



Request for Qualifications/Proposal
Roaring Fork School District

**Planning Services: School Land Dedication Standards
July 2017**

Proposal Due Date	Wednesday Aug 9, 2017 4:00 p.m. (via email to owner contact below)
Owner contact	Shannon Pelland, Asst. Superintendent/CFO pelland@rfschools.com
Questions/clarifications	Please send to Shannon @ above email address by noon Friday, Aug 4th. All clarifications will be responded to by noon Mon, Aug 7th.

PURPOSE:

To evaluate and update current land dedication standards and fees-in-lieu of land dedication.

BACKGROUND:

Roaring Fork School District serves about 5,800 students in the Central Rockies of Western Colorado incorporating the communities of Basalt, Carbondale, and Glenwood Springs, and portions of Garfield, Eagle and Pitkin counties.

Prior to 1997, counties sometimes requested land dedication for school sites on behalf of the District, but this occurred in only three instances since few developments were large enough to exact land. There was no mechanism in place for collecting fees-in-lieu. In 1997, the District's Board of Education approved a Standard for Land Dedication and Fees-in-lieu of Land Dedication (see attached). The 1997 standard was adopted with modifications by all applicable jurisdictions except Eagle County and the Town of Carbondale. Both Eagle County and the Town of Carbondale have incorporated school land dedication requirements including fees-in-lieu into their development regulations/code, but they do not comply with the District-adopted standard. With the exception of periodic updates to student generation rates, no changes have been made to the District's standard since its original adoption.

Given the District's rural nature, residential developments are typically much smaller than those seen in metropolitan areas. As a result, application of the formula rarely results in a land dedication requirement large enough to accommodate a school. In fact, no land has been dedicated under the 1997 district-adopted standard. Instead, developers have paid fees-in-lieu of land dedication. The effectiveness of fee collection as a strategy to acquire sites for future school development has been limited since 1) fees are generally calculated by the various

jurisdictions using below market land values and 2) invested fees trickle in in small amounts, and appreciate at a much slower rate than land values.

SCOPE OF PROJECT

The District would like a report from the planner that addresses the following items:

Item 1:

Local counties and municipalities are coming under increasing pressure from developers to reduce the collective impact of all fees and dedication requirements (sewer and water, parkland, school land, fire, traffic impact, etc) . Developers contend that fees in the Roaring Fork Valley significantly exceed fees elsewhere and are an impediment to development. Specifically, the City of Glenwood Springs has requested that the District evaluate the reasonableness of RFSD land dedication standards and fees-in-lieu of land dedication relative to other districts across the state.

The report should include an analysis of how RFSD standards compare with those of other rural and metropolitan school districts. The comparison should include all major front-range districts and rural districts similar to RFSD (resort area and/or similar enrollment). The list of comparison districts should be approved by the District and is estimated at 15 to 20 districts.

Item 2:

A lack of attainable rental and for-sale housing is the most significant challenge faced by RFSD in attracting and retaining staff. Historically, the land dedication formula has not resulted in a land dedication requirement large enough for a school, so the District has accepted fees-in-lieu of land dedication. Instead, would it make sense to accept smaller tracts of land, in some cases, on which the District could develop housing? If so, should the district's standards include language to this effect?

Item 3:

Some developers contend the District's land dedication requirements are unfair in cases where they believe their development's student generation impact will be minimal (for example, senior housing, or an apartment building that includes only 1 bedroom and studio units). Is it possible to acquire the student generation data based on number of bedrooms instead of by unit type (single family, multi-family, etc)? If so, should the formula be revised to reflect a fee that is based on bedroom count? What are the pros and cons of changing to this methodology, and what is the planner's recommendation?

Item 4:

The report should include recommendations, if any, for modifications to the District's standard for land dedication and fees-in-lieu of land dedication, including changes resulting from items 1 to 3, as well as updates to information reflected in the current formula such as recommended site sizes by facility type (elementary, middle, high school), and current district standards for facility capacities at the elementary, middle and high school levels.



OTHER

The Owner reserves the right to select any or reject any and all proposals in their best interest. The Owner also reserves the right to pre-qualify any or all Candidates or reject any or all Candidates as unqualified, including without limitation the right to reject any or all nonconforming, nonresponsive, unbalanced, or conditional, qualifications. The Owner also reserves the right to re-solicit, waive all informalities not involving price, time, or changes in the work, and to negotiate contract terms with the apparent successful proposer.

PROPOSAL

The Planner's proposal should include the following information:

1. Project timeline/schedule
2. Resume of individual(s) who will be assigned to the project
3. Outline of experience with similar work
4. Fee
5. Hourly rates of individuals who will be assigned to the project

**ROARING FORK SCHOOL DISTRICT RE-1
STANDARDS FOR LAND DEDICATION AND
CASH IN LIEU OF LAND DEDICATION**

The District recognizes the impact of new development on the need for public land for new schools and has prepared the following formula to calculate a standard for school land dedication in accordance with C.R.S. 30-28-101 et seq., as amended:

$$\text{Land area provided per student} \times \text{students generated per dwelling unit} = \text{Land Dedication Standard}$$

According to current school site size recommendations and reasonable building capacities, the District has determined that 1,776 square feet of land per student should be provided for future school sites as reflected in Exhibit A.

The District has determined the number of students generated per type of dwelling unit and attendance area according to data provided by Strategic Resources West, Inc. is as follows:

Single Family Detached	0.32
Single Family Attached	0.39
Multi-Family	0.46
Mobile Home, Trailer	0.81

Application of the formula results in the following suggested Land Dedication Standards:

Single Family Detached	568 sq. ft per unit or .013 acres
Single Family Attached	693 sq. ft per unit or .016 acres
Multi-family	817 sq. ft per unit or .019 acres
Mobile Home, Trailer	1,438 sq. ft per unit or .033 acres

At the District's discretion, a developer of residential housing may make a cash payment in-lieu of dedicating land, or may make a cash payment in combination with a land dedication to comply with the standards of this Resolution. The formula to determine the cash-in-lieu payment is as follows:

$$\text{Market value of the land (per acre)} \times \text{Land Dedication Standard} \times \text{\# of units} = \text{Cash-in-Lieu}$$

For example, for a property having a market value of \$200,000 per acre and 1 single family detached unit on it, the payment would be:

$$\$200,000 \times .013 \times 1 = \$2,600$$

EXHIBIT A
Roaring Fork School District RE-1

	Reasonable Capacity	Recommended Acreage*
Elementary School	550	15.5
Middle School	600	26.0
High School	800	38.0
 Totals	1950	79.5
 Total acres per student		0.04077
 Total sq. feet per student		1,776

* Recommended acreage for school sites is as follows according to the Guide For Planning Educational Facilities published in 1991 by the Council of Educational Facility Planners, International:

Elementary	10 acres	+	1 acre per 100 students
Middle School	20 acres	+	1 acre per 100 students
High School	30 acres	+	1 acre per 100 students