



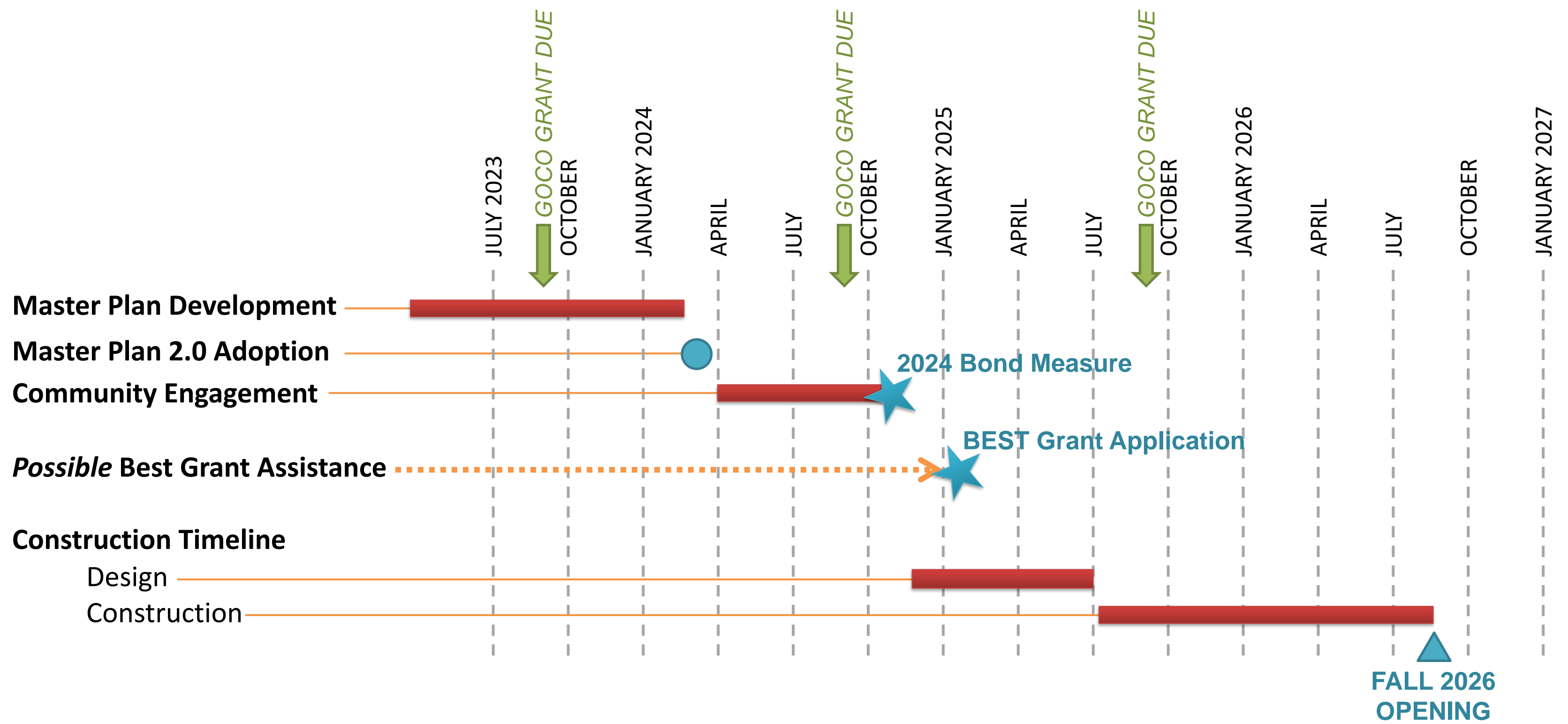
Manitou Springs School District Master Plan Update

Master Plan PAT #8

September 13, 2023

Meeting Agenda

1. DRAFT Project Timeline
2. Design Thinking to date
3. Bond Scenario Review
4. Steps Forward

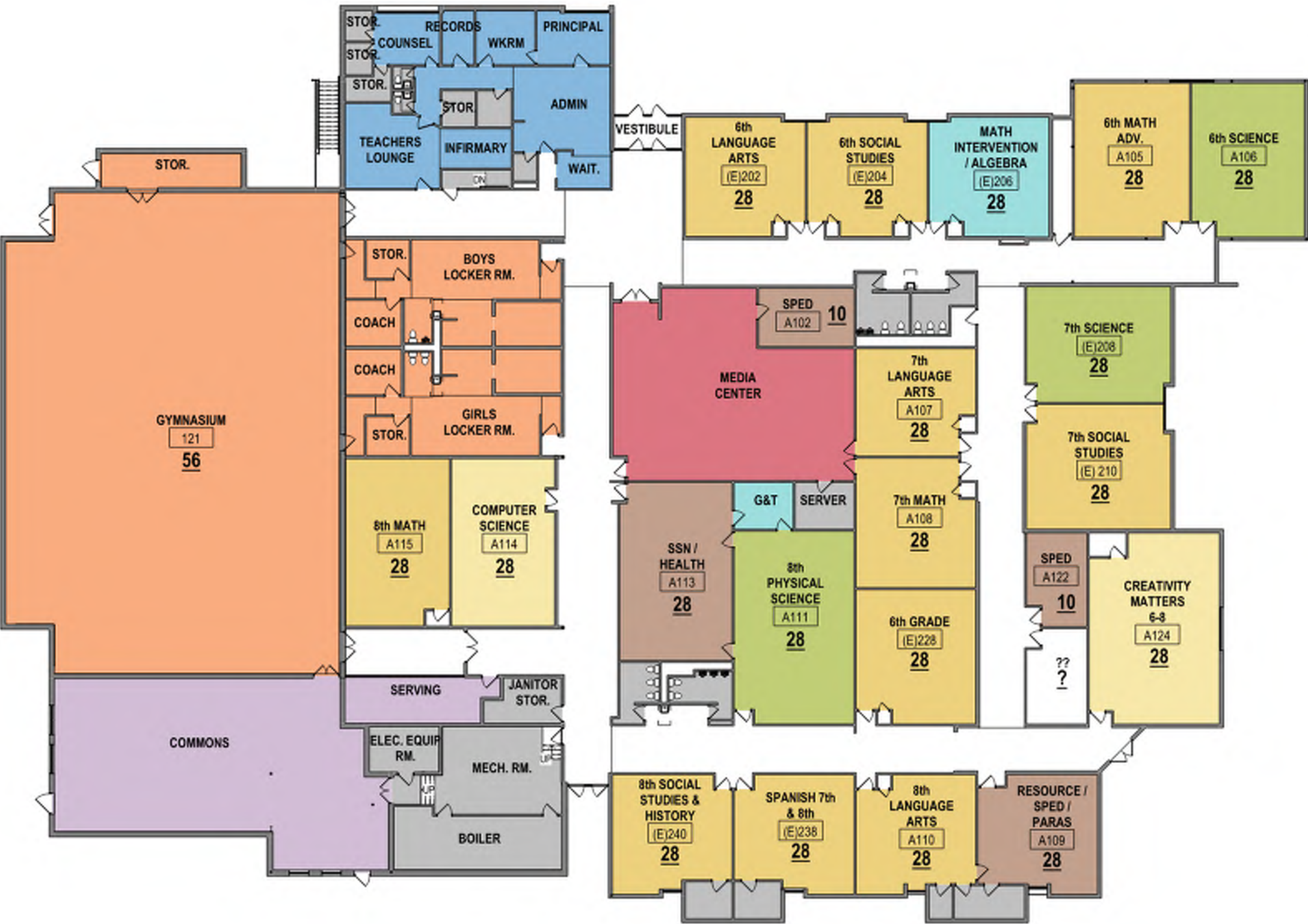


Building Conditions – 2020 Master Plan



- 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
Art/Music				
COMPUTER SCIENCE	A114	716 SF	28	1
CREATIVITY MATTERS 6-8	A124	994 SF	28	1

Breakout Instruction				
MATH INTERVENTION / ALGEBRA	(E)206	577 SF	28	1

Instructional Areas				
6th GRADE	(E)228	656 SF	28	1
6th LANGUAGE ARTS	(E)202	576 SF	28	1
6th MATH ADV.	A105	729 SF	28	1
6th SOCIAL STUDIES	(E)204	551 SF	28	1
7th LANGUAGE ARTS	A107	514 SF	28	1
7th MATH	A108	624 SF	28	1
7th SOCIAL STUDIES	(E) 210	742 SF	28	1
8th LANGUAGE ARTS	A110	554 SF	28	1
8th MATH	A115	719 SF	28	1
8th SOCIAL STUDIES & HISTORY	(E)240	556 SF	28	1
SPANISH 7th & 8th	(E)238	555 SF	28	1

PE/Athletics				
GYMNASIUM	121	6566 SF	56	2
Science				
6th SCIENCE	A106	715 SF	28	1
7th SCIENCE	(E)208	689 SF	28	1
8th PHYSICAL SCIENCE	A111	961 SF	28	1

Special Education				
RESOURCE / SPED / PARAS	A109	559 SF	28	1
SPED	A102	235 SF	10	1
SPED	A122	225 SF	10	1
SSN / HEALTH	A113	837 SF	28	1
TOTAL: 22		19852 SF	608	

PE/Athletics				
GYMNASIUM	121	6566 SF	56	2

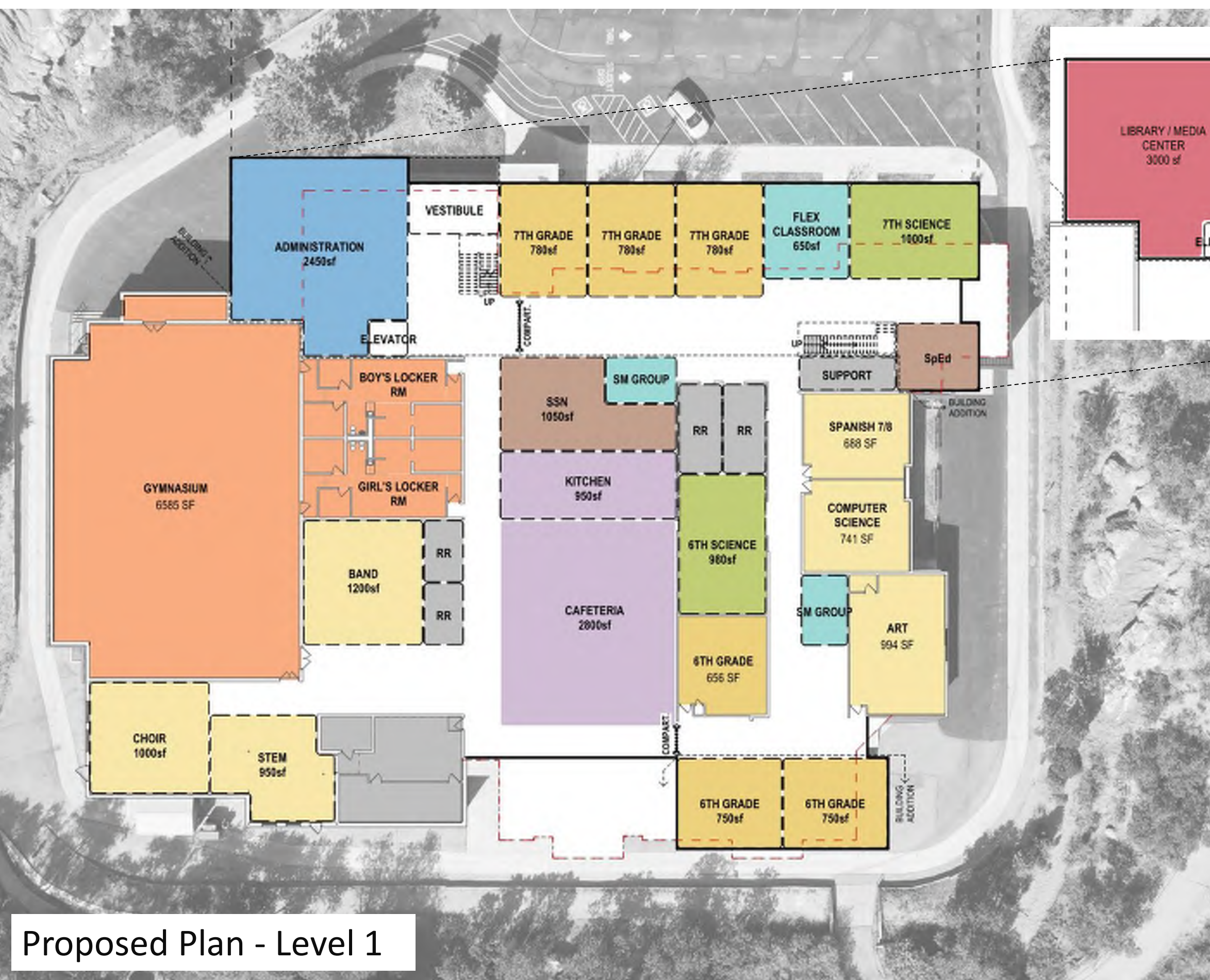
Science				
6th SCIENCE	A106	715 SF	28	1
7th SCIENCE	(E)208	689 SF	28	1
8th PHYSICAL SCIENCE	A111	961 SF	28	1

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

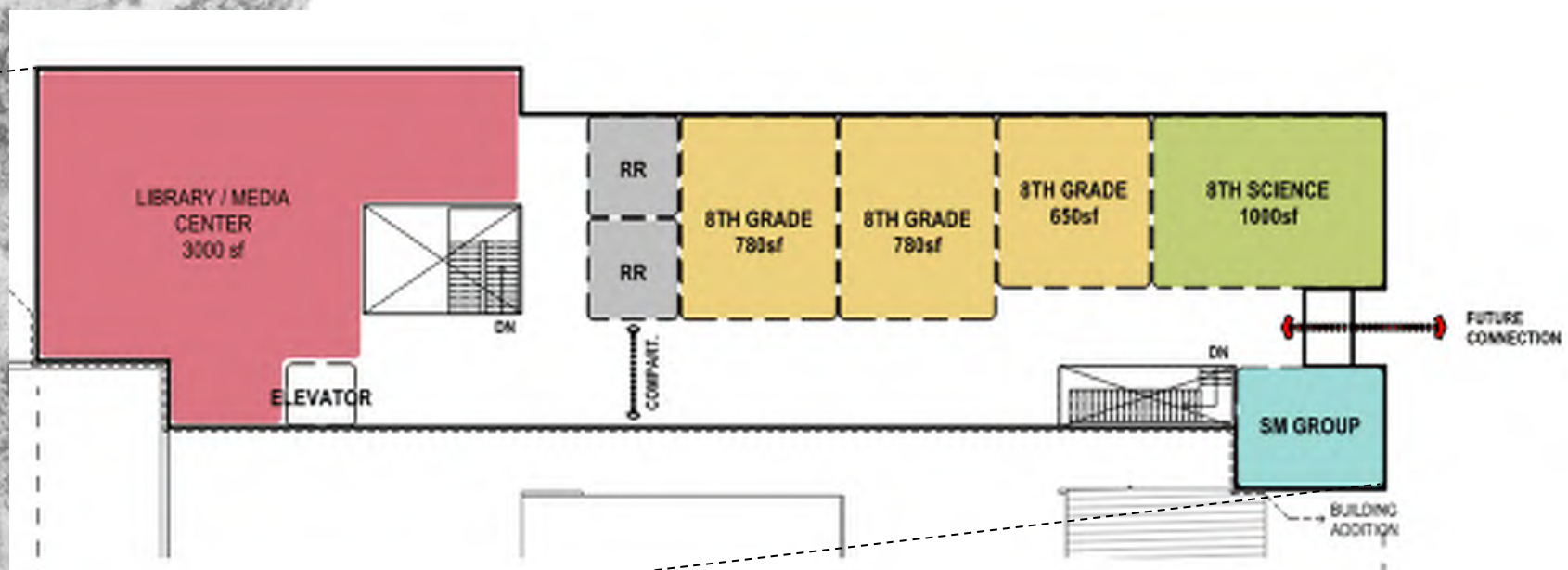
SILC CAPACITY = 2.5 x 28 = 70
70% UTILIZATION RATE = 49 STUDENTS

CURRENT 2022 - 2023 ENROLLMENT = 287 STUDENTS

TOTAL CAPACITY W/ SILC = 480 STUDENTS



Proposed Plan - Level 1



Proposed Plan - Level 2

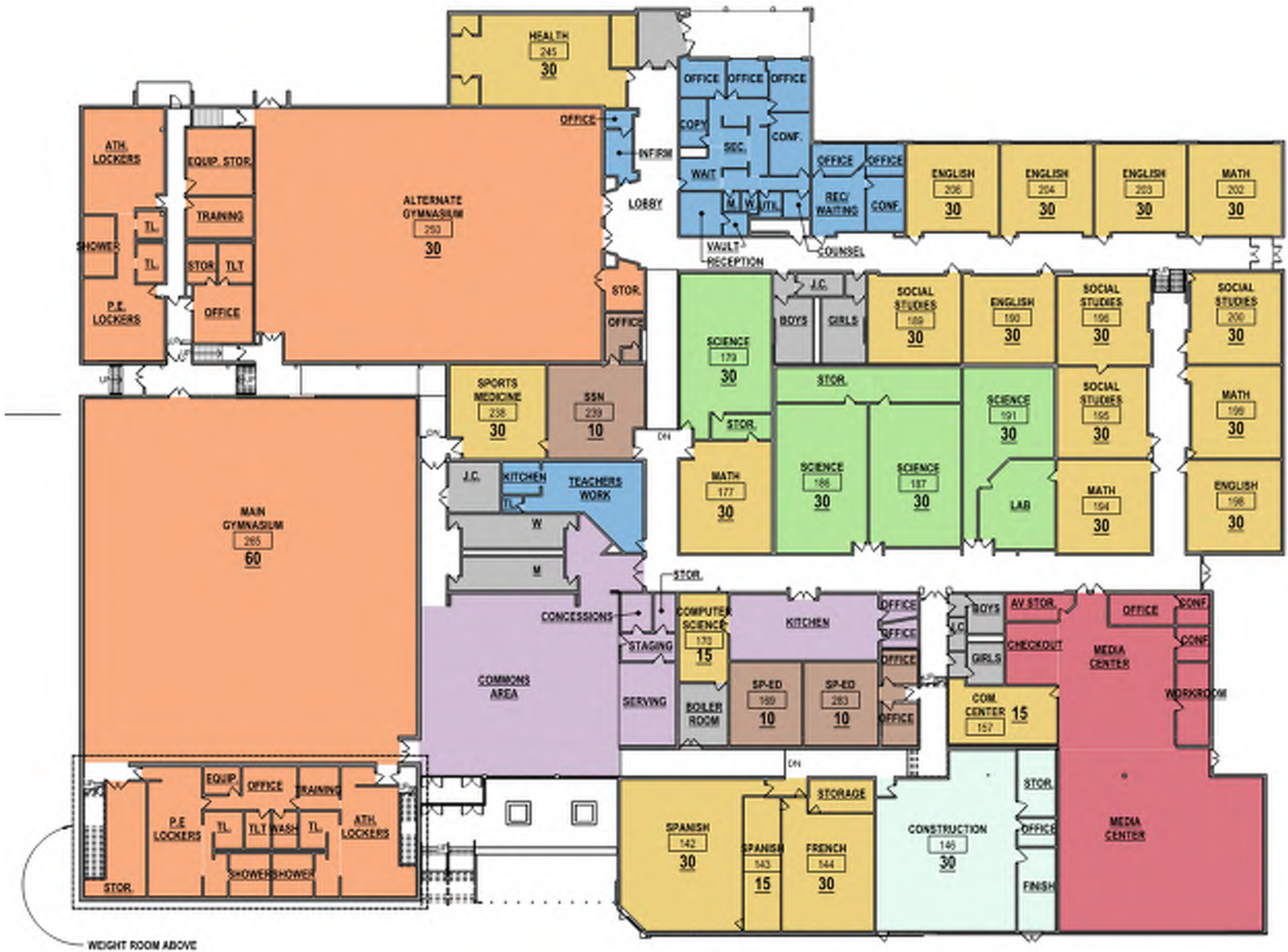
- Pros/Concept Selection:
1. Improved main entry / public presence
 2. Consolidated MS programming to MS site
 3. Improved outdoor spaces / connection to site
 4. Community Space / Improved opportunities for engagement

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

Existing Building Conditions



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

CTE				
CONSTRUCTION	146	2053 SF	30	1

Instructional Areas				
COM. CENTER	157	559 SF	15	1
COMPUTER SCIENCE	170	377 SF	15	1
ENGLISH	190	710 SF	30	1
ENGLISH	198	756 SF	30	1
ENGLISH	203	712 SF	30	1
ENGLISH	204	718 SF	30	1
ENGLISH	206	718 SF	30	1
FRENCH	144	987 SF	30	1
HEALTH	245	1185 SF	30	1
MATH	177	879 SF	30	1
MATH	194	771 SF	30	1
MATH	199	734 SF	30	1
MATH	202	747 SF	30	1
SOCIAL STUDIES	189	718 SF	30	1
SOCIAL STUDIES	195	723 SF	30	1
SOCIAL STUDIES	196	726 SF	30	1
SOCIAL STUDIES	200	735 SF	30	1
SPANISH	142	1689 SF	30	1
SPANISH	143	435 SF	15	1
SPORTS MEDICINE	238	770 SF	30	1

PE/Athletics				
ALTERNATE GYMNASIUM	250	7644 SF	30	1
MAIN GYMNASIUM	265	10617 SF	60	2

Science				
SCIENCE	179	1171 SF	30	1
SCIENCE	186	1181 SF	30	1
SCIENCE	187	1143 SF	30	1
SCIENCE	191	860 SF	30	1

Special Education				
SP-ED	169	530 SF	10	1
SP-ED	283	547 SF	10	1
SSN	239	766 SF	10	1
TOTAL: 30		42160 SF	825	

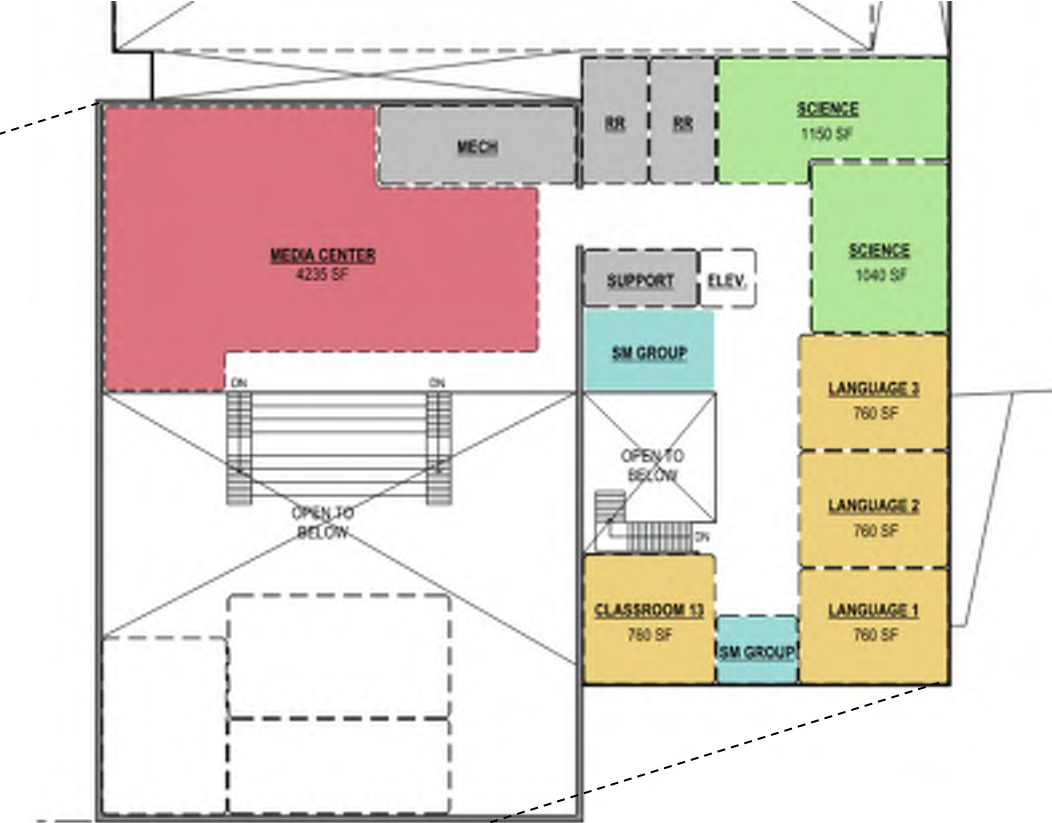
71% UTILIZATION RATE = **585 STUDENTS**
(5 / 7 PERIODS)

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

CURRENT 2022-2023 ENROLLMENT = 447 STUDENTS
TOTAL CAPACITY W/ SILC = 704 STUDENTS






Proposed Plan - Level 1





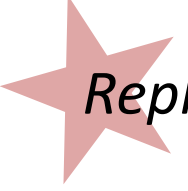
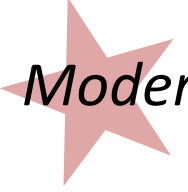


Proposed Plan - Level 2

Pros/Concept Selection:

1. Maintains existing core spaces. Helps with phasing construction.
2. Improved site circulation/parking lot
3. New cafetorium space that supports performance arts at the HS campus and provides community space.
4. Improved front entry location with better connection to parking and SILK.

SCENARIO A		
	PHASE 1	PHASE 2
SPORTS FIELDS	<i>High Priority Deferred Maintenance & ADA</i>	 <i>Replace ALL fields with Artificial Turf</i>
UTE PASS ES <i>*2020 MP Scope</i>	<i>Deferred Maintenance, Moderate Renovation and New Playground</i>	
MANITOU SPRINGS ES <i>*2020 MP Scope</i>	<i>High Priority Deferred Maintenance & ADA</i>	<i>Moderate Interior Renovation & Kitchen Remodel</i>
MANITOU MIDDLE SCHOOL	 <i>Major Renovation & Addition</i>	
MANITOU HIGH SCHOOL	<i>High Priority Deferred Maintenance & ADA</i>	 <i>Major Renovation & Addition</i>
SILC BUILDING	<i>Consolidate Programming for Middle School Students (Temp)</i>	<i>Deferred Maintenance & Moderate Renovation for HS CTE</i>
BUS BARN	<i>High Priority Deferred Maintenance</i>	

SCENARIO B		
	PHASE 1	PHASE 2
SPORTS FIELDS	<i>High Priority Deferred Maintenance & Replace Baseball Field and District Football Stadium w/ Artificial Turf</i>	<i>Replace District Track Field w/ Artificial Turf & Replace Track Surface</i>
UTE PASS ES <i>*2020 MP Scope</i>	<i>High Priority Deferred Maintenance, ADA Upgrades & New Playground</i>	<i>Light to Moderate Renovation</i>
MANITOU SPRINGS ES <i>*2020 MP Scope</i>	<i>High Priority Deferred Maintenance & Moderate Renovation</i>	<i>Kitchen Remodel</i>
MANITOU MIDDLE SCHOOL	 <i>Major Renovation & Addition</i>	
MANITOU HIGH SCHOOL	<i>High Priority Deferred Maintenance & ADA</i>	 <i>Major Renovation & Addition</i>
SILC BUILDING	<i>Consolidate Programming for Middle School Students (Temp)</i>	<i>Deferred Maintenance & Moderate Renovation for HS CTE</i>
BUS BARN	<i>High Priority Deferred Maintenance</i>	

SCENARIO C		
	PHASE 1	PHASE 2
SPORTS FIELDS	<i>Significant High Priority Deferred Maintenance & ADA</i>	 <i>Replace ALL fields with Artificial Turf</i>
UTE PASS ES <i>*2020 MP Scope</i>	<i>Light Renovation & GOCO Grant for New Playground</i>	<i>Deferred Maintenance, Moderate Renovation & New Playground</i>
MANITOU SPRINGS ES <i>*2020 MP Scope</i>	<i>Significant High Priority Deferred Maintenance</i>	 <i>Moderate Renovation & Kitchen Remodel</i>
MANITOU MIDDLE SCHOOL	 <i>Major Renovation & Addition</i>	
MANITOU HIGH SCHOOL	<i>High Priority Deferred Maintenance & ADA</i>	 <i>Major Renovation & Addition</i>
SILC BUILDING	<i>Consolidate Programming for Middle School Students (Temp)</i>	<i>Deferred Maintenance & Moderate Renovation for HS CTE</i>
BUS BARN	<i>High Priority Deferred Maintenance</i>	

Review Scenario Spreadsheet

District	Assessed Value (millions)	MLO Rate (mills)	Assessed Value per Student (thousands)
Manitou Springs	230	30.054	92
D38	750	23.5	62.5
D49	1.2 billion	25.0	64.0
D2	1.1 billion	22.5	66.7
D11	3.49 billion	20.0	500
Woodland Park School District	400 million	17.5	400
D20	5.6 billion	20.0	375



Thank you!

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 proposed solutions align with the needs of the school district and the community.*

Communication Strategy

<i>October 2023</i>	<i>[insert text]</i>	<i>April – May 2024</i>	<i>[insert text]</i>
<i>Nov 2023</i>	<i>[insert text]</i>	<i>June - July 2024</i>	<i>[insert text]</i>
<i>December 2023</i>	<i>[insert text]</i>	<i>August 2024</i>	<i>[insert text]</i>
<i>January 2024</i>	<i>[insert text]</i>	<i>September 2024</i>	<i>[insert text]</i>
<i>February 2024</i>	<i>[insert text]</i>	<i>October 2024</i>	<i>[insert text]</i>
<i>March 2024</i>	<i>[insert text]</i>	<i>November 2024</i>	<i>[insert text]</i>

Next Steps

1. Progress Upper Playfield
2. Validate FMP 1.0 vision for Manitou Springs ES and Ute Pass
 1. Deferred Maintenance
 2. Educational Adequacy
 3. Central Kitchen
 4. Outdoor Learning Environments
3. Master Plan Bond Scenario Development – *next meeting date?*
4. Walk / assess existing field conditions - *date?*
5. Review deferred maintenance items identified in FMP 1.0
6. Master Plan 2.0 Website Development