

PROJECT: Manitou Springs SD Bond Development

PROJECT NO: 2025-016.00

DATE: 05/15/2025

ATTENDANCE: Doug Abernethy, Ken Gregg, Esteban Galindo Carvajal

SUBJECT:

Bond Development Mtg #7, Bond Scenario 2 Updates

Agenda Items

1. Bond Scenario 2: Update(s)

Ken introduced the meeting goals and newly created District Priority Icons for the Website (Safety & Security, Accessibility, Educational Environment, and Maintenance). Following this, Ken discussed the reduced Bond Scenario 2 Budget items/priorities, Scopes of Work, and the new graphics for each school.

a. Ute Pass Elementary

A question was raised asking if Staff would have input into what the STEM spaces would look like. The Inquirer was concerned that vague information presented to the public community might decrease support and acceptance of the bond.

Doug answered that input would be two-fold to accommodate District and Staff needs.

Ken added that at the elementary level, STEM spaces would be more akin to a Makerspace.

b. Manitou Elementary School

Stuart noted that the Fire Alarm Panel was updated "recently" and could be struck from the Manitou ES Bond Scenario 2 Budget Item List.

A question was raised about the scope of playground work.

Ken answered that it would be right-sized for the graphics and reiterated that the website would include descriptions of the work. RTA to show turf.

c. Manitou Middle School

Ken mentioned that the size of the Secure Vestibule would likely grow in the graphic to better tie into the admin.

Ken requested clarification regarding the location of the "stairs to the SILC"

Suzi and Sean clarified that they would likely be new stairs connecting the Middle School directly to the SILC building and/or possibly to the George Rykovich Stadium. Ideally these stairs might also contain a landing with a learning space/outdoor classroom.

A question was asked if "Select HVAC Upgrades" included AC. The Inquirer wanted to have an answer due to the fact that she knows the question will come up.

Ken answered that "Select Upgrades" implies focus on the worst units in critical need of maintenance.

Doug added that perhaps the wording should change to say "Select Priority HVAC Upgrades – Including Cooling"

A question was raised about what gets presented to the public via polling and if there would be an opportunity to contrast the options. The inquirer wanted to know if people would be able to see a side-by-side analysis showing what Bond Scenario 1 vs 2 would or would not be able to achieve so that people could see what they might lose or gain with the reduced Bond Scenario 2. The Inquirer was also concerned that without more descriptions of the work and its scope, people would try to assume what they thought might fit into the budget number.

Suzi mentioned that the poll was ready for review and is currently 14 pages long, although most of that is the presentation of research and information rather than questions.

Ken reiterated that additional descriptions would be made available on the website – without being too specific to allow for wiggle room, and that perhaps "Select" and "Priority" would need to be added to the budget item titles and to the website.

d. Manitou High School

Ken clarified that "Education Space Renovation" addressed changing programs in certain spaces, and that "Classroom Refresh" would address finishes.

A comment was made that the staff acknowledges the important of Admin Spaces but the public does not and that perhaps on Graphics, Budget Items, and Website Pages "Admin" spaces should be reworded as "Secure Entrance(s)."

Budget items for Secure Entrance and Security Cameras to be grouped together.

Clarification was made that the "Old Gym" should be called the "Jack Willie Gym" in all Graphics, Budget Items, and Website Pages.

A question was raised about HVAC scope, and it was answered that it would include Select Critical HVAC Infrastructure to Include Cooling.

e. SILC Building

A question was asked regarding how the SILC would work with both the MS STEM program and Pathways if the SILC was already full.

Sean answered that the SILC is not full.

A question was asked about how the proposed reprogramming of the SILC Building would affect existing Arts and Music programs.

Sean answered that reprogramming would not affect existing programs; however, programs and classroom locations MIGHT get shuffled around if necessary. Sean explained that the District needs CTE for recruitment and retention, while maintain the Arts Programs.

f. Sports Fields

A question was raised about the Manitou Springs City Council's upcoming vote regarding proposed updated to Titles 6, 13, 14, and 18 of the Manitou Springs Municipal Code Concerning Stormwater Management and the relevant implications to the use of artificial turf and other alternatives.

The answer was that perhaps the Bond language, and relevant language across the Graphics, Budget Items, and Website Pages would be vaguer as to what field surfaces would be.

Comments were made about varying public perception of artificial surfaces. Some Bond Committee Members reported hearing that people were against artificial surfaces due to high heat, but other Members reported that people were in favor of increased water savings and increase in sporting capabilities and hosting more events at Home.

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Comments were made about naming the Football Field as "George Rykovich Stadium," and the Baseball Field as "Roger Maestas Field" in Graphics, Budget List Items, and Website Pages.

g. General Comments

Connie commented that a \$20 million bond seems to be the community comfort zone, and asked what would happen with a smaller bond covering ONLY High Priority Select Deferred Maintenance.

Comments were made that the community does not understand how delapidated the facilities truly are as spaces utilized by the public "feel" acceptable. It was mentioned that the water leaks at the SILC cancelled an end-of-year concert.

It was mentioned that perhaps the messaging approach should shift to focus on realism in terms of the state of facilities as well as juxtaposing how behind Manitou Springs is in relation to other Districts in the Tri Peaks Area.

Doug mentioned that website will need to CLEARLY communicate current state of facilities (with pictures), and why NOW is the time to address them.

A comment was made that messaging might shift to "do you want Manitou to have a school district at all?" if critical infrastructure repairs are not addressed as soon as possible.

Comments were made that Manitou is in a Crisis Situation, and that the public must understand that these Budget Items are Critical Needs and need to be conveyed to the public as such.

Suzi and Doug mentioned the annual growth of inflation rates as well as increased High Priority Select Maintenance and related Repair costs with every year of delay.

Comments were made about the impact of Student Voices and Testimonials. It was confirmed that testimonial videos have started filming.

Videos and photos might appear in a "Needs" tab in the website, perhaps formerly the Analysis tab.

Connections should be drawn to "Plan Manitou 2.0" to exemplify how adults and the community may benefit from the connections between the Bond/School Master plan and overall Community Master Plan.

2. Action Items and Next Steps

- Community Engagement Meetings at local businesses to start in late May and early June.
 - Event calendar to be shared.
- Optional staff meeting in upcoming week to share Bond information.
- Sean and Suzi to present bond options to the Board on 05/15/2025.
 - RTA to share PDF of Bond Steering Meeting 7 for Board Meeting.
- Survey to be reviewed.

Attachments:

CC: Attendees

REPORTED BY:



Signature

Esteban Galindo-Carvajal

Printed Name

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Manitou Springs SD Bond Meeting

May 14, 2025



Meeting Agenda

May 14, 2025

1. Bond Scenario 2: *Update*
2. Next Steps?



District Priorities



**Safety &
Security**



Accessibility



**Educational
Environment**



Maintenance

Bond Scenario 2

Update





Ute Pass Renovation

= \$37.6 M
Bond Scenario Total

Accessible Parking Upgrades	\$100,000
Restroom Renovations (Accessibility)	\$400,000
Playground and Site Improvements	\$200,000
Classroom Refresh	\$300,000
STEM Space Renovation	\$250,000
Select HVAC Upgrades	\$200,000
Select Plumbing System Upgrades	\$75,000

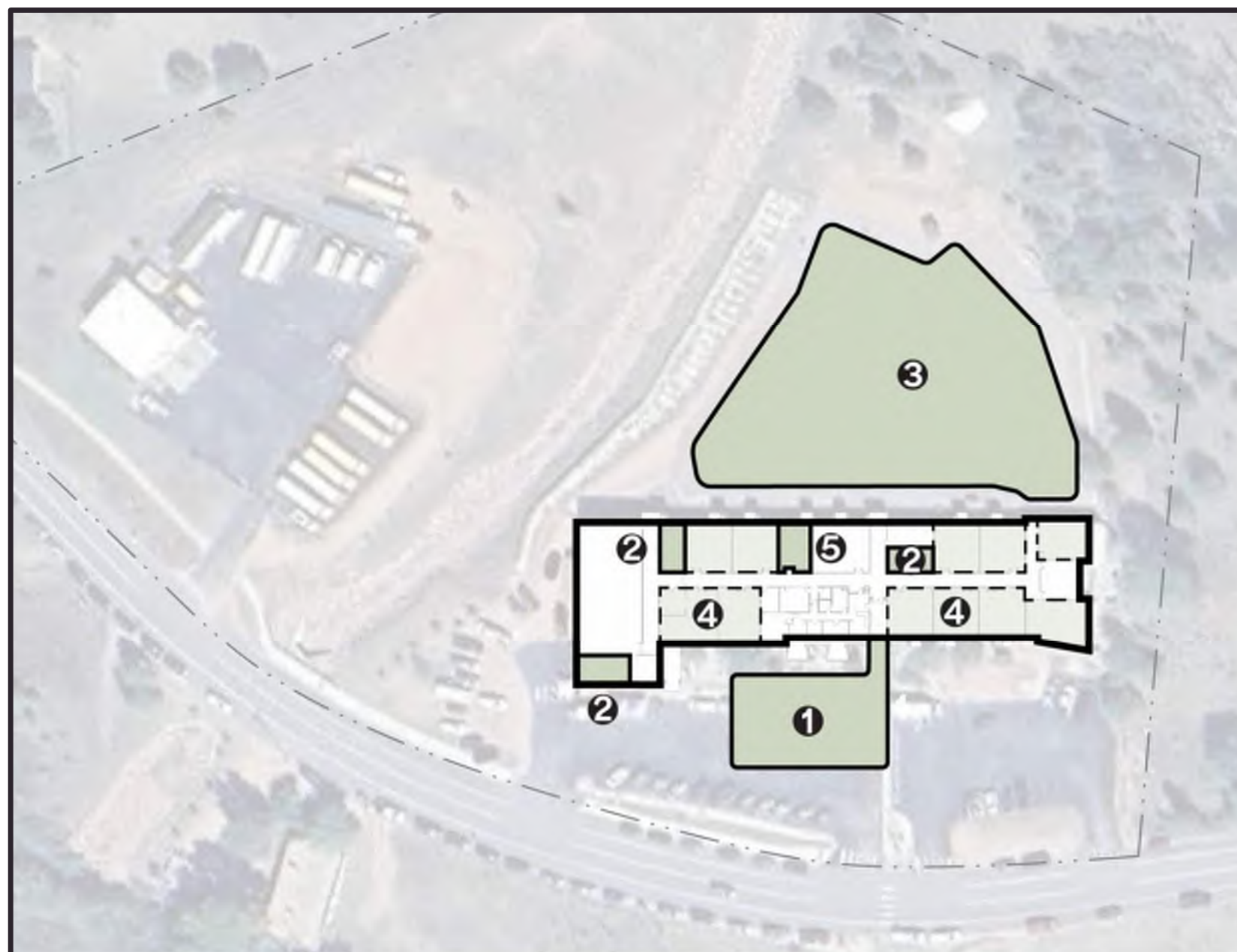
+25% Soft Costs and Contingency

= \$1,906,250

Ute Pass Renovation

= \$37.6 M

Bond Scenario Total



- ➊ Accessible Parking Upgrades
- ➋ Restroom Renovations (Accessibility)
- ➌ Playground and Site Improvements
- ➍ Classroom Refresh
- ➎ STEM Space Renovation
- ➏ Select HVAC Upgrades
- ➐ Select Plumbing System Upgrades



Elementary Renovation

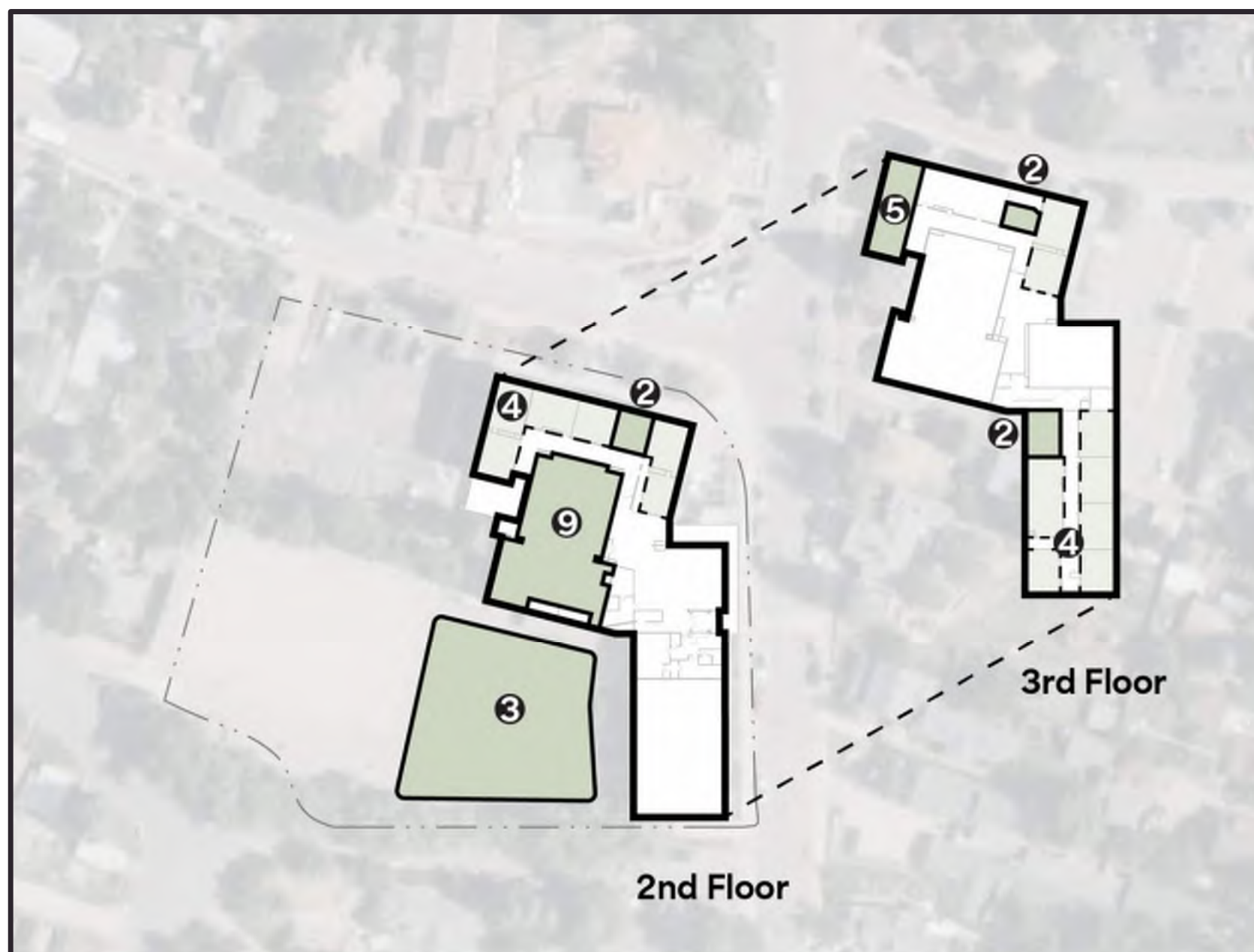
= \$37.6 M
Bond Scenario Total

Fire Alarm Panel Upgrade	\$50,000
Restroom Renovations (Accessibility)	\$400,000
Playground Update	\$100,000
Classroom Refresh	\$500,000
STEM Space Renovation	\$250,000
Select HVAC Upgrades	\$1,000,000
Select Plumbing System Upgrades	\$75,000
Select Roof Replacement	\$1,000,000
Auditorium Renovation	\$1,000,000
+25% Soft Costs and Contingency	
	= \$5,468,750

Elementary Renovation

= \$37.6 M

Bond Scenario Total



Fire Alarm Panel Upgrade

② Restroom Renovations (Accessibility)

③ Playground Update

④ Classroom Refresh

⑤ STEM Space Renovation

Select HVAC Upgrades

Select Plumbing System Upgrades

Select Roof Replacement

⑨ Auditorium Renovation



M.S. Renovation

= \$37.6 M
Bond Scenario Total

Security Entry Vestibule	\$300,000
Fire Alarm Panel Upgrade	\$50,000
Repair Steps to SILC	\$100,000
Restroom Renovations (Accessibility)	\$200,000
Classroom Refresh	\$500,000
STEM Space Renovation	\$250,000
Select HVAC Upgrades	\$1,000,000
Select Plumbing System Upgrades	\$75,000
Select Roof Replacement	\$2,000,000

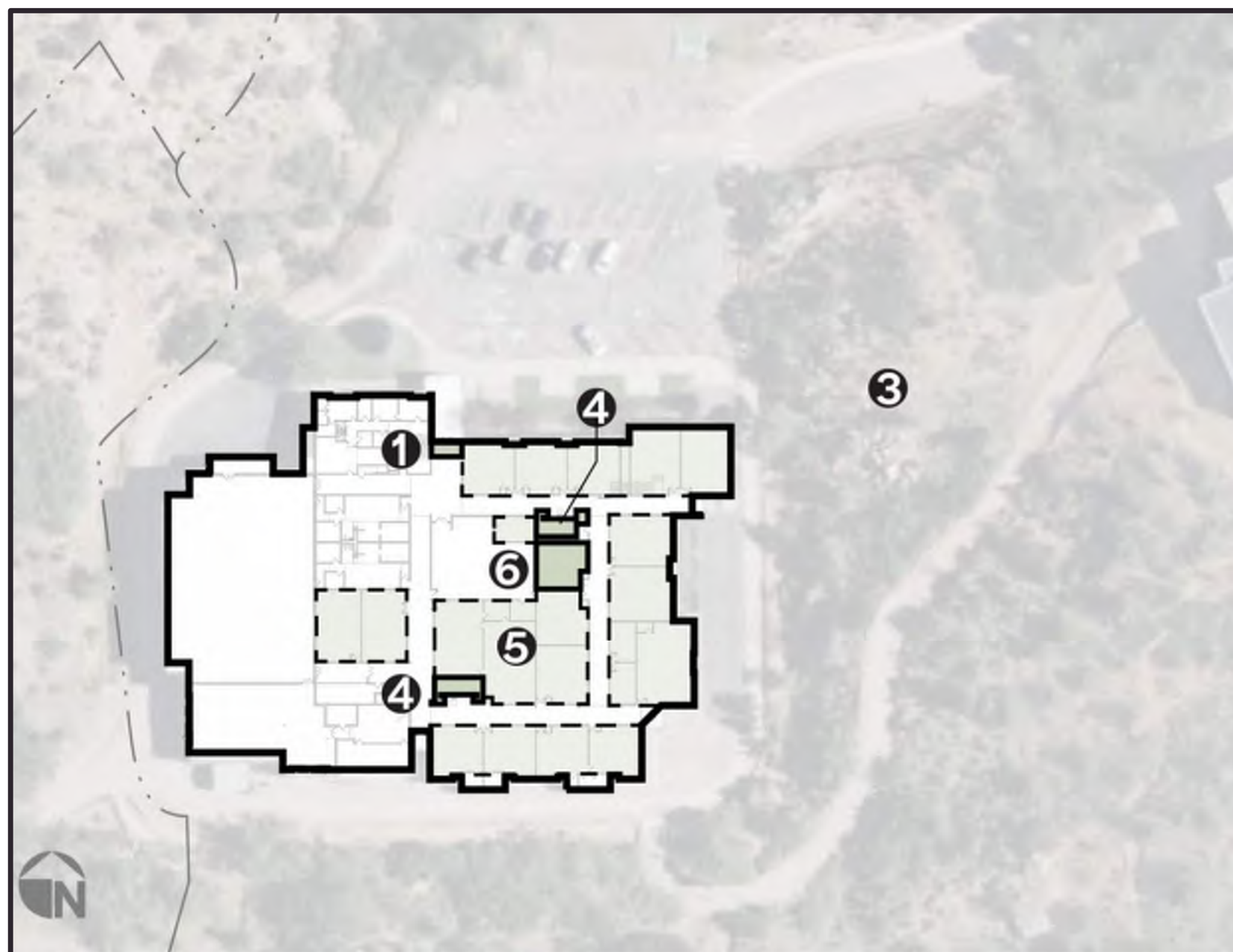
+25% Soft Costs and Contingency

= \$5,593,750

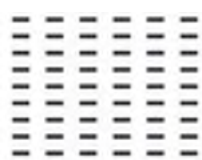
M.S. Renovation

= \$37.6 M

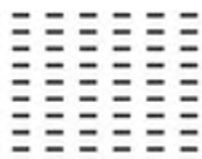
Bond Scenario Total



- ① Security Entry Vestibule
Fire Alarm Panel Upgrade
- ③ Repair Steps to SILC
- ④ Restroom Renovations (Accessibility)
- ⑤ Classroom Refresh
- ⑥ STEM Space Renovation
Select HVAC Upgrades
Select Plumbing System Upgrades
Select Roof Replacement



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H.S. Renovation

= \$37.6 M

Bond Scenario Total

New Admin and Secure Entry	\$5,500,000
Security Cameras	\$100,000
Fire Alarm Panel Upgrade	\$75,000
Old Gym Bleachers	\$120,000
Classroom Refresh	\$750,000
Education Space Renovation	\$1,500,000
Old Gym Floor Replacement	\$200,000
Select HVAC Upgrades	\$2,000,000
Select Plumbing System Upgrades	\$75,000
Select Roof Replacement	\$3,125,000

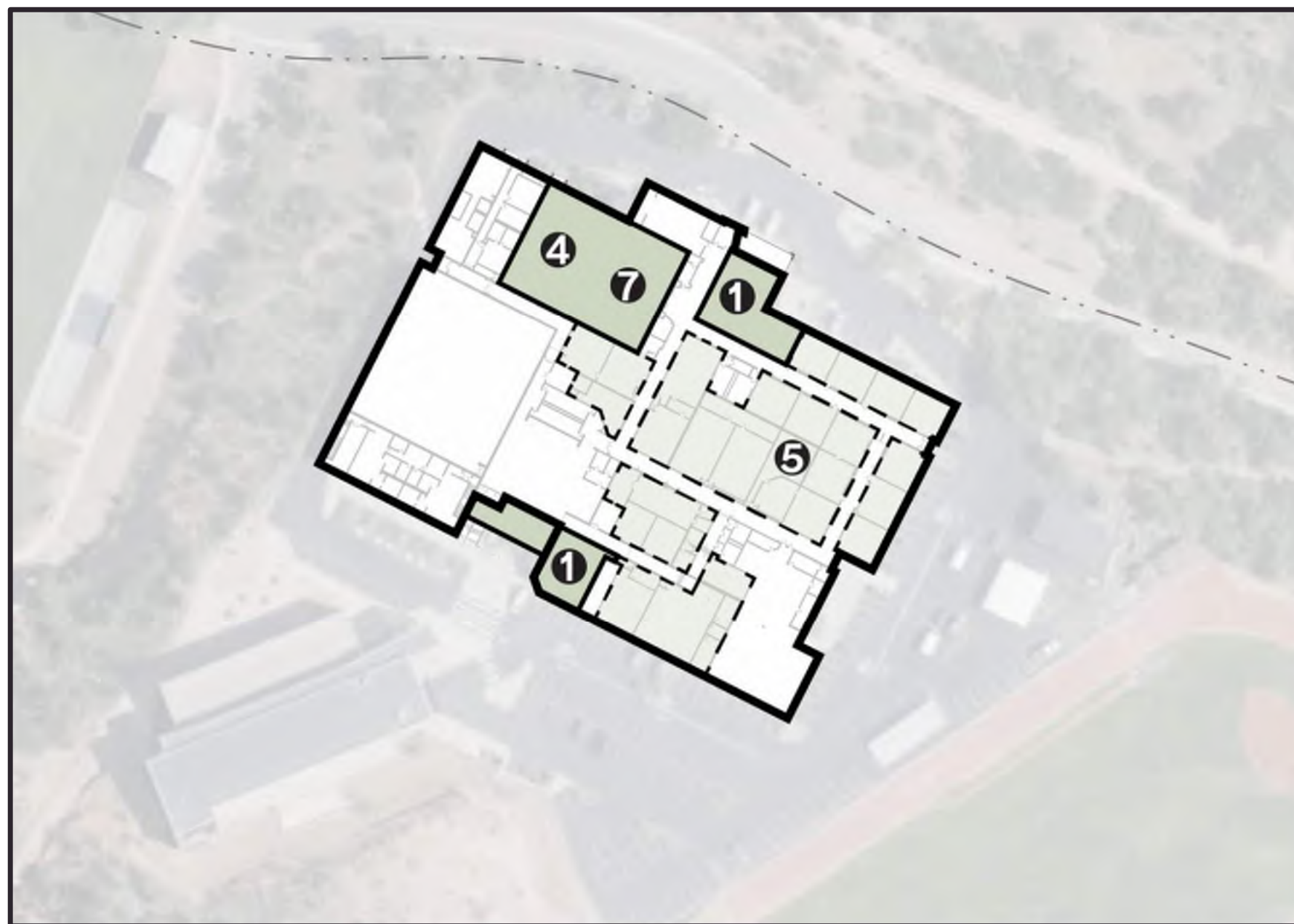
+25% Soft Costs and Contingency

= \$16,806,250

H.S. Renovation

= \$37.6 M

Bond Scenario Total



1 New Admin and Secure Entry
Security Cameras

Fire Alarm Panel Upgrade

4 Old Gym Bleachers

5 Classroom Refresh

Education Space Renovation

7 Old Gym Floor Replacement

Select HVAC Upgrades

Select Plumbing System Upgrades

Select Roof Replacement



SILC Building

= \$37.6 M
Bond Scenario Total

Security Cameras	\$50,000
Fire Alarm Panel Upgrade	\$50,000
Access Control	\$50,000
Classroom Refresh	\$200,000
Pathways/ Business/ Health Science Spaces	\$300,000
Select HVAC Upgrades	\$200,000

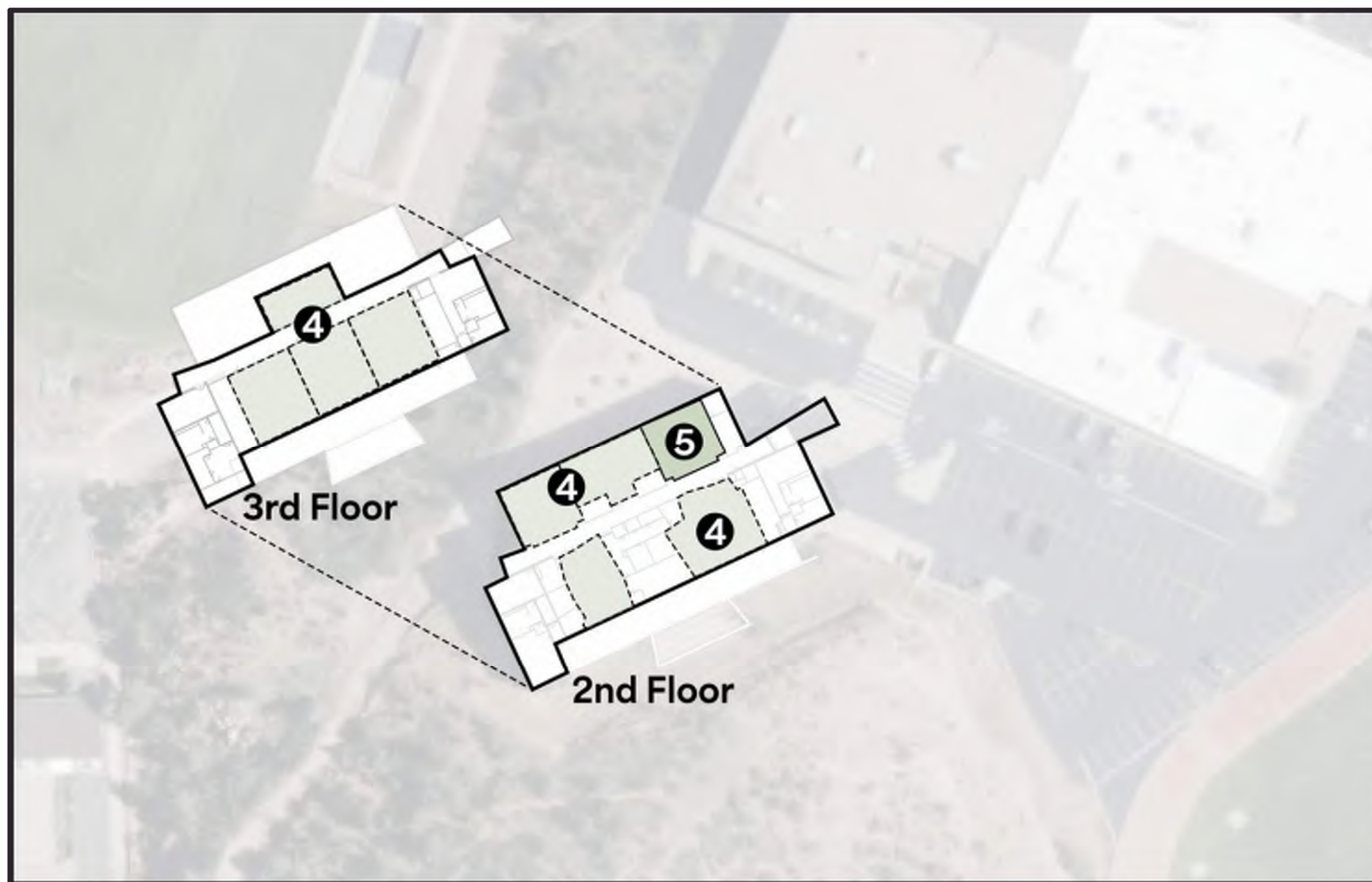
+25% Soft Costs and Contingency

= \$1,062,500

SILC Building

= \$37.6 M

Bond Scenario Total



Security Cameras

Fire Alarm Panel Upgrade

Access Control

④ Classroom Refresh

⑤ Pathways/ Business/
Health Science Spaces

Select HVAC Upgrades



Sports Fields

= \$37.6 M
Bond Scenario Total

Resurface Track	\$1,100,000
Football Field Update	\$1,800,000
Baseball Field - Restrooms, Concessions, Dugouts	\$500,000
Middle School Upper Field Update	\$450,000
Baseball Scoreboard	\$30,000
Gym Scoreboard	\$120,000

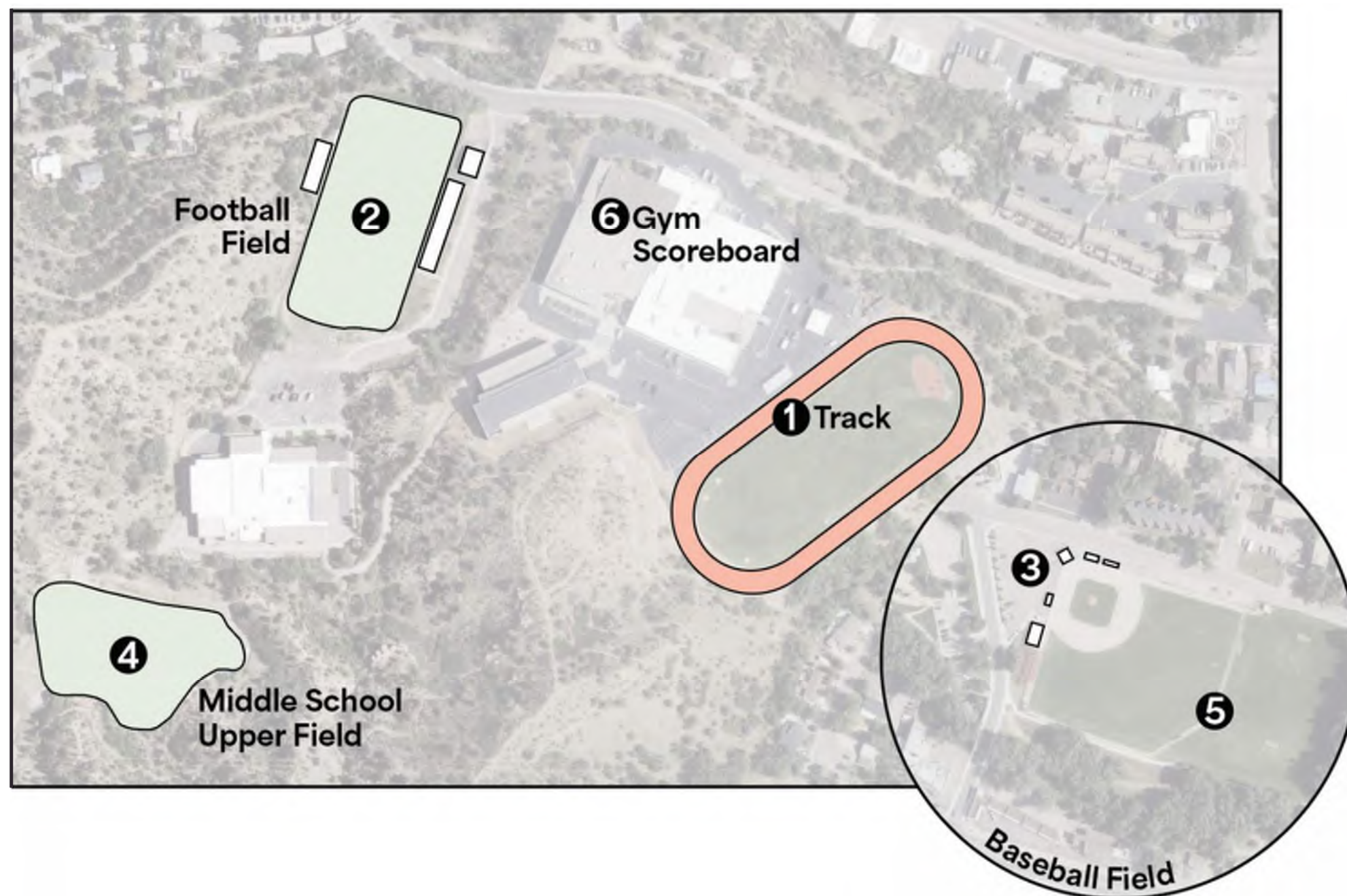
+25% Soft Costs and Contingency

= \$5,000,000

Sports Fields

= \$37.6 M

Bond Scenario Total



- 1** Resurface Track
- 2** Football Field Update
- 3** Baseball Field
Restrooms, Concessions,
Dugouts
- 4** Middle School Upper
Field Update
- 5** Baseball Scoreboard
- 6** Gym Scoreboard



Miscellaneous

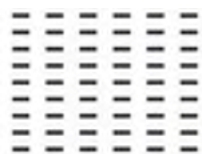
= \$37.6 M

Bond Scenario Total

Select Parking Lot Repairs (District Wide)	\$500,000
Buildings and Grounds	\$250,000
Transportation – Update Fleet	\$1,000,000

+25% Soft Costs and Contingency

= \$1,750,000



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Let us answer any questions you
may have.

Thank you