



# Manitou Springs School District Master Plan Bond Steering Committee

January 29, 2025



# Meeting Agenda

1. Introductions
2. Master Plan Process
3. Middle School Existing Conditions / Capacity Analysis
4. Middle School Master Plan Selected Option
5. High School Existing Conditions / Capacity Analysis
6. High School Master Plan Options
7. Potential Bond Scenarios
8. Next Steps

# Master Plan 2.0 Process

1. Master Plan 2.0 focus on Middle School and High school
2. The Planning Advisory Team (PAT) met 9 times to establish direction
3. The Design Team met with the School Board twice in 2024

# 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.*



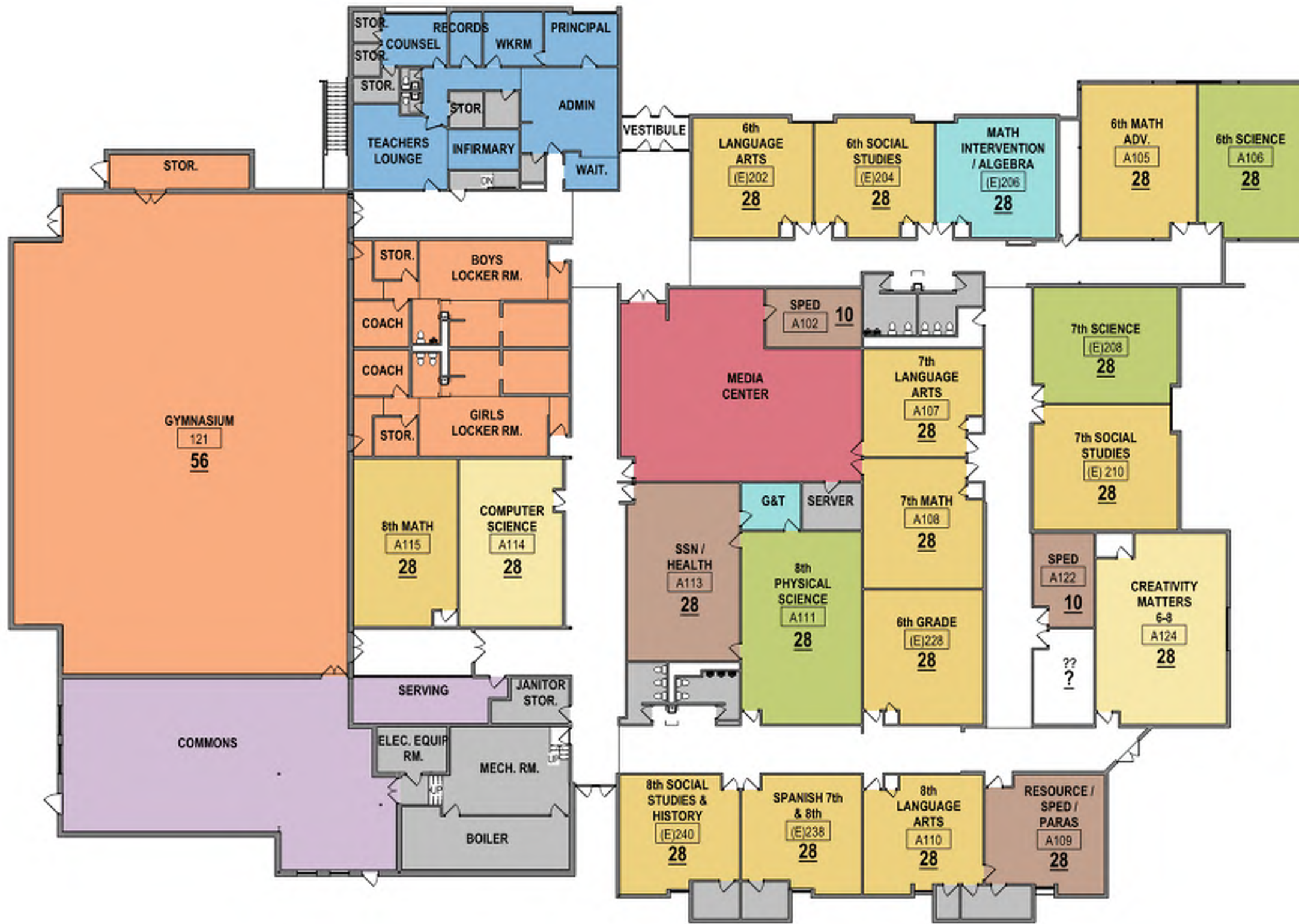
# Building Conditions – 2020 Master Plan



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

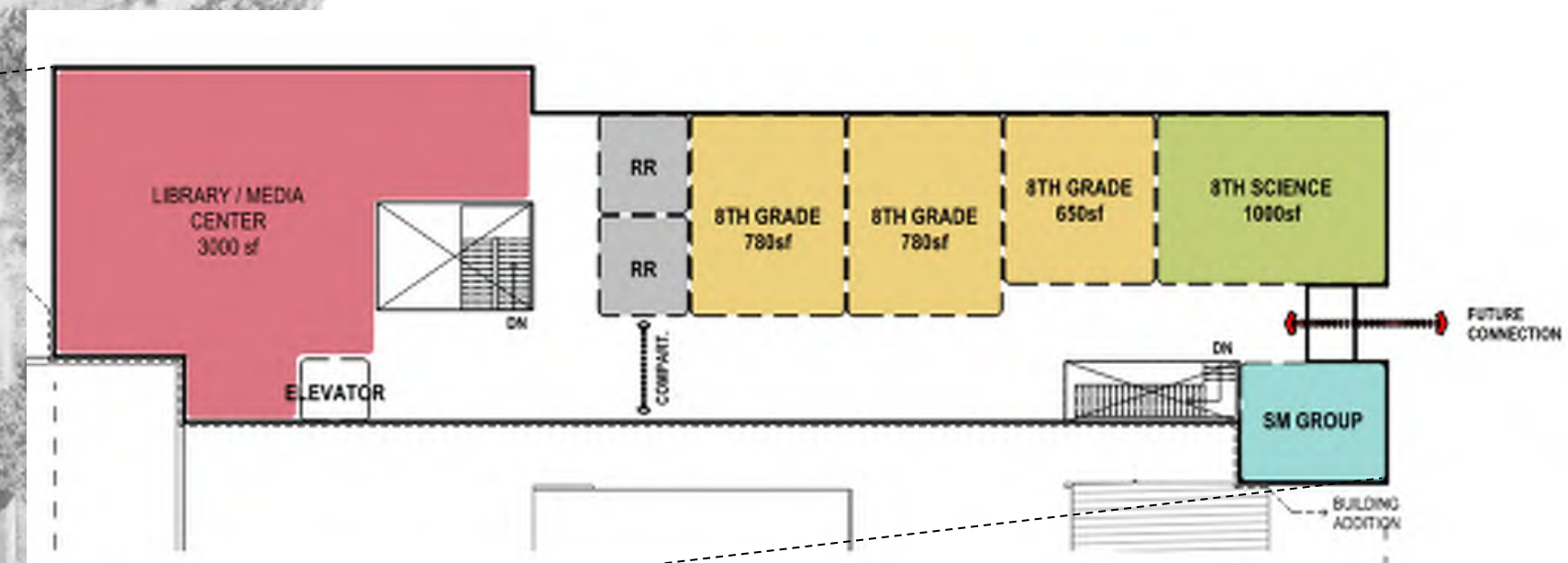
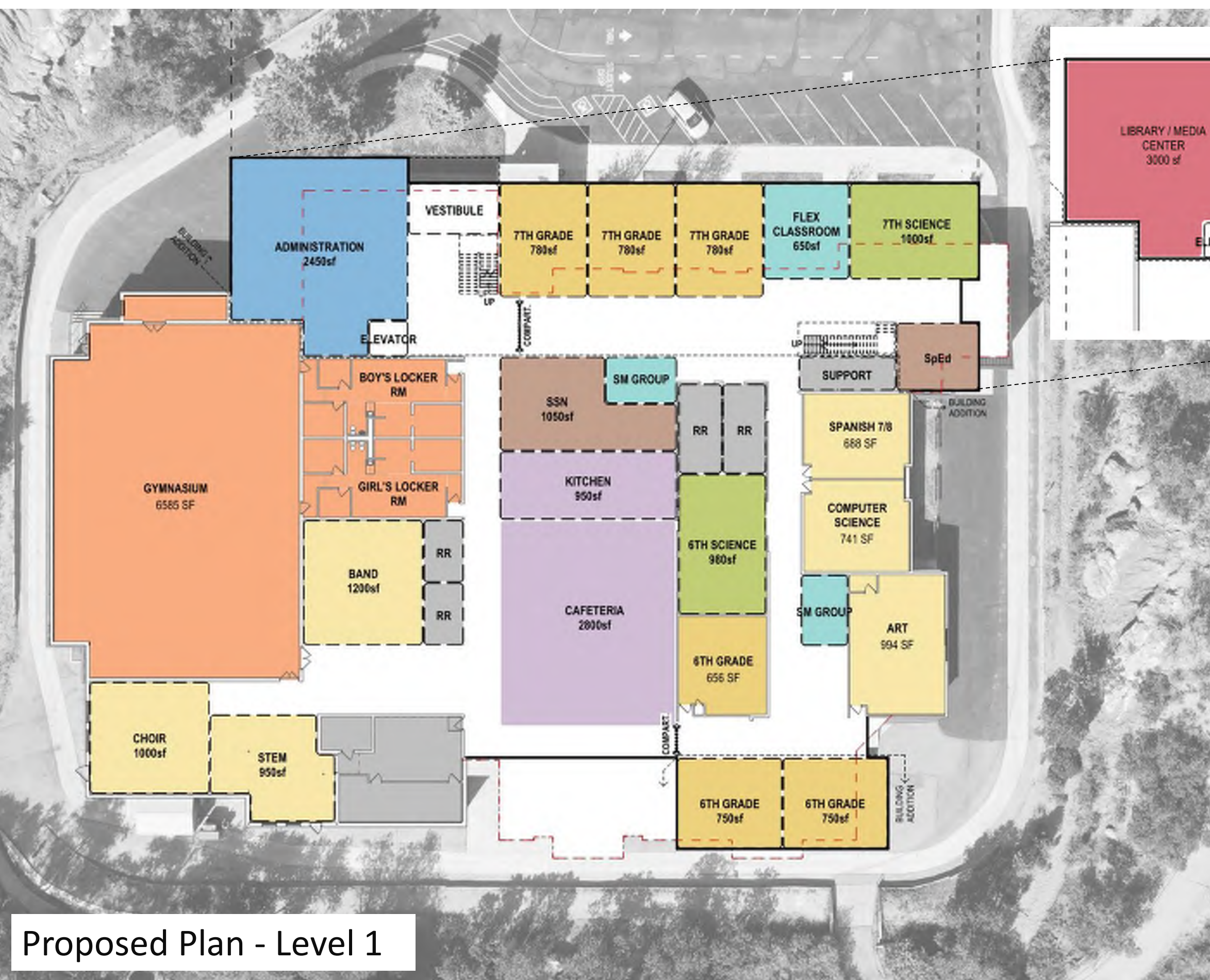
SILC CAPACITY =  $2.5 \times 28 = 70$

70% UTILIZATION RATE = 49 STUDENTS

**CURRENT 2022 - 2023 ENROLLMENT = 287 STUDENTS**

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





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

Proposed Plan - Level 1

# Manitou Middle School Concept Plan



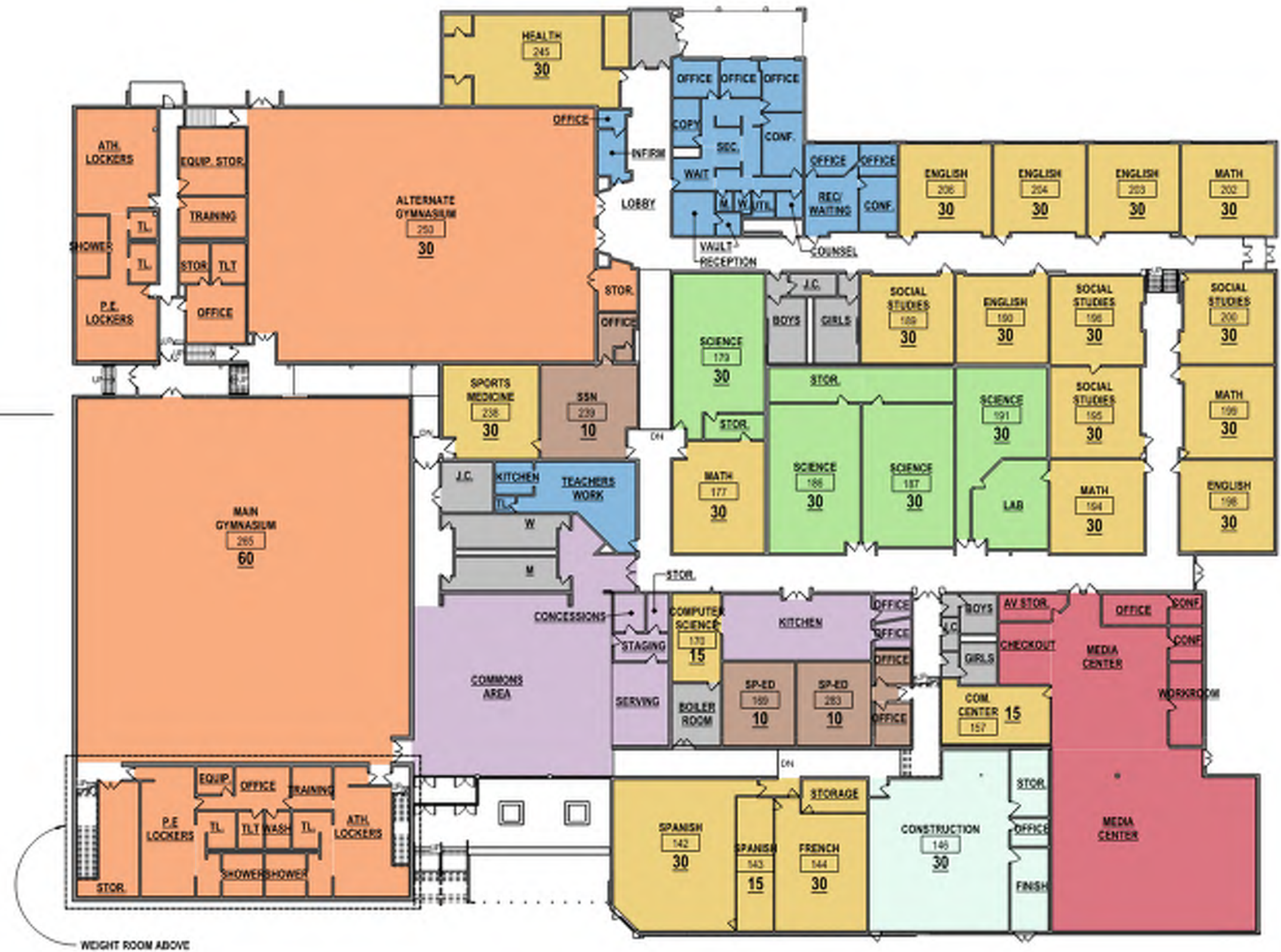
# Building Conditions – 2020 Master Plan



- 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)

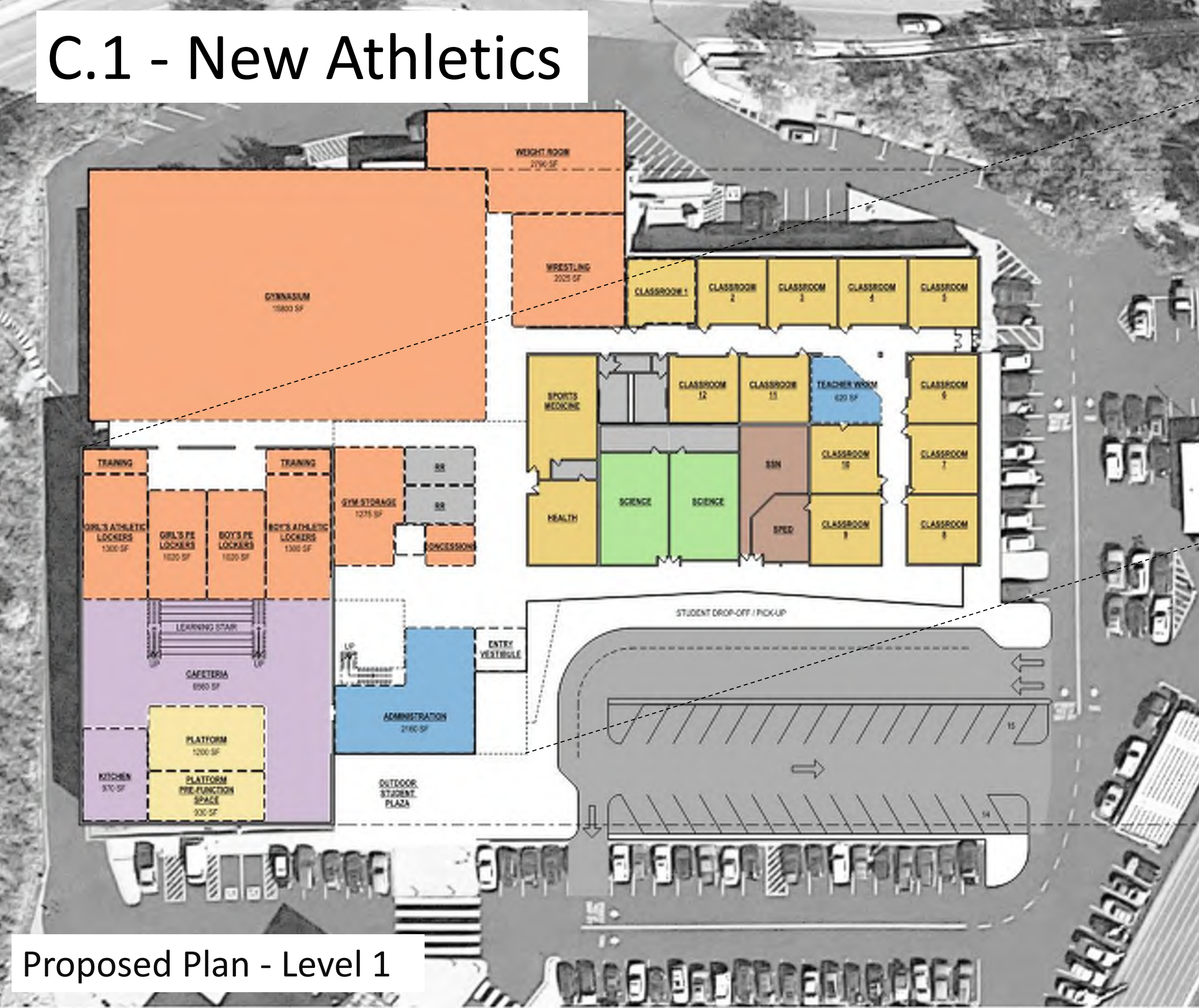
SILC CAPACITY = 5.5 x 30 = 165  
71% UTILIZATION RATE = **119 STUDENTS**

**CURRENT 2022-2023 ENROLLMENT = 447 STUDENTS**

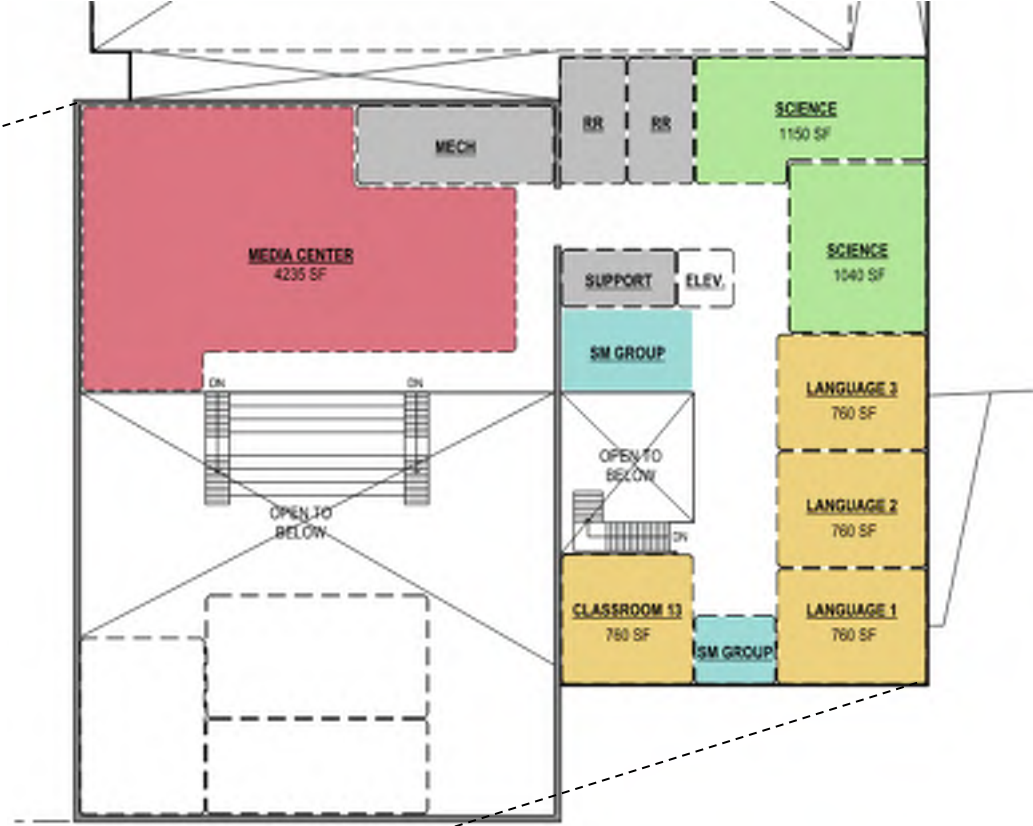
**TOTAL CAPACITY W/ SILC = 704 STUDENTS**



# C.1 - New Athletics



Proposed Plan - Level 1



Proposed Plan - Level 2

## Pros:

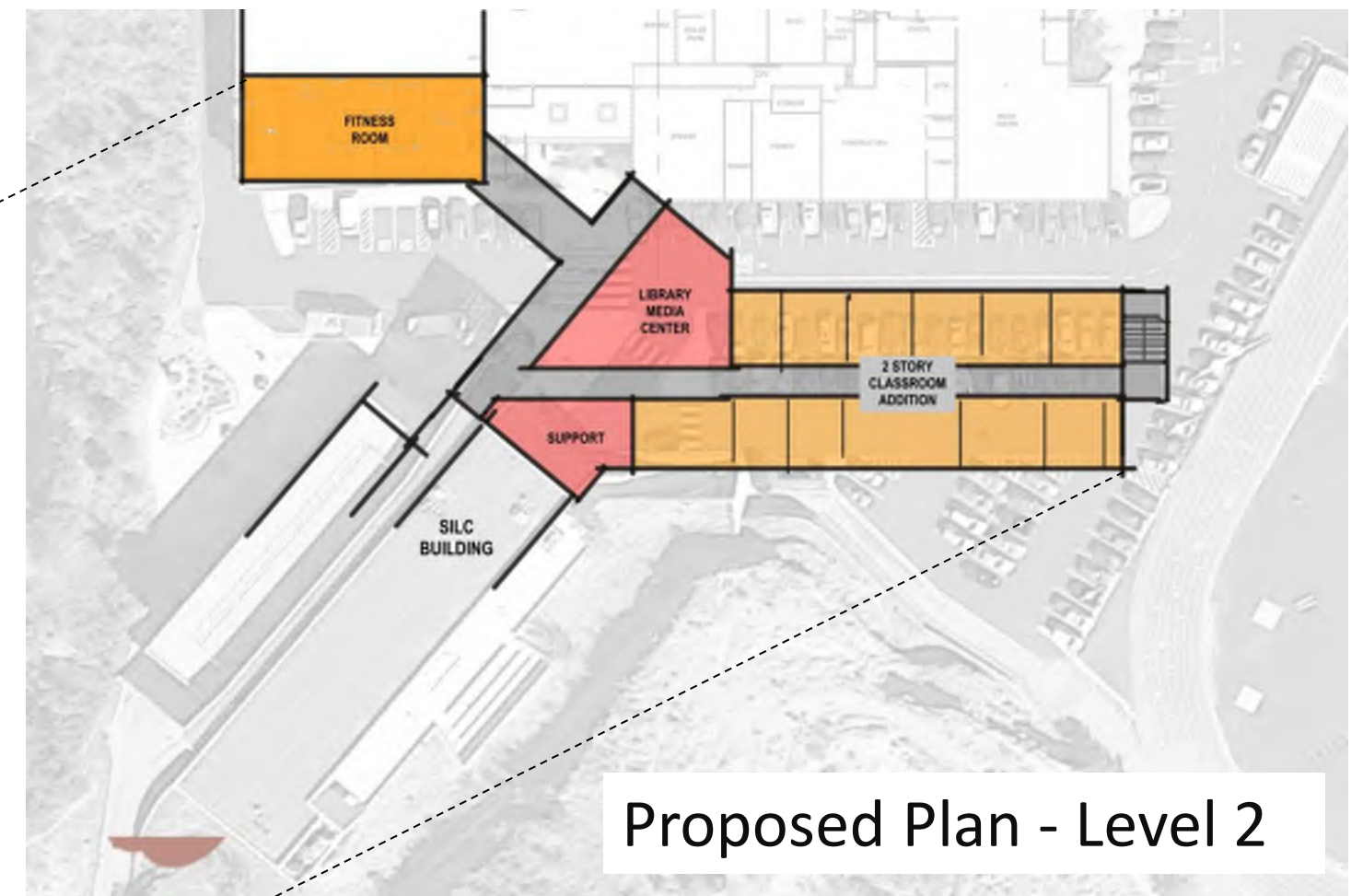
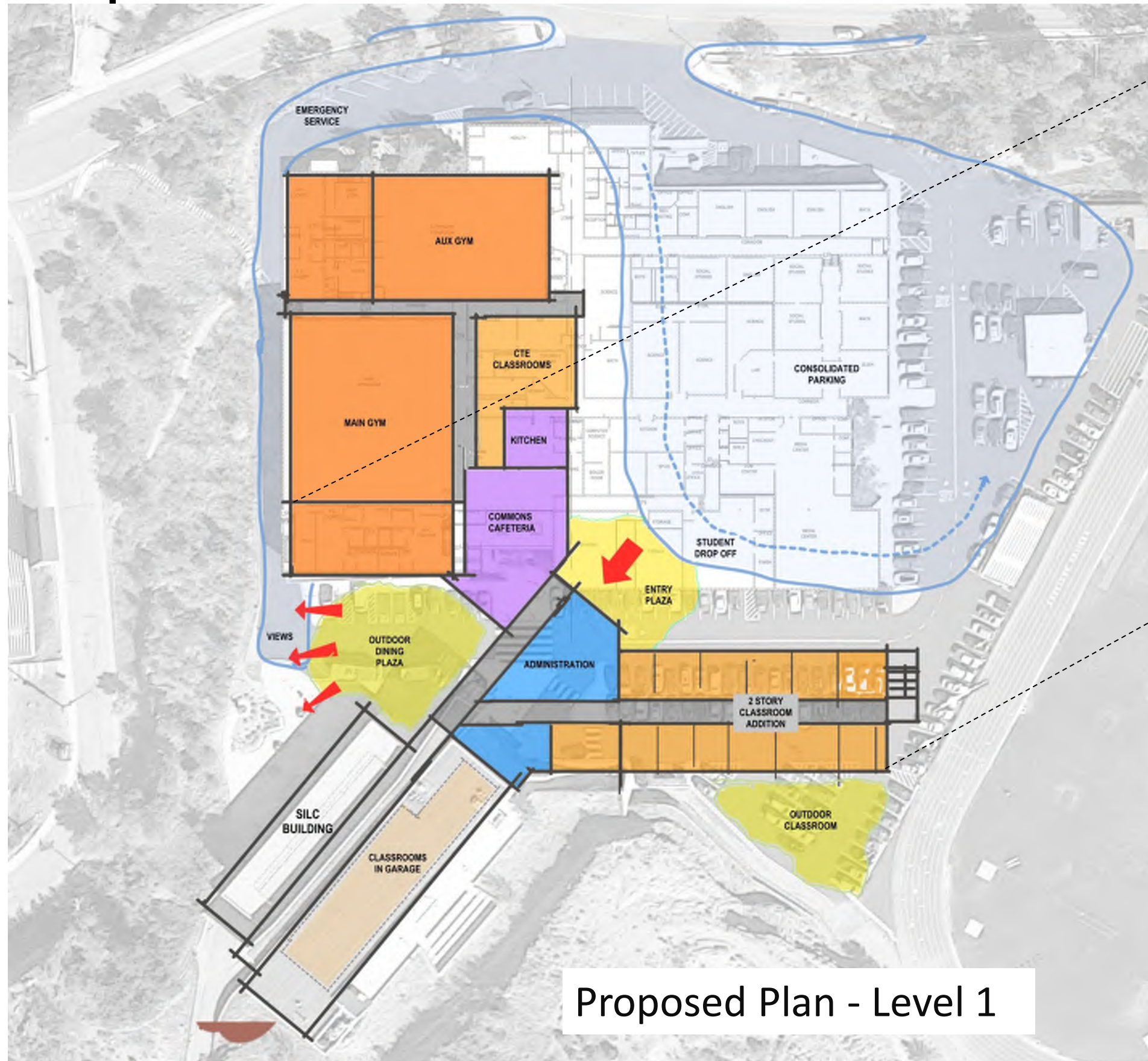
1. Maintains existing core spaces.
2. Improved site circulation/parking lot
3. New cafetorium space that supports performance arts at the HS campus.

## Cons:

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



# E - Optimized Site



## Pros:

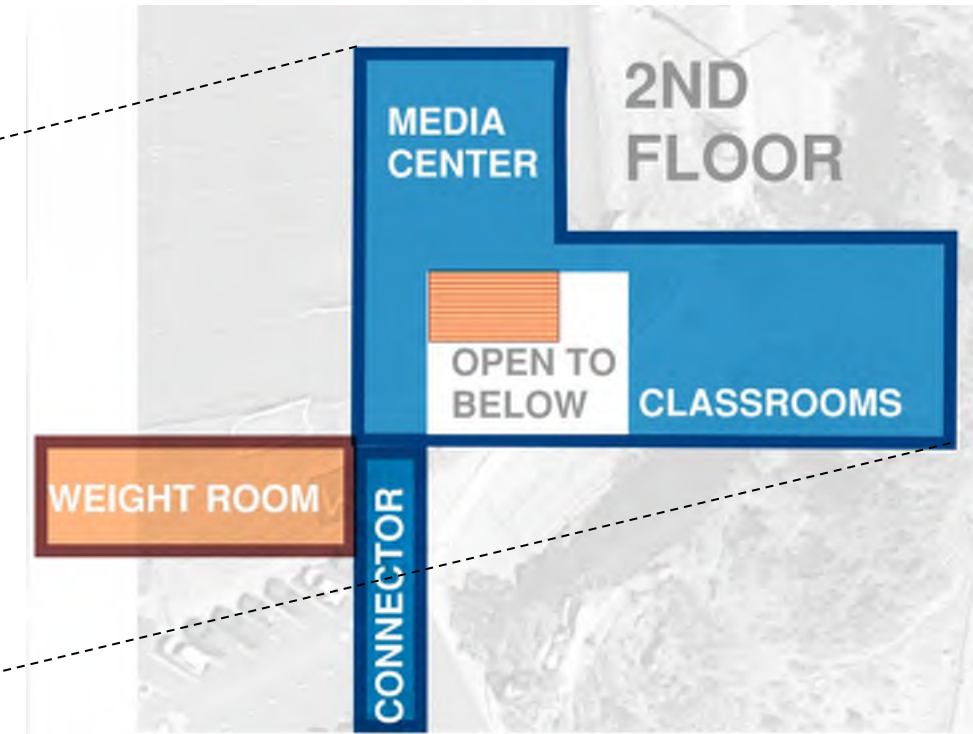
1. Maintains existing fitness spaces
2. Improved site circulation and parking
3. Larger centralized commons cafeteria space
4. Secure Entry near administration
5. Improved 21<sup>st</sup> century learning classrooms

## Cons:

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



# F - Measured Approach



Proposed Plan - Level 2




## Pros:

1. Maintains existing fitness spaces
2. Improved site circulation and parking
3. Larger centralized commons cafeteria space
4. Secure Entry near administration
5. Less Expensive. Increased Renovation



## Cons:

1. 3 Phases of construction, 2 Bonds
2. Exposure to unknown cost increases
3. Renovation of Existing Spaces


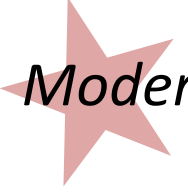




SCENARIO A		
	PHASE 1	PHASE 2
SPORTS FIELDS	<i>High Priority Deferred Maintenance &amp; ADA</i>	 <i>Replace ALL fields with Artificial Turf</i>
UTE PASS ES <i>*2020 MP Scope</i>	<i>Deferred Maintenance, Moderate Renovation and New Playground</i>	
MANITOU SPRINGS ES <i>*2020 MP Scope</i>	<i>High Priority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



# Bond Scenarios

Manitou Springs  
School District  
Preliminary Bond Scenarios  
5/29/2024



	SCENARIO C.1			SCENARIO E			SCENARIO F		
	(Phase 1)	(Phase 2)	(Phase 3)	(Phase 1)	(Phase 2)	(Phase 3)	(Phase 1)	(Phase 2)	(Phase 3)
Sports Fields	High Priority Deferred Maintenance & ADA Upgrades \$617,654		Replace ALL Fields with Artificial Turf and Replace Track Surface \$7,360,804	High Priority Deferred Maintenance & ADA Upgrades \$617,654		Replace ALL Fields with Artificial Turf and Replace Track Surface \$8,000,000	High Priority Deferred Maintenance & ADA Upgrades \$617,654		Replace ALL Fields with Artificial Turf and Replace Track Surface \$8,000,000
Ute Pass Elementary (2020 Master Plan Scope)	New Playground & Site Improvements **Potential SOCO Grant for Playground** (playground cost not incl.) \$479,339	High Priority Deferred Maintenance \$1,365,921	Moderate Renovations / Educational Environment \$10,000,000	New Playground & Site Improvements **Potential SOCO Grant for Playground** (playground cost not incl.) \$479,339	High Priority Deferred Maintenance \$1,365,921	Major Renovations to meet Educational Programming Requirements \$8,000,000	New Playground & Site Improvements **Potential SOCO Grant for Playground** (playground cost not incl.) \$479,339	High Priority Deferred Maintenance \$1,365,921	Major Renovations to meet Educational Programming Requirements \$8,000,000
Manitou Springs Elementary School (2020 Master Plan Scope)	Select High Priority Deferred Maintenance \$2,768,925	High Priority Deferred Maintenance \$2,366,141	Moderate Renovation to Meet Educational Programming Needs. Kitchen Remodel, and new elevator. \$12,000,000	Select High Priority Deferred Maintenance \$2,768,925	Minor Renovation to Meet Educational Programming Needs. Kitchen Remodel, and new elevator. \$3,366,141	Major Renovation to Meet Educational Programming Needs. Kitchen Remodel, and new elevator. \$12,000,000	Select High Priority Deferred Maintenance \$2,768,925	Minor Renovation to Meet Educational Programming Needs. Kitchen Remodel, and new elevator. \$3,366,141	Major Renovation to Meet Educational Programming Needs. Kitchen Remodel, and new elevator. \$12,000,000
Manitou Middle School	Phase 1 Renovation & Addition \$20,875,242	Phase 2 Renovation \$8,000,000		Select High Priority Deferred Maintenance \$8,000,000	Major Renovation & Addition \$28,875,242		Select High Priority Deferred Maintenance \$4,000,000	Major Renovation & Addition \$28,875,242	
Manitou High School	Phase 1 Renovation & Addition Main Gym \$18,700,000	Phase 2 Renovation Commons / Kitchen / Library 43,786,290		Phase 1 Classroom, Commons/Cafeteria Addition \$56,826,290	Phase 2 Renovation to Gym Locker Room \$12,826,551		Phase 1 Administration, Commons/Cafeteria Addition \$26,826,290	Phase 2 Renovation to Classrooms, Gym Locker Room \$9,863,256	
SILC Building	Consolidate Programming for temporary Middle School Students \$200,000	Deferred Maintenance & Moderate Renovation for Relocation of HS CTE Programming \$4,745,575		Consolidate Programming for temporary Middle School Students \$200,000	Deferred Maintenance & Moderate Renovation for Relocation of HS CTE Programming \$4,745,575		Consolidate Programming for temporary Middle School Students \$200,000	Deferred Maintenance & Moderate Renovation for Relocation of HS CTE Programming \$4,745,575	
Bus Barn	Complete High Priority Deferred Maintenance and ADA Upgrades \$8,819			Complete High Priority Deferred Maintenance and ADA Upgrades \$8,819			Complete High Priority Deferred Maintenance and ADA Upgrades \$8,819		
Relative Cost	\$43,786,979	\$60,264,028	\$29,369,804	\$65,039,997	\$52,879,531	\$26,000,000	\$43,686,296	\$60,216,196	\$26,000,000
Ranking									





# Next Steps

1. Master Plan 2.0 Website Development
  - a) Continue Master Plan Bond Scenario Development
  - b) Continue to develop Plan for Implementation
2. Review opportunities for BEST Grant
  - a) Deferred maintenance items identified in FMP 1.0
  - b) Safety and Security projects
  - c) Larger Project?





**Thank you!**