MEETING RECORD

PROJECT: Montrose County School District Master Plan

PROJECT NO: 2021-004.00

DATE: 4/14/21

ATTENDEES: See attached sign in sheet

SUBJECT: Planning Assistance Team #1

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1. Philip Bailey thanked everyone for agreeing to participate and introduced RTA.

2. Stuart Coppedge began the PowerPoint presentation (attached), and the RTA team members introduced themselves.
    a. Stuart-Project Manager
    b. Brian Calhoun-Principal in Charge
    c. Ken Gregg-Architect/Education Planner
    d. Ericka Everette-Architect
    e. Shannon Bingham, Western Demographics-Demographer

3. Presentation
    a. Master Plan purpose and process (Stuart)
    b. Web-based format and final product (Ericka)
    c. Demographic study (Shannon Bingham)
    d. Interactive strengths and weaknesses exercise (Brian and PAT)

4. Follow-on discussion
    a. Meetings will always be the Wednesday after the board meeting
    b. Start time will be 5:30 with a one hour time limit target
    c. RTA will publish an agenda with read-ahead material about one week prior to each meeting

19 South Tejon Street, Suite 300 - Colorado Springs, CO 80903 - Tel: 719-471-7566 Fax: 719-471-1174

MEETING ATTENDANCE
Project:
Project Number:

PAT #1 4/14/21										NAME	REPRESENTING	PHONE	EMAIL ADDRESS
										Penny Harris	MCSD ECC	970-249-5858	penelope.harris@mcsd.org
										Sandy Head	Montrose Economic Dev Corp	9702499438	sandyh@MontroseEDC.org
										Eric Kelley	MCSB	970210-6529	ekbarber70@icloud.com
										Blaine Hall	Montrose PD	970 209 8045	bhall@cityofmontrose.org
										Michelle Gottlieb	Olathe	970 209-1002	michelle_otv@questoffice.net
										Jack Schulte	PAT Member	970-249-1509	funefarm1@outlook.com
										Thom Miller	Community/Parent/Medical	719-298-1985	thommillermd@gmail.com
										Sue Hansen	Montrose County	9705960620	Shansen@montrosecounty.net
										Matt Jenkins	MCSD	423-714-7865	[illegible]
										Steve Gottlieb	Olathe	970 209-1003	Steve_otv@questoffice.net

Montrose County School District Master Plan
PAT Meeting #1

April 14, 2021

Brian Calhoun
Principal-in-Charge

Stuart Coppedge
Project Manager

Ken Gregg
Education Facility Specialist

Ericka Everett
Master Planning Production Lead

MCSD Montrose County School District
MONTROSE & OLATHE
Motivate Collaborate Support Develop

MAIN CONTACT

Brian Calhoun
Principal-in-Charge

RTA PROJECT TEAM

Stuart Coppedge
Project Manager

Rick Taves
Facilities Assessment Lead

Don McReynolds
Facilities Assessment

Ken Greg
Eductaion Facility Specialist

Ericka Everett
Master Planning Production Lead

OWNER'S REP
Dynamic Program Management

MEP ENGINEERING
Bighorn Consulting Engineers

STRUCTURAL ENGINEERING
Alpine Edge Engineering

CIVIL ENGINEERING
Delmont Consultants, Inc.

ROOFING
AGI (Armstrong Group)

COST ESTIMATING
FCI Constructors, Inc.

DEMOGRAPHICS
WESTERN DEMOGRAPHICS INC.

Shannon Bingham, Owner

Project Team

Follow Your Mission

Environment:
MCSD … will ensure that all students have a safe and academically rigorous environment in which to learn.

Certainty:
All students … will graduate with life skills and knowledge required to…

Choice:
… enter into the workforce, begin a career, attend college or other post-secondary education opportunities …

Preparation:
… without remediation.

Lead with a Plan

- Buildings are the physical manifestation of your values, mission, and goals.
- To have great buildings, you have to have great design.
- A great Master Plan sets the scene for great design.
- **Intentional, comprehensive,** and **honest** community involvement is an essential part of a great Master Plan.
- RTA uses multiple processes to engage the entire community and ensure all voices are heard

Purpose: The Master Plan will provide a road map for long-term planning:

- ✓ Assess the condition of your buildings
- ✓ Show how the buildings are utilized
- ✓ Identify key areas for improvement
- ✓ Review District-wide options
- ✓ Collect broad stakeholder & community input
- ✓ Provide the basis for data-driven decisions
- ✓ Support your communication process
- ✓ Provide options for the future
- ✓ Create a strategic facility plan for implementation and to guide future decisions

PAT Meeting Norms:

- ✓ Attendance is expected at all scheduled meetings.
- ✓ The meetings will start on time with duration of 1 hour (typical). Group members should be on time and expect to remain for the entire meeting if possible.
- ✓ The purpose of each meeting will be defined; members are requested to come prepared to discuss the topic.
- ✓ The students' interests come first.
- ✓ Committee members will operate and work towards consensus on all issues. All agree to support the solutions and decisions of the group.
- ✓ Committee members are requested to focus on solutions that address the needs of the School District as a whole.
- ✓ Committee meetings will stay on task.
- ✓ Discussion, evaluation, and decisions will be research and data based guided by district's mission statement.
- ✓ Minutes of each meeting will be distributed by email within one week of meeting date.
- ✓ All members are to speak up in an open forum- all points of view will be heard and valued.
- ✓ All participants will be treated with mutual respect.
- ✓ Members of the committees will operate on a first name basis.
- ✓ Refreshments will be served at all meetings.

Master Plan Core Values

EXCELLENCE

Our goal is to provide and safe, innovative, and supportive and inclusive environment for all students and staff based on objective criteria.

RESPONSIBILITY

We will be accountable for our actions and results, efficiently managing district resources and effectively incorporating them into this process.

INTEGRITY

We will be accountable for our actions and results, efficiently managing district resources and effectively incorporating them into this process.

COMMUNICATION

We will communicate every aspect of the process with the upmost clarity and honesty, integrating the facilities plan with the strategic plan and informing the community about the process and providing the opportunity to address concerns and questions as they arise.

COMMUNITY PRIDE

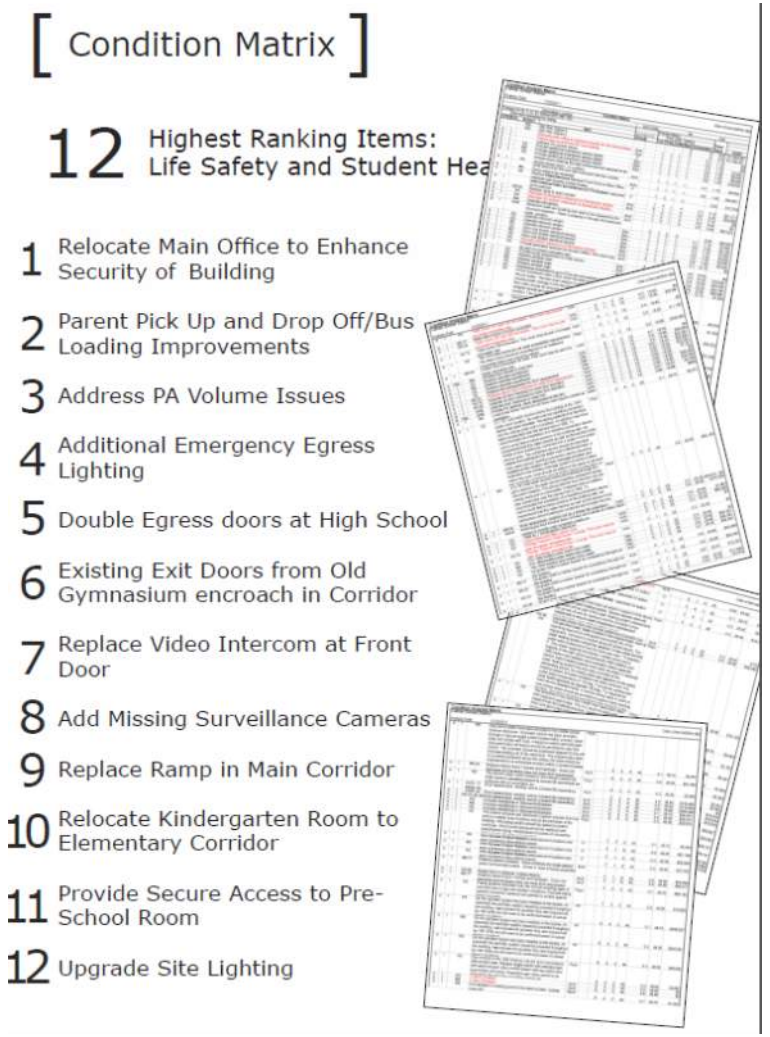
Local businesses, private and public agencies and the entire community are integral partners in the educational process. The Master Plan process and final result, therefore, should generate a sense of pride in the community, and enhance community development.

Master Plan Deliverables

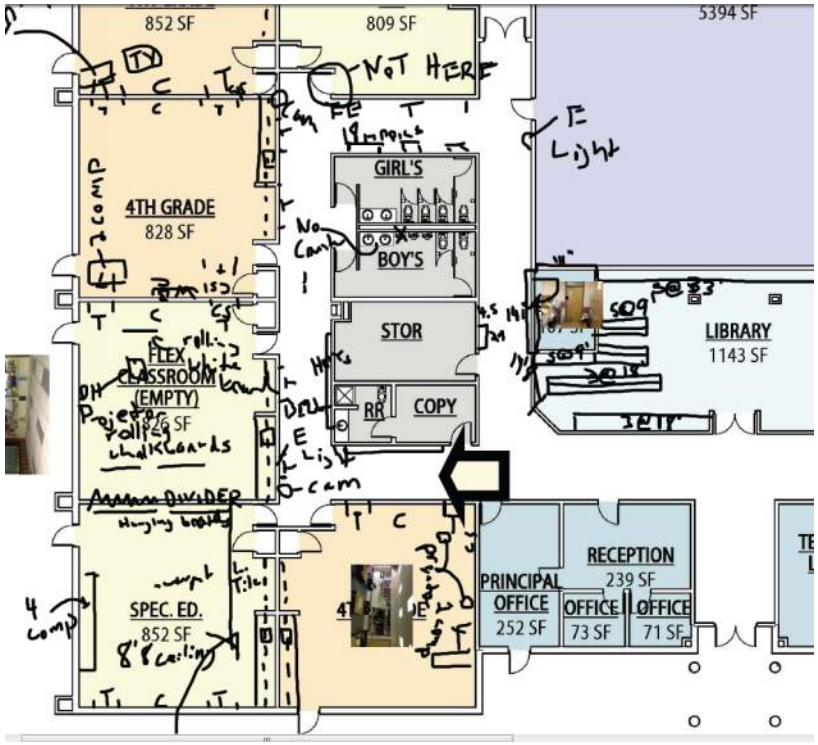
Report Document:

- Background, history and demographic information
- Historical Significance Study
- Facility Assessment
- Educational Programming and Adequacy study
- Inventory of facilities
- Energy, HVAC, O & M and SF Analysis
- Technology infrastructure evaluation

- **Web-based project information**
- **Strategic plan for implementation**
- **Transparent community engagement process**
- **BEST application assistance + facility assessment**
- **Bond Support**



Facility Assessments



1. Mandatory building walk with design and engineering team, maintenance staff, etc. at beginning of project
2. Compare existing conditions to existing documents
3. Understand and address school goals
4. Understand code requirements
5. Review previous 6 months of work orders (Does everything work now?)
6. Verify asbestos scope of work – confirm reports
7. Perform technology assessment

Data-Driven Analysis

Level 1	District 11 Assessment Rating
1	Needs Immediate Action/Life Safety Issue (Red)
2	Replace within 5 Years (Orange)
3	Replace wihtin 6-10 Years (Yellow)
4	Improvement Item (Green) - Also indicate remaing years of system life

Level2	Category - What is the problem or concern?
1	Life Safety - This is unsafe
2	Potential for damage to the building
3	Code Issues.
4	Space characteristics / adequacies
5	ADA Issues.
6	A component of a system or an entire system needs to be added or replaced.
7	A component of a site element or an entire site system needs to be replaced.
8	The Association would prefer a different product, system or equipment.
9	Input from facility users and administrators.
10	Politically expedient.
11	System has been checked and does not have a problem

Level3	Consequences - What happens when failure occurs?
1	Failure may compromise building occupant safety & health
2	When failure occurs, complete or partial closure of the facility is necessary.
3	Failure will cause damage to other components or elements but closure is not necessary
4	Component does not meet current building code or ADA as required.
5	Programmatic - Existing space does not meet the goals of the association or site.
6	Positive cost or benefit. Correction in conjunction with another project could save money.
7	Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature.
8	No failure/consequences expected

Utilizing Our Condition Analysis Matrix

3.2 Condition Analysis Matrix

PROJECT: District 11 CONDITION ASSESSMENT
SCHOOL: CIVA
11/20/2020

Date of last addition: NA
Year round start date:

Failure Timing Legend (District 11):
1 Needs Immediate Action/Life Safety Issue (Red)
2 Replace within 5 Years (Orange)
3 Replace within 6-10 Years (Yellow)
4 Improvement Item ((Green) - Also indicate remaing years of system life

Additional RTA Scoring System (see scoring tab for details)

* - Compounded amount after X years of 3.5%/year inflation

Inflation Amount	3.50%
Soft Cost	20.00%

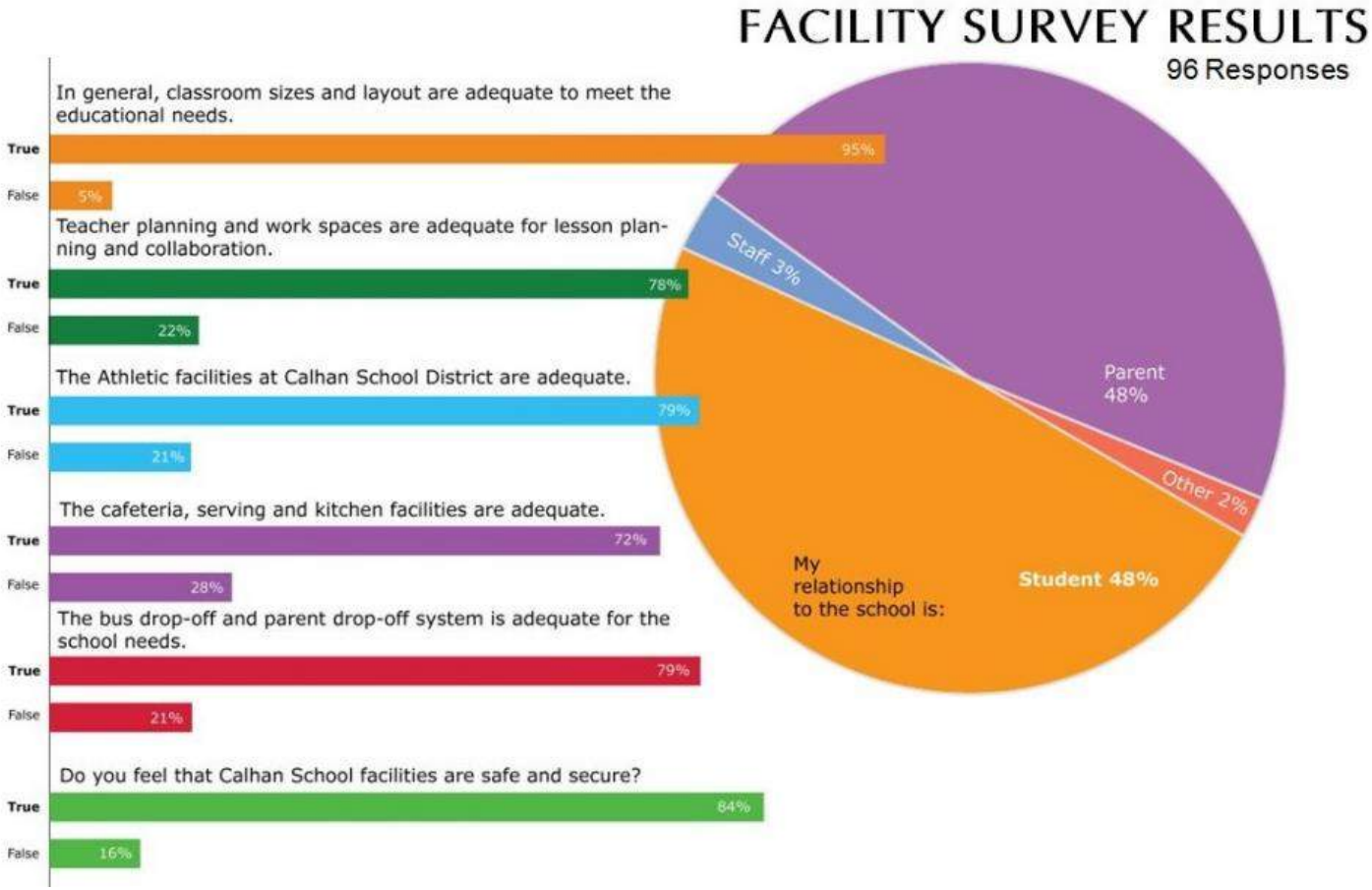
Condition Matrix

ITEM #	SCHOOL	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (no soft costs)	TOTAL COST (w/ soft costs)	ESCALATED TOAL AMOUNT*
1	CIVA	INT	Add tile to wet walls in restrooms	RTA	Code/ADA	1	3	4	12	1	$ 11,050	$ 13,260	$ 13,724.10
2	CIVA	INT	Post sign to at CPU classroom to say 49 max occupants	RTA	Code/ADA	1	3	4	12	1	$ 250	$ 300	$ 310.50
3	CIVA	INT	Provide ADA compliant sink and faucets (all restrooms)	RTA	Code/ADA	1	5	4	20	1	$ 12,000	$ 14,400	$ 14,904.00
4	CIVA	INT	Provide ADA compliant door hardware at some interior rooms (20%	RTA	Code/ADA	1	5	4	20	3	$ 13,750	$ 16,500	$ 18,293.84
5	CIVA	INT	Provide ADA compliant work stations in art and science rooms	RTA	Code/ADA	1	5	4	20	3	$ 10,000	$ 12,000	$ 13,304.61
6	CIVA	INT	Provide ADA compliant restroom layout with ADA stalls	RTA	Code/ADA	1	5	4	20	3	$ 25,000	$ 30,000	$ 33,261.54
7	CIVA	INT	Provide ADA landing and wheel chair curb at Comp lab ramp	RTA	Code/ADA	1	5	4	20	1	$ 5,000	$ 6,000	$ 6,210.00
8	CIVA	INT	Provide door signage (20)	RTA	Code/ADA	1	5	4	20	1	$ 2,000	$ 2,400	$ 2,484.00
9	CIVA	INT	replace wood framed lighting control booth floor, support walls and ladder with steel stud framing	RTA	Code/ADA	2	3	4	24	3	$ 10,320	$ 12,384	$ 13,730.36
10	CIVA	INT	Provide new drinking fountains with bottle fillers	RTA	Code/ADA	2	3	4	24	3	$ 9,000	$ 10,800	$ 11,974.15
11	CIVA	INT	Replace exterior Hollow metal frames with aluminum storefront (count)	RTA	Door System	2	6	4	48	4	$ 20,000	$ 24,000	$ 27,540.55
12	CIVA	INT	Provide new prefinished doors (15)	RTA	Door System	4	6	7	168	11	$ 12,000	$ 14,400	$ 21,023.56
13	CIVA	INT	Replace wood frame with HMF and new door at SW classroom	RTA	Door System	4	11	6	264	12	$ 2,500	$ 3,000	$ 4,533.21
14	CIVA	INT	Full internal inspection of main electrical gear by electrician	MEE	Electrical Power System	1	2	2	4	9	$ 40,000	$ 48,000	$ 65,419.07
15	CIVA	INT	Internal Inspection of Panels M1, M2, R2 & L2 showing wear	MEE	Electrical Power System	2	2	2	8	9	$ 32,000	$ 38,400	$ 52,335.26
16	CIVA	INT	Provide additional receptacles where power strips are being used	MEE	Electrical Power System	4	4	5	80	1	$ 13,500	$ 16,200	$ 16,767.00
17	CIVA	INT	Provide impact resistance fire sprinkler heads in gym	RTA	Fire Alarm System	1	6	6	36	1	$ 5,000	$ 6,000	$ 6,210.00
18	CIVA	INT	Upgrade Fire Alarm to Audible Speaker system	MEE	Fire Alarm System	3	3	4	36	8	$ 117,072	$ 140,486	$ 184,993.76
19	CIVA	INT	Provide new carpet at classrooms and offices	RTA	Flooring System	2	6	3	36	3	$ 110,800	$ 132,960	$ 147,415.13
20	CIVA	INT	Replace carpet in commons with LVT	RTA	Flooring System	2	4	5	40	3	$ 20,600	$ 24,720	$ 27,407.51
21	CIVA	INT	Provide new subfloor in computer lab	RTA	Flooring System	2	6	5	60	5	$ 3,500	$ 4,200	$ 4,988.28
22	CIVA	INT	Replace VCT	RTA	Flooring System	4	6	3	72	15	$ 25,000	$ 30,000	$ 50,260.46
23	CIVA	INT	Replace carpet in the Hallways with LVT	RTA	Flooring System	4	6	6	144	13	$ 43,400	$ 52,080	$ 81,450.83
24	CIVA	INT	Replace flooring in science room with LVT	RTA	Flooring System	4	6	6	144	12	$ 12,050	$ 14,460	$ 21,850.05
25	CIVA	INT	Replace markerboards	RTA	Furniture	2	6	3	36	7	$ 11,600	$ 13,920	$ 17,710.13
26	CIVA	INT	Provide new table (20)	RTA	Furniture	4	4	5	80	11	$ 5,000	$ 6,000	$ 8,759.82
27	CIVA	INT	Provide new teacher's desk (2)	RTA	Furniture	4	4	5	80	11	$ 2,000	$ 2,400	$ 3,503.93
28	CIVA	Roof	Service all RTU's	MEE	HVAC System	1	1	1	1	1	$ 24,000	$ 28,800	$ 29,808.00
29	CIVA	Roof	Replace gas piping	MEE	HVAC System	2	1	1	2	2	$ 30,000	$ 36,000	$ 38,564.10
30	CIVA	Roof	Replace five remaining original rooftop units	MEE	HVAC System	2	2	1	4	3	$ 145,000	$ 174,000	$ 192,916.91
31	CIVA	INT	ticket booth office being used with no ventilation	MEE	HVAC System	1	1	4	4	1	$ 3,500	$ 4,200	$ 4,347.00
32	CIVA	INT	Provide exhaust for janitor, art, science and nurse rooms	MEE	HVAC System	1	1	4	4	1	$ 15,000	$ 18,000	$ 18,630.00
33	CIVA	INT	Provide unit heater in kiln room to protect water pipes	MEE	HVAC System	1	2	3	6	1	$ 5,000	$ 6,000	$ 6,210.00
34	CIVA	Roof	Replace seven RTU's from 2013	MEE	HVAC System	3	2	1	6	10	$ 200,000	$ 240,000	$ 338,543.70
35	CIVA	Roof	Extend sanitary sewer roof vents (7)	MEE	HVAC System	1	2	3	6	1	$ 5,600	$ 6,720	$ 6,955.20
36	CIVA	Roof	Provide goose neck at exhaust duct penetrations (7)	MEE	HVAC System	1	2	3	6	1	$ 10,500	$ 12,600	$ 13,041.00
37	CIVA	INT	Install keyed shutoff switch for gas in science room	MEE	HVAC System	1	3	4	12	1	$ 25,000	$ 30,000	$ 31,050.00
38	CIVA	INT	Replace emergency shutoff for kiln with push button stop	MEE	HVAC System	1	3	4	12	1	$ 8,000	$ 9,600	$ 9,936.00
39	CIVA	INT	Replace aged plumbing fixtures in single use restrooms	MEE	HVAC System	2	3	4	24	1	$ 7,500	$ 9,000	$ 9,315.00
40	CIVA	Roof	Replace all exhaust fans (3)	MEE	HVAC System	2	6	3	36	5	$ 10,500	$ 12,600	$ 14,964.85
41	CIVA	INT	Provide new WiFi thermostats.	MEE	HVAC System	3	6	3	54	6	$ 19,500	$ 23,400	$ 28,764.57
42	CIVA	INT	Balance the existing HVAC systems	MEE	HVAC System	4	6	6	144	11	$ 58,000	$ 69,600	$ 101,613.89
43	CIVA	EXT	Replace exterior flood lights with new LEDs	MEE	Lighting System	1	1	1	1	4	$ 3,850	$ 4,620	$ 5,201.56
44	CIVA	EXT	Provide egress lighting outside exterior doors	MEE	Lighting System	1	3	4	12	1	$ 2,500	$ 3,000	$ 3,105.00

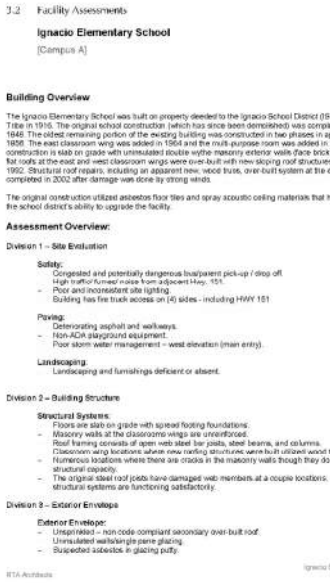
Condition	Totals	Totals	Escalation Totals
1	$ 279,395	$ 335,274	$ 371,912
2	$ 435,820	$ 522,984	$ 592,589
3	$ 535,322	$ 642,386	$ 853,546
4	$ 851,124	$ 1,021,349	$ 1,290,330

- Sorts deficiencies by any criteria
- Prioritizes the information
- Consolidates the information
- Becomes a working document

Online Community Polling



Facility Master Plan Report



3.2 Facility Assessments

Ignacio Elementary School

[Campus A]

Building Overview

The Ignacio Elementary School was built on property deeded to the Ignacio School District (IS
Tribe in 1916. The original school construction (which has since been demolished) was compa
1948. The oldest remaining portion of the existing building was constructed in two phases in a
1958. The east classroom wing was added in 1964 and the multi-purpose room was added in
construction is slab on grade with uninsulated double wythe masonry exterior walls (face brick
flat roofs at the east and west classroom wings were over-built with new sloping roof structure
1992. Structural roof repairs, including an apparent new, wood truss, over-built system at the
completed in 2002 after damage was done by strong winds.

The original construction utilized asbestos floor tiles and spray acoustic ceiling materials that
the school district's ability to upgrade the facility.

Assessment Overview:

Division 1 – Site Evaluation

Safety:
Congested and potentially dangerous bus/parent pick-up / drop off.
High traffic/ fumes/ noise from adjacent Hwy. 151.
– Poor and inconsistent site lighting.
Building has fire truck access on (4) sides - including HWY 151.

Paving:
Deteriorating asphalt and walkways.
– Non-ADA playground equipment.
Poor storm water management – west elevation (main entry).

Landscaping:
Landscaping and furnishings deficient or absent.

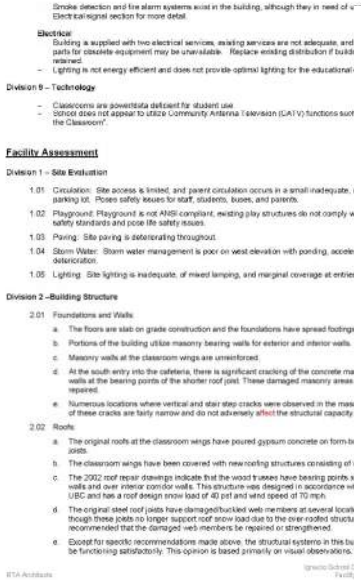
Division 2 – Building Structure

Structural Systems:
Floors are slab on grade with spread footing foundations.
– Masonry walls at the classrooms wings are unreinforced.
Roof framing consists of open web steel bar joists, steel beams, and columns.
Classroom wing locations where new roofing structures were built utilized wood
– Numerous locations where there are cracks in the masonry walls though they do
structural capacity.
– The original steel roof joists have damaged web members at a couple locations;
structural systems are functioning satisfactorily.

Division 8 – Exterior Envelope

Exterior Envelope:
– Unspecified – non-code-compliant secondary over-built roof.
Uninsulated walls/single pane glazing.
– Suspected asbestos in glazing putty.

RTA Architects



Smoke detection and fire alarm systems exist in the building, although they in need of
Electrical signal section for more detail.

Electrical
Building is supplied with two electrical services, existing services are not adequate, and
parts for obsolete equipment may be unavailable. Replace existing distribution if build
retained.
– Lighting is not energy efficient and does not provide optimal lighting for the educational

Division 9 – Technology

– Classrooms are power/data deficient for student use
– School does not appear to utilize Community Antenna Television (CATV) functions suc
the Classroom".

Facility Assessment

Division 1 – Site Evaluation

1.01 Circulation: Site access is limited, and parent circulation occurs in a small inadequate,
parking lot. Poses safety issues for staff, students, buses, and parents.

1.02 Playground: Playground is not ANSI compliant, existing play structures do not comply w
safety standards and pose life safety issues.

1.03 Paving: Site paving is deteriorating throughout.

1.04 Storm Water: Storm water management is poor on west elevation with ponding, accele
deterioration.

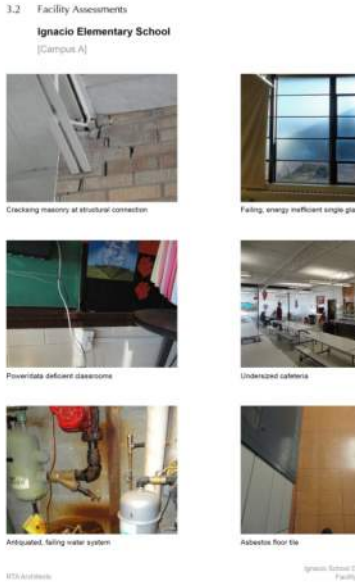
1.05 Lighting: Site lighting is inadequate, of mixed lamping, and marginal coverage at entrie

Division 2 – Building Structure

2.01 Foundations and Walls:
a. The floors are slab on grade construction and the foundations have spread footing
b. Portions of the building utilize masonry bearing walls for exterior and interior walls.
c. Masonry walls at the classroom wings are unreinforced.
d. At the south entry into the cafeteria, there is significant cracking of the concrete ma
walls at the bearing points of the shorter roof joist. These damaged masonry areas
repaired.
e. Numerous locations where vertical and stair step cracks were observed in the mas
of these cracks are fairly narrow and do not adversely affect the structural capacity

2.02 Roofs:
a. The original roofs at the classroom wings have poured gypsum concrete on form-b
joists.
b. The classroom wings have been covered with new roofing structures consisting of
c. The 2002 roof repair drawings indicate that the wood trusses have bearing points
walls and over interior corridor walls. This structure was designed in accordance w
UBC and has a roof design snow load of 40 psf and wind speed of 70 mph.
d. The original steel roof joists have damaged/buckled web members at several locati
though these joists no longer support roof snow load due to the over-roofed structu
recommended that the damaged web members be repaired or strengthened.
e. Except for specific recommendations made above, the structural systems in this bu
be functioning satisfactorily. This opinion is based primarily on visual observations.

RTA Architects



3.2 Facility Assessments

Ignacio Elementary School

[Campus A]

Cracking masonry at structural connection

Failing, energy inefficient single-gla

Power/data deficient classrooms

Undersized cafeteria

Antiquated, failing water system

Asbestos floor tile

RTA Architects

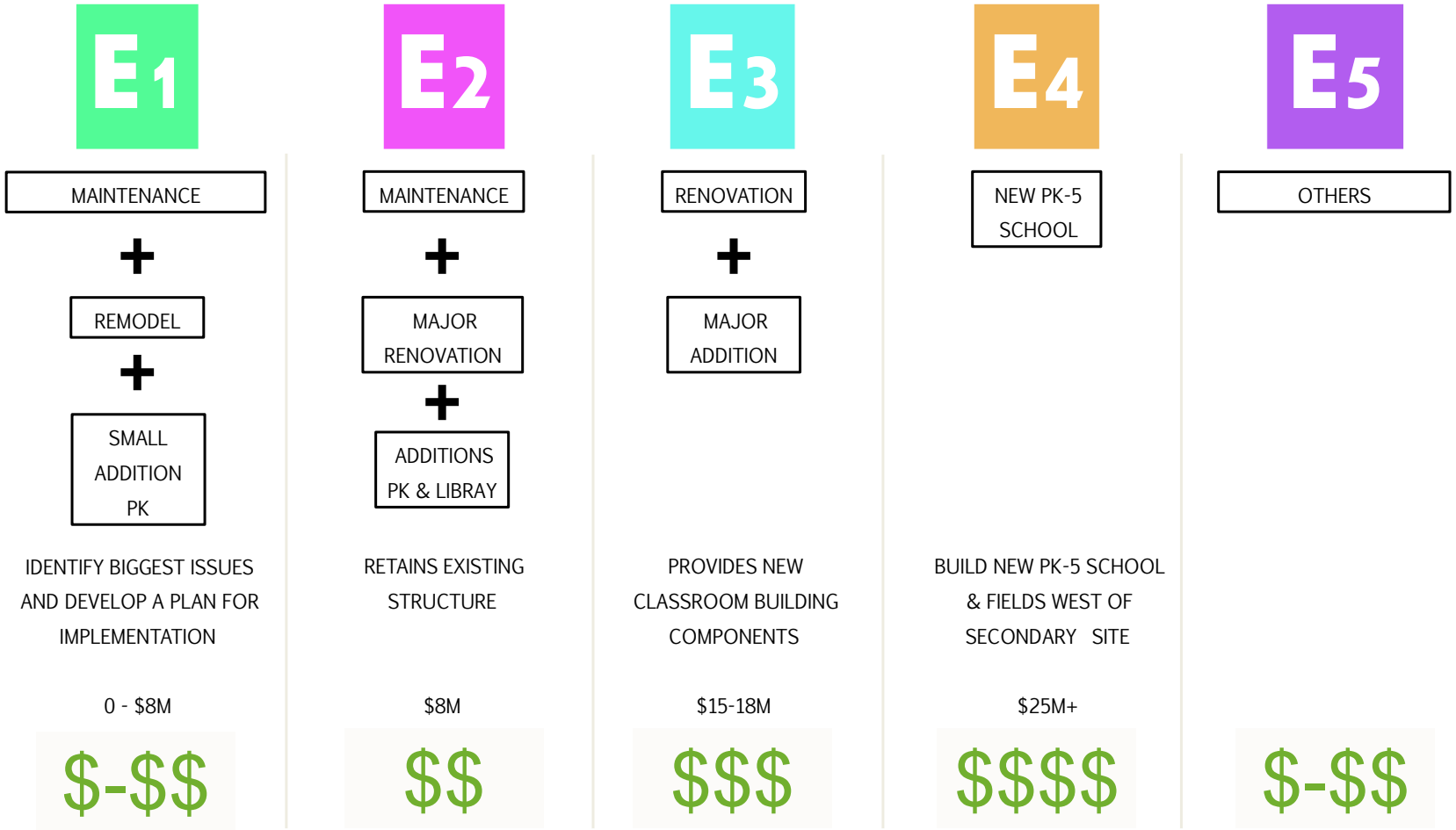
3.2 Facility Assessments

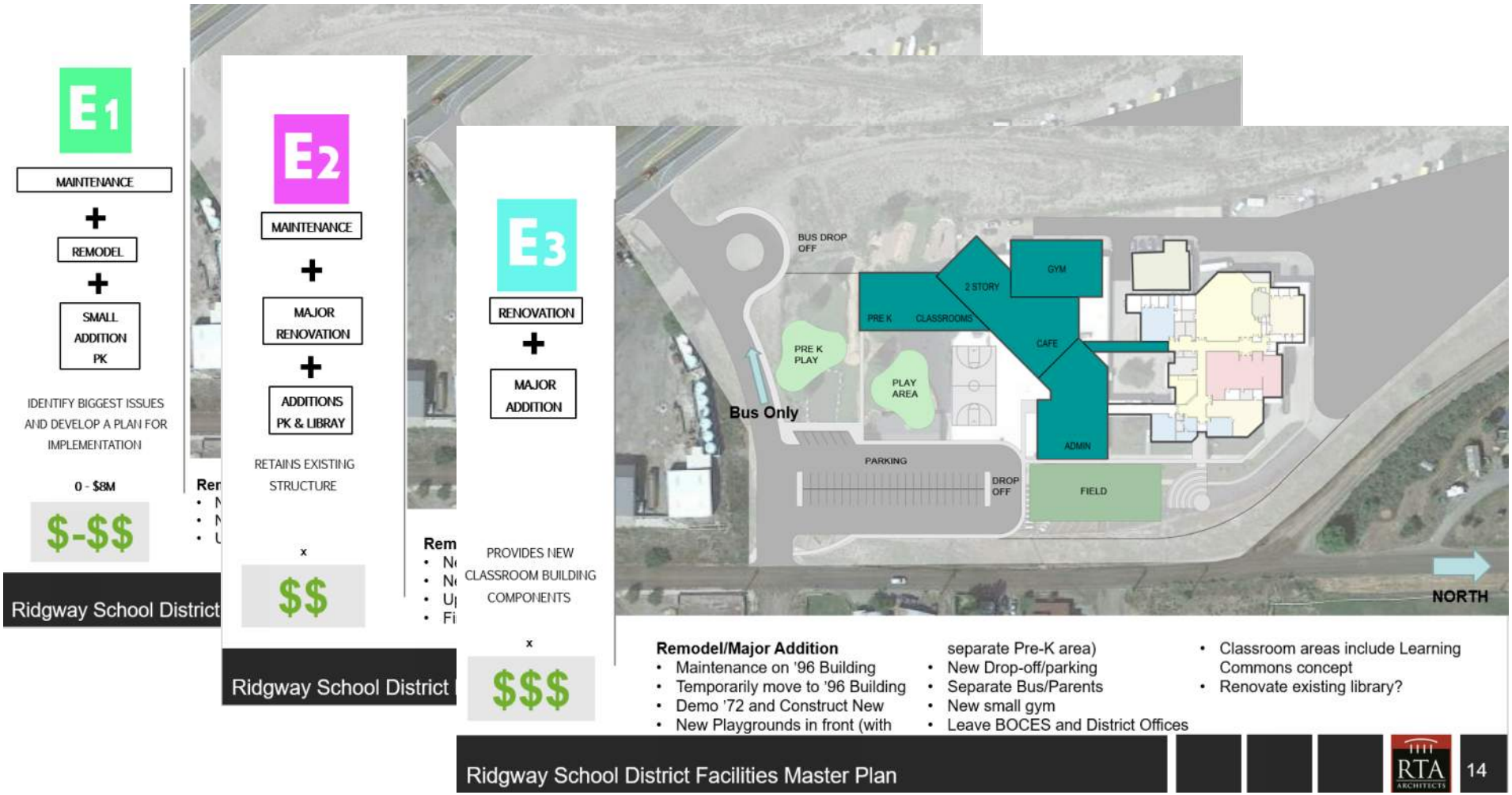
Ignacio Elementary School

[Campus A] - SF Analysis

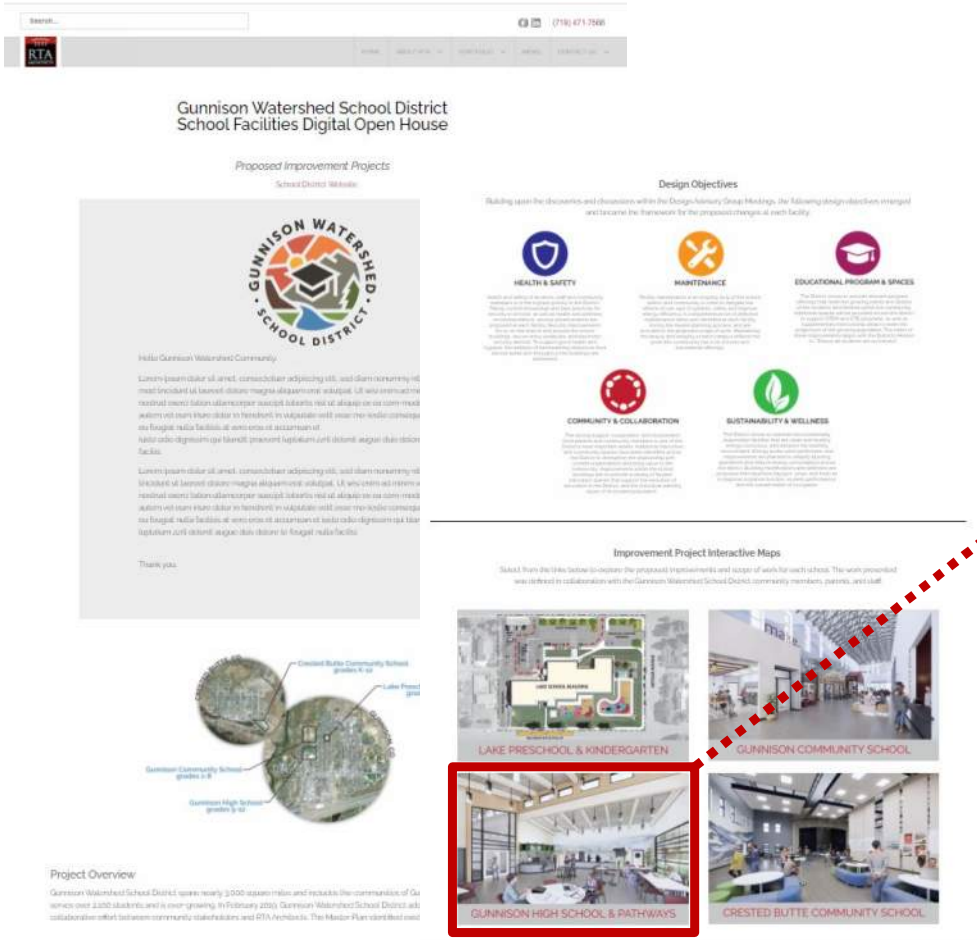
RTA Architects

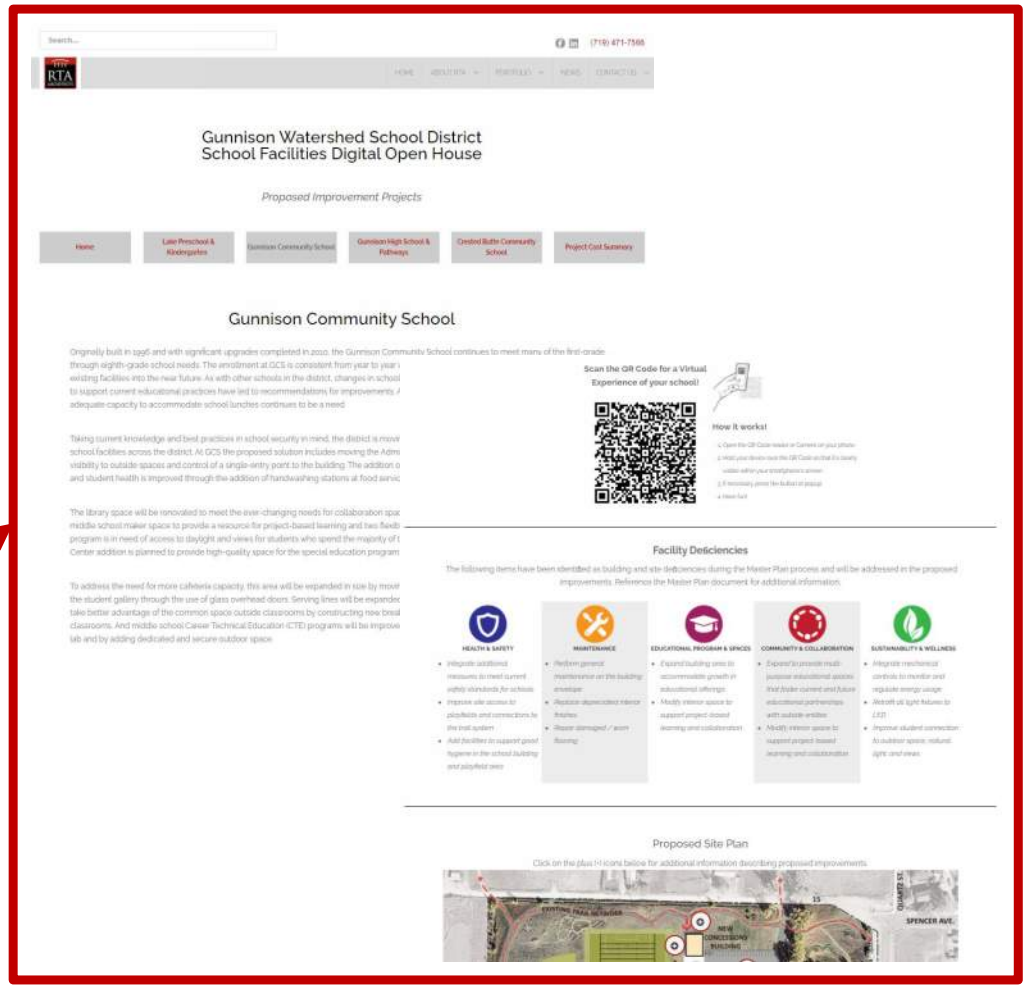
Summary of Options – Elementary School Example



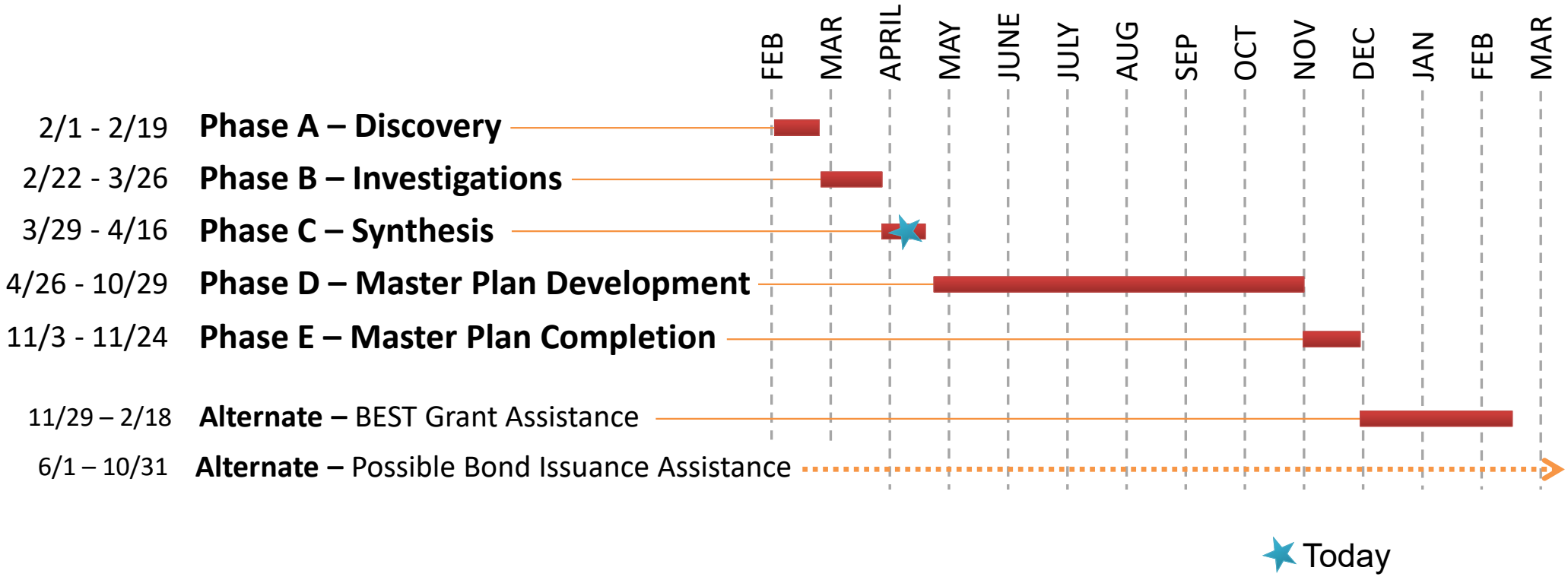

E1
MAINTENANCE
+
REMODEL
+
SMALL ADDITION PK
IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION
0 - $8M
$-$$
Ridgway School District
E2
MAINTENANCE
+
MAJOR RENOVATION
+
ADDITIONS PK & LIBRAY
RETAINS EXISTING STRUCTURE
x
$$
Ridgway School District
E3
RENOVATION
+
MAJOR ADDITION
PROVIDES NEW CLASSROOM BUILDING COMPONENTS
x
$$$
BUS DROP OFF
GYM
2 STORY
PRE K
CLASSROOMS
CAFE
PRE K PLAY
PLAY AREA
Bus Only
ADMIN
PARKING
DROP OFF
FIELD
NORTH
Remodel/Major Addition
• Maintenance on '96 Building
• Temporarily move to '96 Building
• Demo '72 and Construct New
• New Playgrounds in front (with separate Pre-K area)
• New Drop-off/parking
• Separate Bus/Parents
• New small gym
• Leave BOCES and District Offices
• Classroom areas include Learning Commons concept
• Renovate existing library?
Ridgway School District Facilities Master Plan
RTA ARCHITECTS
14

Interactive Website





Master Plan Schedule



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Montrose County School District – Demographic Data and Enrollment Outlook - 2021 - 2025

WESTERN Demographics, Inc.

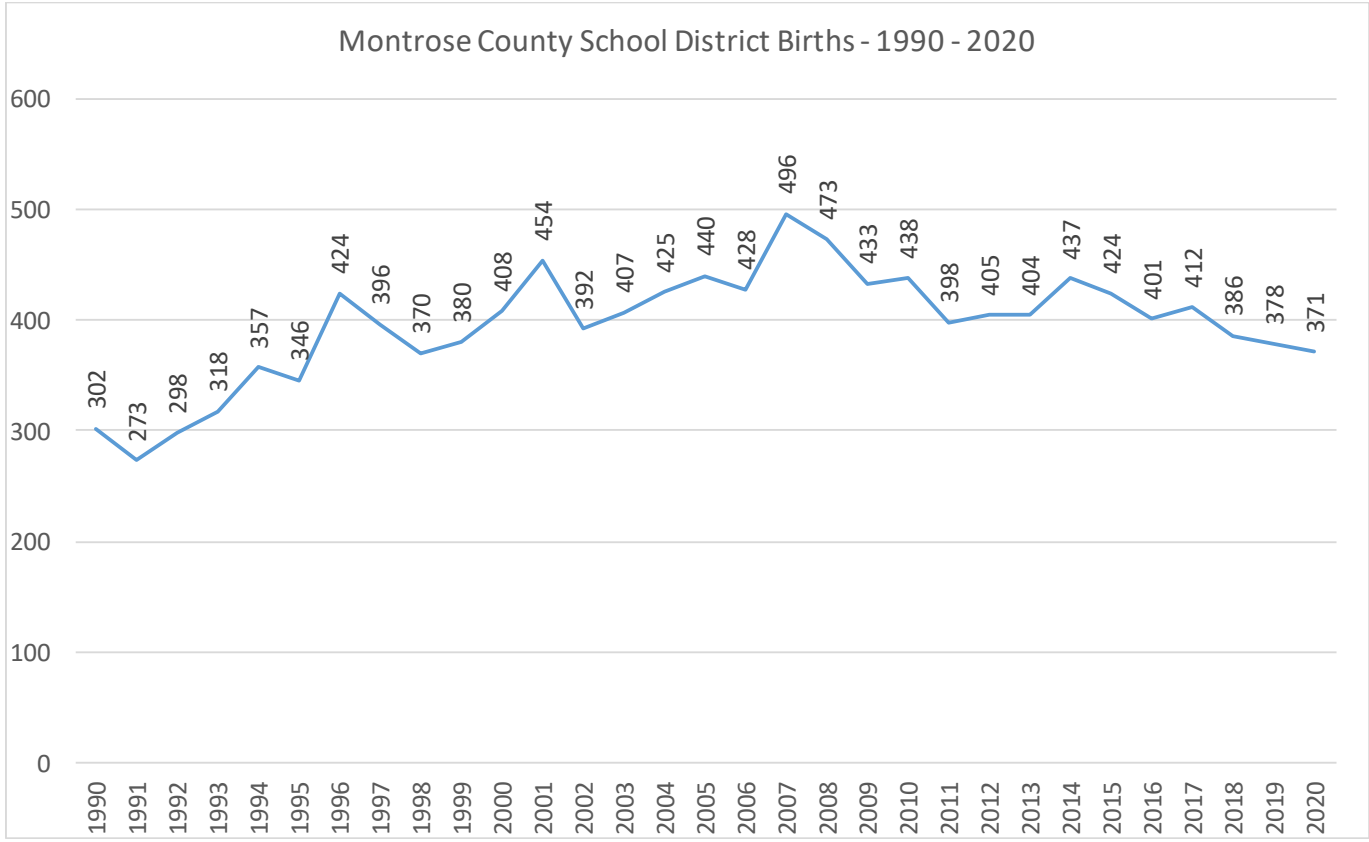
Shannon L. Bingham

4/6/21

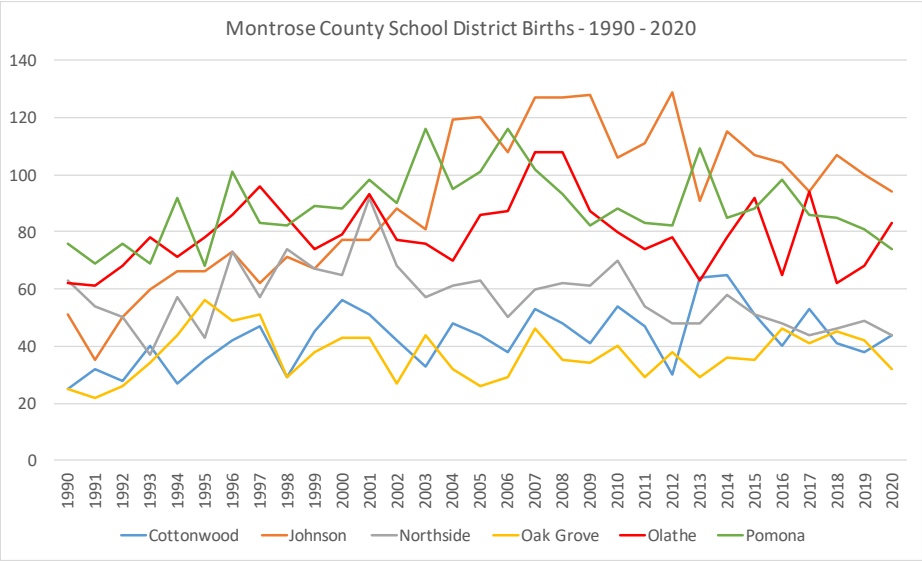
Key Findings

- The district is in a positive economic cycle that will continue as it emerges from the pandemic.
- Birth counts for the district are down and existing residents are producing fewer children.
- Employment has returned to pre-pandemic levels.
- New employers including Colorado Outdoors will continue to increase workforce population.
- Housing growth will approach 300 homes per year and this growth will replace demographic decline.
- Growth is focused in Montrose with population in Olathe and the County stable.
- Enrollment at Cottonwood ES, Oak Grove ES and the High School will grow the most.
- There will be a post-pandemic recovery of 175 students in the Fall of 2021 and a second recovery of 76 students in Fall of 2022 as normal attendance behaviors return.
- Overall enrollment will grow by 431 students over the five-year period, but a significant portion of that will be pandemic recovery.

Births – 1990 – 2020 – Colorado Department of Health



Births by Elementary Attendance Area



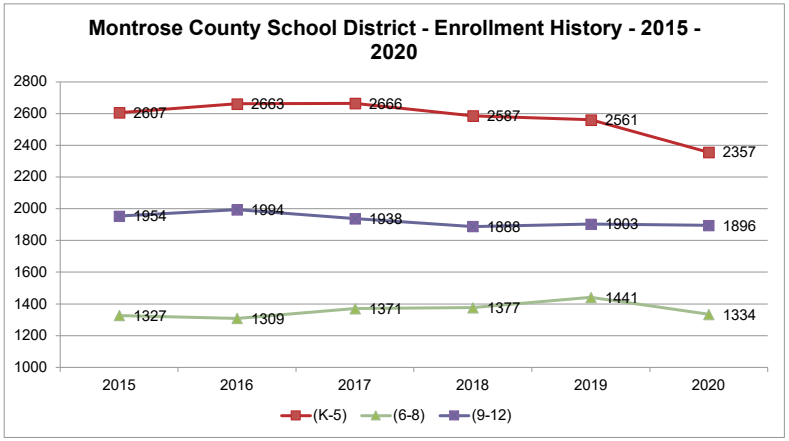
Birth decline is focused in the Cottonwood, Johnson, Northside and Pomona attendance areas. This decline will reduce grade size in these areas and reduce elementary enrollments and subsequent middle school enrollment during the period. Decline will be partially replaced by new housing growth.

School	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Change 2010 - 2020	School
Cottonwood	54	47	30	64	65	51	40	53	41	38	44	-10	Cottonwood
Johnson	106	111	129	91	115	107	104	94	107	100	94	-12	Johnson
Northside	70	54	48	48	58	51	48	44	46	49	44	-26	Northside
Oak Grove	40	29	38	29	36	35	46	41	45	42	32	-8	Oak Grove
Olathe	80	74	78	63	78	92	65	94	62	68	83	3	Olathe
Pomona	88	83	82	109	85	88	98	86	85	81	74	-14	Pomona
Total	438	398	405	404	437	424	401	412	386	378	371	-67	Total

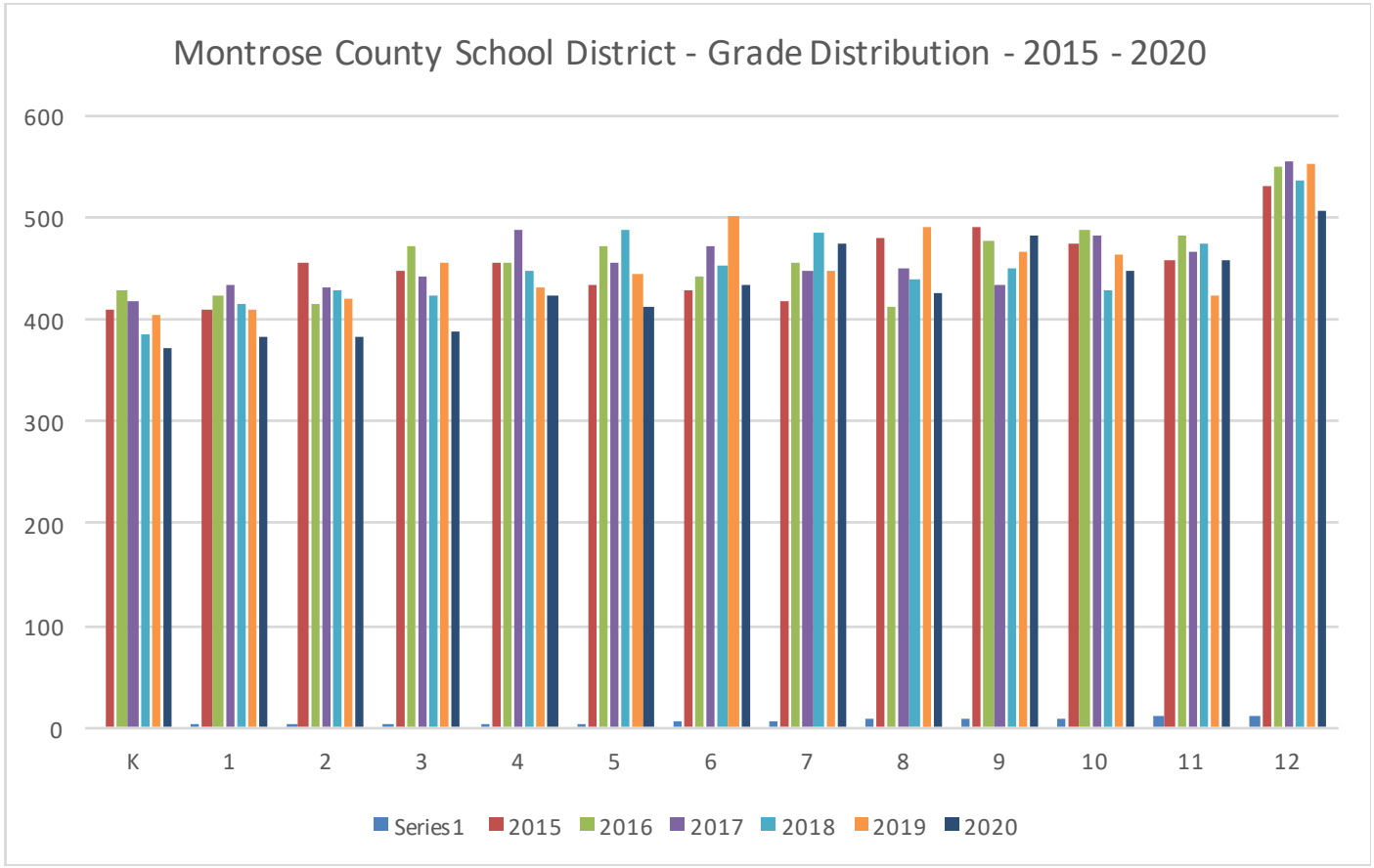
Population and Enrollment History

Year	PK-12 Enrollment	Total Population	Percentage in Public School
2010	6415	37696	17.0%
2011	6294	38350	16.4%
2012	6183	38641	16.0%
2013	6200	38818	16.0%
2014	6087	38523	15.8%
2015	6162	38876	15.9%
2016	6252	38637	16.2%
2017	6260	38684	16.2%
2018	6154	39119	15.7%
2019	6215	39653	15.7%
2020	5836		

Population in the district has increased by 2,000 residents during the past ten years. Enrollment has declined slightly during this period, mostly at the elementary level. The correlation between population and school enrollment has declined from 17% to 15.7% during this period indicating demographic change.



Grade Distribution



Grade sizes have declined over time in grades K-8.

Import and Export of Students

School Year 2020-21 Import and Export of Students

Import	
District	**Count**
Delta County 50(J)	46
Ouray R-1	1
Ridgway R-2	4
Total	**51**

Export	
District	**Count**
Mapleton 1	11
Byers 32J	30
Vilas RE-5	3
Delta County 50(J)	274
Lewis-Palmer 38	2
District 49	19
Durango 9-R	41
Branson Reorganized 82	1
Ouray R-1	12
Ridgway R-2	24
Monte Vista C-8	3
Telluride R-1	6
Julesburg Re-1	5
Charter School Institute	8
Colorado School for the Deaf and Blind	1
Education reEnvisioned BOCES	35
Total	**475**

The district's historic transfer of students remains stable with 51 imported and 475 leaving the district to various neighboring districts with closer schools and online charters resulting in most of the export of students. The clustering of most district schools in central Montrose results in remote families having closer school options.

Labor Data 1990 - 2019

Year	Labor Force	Employed	Unemployed	Unemployment Rate
1990	11,664	10,916	748	6.4%
1991	11,992	11,064	928	7.7%
1992	12,462	11,463	999	8.0%
1993	12,941	12,178	763	5.9%
1994	14,166	13,451	715	5.0%
1995	14,899	14,059	840	5.6%
1996	15,081	13,986	1,095	7.3%
1997	15,649	14,759	890	5.7%
1998	16,026	15,015	1,011	6.3%
1999	15,980	15,083	897	5.6%
2000	16,215	15,615	600	3.7%
2001	16,922	16,180	742	4.4%
2002	17,835	16,882	953	5.3%
2003	18,219	17,168	1,051	5.8%
2004	19,104	18,100	1,004	5.3%
2005	19,741	18,813	928	4.7%
2006	20,286	19,474	812	4.0%
2007	20,744	20,003	741	3.6%
2008	20,767	19,728	1,039	5.0%
2009	21,101	19,391	1,710	8.1%
2010	20,624	18,360	2,264	11.0%
2011	20,017	17,805	2,212	11.1%
2012	19,836	17,787	2,049	10.3%
2013	19,297	17,474	1,823	9.4%
2014	19,274	17,967	1,307	6.8%
2015	19,324	18,344	980	5.1%
2016	20,054	19,224	830	4.1%
2017	20,790	20,110	680	3.3%
2018	21,631	20,861	770	3.6%
2019	22,010	21,327	683	3.1%

The labor force and unemployment levels had returned to favorable levels by 2019 prior to the pandemic. Monthly data indicates pandemic influence and increases unemployment.

2020 Labor Data by Month

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
January, 2020	21,684	20,951	733	3.4%
February, 2020	21,634	20,860	774	3.6%
March, 2020	20,922	19,344	1,578	7.5%
April, 2020	19,548	17,150	2,398	12.3%
May, 2020	19,230	17,434	1,796	9.3%
June, 2020	20,083	17,996	2,087	10.4%
July, 2020	19,647	18,372	1,275	6.5%
August, 2020	20,480	19,344	1,136	5.5%
September, 2020	21,505	20,369	1,136	5.3%
October, 2020	22,401	21,265	1,136	5.1%
November, 2020	21,332	20,157	1,175	5.5%
December, 2020	22,108	20,509	1,599	7.2%

Monthly data indicates pandemic influence and increases unemployment to a high of 12.3% in April of 2020. Recent figures for February of 2021 indicate 6.8% in line with State levels.

New Housing Developments Inventoried

Subdivision	Builder	Density	Elementary Attendance
Majestic Pointe at Eagle Landing	Coker Homes	SFD	CES
Sinner Subdivision	Paul Sinner	VL SFD	CES
Sunrise Creek II Filing No. 5	Elliot Steinberg -Sunrise Creek LLC	SFD	CES
Sunrise Creek III Filing No. 2	Jack Petruccelli - Sunrise Creek LLC	SFD	CES
The Estates at Stone Ridge	Coker Homes	SFD	CES
The Hub at Montrose Crossing (Cobble Creek GC)		MF - Market Rate	CES
The Promontory at English Gardens	Ridgeline Homes	SFD	CES
Other Projects- Cottonwood		SFD	*CES*
Valley Ranch Addition North & South	David Coker - Coker Homes	Mixed Density	CES
Bear Creek Subdivision	Ridgeline Homes	SFD	JES
Other Projects- Johnson		SFD	*JES*
Hill and Sunnyside	Ridgeline Homes	SFD	JES
Other Projects- Northside		SFD	*NES*
Basecamp Subd Phase 1	Kurt Soukup - Range Development	MF - Market Rate	NES
Waterfall Canyon	Ridgeline Homes	SFD	OGES
Other Projects- Oak Grove			*OGES*
Stargate	Ridgeline Homes	SFD	OGES
Other Projects- Pomona			*PES*

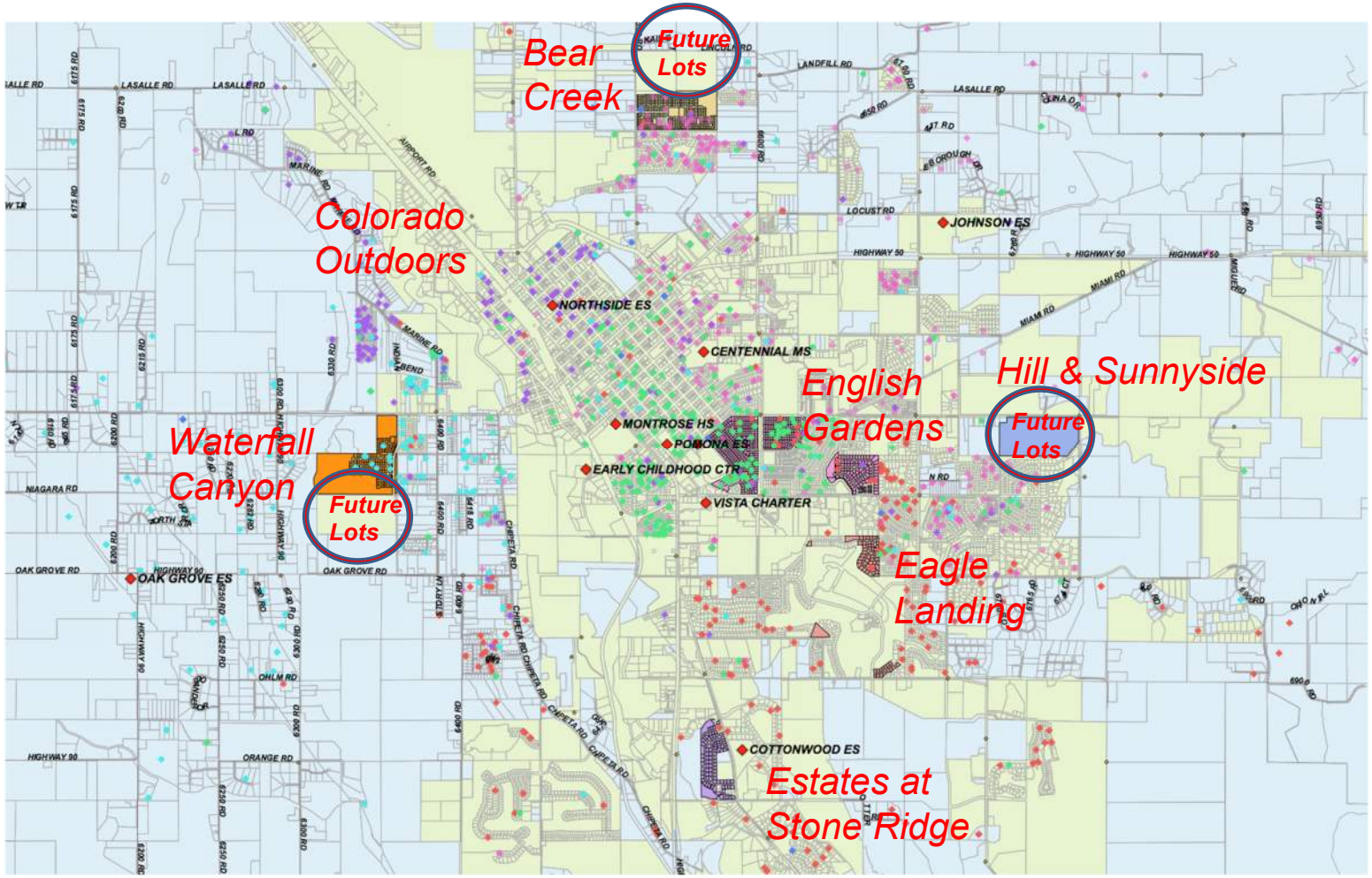
Annual new housing absorption estimates were collected for each of these developments. These figures resulted an expectation of approximately 200 new homes per year for the next five years.

Expected New Housing – 2021-25

Year / Jurisdiction	2021	2022	2023	2024	2025	Total
City of Montrose	173	250	233	191	181	**1028**
County Infill	100	100	100	100	100	**500**
Total	**273**	**350**	**333**	**291**	**281**	**1528**

Approximately 300 new homes are expected annually according to combined polling of local planners and builders / developers.

Student Distribution and New Housing

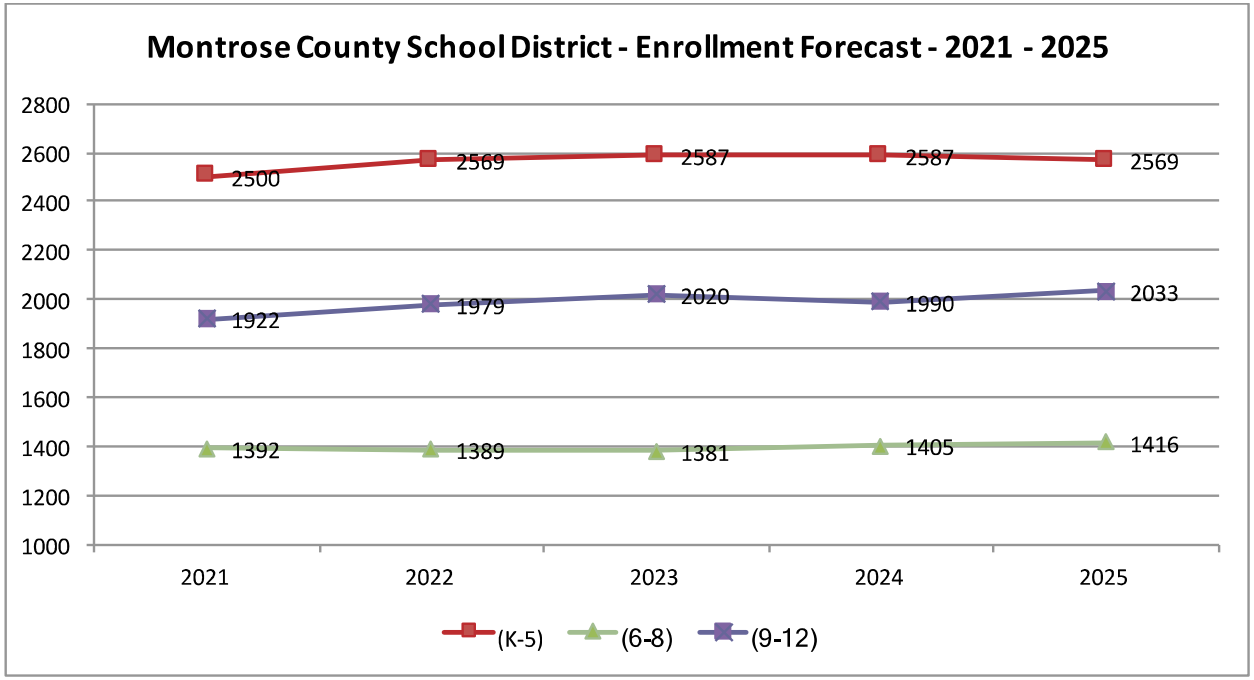


Off-setting Effect of Demographic Change and Housing Growth

School	Demographic Change	New Housing Growth	Approximate Effect
Cottonwood	-21	124	**103**
Johnson	-39	79	**40**
Northside	-21	14	**-7**
Oak Grove	-9	37	**28**
Olathe ES	-27	0	**-27**
Pomona	-42	7	**-35**
Centennial	-60	46	**-14**
Columbine	-99	84	**-15**
Olathe MS/HS	-27		**-27**
Montrose HS	-159	174	**15**
Total	**-504**	**565**	**61**

This table shows the students expected from new housing for each school and the expected decline produced by the birth rate. The actual effect of these trends is moderated by the size of individual grades moving through the system especially at the high school level.

DRAFT Overall Forecast by Level



Assumption – 251 students are missing from enrollment due to the pandemic and this has an effect on enrollment recovery in 2021 and 2022. These students are expected to return - 70% in SY 2021-22 and remaining 30% in SY 2022-23

Enrollment Forecast

Year	**K**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
2021	400	400	414	417	423	446	430	463	499	441	497	447	537
2022	411	419	421	437	440	440	461	449	479	510	447	497	525
2023	395	424	432	434	450	451	451	472	458	488	510	447	575
2024	387	408	437	445	447	461	462	462	481	467	488	510	525
2025	380	400	421	450	458	458	472	473	471	490	467	488	588

Year	**(K-5)**	**(6-8)**	**(9-12)**	**(K-12)**	**ps**	**Tot w PS**	**Net Growth**
2021	2500	1392	1922	5814	249	6063	227
2022	2569	1389	1979	5937	249	6186	122
2023	2587	1381	2020	5988	249	6237	51
2024	2587	1405	1990	5982	249	6231	-7
2025	2569	1416	2033	6018	249	6267	36

The Western demographics forecast agrees with the State Budget Office forecast indicating pandemic enrollment recovery and slight growth.

Elementary Forecast

Year	School	Tot K-5		Year	School	Tot K-5
2021	Olathe ES	420		**2021**	Northside ES	340
2022	Olathe ES	434		**2022**	Northside ES	344
2023	Olathe ES	416		**2023**	Northside ES	349
2024	Olathe ES	397		**2024**	Northside ES	343
2025	Olathe ES	387		**2025**	Northside ES	334
2021	Oak Grove ES	399		**2021**	Johnson ES	479
2022	Oak Grove ES	421		**2022**	Johnson ES	493
2023	Oak Grove ES	434		**2023**	Johnson ES	502
2024	Oak Grove ES	440		**2024**	Johnson ES	502
2025	Oak Grove ES	452		**2025**	Johnson ES	501
2021	Pomona ES	363		**2021**	Cottonwood ES	443
2022	Pomona ES	361		**2022**	Cottonwood ES	463
2023	Pomona ES	347		**2023**	Cottonwood ES	488
2024	Pomona ES	340		**2024**	Cottonwood ES	514
2025	Pomona ES	334		**2025**	Cottonwood ES	506

Enrollment at Oak Grove, Johnson and Cottonwood is expected to increase.

Middle School Forecast

Year	School	6	7	8	Total
2021	Centennial MS	201	200	211	**612**
2022	Centennial MS	200	202	204	**606**
2023	Centennial MS	190	203	204	**596**
2024	Centennial MS	208	192	204	**605**
2025	Centennial MS	212	211	193	**617**
2021	Columbine MS	155	169	182	**507**
2022	Columbine MS	178	167	176	**520**
2023	Columbine MS	158	180	169	**507**
2024	Columbine MS	155	160	183	**498**
2025	Columbine MS	169	157	162	**488**
2021	Peak Virtual MS	10	15	24	**49**
2022	Peak Virtual MS	18	13	19	**50**
2023	Peak Virtual MS	17	21	16	**53**
2024	Peak Virtual MS	14	19	24	**57**
2025	Peak Virtual MS	11	16	23	**50**
2021	Olathe MS	64	78	82	**224**
2022	Olathe MS	66	67	80	**213**
2023	Olathe MS	87	69	69	**224**
2024	Olathe MS	85	90	70	**245**
2025	Olathe MS	80	88	92	**261**

Middle school enrollment will remain stable during the five-year period.

High School Forecast

Year	School	9	10	11	12	Total
2021	Vista Charter HS	0	5	28	127	**160**
2022	Vista Charter HS	0	5	29	121	**155**
2023	Vista Charter HS	0	5	28	125	**158**
2024	Vista Charter HS	0	5	29	124	**158**
2025	Vista Charter HS	0	5	30	127	**163**
2021	Montrose HS	351	396	340	322	**1409**
2022	Montrose HS	404	353	382	328	**1466**
2023	Montrose HS	389	400	338	366	**1494**
2024	Montrose HS	382	385	385	323	**1476**
2025	Montrose HS	397	378	369	368	**1513**
2021	Peak Virtual HS	23	28	21	33	**106**
2022	Peak Virtual HS	28	25	31	21	**105**
2023	Peak Virtual HS	24	30	29	31	**113**
2024	Peak Virtual HS	29	23	30	32	**115**
2025	Peak Virtual HS	29	23	30	32	**115**
2021	Olathe HS	66	68	58	56	**248**
2022	Olathe HS	78	64	55	55	**253**
2023	Olathe HS	75	76	52	53	**255**
2024	Olathe HS	64	72	63	50	**248**
2025	Olathe HS	63	61	59	60	**243**

High school enrollment will grow slightly during the five-year period.

Fall 2021 Enrollment Forecast

Montrose County School District Fall 2021 Enrollment Projections - 4/5/21															
School	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	**Total PK-12**
Cottonwood_ES	0	74	77	84	57	64	88	0	0	0	0	0	0	0	**444**
Johnson_ES	0	77	77	82	85	79	80	0	0	0	0	0	0	0	**480**
Northside_ES	0	60	57	60	58	48	57	0	0	0	0	0	0	0	**340**
Oak_Grove_ES	0	72	71	62	67	62	65	0	0	0	0	0	0	0	**399**
Pomona_ES	0	52	51	56	58	70	75	0	0	0	0	0	0	0	**362**
Olathe_ES	0	61	61	68	80	86	64	0	0	0	0	0	0	0	**420**
Peak_Virtual_ES	0	6	6	2	10	13	18								**55**
Early Childhood Center	249														**249**
Olathe_MS								64	78	82					**224**
Centennial_MS								201	200	211					**612**
Columbine_MS								155	169	182					**506**
Peak_Virtual_MS								10	15	24					**49**
Olathe_HS											66	68	58	56	**248**
Montrose_HS											351	396	340	322	**1409**
Vista_Charter_HS											0	5	28	127	**160**
Peak_Virtual_HS											23	28	21	33	**105**
Total K-12	249	402	400	414	415	422	447	430	462	499	440	497	447	538	**6062**

Fall 2021 enrollment expectations reflect a pandemic recovery of approximately 175 students.

Questions / Discussion

What are the District's Strengths & Weaknesses?

STRENGTHS

- STEM program / offerings
- Gifted & Talented Programs
- Early Childhood Center
- Staff has been supportive and are passionate about what they do. Very impactful
- High Retention of Staff
- Relationship with CMU and Colorado Technical College of the Rockies
- Strong relationship with local businesses- STEMposium. Very Engaged Community
- Equity across the district (elementary)
- Northside Clinic – health services
- In Olathe, the schools are the center of the community

WEAKNESSES

- Lack of Capacity in ECE to meet need- Also, lack of proper facility
- CTE Opportunities exist, but could be improved
- Need for more opportunity to be exposed to or work within the construction trades- MEP?
- Lack of outdoor ed, outdoor STEM, experiential learning opportunities
- Perception of Schools in MCSD from people outside the community
- High Poverty Rates
- Montrose is a retirement destination, and tend to not want to pay additional taxes for schools
- A lot of portables

What are the District's Strengths & Weaknesses?

STRENGTHS	WEAKNESSES
• …	• …

Elementary / Early Childhood Education

Middle School / High School

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Questions

Thank you!