



MEETING RECORD

PROJECT: Manitou Springs School District – Master Plan Update

PROJECT NO: 2022-051.03

DATE: 01/13/2023

ATTENDANCE: see attached

SUBJECT: Planning Advisory Team (PAT)

This was the **fifth?** Planning Advisory Team (PAT) meeting for the Manitou Master Plan Update process. It included an hour meeting to discuss the overall masterplan progress and was followed immediately by another hour meeting to discuss preliminary design options for the middle school upper play field.

Manitou Master Plan Update Meeting

1. RTA began the meeting by passing out a proposed floor plan and space allocation chart for Manitou Springs Middle School. (See Attached) The following is a list of topics brought to RTA's attention by the Planning Advisory Team
 - a. There is currently not a conference room in the admin area
 - b. Room 2121 is being used as an office
 - c. Admin area requires office for Social work, 504, and assistant principal
 - d. Provide location in admin for private security camera viewing
 - e. GT is not in admin suite
 - f. Food service is currently adequately sized, but if dining / commons was enlarged, food service would likely have to vie
 - g. Need larger Commons to decrease lunch to two periods
 - h. Creativity Matters should move to current flex room
 - i. RTA to pull square footage from SILC to see what approximately what space increase would be needed in the Middle School
 - j. Creativity Matters program is an all day, every period class
 - k. Everyone who spoke agreed a website was the best delivery method for this Master Plan
 - l. Master Plan should include feedback and references to past Master Plans
 - m. Masterplan should include history of Manitou and Manitou School District
 - n. Create Montrose Priority Graphic for Manitou
2. The following is a list of topics, ideas, critiques, or changes to be made when presenting Option A, and Option B (see attached) for the preliminary site plans for the Upper Play Field during the second meeting
 - a. Number of lunch monitors may limit separation of play areas
 - b. Activity near classrooms could disrupt teaching
 - c. Flip Ropes and Social Area on Option B
 - d. Include Berm from option A on Option B
 - e. Do we need to provide restrooms for exterior program
 - f. Option A is good for recess, whereas option B is better for breakout instruction
 - g. Keep ropes course small, only 3-4 elements
 - h. Maximize field size if possible
 - i. Use America the Beautiful ropes course / hang out space as precedent
 - j. Provide refuge zones
 - k. Make the pathway part of the destination
 - l. Move ropes to where RC track is located
 - m. Move amphitheater to social area in Option B
 - n. Teaching garden and gaga ball should be included

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Manitou Springs Middle School

1.12.2023

Preliminary Space Allocation Chart

		Manitou MS				Future Manitou MS				Comments / Notes
		EXISTING				FUTURE				
SPACE CATEGORY	ROOM NAME	# Sim Rms	Ave. Area Ea Rm	Total Area (Sq Ft)	Teaching Stations	# Sim Rms	Ave. Area Ea Rm	Total Area (Sq Ft)	Student Capacity	
ADMINISTRATION	Entry Vestibule	1	85	85						
	Office/Waiting	1	450	450						
	Nurse's Office	1	113	113						existing plan does not have restroom
	Single Occupancy Restroom									
	Office - Principal	1	160	160						
	Workroom	1	135	135						
	Records	1	70	70						
	Conference Room	1	578	578						
	Counselor	1	140	140						
	Staff RR	2	20	40						Existing are not ADA
	Teacher's Lounge	1	308	308						
ADMINISTRATION Subtotals:				2,079				2,500		
MEDIA CENTER	Media Center	1	1700	1700						plan does not reflect an office. Appears to be SPED
	Stacks / Seating									
	Server / Storage	1	115	115						
MEDIA CENTER Subtotals:				1815				2500		
COMMUNITY - ATHLETICS	Gymnasium	1	6580	6580						
	Locker Room - Boys	1	830	830						
	Locker Room - Girls	1	830	830						
	PE Office	2	110	220						
	Storage	1	200	200						
COMMUNITY - ATHLETICS Subtotals:				8,660				8,660		No change Proposed this area
MULTI-PRUPOSE / FOOD SERVICE	Multi-Purpose Cafeteria	1	2200	2200						
	Servery	1	275	275						
MULTI-PRUPOSE / FOOD SERVICE Subtotals:				2,475				3,500		
BREAK-OUT / FLEX CLASSROOMS	Flex Classrooms	0	0	0		1	650	650	1	One per grade or open to corridor? In the proposed program, one is proposed to be used for the fourth 8th grade classroom.
	Small Group Rooms / Intervention	3	500	1500	3	3	400	1200	3	Existing classroom sizes vary from 200-575sf
BREAK-OUT / FLEX CLASSROOMS Subtotals:				1,500	3			1,850	4	
CLASSROOMS / LEARNING COMMUNITIES	6th Grade Instructional Areas	3	600	1800	3	3	750	2250	3	Existing classroom sizes vary from 515-720.
	6th Grade Science	1	715	715	1	1	1000	1000	1	
	7th Grade Instructional Areas	3	600	1800	3	3	750	2250	3	Existing classroom sizes vary from 515-720.
	7th Grade Science	1	688	688	1	1	1000	1000	1	
	8th Grade Instructional Areas	4	600	2400	4	3	750	2250	3	Existing classroom sizes vary from 515-720. Fourth classroom could utilize one of the flex classrooms?
	8th Grade Science	1	960	960	1	1	1000	1000	1	Confirm spaces currently being used in basement.
CLASSROOMS / LEARNING COMMUNITIES Subtotals:				8,363	13			9,750	12	
SPECIAL EDUCATION	Severe Special Needs	1	840	840	1	1	850	850	1	
	Quiet Room					1	80	80		
	Storage Room					1	100	100		
	Special Education Toilet Room					1	100	100		
	Small SPED Room	2	225	450	2	1	450	450	2	are any SPED office needed?
SPECIAL EDUCATION Subtotals:				1,290	3			1,580	3	
SPECIALS	Spanish - 7th & 8th Grade	1	555	555	1	1	800	800	1	
	Computer Science	1	751	751	1	1	800	800	1	
	Creativity Matters / Art	1	995	995	1	1	1000	1000	1	
	STEM					1	950	950	1	STEM?
	SPECIALS RELOCATED FROM SILC									Confirm Other Programs that will be relocated from SILC
	Band					1	1200	1200	1	
	Office									
	Storage									



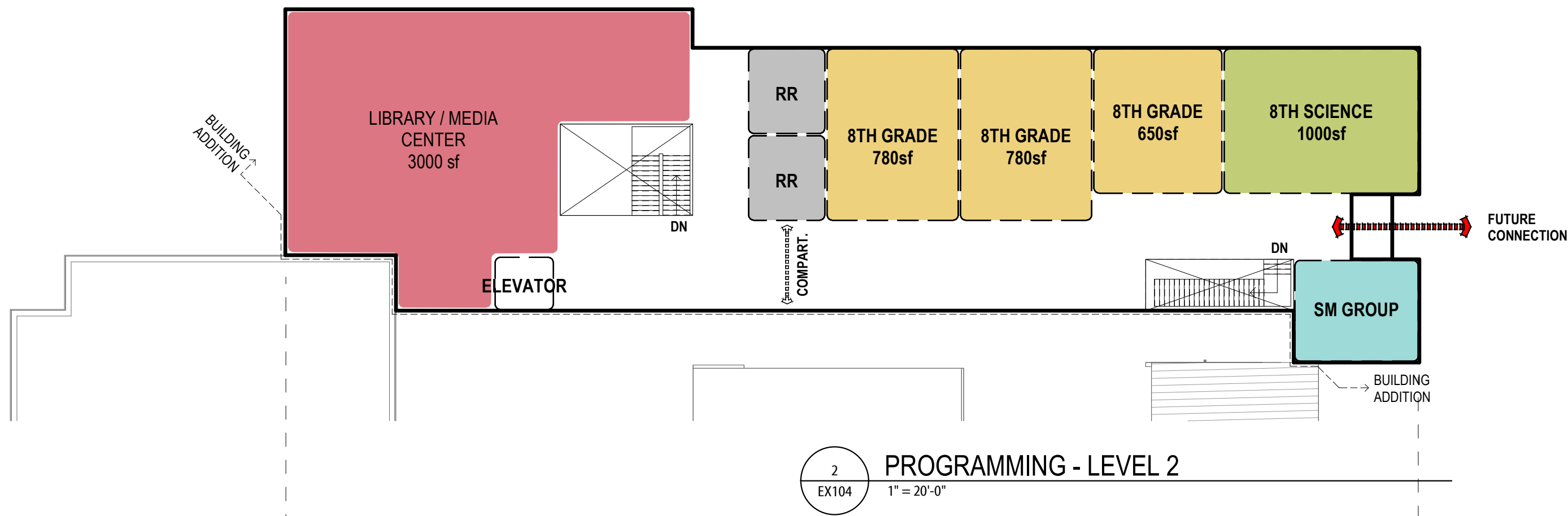
Manitou Springs Middle School

1.12.2023

Preliminary Space Allocation Chart

ARCHITECTS

		Manitou MS				Future Manitou MS				Comments / Notes
		EXISTING				FUTURE				
SPACE CATEGORY	ROOM NAME	# Sim Rms	Ave. Area Ea Rm	Total Area (Sq Ft)	Teaching Stations	# Sim Rms	Ave. Area Ea Rm	Total Area (Sq Ft)	Student Capacity	
	Choir					1	1000	1000	1	
	Office									
	Storage									
	SPECIALS Subtotals:			2,301	3			5,750	6	
BUILDING TOTALS										
	Total Assignable Area		72%	28,483				36,090		
	Non-assignable Support Space (Hallways, restrooms, Custodial Space, Student lockers, Mech/Elec., Walls, Stairs & Storage)		28%	11,267			30%	10,827		
	Total Gross Area			39,750				46,917		



DRAFT CONCEPT PLAN

Autodesk Docs:///2022-051.00 Manitou Springs MP and Elementary Improvements/2022-051.03 Manitou Middle School_V22.rvt
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EX104

MANITOU SPRINGS MIDDLE SCHOOL

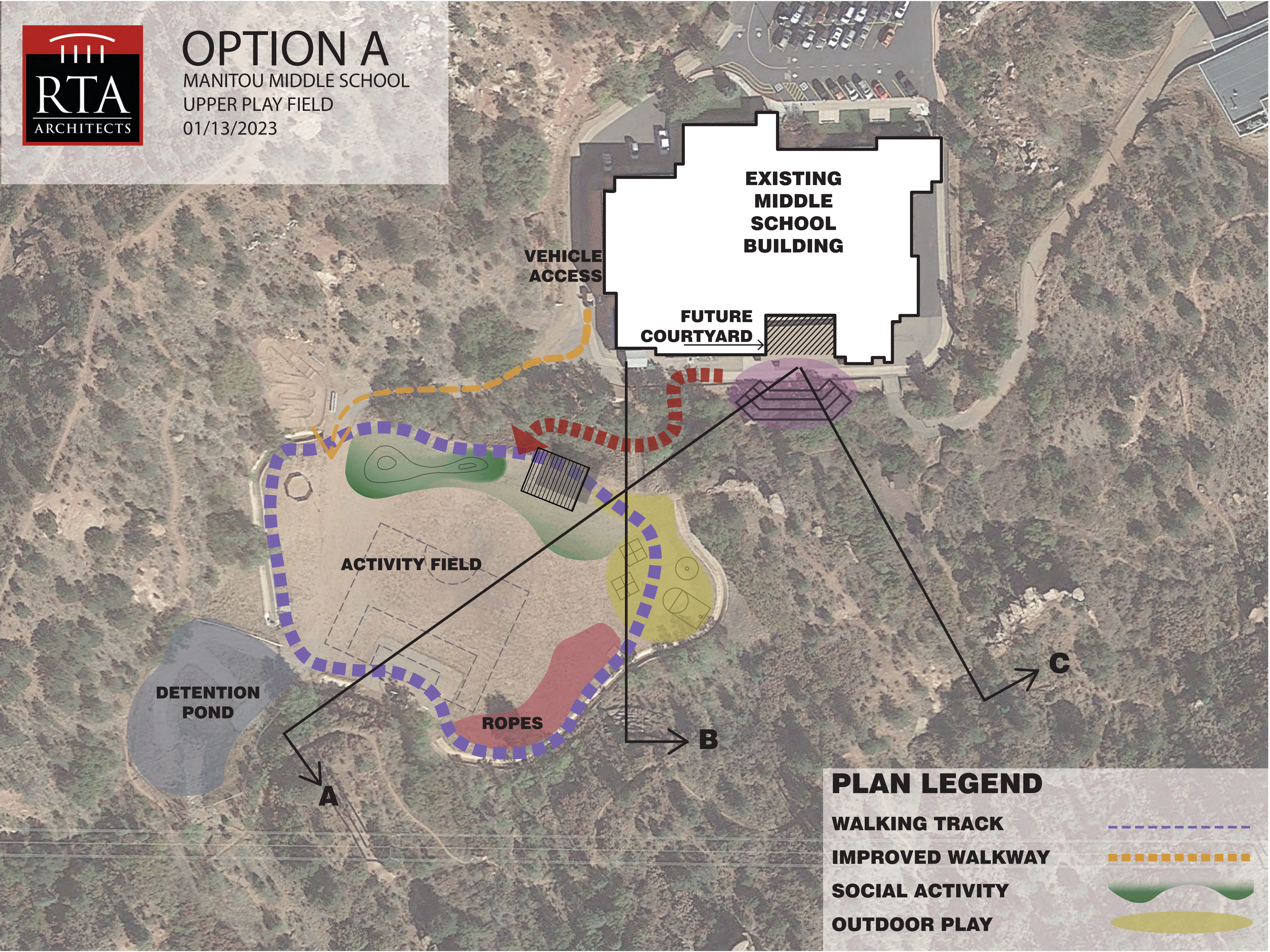
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MANITOU SPRINGS SCHOOL DISTRICT 14

ISSUED DATE
01/11/23
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OPTION A
MANITOU MIDDLE SCHOOL
UPPER PLAY FIELD
01/13/2023



**EXISTING
MIDDLE
SCHOOL
BUILDING**

**VEHICLE
ACCESS**

**FUTURE
COURTYARD**

ACTIVITY FIELD

**DETENTION
POND**

ROPES

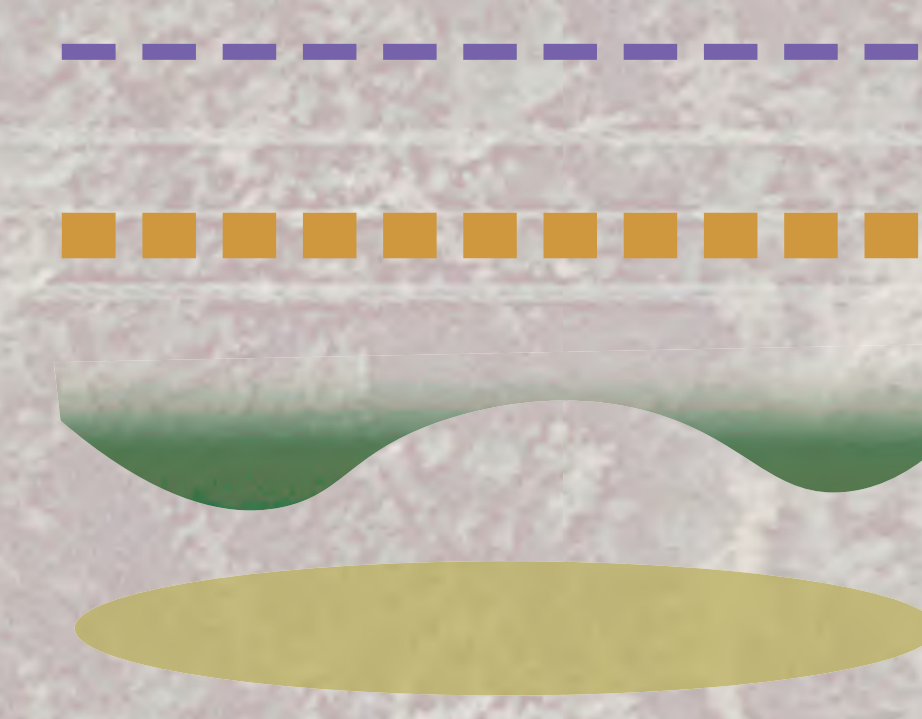
A

B

C

PLAN LEGEND

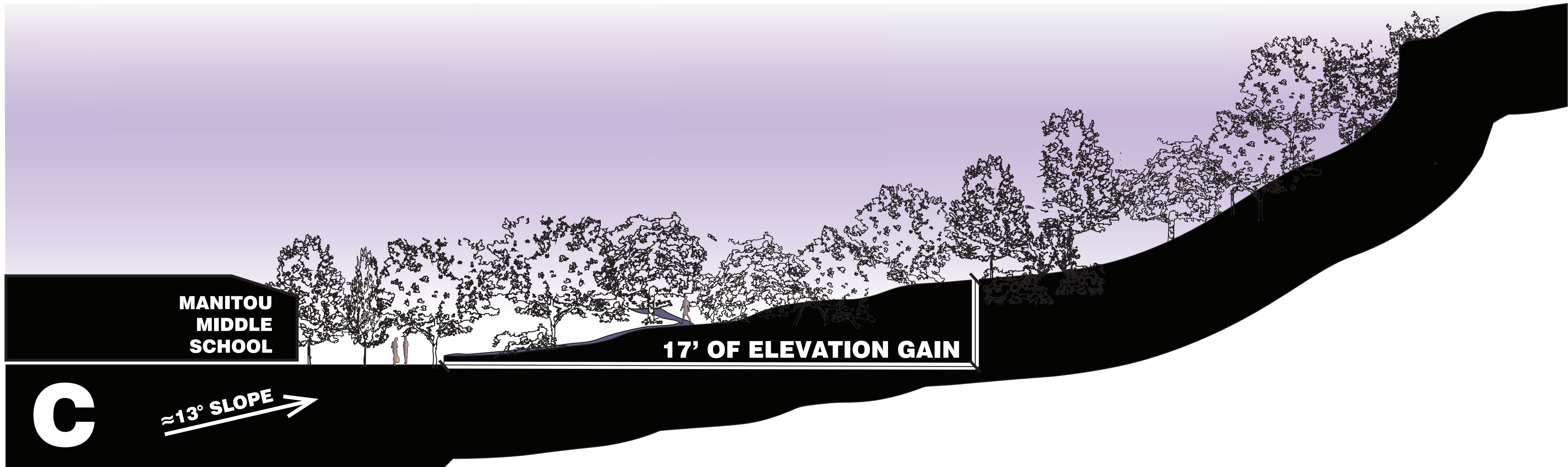
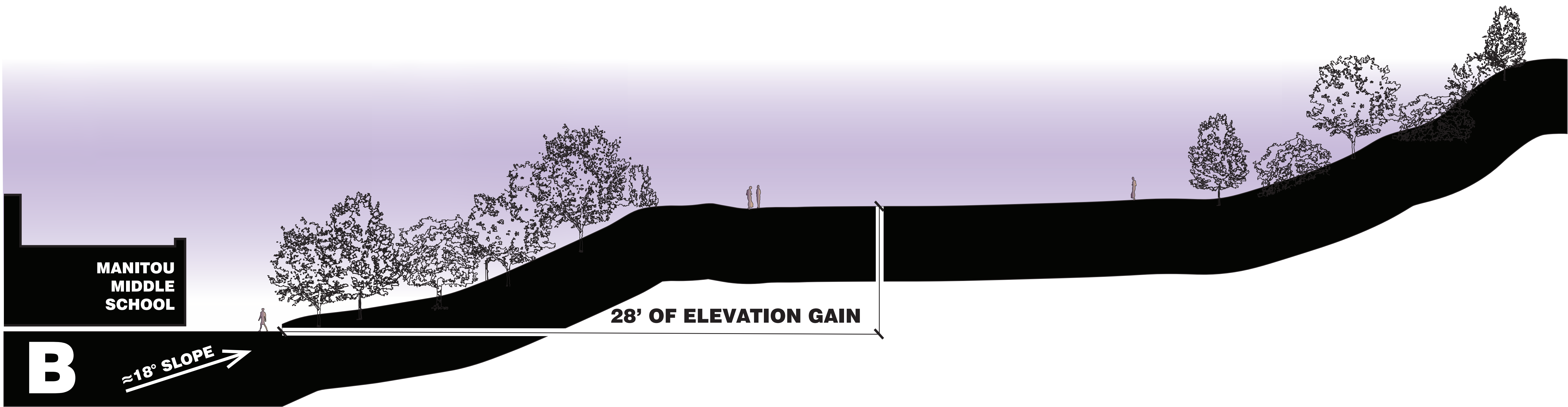
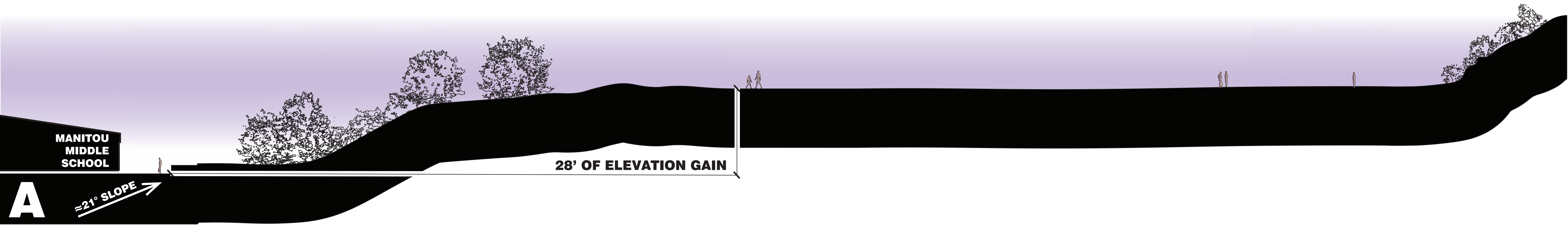
- WALKING TRACK**
- IMPROVED WALKWAY**
- SOCIAL ACTIVITY**
- OUTDOOR PLAY**





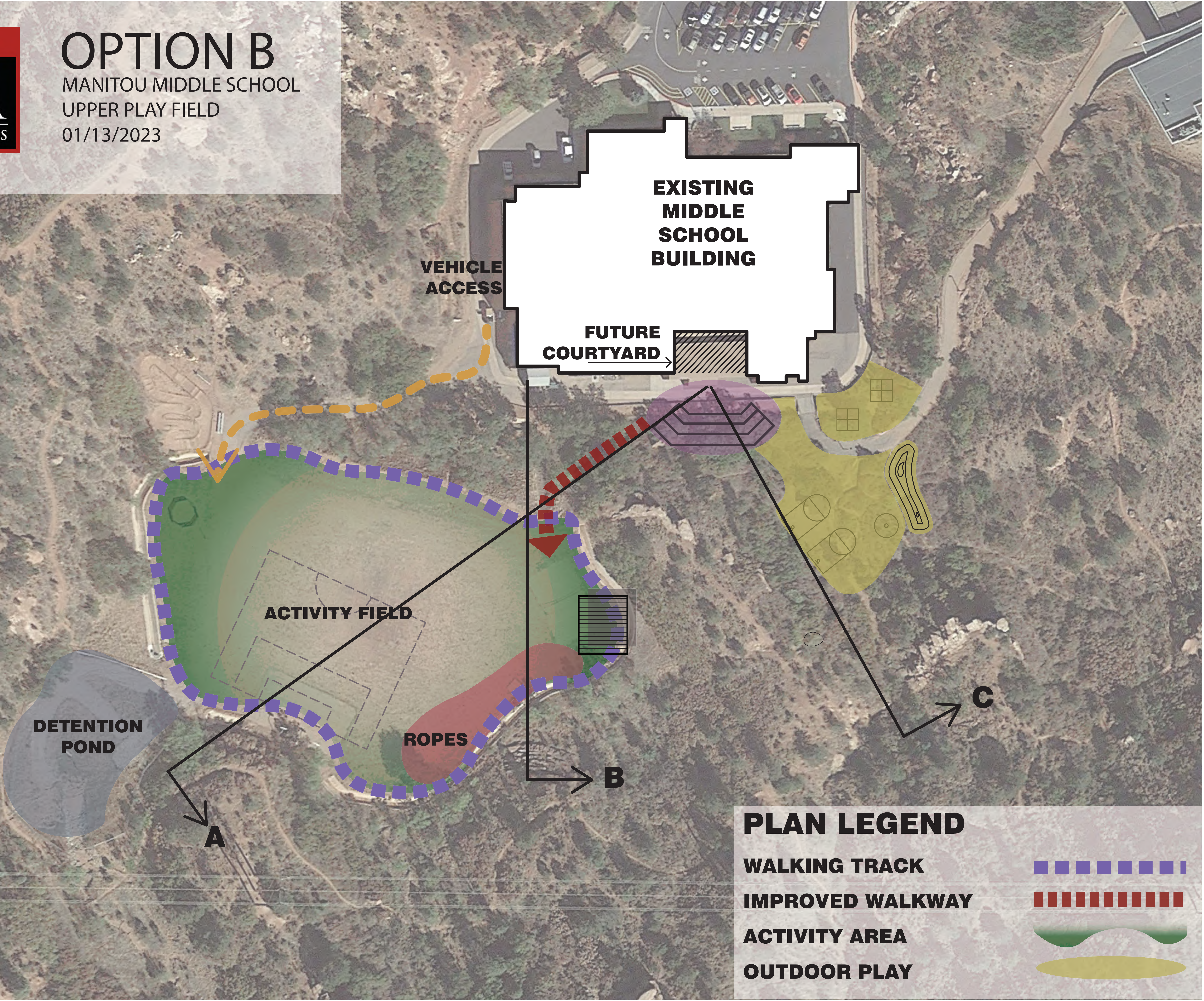
PRELIMINARY SECTION CUTS

MANITOU MIDDLE SCHOOL
UPPER PLAY FIELD
01/13/2023





OPTION B
MANITOU MIDDLE SCHOOL
UPPER PLAY FIELD
01/13/2023



**EXISTING
MIDDLE
SCHOOL
BUILDING**

**VEHICLE
ACCESS**

**FUTURE
COURTYARD**

ACTIVITY FIELD

**DETENTION
POND**

ROPES

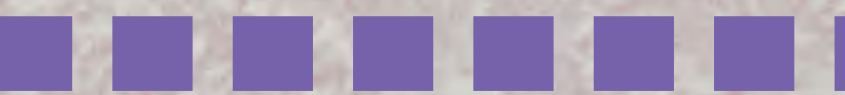
A

B

C

PLAN LEGEND

WALKING TRACK



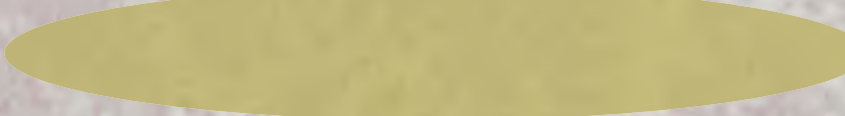
IMPROVED WALKWAY



ACTIVITY AREA



OUTDOOR PLAY



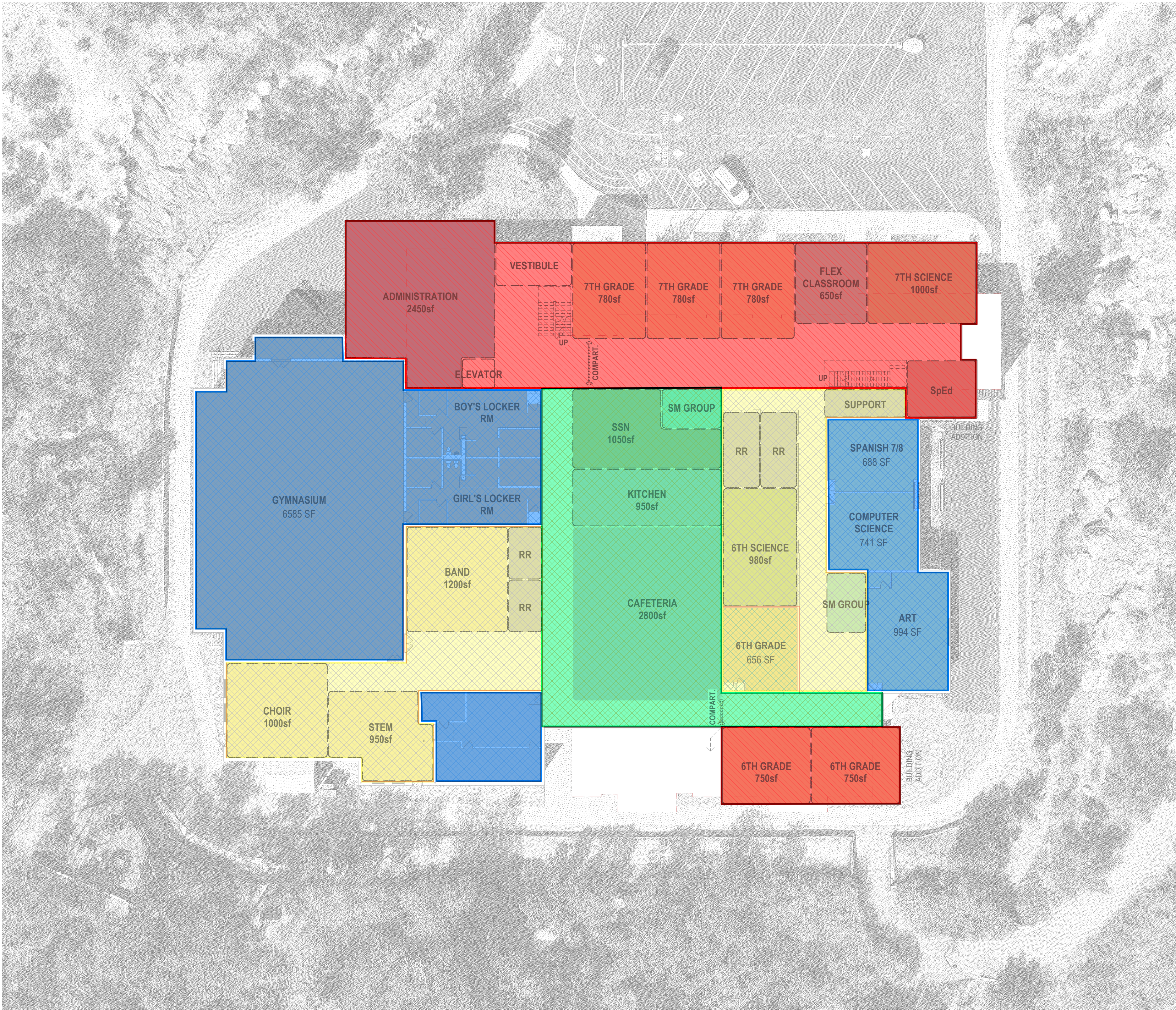
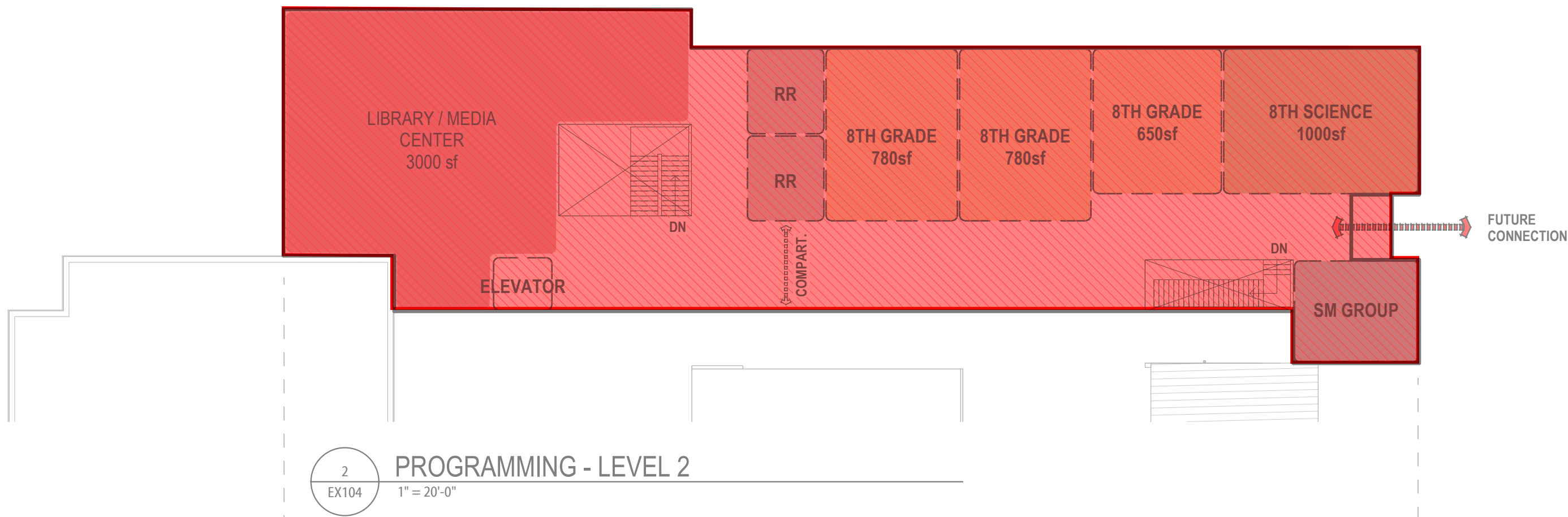
- o. Provide better space to wait before school
- p. Include short disc golf course
- q. Provide transition between turf and dirt

Attachments: Manitou Middle School Preliminary Program, Upper Field plans and sections, Attendance record
CC:

REPORTED BY:

Signature

Printed Name



- ADDITION
11,950 sf (L1) + 10,620 sf (L2) = 22,570 sf
- LIGHT RENOVATION
13,100 sf
- MODERATE RENOVATION
8,150 sf
- HEAVY RENOVATION
7,250 sf

DRAFT CONCEPT PLAN

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EX104

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