



Manitou Springs School District Master Plan Update & Middle School Upper Field Design Discussions PAT #9

September 13, 2023

Meeting Agenda

1. Middle School Upper Field Design Development Review
2. Master Plan High School Alternate Concepts
3. Financial Model Updates
4. Steps Forward

Guiding Principles



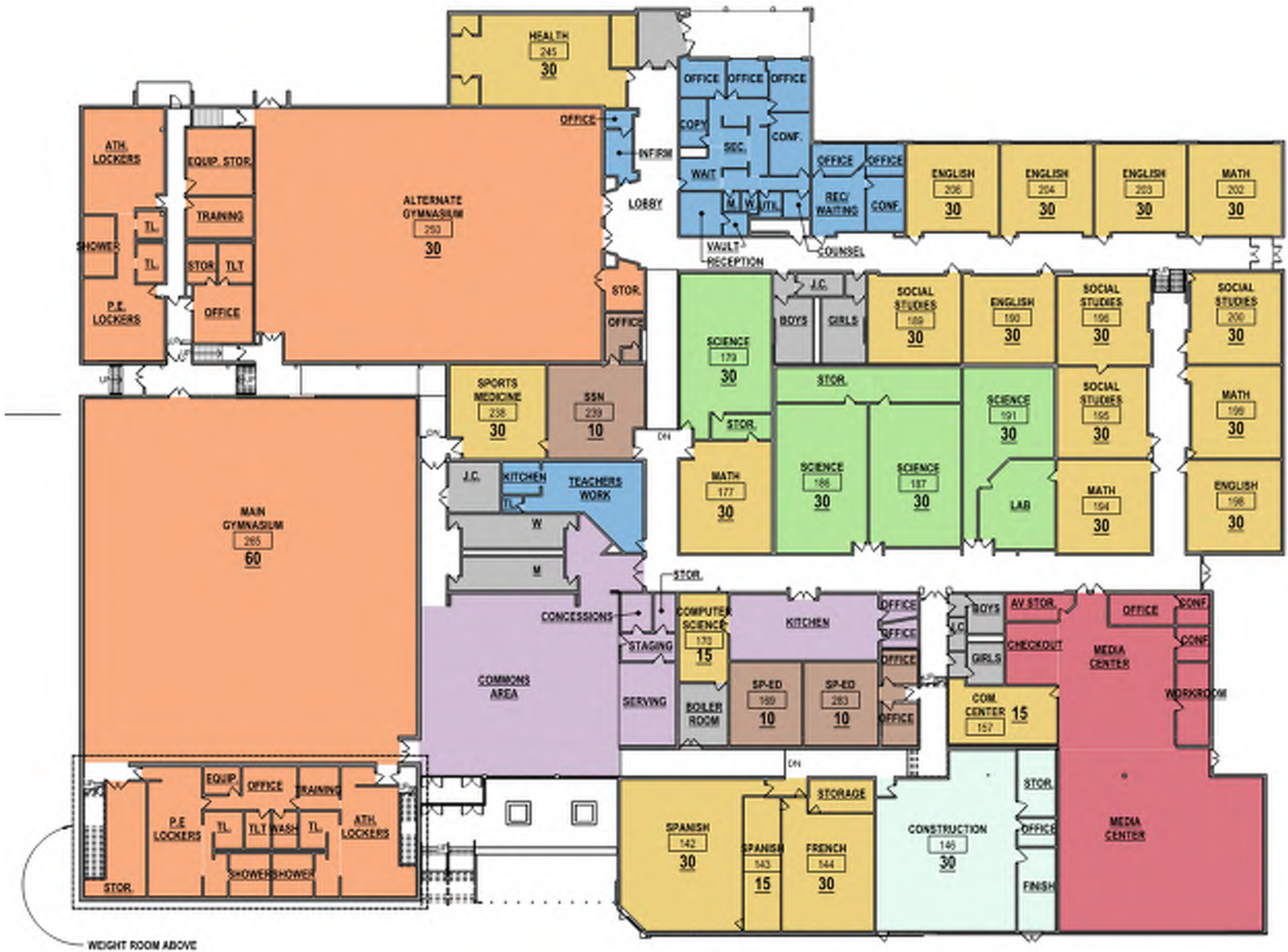
- *Build on the strong traditions of Manitou Springs to foster community connection, access, and pride.*
- *Create engaging learning environments for students and staff that embraces the unique character of the mountain valley.*
- *Establish safe and secure campuses that improve accessibility and access 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.*

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	

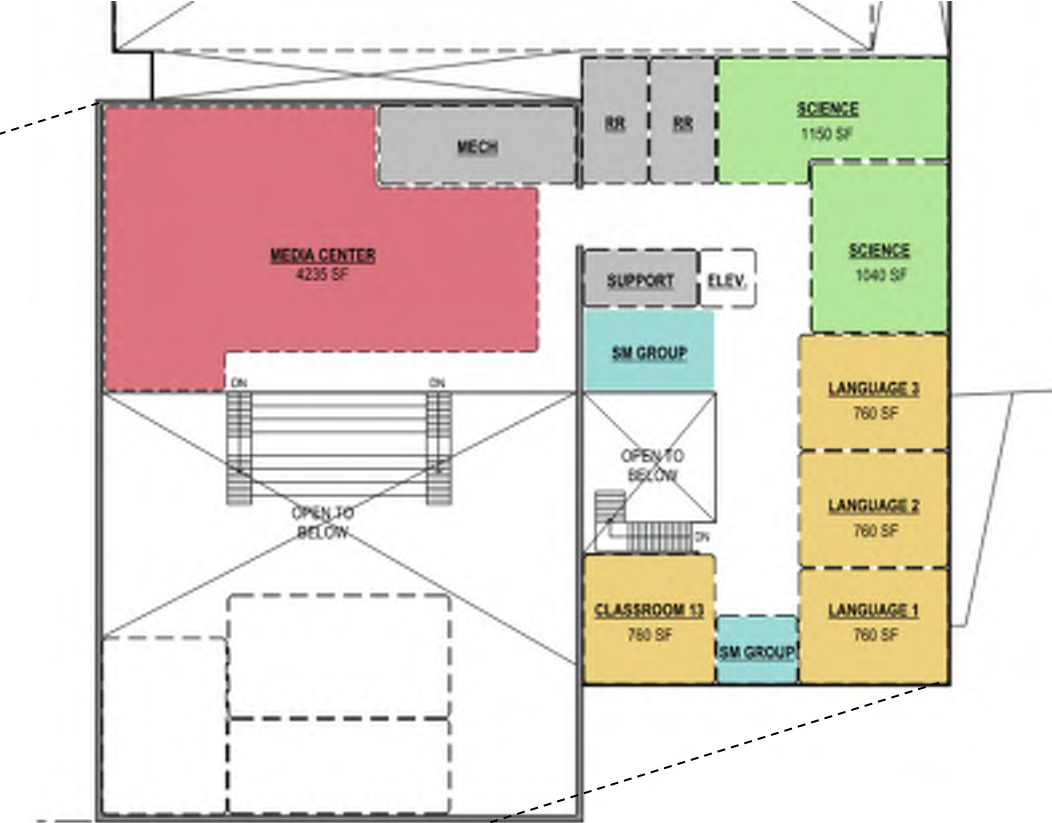
71% UTILIZATION RATE = **585 STUDENTS**
(5 / 7 PERIODS)

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

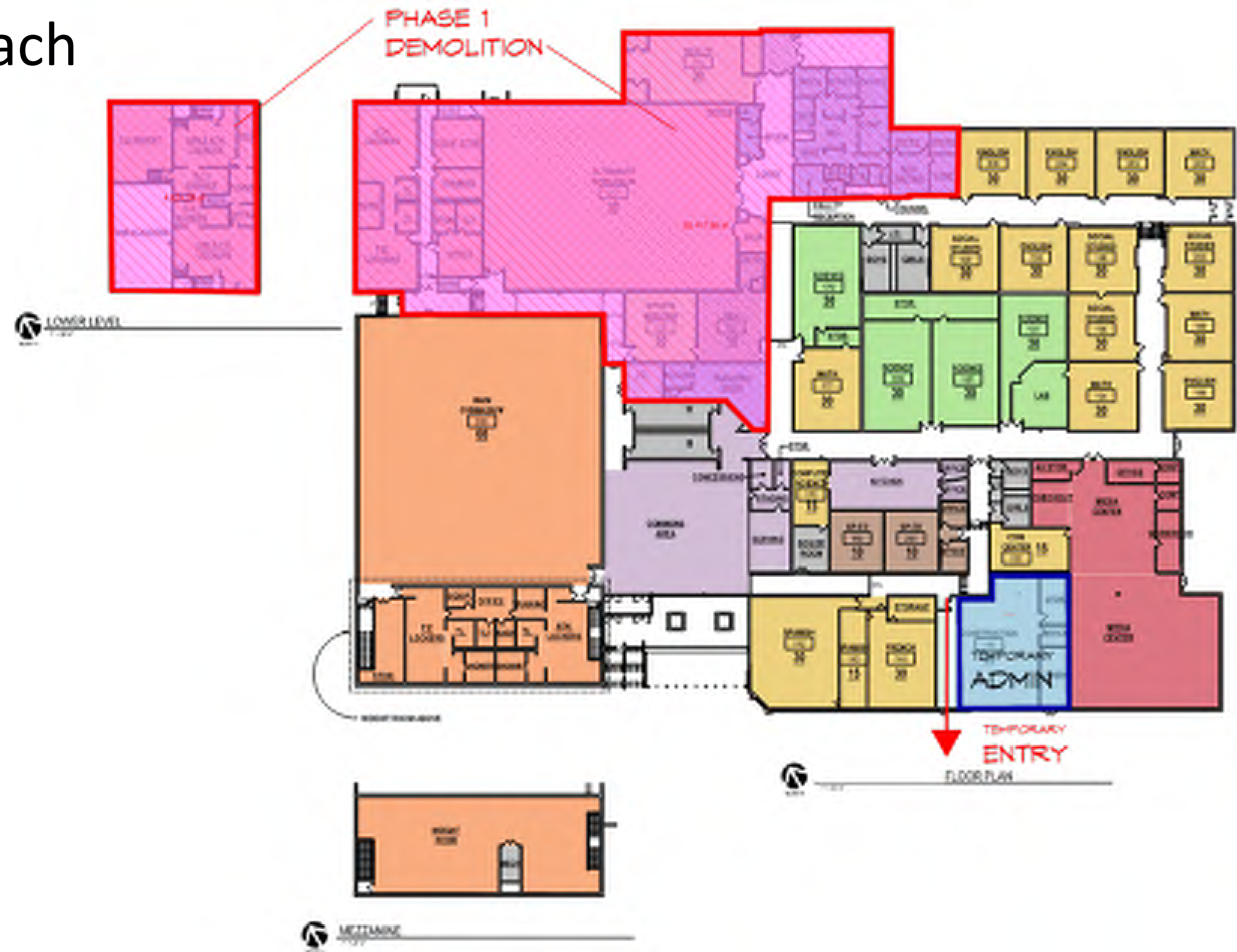


Proposed Plan - Level 2

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.

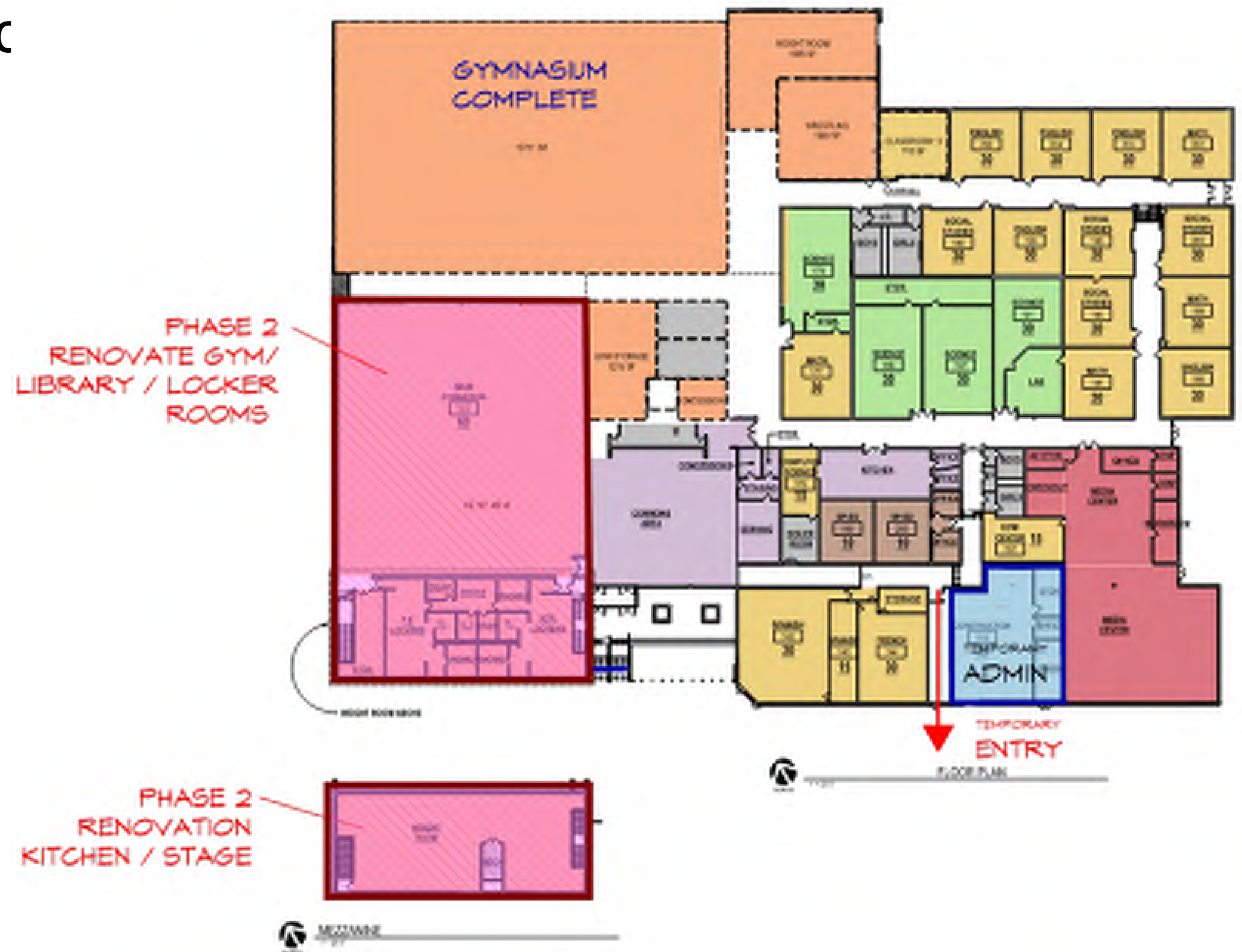
Phased MP Approach



Phased MP Approach



Phased MP Approach

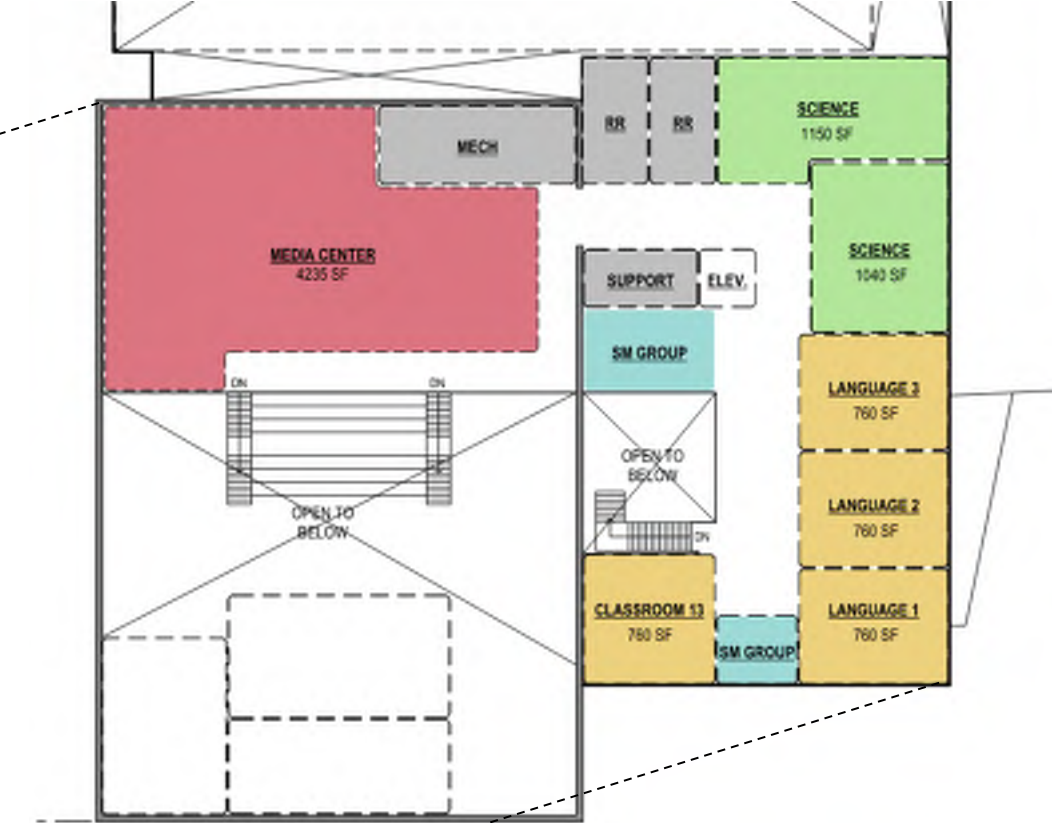


Phased MP Approach





Proposed Plan - Level 1



Proposed Plan - Level 2

Pros:

1. Maintains existing core spaces.
2. Improved site circulation/parking lot
3. New cafetorium space that supports performance arts at the HS campus.

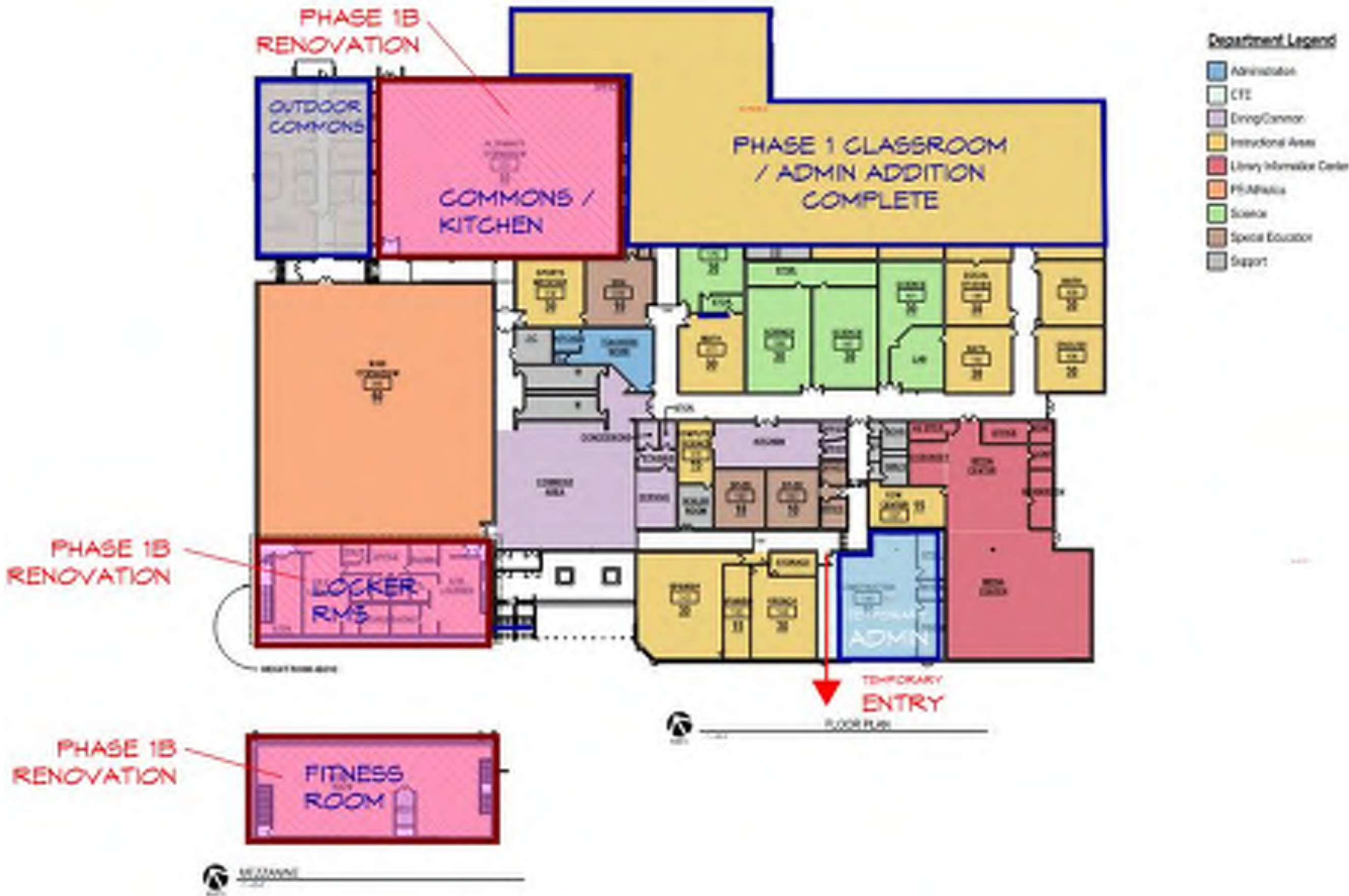
Cons:

1. 3 Phases of construction, 2 Bonds
2. Exposure to unknown cost increases
3. Longer duration of construction, higher cost

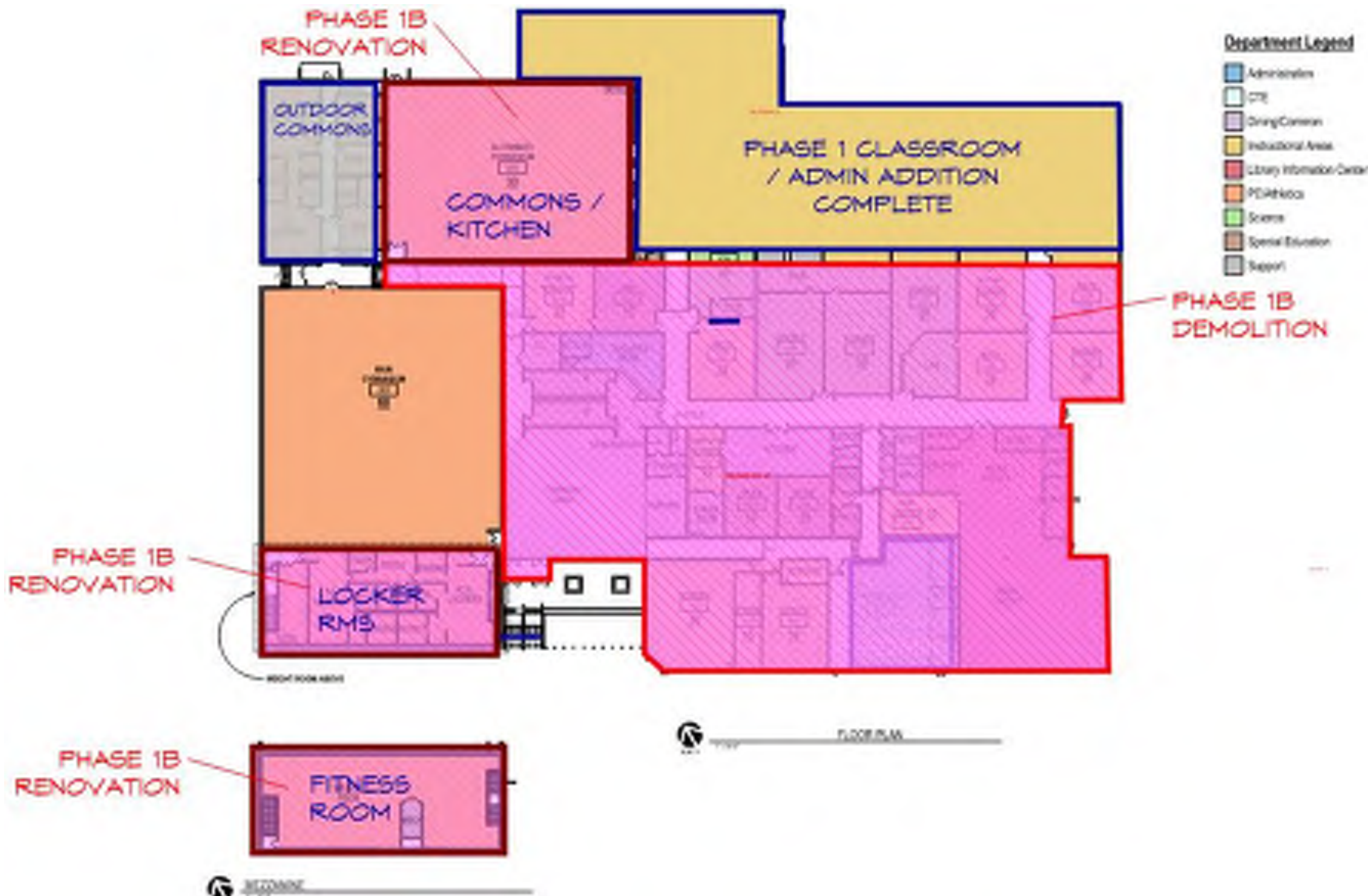
Measured Approach



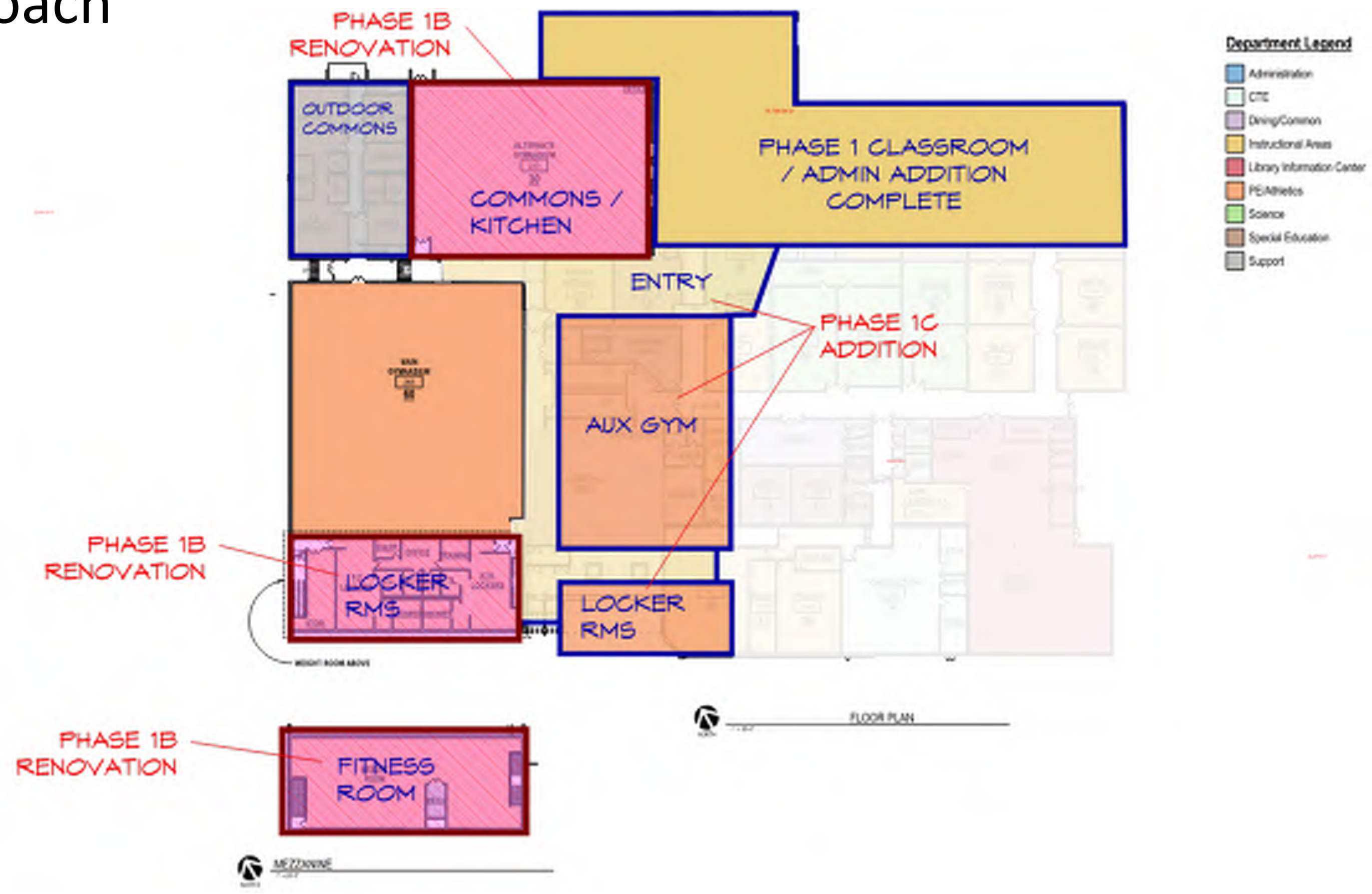
Phased Approach



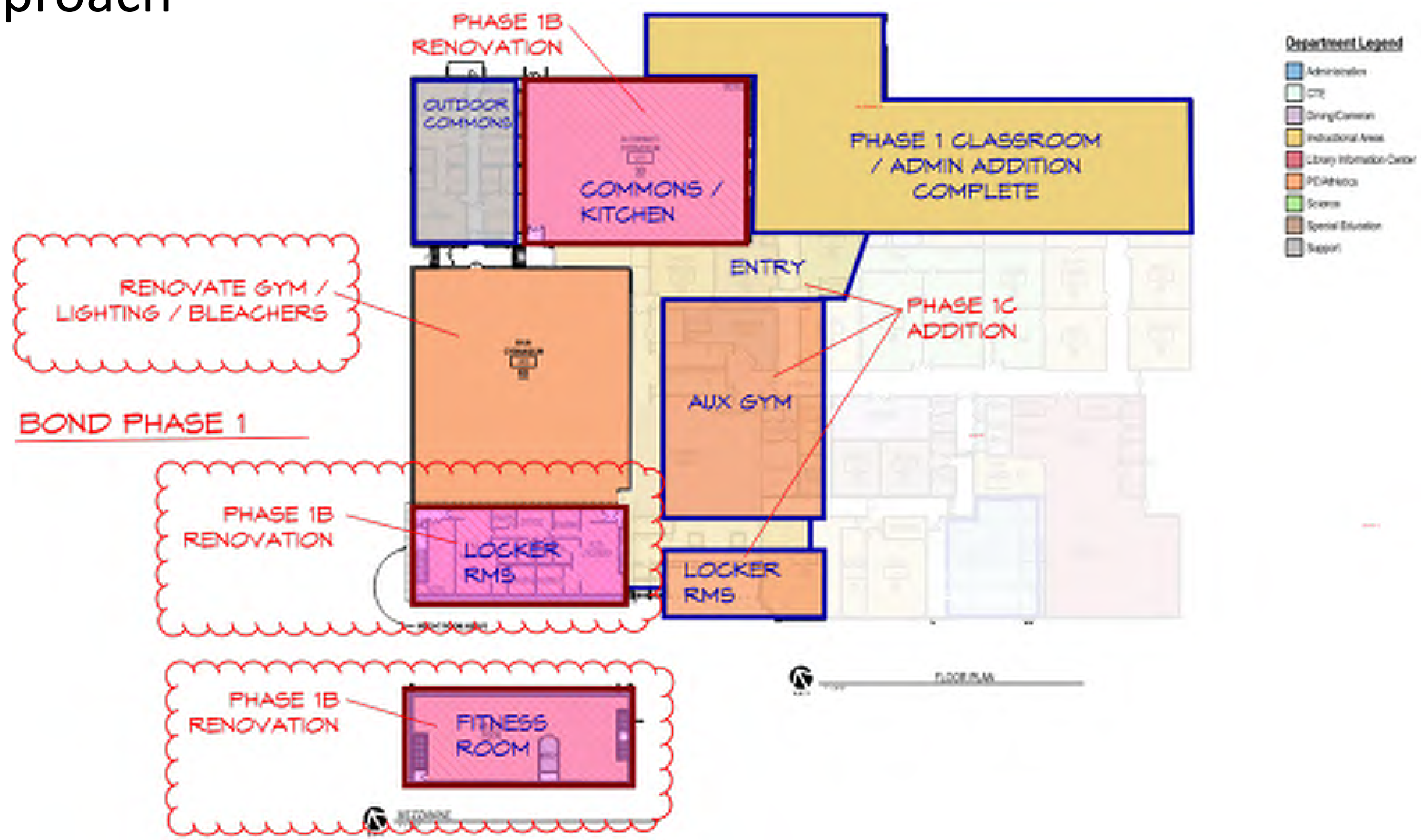
Measured Approach



Measured Approach



PHASED Approach



Review Scenario Spreadsheet



Thank you!