



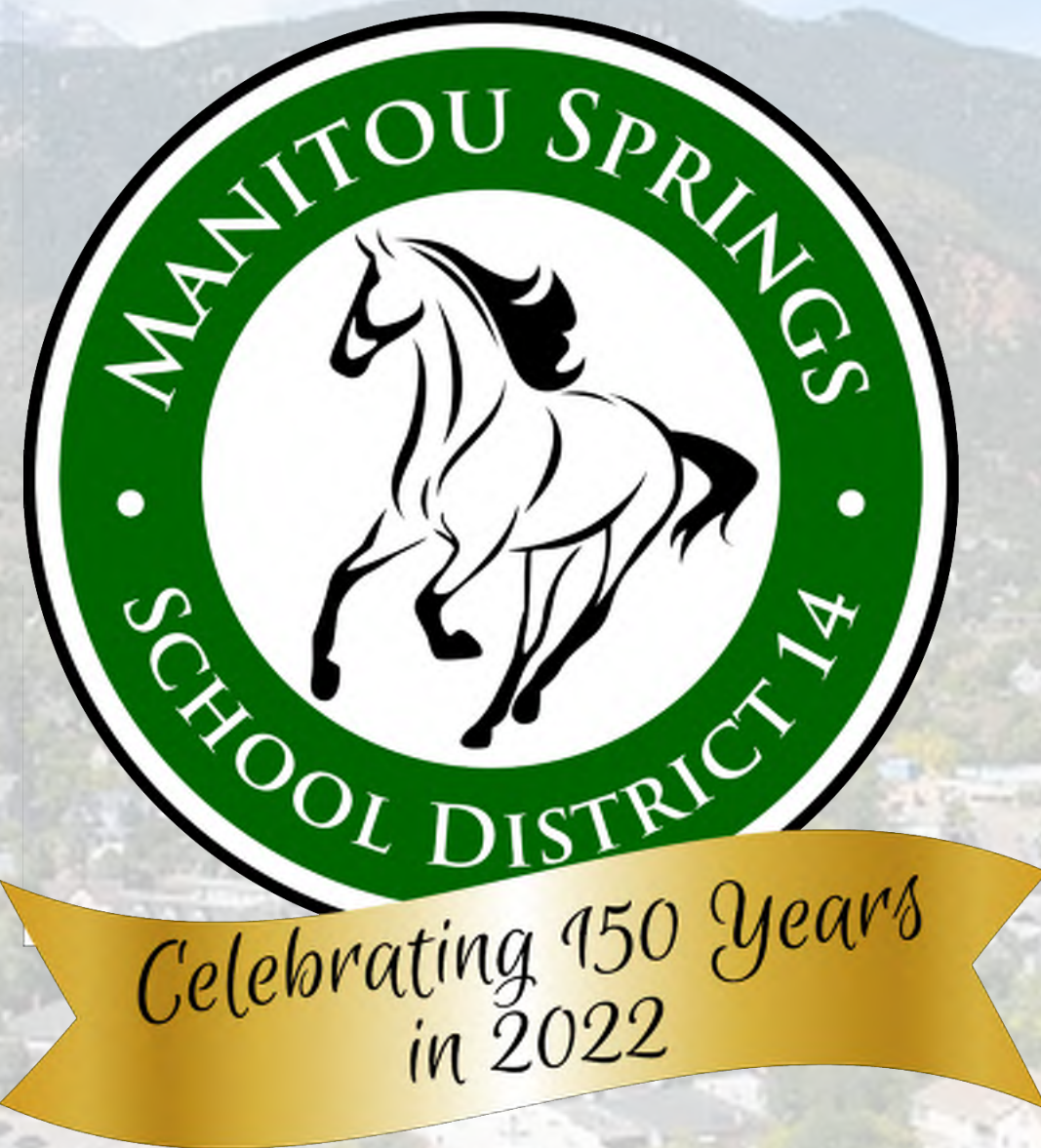
## MEETING ATTENDANCE

Project: Manitou Springs School District Master Plan Update – Planning Advisory Team (PAT)

Project Number: 2022-051.03

1PAT #1 10.5.2022	PAT #2 11.9.2022	PAT #3 11.30.2022	PAT #4	NAME	REPRESENTING	PHONE	EMAIL ADDRESS
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# Manitou Springs School District Master Plan Update

## PAT Meeting #2

November 9, 2022



# Meeting Agenda

1. SWOT Summary Review
2. Existing Building Conditions / Capacities
3. Principal's Questionnaire Example
4. Academic Program Goals and Aspirations
5. Existing Site & Building Exercise
6. Next Steps

# PAT Schedule

*Wednesdays @ 4:30pm - 6:00pm*

10.5.2022

## **PAT #1**

*Introductions  
SWOT*

11.09.2022

## **PAT #2**

*Review Findings – Capacities, Building Conditions, Opportunities*

Establish New Date

## **PAT #3**

*Review Preliminary Master Plan Options*

Establish New Date

## **PAT #4**

*Review Refined Options  
Select Preferred Option (?)*

# District Strengths & Weaknesses

## STRENGTHS

- **Community** – Strong sense of tradition and connection between the community and the schools.
- **Amazing Staff** – The staff is very innovative and can do “a lot with a little.”
- **Location / Beauty** – The surrounding mountain valley is unique to this district
- **Parent Involvement** – Parents and guardians of students are proud and invested in the schools.
- **Whole Child Focused** – The district is committed to fulfilling all human needs; physiological, safety, belonging, esteem and self-actualization.

## WEAKNESSES

- **Modern Learning Environment** – The buildings and technology within are old, aging and dated.
- **Deferred Maintenance** – The aging buildings are increasingly harder to maintain.
- **Competing Tradition** – Traditions are good to have, but can compete with new, innovative ideas.
- **Safety & Security** – The buildings and sites are hard to monitor and maintain security
- **ADA Access** – The topography and age of existing buildings challenge accessible access
- **Funding** – a considerable portion of students choice in from outside of the district. This challenges bonding capacity and current debt.

# District Opportunities & Threats

## OPPORTUNITIES

- **Safety & Security** – opportunity to improve and increase.
- **Increase & Improve Academic Spaces** – make program improvements and create modern learning environments
- **Community Spaces** – provide facilities to invite community or create a “community hub.”
- **Pride** – Improve and create prideful facilities that will increase desire for students and staff to be here.
- **Choice** – opportunity for more choice students and bring diversity to the community.
- **Improve Outdoor Spaces** – year-round opportunities for community and school use

## THREATS

- **Financial** – bonding capacity and current cost of construction
- **Rumors and Misinformation**
- **Aging Buildings and Systems**
- **Topography / steep terrain**
- **Staff and Student Retention**
- **Current events / Social Media**
- **Aging Community**
- **Location of Schools** – the physical divide between Ute Pass and town of Manitou Springs

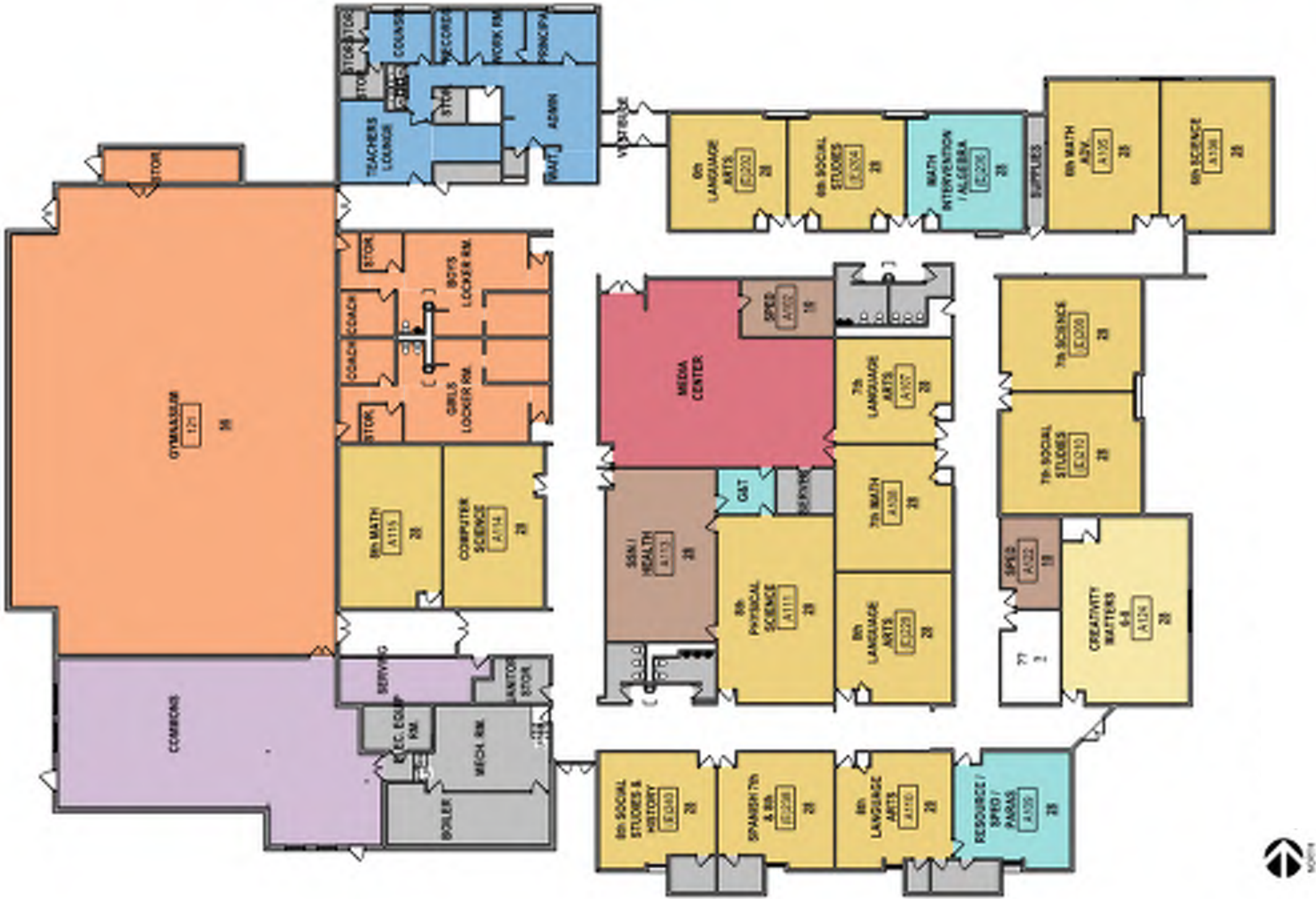
# Guiding Principles



- *Build on the strong traditions of Manitou Springs to foster community connection, access and pride.*
- *Create engaging learning environments for students and staff that embraces the unique character of the mountain valley.*
- *Establish safe and secure campuses that improve accessibility and access for all.*
- *Honor values of financial stewardship and facilitate decision making that improves long-term operational efficiency.*
- *Maintain clear, honest communication with stakeholders to ensure solutions align the needs of the school district and community.*



# Existing Building Conditions



CLASSROOM CAPACITY				
ROOM NAME	NUMBER	AREA	STUDENT CAPACITY	NO. TEACHING STATIONS

Art/Music				
CREATIVITY MATTERS 6-8	A124	994 SF	28	1

Breakout instruction				
MATH INTERVENTION / ALGEBRA	(E)206	576 SF	28	
RESOURCE / SPED / PARAS	A109	559 SF	28	

Instructional Areas				
6th LANGUAGE ARTS	(E)202	575 SF	28	1
6th SOCIAL STUDIES	(E)204	549 SF	28	1
7th SCIENCE	(E)208	688 SF	28	1
7th SOCIAL STUDIES	(E)210	741 SF	28	1
8th LANGUAGE ARTS	(E)228	656 SF	28	1
SPANISH 7th & 8th	(E)238	565 SF	28	1
8th SOCIAL STUDIES & HISTORY	(E)240	556 SF	28	1
6th MATH ADV.	A105	729 SF	28	1
6th SCIENCE	A106	715 SF	28	1
7th LANGUAGE ARTS	A107	514 SF	28	1
7th MATH	A108	624 SF	28	1
8th LANGUAGE ARTS	A110	554 SF	28	1
8th PHYSICAL SCIENCE	A111	961 SF	28	1
COMPUTER SCIENCE	A114	716 SF	28	1
8th MATH	A115	719 SF	28	1

PE/Athletics				
GYMNASIUM	121	6585 SF	56	2

Special Education				
SPED	A102	235 SF	10	1
SSN / HEALTH	A113	837 SF	28	1
SPED	A122	225 SF	10	1
TOTAL: 22		19865 SF	608	

71 % UTILIZATION RATE = **431 STUDENT CAPACITY**  
(5 / 7 PERIODS)

SILC CAPACITY = 2.5 x 28 = 70  
70% UTILIZATION RATE = **49 STUDENTS**

**CURRENT 2021 - 2022 ENROLLMENT = 355 STUDENTS**

**TOTAL CAPACITY W/ SILC = 480 STUDENTS**



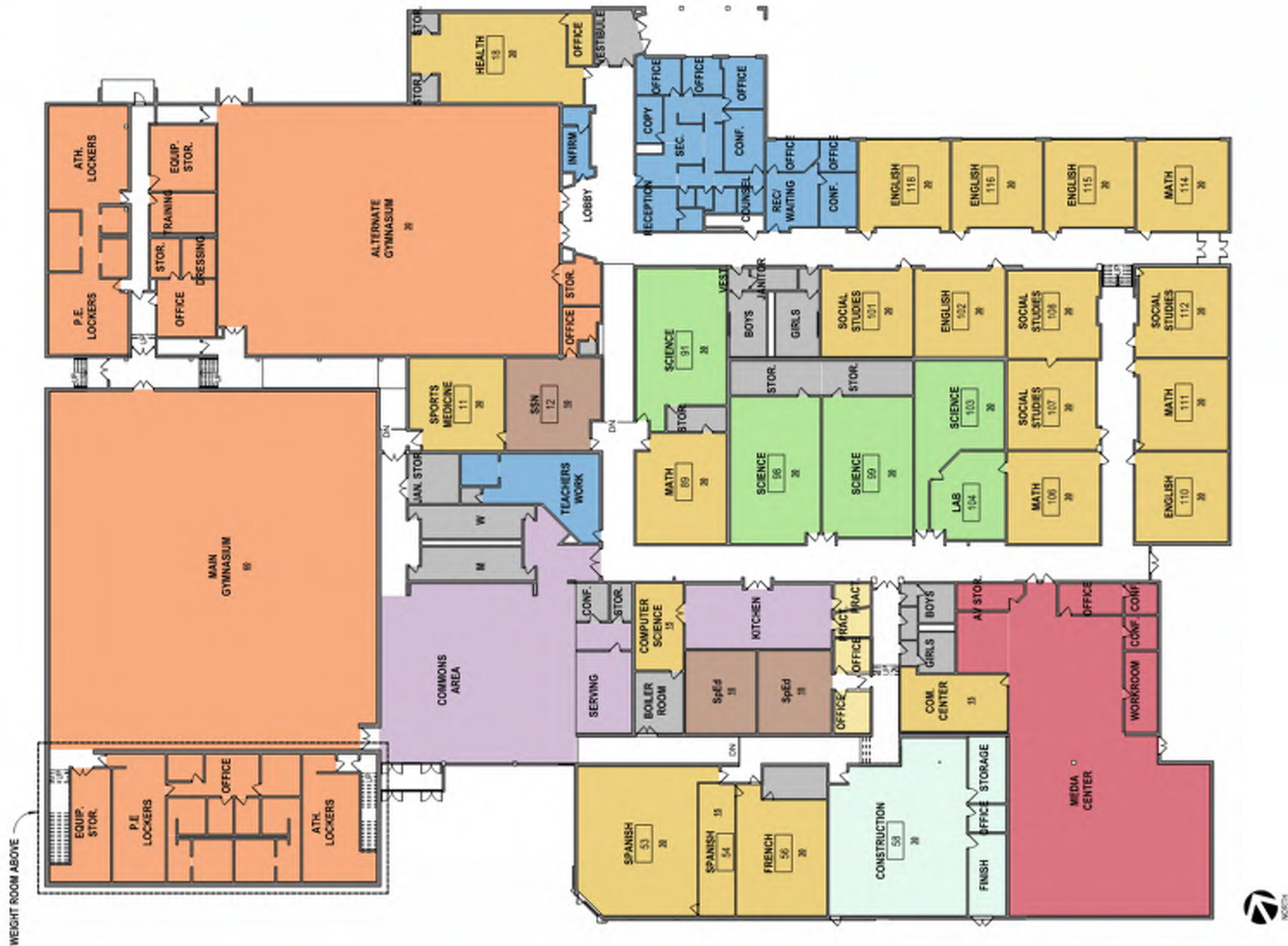
# Building Conditions – 2020 Master Plan



- Ongoing building movement and resulting cracking of interior walls and impediment of doors.
- Site erosion cleanup, repair and stabilization – including but not limited to drainage pathways and student areas
- Correct accessibility issues on site and in the facility including:
  - ADA parking spots and route to entry,
  - toilet rooms, locker rooms,
  - Access to basement rooms,
  - hand and guard rails
- Correct accessibility route to SILC building.
- Reroof entire building
- Replace windows and doors
- Replace interior finishes and casework
- Replace mechanical systems including plumbing
- Replace / upgrade lighting to LED and upgrade electrical service
- Provide fire sprinklers and voice evaluation fire alarm



# Existing Building Conditions



CLASSROOM CAPACITY				
ROOM NAME	NUMBER	AREA	STUDENT CAPACITY	NO. TEACHING STATIONS

CTE				
CONSTRUCTION	53	2640 SF	30	1

Instructional Areas				
SPORTS MEDICINE	11	770 SF	30	1
HEALTH	13	1185 SF	30	1
SPANISH	53	1629 SF	30	1
SPANISH	54	435 SF	15	1
FRENCH	56	987 SF	30	1
COM. CENTER	89	559 SF	15	1
COMPUTER SCIENCE	82	377 SF	15	1
MATH	89	879 SF	30	1
SOCIAL STUDIES	101	718 SF	30	1
ENGLISH	102	710 SF	30	1
MATH	106	771 SF	30	1
SOCIAL STUDIES	107	723 SF	30	1
SOCIAL STUDIES	108	726 SF	30	1
ENGLISH	110	756 SF	30	1
MATH	111	734 SF	30	1
SOCIAL STUDIES	112	735 SF	30	1
MATH	114	747 SF	30	1
ENGLISH	115	712 SF	30	1
ENGLISH	116	718 SF	30	1
ENGLISH	118	718 SF	30	1

PE/Athletics				
ALTERNATE GYMNASIUM	21	7844 SF	30	1
MAIN GYMNASIUM	36	10617 SF	60	2

Science				
SCIENCE	91	1171 SF	30	1
SCIENCE	98	1181 SF	30	1
SCIENCE	99	1143 SF	30	1
SCIENCE	103	860 SF	30	1

Special Education				
SSN	12	786 SF	10	1
SpEd	81	530 SF	10	1
SpEd	143	547 SF	10	1
TOTAL: 30		42687 SF	825	

71% UTILIZATION RATE = **585 STUDENTS**  
(5 / 7 PERIODS)

SILC CAPACITY = 5.5 x 30 = 165  
71% UTILIZATION RATE = **119 STUDENTS**

**CURRENT 2021 - 2022 ENROLLMENT = 474 STUDENTS**

**TOTAL CAPACITY W/ SILC = 704 STUDENTS**




# Building Conditions – 2020 Master Plan



- Correct accessibility issues on site and in the facility including:
  - ADA parking spots and route to entry,
  - toilet rooms, locker rooms,
  - non-compliant ramps, hand and guardrails.
- Correct access basement and second floor
- Correct site drainage and water infiltration at building
- Reroofing needed in near future
- Exterior door replacement
- Replace interior finishes and casework
- Replace bleachers in aux gym
- Replace mechanical piping, ventilation units and plumbing
- systems including plumbing
- Replace / upgrade lighting to LED and potential electrical service upgrade
- Provide fire sprinklers and voice evacuation fire alarm.
- Refinish running track surface



# Principal's Questionnaire



Site & Building Evaluation Worksheet

PROJECT: Manitou Springs School District MP Update

PROJECT NO: 2022-051.03

DATE: 10/13/2022

RESPONDANTS: School Principals or other school-based leaders

SUBJECT: MSSD Master Plan - Site and School Evaluation Form

School: Manitou Springs Elementary School

Site Evaluation –

1) Draw the circulation on the site.

a. Bus path – Blue Sharpie – draw the path on and off the site.

i. Note student drop off location

ii. Note student pick up location

iii. Draw student path in GREEN Sharpie into the building from the drop off location

1. Is this route ADA accessible? (Large grade changes / missing ADA ramps)

2. Does this path cross any vehicular traffic – bus or car?

b. Parent drop off path – Red Sharpie – draw the path on and off the site.

i. Note student drop off location

ii. Note student pick up location

iii. Draw student path in GREEN Sharpie into the building from the drop off location

1. Is this route ADA accessible? (Large grade changes / missing ADA ramps)

2. Does this path cross any vehicular traffic – bus or car?

iv. Indicate visitor parking location

c. Indicate with black pen district service access location

d. Can cars park directly next to the school? YES NO.

2) Parking

a. Indicate in RED parent parking location.

i. Is the parking adequate? YES NO

b. Indicate in BLACK where staff parking is located.

i. Is the parking adequate? YES NO

c. Indicate in BLACK where district personnel park on the site.

i. Is the parking adequate? YES NO

YES NO

2) Educational Capacity

In this exercise, you will help us understand how your building is currently used. This will help us to determine the educational student capacity of the building and educational space deficiencies.

a. First using the GREEN pen circle all part time special education, resource, counseling, elective, art, flex classrooms to accommodate changes in curriculum, intervention rooms, or other spaces on your floor plan that are not used for classroom spaces. These rooms are necessary to deliver education to all students in the school but do not contribute to the educational capacity of the building.

b. Second please indicate on the floor plan in RED with notes what each classroom is currently used for. These should be normally occupied educational spaces that contribute to your student capacity. If there are spaces that two classes meet in concurrently (for example the gym?), please indicate that on the floor plan diagrams.

3) Educational Program Adequacy





# Academic Program Goals & Aspirations

## STUDENT PERSPECTIVE

### Highlights:

- Small school environment
- Kind teachers
- Opportunities

### Improvements:

- Upper outdoor space
- Accessibility
- Provide more inviting library
- Provide wider hallways
- Provide bigger lunchroom

## STAFF PERSPECTIVE

### Education Goals:

- Student-centered
- Exploratory learning
- Showcase student achievement

### Immediate Needs:

- Improved outdoor space
- Itinerant space
- Accessible connection to SILC
- Larger commons
- Appropriate CTE / Career + Construction space
- Acoustics, security and technology

# Academic Program Goals & Aspirations

## STUDENT PERSPECTIVE

### Highlights:

- Small school environment
- Family
- Strong bonds
- Community
- Natural setting

### Improvements:

- More outdoor space
- Connection to outdoors
- Space for larger gatherings
- Accessibility
- HVAC system
- Inviting library
- Football, soccer and baseball field

## STAFF PERSPECTIVE

### Education Goals:

- Student-centered exploration
- Emphasis on relationships

### Immediate Needs:

- Improved outdoor space
- Improved use of space (purposeful)
- Space for robotics program
- Space for growth of music program (performance space)
- Security and technology
- Accessibility





Existing Site & Building Exercise



Thank you!