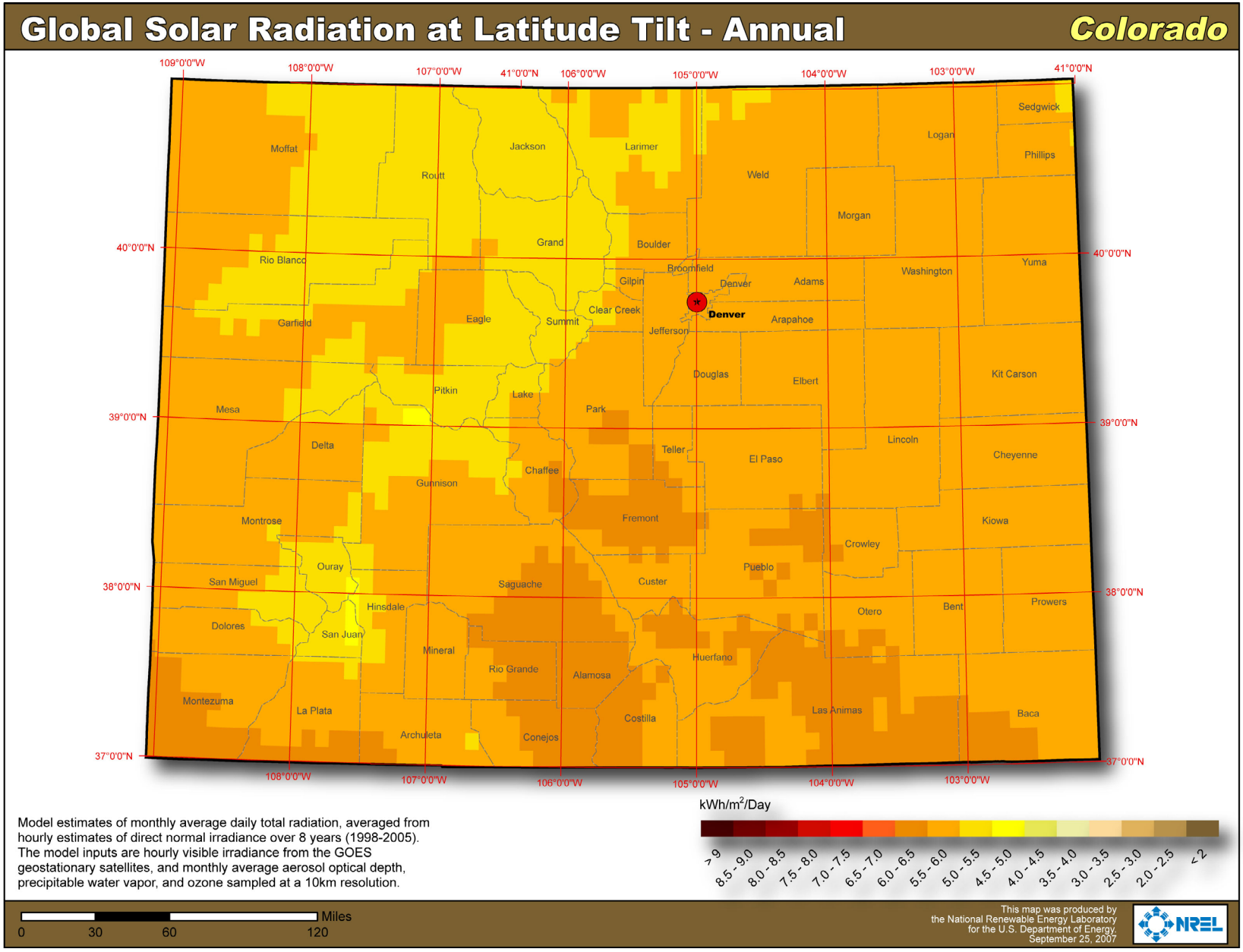
The regional climate is even more arid than is typical of Colorado. Summer high temperatures are often 90 degrees F in July, while winter low temperatures are around 15 degrees F in January. The rainiest months are May and October which average about1 inch each. During the winter, peak snowfall occurs in January at an average of under 7 inches During the summer precipitation averages closer to 1/2 inch per month on average.

Potential for Renewable Energy

The potential for harnessing renewable resources in the area are moderate to good for solar and photovoltaic applications as well as for geothermal. There is an average amount of solar exposure during the course of the year. There are known hydrothermal energy sites in the area, although harnessing this resource is likely cost-prohibitive for a school project. The potential for wind and for biomass applications are very poor in this area of Colorado. Ground-source energy in a heat pump loop could be a possibility pending soils tests. (Geo-exchange). The following pages depict the potential for renewable energy resources in Colorado and in Mesa County specifically.

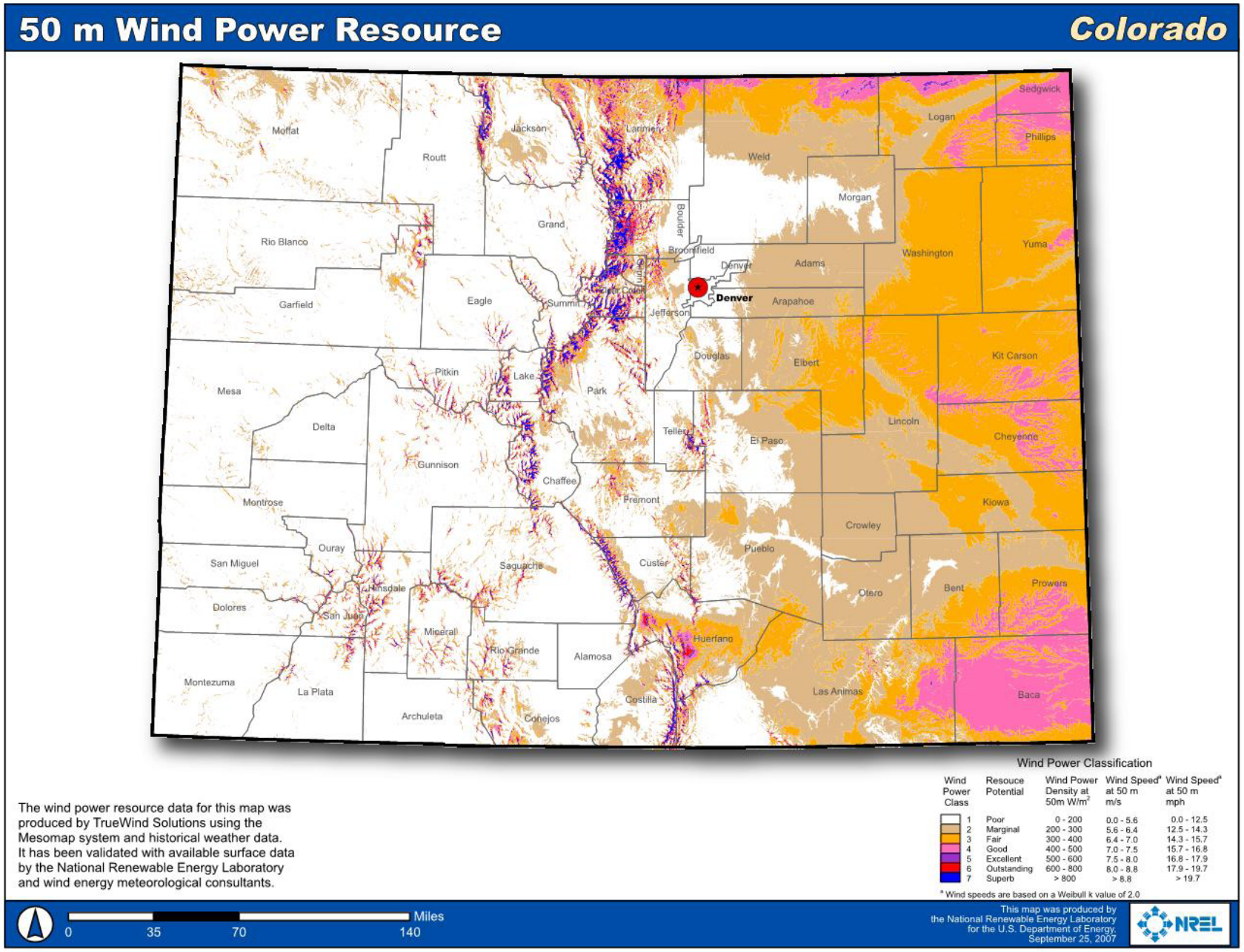
PHOTOVOLTAIC POTENTIAL

Images and Data Courtesy of National Renewable Energy Laboratory (NREL)



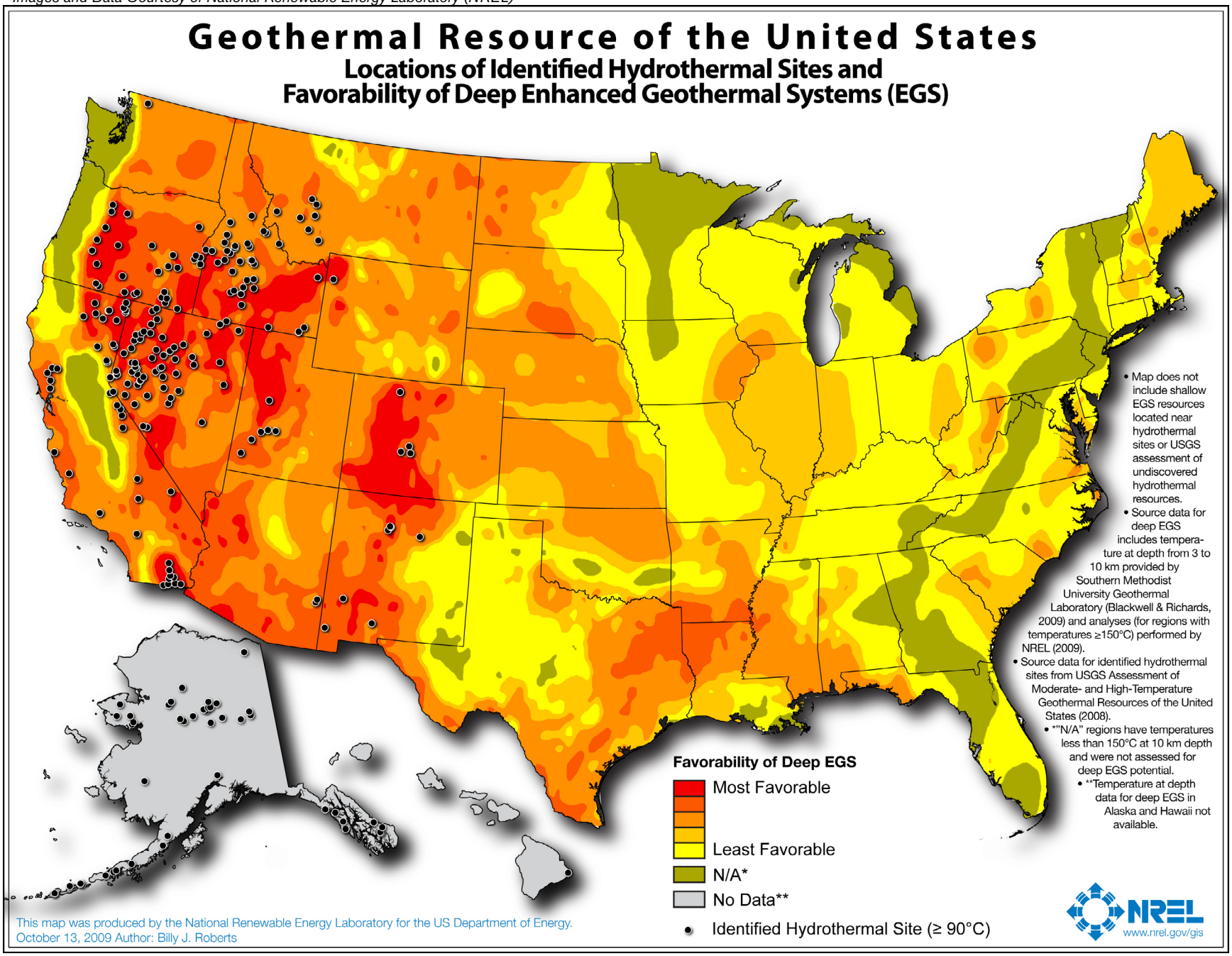
WIND ENERGY POTENTIAL

Images and Data Courtesy of National Renewable Energy Laboratory (NREL)



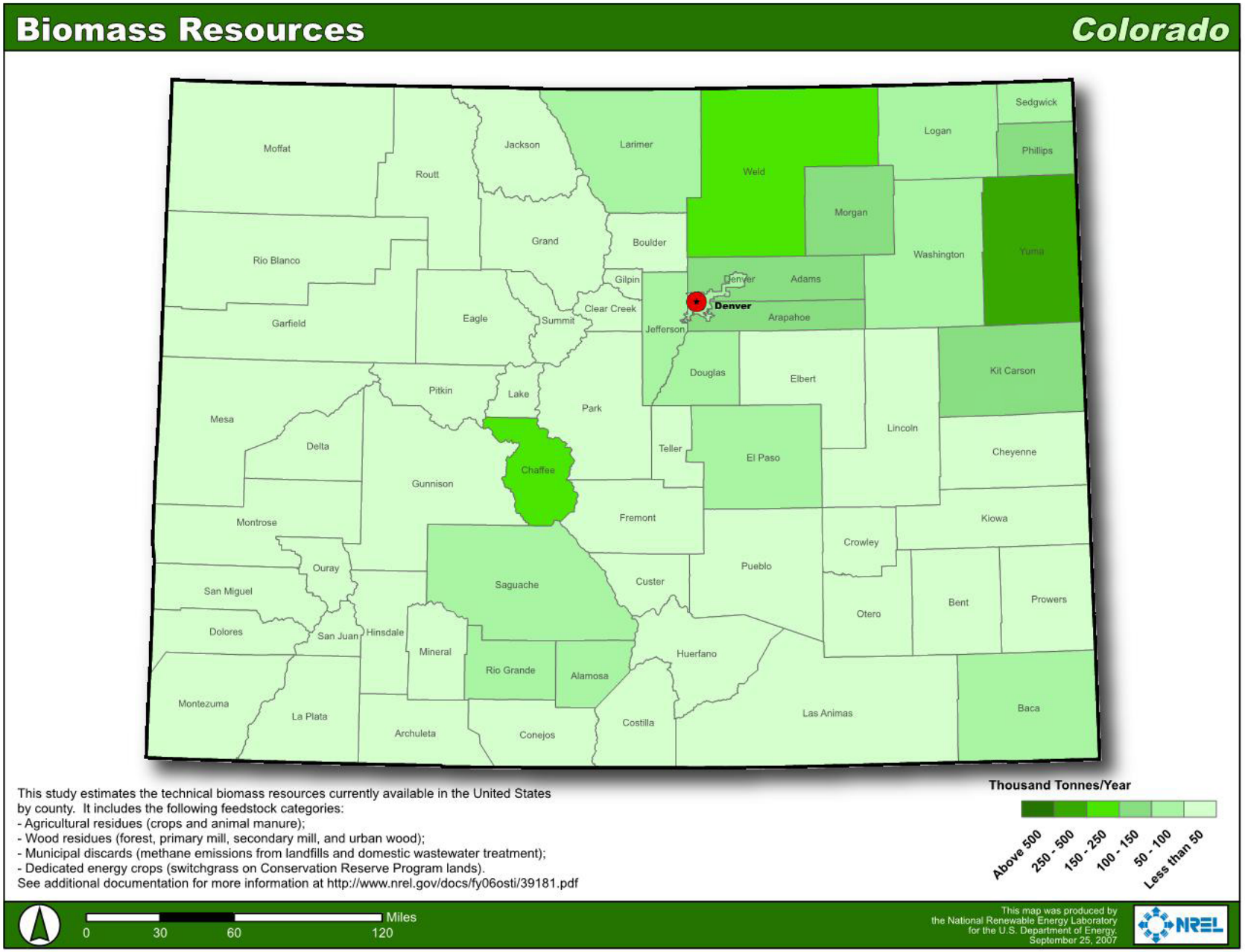
GEOTHERMAL ENERGY POTENTIAL

Images and Data Courtesy of National Renewable Energy Laboratory (NREL)

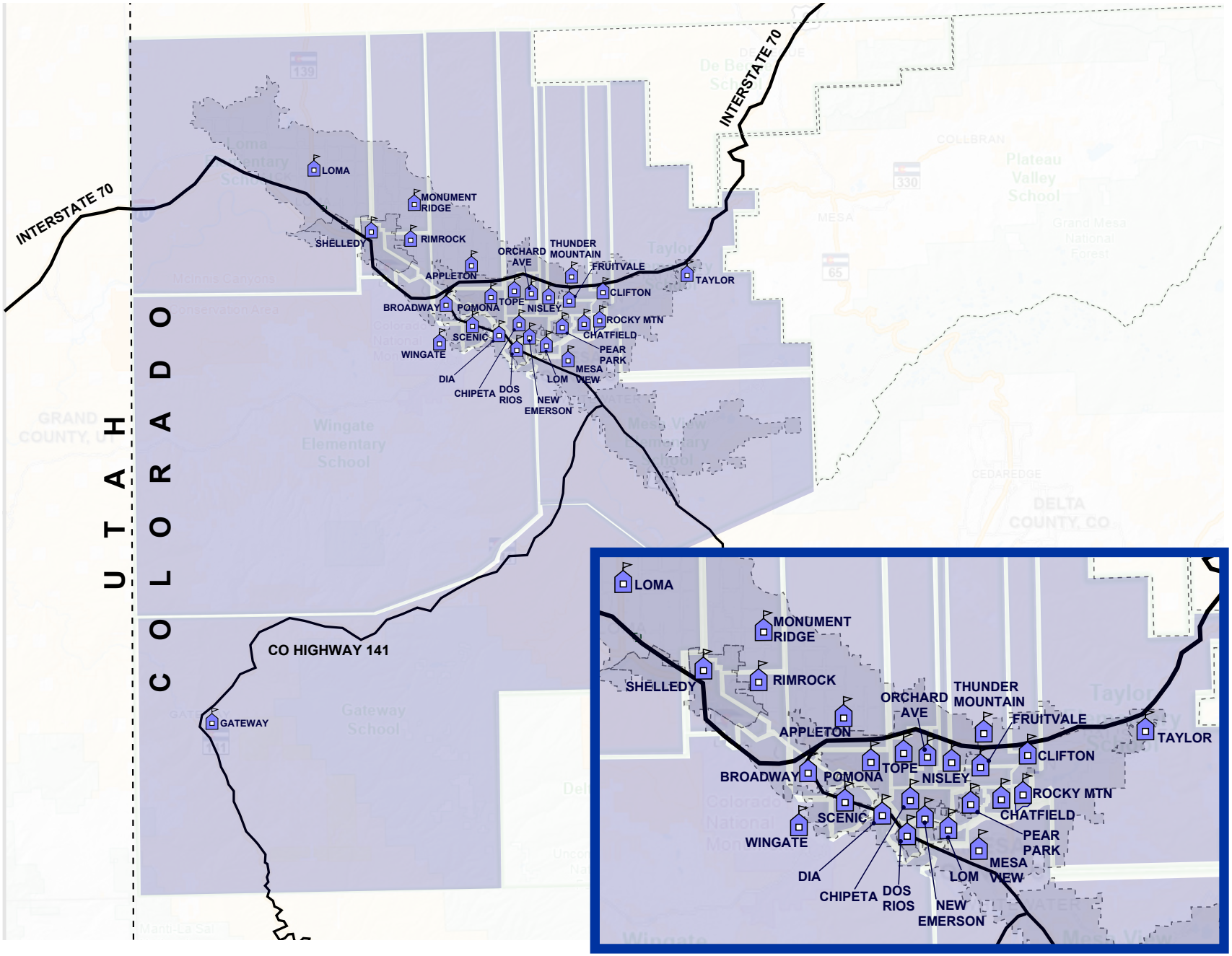


BIOMASS RESOURCE POTENTIAL

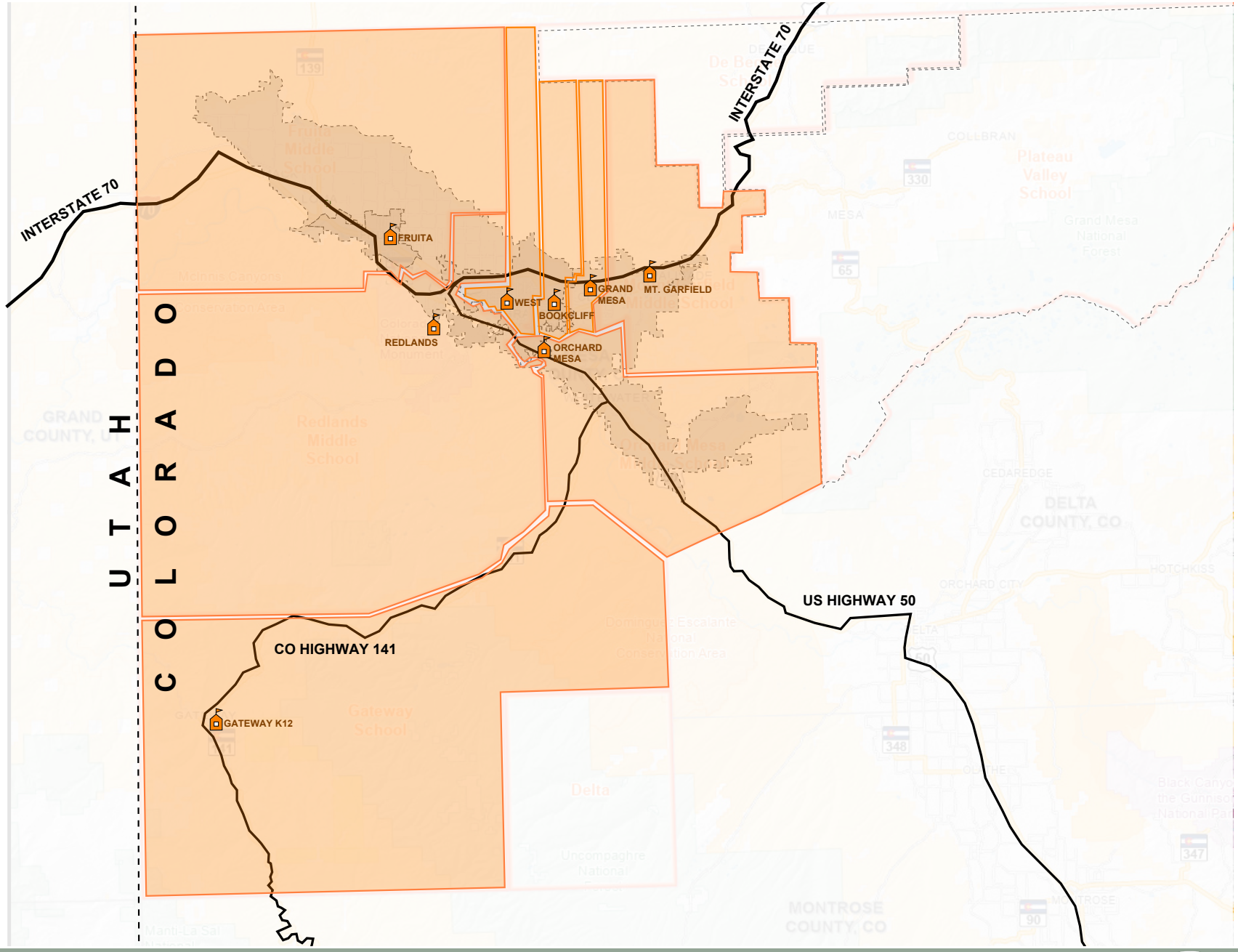
Images and Data Courtesy of National Renewable Energy Laboratory (NREL)



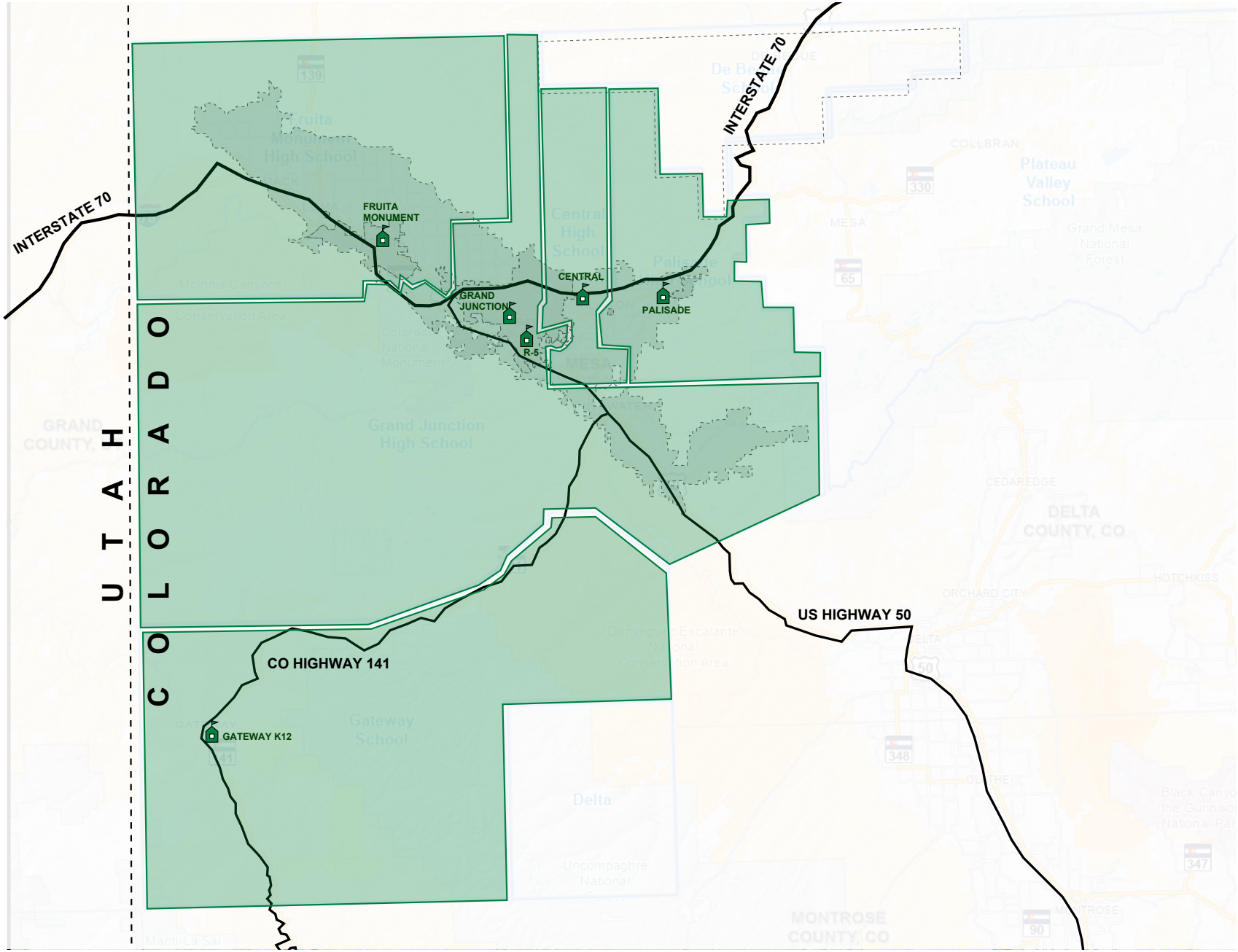
ELEMENTARY SCHOOL BOUNDARIES



MIDDLE SCHOOL BOUNDARIES



HIGH SCHOOL BOUNDARIES



DEMOGRAPHICS SUMMARY

Mesa County Valley School District 51 Demographics

Western Demographics, Inc 2023

A full demographics report has been conducted separately by the District and its consultant, Western Demographics. In general summary, the enrollment statistics have changed greatly since the completion of the last district master plan in 2019. As commonly seen throughout Colorado and the United States, enrollment in Public PK-12 schools has been declining, especially since the pandemic of 2020.

Click here to see the Demographics report presentation.

Since the 2020 pandemic, the district has seen enough declining enrollment that a strategy of closing schools has been undertaken. Over the past few years, 2 middle schools have been closed, with students consolidated at neighboring facilities. The district is currently considering closing up to three elementary schools with the same strategy. New facilities that were constructed in and around 2020 are not full yet either.

The State Demographer has projected that the loss in enrollment may slow and that the numbers may recover to pre-pandemic levels by the year 2035, or shortly after Phase 2 of this master plan. In general this demographic shift has led the planning team to focus largely on deferred maintenance and safety-security priorities for D51 facilities.

HISTORY OF THE DISTRICT

District 51 has a rich history dating back to the late 19th century. The district's journey is a testament to the resilience and dedication of the community to provide quality education to its residents.

Mesa County Valley School District 51 traces its origins to the late 1800s when small, one-room schoolhouses dotted the Mesa County landscape. As pioneers settled in Mesa County, informal education often took place in private homes and community buildings. The one-room schoolhouses provided basic education to the children of early settlers. These schools were essential centers of learning and community life.

These humble beginnings laid the foundation for a more organized education system. In 1884, the state passed the School District Act, which mandated the establishment of formal school districts. Consequently, several small districts in the area merged to form what we now know as District 51.

Throughout the early 20th century, the district experienced significant growth. The construction of new schools and the consolidation of smaller districts led to the establishment of a more structured and comprehensive educational system. The district continuously adapted to the changing needs of the community, expanding its curriculum and facilities.

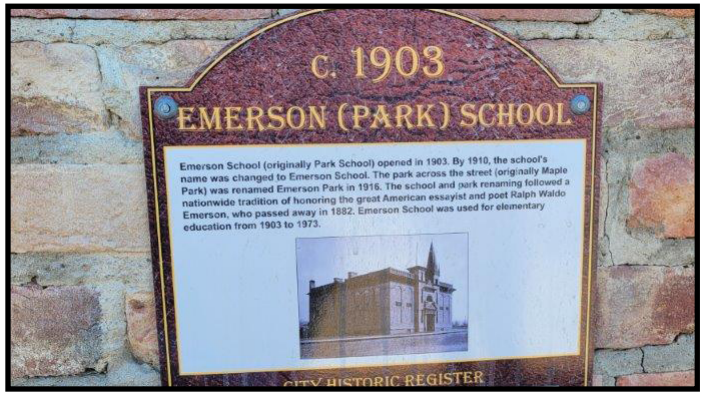
The mid-20th century brought both challenges and progress to District 51. The district faced the issues typical of many American school systems during this time, including desegregation efforts and evolving educational standards. Despite these challenges, the district's educators, administrators, and community members worked diligently to ensure that students received a high-quality education.

In the latter half of the 20th century and into the 21st century, District 51 embraced modernization and technological advancements. The District incorporated computer labs, online resources, and interactive teaching methods into its curriculum, preparing students for the digital age. Additionally, the district focused on professional development for teachers, ensuring they remained equipped with the latest teaching techniques and tools.

District 51 has always valued community involvement and diversity. The district actively engaged parents, local businesses, and community organizations to enhance the educational experience for students. Embracing the diverse cultural backgrounds of its students, District 51 promoted inclusivity and understanding among its student body.

In the 21st century, District 51 continued to face challenges such as budget constraints, standardized testing, and evolving educational policies. With the support of dedicated teachers, staff, parents, and community members, District 51 achieved significant milestones, including improved graduation rates, innovative educational initiatives, and a focus on STEM (Science, Technology, Engineering and Mathematics) education. Mesa County Valley School District 51's history is a story of adaptation, community collaboration, and a steadfast commitment to providing quality education.

2020 Census information indicates that 155,700 people live in Mesa County, Colorado.



HISTORIC SIGNIFICANCE

There are numerous buildings in D51 that were originally constructed over 50 years ago. Some structures, like the Riverside School, have been carefully restored and have significant architectural and historic merit. Others are of an older vintage but would not be considered historically significant from an architectural standpoint. The buildings listed below are being included either because they have historic merit, or because they are over 50 years old and may be affected by this master plan, in terms of renovation or replacement of the building. Public school buildings over 50 years old are potentially subject to review by the State Historical Society and Colorado Department of Education, particularly if grant money is pursued for the project.

Shelledy Elementary School was constructed in 1958 in Fruita. Since the building is over 60 years old, it is being catalogued in this section; however the planning team does not believe it has historical merit. Due to its condition, there is potential for replacement of this school building in the near future as part of the master plan.

The Riverside School dates back to 1918. It is located in Grand Junction and was recently renovated to historic standards as part of the Dual Immersion Academy Campus. There are no current plans to renovate or remove the building from operation.

Central High School was constructed in 1959 in Grand Junction. Since much of the building is over 60 years old, it is being catalogued in this section; however the planning team does not believe it has historical merit. Due to its condition, there is potential for replacement of the older classroom wing in the near future as part of the master plan.

The Emerson School building was originally constructed as a school in 1902 in Grand Junction. The building has currently been repurposed for officing some of the District 51 administration staff. The building has not been recently restored and does have some deferred maintenance deficiencies. There are no immediate plans for renovation or removal of the building.

Scenic Elementary School was constructed in 1969 in Grand Junction. Since the building is over 50 years old, it is being catalogued in this section; however the planning team does not believe it has historical merit. Due to its condition, there is potential for replacement of this school building in the near future as part of the master plan.

07 FACILITIES + SITES: INVENTORY + EVALUATIONS

EVALUATION METHOD

Facility Assessment Summary:

A facility assessment was completed for each of the schools and most of the administrative buildings within D51. The facilities assessments were completed by the following team:

- Building: Hord Coplan Macht
- Site: Austin Civil Group
- Building Structure: Lindauer-Dunn
- MEP Systems: Bighorn Engineering
- Cost Estimating: FCI Constructors

The detailed assessment is organized into the following categories:

- Site
- Roofing
- Exterior
- Structure
- Interior
- Code/Safety
- Mechanical
- Electrical
- Plumbing

Each item is noted as a Deficiency, followed by a Solution. Each deficiency is organized into one of the following categories:

tag	Category
L	Life Safety / Fire Safety
H	Health Safety / Hazards
A	Accessibility / ADA
S	Security
E	Educational Environment
M	Maintenance
U	Utilities Efficiency
C	Cosmetic

Each deficiency is also given a priority. Priority is based on urgency, defining an expected time frame in which the item should be addressed. Pricing is based on 2023 construction costs. In terms of budgeting for project costs, which would includes costs related to design, permitting, and contingencies, we would recommend applying a factor of 1.43 to any of these scopes.

tag	Priority
1	Critical, Immediate Need
2	Urgent, Address Within 1 year
3	Short Term, Address Within 5 Years
4	Short Term, Address Within 10 Years
5	Long Term, Within 15 Years
6	LongTerm, Within 20 Years
7	Long Term, 30 Years
8	Long Term, 50 Years
9	Enhancement
10	Cosmetic Need

This assessment is intended to serve as a living document, allowing D51 to update each facility's scoring as items are addressed or update the urgency as time passes. The following dashboard summaries represent the priority deficiencies and general inventory information for each assessed bulding, plus site plans and floor plans. For detailed assessment reports by division for each structure, please refer to Volume II of this Master Plan Report.

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

Composite Score = Condition Score - Ed Adequacy Deduction

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**

EDUCATIONAL ADEQUACY CATEGORIES

The categories below were evaluated by the assessment team for each school facility. These evaluations resulted in the Educational Adequacy scores for each school. The categories we are also prioritized by the Planning Committee to determine their weight and importance in relation to D51 goals.

QUALITY LEARNING ENVIRONMENT

Acoustics, lighting, daylight, furniture and thermal comfort

CORE PROGRAM SPACE

Core classrooms and science: space, equipment, and storage

ARTS AND ELECTIVE SPACE

Art, music, drama, computers, STEM: space, equipment, and storage

SPECIAL EDUCATION + PROGRAMS SPACE

SPED, severe needs, pull-out, reading intervention, and therapies

ATHLETICS AND PLAY

Sports spaces and fields, playgrounds: space, equipment and storage

BUILDING SERVICES AND SUPPORT

Clinic, workrooms, admin, kitchen, restrooms, and custodial

BUILDING & SITE SAFETY

Secure entry, traffic safety, transparency, supervision, and communications

COMMUNITY ACCESS

Community rooms, weight rooms, library, gym, computers, parking & bikes

INSTRUCTIONAL TECHNOLOGY

Consistency and equity in classroom technology

ELEMENTARY SCHOOL EVALUATIONS

Appleton Elementary School

Broadway Elementary School

Chatfield Elementary School

Chipeta Elementary School

Clifton Elementary School

Dos Rios Elementary School

Dual Immersion Elementary School

Fruitvale Elementary School

Lincoln Orchard Mesa Elementary School

Loma Elementary School

Mesa View Elementary School

Monument Ridge Elementary School

New Emerson At Columbus School

Nisley Elementary School

Orchard Avenue Elementary School

Pear Park Elementary School

Pomona Elementary School

Rimrock Elementary School

Rocky Mountain Elementary School

Scenic Elementary School

Shelledy Elementary School

Taylor Elementary School

Thunder Mountain Elementary School

Tope Elementary School

Wingate Elementary School

APPLETON ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Appleton Elementary School**
Address:	**2358 H Road**
City:	**Grand Junction, CO**
Site Area (AC):	**4.41**
Gross Building Area (SF):	**51,795.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1938/ 1956/ 1969/ 1998**
Total Replacement Value:	**$24,084,286.54**
Total Condition Budget:	**$11,879,424.69**
Facility Condition Score:	**50.7%**
Educational Adequacy Score :	**70%**
Enrollment:	**447**
Capacity:	**492**
Utilization (% Capacity):	**91%**

50.70% — CONDITION — D — 51%

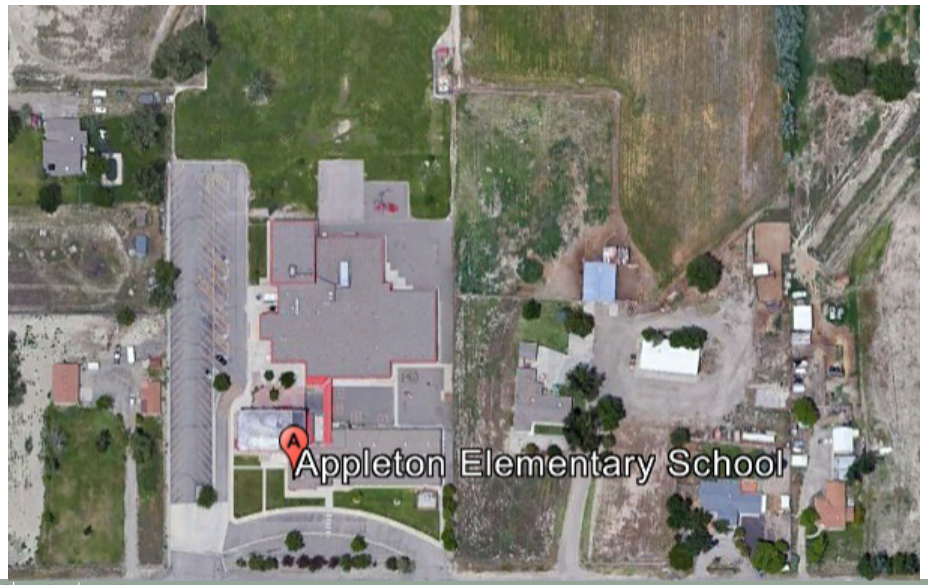
70.01% — EDUCATIONAL ADEQUACY — 70%

90.85% — UTILIZATION — 91%

NARRATIVE SUMMARY OF BUILDING AND SITE

Appleton Elementary School is in poor condition. The most significant physical needs are related to ADA accessibility upgrades, plus site and foundation drainage improvements. The building will soon need a new roof, windows, boilers, pumps and rooftop mechanical units. Upgrades are recommended for light fixtures and fire alarm system. This school's educational adequacy would benefit from modernized special education and small group support spaces, and improved storage and acoustical conditions in the learning environments. The school enrollment is above the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Security camera upgrades Traffic bollards at entry Radio communications antenna Rolling shutter at admin window Access control at all exterior doors	$292,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add fire sprinkler system ACM abatement Replace hardscape paving for drainage and ADA Basement foundation water control Add ADA motorized lifts Replace hvac units, controls and boiler pump Replace plumbing fixtures Renovate toilet rooms to be ADA	$7,452,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete walks and stairs Replace roof Masonry repairs Replace non ADA door hardware Replace casework Replace room signage throughout Gym HVAC replacement Water heater replacement Upgrade instructional technology New furniture Acoustic insulation above ceiling Add operable window coverings		

BROADWAY ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Broadway Elementary School**
Address:	**2248 Broadway**
City:	**Grand Junction, CO**
Site Area (AC):	**9.85**
Gross Building Area (SF):	**37,202.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1958 / 1964 / 1968 / 1990**
Total Replacement Value:	**$17,298,650.99**
Total Condition Budget:	**$7,901,439.71**
Facility Condition Score:	**54.3%**
Educational Adequacy Score :	**67%**
Enrollment:	**289**
Capacity:	**351**
Utilization (% Capacity):	**82%**

54.30% — CONDITION — D — 54%

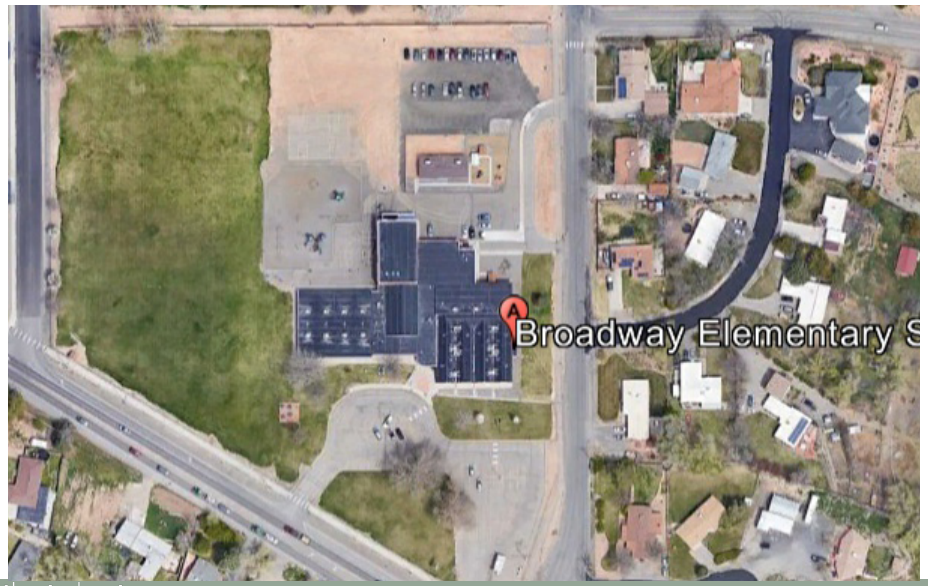
67.10% — EDUCATIONAL ADEQUACY — 67%

82.34% — UTILIZATION — 82%

NARRATIVE SUMMARY OF BUILDING AND SITE

Broadway Elementary School is in poor condition. The most significant physical needs are related to replacing HVAC rooftop units, replacing plumbing fixtures, site and parking lot paving and extensive ACM abatement needs. This school's educational adequacy would benefit from modernized special education and small group support spaces, and improved storage and acoustical and lighting conditions in the learning environments. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Traffic bollards at entry Radio communications antenna Building ID Signage Access control at all exterior doors	$267,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add fire sprinkler system ACM abatement Replace hardscape paving for drainage and ADA	$3,325,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete walks and drives Replace exterior windows and doors Replace light fixtures with LED type Replace plumbing fixtures Replace casework and plumbing fixtures to be ADA Replace room signage throughout HVAC unit replacement Water heater replacement Upgrade instructional technology New furniture Acoustic insulation above ceiling Add operable window coverings		

CHATFIELD ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Chatfield Elementary School**
Address:	**3188 D 1/2 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**22.1**
Gross Building Area (SF):	**47,798.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1976 / 2006**
Total Replacement Value:	**$22,225,711.52**
Total Condition Budget:	**$13,184,234.70**
Facility Condition Score:	**40.7%**
Educational Adequacy Score :	**70%**
Enrollment:	**372**
Capacity:	**421**
Utilization (% Capacity):	**88%**

40.70% CONDITION — D — 41%

70.14% EDUCATIONAL ADEQUACY — 70%

88.36% UTILIZATION — 88%

NARRATIVE SUMMARY OF BUILDING AND SITE

Chatfield Elementary school is in poor condition. The most significant physical needs are related to replacing HVAC rooftop units, boilers and controls, adding a fire sprinkler system, site and parking lot paving. This school's educational adequacy would benefit from modernized special education and small group support spaces, and improved acoustical and lighting conditions in the learning environments. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE

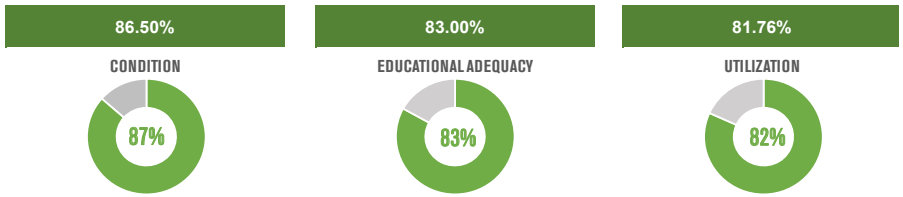
PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Security Camera Upgrades Traffic bollards at entry Radio communications antenna Access control at all exterior doors	$308,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add fire sprinkler system Fire rating of roof structure	$5,022,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete walks and parking lots Roof repairs Masonry repairs Add generator Upgrade fire alarm Replace room signage throughout HVAC unit replacement Water heater replacement Upgrade instructional technology Interior slab leveling / replacement Add ADA lift Replace flooring		

CHIPETA ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Chipeta Elementary School**
Address:	**950 Chipeta Avenue**
City:	**Grand Junction, CO**
Site Area (AC):	**2.73**
Gross Building Area (SF):	**48,320.00**
Number of Stories:	**2**
Years Constructed / Renovated:	**2008**
Total Replacement Value:	**$22,468,437.60**
Total Condition Budget:	**$3,038,489.48**
Facility Condition Score:	**86.5%**
Educational Adequacy Score :	**83%**
Enrollment:	**363**
Capacity:	**444**
Utilization (% Capacity):	**82%**

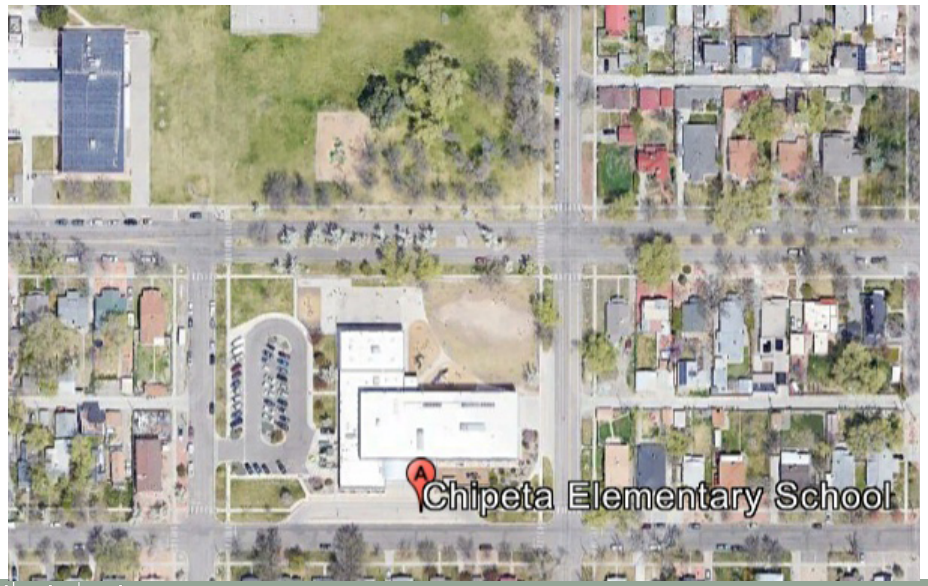
A



NARRATIVE SUMMARY OF BUILDING AND SITE

Chipeta Elementary School is in good condition Many aspects of the physical building and systems are like new and up to code. The most significant physical needs are related to an upcoming, but not urgent, need to replace HVAC rooftop units, light fixtures and technology. This school's educational adequacy meets or exceeds most needs for teaching and learning. The adequacy would benefit from modernized special education and small group support spaces, and improved lighting controls in the learning environments. The school enrollment is within the ideal the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

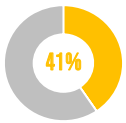
	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Building signage Traffic bollards at entry Radio communications antenna Access control at all exterior doors	$282,000	1
PRIORITY MAINTENANCE + LIFE SAFETY		$0	1
LEARNING ENVIRONMENT		$0	1
FUTURE SCOPE	Replace damaged concrete walks Replace roof - ballasted area Masonry repairs Replace casework + sinks for code / ADA compliance Replace light fixtures Replace room signage throughout HVAC unit replacement Replace / upgrade fire alarm to be voice evac Upgrade instructional technology and furniture ADA door hardware upgrades Exterior hardscape replacement		

CLIFTON ELEMENTARY SCHOOL

District:	**Mesa County Valley District 5**
Facility:	**Clifton Elementary**
Address:	**432 30 1/4 Road**
City:	**Clifton, CO**
Site Area (AC):	**8.42**
Gross Building Area (SF):	**53,714.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1968 / 1982**
Total Replacement Value:	**$24,976,607.15**
Total Condition Budget:	**$14,830,334.25**
Facility Condition Score:	**40.6%**
Educational Adequacy Score :	**71%**
Enrollment:	**375**
Capacity:	**492**
Utilization (% Capacity):	**76%**

40.60% — CONDITION

D



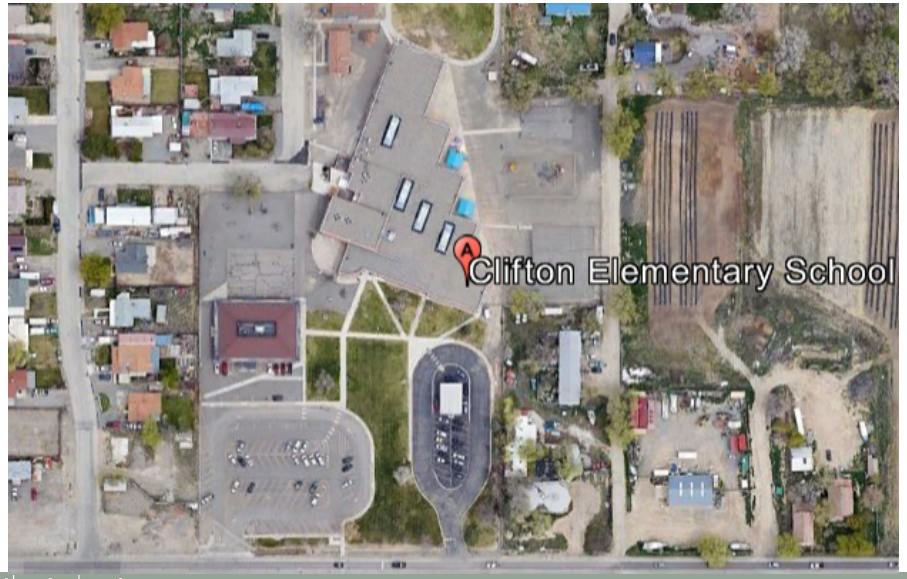
71.11% — EDUCATIONAL ADEQUACY

76.22% — UTILIZATION

NARRATIVE SUMMARY OF BUILDING AND SITE

Clifton Elementary School is in poor condition. The most significant physical needs are related to replacing HVAC rooftop units and controls, adding a fire sprinkler system, site and parking lot paving, restroom renovations for ADA access, flooring replacement and an upcoming need for window replacement. This school's educational adequacy would benefit from modernized special education and small group support spaces, and improved acoustical and conditions in the learning environments. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE



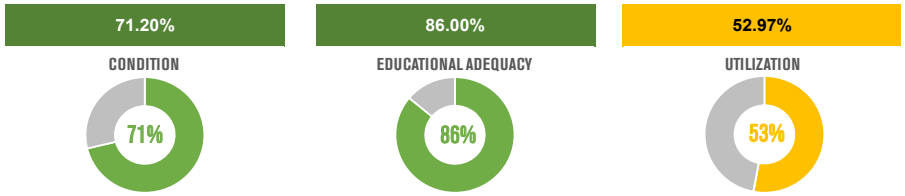
PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Building signage Traffic bollards at entry Radio communications antenna Access control at all exterior doors Replace PA System	$575,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Install fire sprinkler system	$2,649,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete walks and asphalt Replace roof Masonry repairs Replace finishes Replace HVAC equipment Replace light fixtures - LED Upgrade classroom technology and furniture Renovate toilet rooms to meet ADA Replace room signage throughout Replace boilers and hot water heaters ADA door hardware replacement		

DOS RIOS ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Dos Rios Elementary School**
Address:	**432 30 1/4 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**15.01**
Gross Building Area (SF):	**49,940.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1998**
Total Replacement Value:	**$23,221,725.45**
Total Condition Budget:	**$6,641,191.20**
Facility Condition Score:	**71.4%**
Educational Adequacy Score :	**86%**
Enrollment:	**285**
Capacity:	**538**
Utilization (% Capacity):	**53%**

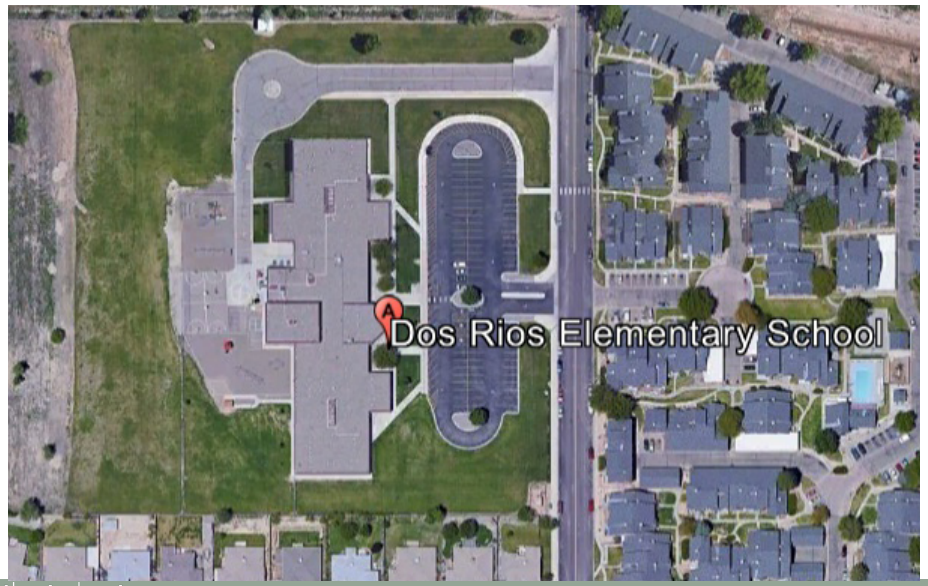
A



NARRATIVE SUMMARY OF BUILDING AND SITE

Dos Rios Elementary School is in good condition. The roof was recently replaced. The most significant physical needs are related to replacing HVAC rooftop units and controls, flooring replacement and a recommendation to replace light fixtures. This school's educational adequacy meets or exceeds most needs for teaching and learning. The adequacy would benefit from modernized special education and small group support spaces. The school enrollment is well below the ideal range of 75%-90% utilization.

SCHOOL SITE



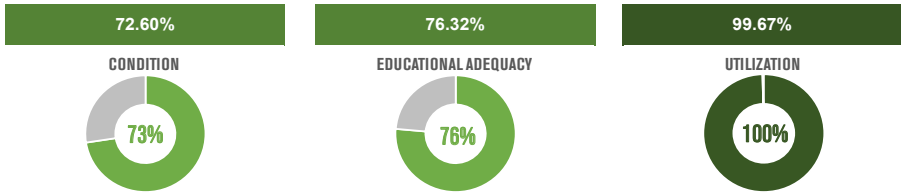
PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	New Fencing at site perimeter Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors Radio Communications Antenna	$875,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Site drainage improvements	$32,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete walks and asphalt Masonry repairs Replace finishes Replace HVAC equipment Replace fire alarm with Voice Evac type Classroom technology and furniture upgrades Install ledger angle to support brick at foundation Acoustic insulation above ceiling New operable window coverings		

DUAL IMMERSION ACADEMY ELEMENTARY SCHOOL

District:	**Mesa County Valley District 5**
Facility:	**Dual Immersion Academy ES**
Address:	**552A West Main St**
City:	**Grand Junction, CO**
Site Area (AC):	**2.59**
Gross Building Area (SF):	**41,340.00**
Number of Stories:	**2**
Years Constructed / Renovated:	**1918 / 2006 / 2017**
Total Replacement Value:	**$19,185,335.91**
Total Condition Budget:	**$5,254,415.25**
Facility Condition Score:	**72.6%**
Educational Adequacy Score :	**76%**
Enrollment:	**303**
Capacity:	**304**
Utilization (% Capacity):	**100%**

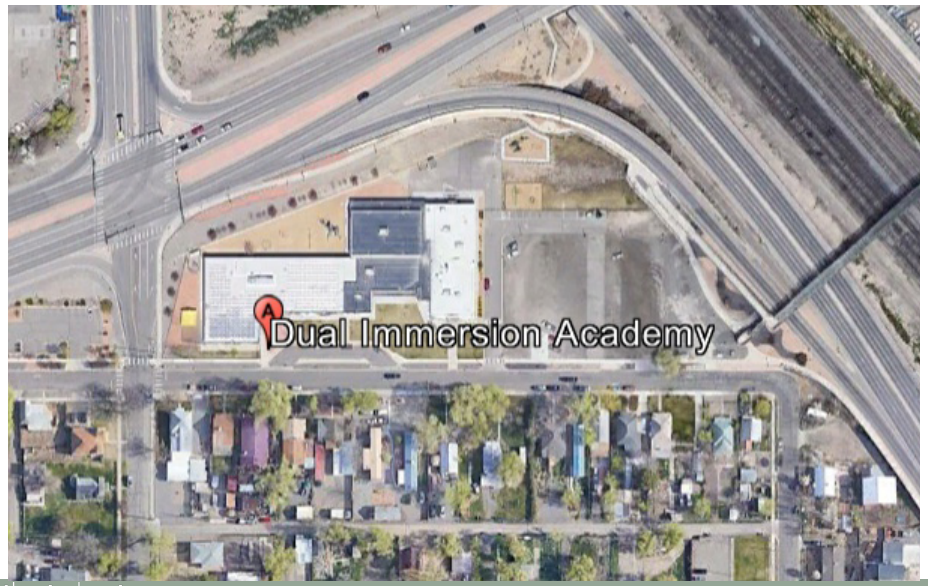
B



NARRATIVE SUMMARY OF BUILDING AND SITE

Dual Immersion Academy is in acceptable condition Many aspects of the physical building and systems are like new and up to code. The oldest portions of the structure have been mostly restored to modern standards. The most significant physical needs are related to an upcoming, but not urgent, need to replace HVAC rooftop units, light fixtures and technology. This school's educational adequacy meets or exceeds most needs for teaching and learning. The adequacy would benefit from modernized special education and small group support spaces, a computer lab, adequate parking, and a more desirable property location. The school enrollment is slightly below full capacity.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter (partial) Signage at main entry + no trespass Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	$428,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace east entry stairs	$55,000	1
LEARNING ENVIRONMENT		$0	1
FUTURE SCOPE	Replace damaged concrete and parking lot paving Resurface playgrounds and play courts Repoint exterior mortar joints, repair stucco Replace exterior stairs and stair walls Repaint interior, replace carpet, preplace older VCT Add cafeteria wainscot HVAC: Replace system equipment and controls Replace display tack boards Repair possible roof leak / floor damage New instructional technology and furniture		

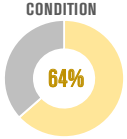
FRUITVALE ELEMENTARY SCHOOL

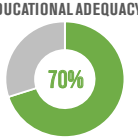
District:	**Mesa County Valley District 51**
Facility:	**Fruitvale Elementary School**
Address:	**585 30 Rd**
City:	**Grand Junction, CO**
Site Area (AC):	**11.95**
Gross Building Area (SF):	**54,166.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1953 / 1998**
Total Replacement Value:	**$25,186,783.76**
Total Condition Budget:	**$9,198,385.88**
Facility Condition Score:	**63.5%**
Educational Adequacy Score :	**70%**
Enrollment:	**376**
Capacity:	**491**
Utilization (% Capacity):	**77%**

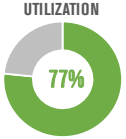
63.50% | 70.00% | 76.58%

CONDITION | EDUCATIONAL ADEQUACY | UTILIZATION

C



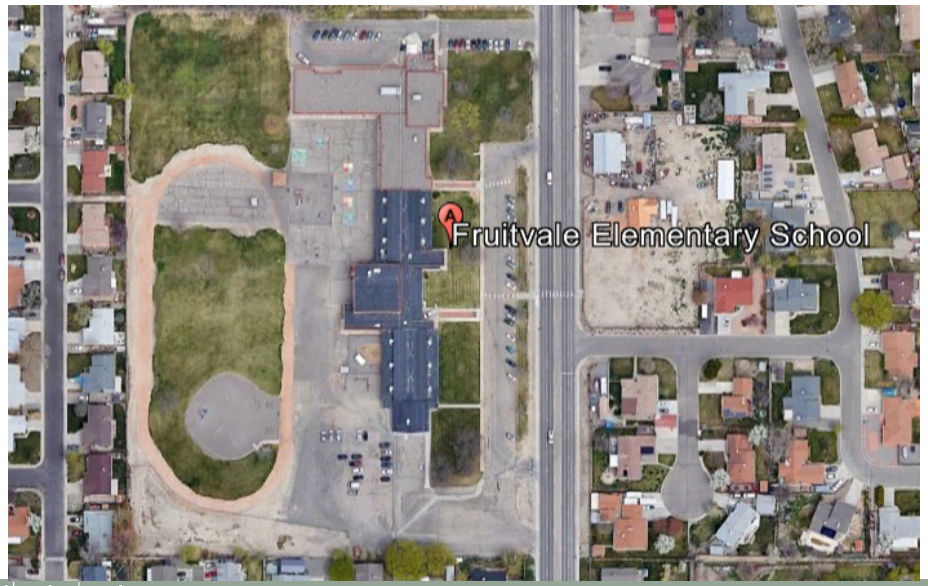




NARRATIVE SUMMARY OF BUILDING AND SITE

Fruitvale Elementary School is in fair condition. The most significant physical needs are related to replacing HVAC rooftop units, replacing plumbing fixtures, site and parking lot paving. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved music room, and improved acoustical and lighting conditions in the learning environments. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	$530,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace casework at sinks for code / ADA compliance Relocate kiln Install permanent bottle filler Abate ACM ceiling	$413,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete walks, ADA ramps Replace roof Replace windows / glass block with new windows Seal and repoint masonry, repair cracking Replace exterior HM doors and all hardware Replace door hardware, casework, kitchen ceiling Replace seam flooring with poured epoxy HVAC : Replace classroom RTU's and boilers Replace light fixtures and fire alarm Replace plumbing fixtures and older distribution piping Replace signage throughout New Instructional technology & furniture		

LINCOLN ORCHARD MESA ELEMENTARY SCHOOL

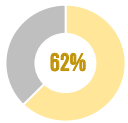
District:	**Mesa County Valley District 51**
Facility:	**Lincoln Orchard Mesa Elementary**
Address:	**2888 B 1/2 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**4.8**
Gross Building Area (SF):	**44,081.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1957 / 1964 / 1991**
Total Replacement Value:	**$20,497,334.39**
Total Condition Budget:	**$7,713,068.59**
Facility Condition Score:	**62.4%**
Educational Adequacy Score :	**58%**
Enrollment:	**316**
Capacity:	**397**
Utilization (% Capacity):	**80%**

62.40% CONDITION

58.40% EDUCATIONAL ADEQUACY

79.60% UTILIZATION

D



NARRATIVE SUMMARY OF BUILDING AND SITE

Lincoln Orchard Mesa Elementary School is in poor condition. The most significant physical needs are related to replacing HVAC rooftop units, replacing plumbing fixtures, site and parking lot paving and interior finish needs. This school's educational adequacy would benefit from modernized special education and small group support spaces, general classroom improvements, and better acoustical and lighting conditions in the learning environments, field space and site traffic safety. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter (partial) Signage at main entry + no trespass Install Bollards at main entry Update security alarm system to monitor ext door positior Access control at all exterior doors Upgrade PA System	$933,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Drainage improvements, clear ADA access route Safety post for roof ladder Replace all exterior canopy support column s Replace casework at sinks for code / ADA compliance Add panic hardware to select interior doors Abate and replace ACM ceiling tiles Vent art kiln Exit signs at all exterior doors Replace plumbing fixtures Install Fire Sprinkler System	$3,097,000	1
LEANRING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete and parking lot paving Reseal building perimeter at grade Reseal exterior joints and penetrations Replace roof overhang support columns Replace damaged flooring, casework, door hardware ADA toilet room upgrades HVAC: Replace rooftop units, furnaces, water heaters Replace light fixtures, fire alarm Replace room signage throughout New instructional technology and furniture Add acoustical insulation above ceiling Add operable window coverings		

LOMA ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Loma Elementary School**
Address:	**1360 13 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**9.66**
Gross Building Area (SF):	**34,697.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1982**
Total Replacement Value:	**$16,133,844.77**
Total Condition Budget:	**$5,015,643.22**
Facility Condition Score:	**68.9%**
Educational Adequacy Score :	**70%**
Enrollment:	**241**
Capacity:	**280**
Utilization (% Capacity):	**86%**

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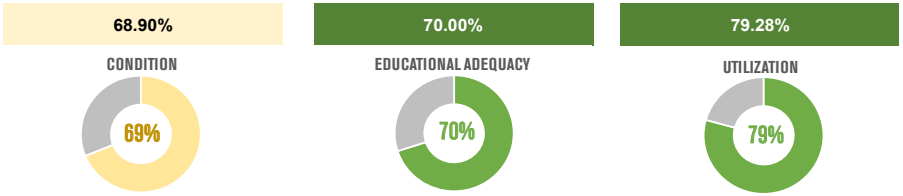


NARRATIVE SUMMARY OF BUILDING AND SITE

Loma Elementary School is in fair condition. The most significant physical needs are related to replacing HVAC makeup air units, flooring, restrooms, door hardware, site paving and a recommendation to replace light fixtures. There is also an upcoming, but not urgent, need to replace the roof. This school's educational adequacy would benefit from modernized special education and small group support spaces, better main office location, improved acoustical and lighting conditions in the learning environments, and music room improvements. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter (partial) Signage at main entry + no trespass Install Bollards at main entry Update security system to monitor exterior doors Radio Communications Antenna	$124,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Install Fire Sprinkler System	$1,390,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete and parking lot paving Replace Roof Replace exterior windows, doors, hardware and joints Repair brick masonry joints and cracks Replace kitchen exhaust and kiln vent, water heaters Replace light fixtures - LED Upgrade fire alarm with voice evac Replace plumbing fixtures Replace room signage throughout Replace interior doors and hardware Replace casework Upgrade toilet rooms for ADA compliance		

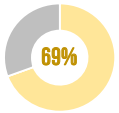
MESA VIEW ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Mesa View Elementary School**
Address:	**2967 B Road**
City:	**Grand Junction, CO**
Site Area (AC):	**9.99**
Gross Building Area (SF):	**49,303.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1982**
Total Replacement Value:	**$22,925,525.23**
Total Condition Budget:	**$7,016,476.77**
Facility Condition Score:	**69.4%**
Educational Adequacy Score :	**67%**
Enrollment:	**364**
Capacity:	**514**
Utilization (% Capacity):	**71%**

C

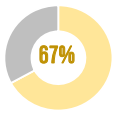
69.40%

CONDITION



67.00%

EDUCATIONAL ADEQUACY



70.82%

UTILIZATION

NARRATIVE SUMMARY OF BUILDING AND SITE

Mesa View Elementary School is in fair condition. The most significant physical needs are related to replacing HVAC makeup air units, flooring, restrooms, door hardware, site paving and a recommendation to replace light fixtures. There is also an upcoming, but not urgent, need to replace the roof. This school's educational adequacy would benefit from modernized special education and small group support spaces, better main office location, improved acoustical and lighting conditions in the learning environments, and music room improvements. The school enrollment is slightly below the ideal range of 75%-90% utilization.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter (partial) Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	$553,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace playground fall surface Add exterior door exit signs Install Fire Sprinkler System	$2,313,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete and parking lot paving Replace roof Reseal joints and penetrations at exterior Replace all exterior doors and hardware Pressure grout to stabilize footings, repoint masonry at cr Repoint exterior masonry at cracks Add cafeteria wainscot Replace all casework and classroom plumbing fixtures Replace light fixtures throughout Replace room signage throughout New instructional technology and furniture Replace all door hardware for ADA		

MONUMENT RIDGE ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Monument Ridge Elementary Sc**
Address:	**1501 K 4/10 Road**
City:	**Fruita, CO**
Site Area (AC):	**11.5**
Gross Building Area (SF):	**65,170.00**
Number of Stories:	**2**
Years Constructed / Renovated:	**2020**
Total Replacement Value:	**$30,303,561.23**
Total Condition Budget:	**$0.00**
Facility Condition Score:	**100.0%**
Educational Adequacy Score :	**100%**
Enrollment:	**312**
Capacity:	**468**
Utilization (% Capacity):	**67%**

A+

100.00%	100.00%	66.67%
CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION
100%	100%	67%

NARRATIVE SUMMARY OF BUILDING AND SITE

Monument Ridge Elementary School is less than 5 years old and in excellent condition. The physical building and system conditions are like new and all aspects meet code. This school's educational adequacy meets or exceeds all needs for teaching and learning. The school enrollment is below the ideal range of 75%-90% utilization.

SCHOOL SITE

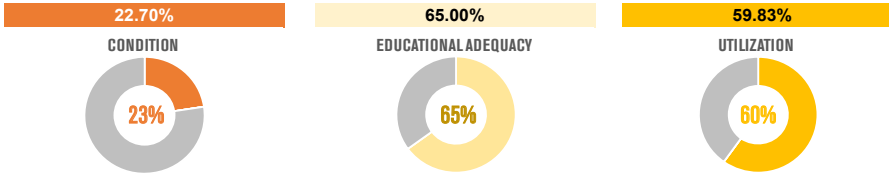
PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY		$0	1
PRIORITY REPAIRS + LIFE SAFETY		$0	1
LEARNING ENVIRONMENT		$0	
FUTURE SCOPE		$0	

NEW EMERSON AT COLUMBUS ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**New Emerson at Columbus Eleme**
Address:	**2660 Unaweep Ave.**
City:	**Grand Junction, CO**
Site Area (AC):	**3.69**
Gross Building Area (SF):	**23,464.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1949 / 1970**
Total Replacement Value:	**$10,910,584.02**
Total Condition Budget:	**$8,433,713.40**
Facility Condition Score:	**22.7%**
Educational Adequacy Score :	**65%**
Enrollment:	**140**
Capacity:	**234**
Utilization (% Capacity):	**60%**

F



NARRATIVE SUMMARY OF BUILDING AND SITE

New Emerson at Columbus Elementary School is in a distressed condition. The most significant physical needs include replacing HVAC equipment, adding a fire sprinkler system, site and parking lot paving, exterior windows and doors, replacing the roof, interior finishes, and plumbing fixtures. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved acoustical and lighting conditions in the learning environments, better preschool classrooms and kitchen, and resolving traffic safety issues. The school enrollment is well below the ideal range of 75%-90% utilization.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	$505,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace all site asphalt and concrete paving Grade new paving for improved drainage Replace canopy roofing Replace wired glass Add sprinkler system and exterior exit signs	$1,785,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace roof, recaulk joints, add / replace all coping Seal mural and paint modulars exterior Add windows and secure vestibule at main office Add exterior ADA ramps and replace exterior doors Replace glass block with storefront windows Replace carpet, casework, ceilings, operable walls ADA restroom renovations Add weather vestibules, remove storage from kitchen Replace room signage throughout Abate and replace gym ceiling Replace drinking fountains, water heaters, light fixtures Replace HVAC equipment and controls		

NISLEY ELEMENTARY SCHOOL

District:	Mesa County Valley District 5
Facility:	Nisley Elementary School
Address:	543 28 3/4 Road
City:	Grand Junction, CO
Site Area (AC):	8.51
Gross Building Area (SF):	52,123.00
Number of Stories:	1
Years Constructed / Renovated:	1958, 1998
Total Replacement Value:	$24,236,804.08
Total Condition Budget:	$8,100,981.66
Facility Condition Score:	66.6%
Educational Adequacy Score :	69%
Enrollment:	350
Capacity:	562
Utilization (% Capacity):	62%

66.60%	69.00%	62.28%
CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION
C	67%	69%	62%

NARRATIVE SUMMARY OF BUILDING AND SITE

Nisley Elementary School is in fair condition. The most significant physical needs are related to replacing HVAC rooftop units, boilers and controls, site paving, plumbing upgrades, interior finishes and casework and the replacement of light fixtures. There are also significant ACM abatement and ADA accessibility needs. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved acoustical conditions in the learning environments, music classroom improvements, a better computer lab, and better supervision of spaces. The school enrollment is well below the ideal range of utilization.

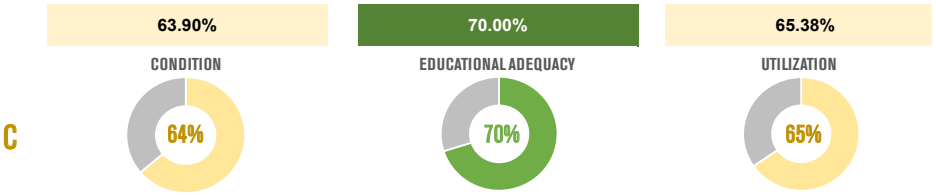
SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Install Bollards at main entry Update alarm system to monitor exterior door position Access control at all exterior doors	$749,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace spalled concrete walks Add concrete dumpster pad Install fire sprinkler system Abate and replace existing ACM ceilings Repair conduit, add exterior exit signs, each room	$3,190,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Seal asphalt play courts Add detectable ADA mat to sidewalk ramps Replace glass block with new windows Repoint masonry, seal joints and penetrations Replace exterior doors, windows and hardware Monitor brick cracking for signs of future movement Upgrade door hardware for security and ADA Replace welded seam flooring with poured epoxy Replace room signage throughout Replace HVAC equipment, upgrade fire alarm, Replace light fixtures, replace interior signage Replace water heaters and plumbing fixtures		

ORCHARD AVENUE ELEMENTARY SCHOOL

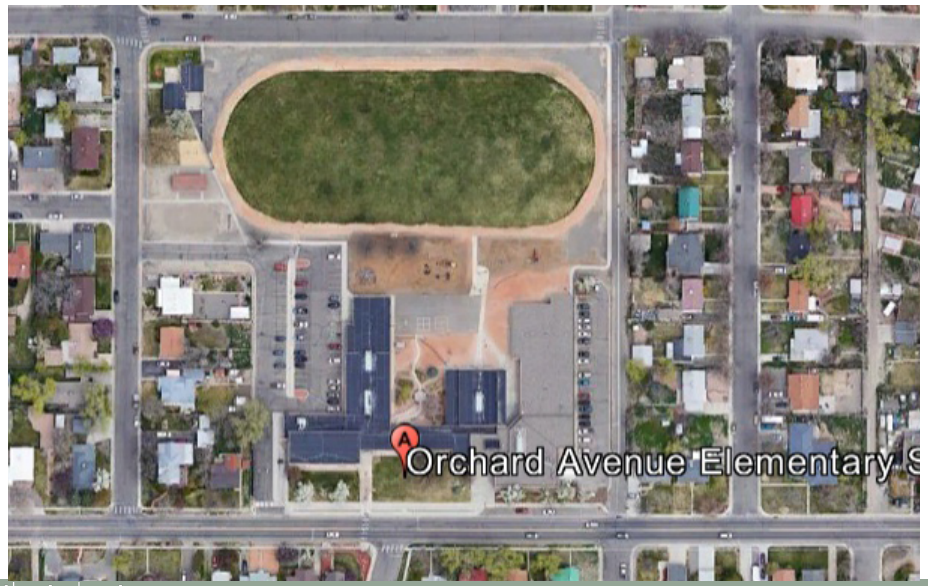
District:	**Mesa County Valley District 51**
Facility:	**Orchard Ave. Elementary Schoo**
Address:	**1800 Orchard Avenue**
City:	**Grand Junction, CO**
Site Area (AC):	**7.24**
Gross Building Area (SF):	**50,267.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1948, 1953, 1998**
Total Replacement Value:	**$24,542,466.90**
Total Condition Budget:	**$8,869,529.80**
Facility Condition Score:	**63.9%**
Educational Adequacy Score :	**70%**
Enrollment:	**306**
Capacity:	**468**
Utilization (% Capacity):	**65%**



NARRATIVE SUMMARY OF BUILDING AND SITE

Orchard Avenue Elementary School is in fair condition. The most significant physical needs will require portions of new roof, exterior wall repair, exterior window and door replacement, structural repairs to foundations, fire sprinklers, interior finishes and significant ADA upgrades. There is an upcoming but not urgent need to replace HVAC systems and plumbing fixtures. This school's educational adequacy would benefit from modernized special education and small group support spaces, a computer lab, and improved acoustical conditions in the learning environments. The school enrollment is slightly below the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	$611,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace spalled concrete walk at entry Replace broken exterior conduit Install fire sprinkler system	$1,636,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Repair asphalt cracks, add concrete dumpster pad Seal exterior joints and exterior masonry for moisture Replace glass block with storefront windows Repair exterior metal doors and frames Install additional piers at gym foundation Repoint cracked masonry Replace ceiling, flooring, thresholds, signage ADA toilet upgrades, ADA door hardware upgrades New Stage Lift Cottage ADA renovations for toilets, door clearances New main building HVAC equip. + plumbing fixtures Replace interior signage		

PEAR PARK ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Pear Park Elementary School**
Address:	**432 30 1/4 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**8.42**
Gross Building Area (SF):	**61,994.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**2006**
Total Replacement Value:	**$28,826,745.05**
Total Condition Budget:	**$7,176,958.95**
Facility Condition Score:	**75.1%**
Educational Adequacy Score :	**87%**
Enrollment:	**437**
Capacity:	**608**
Utilization (% Capacity):	**72%**

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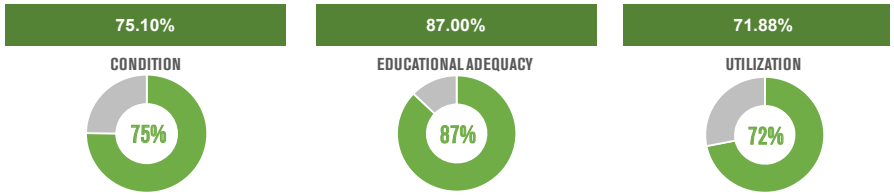


NARRATIVE SUMMARY OF BUILDING AND SITE

Pear Park Elementary School is in good condition. The most significant physical needs are related to replacing the roof, HVAC rooftop units, boilers and controls, site paving, and minimal interior finishes. This school's educational adequacy meets or exceeds most needs for teaching and learning. It would benefit only from added breakout instruction spaces and by resolving some site traffic issues. The school enrollment is slightly below the ideal range of 75%-90% utilization.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	New Fencing at site perimeter Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors Radio Communications Antenna	$875,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace broken window Replace exterior outlet covers Add parapet to prevent roof access	$50,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Exterior concrete walk, curb repairs, asphalt Replace playground surfacing Replace roof and parapet cap Add overflow scupper flashing at parapets Seal masonry joints and soffit gaps Secure exposed electrical equipment Add weather vestibules Replace HVAC equipment Replace display / tack boards New furniture for flexibility Repair steel canopy column bases Remove interior security grille, replace with doors		

POMONA ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Pomona Elementary School**
Address:	**588 25 1/2 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**16.47**
Gross Building Area (SF):	**43,453.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1958/ 1963/ 1998/ 2006**
Total Replacement Value:	**$20,205,319.10**
Total Condition Budget:	**$7,552,241.03**
Facility Condition Score:	**62.6%**
Educational Adequacy Score :	**69%**
Enrollment:	**393**
Capacity:	**515**
Utilization (% Capacity):	**76%**

62.60% — CONDITION — 63%

69.00% — EDUCATIONAL ADEQUACY — 69%

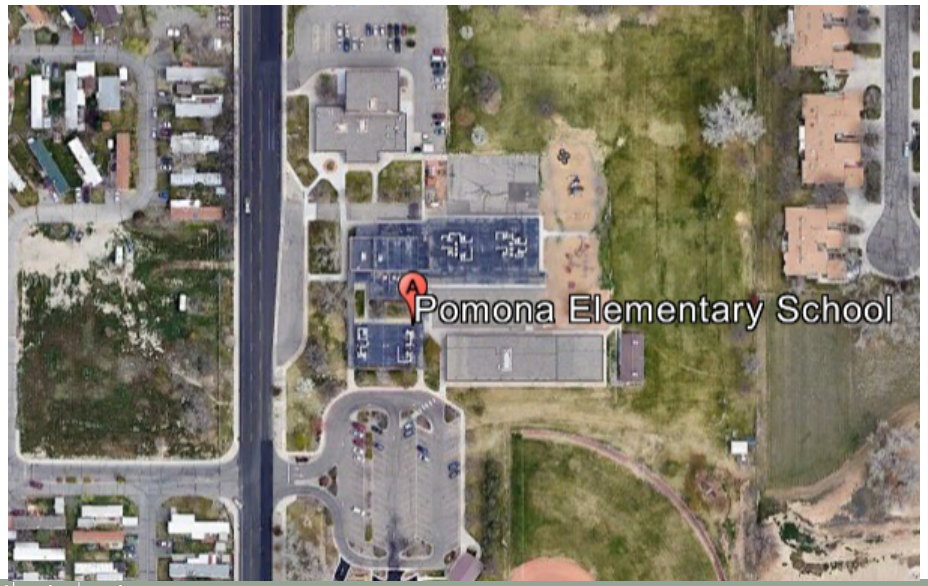
76.31% — UTILIZATION — 76%

C

NARRATIVE SUMMARY OF BUILDING AND SITE

Pomona Elementary School is in fair condition. The most significant physical needs are related to adding fire sprinklers, replacing HVAC equipment and controls, replacing plumbing fixtures, site and parking lot paving and interior ADA upgrades, interior finishes, ACM abatement and casework replacement. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved music classroom, and improved acoustical and lighting conditions in the learning environments. The school enrollment is within the ideal range of 70%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter (partial) Signage at main entry + no trespass Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	$536,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Clear drainage inlets Clean out and or replace roof drains and covers Abate and replace ACM ceilings Add sprinkler system Replace water heater	$1,511,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete curb, v-pan, and asphalt Replace parking blocks Replace Roof Replace seals at openings Repair / seal masonry cracks ADA Toilet and Door hardware upgrades Modify classroom sinks per code Replace VCT flooring Replace some HVAC units Replace Light fixtures, upgrade fire alarm Replace plumbing fixtures Replace interior signage		

RIM ROCK ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Rim Rock Elementary School**
Address:	**1810 J.6 Road**
City:	**Fruita, CO**
Site Area (AC):	**9.42**
Gross Building Area (SF):	**54,790.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**2006**
Total Replacement Value:	**$25,476,939.08**
Total Condition Budget:	**$6,916,638.75**
Facility Condition Score:	**72.9%**
Educational Adequacy Score :	**86%**
Enrollment:	**330**
Capacity:	**585**
Utilization (% Capacity):	**56%**

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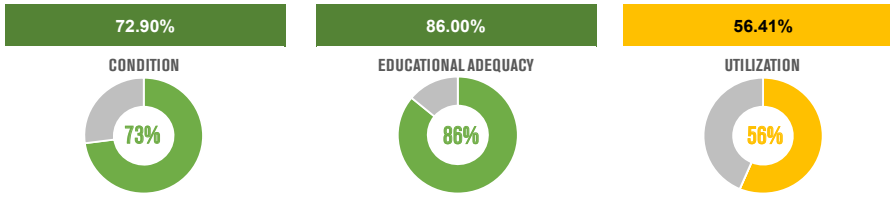


NARRATIVE SUMMARY OF BUILDING AND SITE

Rim Rock Elementary School is in good condition. The most significant physical needs are related to replacing the roof, HVAC rooftop units, boilers and controls, and minimal interior finishes. This school's educational adequacy meets or exceeds most needs for teaching and learning. It would benefit from added special education instructional spaces. The school enrollment is well below the ideal range of 75%-90% utilization.

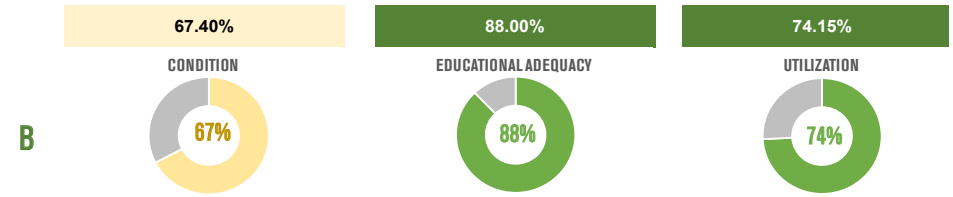
SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	New Fencing at site perimeter Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors Radio Communications Antenna	$875,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Remove / contain exposed wiring on exterior	$122,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete walks, curb and gutter Reseal building perimeter at grade (10%) Replace TPO roof membrane Repaint exterior doors Repair masonry joints and reseal expansion joints Repaint interior, replace epoxy flooring Replace HVAC equipment and Water heaters Upgrade fire alarm Replace display / tack boards Seal parking lot cracks, clean curb + gutter sediment Remove rust and repaint exterior entry columns		

ROCKY MOUNTAIN ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Rocky Mountain Elementary**
Address:	**3260 D 1/2 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**11.31**
Gross Building Area (SF):	**49,940.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1998**
Total Replacement Value:	**$23,221,725.45**
Total Condition Budget:	**$7,575,996.75**
Facility Condition Score:	**67.4%**
Educational Adequacy Score :	**88%**
Enrollment:	**416**
Capacity:	**561**
Utilization (% Capacity):	**74%**



NARRATIVE SUMMARY OF BUILDING AND SITE

Rocky Mountain Elementary School is in acceptable condition. The most significant physical needs are related to replacing HVAC rooftop units and controls, parking re-surfacing, technology and minimal interior finishes. This school's educational adequacy meets or exceeds most needs for teaching and learning. It would benefit from added special education instructional space. The school enrollment is below the ideal range of 75%-90% utilization.

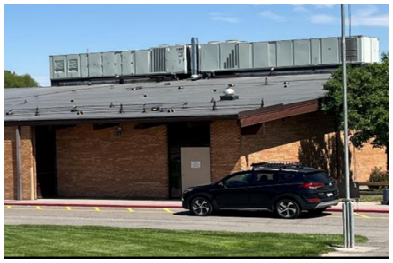
SCHOOL SITE

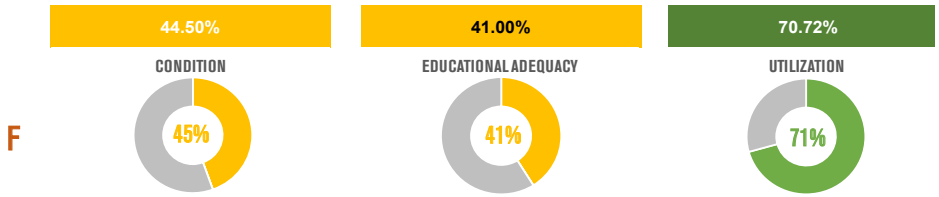
PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	New Fencing at site perimeter Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors Radio Communications Antenna	$875,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Secure exterior conduit protection cage Replace HVAC compressor at modular classroom	$19,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Mill and replace parking lot asphalt surface Add detectable mats to ADA ramps Replace areas of broken concrete sidewalk Re-stripe ADA parking lines Caulk building perimeter and replace broken brick Replace roof and paint exterior, all modular buildings Add ballast at RTU's + roof drains, reflash scuppers Reseal exterior joints and openings Replace flooring, gym floor, and ceilings as needed Add weather vestibules. ADA Toilet room upgrades. Replace HVAC equipment / systems, water heaters Replace Light Fixtures, Fire Alarm, Repair Generator		

SCENIC ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Scenic Elementary School**
Address:	**451 W Scenic Drive**
City:	**Grand Junction, CO**
Site Area (AC):	**17.03**
Gross Building Area (SF):	**29,675.00**
Number of Stories:	**3**
Years Constructed / Renovated:	**1969**
Total Replacement Value:	**$13,798,652.44**
Total Condition Budget:	**$7,657,945.05**
Facility Condition Score:	**44.5%**
Educational Adequacy Score :	**41%**
Enrollment:	**215**
Capacity:	**304**
Utilization (% Capacity):	**71%**





NARRATIVE SUMMARY OF BUILDING AND SITE

Scenic Elementary School is in a distressed condition. Physical needs include replacing HVAC systems, plumbing and lighting fixtures, adding a fire sprinkler system and elevator, site and parking lot paving, ADA upgrades, floor finishes and casework. This school's educational adequacy would benefit greatly from acoustical and physical separation between learning environments. The school enrollment is below the ideal range of 75%-90% utilization.

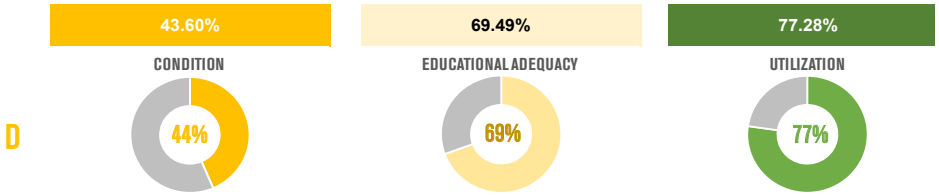
PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter Signage at main entry + no trespass Install steel bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	$443,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add full sprinkler system Upgrade fire alarm system Add kitchen exhaust hood over equipment	$1,755,000	1
LEARNING ENVIRONMENT			
FUTURE SCOPE	Repair select areas of concrete walks Seal building perimeter at grade Replace entire parking lot / drive areas asphalt Improve roof drainage at ponding areas Replace light fixtures, interior and exterior Replace plaster / parge coat at foundation wall Replace flooring and ceilings Replace gym pads, casework, room signage ADA restroom renovations throughout Add full height partitions between instructional areas Replace main building HVAC equip., plumbing fixtures Replace light fixtures and older electrical service		

SCHOOL SITE

SHELLEDY ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Shelledy Elementary**
Address:	**353 N Mesa St**
City:	**Fruita, CO**
Site Area (AC):	**8.24**
Gross Building Area (SF):	**58,132.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1958 / 1982**
Total Replacement Value:	**$27,030,944.01**
Total Condition Budget:	**$14,502,220.95**
Facility Condition Score:	**46.3%**
Educational Adequacy Score :	**69%**
Enrollment:	**398**
Capacity:	**515**
Utilization (% Capacity):	**77%**



NARRATIVE SUMMARY OF BUILDING AND SITE

Shelledy Elementary School is in poor condition. Physical needs include replacing HVAC systems, electrical equipment and lighting fixtures, adding a fire sprinkler system, site and parking lot paving, ADA upgrades, floor finishes, ceilings, and casework. There is also significant cracking and failure around the exterior masonry, and a new roof required. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved kindergarten classroom size, acoustical and lighting conditions in the learning environments, and new casework. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter (partial) Signage at main entry + no trespass Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors Radio Communications Antenna	$626,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add fire sprinkler system	$2,345,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Regrade /reseal around building perimeter for drainage Repave select parking areas for better drainage Replace some play equipment + play courts Replace roof, wall caps, flashing, walk pads, roof hatch. Repair damaged brick and repoint Replace ext. hollow metal windows, all int. windows Replace all door hardware. Replace interior doors. Grind even or replace slabs at various entries Replace VCT, carpet, glazed tile, ceramic tile floors Replace gym equip., paint, ceilings, casework, signs New HVAC RTU's, controls, boilers, water heaters Replace light fixtures, original switchgear		

TAYLOR ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Taylor Elementary School**
Address:	**689 Brentwood Dr**
City:	**Palisade, CO**
Site Area (AC):	**9.37**
Gross Building Area (SF):	**46,771.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1958 / 1982**
Total Replacement Value:	**$21,748,164.22**
Total Condition Budget:	**$9,188,493.31**
Facility Condition Score:	**57.8%**
Educational Adequacy Score :	**68%**
Enrollment:	**301**
Capacity:	**468**
Utilization (% Capacity):	**64%**

57.80% | **68.00%** | **64.32%**

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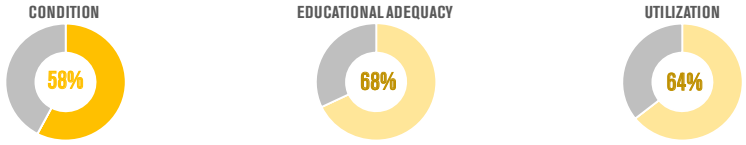


NARRATIVE SUMMARY OF BUILDING AND SITE

Taylor Elementary School is in poor condition. The most significant physical needs are related to an upcoming need to replace HVAC equipment and controls, replacing the roof, upgrading plumbing fixtures, site and parking lot paving and interior ADA upgrades, interior finishes, and casework replacement. There is a need to repair exterior cracking masonry and to replace exterior windows and door hardware. This school's educational adequacy would benefit from modernized special education and small group support spaces, an improved music classroom, improved acoustical and lighting conditions in the learning environments, and new casework. The school enrollment is below the ideal range of 75%-90% utilization.

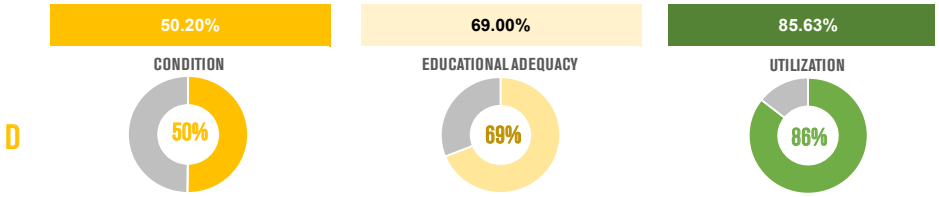
SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Signage at main entry + no trespass Install Bollards at main entry Update security system to monitor exterior doors Add card reader access to all exterior doors	$581,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Repair ADA ramps Roof: Clear drains and repair coping Repair exterior masonry and repoint / reseal joints Replace casework + sinks for code / ADA compliance Provide exit signs, replace security grille with doors Remove built combustible material from classrooms Replace rooftop ductwork and exhaust fans Relocate art kiln from Mech room Replace exterior door hardware Install fire sprinkler system	$3,812,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete and parking lot paving Reseal building joints Replace windows and clerestory panels with new window Repair and / or repoint brick masonry joints and cracks Replace roof Repair exterior cracking at cladding HVAC: new RTU's, chiller equipment + water heaters Replace light fixtures - LED Replace plumbing fixtures Replace room signage throughout		

THUNDER MOUNTAIN ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Thunder Mountain Elementary Sch**
Address:	**3063 F 1/2 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**9.68**
Gross Building Area (SF):	**57,968.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1982**
Total Replacement Value:	**$26,954,685.24**
Total Condition Budget:	**$13,424,288.93**
Facility Condition Score:	**50.2%**
Educational Adequacy Score :	**69%**
Enrollment:	**441**
Capacity:	**515**
Utilization (% Capacity):	**86%**



NARRATIVE SUMMARY OF BUILDING AND SITE

Thunder Mountain Elementary School is in poor condition. physical needs include replacing HVAC systems, lighting fixtures, adding a fire sprinkler system, site and parking lot paving, ADA upgrades, and casework replacement. There is also significant structural movement throughout the building which has damaged exterior veneers and interior finishes which need to be replaced. The school will soon need a new roof. This school's educational adequacy would benefit from modernized special education and small group support spaces and added daylight in the learning environments. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Signage at main entry + no trespass Install Bollards at main entry Update security alarm system to monitor exterior door pc Add card reader access to all exterior doors	$352,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Roof ladder safety post Relocate / remount ADA door operators Relocate ADA Parking spaces Replace casework Exit signs at all exterior doors Add kiln room for Art Replace exterior door hardware for ADA and security Install fire sprinkler system	$2,527,000	1
LEARNING ENVIRONMENT	SPED improvements	$580,000	1
FUTURE SCOPE	Replace damaged concrete, curbs, + asphalt paving Add area drains for drainage around building Replace roof Repair brick and reseal brick joints Mitigate slab movement / repair floor slab + masonry Replace ceilings, cafeteria wainscot, door hardware Replace damaged wall tile and VCT Replace carpet Replace plumbing fixtures Replace room signage for ADA throughout HVAC: replace RTU's and exhaust fans Replace light fixtures (LED)		

TOPE ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Tope Elementary School**
Address:	**2220 N. 7th Street**
City:	**Grand Junction, CO**
Site Area (AC):	**7.39**
Gross Building Area (SF):	**51,597.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1940/ 1950/ 1990**
Total Replacement Value:	**$23,992,218.02**
Total Condition Budget:	**$6,652,541.77**
Facility Condition Score:	**72.3%**
Educational Adequacy Score :	**64%**
Enrollment:	**361**
Capacity:	**538**
Utilization (% Capacity):	**67%**

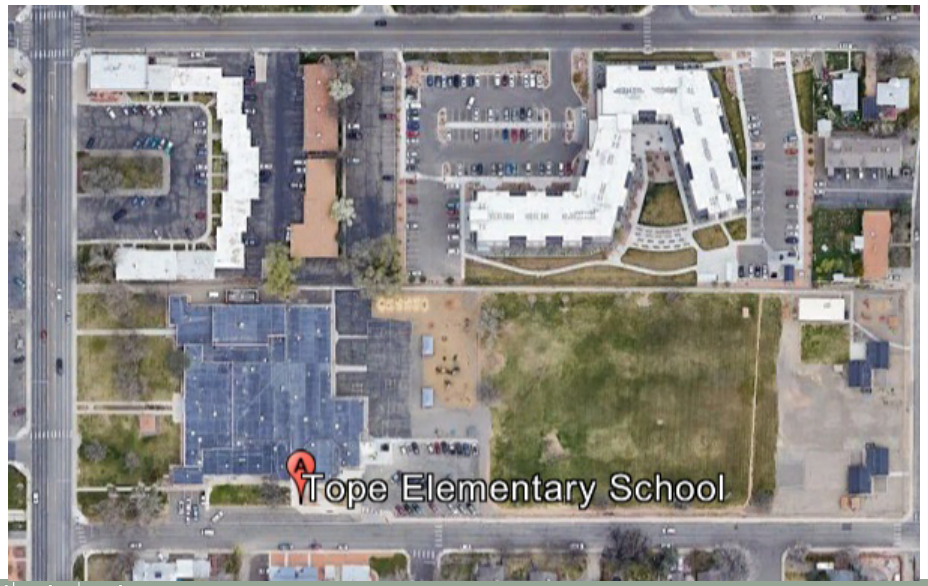
B

72.30%	64.00%	67.10%
CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION
72%	64%	67%

NARRATIVE SUMMARY OF BUILDING AND SITE

Tope Elementary School is in good condition. The most significant physical needs are related to replacing HVAC, electrical and plumbing equipment and fixtures. There is a need for some ACM abatement, new casework, exterior window replacement and exterior brick repair. This school's educational adequacy would benefit from better classroom lighting and acoustics, modernized special education support spaces, better preschool classroom size, and resolving site traffic safety concerns. The school enrollment is below the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter Signage at main entry + no trespass Install Bollards at main entry Update security system to monitor exterior doors	$227,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Install fire sprinkler system Repair chilled water issue at mech room Exit signs at all exterior doors	$2,473,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	$580,000	1
FUTURE SCOPE	Replace damaged concrete and parking lot paving Reseal building joints Replace windows and glass block with new windows Repair brick masonry joints and cracks HVAC: replace fan coils + chiller HVAC: replace evaporative cooler, pumps + exhaust Replace light fixtures with LED Upgrade fire alarm with voice evac Replace plumbing fixtures Replace room signage throughout Safety post and repair coping- roof		

WINGATE ELEMENTARY SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Wingate Elementary School**
Address:	**351 S Camp Rd**
City:	**Grand Junction, CO**
Site Area (AC):	**14.55**
Gross Building Area (SF):	**49,844.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1982**
Total Replacement Value:	**$23,177,086.17**
Total Condition Budget:	**$11,080,956.22**
Facility Condition Score:	**52.2%**
Educational Adequacy Score :	**68%**
Enrollment:	**392**
Capacity:	**468**
Utilization (% Capacity):	**84%**

52.20% | 68.00% | 83.76%

CONDITION | EDUCATIONAL ADEQUACY | UTILIZATION

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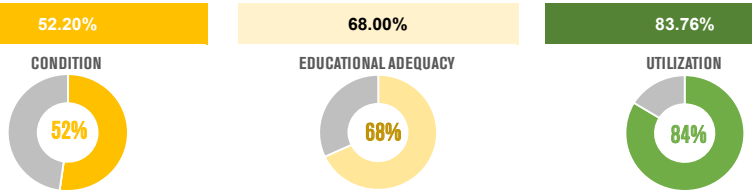


NARRATIVE SUMMARY OF BUILDING AND SITE

Wingate Elementary School is in poor condition. Physical needs include replacing HVAC systems, lighting fixtures, adding a fire sprinkler system, site and parking lot paving, ADA upgrades, and casework replacement. The school will soon need a new roof. This school's educational adequacy would benefit from modernized special education and small group support spaces and added daylight in the learning environments. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter Signage at main entry + no trespass Install bollards at main entry Update security system to monitor exterior doors Add card reader access to all exterior doors Exit signs at all exterior doors	**$561,000**	1
PRIORITY MAINTENANCE + LIFE SAFETY	Seal cracks in concrete and asphalt Reseal masonry joints in exterior wall Replace trash enclosure Install fire sprinkler system	**$2,116,000**	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	**$580,000**	1
FUTURE SCOPE	Replace playground equipment, fall surface Replace exterior furnishings and play court surface Replace roof and metal coping Roof- add safety post / ladder Replace exterior doors / hardware, int door hardware Add classroom windows, replace old windows Secure electrical equipment / panels Replace VCT, Carpet, tile, epoxy floors Replace casework and repaint school Replace ceilings, tack and marker boards, signage HVAC: replace RTU's, fans, controls Replace light fixtures (LED)		

MIDDLE SCHOOL EVALUATIONS

Bookcliff Middle School

Fruita Middle School (Former 8-9)

Grand Mesa Middle School

Mt. Garfield Middle School

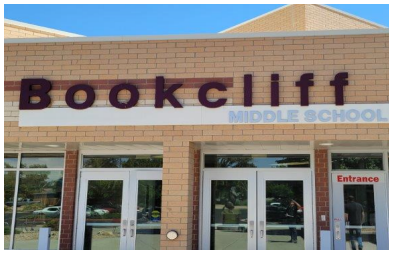
Orchard Mesa Middle School

Redlands Middle School

West Middle School

BOOKCLIFF MIDDLE SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Bookcliff Middle School**
Address:	**540 29 1/4 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**18.12**
Gross Building Area (SF):	**116,182.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**2006 / 2009**
Total Replacement Value:	**$60,025,720.76**
Total Condition Budget:	**$17,556,247.35**
Facility Condition Score:	**70.8%**
Educational Adequacy Score :	**61%**
Enrollment:	**565**
Capacity:	**936**
Utilization (% Capacity):	**60%**



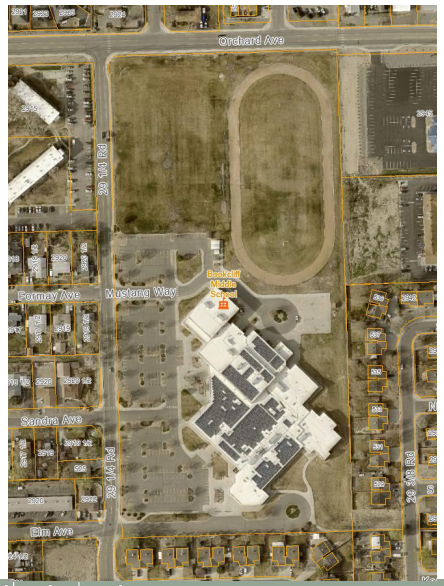
B

70.80%	60.90%	60.36%
CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION
71%	61%	60%

NARRATIVE SUMMARY OF BUILDING AND SITE

Bookcliff Middle School is in good condition. The most significant physical needs are related to replacing HVAC equipment and controls, electrical lighting and fire alarm upgrades, and new roofing. There is a need to upgrade interior finishes, new ceilings and acoustical treatments. This school's educational adequacy would benefit from improved classroom lighting and acoustics, modernized special education support spaces, general classroom and computer lab improvements, and resolving site traffic safety concerns. The school enrollment is far below the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Install Bollards at Main Entry Fencing at Site Perimeter Upgrade PA System	$448,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace coiling corridor grilles with double egress doors / wall	$30,000	1
LEARNING ENVIRONMENT	New furniture for Flexibility	$435,000	1
FUTURE SCOPE	Repair sidewalks Repair asphalt Seal Building perimeter at grade Regrade building perimeter for drainage Replace roof and parapet coping Replace failing window units Replace damaged brick veneer Upgrade classroom sinks for ADA access New paint, New ceilings, add sound batt insulation btwn classrms Replace plumbing fixtures and RR accessories Replace HVAC systems and equipment Replace marker / white boards		

FRUITA MIDDLE SCHOOL (FORMER 8-9)

District:	**Mesa County Valley District 51**
Address:	**1835 J Road**
City:	**Fruita, CO**
Site Area (AC):	**22.16**
Gross Building Area (SF):	**100,627.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**2006**
Total Replacement Value:	**$51,989,191.12**
Total Condition Budget:	**$12,011,031.38**
Facility Condition Score:	**76.9%**
Educational Adequacy Score :	**62%**
Enrollment:	**591**
Capacity:	**853**
Utilization (% Capacity):	**69%**

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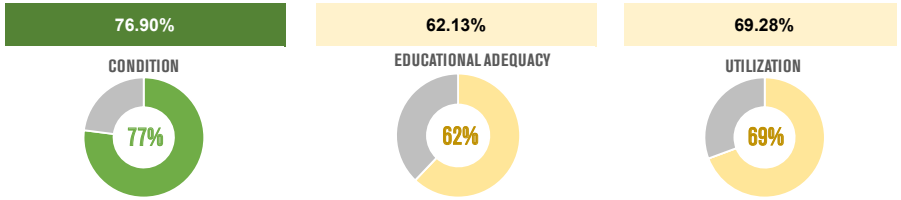

NARRATIVE SUMMARY OF BUILDING AND SITE

Fruita Middle School is in good condition. Physical needs include replacing some HVAC equipment and controls, upgrading lighting fixtures and the fire alarm system, and interior finish upgrades, restoring wall partitions and replacing casework. This school's educational adequacy would benefit from modernized special education and small group support spaces, a better site location, improved site and traffic safety, improved lighting and acoustics in the learning environments, and new science labs. The school enrollment is below the ideal range of 75%-90% utilization. The District converted this building into a 6-8 middle school for the 2024-25 school year.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Install bollards at Main Entry / Track + Field Fencing at Site Perimeter Upgrade alarm system to monitor exterior door position Radio Communications Antenna	$381,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Remove and replace security grille	$73,000	1
LEARNING ENVIRONMENT	New furniture for Flexibility Instructional Technology Upgrades Extend classroom partitions to roof deck and insulate for sound Infill operable partitions btwn. Classrooms and insulate for sound	$1,014,000	1
FUTURE SCOPE	Repair parking lot damage, repair curb and gutter Reseal masonry joints Repair brick screenwall settling Upgrade all casework at sinks to ADA Replace ceilings Repaint school Replace toilet room accessories / urinal screens Fire alarm upgrade Light fixtures - replace with LED Replace HVAC equip, water heaters and mixing valve Replace marker + tack boards, new acoustical panels		

GRAND MESA MIDDLE SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Grand Mesa Middle School**
Address:	**585 31 1/2 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**16.27**
Gross Building Area (SF):	**97,723.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1998**
Total Replacement Value:	**$50,488,832.26**
Total Condition Budget:	**$10,061,004.60**
Facility Condition Score:	**80.1%**
Educational Adequacy Score :	**70%**
Enrollment:	**525**
Capacity:	**852**
Utilization (% Capacity):	**62%**

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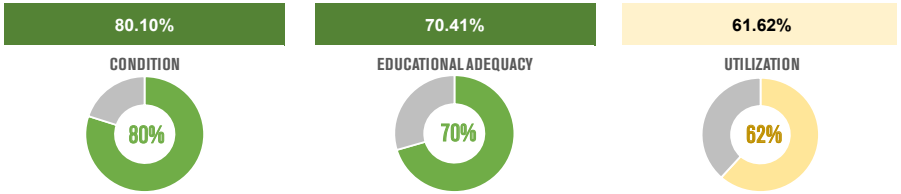

NARRATIVE SUMMARY OF BUILDING AND SITE

Grand Mesa Middle School is in good condition. The most significant physical needs are related to replacing HVAC equipment and controls, electrical lighting and fire alarm upgrades and replacing plumbing fixtures. There is a need for some flooring replacement. This school's educational adequacy would benefit from modernized special education and small group support spaces, and improved classroom lighting and acoustics conditions. The school enrollment far below the ideal range of 75%-90% utilization.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Install Bollards at Main Entry Fencing at Site Perimeter Added cameras already being installed Upgrade alarm system to monitor exterior door positions	$341,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Repave service court for drainage	$119,000	1
LEARNING ENVIRONMENT	New furniture for Flexibility Instructional Technology Upgrades	$653,000	1
REPAIRS PRIORITY 3+4	Replace windows, exterior doors and rames Reseal building perimeter, openings, and penetrations Replace heaved / broken sidewalk and subgrade Replace signage throughout for ADA Repair broken exterior brick Replace welded seam flooring with poured epoxy Replace damaged VCT floor tile Add urinal privacy screens Replace HVAC: RTU's and kitchen make-up air Replace light fixtures with LED Upgrade fire alarm to voice evac Replace plumbing fixtures, water heaters		

MT. GARFIELD MIDDLE SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Mt. Garfield Middle School**
Address:	**3475 Front Street**
City:	**Clifton, CO**
Site Area (AC):	**19.7**
Gross Building Area (SF):	**79,725.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1982**
Total Replacement Value:	**$41,190,120.56**
Total Condition Budget:	**$17,380,328.63**
Facility Condition Score:	**57.8%**
Educational Adequacy Score :	**43%**
Enrollment:	**562**
Capacity:	**665**
Utilization (% Capacity):	**85%**

D

57.80%	42.90%	84.51%
CONDITION	EDUCATIONAL ADEQUACY	UTILIZATION
58%	43%	85%

NARRATIVE SUMMARY OF BUILDING AND SITE

Mt Garfield Middle School is in poor condition. The most significant physical needs are related to replacing HVAC equipment and controls, electrical service and lighting upgrades, roof replacement, window replacement, parking lot repaving, and adding fire sprinklers. There is a need for new ceilings, ADA upgrades, casework and flooring. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved classroom lighting and acoustics, and enhancements to general classroom, gym and science lab. There are numerous site / traffic safety concerns. The school enrollment is within the

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Install Bollards at Main Entry / Track + Field Fencing at Site Perimeter Upgrade alarm system to monitor exterior door positions	$321,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Regrade sod area for drainage to inlet Remove parking lot sediment Replace all ADA sidewalk ramps Replace Roof and Parapet coping Reseal masonry joints, exterior Repair, refinish steel entry canopy columns Renovate restrooms - finishes, fixtures, ADA layout Replace all VCT Flooring Add sprinkler system and remove door props HVAC plenum study for code compliance	$10,051,000	1
LEARNING ENVIRONMENT	New furniture for Flexibility Instructional Technology Upgrades	$707,000	1
REPAIRS PRIORITY 3+4	Replace all areas of damaged concrete sidewalks Replace parking lot Replace exterior windows, hollow metal doors, and hardv Replace ACT ceiling tiles Replace all casework Replace HVAC, boilers, make-up air, water heaters Replace DDC building controls system Light fixture replacement replace interior signage		

ORCHARD MESA MIDDLE SCHOOL

PROPOSED SCOPE

District:	**Mesa County Valley District 51**
Facility:	**Orchard Mesa Middle School**
Address:	**432 30 1/4 Road**
City:	**Grand Junction, CO**
Site Area (AC):	**19.8**
Gross Building Area (SF):	**99,430.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**2020**
Total Replacement Value:	**$42,000,100.00**
Total Condition Budget:	**$180,180.00**
Facility Condition Score:	**99.6%**
Educational Adequacy Score :	**99%**
Enrollment:	**581**
Capacity:	**777**
Utilization (% Capacity):	**75%**

A+

99.60%
CONDITION
100%

99.30%
EDUCATIONAL ADEQUACY
99%

74.77%
UTILIZATION
75%

NARRATIVE SUMMARY OF BUILDING AND SITE

Orchard Mesa Middle School is less than 5 years old and in excellent condition. The physical building and system conditions are like new and all aspects meet code. This school's educational adequacy meets or exceeds all needs for teaching and learning. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE

REDLANDS MIDDLE SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Redlands Middle School**
Address:	**2200 Broadway**
City:	**Grand Junction, CO**
Site Area (AC):	**19.88**
Gross Building Area (SF):	**96,974.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1991 / 2006**
Total Replacement Value:	**$50,101,859.54**
Total Condition Budget:	**$7,492,784.12**
Facility Condition Score:	**85.0%**
Educational Adequacy Score :	**72%**
Enrollment:	**594**
Capacity:	**811**
Utilization (% Capacity):	**73%**

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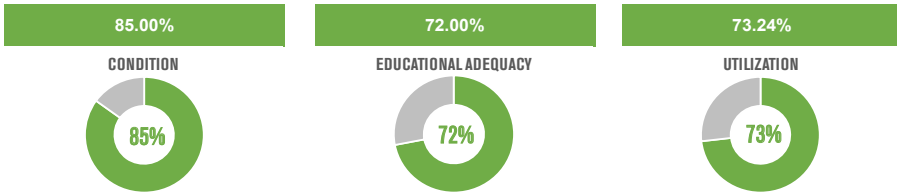
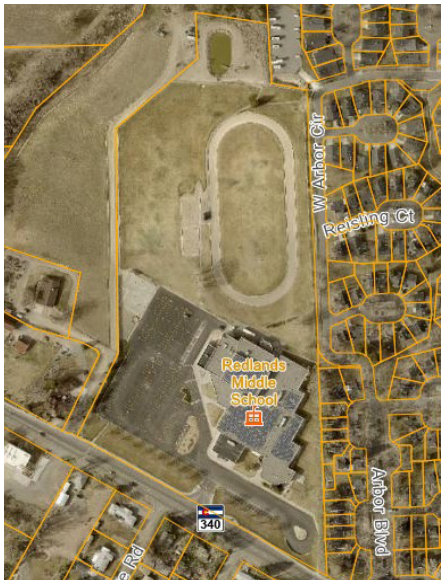


NARRATIVE SUMMARY OF BUILDING AND SITE

Redlands Middle School is in good condition. The most significant physical needs are related to replacing HVAC equipment and controls, electrical lighting and fire alarm upgrades and replacing plumbing fixtures. There is a need for some flooring replacement. This school's educational adequacy would benefit from improved classroom lighting and acoustics conditions, and lack of special education support spaces. The school enrollment is below the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Install bollards at Main Entry Fencing at Site Perimeter Add building exterior sign Add No trespassing signage	$276,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace security grill Add full sprinkler system	$3,691,000	1
LEARNING ENVIRONMENT	New furniture for flexibility Instructional Technology Upgrades	$906,000	1
FUTURE SCOPE	Replace all areas of damaged concrete sidewalks Replace parking lot Regrade areas of ground, seal perimeter at foundation Replace conduit supports, rooftop Replace windows Repair and repoint brick Repair damaged sheet and vct flooring throughout Replace casework Replace buidling signage Remove door stops and replace with closers, hardware Urinal partitions HVAC equipment and water heater replacement		

WEST MIDDLE SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**West Middle School**
Address:	**123 W Orchard Ave,**
City:	**Grand Junction, CO**
Site Area (AC):	**8.21**
Gross Building Area (SF):	**53,570.00**
Number of Stories:	**2**
Years Constructed / Renovated:	**1970 / 2006**
Total Replacement Value:	**$27,677,074.43**
Total Condition Budget:	**$10,957,665.90**
Facility Condition Score:	**60.4%**
Educational Adequacy Score :	**47%**
Enrollment:	**460**
Capacity:	**520**
Utilization (% Capacity):	**88%**

60.40% CONDITION

47.00% EDUCATIONAL ADEQUACY

88.46% UTILIZATION

D

NARRATIVE SUMMARY OF BUILDING AND SITE

West Middle School is in poor condition. The most significant physical needs are related to replacing HVAC equipment and controls, electrical lighting and fire alarm upgrades, site concrete repairs, window replacement, and adding fire sprinklers and elevators. There is a need for some new flooring, new ceilings, ADA restroom upgrades and casework inside. This school's educational adequacy would benefit from improved classroom lighting and acoustics, modernized special education support spaces, general classroom, computer lab and specials enhancements, resolving site traffic safety concerns and improving the main office location. The school enrollment is

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter Upgrade alarm system to monitor exterior door position Relocate main office and secure entry to upper level Relocate 2 classrooms	**$1,197,000**	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add ADA walk btwn. levels Concrete drain pan site repairs for drainage Clear site of sediment buildup, several locations Replace ADA ramp detectable surface at sidewalks Landscape and regrading to reduce site erosion Repair foundation concrete and masonry where cracked Replace door hardware with security locksets Add complete fire sprinkler system (building D / gym) Add new fire alarm Remove security grille Replace water heaters and backflow preventer Add 2 elevators	**$1,649,000**	1
LEARNING ENVIRONMENT	New furniture for flexibility Instructional Technology Upgrades	**$711,000**	1
FUTURE SCOPE	Replace exterior concrete walks and stairs, + parking lot Correct ponding areas at roof Repair brick at storefront locations, reseal masonry joints Replace clerestory / roof windows Add weather vestibules at main exterior doors Add drainage to retaining wall (french drain) Expand cafeteria Replace VCT flooring, casework, ceilings + tackboards ADA restroom renovations Replace HVAC equipment Replace light fixtures with LED Replace water heaters and plumbing fixtures		

Work scope indicated as Phase One in the chart above, and its cost, is proposed for Phase One of this Master Plan. **Ongoing improvements combined with all proposed Phase 1 work at West Middle School is expected to raise the buiding's grade to the "C" Tier."**

HIGH SCHOOL EVALUATIONS

Central High School

Fruita Monument High School

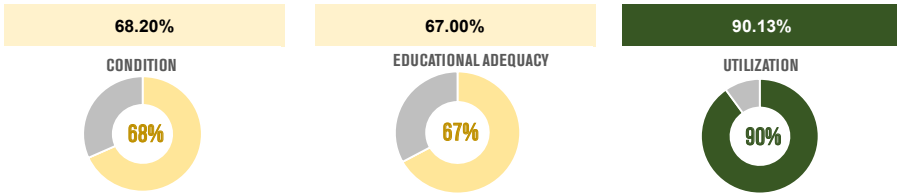
Grand Junction High School

Palisade High School

CENTRAL HIGH SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Central High School**
Address:	**550 Warrior Way**
City:	**Grand Junction, CO**
Site Area (AC):	**24.02**
Gross Building Area (SF):	**172,268.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1959/ 1988 / 2006**
Total Replacement Value:	**$98,887,861.38**
Total Condition Budget:	**$31,847,727.00**
Facility Condition Score:	**67.8%**
Educational Adequacy Score :	**67%**
Enrollment:	**1443**
Capacity:	**1601**
Utilization (% Capacity):	**90%**

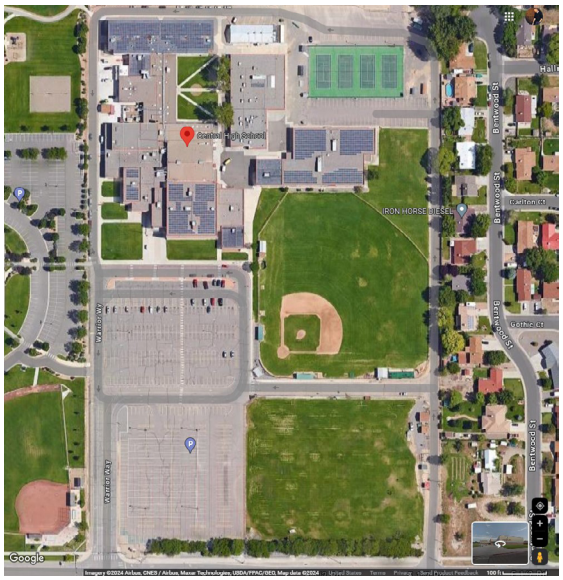
C



NARRATIVE SUMMARY OF BUILDING AND SITE

Central High School is in fair condition. physical needs include extensive HVAC systems replacement, lighting fixtures, plumbing fixtures, adding fire sprinklers and upgrading fire alarm system, site concrete and paving. Flooring, ceilings, casework, and ADA upgrades are also necessary. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved lighting and acoustics in the learning environments, enhanced auditorium and science labs, new communication systems and updated athletic fields. The school enrollment is within the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

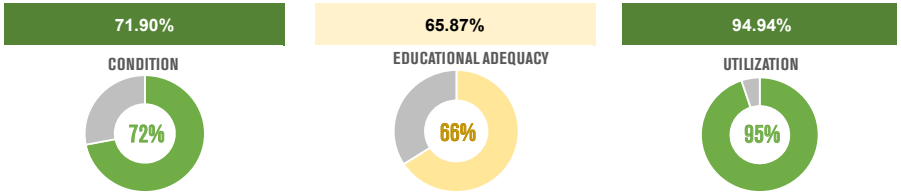
	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE
SAFETY + SECURITY	Add bollards at exterior entry Upgrade alarm system to monitor exterior door position	**$156,000**	1
PRIORITY MAINTENANCE + LIFE SAFETY	Renovate ADA ramps, interior Provide science with Chemical storage cabinets Add full fire sprinkler system and voice evac fire alarm	**$5,038,000**	1
LEARNING ENVIRONMENT			
FUTURE SCOPE	Replace damaged sidewalk areas and asphalt areas Seal buidling perimeter at grade Replace metal copings and remaining ballasted roofs Replace glass block windows with aluminum storefront Seal building exterior; replace steel windows Replace gym bleachers Replace casework and room signage Replace sheet flooring, repair concrete floor cracks Replace ceilings and door hardware Replace remaining HVAC equipment and water heaters Replace light fixtures with LED Replace plumbing fixtures, relocate water line		

Work scope indicated in the chart above, and its cost, is independent of the work accomplished by the proposed major additions and renovations in the Implementation Plan. For a detailed description of all scope included in the proosed renovation and additions to Central High, please refer to the Section 11 Implementation Plan. **All proposed Phase 1 work at Central High is expected to raise the buiding's grade to the "A" Tier."**

FRUITA MONUMENT HIGH SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Fruita Monument High School**
Address:	**1102 Wildcat Ave**
City:	**Fruita, CO**
Site Area (AC):	**35.72**
Gross Building Area (SF):	**181,949.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1969/1977/1980/1985/1998/2006**
Total Replacement Value:	**$104,445,094.22**
Total Condition Budget:	**$29,369,842.50**
Facility Condition Score:	**71.9%**
Educational Adequacy Score :	**65%**
Enrollment:	**1481**
Capacity:	**1560**
Utilization (% Capacity):	**95%**

B



NARRATIVE SUMMARY OF BUILDING AND SITE

Fruita Monument High School is in acceptable condition. Physical needs include replacing HVAC systems, lighting fixtures, plumbing fixtures, athletic field and site irrigation replacement, partial ADA upgrades, door hardware replacement, and interior finishes. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved lighting and acoustics in the learning environments, and new general classrooms and science labs. The school enrollment is above the ideal range of 75%-90% utilization. The district has decided to move 9th grade into this school building starting the 2024-25 school year.

SCHOOL SITE

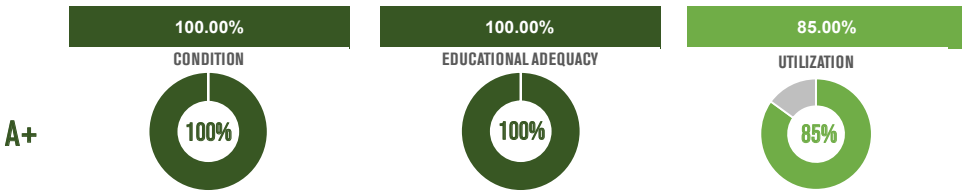
PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE
SAFETY + SECURITY	Add bollards at exterior entry Upgrade alarm system to monitor exterior door position Add site perimeter fencing Radio communications antenna	**$338,000**	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add detention pond to improve drainage Relocate shop gas tanks to exterior fence enclosure	**$290,000**	1
LEARNING ENVIRONMENT			
FUTURE SCOPE	Reseal masonry joints, penetrations, perimeter at grade Repair and repoint brick veneer in multiple locations New ADA door hardware, interior+ exterior Exterior power outlet upgrades New football field / track / basball field Upgrade dust collection, kitchen hood, DDC controls Replace ceilings and science casework throughout Add ADA Ramp at stage, replace signs throughout Replace older plumbing fixtures New Light Fixtures (LED) Replace floor tile at showers, restrooms, cafeteria New paint, carpet, interior doors, and sheet flooring		

Work scope indicated in the chart above, and its cost, is independent of the work accomplished by the proposed major additions and renovations in the Implementation Plan. For a detailed description of all scope included in the proposed renovation and additions to Fruita Monument High, please refer to the Section 11 Implementation Plan. **All proposed Phase 1 work at Fruita Monument High is expected to maintain the buiding's grade at the "B" Tier."**

GRAND JUNCTION HIGH SCHOOL

PROPOSED SCOPE



A+

NARRATIVE SUMMARY OF BUILDING AND SITE

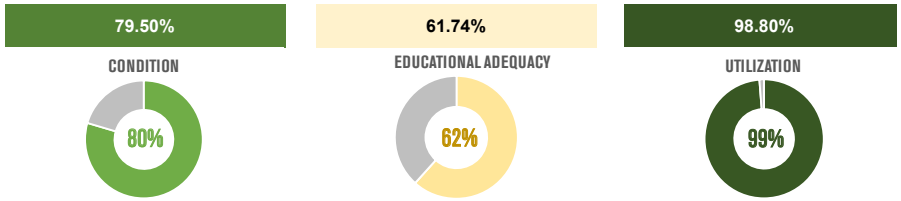
Grand Junction High School is in excellent condition. There are no physical or educational deficiencies in the facility because it is a new school.

SCHOOL SITE

PALISADE HIGH SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Palisade High School**
Address:	**3679 G Road**
City:	**Palisade, CO**
Site Area (AC):	**42.3**
Gross Building Area (SF):	**123,748.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1991 / 1998**
Total Replacement Value:	**$71,035,683.18**
Total Condition Budget:	**$14,576,779.35**
Facility Condition Score:	**79.5%**
Educational Adequacy Score :	**62%**
Enrollment:	**1069**
Capacity:	**1082**
Utilization (% Capacity):	**99%**

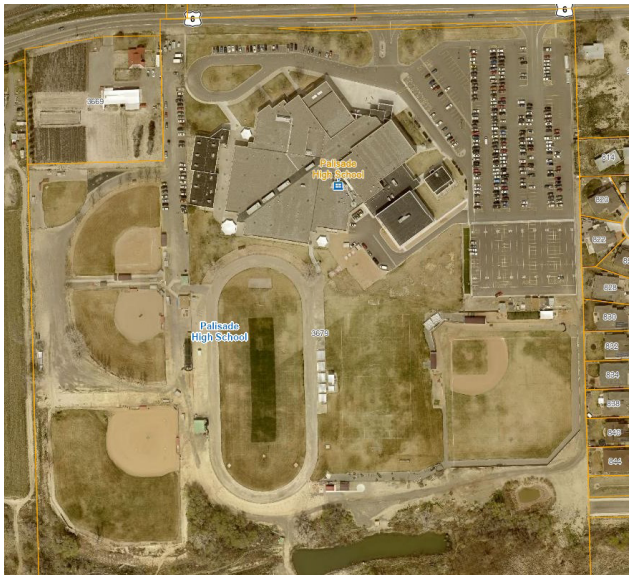
B



NARRATIVE SUMMARY OF BUILDING AND SITE

Palisade High School is in good condition. Physical needs include replacing some HVAC equipment, lighting fixtures, exterior window and door replacement, adding fire sprinklers, and interior ceilings, paint, flooring and casework. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved lighting and acoustics in the learning environments, improved science labs and science casework, better main office location (safety), and increased kitchen and cafeteria size for new equipment. The school enrollment is almost at maximum capacity and would generally be considered overcrowded.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE
SAFETY + SECURITY	Add bollards at exterior entry Upgrade alarm system to monitor exterior door position Add security office / vestibule	**$297,000**	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace ceilings along with sprinkler system At Observatory, replace exterior doors and frames At Observatory, replace exterior stair Add full sprinkler system and fire alarm upgrade Remove security grille in corridor, replace with doors Repair science room gas nozzles and faucets	**$6,671,000**	1
LEARNING ENVIRONMENT			
FUTURE SCOPE	Repair sidewalks, curb and gutter, and asphalt Repair building D roof patches Replace metal wall panels, hollow metal doors + frames Replace Door Hardware throughout. Repair exterior brick and soffit Replace Toilet Partitions Replace all Casework and Auditorium seating Replace Science VCT Floor Repaint school. Replace marker boards. Replace HVAC boilers, VAV boxes, exhaust fans, pumps Replace HVAC controls and science fume hoods Replace light Fixtures with LED		

MISCELLANEOUS SCHOOL EVALUATIONS

Career Center

Former East Middle School

Former Fruita Middle School

Gateway K-12 School

Grand River Academy

R-5 High School

Basil T Knight

Admin Services Building

Emerson Building

CAREER CENTER

District:	**Mesa County Valley District 51**
Facility:	**Career Center**
Address:	**2935 North Avenue**
City:	**Grand Junction, CO**
Site Area (AC):	**7.14**
Gross Building Area (SF):	**34,912.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**2006**
Total Replacement Value:	**$18,037,372.08**
Total Condition Budget:	**$5,935,137.60**
Facility Condition Score:	**67.1%**
Educational Adequacy Score :	**91%**
Enrollment:	**250**
Capacity:	**250**
Utilization (% Capacity):	**100%**

B

67.10%
CONDITION
67%

91.00%
EDUCATIONAL ADEQUACY
91%

100.00%
UTILIZATION
100%

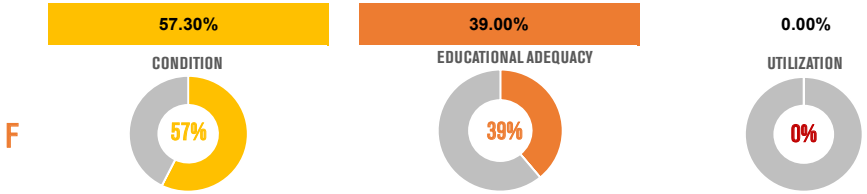
SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE
SAFETY + SECURITY	Add bollards at exterior entry Upgrade alarm system to monitor exterior door position Add site perimeter fencing	$277,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Clear site drainage sediment Flashing at roof-to-wall transitions Add pidgeon spikes at rooftop inverters and at photovoltaic panels Reseal masonry joints and window openings Adjust exterior door closers Add fire-rated gas tank storage room at shop Restore fire and smoke rating at duct penetrations	$256,000	1
LEARNING ENVIRONMENT		$0	
FUTURE SCOPE	Upgrade ADA Parking for compliance Reseal building perimeter at grade Patch and RepairParking Lots Add roof safety post Replace exterior wall fixtures with LED Add weather vestibules at corridor exits Repair metal soffit trim Repaint buiding Replace VCT, Carpet, Sheet Vynil, and Tile flooring Replace HVAC equipment and controls, water heaters Replace Light Fixtures with LED Replace shop plumbing fixtures and flammables cabinet		

FORMER EAST MIDDLE SCHOOL (CLOSED)

District:	**Mesa County Valley District 51**
Address:	**830 Gunnison Ave**
City:	**Grand Junction, CO**
Site Area (AC):	
Gross Building Area (SF):	**53,570.00**
Number of Stories:	**2**
Years Constructed / Renovated:	**1970 / 2006**
Total Replacement Value:	**$27,677,074.43**
Total Condition Budget:	**$11,828,130.43**
Facility Condition Score:	**57.3%**
Educational Adequacy Score :	**39%**
Enrollment:	**0**
Capacity:	**520**
Utilization (% Capacity):	**0%**



NARRATIVE SUMMARY OF BUILDING AND SITE

The former East Middle School is in a distressed condition. The most significant physical needs are related to replacing HVAC equipment and controls, electrical lighting and fire alarm upgrades, site concrete repairs, window replacement, adding fire sprinklers and elevators. There is a need to upgrade interior finishes, new ceilings, ADA restroom upgrades and casework. This school's educational adequacy is limited by classroom lighting and acoustics, special education support spaces, general classroom and computer lab adequacy, some site traffic safety concerns, and main office location. The school is currently not in use.

SCHOOL SITE

FORMER FRUITA MIDDLE SCHOOL (CLOSED)

District:	**Mesa County Valley District 51**
Address:	**239 N Maple Street**
City:	**Fruita, CO**
Site Area (AC):	**12.75**
Gross Building Area (SF):	**84,801.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1936 / 1953 / 1961 / 1986 / 2006**
Total Replacement Value:	**$43,812,648.65**
Total Condition Budget:	**$18,170,736.63**
Facility Condition Score:	**58.5%**
Educational Adequacy Score :	**69%**
Enrollment:	**517**
Capacity:	**748**
Utilization (% Capacity):	**69%**

58.50% — CONDITION — 59%

69.00% — EDUCATIONAL ADEQUACY — 69%

61.36% — UTILIZATION — 61%

D

NARRATIVE SUMMARY OF BUILDING AND SITE

The former Fruita Middle School is in poor condition. The most significant physical needs are related to replacing HVAC equipment and controls, electrical service and lighting upgrades, roof replacement, parking lot repaving, and adding fire sprinklers. There is a need for some structural repairs, new ceilings, ADA upgrades, casework, flooring and some ACM abatement. This school's educational adequacy is limited by classroom lighting and acoustics, and special education, general classroom, gym and science lab deficiencies. The District closed this facility starting the 2024-25 school year. The existing 8-9 building became a 6-8 building, with 9th grade moving to Fruita Monument HS.

SCHOOL SITE

GATEWAY K12 SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**Gateway K12 School**
Address:	**42575 Highway 141**
City:	**Gateway, CO**
Site Area (AC):	**5**
Gross Building Area (SF):	**18,470.00**
Number of Stories:	**2**
Years Constructed / Renovated:	**1946 / 1957 / 1968 / 1971 / 1984 /**
Total Replacement Value:	**$8,588,411.48**
Total Condition Budget:	**$7,279,161.75**
Facility Condition Score:	**15.2%**
Educational Adequacy Score :	**58%**
Enrollment:	**19**
Capacity:	**208**
Utilization (% Capacity):	**9%**

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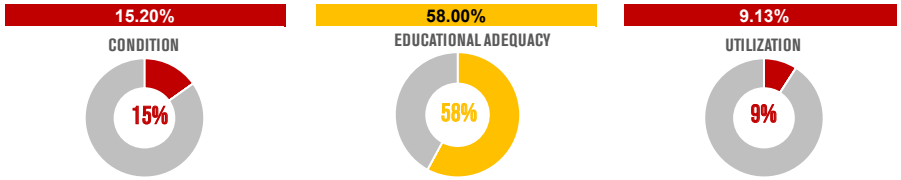


NARRATIVE SUMMARY OF BUILDING AND SITE

The Gateway K-12 School is in a distressed condition. Physical needs include replacing HVAC systems, lighting fixtures, site and parking lot paving, ADA upgrades for toilets and doors, exterior cladding, window and door replacement, some roof replacement, casework, and fire sprinklers. The main building needs a new roof urgently. This school's educational adequacy would benefit from modernized special education and small group support spaces, enhanced acoustics in the learning environments, bigger music room and library, and resolved site traffic safety concerns. The school enrollment is very far below capacity.

SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE
SAFETY + SECURITY			
PRIORITY MAINTENANCE + LIFE SAFETY	Relocate main propane tanks for safety Add fire rated gas cylinder storage room at shop	$172,000	1
LEARNING ENVIRONMENT			
FUTURE SCOPE	Regrade / repave all concrete walks + asphalt surfaces Replace playground fall material Replace playground equipment Replace gym roof; add gutters at shop Strip and repaint main building exterior, patch concrete Replace all exterior doors and hardware Replace exterior windows except main buildling Reclad Library exterior with solid base Secure all exteior electrical equipment Refinish or replace floors, replace casework and signage Add elevator Replace HVAC equipment and water heater		

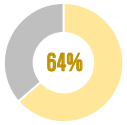
GRAND RIVER ACADEMY

District:	**Mesa County Valley District 51**
Facility:	**Grand River Academy East School**
Address:	**600 N 14th Street**
City:	**Grand Junction, CO**
Site Area (AC):	**1.93**
Gross Building Area (SF):	**22,000.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1988 / 2012**
Total Replacement Value:	**$10,229,835.00**
Total Condition Budget:	**$3,714,783.45**
Facility Condition Score:	**63.7%**
Educational Adequacy Score :	**62%**
Enrollment:	**516**
Capacity:	**561**
Utilization (% Capacity):	**92%**

C

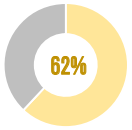
63.70%

CONDITION



62.00%

EDUCATIONAL ADEQUACY



91.98%

UTILIZATION

SCHOOL SITE

PRIORITY NEEDS

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Add bollards at exterior entry Upgrade alarm system to monitor exterior door position Add building identification sign (exterior) Replace School PA system	**$77,000**	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add exterior stairwell cover Abate asbestos ceilings throughout Add fire sprinkler system New backflow preventer	**$2,058,000**	1
LEANRING ENVIRONMENT			
FUTURE SCOPE	Reapir or replace concrete sidewalks and asphalt Repair and repoint brick veneer in multiple locations Replace rooftop metal ductwork Replace windows Seal cracks and joints at masonry exterior Upgrade door hardware throughout Cap sink bubblers at classrooms Replace Plumbing fixtures and all pipiing throughout Replace room signage throughout for ADA compliance New furniture for flexibility		

R-5 HIGH SCHOOL

District:	**Mesa County Valley District 51**
Facility:	**SUMMIT & R-5 COMPLEX**
Address:	**455 N. 22nd St.**
City:	**Grand Junction, CO**
Site Area (AC):	**5.52**
Gross Building Area (SF):	**29,133.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**2016**
Total Replacement Value:	**$15,051,637.28**
Total Condition Budget:	**$0.00**
Facility Condition Score:	**100.0%**
Educational Adequacy Score :	**76%**
Enrollment:	**218**
Capacity:	**300**
Utilization (% Capacity):	**73%**

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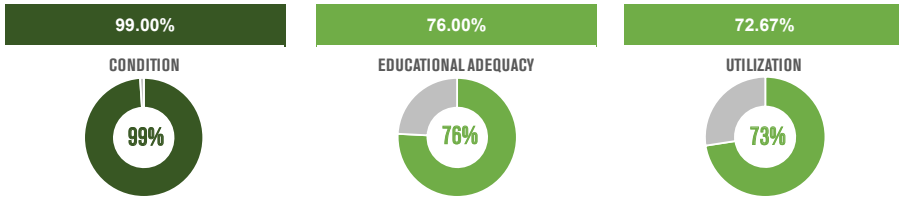
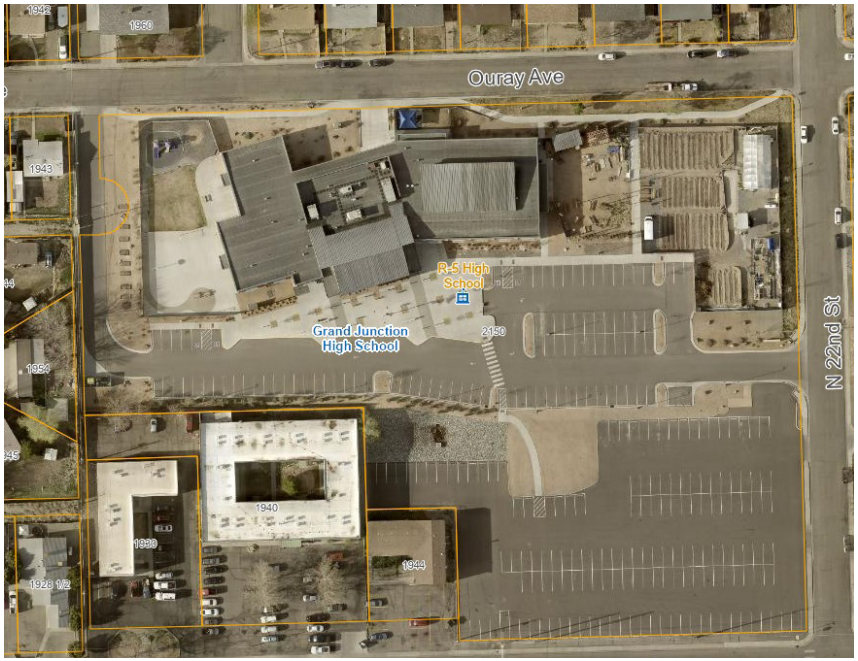


SCHOOL SITE

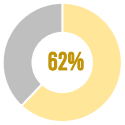


BASIL T KNIGHT CENTER

District:	**Mesa County Valley District 51**
Facility:	**Basil T Knight Center**
Address:	**596 N Westgate Dr.**
City:	**Grand Junction, CO**
Site Area (AC):	**1.24**
Gross Building Area (SF):	**15,500.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1976**
Total Replacement Value:	**$7,207,383.75**
Total Condition Budget:	**$2,734,343.33**
Facility Condition Score:	**62.1%**
Educational Adequacy Score :	**0%**
Enrollment:	**1**
Capacity:	**1**
Utilization (% Capacity):	**100%**

62.00%

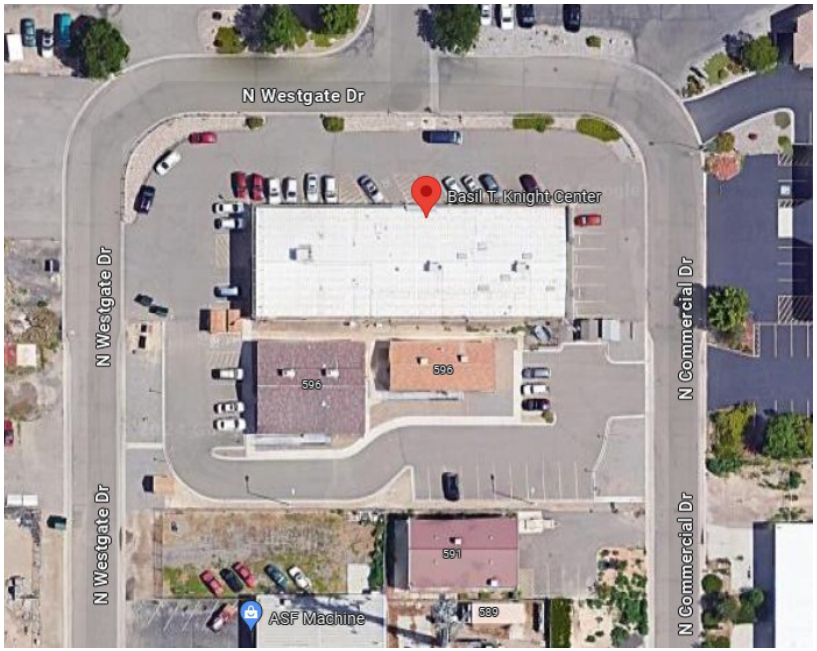
CONDITION



C

-10 ADEQUACY
(LOCATION)

SCHOOL SITE

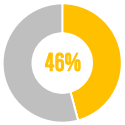


ADMIN SERVICES BUILDING

District:	**Mesa County Valley District 51**
Facility:	**Central District Administration**
Address:	**2115 Grand Ave.**
City:	**Grand Junction, CO**
Site Area (AC):	**3.1**
Gross Building Area (SF):	**20,998.00**
Number of Stories:	**1**
Years Constructed / Renovated:	**1958**
Total Replacement Value:	**$10,848,669.20**
Total Condition Budget:	**$5,885,931.45**
Facility Condition Score:	**45.7%**
Educational Adequacy Score :	**0%**
Enrollment:	**1**
Capacity:	**1**
Utilization (% Capacity):	**100%**

45.70%

CONDITION



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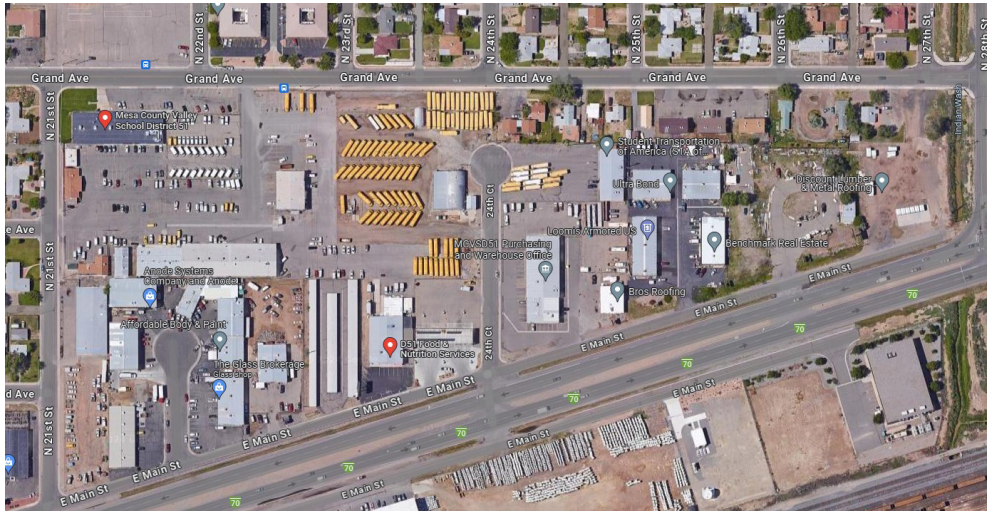
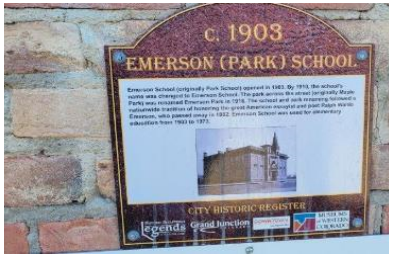
-10 ADEQUACY
(REPURPOSED)

SCHOOL SITE



EMERSON BUILDING

District:	**Mesa County Valley District 51**
Facility:	**Emerson Building**
Address:	**930 Ute Ave.**
City:	**Grand Junction, CO**
Site Area (AC):	**1.15**
Gross Building Area (SF):	**9,742.00**
Number of Stories:	**2**
Years Constructed / Renovated:	**1903**
Total Replacement Value:	**$4,529,956.94**
Total Condition Budget:	**$3,143,422.45**
Facility Condition Score:	**30.6%**
Educational Adequacy Score :	**0%**
Enrollment:	**1**
Capacity:	**1**
Utilization (% Capacity):	**100%**



30.60%

CONDITION

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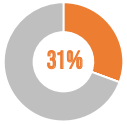
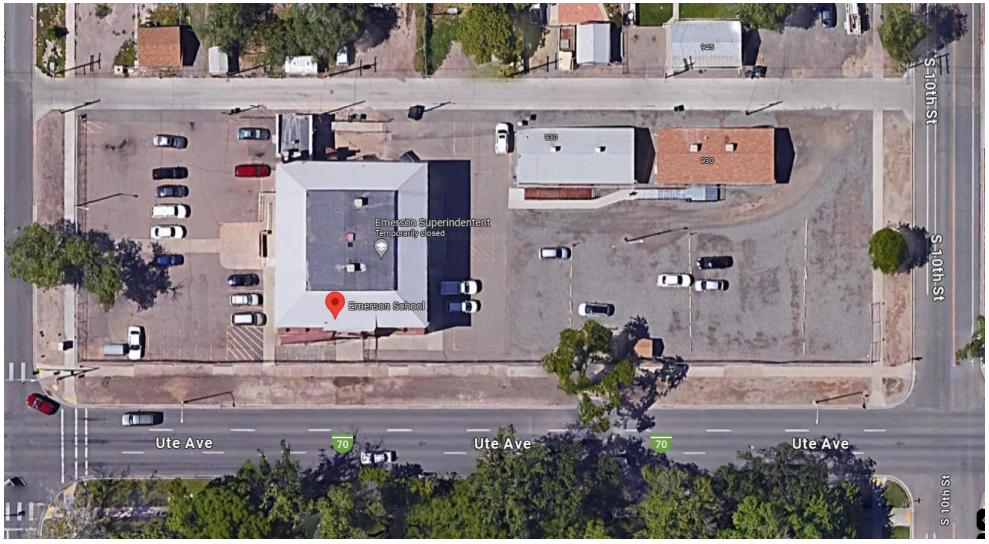
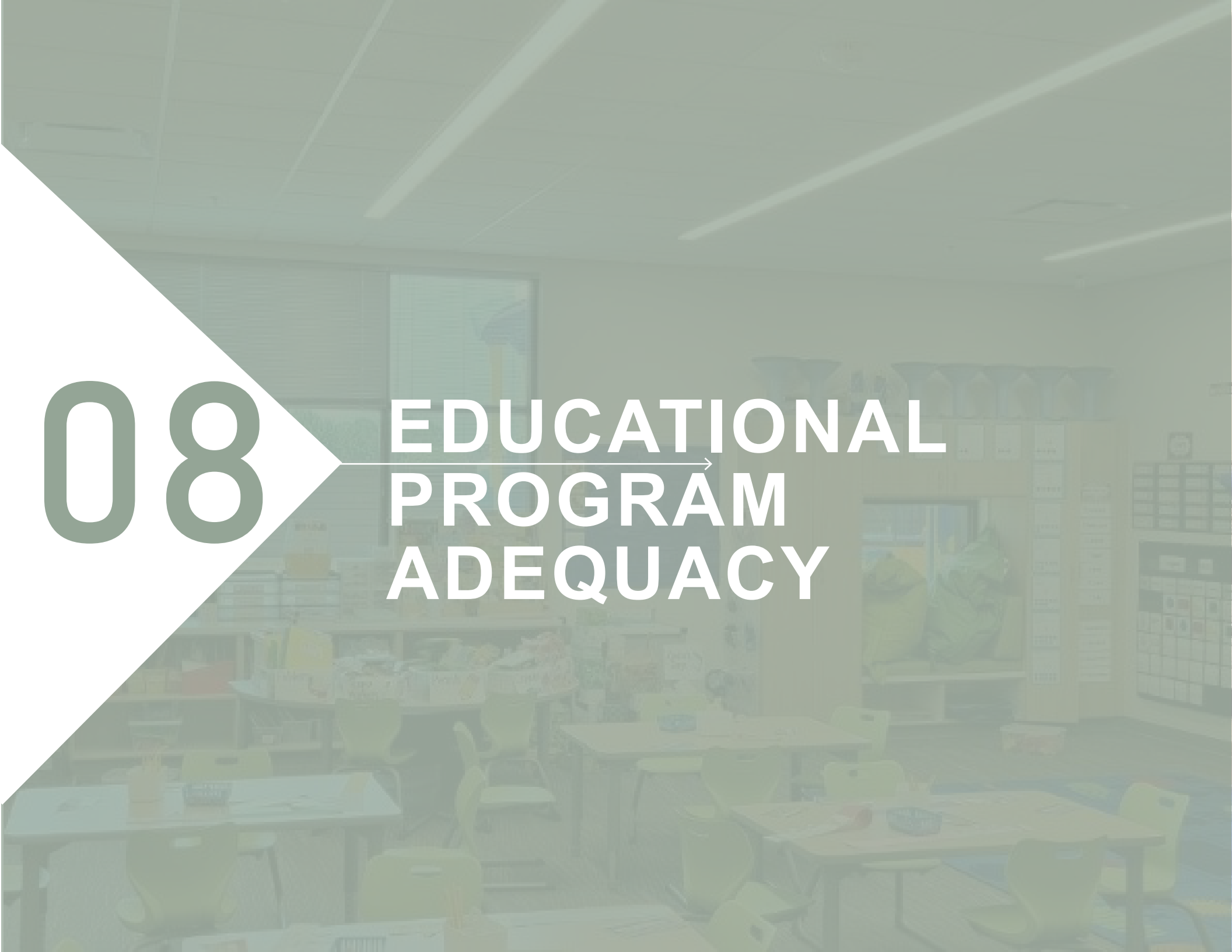


-10 ADEQUACY
(REPURPOSED)

SCHOOL SITE



08 EDUCATIONAL PROGRAM ADEQUACY



EDUCATIONAL PROGRAM ADEQUACY

Colorado Academic Standards

A review of the D51 curriculum was conducted in order to determine if facility needs were limiting the District's ability to deliver education. D51 offerings were compared to model academic standards suggested by the Colorado Department of Education (CDE). The educational program in D51 schools was found to meet or exceed the standards set forth by CDE.

Comprehensive Health:
D51 offers specific Comprehensive Health classes at the high school level, and instruction is integrated throughout the grade levels. There are no facility deficiencies that specifically relate to the ability to teach a health curriculum.

Computer Science:
D51 offers Technology and Computer Science classes at each grade level. There is at least one dedicated computer / tech lab at each school along with Information Technology equipment and a server / support room. Schools at the elementary level might consider adding or retrofitting a makerspace type STEM lab at some schools as part of the existing Library / Media Center.

Dance, Drama, and Theater:
D51 offers a Drama and Theater program at each high school and at some lower grade levels. High schools are programmed with theater and stage performance spaces. Middle and elementary schools are typically provided with a multipurpose performance space. D51 currently offers a high school dance curriculum and but does not typically have a dedicated dance studio or otherwise appropriate space for dance instruction.

World Languages:
D51 offers a variety of languages at each grade level as the World Language offering. There are no facility deficiencies that specifically relate to the ability to teach a language curriculum.

Social Studies:
D51 offers World and American History as well as Government classes. There are no facility deficiencies that specifically relate to the ability to teach a history or social studies curriculum.

Mathematics:
D51 offers Algebra, Algebra II, Geometry and Calculus courses as well as Career Consumer math. There are no facility deficiencies that specifically relate to the ability to teach a Math curriculum.

Music:
D51 offers choir, band / instrumental and strings classes in the music department. The music spaces are typically adequate for the program, with proper height for acoustics in the room, practice rooms available, plus storage and office spaces for the instructor. There are no facility deficiencies that specifically relate to the ability to teach a Music curriculum.

Physical Education:
D51 offers PE, Fitness, and/ or Weight Training classes at each grade level. The main gyms are adequate for physical fitness. There are no facility deficiencies that specifically relate to the ability to teach a PE curriculum.

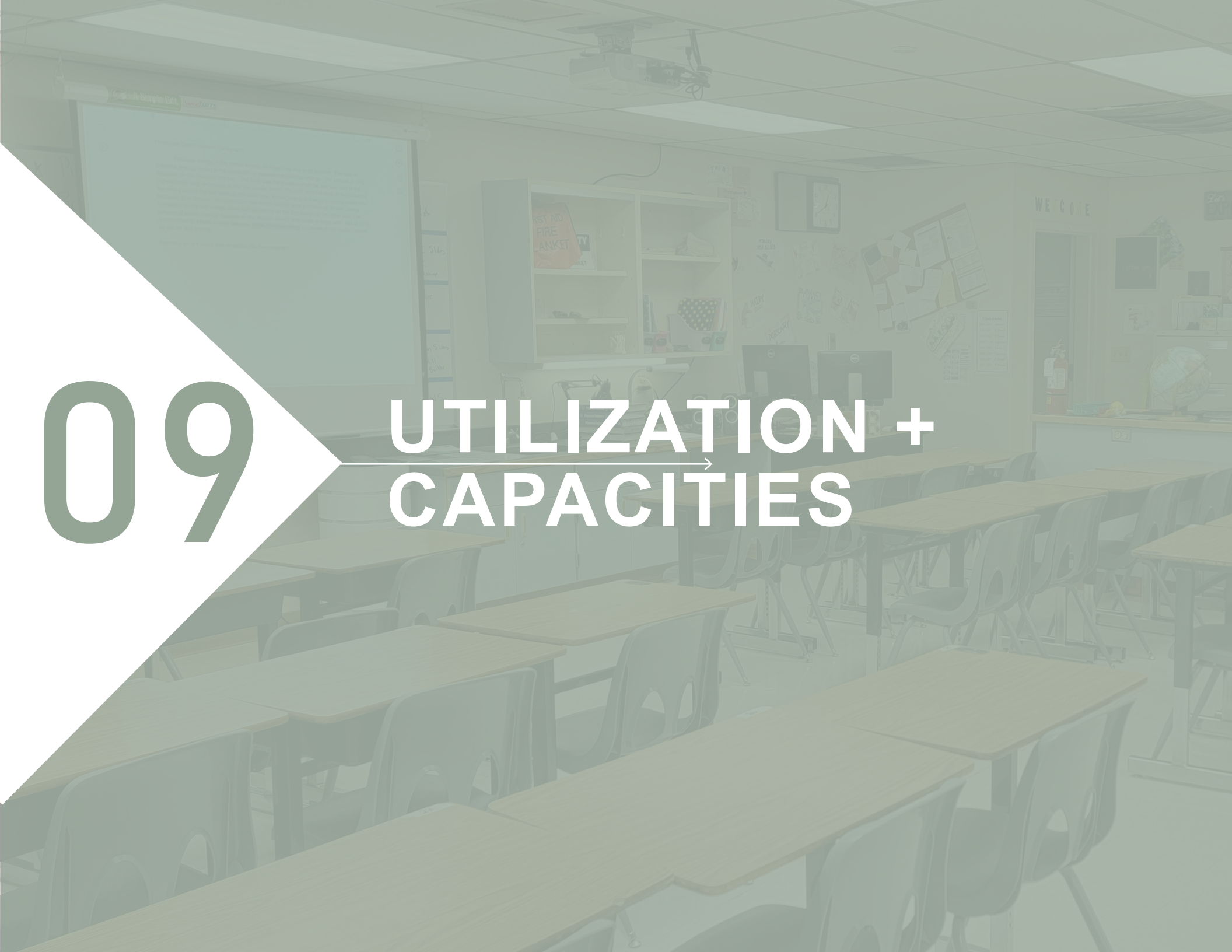
English Language Proficiency, Reading, Writing + Communicating:
D51 offers English Language Arts at each grade level.There are no facility deficiencies that specifically relate to the ability to teach a language curriculum.

EDUCATIONAL PROGRAM ADEQUACY

Science:
D51 offers science curriculum at all grade levels. At high school the district offers Biology, Chemistry and Physics classes among other science courses. While many labs at the high school level are aging, there are no major facility deficiencies that specifically relate to the ability to teach a science curriculum.

Visual Arts:
D51 offers art curriculum at all grade levels, and offers advanced high school level art classes There are no facility deficiencies that specifically relate to the ability to teach a language curriculum. At the elementary level, of note, there are no dedicated K-5 art classrooms, as the district has elementary art teachers travel to each classroom to save on operational costs and transition time.

Career and Technical Education:
D51 offers a range of CTE classes both at high schools and at it's central Career Center. Pathways include Agricultural Science, Animal Science, Horticulture, Food Science / Culinary, Automotive, and Construction Trades, among others.



09 UTILIZATION + CAPACITIES

CAPACITY STUDY

HCM conducted a study of existng buidling capacities based on a **Scheduled Capacity** approach. Scheduled Capacity indicates that a certain number of students are accomodated by each classroom based on D51's maximum desired class size. In D51, the standard used for calculations is 26 students per class.

Permanent capacity at each facility was also calculated based on the number of students that can physically fit comfortably in a classroom based on its actual size. The permanent capacities are determined by a Colorado statewide standard of recommended square feet per student in each room. The larger the classroom, the more students can fit.

Finally, **Temporary Capacity** was measured as the approximate additional number of students accomodated within temporary modular classrooms apart from the main school building.

The **Utilization Score** assigned to each school in this report is based on the current enrollment as a portion of the calculated **Scheduled Capacity**. An ideal utilization is approximately 80% of the building capacity. This allows for flexibility in scheduling, room use, and teacher work periods. Schools with enrollment below 75% of their capacity are considered underutilized.

The tables below catalog the capacities for each school included in this study.

		BUILDING GROUP		UTILIZATION	2023-2024 ENROLLMENT (OCT 1)	SCHEDULED CAPACITY	PERMANENT (MAX) CAPACITY	TEMPORARY CAPACITY (MODULARS)	NOTES + HIGHLIGHTS	SF PER PUPIL	BUILDLING AREA
									Utilization Percentage is based on **Actual Enrollment** as part of **Scheduled Capacity** excluding **Temporary Capacity** (Modulars)		
									Modular Temporary Classrooms are not included in the Utilization Percentage Calculations		
		ELEMENTARY SCHOOLS									
1		**APPLETON ES**		**90.85%**	447	492	**544**	*0*		**136**	60,733
2		**BROADWAY ES**		**82.34%**	289	351	**352**	*26*		**135**	38,882
3		**CHATFIELD ES**		**88.36%**	372	421	**425**	*52*		**137**	50,874
4		**CHIPETA ES**		**81.76%**	363	444	**488**	*0*		**133**	48,320
5		**CLIFTON ES**		**76.22%**	375	492	**580**	*32*		**150**	56,402
6		**DOS RIOS ES**		**52.97%**	285	538	**597**	*0*		**173**	49,380
7		**DUAL IMMERSION ACADEMY**		**99.67%**	303	304	**338**	*0*		**129**	38,965
8		**FRUITVALE ES**		**76.58%**	376	491	**546**	*0*		**144**	54,166
9		**LINCOLN ORCHARD MESA**		**79.60%**	316	397	**591**	*0*		**130**	41,145
10		**LOMA ES**		**86.07%**	241	280	**312**	*0*		**144**	34,697
11		**MESA VIEW ES**		**70.82%**	364	514	**571**	*32*		**142**	51,607
12		**MONUMENT RIDGE ES**		**66.67%**	312	468	**554**	*0*		**209**	65,170
13		**NEW EMERSON AT COLUMBUS**		**59.83%**	140	234	**248**	*0*		**203**	28,476
14		**NISLEY ES**		**62.28%**	350	562	**595**	*0*		**139**	48,511
15		**ORCHARD AVENUE ES**		**65.38%**	306	468	**542**	*0*		**165**	50,634
16		**PEAR PARK ES**		**71.88%**	437	608	**608**	*0*		**142**	61,980
17		**POMONA ES**		**76.31%**	393	515	**550**	*0*		**123**	48,235
18		**RIM ROCK ES**		**56.41%**	330	585	**590**	*140*	3 Modulars	**181**	59,718
19		**ROCKY MOUNTAIN ES**		**74.15%**	416	561	**597**	*70*		**129**	53,566
20		**SCENIC ES**		**70.72%**	215	304	**311**	*0*		**FALSE**	30,539
21		**SHELLEDY ES**		**77.43%**	398	514	**644**	*0*		**146**	58,132
22		**TAYLOR ES**		**64.32%**	301	468	**453**	*0*		**155**	46,771
23		**THUNDER MOUNTAIN ES**		**85.63%**	441	515	**623**	*0*		**131**	57,968

	BUILDING GROUP	UTILIZATION	2023-2024 ENROLLMENT (OCT 1)	SCHEDULED CAPACITY	PERMANENT (MAX) CAPACITY	TEMPORARY CAPACITY (MODULARS)	NOTES + HIGHLIGHTS	SF PER PUPIL	BUILDLING AREA
							Utilization Percentage is based on **Actual Enrollment** as part of **Scheduled Capacity** excluding **Temporary Capacity** (Modulars). Modular Temporary Classrooms are not included in the Utilization Percentage Calculations		
24	**TOPE ES**	**67.10%**	361	538	**519**	*0*		**153**	55,310
25	**WINGATE ES**	**83.76%**	392	468	**543**	*0*		**123**	48,287
	MIDDLE SCHOOLS								
1	**BOOKCLIFF MS**	**60.36%**	565	936	**761**	*0*		**215**	121,479
2	**GRAND MESA MS**	**61.62%**	525	852	**674**	*22*		**190**	99,853
3	**MT GARFIELD MS**	**84.51%**	562	665	**753**	*28*		**144**	81,069
4	**ORCHARD MESA MS**	**84.69%**	581	686	**777**	*0*		**171**	99,430
5	**REDLANDS MS**	**73.24%**	594	811	**708**	*0*		**163**	96,974
6	**WEST MS**	**88.46%**	460	520	**587**	*71*		**112**	51,663
7	**FRUITA MS (FORMER 8-9)**	**69.28%**	591	853	**850**	*67*		**176**	104,227
	HIGH SCHOOLS								
1	**CENTRAL HS**	**90.13%**	1443	1601	**1498**	*50*		**120**	172,901
2	**FRUITA MONUMENT HS**	**81.60%**	1273	1560	**1332**	*166*	4 Modular Classroom Units Total	**157**	199,289
3	**GRAND JUNCTION HS**	**99.44%**	1591	1600	**1600**	*0*		**134**	213,963
4	**PALISADE HS**	**98.80%**	1069	1082	**966**	*0*		**131**	139,523
	MISCELLANEOUS SCHOOLS								
1	**CAREER CENTER**	**80.00%**	200	250	**365**	*0*		**175**	34,912
2	**FORMER EAST MS**	**0.00%**	0	520	**602**	*36*		**0**	51,663
3	**FORMER FRUITA MS**	**61.36%**	459	748	**661**	*46*	1 Modular (2 moved to FMHS)	**199**	91,477
4	**GATEWAY SCHOOL K12**	**9.13%**	19	208	**122**	*0*		**983**	18,673
5	**GRAND RIVER ACADEMY EAST**	**91.98%**	516	561			No Floor Plans Available	**48**	24,530
6	**R5 HIGH SCHOOL**	**72.67%**	218	300	**247**	*0*		**134**	29,133

Total Assessed District Square Footage: **2,869,227 GSF** Average SF / Pupil: **165** Total Scheduled Capacity, All Facilities: **25,309**

10 TECHNOLOGY

IT SYSTEMS SURVEY

The following information documents current D51 instructional technology, equipment, software and other standards (Part One) followed by a listing of preferred conditions - or what should be planned for - in future D51 facilties (Part Two). The document is followed by a narrative vision of the ideal 21st centrury classroom as provided by D51's Technology Services Department.

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Master Plan Questionnaire:
Technology Infrastructure
MCVSD51 School District Facility Master Plan 2024

Respondent Name:
Dan Burke

District Position:
I.T. Director

PART ONE- EXISTING CONDITIONS:

Network Topology

Type of Cabling:
CAT 5e and some CAT 6

Age of Hardware:
Varying ages of Cisco hardware. Most 5 years and newer

Security of Servers:
Symantec endpoint protection, physically locked locations

Source and Bandwidth of Internet Connectivity:
10Gb private WAN through Unite Private Networks

Network Infrastructure

Data Network Equipment:
Cisco Nexus switches

Voice Network Equipment:
Shoretel/Mitel voIP system

Firewall and Security:
Palo Alto Firewall, Symantec Endpoint Protection

Backup and Recovery:
Veeam server backup solution, switch config backup server

Availability and Campus Connectivity (if applicable):

System Standards and Specifications

Operating System:
Windows 10, 11, Chromium, Mac OS, IOS

Activity Director Standards:

Email Services:
Google Gmail

Wireless Services:
Aruba IAP's

Educational Technology

Smart Boards or Teaching Wall:

Interactive smart boards 80% of classrooms have a projector or tv in front, 35% are interactive

Student Equipment:

Desktop computers, one to one chromebooks

Laboratory Equipment:

Desktop computers

Other Classroom Equipment:

Document Camera

Student Areas/Hallways:

Other Notes:

PART TWO – PREFERRED CONDITIONS:

Data and Voice Infrastructure

What type of fiber backbone?
Typical single mode, min 12 strands between MDF and IDFs.

Multimode 6 strand – only exception is grand junction its 12 strand

Number of data outlets per classroom?
Typical 1 outlet with 2 jacks per wall minimum.

Typical 2 boxes with 4 jacks each

CAT 6A or CAT 6 to wireless access points?

Most likely for new buildings

Number of WAPs and drops per classroom?
Typical is (2) CAT 6A to (1) WAP minimum.

Preferred two drops and one AP per classroom

25-pair copper between MDF & IDFs required?

No longer a requirement

Classroom Audio-Visual / Sound Systems

Teaching Wall Video Projection/Display
Items to consider:

- Projector or monitor?
- Touch-screen/interactive vs. non-interactive?
- Ultra-short throw projector or ceiling-mounted?

- Network connectivity to projector/monitor?
- Adjustable mount for monitor?
- Audio Enhancement?

Most places have the ability to cast over our network but because of security reasons we have bot implemented fully

Teaching Wall Inputs and Functionality
Items to consider:

- Numbers and locations of hard-wired inputs (HDMI, USB, audio, etc.) in a classroom?
- Ability for teacher and/or students to broadcast wirelessly? If so, via what device?

Most new builds we have been using a teaching wall in the front utilizing cat 6 over hdmi box

Audio Amplification
Items to consider:

- Sound reinforcement microphone for teacher and handheld microphone for students?
- Teacher able to send silent alert to designated contact via pendant microphone?
- Classroom audio override on paging?
- Network connectivity to amplifier?
- Combination Classroom AV system with Intercom connectivity?

Instructional Audio Systems- Lightspeed Topcat Access distributes high speech intelligibility and full range multimedia sound for all students to hear. Its unobtrusive design and simple installation make it ideal for new construction, room additions, and remodels. The mic that hangs around the teacher's neck with a lanyard can also be your online mic when delivering classroom instruction over the internet.

Closed Circuit Television (CCTV) System

Expand Existing or New:	__Expand Existing	__New System
Preferred Manufacturer:	VI Monitor Plus (server recording software that uses Ip based cameras	
Areas Req. for Coverage:	Entry Doors, hallways. Main gathering places, security usually defines placement of camera	

Fire Alarm System

Expand Existing or New:	__Expand Existing	__New System
Preferred Manufacturer:		
Voice Evac. Required:	__Yes	__No

A VISION FOR 21ST CENTURY CLASSROOM TECH

Courtesy MCVSD51 Technology Services Department 08/2022

The 21st Century Digital Classroom

Today's students are digital natives. They've grown up with technology and it is woven into their daily lives. Use of technology is the 21st century skill they will need in their post-secondary education and the workplace. Classroom engagement competes with countless diversions for students from smart phones, tablets, laptops, and a myriad of social applications. The effective use of technology in schools can be harnessed to improve student engagement and achievement.

Modern Classroom Technology Devices

Teacher Computer – each teacher is equipped with one desktop or laptop computer connected to the District's network resources. These computers are utilized for class preparation, research and preparation, access to curriculum, maintaining class gradebook and student information, communication and collaboration with school and District staff, parents, and students.

Student Computer – Ultimately the goal is that each student starting with the 4th grade will be issued a Chromebook. In lieu of that each classroom should contain at least 6 mobile computers connected to the District's network resources as an instructional tool for engaging students singularly or in collaborative groups.

Output Video Display

- K-7 Classrooms – an interactive display that connects statically or wirelessly to a network attached computer within each classroom. The device may be mounted to a wall, or be mounted on a mobile cart and is used by the classroom teachers as well as the students as an instructional tool for engaging students in the learning process.
- 8-12 Classrooms – a large monitor (non-touch) that connects statically or wirelessly to a network attached computer within each classroom. The device may be mounted to a wall, or be mounted on a mobile cart and is used by the classroom teachers as well as the students as an instructional tool for engaging students in the learning process.

Document Camera – (also known as visual presenters) is a real-time image capture device for displaying an object to a large audience. A document camera is able to magnify and project the images of actual two and three-dimensional objects. They are mounted on arms so they can be placed over a page. This allows a teacher to write on a sheet of paper,and examine instructional objects related to the lesson that will be visible to all classroom students.

Instructional Audio Systems- Lightspeed Topcat Access distributes high speech intelligibility and full range multimedia sound for all students to hear. Its unobtrusive design and simple installation make it ideal for new construction, room additions, and remodels. The mic that hangs around the teacher's neck with a lanyard can also be your online mic when delivering classroom instruction over the internet.

Virtual Field Trips and Interactive Video -Through video conferencing, students in different geographical locations can attend a lecture through online streaming. Video conferences can be set up on Google Hangouts or Zoom, and Guest Speakers can easily address the students. Video conferencing can help reduce travel costs and time required to give speeches at different places. This technology can also become a means of classroom attendance for students who may have extended absences.

Modern Cloud-based Applications

Many of the modern applications extend learning beyond the text – and beyond the classroom walls. It ultimately exposes students and teachers to new online global communities. They can also promote a global awareness, which is an essential component to a 21st century education.

Google Classroom, Schoology, G Suite for Education - Teachers use Google Classroom, or if available, Schoology , and G Suite for Education — to deliver assignments to students and to provide effective and efficient feedback, for example — and it can be a great landing page for students as they navigate assignments. At the beginning of a lesson, teachers can direct students to assignment goals, objectives, and instructions in Google Classroom, which can also be used to distribute a lesson's digital texts and other resources.

In flipped environments where students take notes on instructional videos digitally, Classroom can be used to assign a unit Google Doc to students for that purpose. Teachers can establish this procedure as a norm at the beginning of the school year so students know that they should begin each class period by going to Google Classroom. This technology also reduces the need for paper usage to print assignments. Since each of these are cloud-based offering, teachers and students have the ability to access them from any location with Internet access.

11 IMPLEMENTATION PLAN

FUTURE USE ANALYSIS

In general, the district's current facilities will remain operating under their current use. Facility use will not change significantly as a result of the planning process. In terms of grade configuration, elementary schools will continue to serve grades PK-5, middle schools grades 6-8, and high schools grades 9-12.

One specific change during the planning process included reverting the Fruita 8-9 Junior High back to the traditional 6-8 grades. 9th graders from Fruita 8-9 will move to Fruita Monument High School for the 2024-'25 school year. This was a result of closing Fruita Middle School and consolidating those students to the Fruita "8-9" building.

IMPLEMENTATION PLAN : FACILITIES OPTIONS

The planning committee considered several approaches to addressing the district-wide facility needs in D51. Each approach (labelled "Track") considered a 5-phase, 25 year outlook on improvement work in D51, divided into the categories of elementary, middle and high school work.

There was heavy attention to deferred maintenance and safety upgrades for all schools in each Track. It was noted that some schools should require replacement soon, rather then heavy investments in renovation, and some Tracks gave more immediacy to high school upgrades.

The following pages (Tracks A through C) depict the various strategies and conversations considered by the planning team and the committee.

MASTER PLAN TRACK: OPTION A

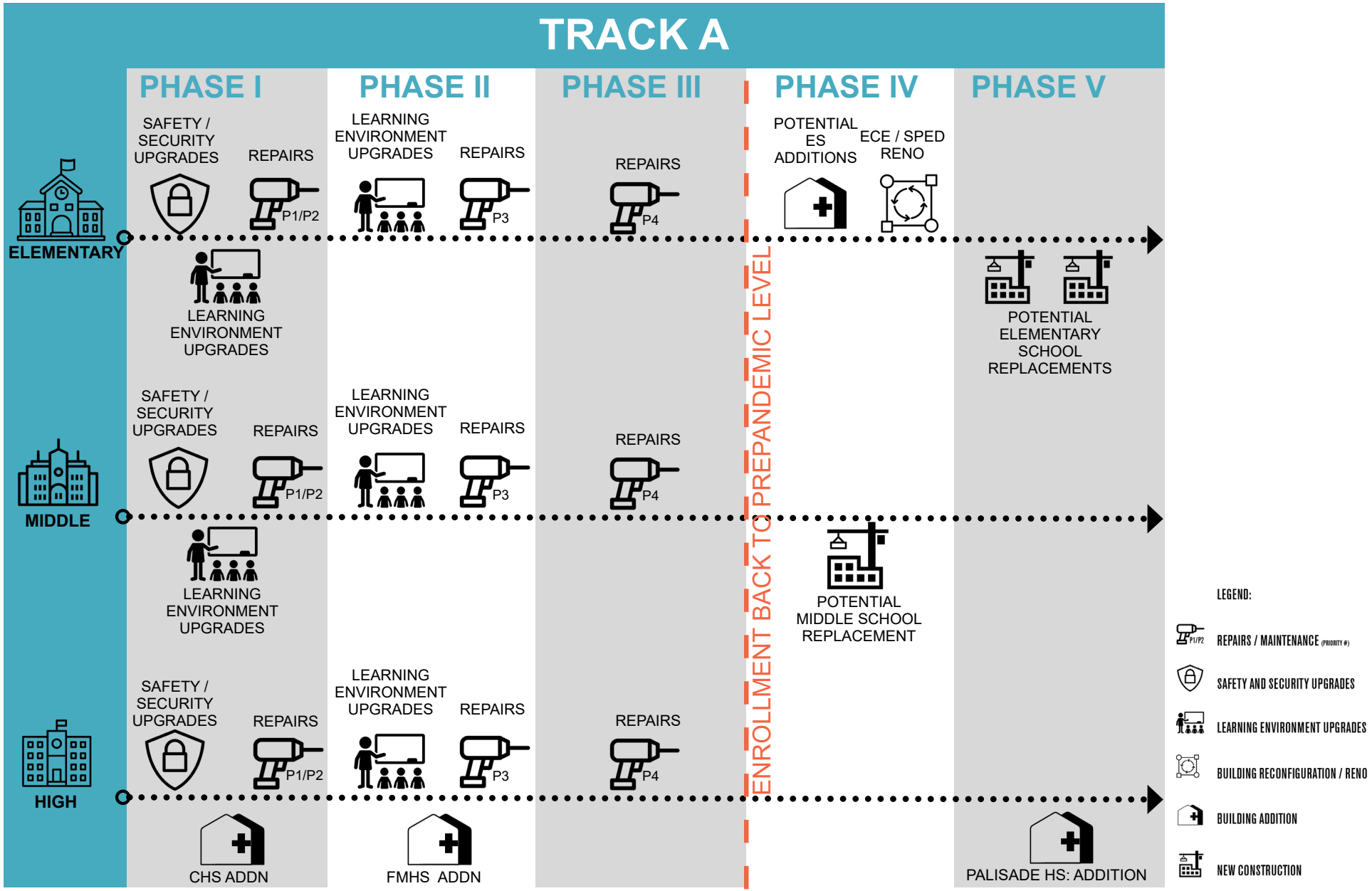
STRATEGY, TRACK A

Balanced Approach to Improving all Schools

Defers Most New Construction to Later Phases

Address Priority Repairs by Phase

Flexible Option for incorporating Special Education (SPED) and Preschool (PK) Needs


TRACK A
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
ELEMENTARY
MIDDLE
HIGH
SAFETY / SECURITY UPGRADES
REPAIRS
P1/P2
LEARNING ENVIRONMENT UPGRADES
P3
P4
POTENTIAL ES ADDITIONS
ECE / SPED RENO
POTENTIAL ELEMENTARY SCHOOL REPLACEMENTS
POTENTIAL MIDDLE SCHOOL REPLACEMENT
CHS ADDN
FMHS ADDN
PALISADE HS: ADDITION
ENROLLMENT BACK TO PREPANDEMIC LEVEL
LEGEND:
REPAIRS / MAINTENANCE (PRIORITY #)
SAFETY AND SECURITY UPGRADES
LEARNING ENVIRONMENT UPGRADES
BUILDING RECONFIGURATION / RENO
BUILDING ADDITION
NEW CONSTRUCTION

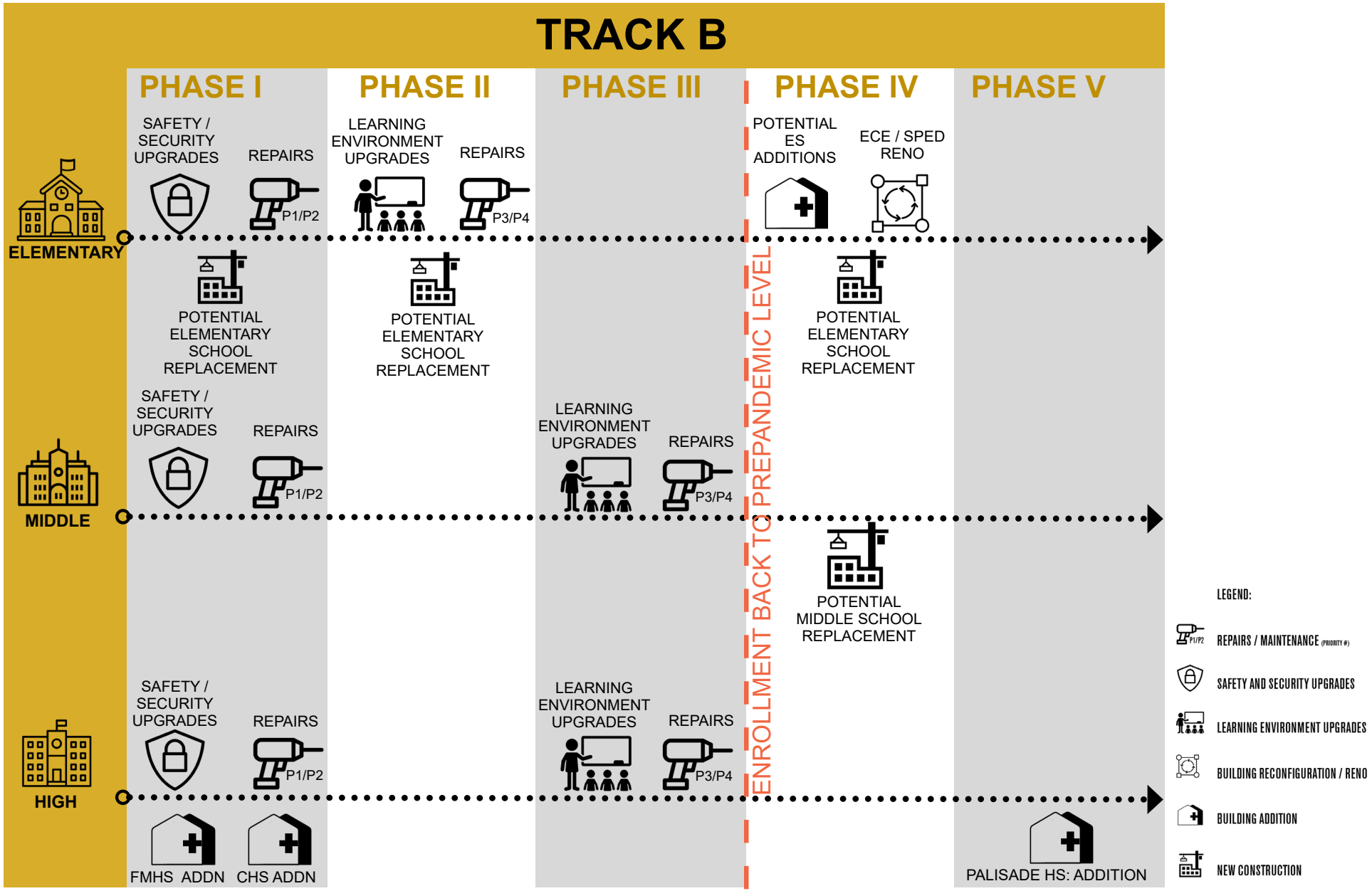
MASTER PLAN TRACK: OPTION B

STRATEGY, TRACK B

Mix of Improvements and Replacements

Spreads New Construction Across Phases

Address Priority Repairs by School Type


TRACK B
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
ELEMENTARY
SAFETY / SECURITY UPGRADES
REPAIRS
P1/P2
LEARNING ENVIRONMENT UPGRADES
REPAIRS
P3/P4
POTENTIAL ES ADDITIONS
ECE / SPED RENO
POTENTIAL ELEMENTARY SCHOOL REPLACEMENT
POTENTIAL ELEMENTARY SCHOOL REPLACEMENT
POTENTIAL ELEMENTARY SCHOOL REPLACEMENT
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REPAIRS
P3/P4
POTENTIAL MIDDLE SCHOOL REPLACEMENT
HIGH
SAFETY / SECURITY UPGRADES
REPAIRS
P1/P2
LEARNING ENVIRONMENT UPGRADES
REPAIRS
P3/P4
FMHS ADDN
CHS ADDN
PALISADE HS: ADDITION
ENROLLMENT BACK TO PREPANDEMIC LEVEL
LEGEND:
REPAIRS / MAINTENANCE (PRIORITY #)
SAFETY AND SECURITY UPGRADES
LEARNING ENVIRONMENT UPGRADES
BUILDING RECONFIGURATION / RENO
BUILDING ADDITION
NEW CONSTRUCTION

MASTER PLAN TRACK: OPTION C

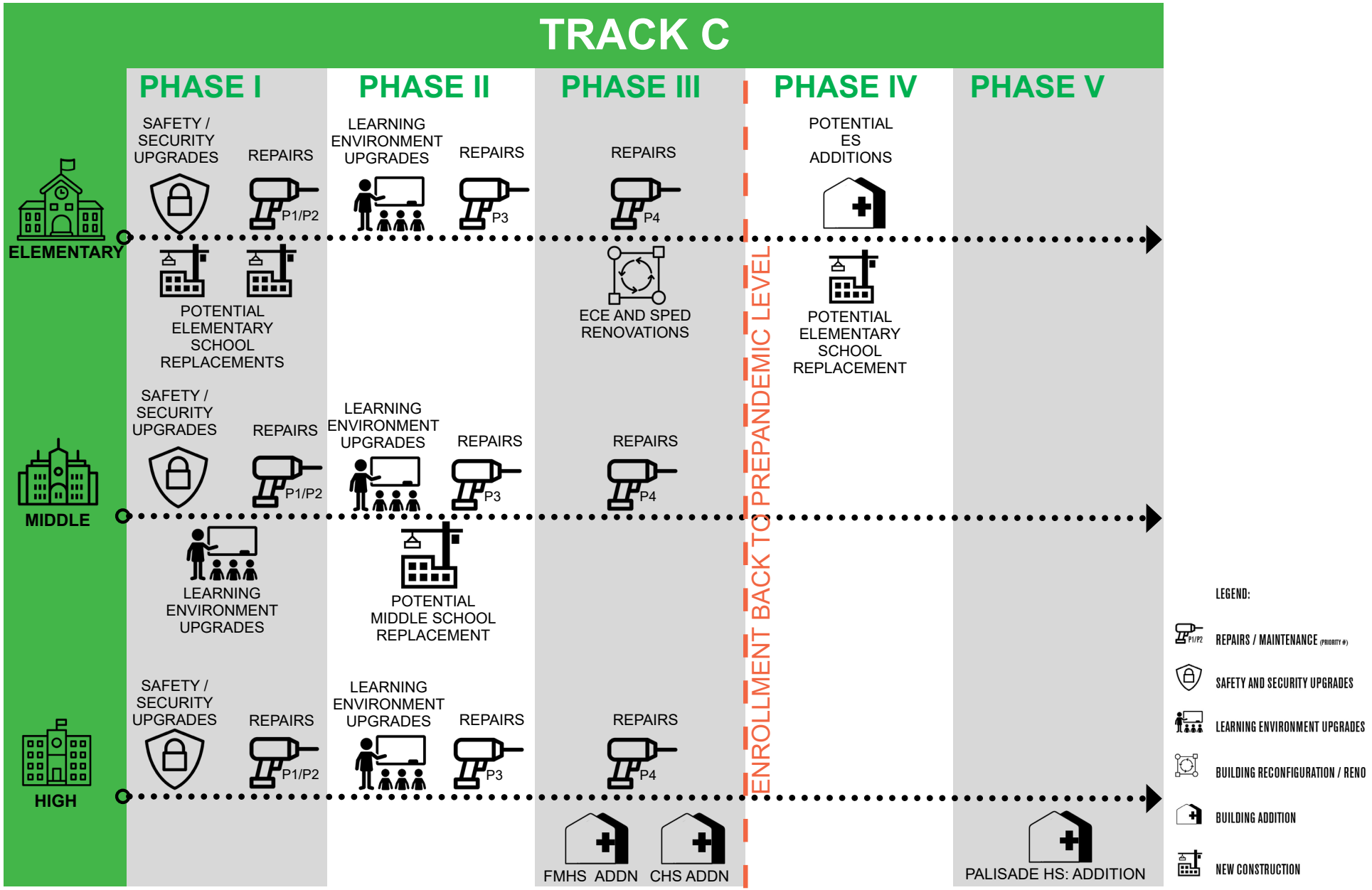
STRATEGY, TRACK C

Balanced Approach to Improving all Schools

Spreads New Construction Across Phases, by school type

Address Priority Repairs by Phase

Takes Advantage of Low Enrollment for Needed Renovations


TRACK C
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
ELEMENTARY
MIDDLE
HIGH
SAFETY / SECURITY UPGRADES
REPAIRS
P1/P2
LEARNING ENVIRONMENT UPGRADES
REPAIRS
P3
REPAIRS
P4
POTENTIAL ES ADDITIONS
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ECE AND SPED RENOVATIONS
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LEGEND:
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SAFETY AND SECURITY UPGRADES
LEARNING ENVIRONMENT UPGRADES
BUILDING RECONFIGURATION / RENO
BUILDING ADDITION
NEW CONSTRUCTION

DISTRICT HIGH-PERFORMANCE STRATEGIES

Sustainability

The district will be focused on achieving energy-efficient facilities that minimize maintenance and operational costs while maximizing the performance of the students. The following goals should be targeted as fundamental aspects of sustainability and high-performance:

· Maximize energy and water conservation
· Energy efficient building envelopes
· Appropriate day lighting in all learning environments
· High level of acoustic performance in learning environments
· Improved indoor air quality
· Eliminate toxic and hazardous substances

Durability

All educational facilities should be constructed with the longevity of the building in mind. That means not only using durable materials but also designing the facility with as much built-in flexibility as possible. When considering the materials to be used, the most durable, such as masonry, also become the most sustainable. The issues of resource control - what to build, where to build, and budget- are basic to sustainability in design. The use of materials that are timeless in nature as well as durable will lead to a structure that retains its usefulness for an extended period of time.

Energy and Water Efficiency

Careful selection of the facility mechanical systems will have one of the largest impacts on operational costs for the district. Energy-efficient mechanical systems such as geo-exchange ground-source heat-pump systems, energy recovery ventilators, and / or high-efficiency central boilers will all be evaluated for each project in developing the most appropriate current systems for the Mesa County climate. LED (light-emitting diode) electrical lighting will be provided throughout all new facilities, which is the most energy-efficient lighting available. Low-flow and automatic plumbing fixtures will minimize the consumption of water in the new facilities.

Daylight

Of all the elements that make up a high-performance school, none has greater impact on quality of learning than daylight. Daylight can be introduced into school buildings in many ways — including windows, skylights and light shelves. Sometimes, entire outside walls can disappear through the use of overhead doors and moveable panels so that daylight can wash into interior spaces.

Building Envelope

Thoroughly and continuously insulated exterior building envelopes are fundamental to achieving high energy performance in the local climate. Meeting or exceeding the requirements of the International Energy Conservation Code will ensure that other investments, such as high-efficiency mechanical systems or renewable energy, are not short-circuited by poorly performing outer walls and roof.

Renewable Energy

Once the foundation is laid for a sustainable building through a well-insulated envelope, daylight, energy-efficient HVAC, and long-lasting materials, then renewable energy can be considered for taking the efficiency of the project to the next level. In the Grand Junction area of Colorado, the renewable energy approach with the most potential for return on investment is an on-site photovoltaic system. The appropriateness of this system is subject to a specific site-based solar study that considers the shadows from surrounding terrain and the duration of sunlight received during the day on site. Previously, D51 has installed photovoltaic panels on facility roofs, but placement in a ground-mounted array, or integration with covered parking canopies are alternatives currently being explored. Potential for Wind and Biomass renewables are not significant on the Western Slope according to the National Renewable Energy Laboratory. True geothermal energy is possible but is likely cost-prohibitive on projects of this scale.

PRELIMINARY PROJECT MANAGEMENT PLAN

The master plan projects should be managed by an Owner's Representative (OR). The OR will manage the project on the school's behalf to ensure the project is progressing appropriately pursuant to the schedule, monitor quality and budget as the project progresses, and interact with the school representatives and architect to provide direction/alternatives to matters that may arise. The design phase will be overseen by an architect as selected by the Owner. The architect will be involved with management of project with respect to administering questions related to design from the construction team and provide regular site visits to inspect the project with the OR for quality, conformance to the construction documents, and review of the contractor pay applications.

The school will consider the delivery methods of either hard-bidding to General Contractor, or a Construction Manager-General Contractor (CMGC) approach. A CMGC will provide pre-construction services in the form of cost estimating, scheduling, and other advisory roles during the design phase of the project in cooperation with the architect. The delivery methods will be evaluated based on the scope and complexity of the project, the apparent bidding and construction cost climate, and the necessary schedule for completion.

FINAL PROJECT RECOMMENDATIONS + 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.

PHASE 2

Further deferred maintenance + code upgrades at elementary level

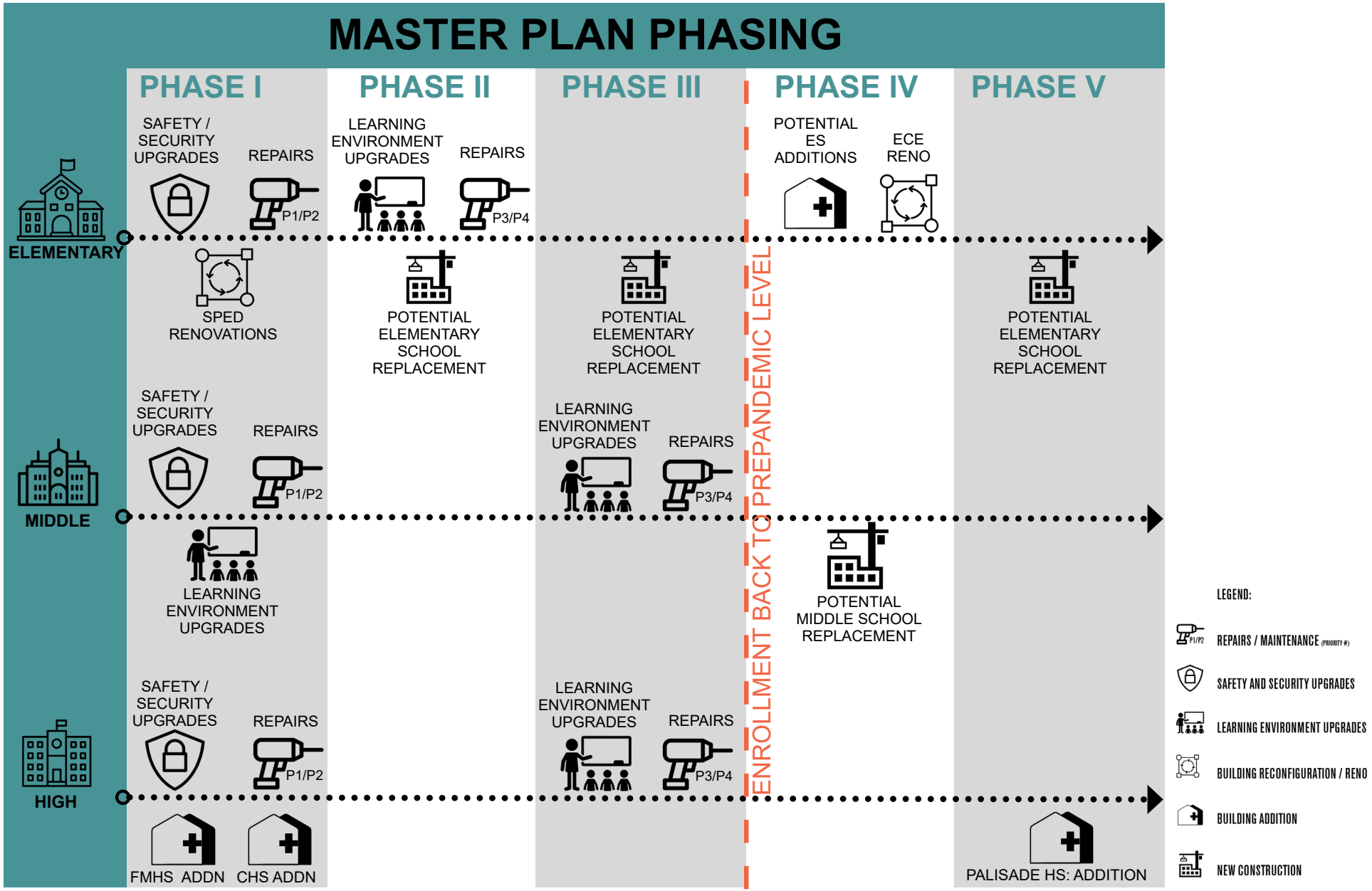
Elementary schools receive Priority 3 and 4 improvements.

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.


MASTER PLAN PHASING
PHASE I
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PHASE V
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P1/P2
SPED RENOVATIONS
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BUILDING RECONFIGURATION / RENO
BUILDING ADDITION
NEW CONSTRUCTION

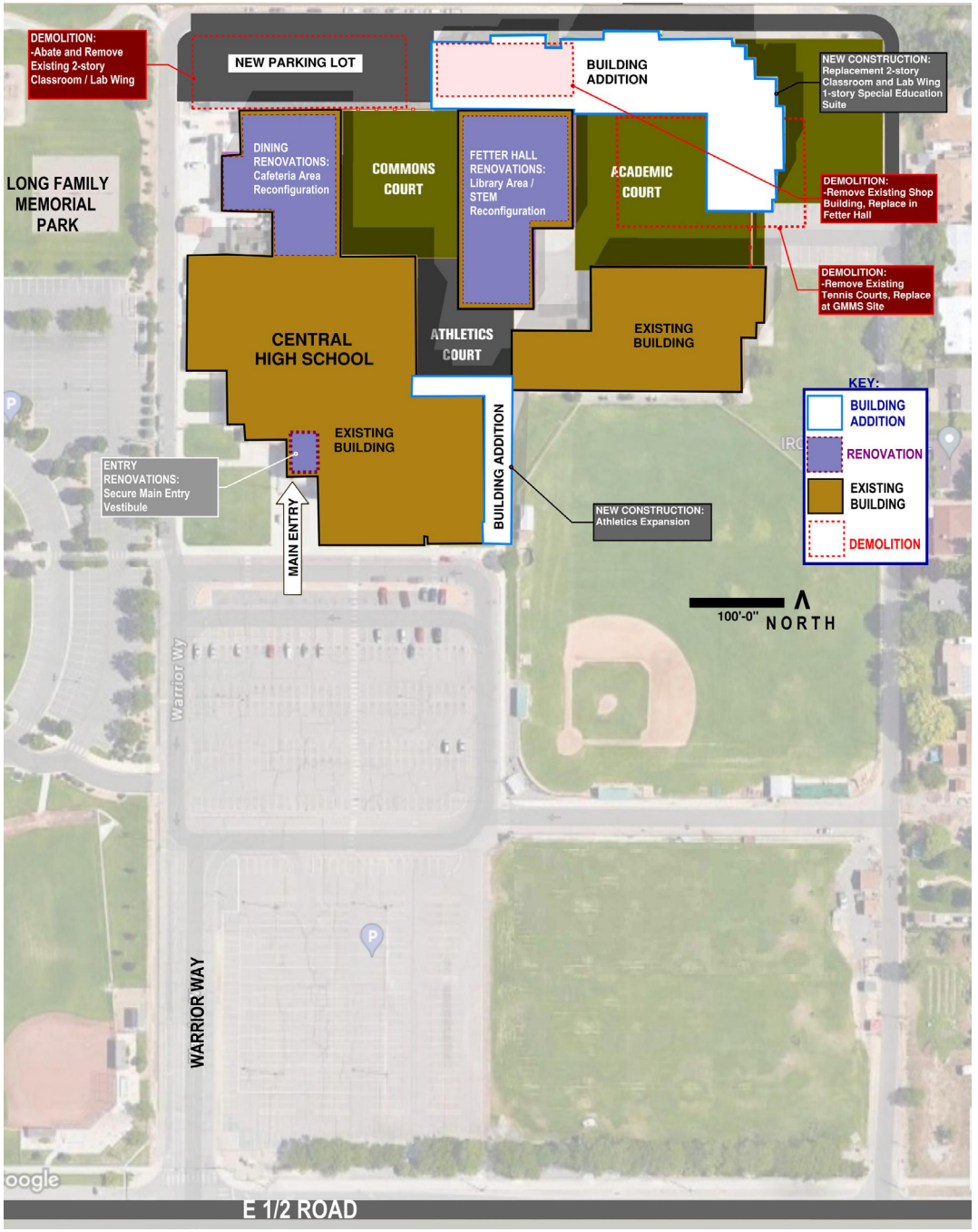
MAJOR PROJECTS, PHASE 1

CENTRAL HIGH

Central High School is composed of several disconnected buildings that students must walk outdoors to access. Additionally, there are ADA issues in accessing the original classroom wing, which is old, contains hazardous materials, is inflexible and lacks an elevator. The original classrooms are also quite small.

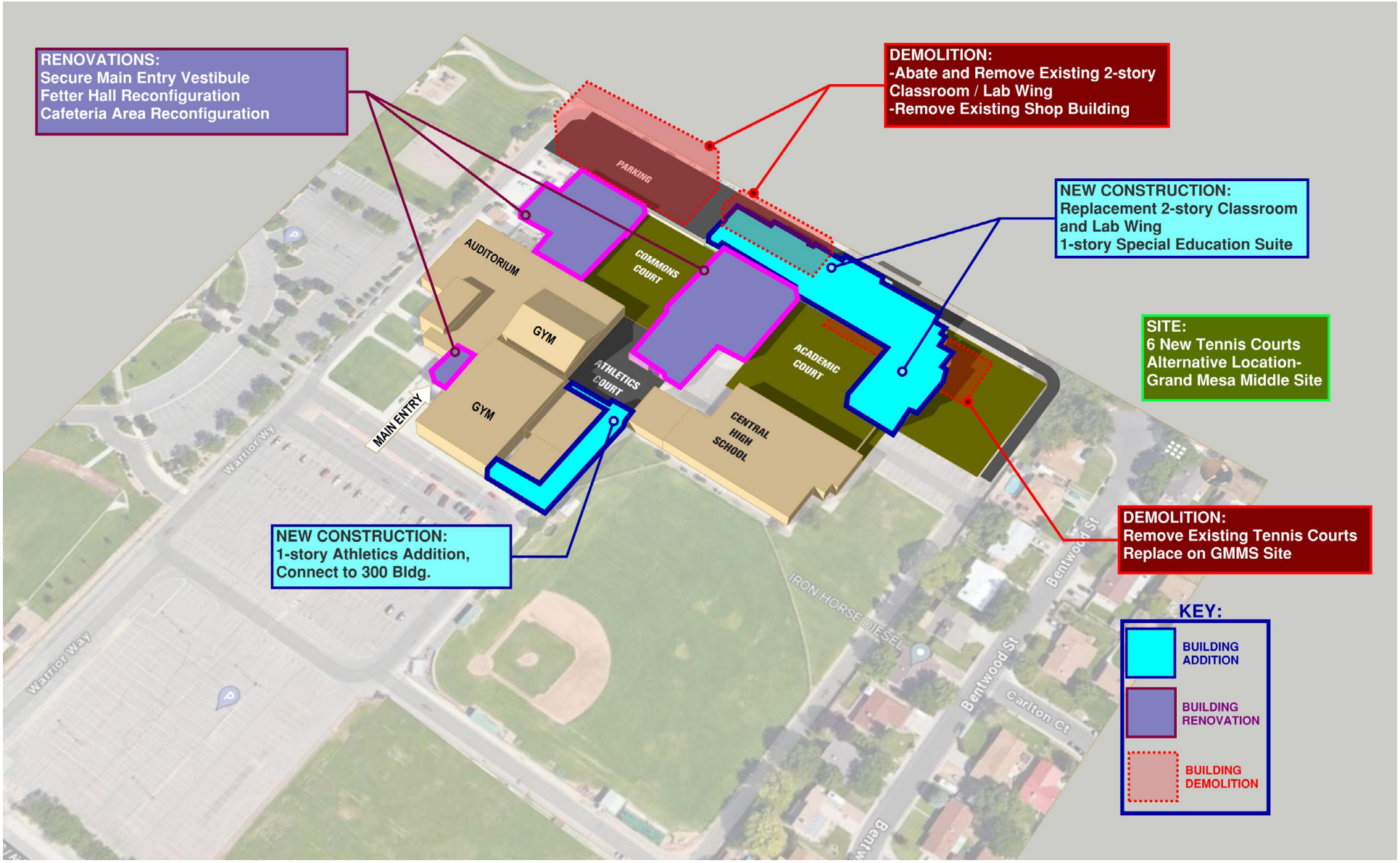
The proposed project at Central High School would replace the older classroom wing with a new, 2-story wing that will connect the classroom buildings and enclose the inner courtyards at the site. The new wing will include larger classrooms and science labs, plus next-generation learning and breakout spaces. An expansion of the athletics area was also deemed a priority and that expansion will help enclose and secure the courtyard. A new secure entry vestibule at the main entry will be created to prevent visitors from accessing the school directly upon entering. Instead, they will need to check in with administration before having access to the rest of the school. The following improvements will be accomplished through the addition-renovation project:

- Updated HVAC systems in new and renovated areas
- Updated plumbing fixtures in new and renovated areas
- Hazardous material abatement in renovated areas
- Fire sprinkler system throughout the school
- Full ADA access for majority of school
- It is projected that Phase 1 Proposed work would **raise the Grade of Central High School from "C" to "A" Tier.**



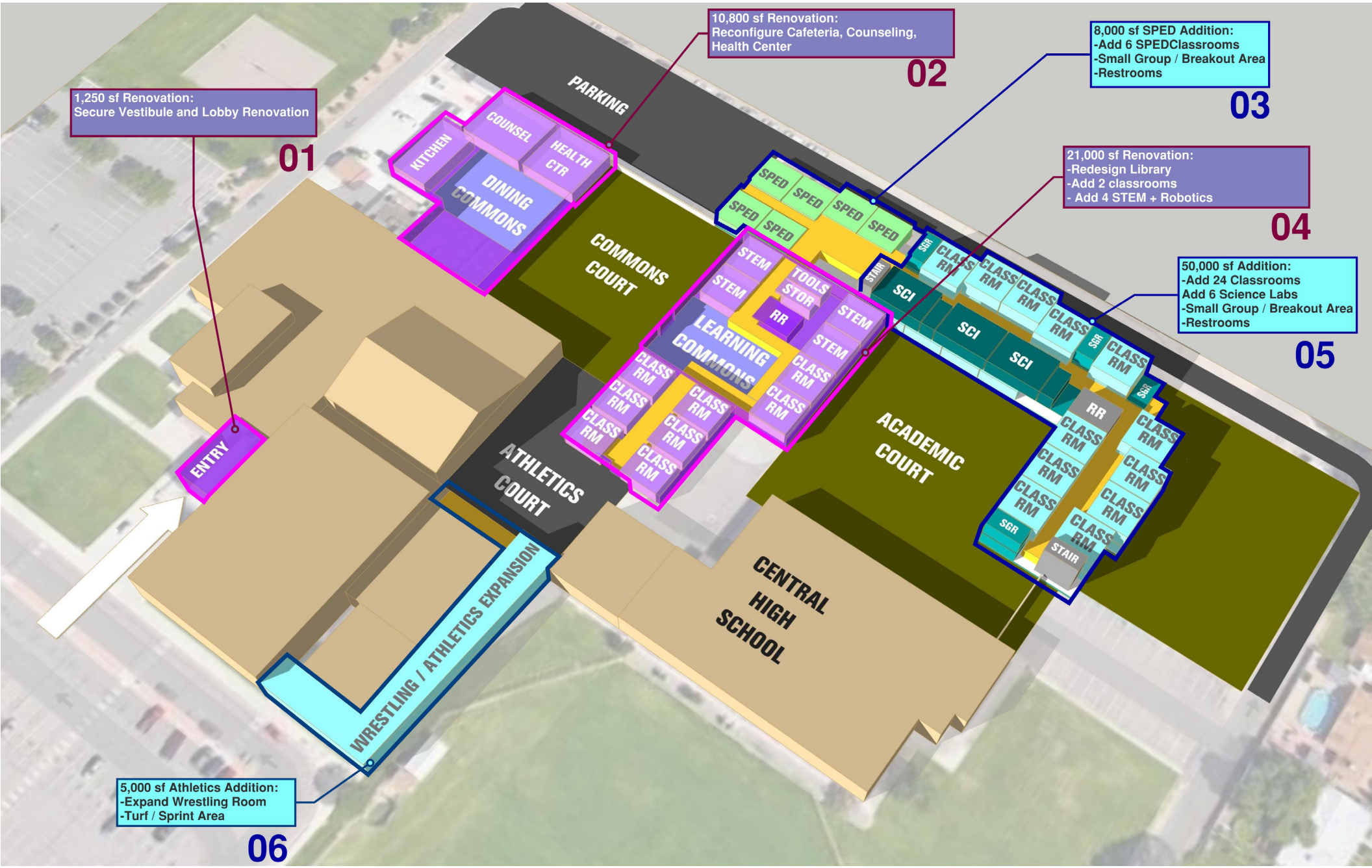
MAJOR PROJECTS, PHASE 1

CENTRAL HIGH SCHOOL



MAJOR PROJECTS, PHASE 1

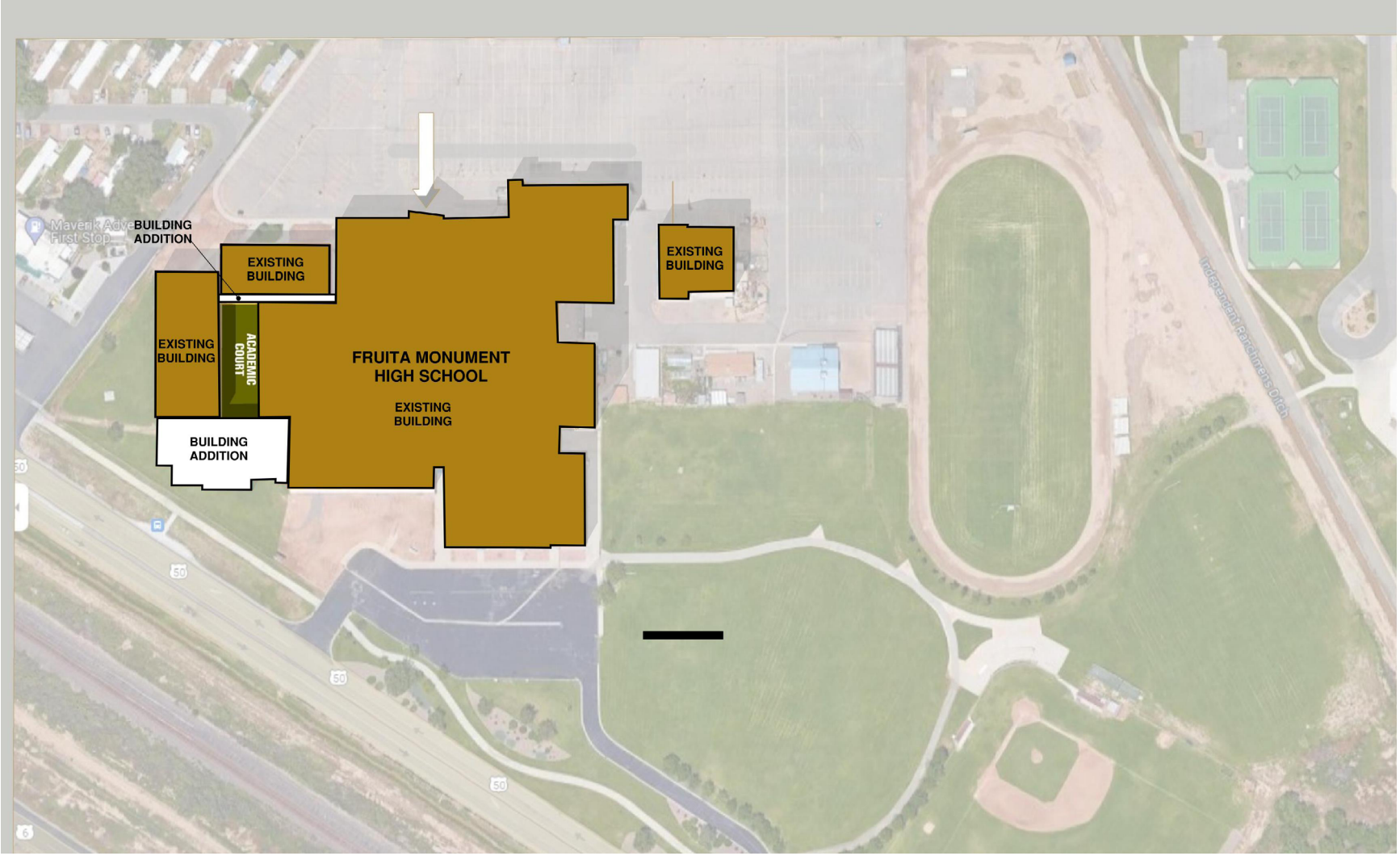
CENTRAL HIGH SCHOOL



MAJOR PROJECTS, PHASE 1

FRUITA MONUMENT HIGH SCHOOL

Another high school that would benefit from security improvements is Fruita Monument. There are several classroom buildings at this school that students must travel to by walking outdoors, and even along the parking lot, to get to class. Some classrooms have exterior doors for access. The project at FMHS proposed a new classroom wing that will connect the main school and enclose the outdoor courtyard. The new wing will include science labs to replace the older, inadequate labs at the school now. Two wings will be renovated to enlarge classrooms and eliminate the need to access them directly from the exterior. The renovations will also provide new Makerspace and Robotics labs. The former science labs will be converted to general classrooms within the current school.

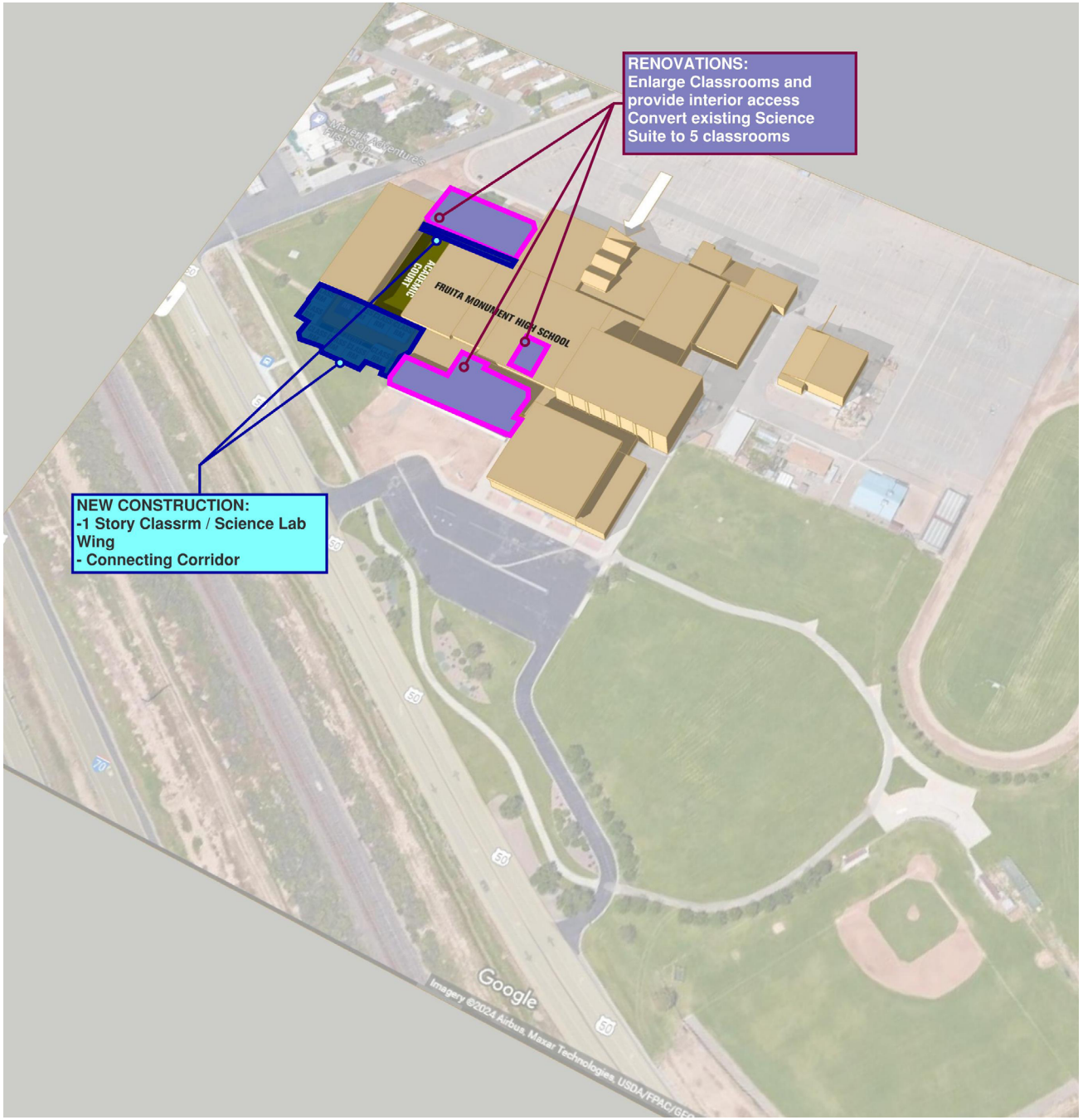


MAJOR PROJECTS, PHASE 1

FRUITA MONUMENT HIGH

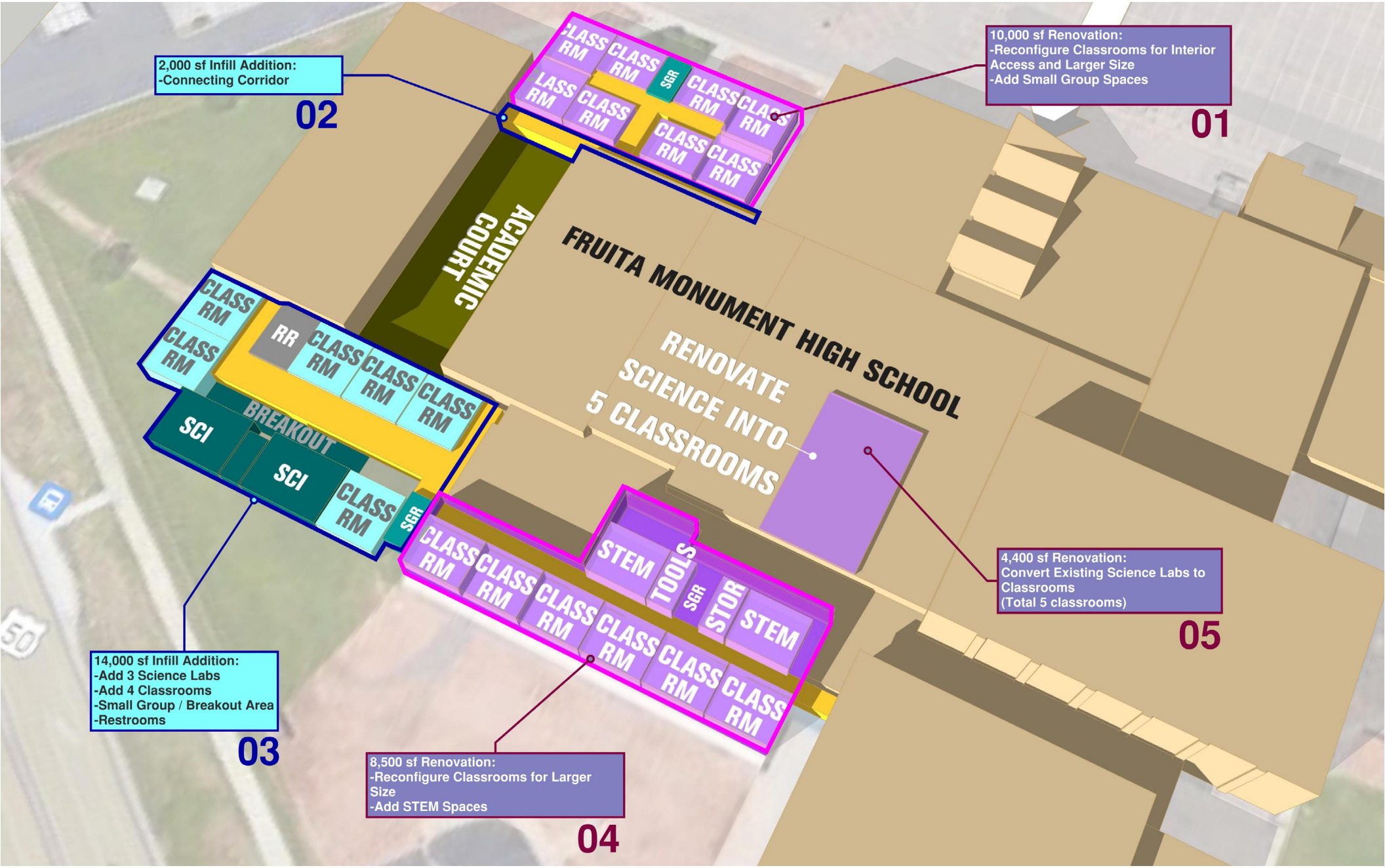
The following improvements will be accomplished through the addition-renovation project:

- Updated HVAC systems in new and renovated areas
- Updated plumbing fixtures in new and renovated areas
- Improved drainage on site
- It is projected that Phase 1 Proposed work would **improve conditions at Fruita Monument High School, though the overall facility grade will remain in the "B" Tier.**



MAJOR PROJECTS, PHASE 1

FRUITA MONUMENT HIGH SCHOOL



MAJOR PROJECTS, PHASE 1
TYPICAL ELEMENTARY SCHOOL RENOVATIONS

A general strategy adopted by the planning committee was to propose renovating certain schools which are currently below capacity. With potentially some classrooms or spaces underutilized, there is an opportunity to create much needed modernized spaces for small group, intervention, project-based learning and most urgently, Special Education (SPED). Many such spaces within the schools have been adapted from storage closets , curriculum rooms, and staff offices into SPED and group rooms. Often the modern needs of SPED programs and equipment were not known at the time of original design and are not accommodated by the older buildings. Converting some empty classrooms into Special Ed suites or small group break out areas can support Next Generation Learning in the schools. Converting storage rooms back to their original purpose will also help maintenance and custodial store the right equipment and supplies for maximizing building life and durability (See the following pages for further details.)

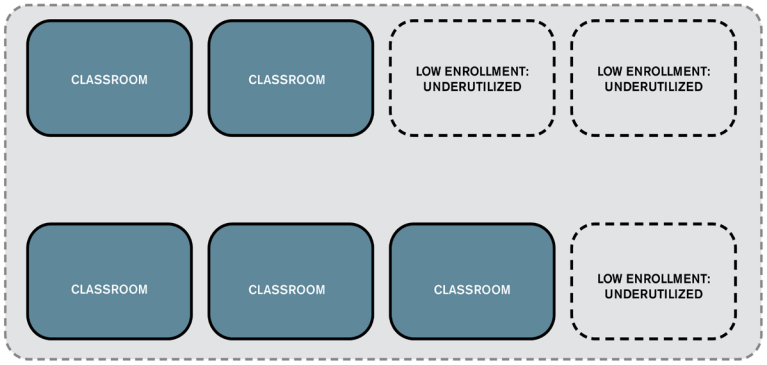
MAJOR PROJECTS, PHASE 1
TYPICAL ELEMENTARY SCHOOL RENOVATIONS

Special Education / Small Group Renovations

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

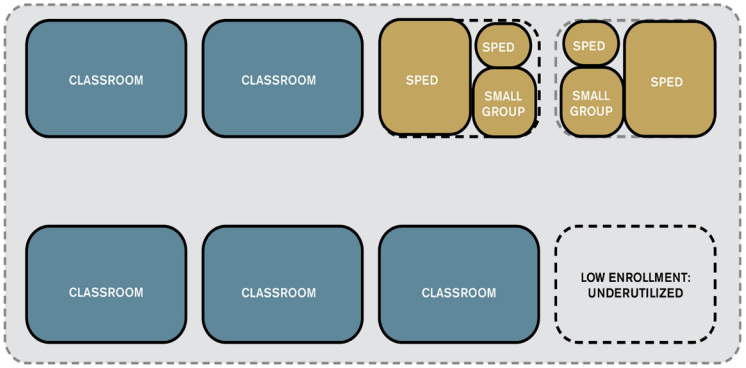
1 Typical Classroom Wing:

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



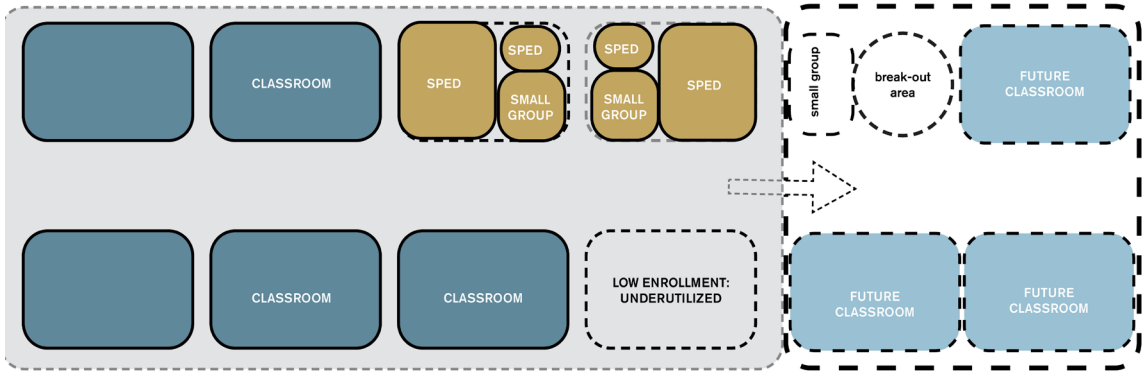
2 Proposed Renovations:

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 accomodate 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
FRUITA MONUMENT HS IMPROVEMENTS	$18 - 21 M
POTENTIAL BOND PROJECT TOTAL	$178 M - 190M

CENTRAL HIGH SCHOOL

Grand Junction, CO

Conceptual Cost Estimate

hord | coplan | macht

03.22.2024

Phase / Project	Area / Size	Unit Cost for Construction	Construction Costs	Project Costs	Total Costs	Escalated Costs		Comments
DEMOLITION								
Demolish Exist. Tennis Courts	16000 sf	$6.00	$96,000	$32,000	$128,000	$140,800		
Demolish Existing Shop Building	12000 sf	$20.00	$240,000	$80,000	$320,000	$352,000		
Demolish Existing Classroom Wing	48000 sf	$20.00	$960,000	$320,000	$1,280,000	$1,408,000		
Demolish Fetter Hall Interior	21000 sf	$7.00	$147,000	$49,000	$196,000	$215,600		
Demolish Cafeteria Interior	10800 sf	$7.00	$75,600	$25,200	$100,800	$110,880		
TOTAL			$1,518,600	$506,200		$2,227,280	$2,227,280	
NEW CONSTRUCTION								
New 2-Story Classroom + Science Wing	50000 sf	$550.00	$27,500,000	$9,166,667	$36,666,667	$40,333,333		
New Special Education Wing	8000 sf	$550.00	$4,400,000	$1,466,667	$5,866,667	$6,453,333		
New Infill Weight Room / Athletics Expansion	5000 sf	$550.00	$2,750,000	$916,667	$3,666,667	$4,033,333		
New Tennis Courts (6)	22000 sf	$34.00	$748,000	$249,333	$997,333	$1,097,067		
New Parking Lot	24000 sf							in new building sf cost
Academic Courtyard	25000 sf							in new building sf cost
Commons Courtyard	25000 sf							in new building sf cost
TOTAL			$35,398,000	$11,799,333		$51,917,067	$51,917,067	
RENOVATIONS								
Renovate Fetter Hall (New Library / STEM)	21000 sf	$225.00	$4,725,000	$1,575,000	$6,300,000	$6,930,000		
Renovate Cafeteria / Counseling / Health Center	10800 sf	$350.00	$3,780,000	$1,260,000	$5,040,000	$5,544,000		
Renovate Lobby for Secure Entry Vestibule	1250 sf	$225.00	$281,250	$93,750	$375,000	$412,500		
TOTAL			$8,786,250	$2,928,750		$12,886,500	$12,886,500	
SUBTOTAL			$45,702,850	$15,234,283		$67,030,847		
TOTAL CENTRAL HIGH							**$67,030,847**	

NOTES:

"Construction Costs" include building and immediate site

"Project Costs" include design fees, surveys, furniture, technology, misc. soft costs, assumed to be 33% of total costs.

"Escalated Costs" assume 10% annually

FRUITA MONUMENT HIGH SCHOOL

Fruita, CO

Conceptual Cost Estimate

hord | coplan | macht

03.22.2024

Phase / Project	Area / Size	Unit Cost for Construction	Construction Costs	Project Costs	Total Costs	Escalated Costs		Comments
DEMOLITION								
Demolish Interior, Existing Classroom Wing A	10000 sf	$9.00	$90,000	$30,000	$120,000	$132,000		
Demolish Interior, Existing Classroom Wing B	8500 sf	$9.00	$76,500	$25,500	$102,000	$112,200		
TOTAL			$166,500	$55,500		$244,200	$244,200	
NEW CONSTRUCTION								
New 1-Story Classroom + Science Wing	14000 sf	$550.00	$7,700,000	$2,566,667	$10,266,667	$11,293,333		
New Connecting Corridor	2000 sf	$550.00	$1,100,000	$366,667	$1,466,667	$1,613,333		
Academic Courtyard	12000 sf							in new building sf cost
TOTAL			$8,800,000	$2,933,333		$12,906,667	$12,906,667	
RENOVATIONS								
Renovate North Classroom Wing	10000 sf	$225.00	$2,250,000	$750,000	$3,000,000	$3,300,000		
Renovate South Classroom Wing	8500 sf	$225.00	$1,912,500	$637,500	$2,550,000	$2,805,000		
Renovate Existing Science Labs into Classrooms	4000 sf	$225.00	$900,000	$300,000	$1,200,000	$1,320,000		
TOTAL			$5,062,500	$1,687,500		$7,425,000	$7,425,000	
SUBTOTAL			$14,029,000	$4,676,333		$20,575,867		
TOTAL FRUITA MONUMENT HIGH							**$20,575,867**	

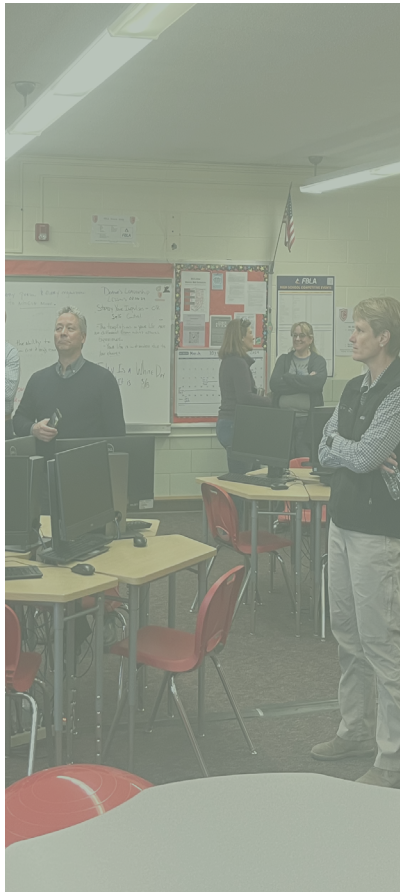
NOTES:

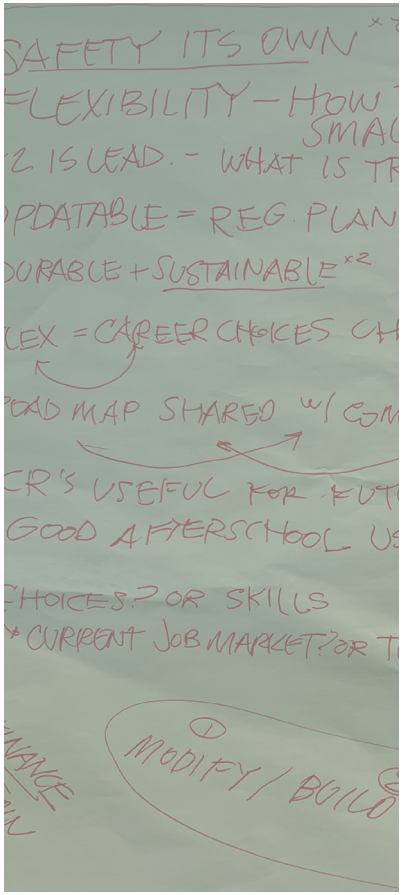
- **"Construction Costs"** include building and immediate site
- **"Project Costs"** include design fees, surveys, furniture, technology, misc. soft costs, assumed to be 33% of total costs.
- **"Escalated Costs"** assume 6% annually

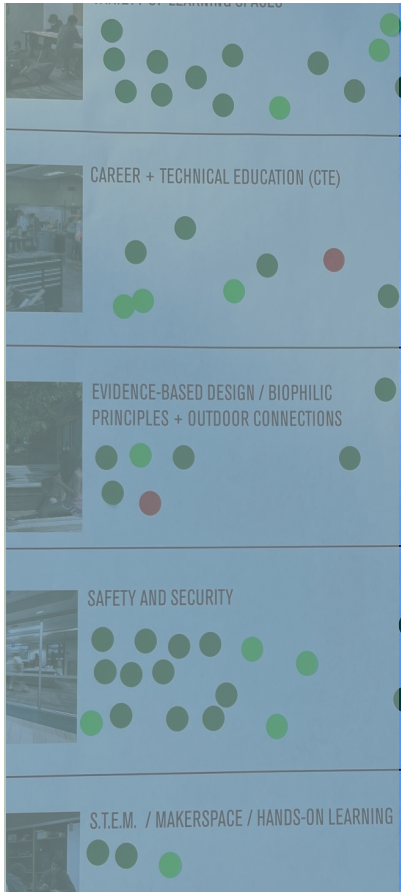
12 CONCLUSION

CONCLUSION

This plan is intended to provide a clear, transparent and flexible framework for guiding facility decisions over the next 25 years. The plan was developed over the course of six months through close investigation and careful consideration of the district's facility needs. The plan proposes a balanced approach in the early phases of work to improving safety and security–the planning committee's highest priority–addressing maintenance needs, and enhancing the learning environments in the face of growing individual and Special Education demands. The planning committee initially emphasized the need to accomplish a great deal of deferred maintenance improvements at all levels of school buildings. Assessments across the district pointed to over $580 Million in upcoming facility needs over the next 10 years in maintenance and code compliance efforts alone. However, the looming issue of declining enrollment in D51 and across the State of Colorado shifted the committee's approach to strategic selection of the right projects at the right time for investment. Major upgrades to Central and Fruita Monument High Schools should be tackled early with the above goals in mind, considering that significant investments at the high schools will eventually benefit most students in the district. An incremental replacement of several older elementary schools is distributed among phases following the recovery of student population in 10-12 years. In the meantime, these schools' conditions do not warrant heavy investment in maintenance and upgrades but rather holding out for a new building in the near future. The plan is built to be updated as needed to adjust priorities and track progress to ensure D51's "brightest future."







APPENDIX A.1

MEETING RECORDS:
- PLANNING COMMITTEE 01-06
- FOCUS GROUP INTERVIEWS

The following meeting records each represent a point in time during the planning process, so meeting references and statements may not align with the final recommendations or conclusions of the preceding report.

School District 51
MESA COUNTY VALLEY
Engage, Equip, and Empower

MESA COUNTY VALLEY SCHOOL DISTRICT 51

DISTRICT WIDE FACILITIES MASTER PLAN

Planning Committee Meeting #1 - October 12, 2023

hord | coplan | macht

PLANNING MEETING #1

ATTENDEES

Matt Porta	Principal Architect with Hord Coplan Macht	mporta@hcm2.com
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Clint Garcia	Chief Operating Officer with District 51	clint.garcia@d51schools.org
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Eric Nilsen	Retired long-time employee with District 51	eric.nilsen@d51schools.org
Dr. Brian Hill	Superintendent of Schools - District 51	brian.hill@d51schools.org
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~~Patrice Clark~~		patrice.clark@d51schools.org
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Scott Swartwood	Principal at West Middle School	scott.swartwood@d51schools.org
Ray Scott	Project Manager with Dynamic Program Management	ray.scott@dynamicpm.com
Zachary Moore	Principal at Pear Park Elementary School	zachary.moore@d51schools.org
~~Will Jones~~	Director, MCVSD Board of Education	will.jones@d51schools,org

MEETING GOALS

The goal of today's meeting was to kick off the planning process for the Mesa County Valley School District comprehensive facilities master plan. The agenda includes Introductions, an Overview of the Master plan Process, Open Discussion on Vision and Goals, a Summary of Next Generational School Design Elements and the Definition of Next Steps.

INTRODUCTIONS

All attendees introduced themselves, their role within the District or Community and identified the perspective they bring to the process. The planning committee does consist of diverse perspectives, representing all the communities the School District serves as well as a balance of school district employees and community members.

ENGAGING THE MESA COUNTY COMMUNITIES

MASTER PLANNING PROCESS

Lyn provided a summary and outline of what is included in the master planning process, which is broken into 4 steps.

Step 1: Learn:

- Majority of the work for HCM in this phase is complete. It includes the physical assessment of all the schools and district buildings and the establishment of the process and schedule with the Executive Team.

Step 2: Analyze:

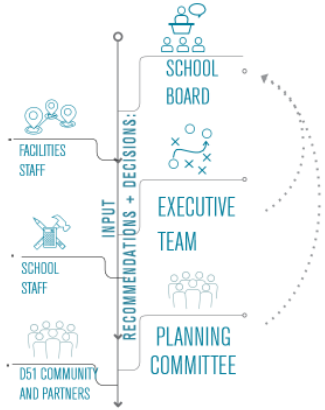
- This is the current phase of the process. Includes the evaluation of the data from the facility assessments and the establishment of the Planning Committee.
- The Planning Committee's role in the process is to establish priorities of needs at each facility and provide feedback on options that address those priorities. Ultimately, the Planning Committee will be providing the Executive Team and the School Board recommendations of priorities and work packages.

Step 3: Develop:

- This Planning Committee will be very active within this phase of the process.
- Phase includes engagement with focus groups that will be tasked with providing specific feedback on the facilities related to a focused / specific topic.
- Options for each facility, based on scopes of work established as priorities will be evaluated by the Planning Committee.

Step 4: Refine

- This phase hones further development on specific recommended solutions.
- Construction costs are applied to each scope of work.
- Scopes are organized into work packages that can fit into future bond issues.
- Final master plan presented to the Board of Education.



VISION AND GOALS

VISION STATEMENT, DISTRICT 51

Engage, Equip, and Empower

our learning community today for a limitless tomorrow.

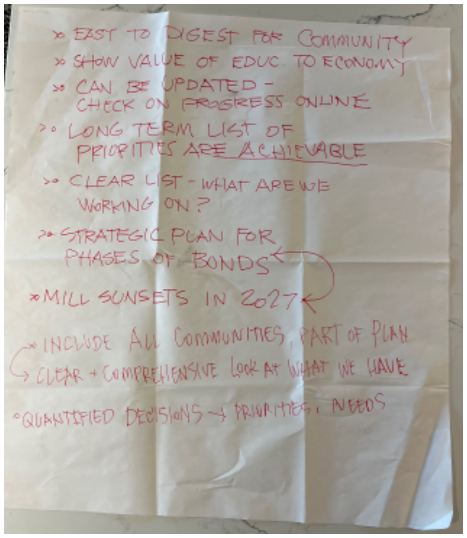
- Engage learners where they are individually and guide them on a challenging path at their own pace.
- Equip learners with the educational tools they need to succeed as lifelong learners and community members.
- Empower learners to find their own place in life and feel their education has prepared them for every stage of life.

"Our learning community" encompasses everyone and everything involved in learning – students, educators, parents, school environment, etc. What we do today should pave the way for future graduates to leave school prepared for any challenge.

The following two questions were asked of the committee. Following each question is a summary of the responses.

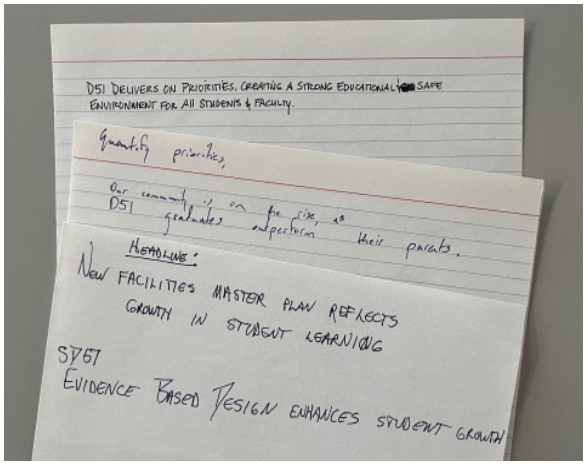
QUESTION 1: WHAT DO YOU WANT TO ACCOMPLISH WITH THIS MASTER PLAN?

- Results that easily understood and digestible by the Community.
- Shows the value District 51 provides the overall economy.
- The deliverable is a living document that can be updated and utilized into the future.
- Results in achievable priorities that are measurable.
- Clear list of scopes / projects that the Community understands and results in no surprises.
- Multi-year road map tied to the realities of what is needed to pass a bond measure.
- Reminder that the current mil sunsets in 2027, which is a big deal for the District 51 community.
- It is all encompassing and addresses all communities.
- Provides quantifiable data to support decision making and priorities.
- Clearly conveys to the public where the District is today and where it is going.



QUESTION 2: WHAT SHOULD A D51 NEWS HEADLINE SAY IN 3 YEARS?

- MILL & BOND PASS BY A LANDSLIDE
- D51 ON RIGHT PATH TO HAVE GREAT SCHOOLS FOR ALL VALLEY STUDENTS
- D51 EXCEEDS STATE EXPECTATIONS AND LEADS THE WAY IN STUDENT OUTCOMES
- D51 EARNS TRUST OF ENTIRE COMMUNITY
- D51 BEST SCHOOL DISTRICT IN STATE
- COMMUNITY ON THE RISE, STUDENTS OUTPERFORM THEIR PARENTS
- D51 SCHOOLS A DRAW FOR LOCAL INDUSTRY
- NEW FACILITIES MASTER PLAN REFLECTS GROWTH IN STUDENT LEARNING
- EVIDENCE-BASED DESIGN ENHANCES STUDENT GROWTH
- D51 DELIVERS ON PRIORITIES, CREATING A STRONG EDUCATIONAL AND SAFE ENVIRONMENT FOR ALL STUDENTS + FACULTY



NEXT GENERATION SCHOOLS

Matt and Lyn presented a series of topics that cover both priorities and spaces that are common in the design of schools today.

FLEXIBILITY AND ADAPTABILITY

How education is delivered and how students learn has been rapidly changing in the past few decades and it is important that the school buildings are designed in such a way that they can easily adapt. The following are strategies that are now common in the design of educational facilities.

- Providing a variety of learning spaces within a school.
- Providing a variety of spaces within a classroom for different learning styles.
- Recognition that any space can be a teaching space if it has the right acoustics, lighting and technology.
- Utilizing furniture that is easy to move that allows spaces to be quickly transformed.
- Providing movable walls or large doors to allows spaces to change size.

SAFETY AND SECURITY

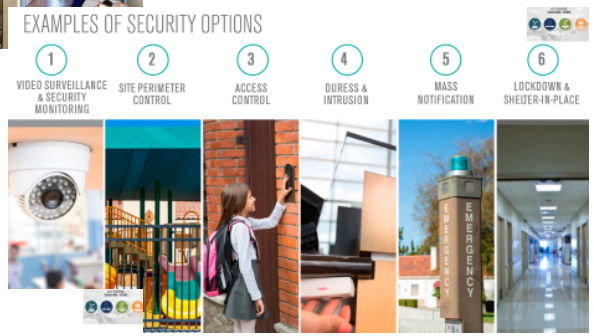
Providing safe and secure schools is a high priority for all school districts. It is important to approach the design and implementation of security features and operations from a layered and holistic approach. Specific strategies and operational approaches include:

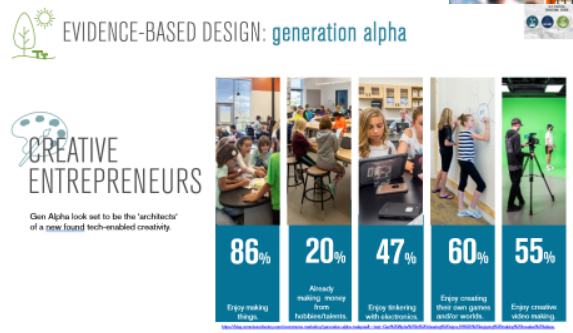
- Security through visibility and natural surveillance.
- Layers of security.
- Natural access control.
- Designing safe spaces for students and faculty, not designing 'pretty prisons.'
- Providing time for first responders and providing them valuable information about the situation.
- Establishing the role of technology (cameras, access control, notification).

EVIDENCE-BASED DESIGN: GEN ALPHA

Research has provided us a better understanding of today's student, Generation Alpha, influencing and changing how school facilities support their way of learning.

- Grown up playing digital games and can learn through the Gamification of education, delivered primarily electronically. Tools that are interactive and engaging.
- Tend to create content digitally, they are tech savvy and innovative.
- Kinesthetic learners and are engaged when doing hands on work and experiential work.
- They recognize at an early age that they are unique individuals and their learning style will need to be personalized, flexible, and targeted.
- This generation is engaged most when they know their are doing and learning is meaningful and relevant.





EVIDENCE-BASED DESIGN: BIOPHILIC DESIGN

Research has provided us data that shows the incorporation of biophilic design elements, fundamentally connecting the indoors to the outdoors, improves student performance and reduces stress.

- Immersion in Nature. What better way to experience nature than to be in nature. Creating spaces outside of the building that can be easily utilized by teachers to have a class.
- Connections to Nature: When student's can't be in nature, the next best thing is visual connections to nature. Windows to the outdoors and openings to the outdoors.
- Connections to Natural Elements: When student's don't have access to views out into nature, bringing natural elements inside. Incorporate of wood elements or properly maintaining plants.
- Simulated Natural Elements: When we can't bring natural elements indoors, the next best option is simulated nature or biomorphic patterns. Utilizing design patterns or elements that are found in nature or incorporating graphic design elements that display the natural context of the school.

CAREER AND TECHNICAL EDUCATION

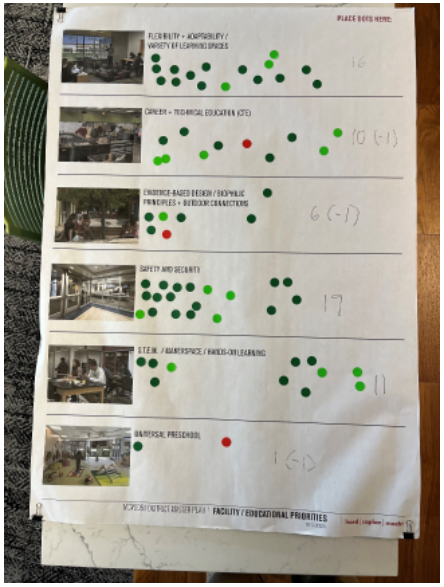
Over the past decade there has been a resurgence of investing in career ready programs to allow students who are not necessarily college bound an opportunity to find a pathway into society. These programs are not solely focused on High Schools, as we see student interest and engagement in middle and even elementary schools in these hands on learning curriculum.

- Career and Technical pathways tend to be equipment focused curriculum and the spaces need to accommodate the electrical and mechanical demands for the programs, yet need to have flexibility to be transformed in the future as program needs evolve. This often results in spaces with open floor plans and tall volumes.
- Programs typically can defined as messy and wet labs or dry and clean labs.
- Programs at the middle and elementary grades include STEM focused spaces, Maker spaces, Robotics labs, and video production spaces.

COMMITTEE PRIORITIES

The committee members were given green dots and red dots (green = D51 priority and red = not D51 priority and were asked to place their votes topics that are priorities for the District and hence would be priorities for the master plan to address. The following topics were voted on, followed by the vote tally for each topic.

• Safety and Security	19 green	1 red
• Flexibility + Adaptability:	16 green	0 red
• Longevity - 75 year Decisions	15 green	0 red
• STEM / Maker Space	11 green	1 red
• Career and Technical Education:	10 green	1 red
• Community Use	6.5 green	0 red
• Universal Design	7 green	2 red
• Evidence Based Design - Biophilia	6 green	1 red
• Technology Equity	3.5 green	1 red
• Contextual Design	1 green	0 red
• Universal Preschool	0 green	1 red
• Classroom Equity	1 green	2 red
• Modular Classrooms	1 green	23 red



DRAFT : GUIDING PRINCIPLES

The following draft principles will be discussed and confirmed or revised at the next planning committee meeting:

51 in '50:
MCVSD51 Master Plan Guiding Principles: (DRAFT)

•Develop a long-term, updatable facilities roadmap with clear and measurable priorities.

•Involve every community and student through trust and universal access to great schools.

•Provide Safe, Flexible, and Durable learning environments for the growth of all students and the benefit of all staff.

•Equip Students with Career Choices that engage local industry and bring value to the economy.

NEXT STEPS

Next steps include HCM scheduling meetings with principals of the schools, scheduling of a focus group meeting to review District priorities related to security.

The next meeting for the planning committee will be at 5pm on November 9th, at Pear Park Elementary School . The focus of this meeting will be to confirm guiding principles, to review the school assessment tool and methods, and to further discuss district priorities for schools.

School District 51
MESA COUNTY VALLEY
Engage, Equip, and Empower

MESA COUNTY VALLEY SCHOOL DISTRICT 51

DISTRICT WIDE FACILITIES MASTER PLAN

Planning Committee Meeting #2 - November 09, 2023

hord | coplan | macht

PLANNING MEETING #2

ATTENDEES

Matt Porta	Principal Architect with Hord Coplan Macht	mporta@hcm2.com
Lyn Eller	Principal Architect and Master planner with Hord Coplan Macht	leller@hcm2.com
Clint Garcia	Chief Operating Officer with District 51	clint.garcia@d51schools.org
Eddie Mort	Maintenance Director with District 51	eddie.mort@d51schools.org
Tim Leon	Director of Safety and Security with District 51	tim.leon@d51schools.org
Tony Marsh	Maintenance Coordinator with District 51	tony@d51schools.org
Angela Lema	Director, MCVSD Board of Education	angela.lema@d51schools.org
Angela Christensen	Executive Director · School District 51 Foundation	Angela.Christensen@d51schools.org
~~Amy Sue Javernick~~	President Mesa Valley Education Association	amysue.javernick@d51schools.org
Andrew Smith	Parent	axendoseries@aol.com
Art Smith	Mesa County Sheriff's Department	art.smith@mesacounty.us
~~Colleen Kaneda~~	Principal with Dynamic Program Management	colleen.kaneda@dynamicpm.com
Dan Prinster	Vice President-Business Development for St. Mary's Medical Center	dan.prinster@sclhs.net
~~Heidi Beauchamp~~		heidi.beauchamp@d51schools.org
Eric Nilsen	Retired long-time employee with District 51	eric.nilsen@d51schools.org
Dr. Brian Hill	Superintendent of Schools - District 51	brian.hill@d51schools.org
~~Derek Wagner~~	Vice President-External Relations with Colorado Mesa University	dwagner@coloradomesa.edu
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Jack Curry	Vice President of Programming and Operations with Riverside Educational Center	jack@rec4kids.com
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Ray Scott	Project Manager with Dynamic Program Management	ray.scott@dynamicpm.com
Zachary Moore	Principal at Pear Park Elementary School	zachary.moore@d51schools.org
Will Jones	Director, MCVSD Board of Education	will.jones@d51schools,org
Tracy Gallegos	Director of Equity and Inclusion with Distirct 51.	tracey.gallegos@d51schools.org

MEETING GOALS

The goal of today's meeting was to vet and establish Guiding Principles, provide the planning committee's perspective on priorities related to safety and security, and to garner the planning committee's perspective related to educational adequacy priorties.

TOUR OF PEAR PARK

Zachary Moore led a tour of Pear Park for the planning committee. Lyn used this tour to help provide examples and context related to the forthcoming exercise where the planning committee would be asked to prioritize categories related to educational adequacy.

GUIDING PRINCIPLES

Lyn presented a draft of the Guiding Principles for this Masterplan and Masterplan Process.
Other topics Lyn suggested for discussion.

- Equity, Sustainability, Community

Each table was asked to take a few minutes to discuss and then report back to the group.

51 in '50: MCVSD51 Master Plan Guiding Principles: (DRAFT)

- Develop a long-term, updatable facilities roadmap with clear and measurable priorities.
- Involve every community and student through trust and universal access to great schools.
- Provide Safe, Flexible, and Durable learning environments for the growth of all students and the benefit of all staff.
- Equip Students with Career Choices that engage local industry and bring value to the economy.

Summary of Conversation:

- Safety and Security should be a principle of its own.
- Assure that there is a plan that it is to be updated.
- Durable to include sustainable (energy)
- Flexible to include career choices.
- Updatable facilities road map.
- Community access to the plan.
- Increased demand for after school use of buildings and relationship to school safety.
- Not sure if it is Career Choices or Career Skills. Is the goal for any skill or skills the community needs.
- Roadmap is too soft. Need to address the financial aspects of the masterplan. Either building new, fixing what we have, or tearing something down and replacing.
- Do we need a glossary to define terms?

Proposed Updated Guiding Principles:

Based on the feedback and disucssion, please review the following proposed Guiding Principles. There will be an opportunity at the next planning committee to review, discuss, and finalize.

51 in '50: MASTER PLAN GUIDING PRINCIPLES

- **Clear:** Involve every community and stakeholder through a clear, attainable and available plan
- **Safe:** Improve Communication, Control access, and Enhance Supervision throughout schools
- **Flexible:** Develop flexible spaces to support Next Generation Learning, Changing enrollments, and Evolving Career Paths and Skills
- **Durable & Efficient:** Prioritize decisions leading to long-lasting, energy-conscious facilities
- **Accessible:** Promote Community involvement with Safe Access and Afterschool Use Opportunities
- **Renewable:** Produce a realistic, financially feasible strategy that can be updated on a regular schedule

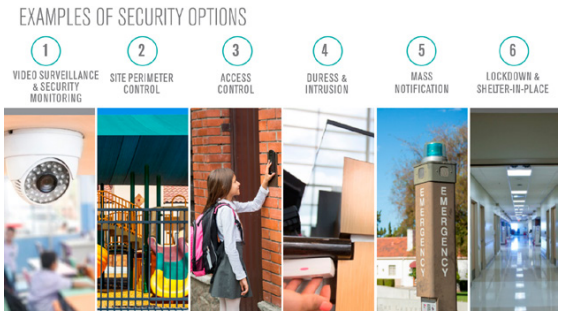
SAFETY + SECURITY

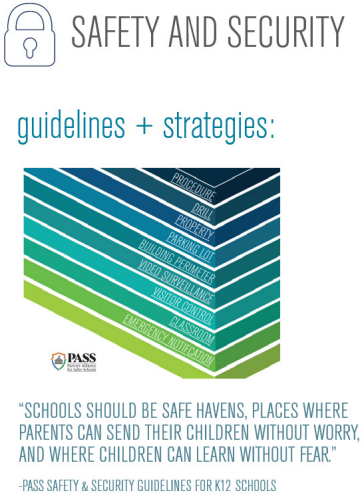
The planning committee was asked to discuss at their small groups the following:

What is the Top 3 Ways You Would Spend Money on School Safety?

The following is a summary of the fedback:

- Access Control / Keyless Fobs (Exterior and Interior)
- Ability to isolate different areas of the building form each other.
- Hardened glazing.
- More SROs
- Perimeter fencing
- Cameras
- Self Closing Doors – Lockdown that closes and locks doors
- Technology to connect to law enforcement
- Shelter in place provided for each room
- More devices to allow teachers to initiate lockdown
- Limiting exterior entrances
- Addressing long site lines within a school
- Better communication within the buildings and between buildings
- Need network adequacy to support many of these
- Will this masterplan address the district wide network capabilities?
- Art noted that most school shootings begin with an act of violence outside of the school building. AI technologies allow cameras to recognize known bad actors. Art explained that the Raptor software is available today that can improve communication between teachers and the community as a whole.





On October 30th, a Focus Group was convened to discuss Safety and Security. Attendees included:

- Eddie Mort
- Clint Garcia
- Art Smith
- Tim Leon
- Marco Montez
- Jason Talley
- HCM (Lyn Eller, Matt Porta, and Joel Pehrson)
- DPM (Micah Adams and Ray Scott)

This group was asked the same question about how to prioritize capital expenditures related to Safety and Security, below is a summary from that group, which is very consistent with the conversations of the Planning Committee.

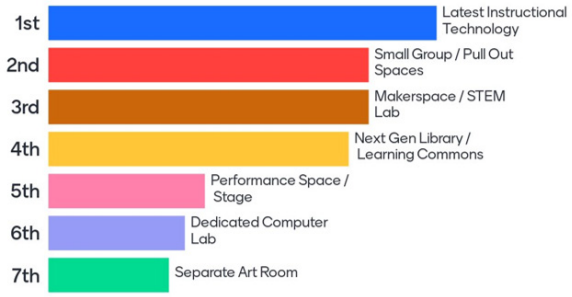
EDUCATIONAL ADEQUACY

The planning committee was asked to participate in two separate, two question Menti-Meter on-line polling. The goal of his effort was to help provide District 51 priority perspectives related to different categories of the educational adequcy.

ELEMENTARY SCHOOL EDUCATIONAL ADEQUACY PRIORITIES

1.	Site and Building Safety:	10
2.	Quality Learning Enviornment	9
3.	Adequate Core Program Space	8
4.	Adequate Special Ed Spaces	7
5.	Building Support	7
6.	Play + Athletics	6
7.	Adequate Arts + Elective Spaces	6
8.	Community Access	4

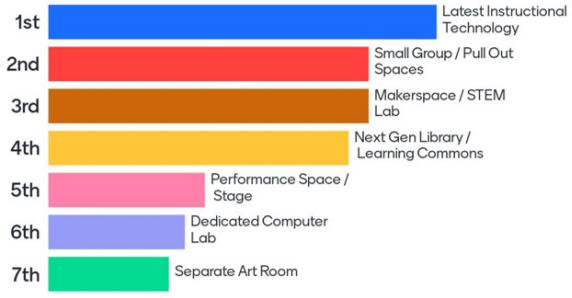
ELEMENTARY SCHOOL AMENITIES



MIDDLE/HIGH SCHOOL EDUCATIONAL ADEQUACY PRIORITIES

1.	Site and Building Safety:	10
2.	Quality Learning Enviornment	9
3.	Adequate Core Program Space	8
4.	Adequate Special Ed Spaces	8
5.	Building Support	7
6.	Adequate Arts + Elective Spaces	7
7.	Athletics	6
8.	Community Access	5

MIDDLE/HIGH SCHOOL AMENITIES



FOCUS GROUPS AND PRINCIPAL INTERVIEWS

The Hord Coplan Macht team has been meeting with each school principal over Zoom for 30 minutes. The goal of these touch points was to hear from the principals directly on how the building is working for them and provided them an opportunity to elaborate on school operations, including how drop-off and pick-up is working. To date, about 75% of these principal interviews have been completed.

PRINCIPAL INTERVIEWS

- What would you Keep? Change? Add? Remove?
- Space Use Confirmation
- Systems Function (PA, Internet, etc.)
- Site and Traffic Operations

NEXT STEPS

The next planning committee meeting will be on December 14th. Location to be determined, from 5:30 to 7:00 p.m.

The next set of Focus Group meetings will be December 4th with District Academic leadership.

NEXT STEPS
MCVS DISTRICT 51
MASTER PLAN

PC01 10/12/23 INTRO / VISION + GOALS / DESIGN BEST PRACTICES

- Focus Group Safety + Security 10/30

PC02 11/9/23 GUIDING PRINCIPLES + ASSESSMENT UPDATES

- Focus Group Teacher Advisory Panel 12/04
- Focus Group Academic Leadership 12/04

PC03 12/14/23 PROCESS UPDATES AND PRELIMINARY OPTIONS

- Focus Group Custodial and Maintenance 01/11 Thurs

PC04 01/18/24 REVIEW OPTIONS

- Focus Group CTE and Makerspace Programs 02/01 Thurs

PC05 02/15/24 REFINE OPTIONS AND COST RANGES

- Focus Group Technology 02/29 Thurs

PC06 03/14/24 SELECT PREFERRED OPTION AND PRIORITIZE PLAN

PUBLISH 04/04/24 FINAL MASTER PLAN REPORT PUBLISHED

School District 51
MESA COUNTY VALLEY
Engage, Equip, and Empower

MESA COUNTY VALLEY SCHOOL DISTRICT 51

DISTRICT WIDE FACILITIES MASTER PLAN

Planning Committee Meeting #3 - December 14, 2023

hord | coplan | macht

PLANNING MEETING #3

ATTENDEES

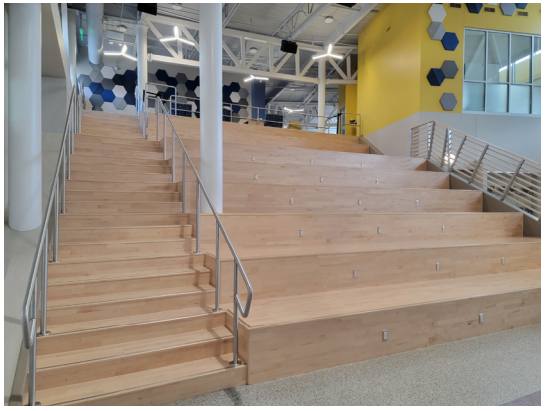
Matt Porta	Principal Architect with Hord Coplan Macht	mporta@hcm2.com
Lyn Eller	Principal Architect and Master planner with Hord Coplan Macht	leller@hcm2.com
Clint Garcia	Chief Operating Officer with District 51	clint.garcia@d51schools.org
Eddie Mort	Maintenance Director with District 51	eddie.mort@d51schools.org
Tim Leon	Director of Safety and Security with District 51	tim.leon@d51schools.org
Tony Marsh	Maintenance Coordinator with District 51	tony@d51schools.org
~~Angela Lema~~	Director, MCVSD Board of Education	angela.lema@d51schools.org
Angela Christensen	Executive Director · School District 51 Foundation	Angela.Christensen@d51schools.org
Amy Sue Javernick	President Mesa Valley Education Association	amysue.javernick@d51schools.org
Andrew Smith	Parent	axendoseries@aol.com
Art Smith	Mesa County Sheriff's Department	art.smith@mesacounty.us
Colleen Kaneda	Principal with Dynamic Program Management	colleen.kaneda@dynamicpm.com
Dan Prinster	Vice President-Business Development for St. Mary's Medical Center	dan.prinster@sclhs.net
~~Heidi Beauchamp~~		heidi.beauchamp@d51schools.org
Eric Nilsen	Retired long-time employee with District 51	eric.nilsen@d51schools.org
~~Dr. Brian Hill~~	Superintendent of Schools - District 51	brian.hill@d51schools.org
Derek Wagner	Vice President-External Relations with Colorado Mesa University	dwagner@coloradomesa.edu
~~Jory Sorensen~~	Principal at Grand Junction High School	jory.sorensen@d51schools.org
Jennifer Marsh	Chief Academic Officer with District 51	jennifer.marsh@d51schools.org
Janet Hawkinson	Palisade Town CEO	jhawkinson@townofpalisade.org
Jack Curry	Vice President of Programming and Operations with Riverside Educational Center	jack@rec4kids.com
Mandy Rush		mandy@mandyrush.com
Kimberly Bullen	Public Works Director with the City of Fruita	kbullen@fruita.org
Ken Sherbenou	Parks & Recreation Director with the City of Grand Junction	kensh@gjcity.org
Kim Popkick		Kim.Popick@d51schools.org
Paul Jebe	West Area Director with District 51	paul.jebe@d51schools.org
Patrice Clark	Rim Rock Elementary School Teacher	patrice.clark@d51schools.org
Micah Adams	Project Manager with Dynamic Program Management	micah.adams@dynamicpm.com
Melanie Trujillo	Chief Financial Officer with District 51	melanie.trujillo@d51schools.org
Todd Hollernbeck	Deputy County Administrator with Mesa County	todd.hollenbeck@measa
Scott Swartwood	Principal at West Middle School	scott.swartwood@d51schools.org
~~Ray Scott~~	Project Manager with Dynamic Program Management	ray.scott@dynamicpm.com
Zachary Moore	Principal at Pear Park Elementary School	zachary.moore@d51schools.org
Will Jones	Director, MCVSD Board of Education	will.jones@d51schools,org
Tracy Gallegos	Director of Equity and Inclusion with Distirct 51.	tracey.gallegos@d51schools.org

MEETING GOALS

The goal of today's meeting was to confirm the Guiding Principles and to start the dialogue as it relates to how upcoming needed construciton scope at the facilities would be prioritized.

TOUR OF ORCHARD MESA

Micah Adams led a tour of Orchard Mesa for the planning committee. Orchard Mesa is one of the newest schools in the District. Space amenities and principles that were highlighted included how the corridor could be used for pull-out, outdoor educational spaces, multi-use of spaces including the learning stair, walls that can open to expand space and how a building can become a teaching tool.



GUIDING PRINCIPLES

Lyn read alod the updated guiding principles. No changes proposed.

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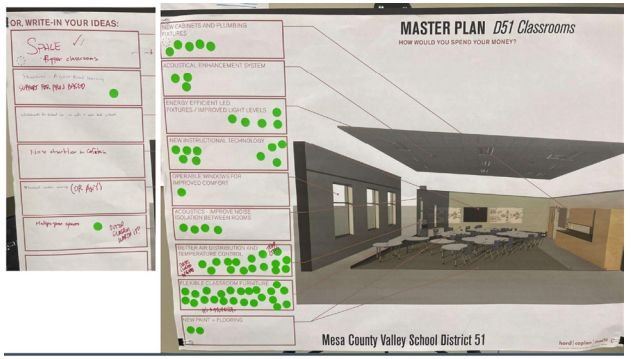
Summary of Teacher Advisory Committee Meeting:

Lyn presented a summary of the focus group meeting with the teacher adviosry committee that took place in early December. The teachers participated in an exercise where they were asked how they would spend money to improve their classrooms. The two top categories included new flexible furniture and improvements to the interior environment.



A question from the planning committee was why did we think new furniture rated so high.

Lyn explained that it was likely a combination that this topic was presented as a relatively straight forward and cost-effective way to immediately improve a classroom environment in combination with having advocates from newer schools that have new flexible furniture.

SCOPE PACKAGES

The primary exercise for the planning committee related to initiating a dialogue related to potential capital improvement projects at the schools. Lyn explained that there are five categories that define the potential scope.

DEFERRED MAINTENANCE

MCVS DISTRICT 51 MASTERPLAN

- MAINTENANCE
- REPAIRS
- ADA ACCESS
- SYSTEMS FUNCTION

SAFETY + SECURITY

MCVS DISTRICT 51 MASTERPLAN

- ACCESS CONTROL / DOORS
- COMMUNICATIONS
- SITE FENCING
- ENTRY PROTECTION
- TRAFFIC BOLLARDS
- FIRE SPRINKLERS / ALARM
- REMOVE HAZARDOUS MATERIALS

LEARNING ENVIRONMENT

MCVS DISTRICT 51 MASTERPLAN

- FLEXIBLE FURNITURE
- THERMAL COMFORT
- INSTRUCTIONAL TECHNOLOGY
- VARIETY OF SPACES:
  BREAKOUT AREAS,
  PROJECT-BASED LEARNING

NEW CONSTRUCTION / REPLACEMENT

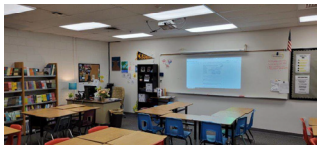
MCVS DISTRICT 51 MASTERPLAN

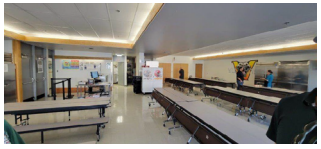
- SCHOOL REPLACEMENT
- ADDITIONS / EXPANSIONS
- NEW SCHOOLS

CONSOLIDATION EFFORTS

MCVS DISTRICT 51 MASTERPLAN

- ACCOMODATING
  SCHOOL CONSOLIDATION:
  CAFETERIA EXPANSIONS
  LIBRARY EXPANSIONS
  RESTROOMS





The room was divided into five groups. Each group had matrix, with a timeline across the top that identified potential bond election dates and rows for each grade level (elementary, middle, and high). The groups were tasked with identifying which of the five scope packages should be included in each potential bond election for each grade level configuration.

Each group had about 30 minutes to talk through thoughts and then present to the entire committee.

SUMMARY

There were a few consistent themes amongst the groups.

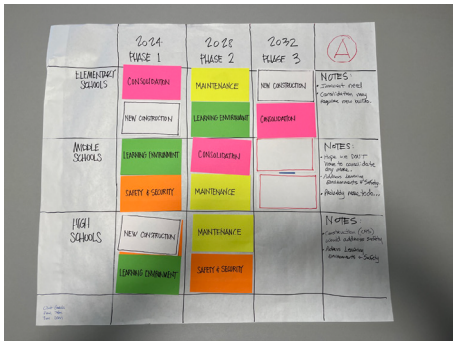
There is recognition that addressing declining enrollment is a near term reality and potentially could require capital improvements at the the elementary and middle school levels.

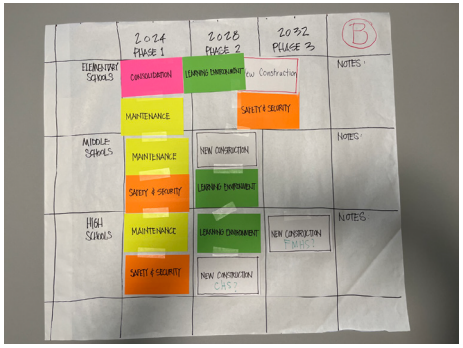
Deferred maintenance is a recognized need, but often hard to sell to voters and would have to be paired with scopes that would garner more supporty, specifically addressing safety and security needs as well as improvements to the learning environment.

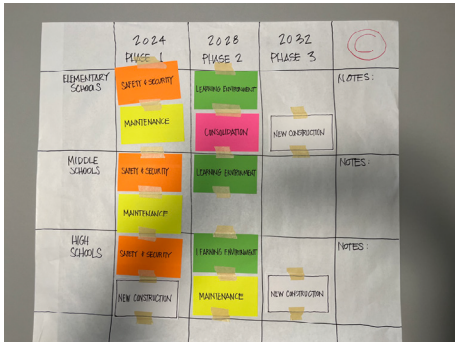
With the upcoming completion of the Grand Junction High School, there is a greater in-equity of school enviornments between it and Central High School and Fruit-Monument and addressing those schools, which is likely in the form of some amount of new construction will be desired sooner than later.

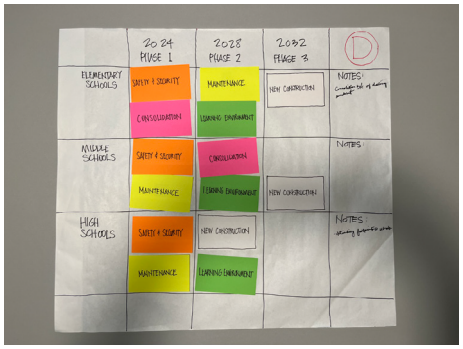
It is difficult to project out beyond 2028. As more data and pricing is assembled, it will better inform when scopes of work could occur.

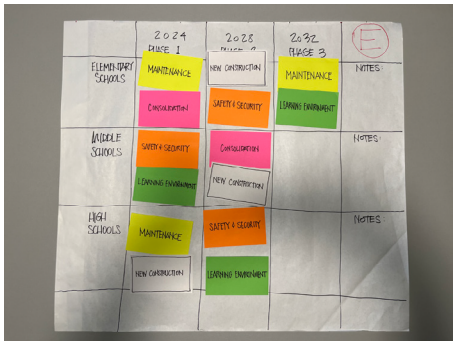
This exercise, or a form of it, will be used through out the remainder of the process as more data and pricing is available.











NEXT STEPS

School District 51
MESA COUNTY VALLEY
Engage, Equip, and Empower

MESA COUNTY VALLEY SCHOOL DISTRICT 51

DISTRICT WIDE FACILITIES MASTER PLAN

Planning Committee Meeting #4 - January 18, 2024

hord | coplan | macht

PLANNING MEETING #4

ATTENDEES

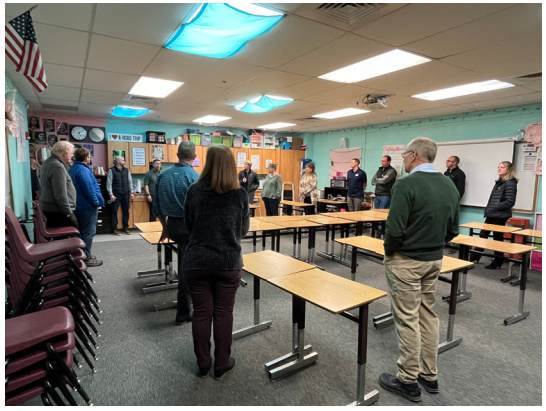
Matt Porta	Principal Architect with Hord Coplan Macht	mporta@hcm2.com
Lyn Eller	Principal Architect and Master planner with Hord Coplan Macht	leller@hcm2.com
Clint Garcia	Chief Operating Officer with District 51	clint.garcia@d51schools.org
Eddie Mort	Maintenance Director with District 51	eddie.mort@d51schools.org
~~Tim Leon~~	Director of Safety and Security with District 51	tim.leon@d51schools.org
Tony Marsh	Maintenance Coordinator with District 51	tony@d51schools.org
Angela Lema	Director, MCVSD Board of Education	angela.lema@d51schools.org
Angela Christensen	Executive Director · School District 51 Foundation	Angela.Christensen@d51schools.org
Amy Sue Javernick	President Mesa Valley Education Association	amysue.javernick@d51schools.org
Andrew Smith	Parent	axendoseries@aol.com
Art Smith	Mesa County Sheriff's Department	art.smith@mesacounty.us
Colleen Kaneda	Principal with Dynamic Program Management	colleen.kaneda@dynamicpm.com
Dan Prinster	Vice President-Business Development for St. Mary's Medical Center	dan.prinster@sclhs.net
~~Heidi Beauchamp~~		heidi.beauchamp@d51schools.org
Eric Nilsen	Retired long-time employee with District 51	eric.nilsen@d51schools.org
Dr. Brian Hill	Superintendent of Schools - District 51	brian.hill@d51schools.org
~~Derek Wagner~~	Vice President-External Relations with Colorado Mesa University	dwagner@coloradomesa.edu
~~Jory Sorensen~~	Principal at Grand Junction High School	jory.sorensen@d51schools.org
Jennifer Marsh	Chief Academic Officer with District 51	jennifer.marsh@d51schools.org
Janet Hawkinson	Palisade Town CEO	jhawkinson@townofpalisade.org
Jack Curry	Vice President of Programming and Operations with Riverside Educational Center	jack@rec4kids.com
~~Mandy Rush~~		mandy@mandyrush.com
Kimberly Bullen	Public Works Director with the City of Fruita	kbullen@fruita.org
~~Ken Sherbenou~~	Parks & Recreation Director with the City of Grand Junction	kensh@gjcity.org
Kim Popkick		Kim.Popick@d51schools.org
Paul Jebe	West Area Director with District 51	paul.jebe@d51schools.org
Patrice Clark	Rim Rock Elementary School Teacher	patrice.clark@d51schools.org
Micah Adams	Project Manager with Dynamic Program Management	micah.adams@dynamicpm.com
Melanie Trujillo	Chief Financial Officer with District 51	melanie.trujillo@d51schools.org
Todd Hollernbeck	Deputy County Administrator with Mesa County	todd.hollenbeck@measa
Scott Swartwood	Principal at West Middle School	scott.swartwood@d51schools.org
Ray Scott	Project Manager with Dynamic Program Management	ray.scott@dynamicpm.com
Zachary Moore	Principal at Pear Park Elementary School	zachary.moore@d51schools.org
~~Will Jones~~	Director, MCVSD Board of Education	will.jones@d51schools,org
Tracy Gallegos	Director of Equity and Inclusion with Distirct 51.	tracey.gallegos@d51schools.org

MEETING GOALS

The goal of today's meeting was to review the compiled assessment data and using that data, prioritize how future funding should be spent at each school. The data for all buildings was kept blind.

TOUR OF WEST MIDDLE SCHOOL

Scott Swartwood, principal of West Middle School, led a tour of the school for the planning committee. West is one of the older middle schools in the District andthis past year saw an increase in enrollment with the closing of East Middle School. Discussion points during the tour included discussions about the type and age of furniture, upcoming renovations at the cafeteria and servery to accommodate additional students, and the quality of learning environment of the basement classrooms without exterior windows.



GUIDING PRINCIPLES

Matt read the guiding principles. No changes proposed.

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SUMMARY OF PAST MEETINGS

Lyn presented a summary of the focus group meetings that took place over the past few weeks, which included meeting with District Academic Leadership and District Special Education Leadership.

ACADEMIC LEADERSHIP FOCUS

- **Safety, Comfort and Technology:** Priorities for student focus and achievement
- Moving towards **flexible groupings** of students (less rows)
- **Technology**- almost a 1 to 1 district now. Less need for traditional computer labs.
- Need to ensure spaces for **special needs** students district wide. Some schools have no SPED rooms. Students needs easy access to both SPED and General CR's.
- **Moveable modern furniture** helps- Whole group>small group>individual learning.
- **Flexible partitions** at OMMS are effective for integrated units and joining classes together. More **power outlets.** More **windows** where lacking.
- **Preschool** at every ES. Centers for small communities?
- Spaces for **gathering families** important (multi-use / multi-purpose)

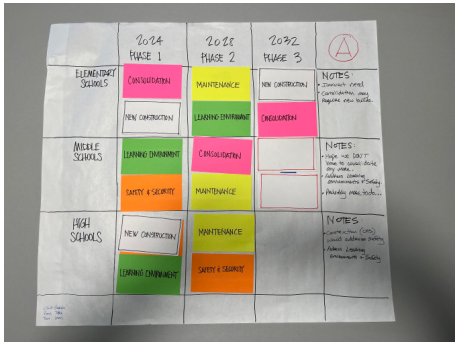
SPECIAL EDUCATION FOCUS

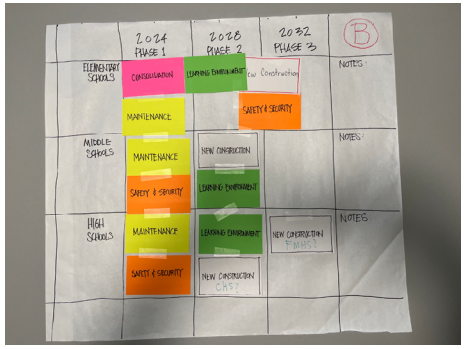
- **Biggest recent changes in** SPED- behavioral challenges. Need quiet rooms / sensory rooms. Autism needs are also growing.
- Enrollment is down, but **SPED is UP.** Current spaces are not designed but rather adapted- too small for needs and equipment typically (OT / PT / Severe needs, etc.)
- Spaces also could use **sinks and toilets as required**, not always available.
- Break out space is helpful, but room for equipment more so.
- At Middle / High levels- need more spaces for teaching **daily living skills:** cooking, laundry, CT skills

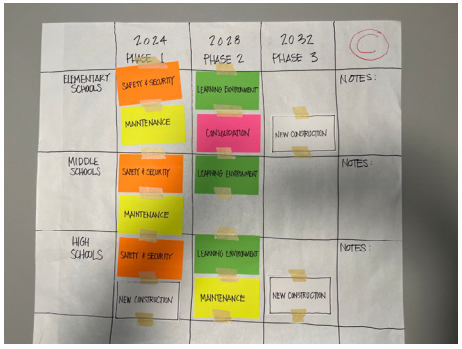
PLANNING MEETING #3 - SUMMARY

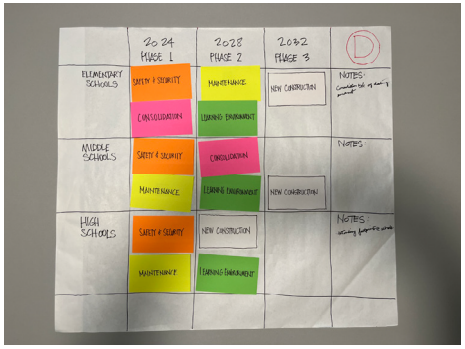
The small group activity conducted in planning committee meeting #3 focused on establishing general priorities on how the District should spend money over time. Each group was asked to priortize five different scope categories for each school type (ES, MS, HS) over three different phases / potentional bond issues. The themes and takeways from the activity is as summarized.

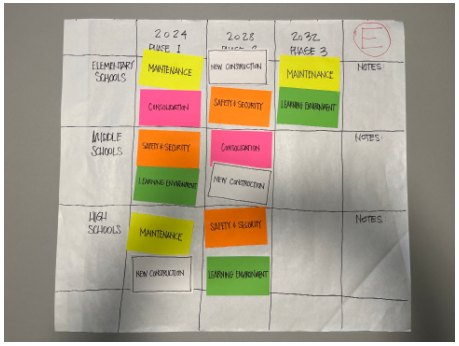
- Safety/Security and Maintenance are Phase 1 Priorities.
- Maintenance should be combined with other packages to gain support in a bond campaign.
- Learning Environments improvements should be deferred to Phase 2 or combined with safety needs if in Phase 1.
- Mostly, New Construction should be deferred to Phase 2 or Phase 3. Declining enrollment makes new construction hard to support, although new work at the High Schools may garner support to provide equity with new GJHS.











The room was divided into five groups. Each group had matrix, with a timeline across the top that identified potential bond election dates and rows for each grade level (elementary, middle, and high). The groups were tasked with identifying which of the five scope packages should be included in each potential bond election for each grade level configuration.

Each group had about 30 minutes to talk through thoughts and then present to the entire committee.

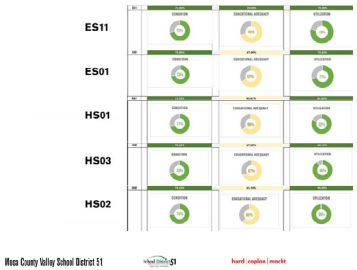
PLANNING COMMITTEE ACTIVITY #4 - ASSESSMENTS

The assessments of all the schools and district buildings are complete and the data has been compiled and the scopes have been estimated. Each building has been coded and the data is being presented blind. HCM has organized the buildings / data in five different levels (A-F). Each building has three different scores, Physical Condition, Educational Adequacy, and Utilization.

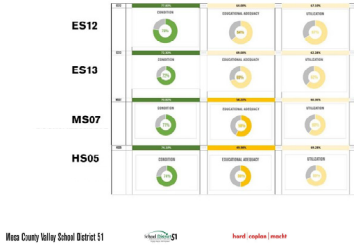
FACILITIES TIER A

FACILITIES TIER A

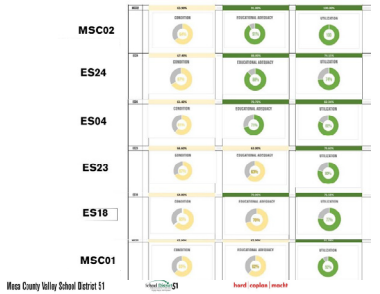
FACILITIES TIER B



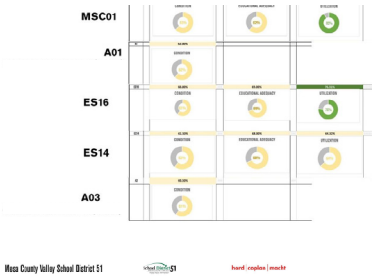
FACILITIES TIER B



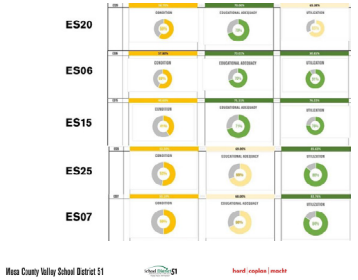
FACILITIES TIER C



FACILITIES TIER C



FACILITIES TIER D



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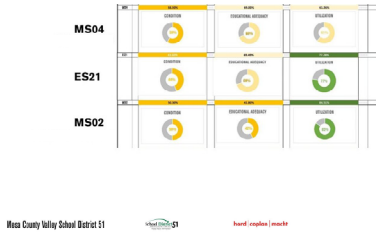

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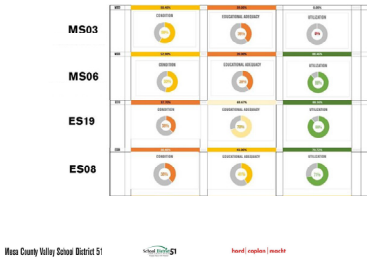
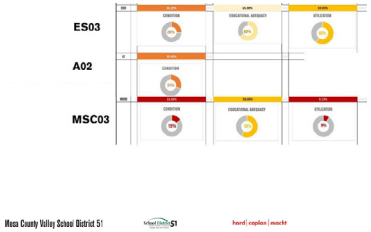


FACILITIES TIER F



The committee broke into six groups. A relative value of required work for each school was established by HCM. Each team was allocated $100 and were tasked with identifying which schools they would allocate money to, but were limited to the $100.

SUMMARY

Areas to spend money on :

- Invest in Middle Schools (consolidation efforts complete)
- Central High School
- Tier B, C, and D schools
- Priortize Life Safety
- High utilzation schools with low facility scores
- Middle School 06
- Tier D = Phase I, Tier B and C = Phase 2

Areas to not spend money on:

- Low utilization schools
- F category buildings

Other comments: Small schools may have a high utilizatoin score, but are not operationally efficient because of the low student count and may not be where financial investments should be made.

NEXT STEPS

School District 51
MESA COUNTY VALLEY
Engage, Equip, and Empower

MESA COUNTY VALLEY SCHOOL DISTRICT 51

DISTRICT WIDE FACILITIES MASTER PLAN

Planning Committee Meeting #6 - March 14, 2024

hord | coplan | macht

PLANNING MEETING #6

ATTENDEES

Matt Porta	Principal Architect with Hord Coplan Macht	mporta@hcm2.com
Lyn Eller	Principal Architect and Master planner with Hord Coplan Macht	leller@hcm2.com
Clint Garcia	Chief Operating Officer with District 51	clint.garcia@d51schools.org
Eddie Mort	Maintenance Director with District 51	eddie.mort@d51schools.org
Tim Leon	Director of Safety and Security with District 51	tim.leon@d51schools.org
Tony Marsh	Maintenance Coordinator with District 51	tony@d51schools.org
Angela Lema	Director, MCVSD Board of Education	angela.lema@d51schools.org
Angela Christensen	Executive Director · School District 51 Foundation	Angela.Christensen@d51schools.org
Amy Sue Javernick	President Mesa Valley Education Association	amysue.javernick@d51schools.org
~~Andrew Smith~~	Parent	axendoseries@aol.com
Art Smith	Mesa County Sheriff's Department	art.smith@mesacounty.us
Colleen Kaneda	Principal with Dynamic Program Management	colleen.kaneda@dynamicpm.com
Dan Prinster	Vice President-Business Development for St. Mary's Medical Center	dan.prinster@sclhs.net
~~Heidi Beauchamp~~		heidi.beauchamp@d51schools.org
Eric Nilsen	Retired long-time employee with District 51	eric.nilsen@d51schools.org
Dr. Brian Hill	Superintendent of Schools - District 51	brian.hill@d51schools.org
~~Derek Wagner~~	Vice President-External Relations with Colorado Mesa University	dwagner@coloradomesa.edu
~~Jory Sorensen~~	Principal at Grand Junction High School	jory.sorensen@d51schools.org
Jennifer Marsh	Chief Academic Officer with District 51	jennifer.marsh@d51schools.org
~~Janet Hawkinson~~	Palisade Town CEO	jhawkinson@townofpalisade.org
Jack Curry	Vice President of Programming and Operations with Riverside Educational Center	jack@rec4kids.com
~~Mandy Rush~~		mandy@mandyrush.com
Kimberly Bullen	Public Works Director with the City of Fruita	kbullen@fruita.org
~~Ken Sherbenou~~	Parks & Recreation Director with the City of Grand Junction	kensh@gjcity.org
Kim Popkick		Kim.Popick@d51schools.org
Paul Jebe	West Area Director with District 51	paul.jebe@d51schools.org
Patrice Clark	Rim Rock Elementary School Teacher	patrice.clark@d51schools.org
Micah Adams	Project Manager with Dynamic Program Management	micah.adams@dynamicpm.com
Melanie Trujillo	Chief Financial Officer with District 51	melanie.trujillo@d51schools.org
Todd Hollernbeck	Deputy County Administrator with Mesa County	todd.hollenbeck@measa
~~Scott Swartwood~~	Principal at West Middle School	scott.swartwood@d51schools.org
Ray Scott	Project Manager with Dynamic Program Management	ray.scott@dynamicpm.com
Zachary Moore	Principal at Pear Park Elementary School	zachary.moore@d51schools.org
~~Will Jones~~	Director, MCVSD Board of Education	will.jones@d51schools,org
~~Tracy Gallegos~~	Director of Equity and Inclusion with Distirct 51.	tracey.gallegos@d51schools.org

MEETING GOALS

The goal of today's meeting was to review and finalize the recommended master plan phasing strategy.

TOUR OF CENTRAL HIGH SCHOOL

Tracy Arledge, principal of Central High School, led a tour of the school for the planning committee. Central High School has been constructed in different phases and is a campus (multiple buildings not connected). Discussion points during the tour included concerns related to safety and security (badging has helped), ADA (multiple stairs and no elevator nor lifts), limitations for renovations due to the prevalence of ACM (asbestos containing material). The walk focused on the oldest buildings on campus.

GUIDING PRINCIPLES

Matt read aloud the updated guiding principles.

51 in '50: MASTER PLAN GUIDING PRINCIPLES

- **Clear:** Involve every community and stakeholder through a clear, attainable and available plan
- **Safe:** Improve Communication, Control access, and Enhance Supervision throughout schools
- **Flexible:** Develop flexible spaces to support Next Generation Learning, Changing enrollments, and Evolving Career Paths and Skills
- **Durable & Efficient:** Prioritize decisions leading to long-lasting, energy-conscious facilities
- **Accessible:** Promote Community involvement with Safe Access and Afterschool Use Opportunities
- **Renewable:** Produce a realistic, financially feasible strategy that can be updated on a regular schedule

SUMMARY OF PAST MEETINGS

Matt presented a summary of the focus group meetings that took place this past week, which included meeting with District Custodial and District Informational Technology leadership.

51 in '50 FOCUS GROUP: TECHNOLOGY

- **Classroom Technology Goals:**
  - Interactive 70" touch screen monitor, document camera and updated HDMI + wireless teaching wall computer connection
  - 1 display wall vs flexible layouts- avoid complication
  - Audio enhancement retrofit as needed – most cost effective
  - Remove projectors- expensive and high cost of maintenance

51 in '50 FOCUS GROUP: CUSTODIAL

- **Custodial Goals:**
  - Focus on floor maintenance- durability of polished concrete or terrazzo outweighs VCT or carpet in long term life cycle cost (higher first cost)
  - Storage- newer maintenance equipment saves time, but no place to store it (i.e. floor scrubbers)
  - Cost of maintenance supplies is increasing –stripper, wax, etc. for maintaining floors
  - Be careful about high-volume spaces with ledges that are difficult to clean – needs special lifts / equipment

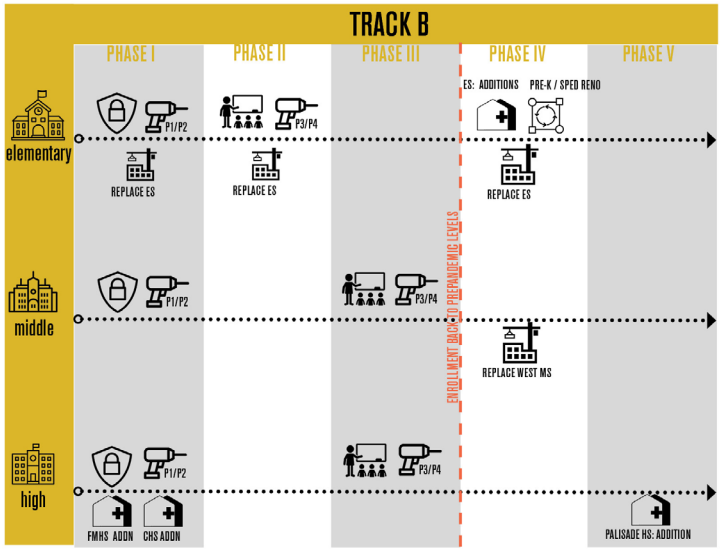
PLANNING MEETING #5 - SUMMARY

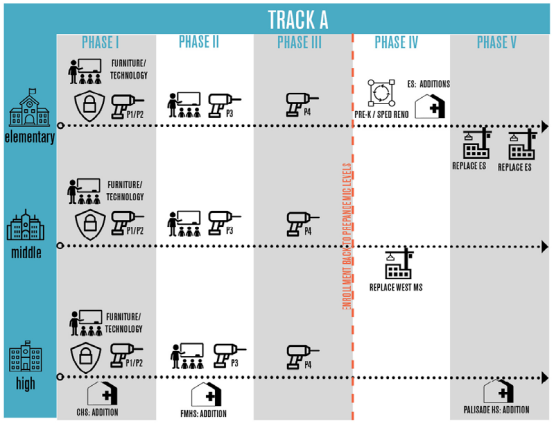
The small group activity conducted in planning committee meeting #5 focused on establishing multi-phase master plan strategies. Three strategies, titled Tracks were presented and discussed as small groups.

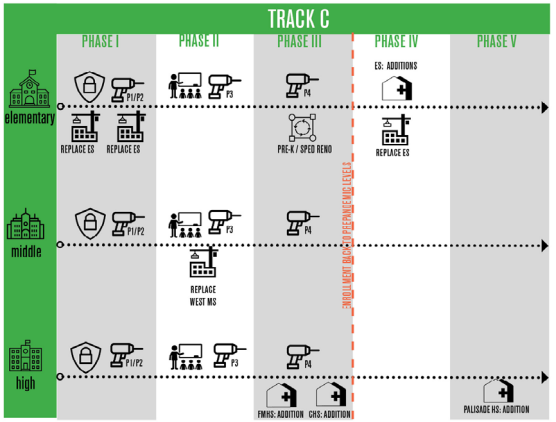
Track A showed a balanced approach, specifically in Phase I, where each school would receive funds to address Priority 1 and 2 deferred maintenance, safety and security upgrades, educational enhancements, with a single large new construction project at Central High School. Phase 2 would be also a balanced approach with each school receiving funds to address Priority 3 deferred maintenance and additional educational enhancements, with a single large new construction project at Fruita Monument High School. New construction at the elementary and middle schools would not occur until Phase 3 and beyond.

Track C prioritized new construction at the elementary school level, which was based on the ability to possibly replace an empty school building minimizing disruptions to learning that could occur with an occupied campus replacement school paired with addressing Priority 1 and 2 deferred maintenance and safety & security upgrades at all schools. Large capital construction projects at the High Schools was deferred to Phase 3.

Track B received the most interest and conversation at the meeting, with a few suggestions that are incorporated into the preferred option being presented later in the meeting for discussion. This track prioritized new capital construction at both Central High School and Fruita Monument High School paired with addressing Priority 1 and 2 deferred maintenance and safety & security upgrades at all schools, along with a single elementary school replacement. Some suggestions included deferring any new elementary school work to a later phase and look at moving forward elementary school renovations that address needs related to SPED.







NEW GRAND JUNCTION HIGH SCHOOL TOUR

The planning committee had the opportunity to tour the New Grand Junction High School on Wednesday, the 13th. Lyn highlighted a few unique features that are part of this new design that would likely be difficult to incorporate into a renovation of Central High School or Fruita Monument High School.

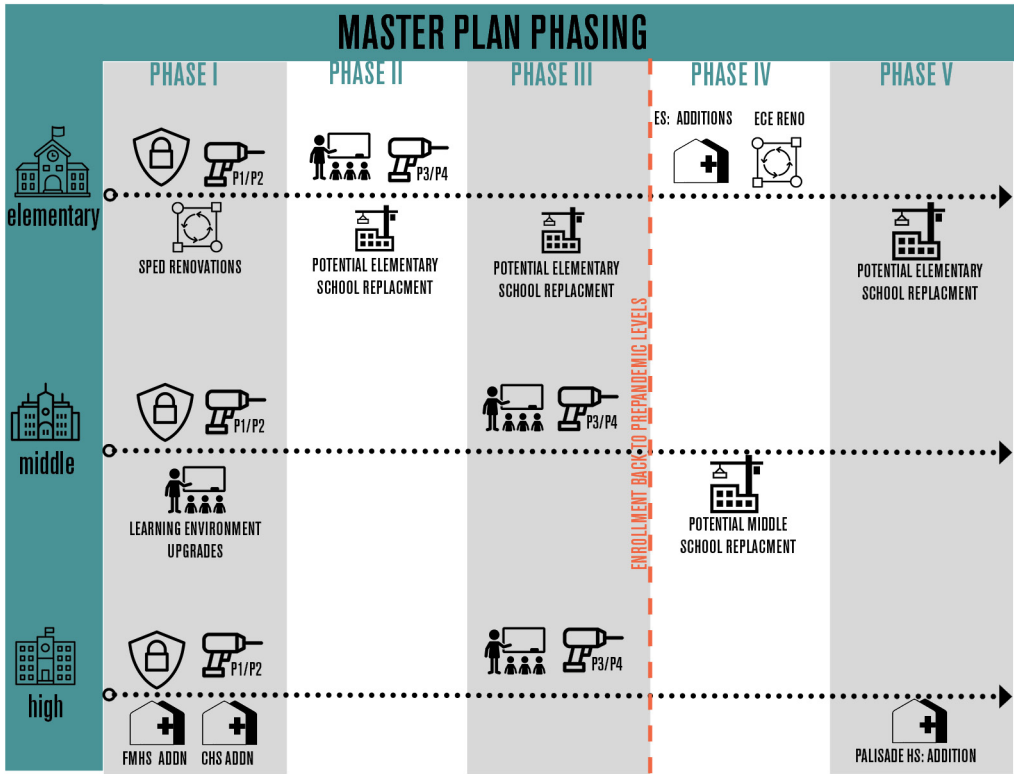
GJHS : HUB

GJHS : BREAKOUT

GJHS : NATURAL LIGHT

MASTER PLAN PHASING - SINGLE OPTION

Lyn presented a single option master plan phasing track based on the feedback from the last planning meeting. Large capital construction is proposed for both Central High School and Fruita Monument High School paired with addressing Priority 1 and 2 deferred maintenance and Safety & Security scope at all schools, plus upgrades to support SPED space at elementary schools. The capital scopes at CHS and FMHS were shown to be equitable, which included new construction that would connect buildings to form a single structure paired with renovations to enhance the educational environment.



FEEDBACK

- Worried that a renovation at Central High School won't address all the issues.
- The value of the scopes at CHS and FMHS do not need to be the same. FMHS did receive more funding than CHS in the last bond.
- Dr. Hill did confirm that the district could ask for a $190M bond without a tax increase.
- Addressing the deficiencies at FMHS science rooms should be a priority.
- The CHS scope should include new construction of the classroom wing, allowing for the demolition of the existing wing.
- Overall, the committee is in favor of funding CHS as required to address the major deficiencies primarily related to the classroom wing (oldest construction). Committee open to possibilities on how to prioritize funds differently, including re-evaluating the Level 1 and 2 deferred maintenance scope at the other schools.

NEXT STEPS

- HCM to update the presented track to reflect the feedback provided. HCM to present at the April 2nd board meeting.

MESA COUNTY VALLEY SCHOOL DISTRICT 51

25-YEAR FACILITY MASTER PLAN

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ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIOR DESIGN PLANNING