



**McCLAVE SCHOOL DISTRICT – Local Election for Facility Needs**

On November 8, 2022 registered voters in the McClave School District will have the opportunity to vote on the matching money bond issue to cover approximately 11% of the cost of a school replacement project. If successful, the McClave School District will seek financial assistance from the State of Colorado’s BEST Grant Program to cover the remaining 89% cost of the project. These percentages may vary as market conditions change, but the local contribution amount will remain the same.

**THE NEEDS – Our Facility Challenges...**

1. Poor facility condition with many aspects of the 1962 and 1974 classroom building beyond life expectancy.
2. Multiple aging sewer, plumbing and electrical services. This poses an operational challenge as systems break down and cause school disruptions.
3. Unsafe electrical services that are outdated, overloaded, and cannot be properly serviced without a complete replacement.
4. Lack of fresh air in classrooms. Unhealthy levels of CO2 have been detected by monitoring devices.
5. Security risk with lack of secure vestibules, multiple entrances, and many blind spots to hide.
6. Safety risks for students and staff having to cross Highway 196 to reach the athletic fields.
7. Deteriorated roofs that are due for replacement.

Our school is a collection of buildings from the 1960’s to the early 2000’s. The older parts of the building are near the end of their useful life and present major health and safety deficiencies (above) that the District would like to address in order to provide a safe and secure learning environment for our students. While the newer buildings are in relatively better shape, portions of the newer buildings present deterioration in health and safety systems that also need to be fixed.

**THE PROCESS – Our Community’s Vision...**

- Community based committee-led process that started in the spring of 2021.
- A Facility Master Plan with options was developed with a professional engineering firm.
- Multiple options were considered by the Committee, including: bare minimum repairs, full renovation, partial renovation with partial replacement, and full replacement.
  - The cost incurred by McClave School District taxpayers would be the same for each of these options because state law limits their contribution to 20% of the District’s total assessed value, which would be required to complete any of the options.

Project Options	McClave School District Taxpayer Contribution	BEST Grant Contribution
Bare Minimum Repairs (electrical, partial roof, septic system)	\$5 Million	-
Full Renovation	\$5 Million	\$14 Million
Partial Renovation/Partial Replacement	\$5 Million	\$32 Million
Full Replacement	\$5 Million	\$42 Million

- **Consensus by the Committee was that replacing the school in its entirety (full replacement) would be the most responsible option to pursue.**

**THE PROPOSAL – Our Educational Future...**

The Committee agreed that their proposal should look towards the long-term vision for the District. In lieu of renovating 50 and 60-year-old outdated buildings on the same constrained site, and given the condition of multiple health and safety building systems, it was deemed more responsible to build a new school to more closely match how the McClave School functions today and into the future.

- The proposed new school will be approx. 69,100 square feet and will include two gymnasiums.
- It will include all necessary drives, parking lots and site amenities for education.
- All systems will be consolidated and integrated into easy to maintain modern systems.
- It is anticipated that the existing school will be demolished (demolition costs are included in cost estimate) unless all or a part of it can be sold for other uses. The District must divest of existing school facilities in order to receive BEST grant funds for comparable new school facilities.
- An actual design with community input will be developed once the funding is secured.

**THE COST – Our local resources are not enough...**

- Currently, the estimated total cost for the full replacement project is between \$45M to \$50M.
- McClave School District taxpayers can, by state law, only fund \$4,998,992 (based on 2022 assessed valuation). This is roughly 11% of the total project cost. The BEST Grant would pay for the remaining 89% of total project cost.
- The school district has also committed a minimum of \$120,000 from their general fund for this project.
- BEST Grant funds come from state land leases, state lottery sales, and marijuana tax revenue.
- The total project cost could change depending on market conditions, but the local amount coming from McClave School District taxpayers cannot exceed 20% of the District’s total assessed value.
- The following table shows estimated costs to McClave School District taxpayers. Please visit [mcclaveschool.org](http://mcclaveschool.org) to find a calculator that can be used to estimate your tax impact.

**Sample Average Tax Impact**

Property Type	Market Value	Average Annual Impact	Average Monthly Impact
Residential Property	\$50,000	\$55.76	\$4.64
Residential Property	\$100,000	\$111.52	\$9.28
Agricultural Land	1 acre flood irrigated	\$3.72	\$0.31
Agricultural Land	1 acre dryland/pasture land	\$0.11	\$0.009

\* These values are based off of the 2022 McClave School District total assessed value with a 20-year bond term and 5% interest rate.

- If you have any questions, please contact the administration at McClave School at 719-829-4517.