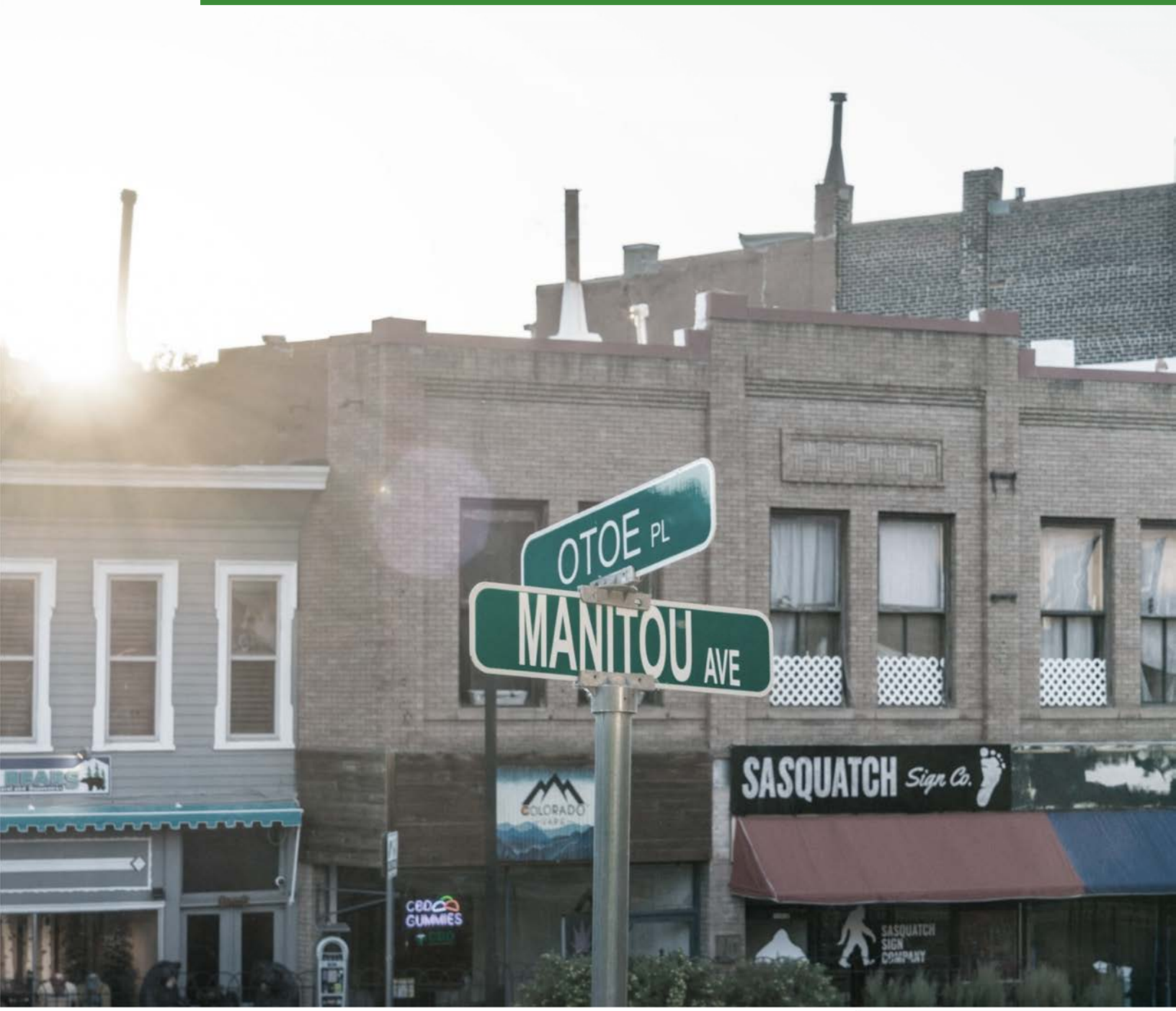
MANITOU SPRINGS SCHOOL DISTRICT 14

2020 MASTER PLAN

23 DECEMBER 2020

VOLUME I of II



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ACKNOWLEDGEMENTS

The Master Planning process was conducted in a collaborative and hands-on manner that involved multiple levels of communication and coordination. The planning process was sub-divided into four separate working groups – the Board of Education, Executive Team, the Visioning Team, and the Master Planning Consultant Team. These four teams worked both independently and collectively to ensure that the planning for Manitou Springs School District was developed holistically.

These groups are listed below and included participation by School District administrators, members of the Board of Education, staff and teachers, as well as parents, students and members of the MSSD community.

BOARD OF EDUCATION

Tina Vidovich President
Natalie Johnson Vice President
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Gus Moen Director
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EXECUTIVE TEAM

Elizabeth Domangue MSSD Superintendent of Schools
Suzi Thompson MSSD Chief Financial Officer
Stuart Cross MSSD Manager of Facilities

VISIONING TEAM

Elizabeth Domangue - Superintendent of Schools
Suzi Thompson - Chief Financial Officer
Stuart Cross - Manager of Facilities
Cameron Jones – Director of Athletics & Activities
Cat Olimb – Director of Technology
Janie Anderson – Director of Safety & Security
Paula Faucette – Director of Nutrition Services
Patti Hickox – Finance & Admin Assistant
Jesse Hull – MSHS Principal
Dustin Cady – MSMS Principal
Maria Masone – MSES Principal
Chris Briggs-Hale – UPE Principal
Brandon DeMatto – MSHS Teacher & Coach
Brad Borkowski – MSHS Industrial Technology Teacher
Bret White – MSMS Teacher
Mike Talbott – MSMS Teacher
Madi Stuart – MSMS Spanish Teacher
Lindsay Hammel – MSES Kindergarten Teacher
Moira Archuleta – MSES Special Education
Carrie Dunlap – MSES Art Teacher
Siena Dunlap – MSHS Student
Christi Marquardt – Parent, MSES 4th Grade Teacher, Coach, Robotics
Randy Perkins – Parent & Manitou Springs Fire Department
Amy Triardiflou – Parent

Christina Krych – Parent
Rick Johnson - Parent
Angie Glass – Parent
Kevin Kelly - Parent
Anais Spitzer - Parent
Steve Weimer – Community member & past Board of Education Member

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II. EXECUTIVE SUMMARY

The District

Manitou Springs is located just west of Colorado Springs and was founded in 1872. The Manitou Springs School District 14 serves approximately 1450 students from Preschool to 12th Grade who reside in the mountain communities of Manitou Springs, Cascade, Green Mountain Falls, Chipita Park, Crystal Park, and Cedar Heights. The district also serves over 400 "choice" students from other locations in El Paso and Teller Counties.

The district has 4 schools: 2 elementary, 1 middle and 1 high school. Ute Pass Elementary school is located just off of U.S. Route 24, approximately 8 miles northwest of the other schools in Manitou Springs. While somewhat disjointed by extreme topography, the middle and high school share the same campus in 3 distinct buildings. There is a high school, middle school and a shared third "SILC" building which stands for "Shared Integrated Learning Center". The most recent district wide facility improvements occurred in 1988 and 2002 from successful bond elections. A summary of the existing facilities is as follows:

Ute Pass Elementary School – Pk-6, 24,353 s.f. built in 1968 with a small addition in 2002
Manitou Springs Elementary School – Pk-5, 60,676 s.f. built in 1922 and 1952
Manitou Springs Middle School – 6-8 grade, 42,500 s.f. built in 1976 with small additions in 1988 & 2002
Manitou Springs SILC Building – 44,180 s.f. built in 2002
Manitou Springs High School – 9-12 grade, 84,010 s.f. built in 1956 with additions in 1975 & 1988

District map

The Process

The District understands that there are multiple needs and limited resources. The District undertook the master planning process to help identify and prioritize future facility improvements. They recognize that their facilities are aging and in some cases underutilized; maintenance concerns are continually being deferred, safety and security is not to the required level, and the facilities inhibit delivery of some of the educational programs they desire to better prepare their students. It was through this process that the recommendations noted in section XVI – Strategic Plan for Implementation were made, aligning with the mission of the District:

- *Providing a safe and caring learning environment*
- *Encouraging all students to reach their potential*
- *Preparing responsible citizens*

The master planning process involved the work of many groups within the Manitou Springs community, including the District, the School Board, school administrators, staff, students, and community members.

The primary teams were:

- The Executive Team: primary decision-making group comprised of the District Superintendent, Chief Financial Officer and Director of Facilities who makes final recommendations to the Board.
- The Visioning Team: the group setting the framework for the master plan strategy; comprised of members of the Executive Team, staff and community members.
- Educational Programming Meetings: Meetings with key educators at every school provided input on their educational goals and how their existing facilities supported or hindered those goals.
- Student Meetings: Separate meetings with high, middle and elementary school students provided their unique perspectives to their community and schools.

The Master Planning process analyzed existing facility conditions, demographic and enrollment forecasts, educational adequacy and the District bonding capacity. These items were reviewed, discussed and prioritized through a series of interactive meetings with the Executive and Visioning Teams. All the analysis served as the foundation for the options and approaches outlined in section XVI.

Manitou Springs School District 14 Vision

Responsible citizens contributing with knowledge and integrity to a dynamic world.

Manitou Springs School District Core Values

- RELATIONSHIPS. We value authentic connections grounded in trust and respect between ALL people.
- DEEP LEARNING. Our community practices: dynamic, divergent, critical, and global thinking. We challenge each learning to master, transfer, and apply the knowledge, skills, and abilities needed for success.
- OPPORTUNITY. We provide accessible and engaging opportunities for purposeful growth and visionary learning.

Visioning Team Core Values

- Ability to retain, recapture and recruit
- Honoring of place and history
- Partnerships with community
- Providing a safe, whole child learning experience
- Importance of quality, efficiency and sustainability
- Inspirational, aspirational, innovative, authentic
- Accessible for all, providing for equity, inclusion, diversity

Assessment Findings & Facility Conditions

The Manitou Springs schools, athletic facilities and transportation building were reviewed by the Master Planning Consultant Team as part of the facility assessment exercise. This exercise serves as a complement and checkpoint against the assessments performed by the Colorado Department of Education (CDE) in 2020.

While the facilities are clean and have been well-maintained, the facilities average 44 years old and have multiple deficiencies that need to be addressed. The assessments used the following criteria to produce the list of deficiencies. These criteria relate solely to the physical aspects of the facility; educational programming suitability was reviewed separately:

- Code violations
- Safety and security conditions
- Building maintenance

The identified deficiencies can be summarized as follows:

- Many accessibility issues
- Roofing deficiencies
- Security concerns both on-site and in/around the building
- Only partially sprinklered
- Energy inefficiency and building envelope deficiencies
- Mechanical distribution upgrade needed

- Electrical and lighting upgrade needed

The itemized assessments were subsequently priced and became the foundation for the strategic approaches.

Programming & Adequacy

Alongside the physical repair/replacement/improvement needs of the campus, the complementary initiative for completing a comprehensive master plan was the Manitou Springs School District's desire to ensure that their students have access to safe, accessible, modern teaching and learning environments. The students of today must be proficient problem solvers that can work in varied environments with a full understanding of the value of collaborative processes and outcomes. With a school facility that average 44 years old, the teachers are forced to rise to this challenge within an environment built for traditional one-directional teaching. Students, tasked with being technologically proficient as well as collaborative to compete in today's job market, are impeded with lack of infrastructure and varied spaces for different types of learning. Providing a safe environment that supports these pursuits of excellence is a direct reflection of the core values established by the Executive Team and a driving factor for initiating a master planning process.

The Master Planning Consultant Team led a series of school tours for the Visioning Team so that the group could become familiar with what other school districts are doing in Colorado. Lastly, a series of educational adequacy meetings were held with key educators at each school. Chapter VIII outlines the current and needed programs in detail, but the following represents a summary of the needed educational environment improvements:

Ute Pass Elementary School

- Itinerant space
- Improved SPED space
- Improved Pre-K space
- Improved access to nurse office
- Acoustics, security, and technology

Manitou Springs Elementary School

- Library and maker space creation
- Itinerant space
- Outdoor play field upgrade
- Acoustics, security, and technology

Manitou Springs Middle School

- Improved outdoor space
- Itinerant space
- Accessible connection to SILC
- Larger commons
- Appropriate space for agricultural / construction program
- Acoustics, security, and technology

Manitou Springs High School

- Improved outdoor space
- Improved use of space (more purposeful)
- Space for Robotics program
- Space for performance
- Improved accessibility, security, and technology
- Improved outdoor space

Strategic Plan Implementation

Through a series of interactive meetings with each group as well as facility assessments by the Master Planning Consultant Team, the core values, vision and goals, current challenges, and the current state of the District's facilities were understood.

Elementary Schools Strategic Investment - $14.0 million

The master planning team recommends continued reinvestment in Ute Pass Elementary and Manitou Springs Elementary schools as the district elementary schools. This estimate includes needed, prioritized infrastructure improvements as well as educational remodels to address expressed educational needs.

Middle and High School Approach Options

There were 3 general approaches discussed and evaluated to address the facility and educational needs in light of the master plan core values.

Middle and High School Approach C - $27 million

Continue to reinvest in the existing Middle school, High school and shared SILC building as separate facilities, in their current locations. This estimate does not include any educational improvement remodels in the buildings, nor does it correct the accessibility and security concerns with students traveling between the different facilities, fields and bus drop because of the extreme campus topography and building layout.

Middle and High School Approach A - $34.0 million

Full build out of a combine 6-12 facility. This would involve construction of a new 3 story classroom wing adjacent, and connecting to the existing SILC building, demolishing the functionally obsolete portions of the high school (including interior classrooms) and connecting to the remaining portions of the high school to create a combined, completely accessible, safe and connected 6-12 school with modern learning environments and efficient use of space. The total for accomplishing this approach, along with the other district wide needs including the elementary schools would likely approach $50 million and is therefore not realistic.

Middle and High School Approach B - $21.5 million

This takes a phased approach to the full 6-12 facility outlined in Approach A. This approach would still provide the basic programmatic needs for a combine 6-12 building, but minimizes and defers expenses in the first phase. This concept would maintain many of the existing high school classrooms, the existing bus drive and drop around the building, and the SILC building garage to maximize parking. This approach also includes costs to remodel the old middle school into the district administration, district facilities and maintenance and shops. The intent is that the intermediate build-out would happen in the next 2-3 years with the full build-out being completed after 10 year bonds were paid off.

Conclusion

The final recommendations of this master plan is to continue to invest in the existing elementary schools and to take a phased approach to a combine 6-12 building as outlined in approach B above. The total project cost is estimated at approximately $35.5 million. To fund these projects, the district will need both BEST Grant award(s) and a successful bond campaign and election in the fall of 2021.

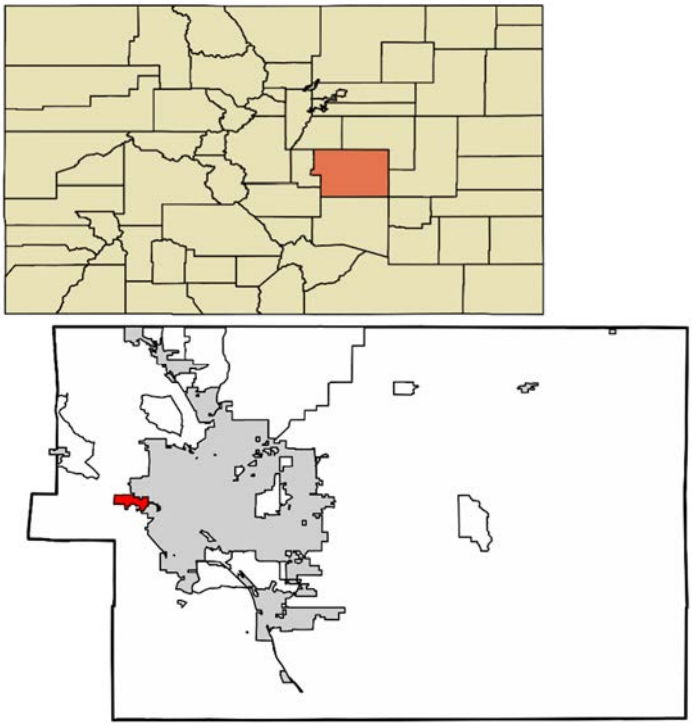
III. HISTORY OF THE OWNER

Town of Manitou Springs History

The word Manitou is an Algonquin word, and it means "spirit." The City of Manitou Springs was inhabited by the Ute Indians long before the town became known as Manitou Springs.

Manitou Springs was founded in 1871 and was established as a scenic town that provided health and wellness opportunities for those seeking cures and treatments for diseases like tuberculosis and other illnesses. The naturally occurring mineral springs were an important aspect of the town's beginning as a center of health. The town, picturesque geography, mineral springs, and large historic district continue to be a draw for many tourists to this day.

Manitou Springs is located close to the center of the State of Colorado nestled into the foothills of the Rocky Mountains, on the western end of El Paso County. The main road through the Manitou Springs Canyon is one of the primary routes to the base of Pikes Peak.



Colorado, El Paso County and Manitou Springs (Image from Wikipedia)

Manitou Springs School History

The first school in Manitou Springs dates to 1872. In 2022, Manitou Springs School District (MSSD) 14 will celebrate its 150-year anniversary. When the school district first started, students were called to school using a hand bell. The history of MSSD is rich and has always been supported by the City of Manitou Springs with the three pillars of the community being knowledge, character, and brotherhood.

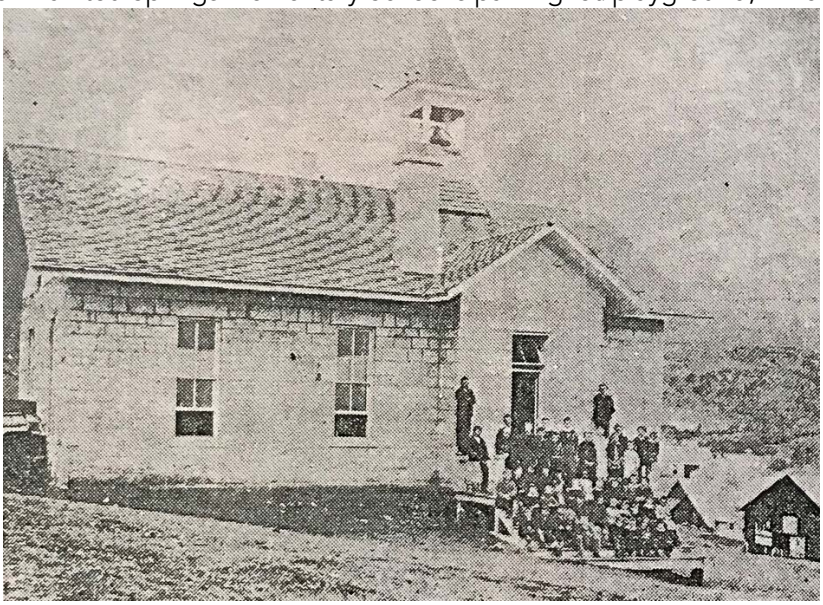
The following history records were made possible by the Manitou Springs Heritage Center archives, the 1946 to 1974 scrapbook that was maintained by the acting superintendent at that time (W.W. Bundy), and various

publications related to Ute Pass Elementary School (UPES). UPES is not in chronological order as the historical origin is separate from the initial beginning of Manitou Springs School District, which was founded in 1872. We wanted to capture the unique starts and eventual significant union of the two areas.
Manitou Springs, Colorado.

In 1874, the first school building was a one-room frame building shipped from Chicago and was assembled on the present site of the Barker House Hotel, which was once known as The Navajo Hotel. The school was in session for only three months, and it was used for only one term for students in 1st to 6th Grade.
That same year, a new frame building was assembled on the west side of the Mansions Hotel grounds. The school building was approximately the same size as the first school building, and the 14 X 20 lean-to was not adequate and only used for one term.

In 1875, the school opened on the second floor of a store building located on the corner of Manitou and Pawnee Avenue, which is currently the southeast corner of the Carnegie Public Library grounds. That same year, the students were dismissed so the students and faculty could have a chance to greet President Ulysses S. Grant as he came to visit the City of Manitou Springs. This school location was used for 3 years.

In 1878, a new building was constructed of white stone and was Manitou's first school building that was built specifically for the purpose of educating children. The one-room building was located on Ute Avenue, the present-day site of Manitou Springs Elementary School's parking lot/playground, which is now Duclo Avenue.



Manitou Springs First School House

In 1886, the school enrollment was continuing to grow. To accommodate the increased enrollment, a one-room framed addition was built. It was during this time period that a nine-month school term was introduced.

In 1888, the community erected a six-room red stone school building immediately below the white stone and wood structure that was located on the west send of the lower property at 701 Ute Avenue (currently Duclo Avenue). The plan was quite modern and complete, serving a combined grade school and three years of high school. The 1st floor had three classrooms with the large high school classroom upstairs. This building also included Emerald Hall, which had a seating capacity of 300. More room was needed for the next few years, so a two-room structure was added to the red stone building. Prior to that addition, the students who were not accommodated in the school building were taught in the old Buffalo Saloon on the corner of Manitou and

Ruxton Avenue. The first Manitou Springs High School graduate (Birdie Thronton) graduated in 1893.

In 1900, Manitou Springs High School was accredited by the University of Colorado. High school coursework included Algebra 1 and 2, Plane and Solid Geometry, Latin 1, Caesar and Cicero, English 10th Year, Political Economy as a Social Welfare Subject, German, Physics, Zoology, Chemistry, Botany, and Physical Geography.

In 1922, a new school building was needed as the area continued to experience growth. Plans were completed for a pressed brick building to supplant the old red brick school building. The new school building had 19 rooms plus a cooking room, a library, two restrooms, a manual training room, and a science room—all with thermostatic temperature control. It also had an auditorium that could be used for gym and for basketball games and 600 opera seats with a sloping floor. Emerald Hall was torn down after the new school building was completed. The building was the home of 1st to 12th Grade and the administration offices. A Kindergarten class was added in 1950 and held in the Carnegie Library building. This school building experienced significant renovations in 1952 and 1988. It eventually became solely Manitou Springs Elementary School in 2002 after the Administration Offices moved to the newly built Shared Integrated Learning Center, which is later described in more detail.

In 1956, the opening of Manitou Spring High School (at 405 El Monte Place; Manitou Springs, Colorado; 80829) was truly an exciting moment in the history of Manitou Springs School District. This new school building allowed 9th-12th grade students to have their own campus with a dedicated high school gymnasium. The school was renovated in 1975 to include the addition of a locker room, stage addition at the original gym, and new, much needed, gymnasium). There was another renovation in 1988 that included a new locker room, weight room, wrestling room, art and library addition, wood shop addition, and other renovations to interior and exterior spaces.

As enrollment continued to increase, in 1976, Manitou Springs Middle School was built at its current location (415 El Monte Place, Manitou Springs, Colorado; 80829), which included a gymnasium. This allowed the 6th-8th grade students to move from the school at 110 Pawnee Avenue to this new middle school campus. In 1988, there was a south addition (included a wood shop and classroom) and an east addition (included an art room). There were minor renovations in 2002.

In 2000, a new chapter was written in the history of Manitou Springs School District with the passage of a $8.5 million voter-approved bond initiative, which provided much needed funds for improvements district-wide and the building of the Shared Integrated Learning Center (SILC) at 401 El Monte Place, Manitou Springs, Colorado 80829). This was under the leadership of Dr. Nancy Wright (Superintendent). The SILC was designed to integrate the Manitou Springs Middle School's campus with Manitou Springs High School's campus. During this new build, the administration offices moved from Manitou Springs Elementary School to the first floor of the SILC. The SILC was finalized in 2002. The SILC continues to provide shared 6th-12th grade space for the Visual and Performing Arts.

Cascade, Green Mountain Falls, The Ute Pass Area

The following was adapted from "A History of Ute Pass School Districts" by Mary Ann Davis. In 1881, Eliza Hewlitt built the first school, a log cabin, in Cascade, Colorado. This was also the first building in Cascade Canon. The first teacher was Mrs. Anna Marie Rudy who went on to become a well-known teacher and principal in Colorado Springs. By 1887, Mrs. Rudy was teaching 25 children in ten grades in Cascade. In 1891, the school had moved to the Midland Railroad Eating House which was built across from the depot as a dining room and hotel for railroad passengers. Following this, a primitive, wooden, one-room school house was built on land given to the district for this purpose. Sometime before 1893, School District #43, for Green Mountain Falls, was incorporated. In 1937, the original wooden, one-room building was torn down to make way for a larger, stucco

building. An addition to this building was made in 1951, This building is now the current home of the Ute Pass Library.

There was also a school in Green Mountain Falls during this time. The following is from "It Has Been - A History of Green Mountain Falls," by Dorothy Hart Conn and Betty Morrow. In 1889, the Green Mountain Falls Town and Improvement Co. voted to construct a school. What followed was a one-room, wooden structure that could only be "approached...after an excessively steep climb of three blocks. Nobody seemed to consider how difficult this trip would be for little legs. After the school was reached, however, the view was worth the effort of getting there."

Primitive at best, the school had scant playground equipment but did have a belfry (without a bell). "In 1919, it was decided that the location of the school building was too inaccessible…. So, the furniture, books and fixtures were packed and moved down in the valley."

After this, school was held in what had become the Town Hall. "This was a very fortunate arrangement for the pupils, because whenever there was an election or some other town activity necessitating the use of the hall, school was recessed for the day."

In August, 1959, School District #43 was dissolved and incorporated into Manitou Springs School District 14.

In December 1965, the land for the new Ute Pass Elementary School was purchased from the Chipita Park Co. Oral histories indicate that upwards of $17,000 was raised by the residents of the area for the building of the new school. In the Spring of 1968, district residents voted to assume the expense for the new school and funded it via a voter-approved bond initiative (at $625,000). $358,000 of the total bond funds were allocated to the building of UPES. On September 2, 1969, Ute Pass Elementary School opened with 200 students in 1st through 6th grade.

At the time, close ties were maintained between the old country school in Cascade and the new UPE. Three of the teachers at UPE in 1969, Mrs. Elva Warner, Mrs. Mille Van Kirk, and Mrs. Ruby Lee Thomson had previously taught in Cascade. The Superintendent who oversaw the construction of UPE was W. W. Bundy as well as Cleone Martin Beedy who, at the time, was principal of both the Cascade School and Manitou Spring Elementary School.

The design of UPE was the product of the Architect Walter Burgess who worked closely with the school board, Superintendent Bundy, and the teachers of UPE to design a building that would be functional and complement the natural beauty of the mountain location. Poured concrete and native Colorado green stone are the exterior building materials. The interior was planned for maximum teaching flexibility. At the time, classrooms had moveable partitions allowing for varied groupings to aid teachers in structuring individual learning tasks.

Through the 1970s and 1980s, the school developed a focus on hands-on learning with an emphasis on strong academics and connection to the mountain setting. The community contributed to the building of a treehouse and playground structures. Plays, music, Frontier Days, Game Night, The Pony Run, and many other traditions began, some of which endure today. In the 1980s, the school mascot became the "Pony." A time capsule created by the children attending in 1986 exists today. It is to be opened in 2086, a date on which many of our current students may be able to attend.

The UPEs physical plant remained the same until 2002 when the current Preschool Rooms and Art Room were added. This was made possible as a result of the bond election in 2000. The front office was also modified at this time to allow for more security. The moveable classroom partitions were removed during this renovation.

The next major renovation to the UPE site occurred in 2012 after the Waldo Canyon Fire and the subsequent July flood. This flood undermined the foundations of the playground built in 1981 and rendered it unsafe and uninsurable. A project led by Principal Chris Briggs-Hale, Assistant Superintendent Tim Miller, Buildings and Grounds Director Danny Gieck, and Superintendent Ed Longfield raised the money required (that was not covered by insurance) to rebuild the playground. Students were engaged in the design and approval process for this new playground. The playground rebuild, along with the new "gulch wall" was completed in November 2012.

IV. LOCATION OF OWNER'S BOUNDARIES

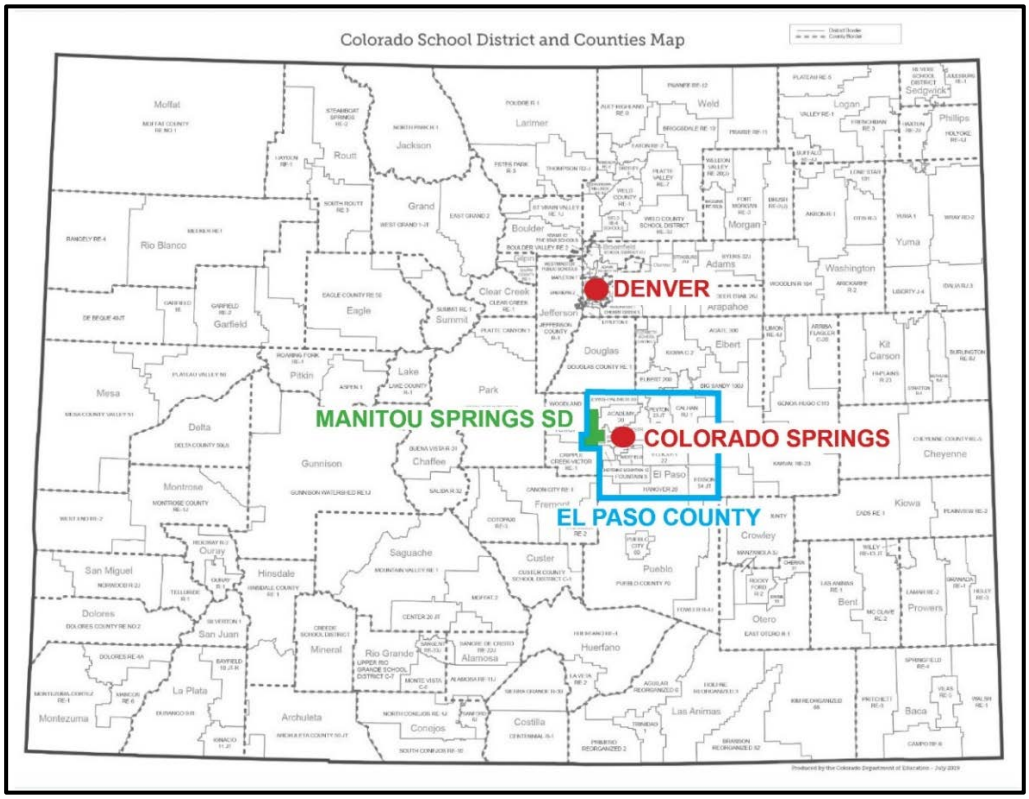
School District Location

Manitou Springs School District 14 (92.1 sq. mi.) is located in Manitou Springs, Colorado and is one of sixteen school districts in El Paso County. The District shares borders with four of these Districts within the county, which includes Lewis-Palmer 38, Academy 20, Colorado Springs 11, and Cheyenne Mountain 12. In addition, the District shares borders with Woodland Park RE-2 and Cripple Creek-Victor RE-1 in Teller County. Located along the front range in the central portion of Colorado, the nearest major city is Colorado Springs at a distance of 6 ½ miles to the east. Denver is located 76 miles to the north.

The District serves approximately 1500 students from pre-kindergarten to 12th grade who reside in Manitou Springs, Cascade, Green Mountain Falls, Chipita Park, Crystal Park, and Cedar Heights. An additional +/- 600 students choice into the District from other towns in El Paso and Teller Counties. There are four schools associated with the District:

- Ute Pass Elementary School (PreK-6), Chipita Park
- Manitou Springs Elementary School (PreK-5), Manitou Springs
- Manitou Springs Middle School (6-8), Manitou Springs
- Manitou Springs High School (9-12), Manitou Springs

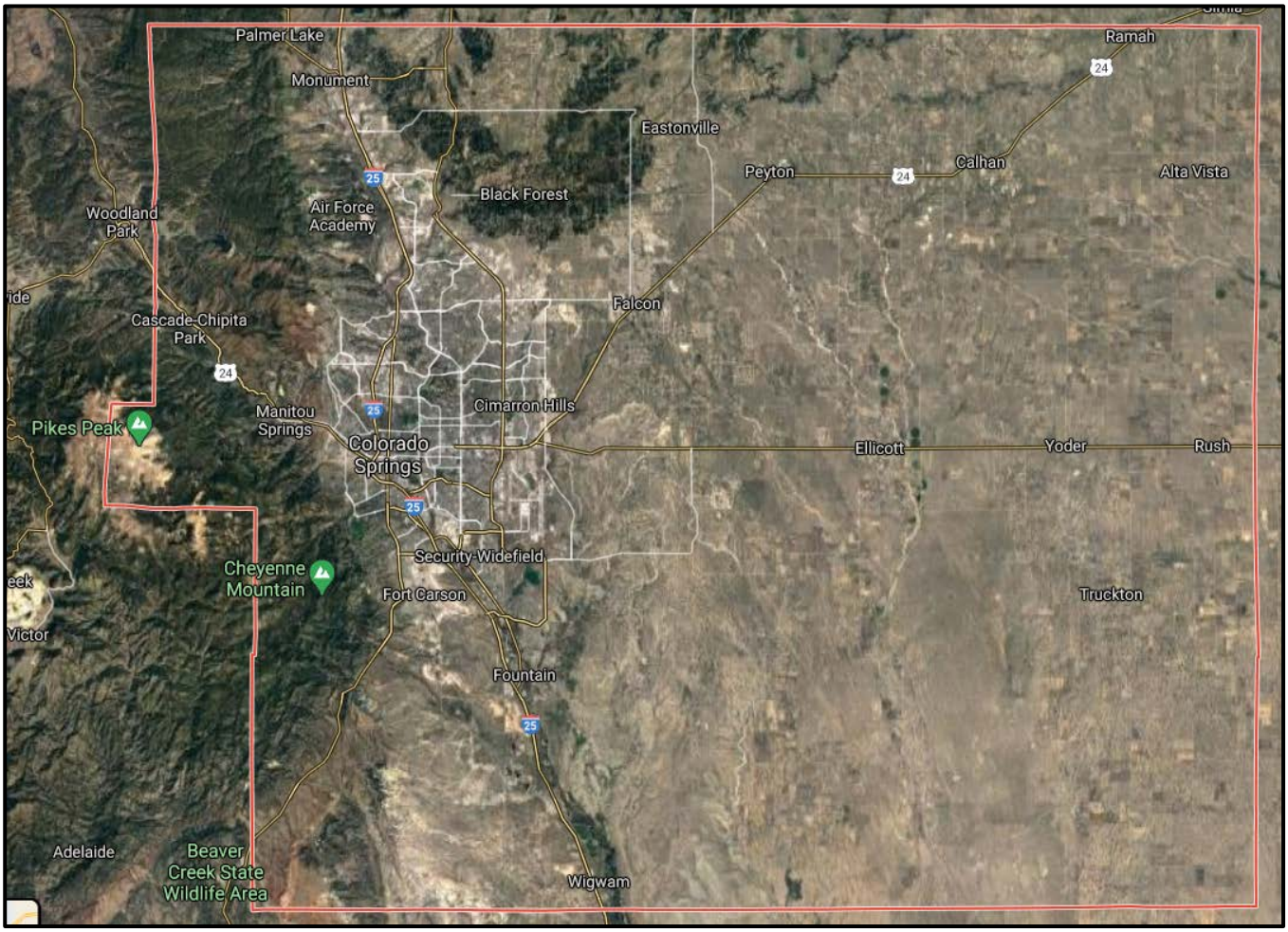
Colorado Map of School Districts



Elevation, Access, and Climate

Situated directly on US Highway 24 and at the base of Pikes Peak, the town of Manitou Springs is bordered by Mt. Manitou to the west, Red Mountain to the south, and Englemann Canyon to the south and west. The elevation of Manitou Springs is 6,412 feet above sea level. The primary arteries serving the District and the surrounding areas is Interstate 25 (north-south through Colorado Springs) as well as US Highway 24 (east-west). The nearest airport is Colorado Springs Airport at a distance of 16 miles.

El Paso County, Colorado



Google Maps and TerraMetrics, 2020

Elevation Data:

Manitou Springs: 6,412 feet above sea level

El Paso County's highest point: 14,110 feet above sea level

El Paso County's lowest point: 5,095 feet above sea level

Square Miles:

El Paso County: 2,130 square miles

Manitou Springs School District: 91.2 square miles

Climate:
Average days of sunshine: 247 days
Average annual precipitation (rainfall): 19 inches
Average annual snowfall: 60 inches
Climate Zone: 5B

Temperatures:
Average January low temperature is 16 degrees F
Average July high temperature is 84 degrees F

Adjacent Services

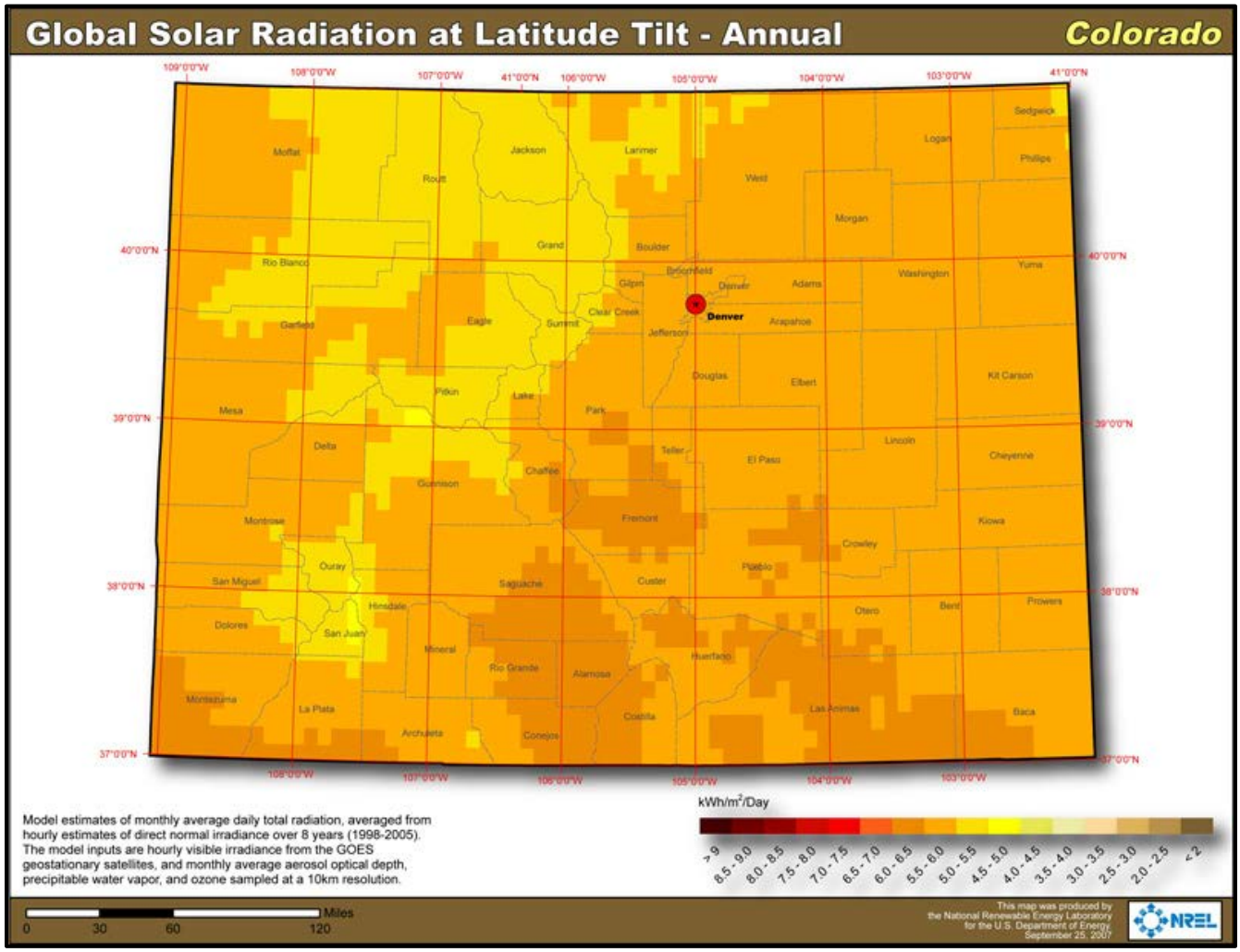
There are several hospitals in the vicinity of Manitou Springs, including the large institutions UCHealth Memorial Central Hospital (8 miles) and Penrose-St. Francis Hospital (7 miles) to the east and UCHealth Pikes Peak Regional Hospital (15 miles) to the west.

There are also a number of higher education institutions within a 100 mile radius of Manitou Springs given its proximity to both Colorado Springs, Pueblo and Denver. This includes, but is not limited to, the University of Colorado-Colorado Springs and Denver, Colorado State University-Pueblo, Pikes Peak Community College, Colorado College, Pueblo Community College, and Colorado Technical University.

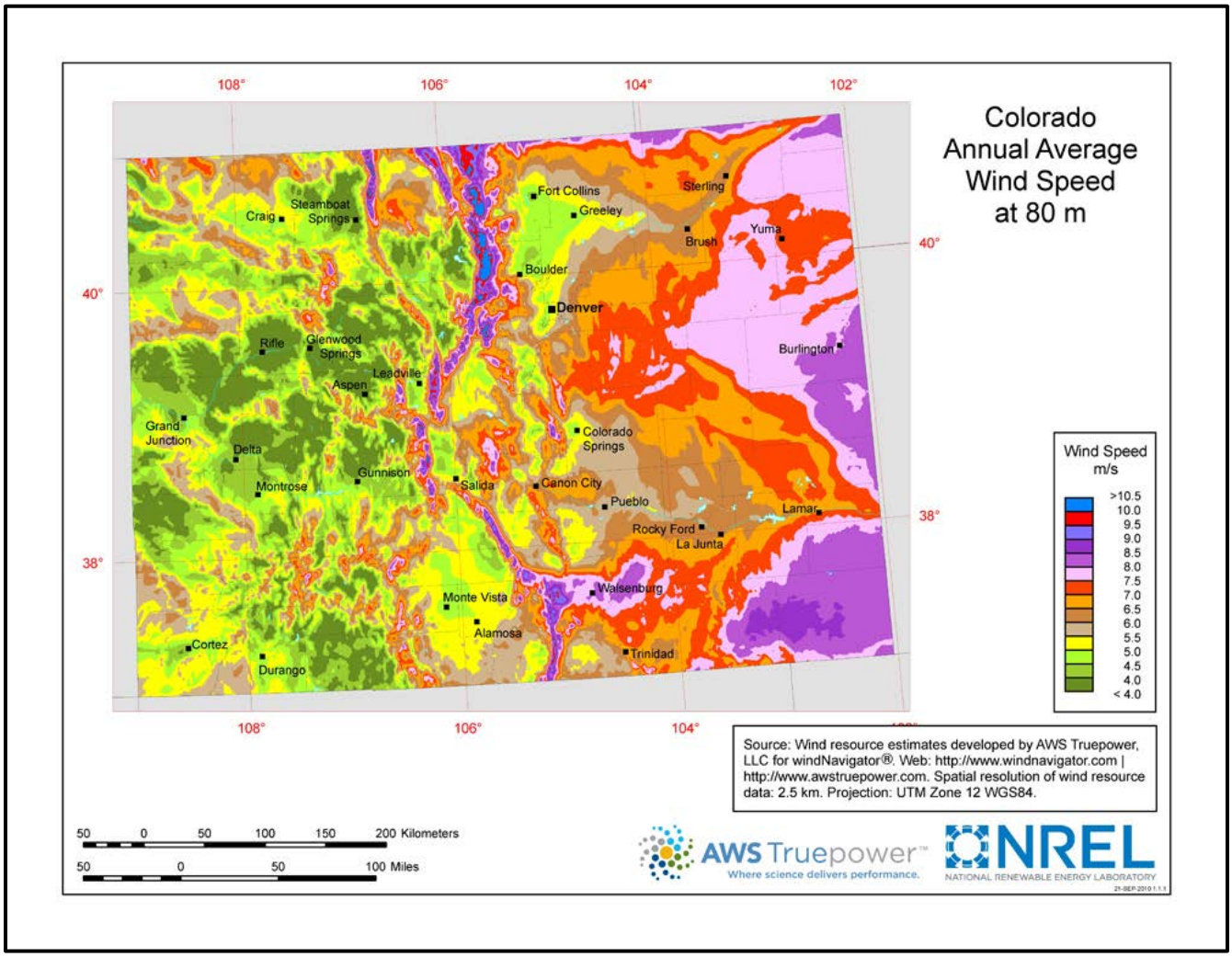
Renewable Energy Options

Colorado is fortunate to have a climate that is conducive to many types of renewable energy sources and Manitou Springs School District could potentially benefit from these various renewables. Final selection of renewable options would be at the discretion of the District and the design team for future projects, but based upon initial evaluation of available data, there are several potential sources.

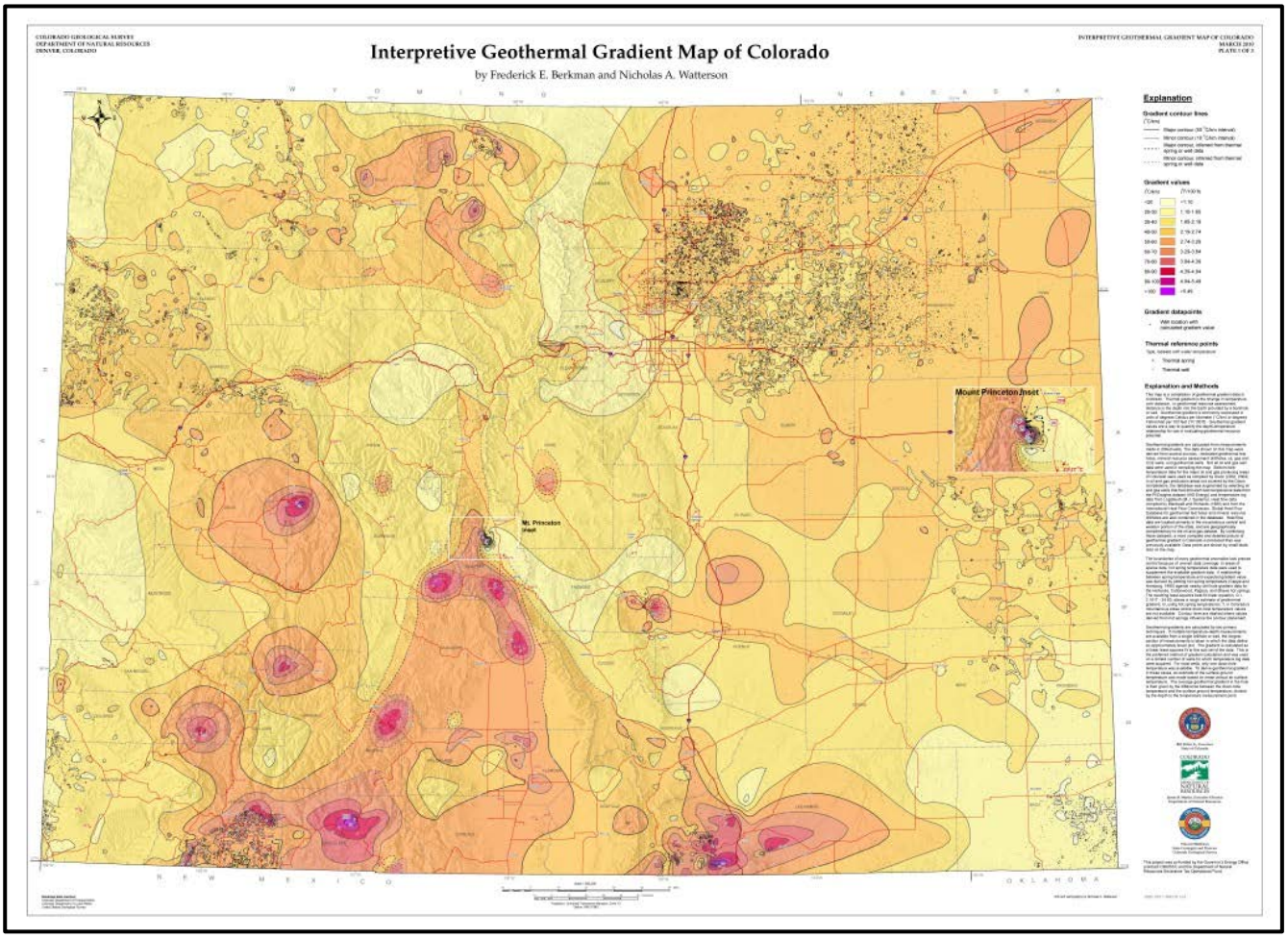
Solar Power – Manitou Springs School District has an average solar exposure of 5.5 to 6.0 kwh/m2/day making it one of the more moderate locations in the state for solar power concentrations, but well situated when compared against the national average of 4.0 kwh/m2/day . This, in conjunction with average of 247 days of sunshine would indicate that solar power is a potential option for the district.



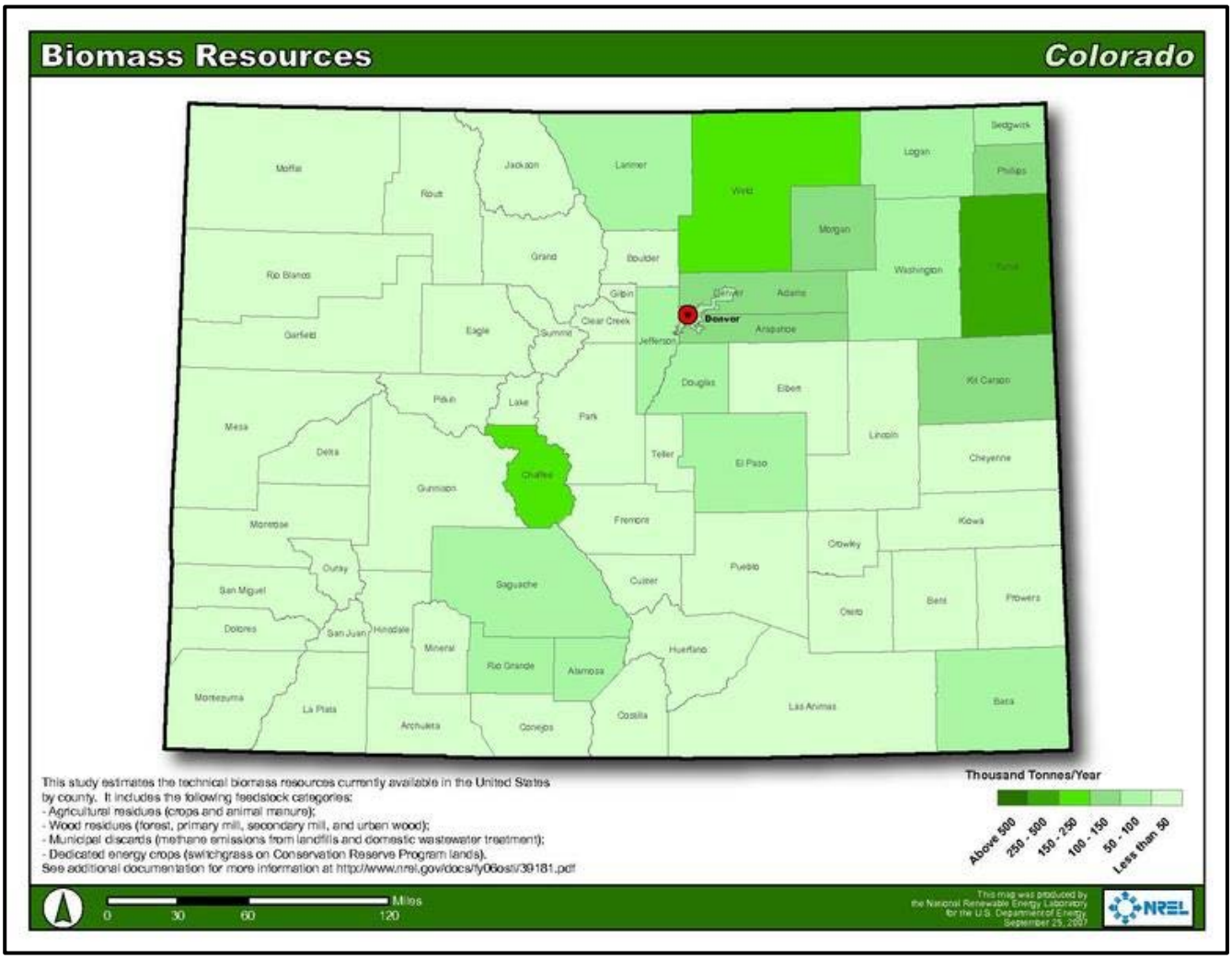
Wind – Within the Manitou Springs School District boundaries, the wind power class is lower than the recommended minimum of 6.5 meters/second to be considered a suitable resource. There appears to be some very small pockets with good to excellent potential, however these areas may not be large enough or close enough to support this renewable as a sustainable energy source.



Geothermal – Due to large underground sources of hot water and a concentration of radioactive elements, there are a great many areas within the state of Colorado that are determined to be Favorable to Very Favorable locations for Deep Enhanced Geothermal Systems. However, with the majority of the immediate area having a gradient value average of 1.0 to 1.65 degrees F/100 ft (greater than 2.7 degrees F/100 ft is considered favorable), there appears to be limited value from implementing such systems. In addition, there are significant site area limitations at 3 of the 4 school sites that would also hinder such a installation even if it was proven favorable.



Biomass – According to available information about biomass resources, El Paso County is in the Lower Range of tonnage available (50-100 tonnes/year) for this renewable resource. This includes consideration of crop residues, forest and primary mill residues, secondary mill residues, and urban wood waste.



V. OWNER'S DEMOGRAPHICS

District Overview – The district includes the communities of Manitou Springs, Green Mountain Falls and Portions of Cascade and includes two elementary schools and a middle and high school.
Highway 24 runs through the district and is a gateway to mountain towns and activities including camping, hiking, skiing and fishing. There are many attractions in the community: Garden of the Gods, Manitou Cliff Dwellings, Cave of the Winds, Pikes Peak Highway and the North Pole amusement park. Enrollment in district schools has been stable over the years with very little new housing growth. The reputation of the district has allowed it to admit students from other areas which contributes to enrollment stability. The district includes a combination of modern and historic schools as pictured below.

Manitou Springs Elementary

Manitou Springs Middle

Manitou Springs High

Ute Pass Elementary

Historical Enrollment – School District enrollment has been stable during the past eight years with total enrollment moving from almost 1,500 to approximately 1,450 prior to the pandemic. The district has been affected by the pandemic from an enrollment standpoint, but these affects may diminish as disruption abates. The district has generally been able to balance enrollment at a desirable level by admitting additional choice students from adjacent districts. Historical enrollment is shown in the following table.

Figure 1 – Manitou Springs School District Historical Enrollment – 2012 – 2019

SY	School Name	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK-12 Count
SY12_13	MANITOU SPRINGS ELEMENTARY SCHOOL	28	63	74	77	71	77	82	0	0	0	0	0	0	0	472
SY13_14	MANITOU SPRINGS ELEMENTARY SCHOOL	31	55	72	77	69	72	77	0	0	0	0	0	0	0	453
SY14_15	MANITOU SPRINGS ELEMENTARY SCHOOL	29	56	58	77	76	77	75	0	0	0	0	0	0	0	448
SY15_16	MANITOU SPRINGS ELEMENTARY SCHOOL	27	59	65	66	70	78	83	0	0	0	0	0	0	0	448
SY16_17	MANITOU SPRINGS ELEMENTARY SCHOOL	25	57	72	76	78	75	86	0	0	0	0	0	0	0	469
SY17_18	MANITOU SPRINGS ELEMENTARY SCHOOL	24	60	66	68	73	72	80	0	0	0	0	0	0	0	443
SY18_19	MANITOU SPRINGS ELEMENTARY SCHOOL	28	65	71	73	74	78	75	0	0	0	0	0	0	0	464
SY19_20	Manitou Springs Elementary School	32	57	70	70	71	79	74	0	0	0	0	0	0	0	453
SY	School Name	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK-12 Count
SY12_13	MANITOU SPRINGS HIGH SCHOOL	0	0	0	0	0	0	0	0	0	0	136	130	140	103	509
SY13_14	MANITOU SPRINGS HIGH SCHOOL	0	0	0	0	0	0	0	0	0	0	139	131	121	128	519
SY14_15	MANITOU SPRINGS HIGH SCHOOL	0	0	0	0	0	0	0	0	0	0	126	141	132	123	522
SY15_16	MANITOU SPRINGS HIGH SCHOOL	0	0	0	0	0	0	0	0	0	0	130	126	140	125	521
SY16_17	MANITOU SPRINGS HIGH SCHOOL	0	0	0	0	0	0	0	0	0	0	137	122	120	128	507
SY17_18	MANITOU SPRINGS HIGH SCHOOL	0	0	0	0	0	0	0	0	0	0	103	124	116	105	448
SY18_19	MANITOU SPRINGS HIGH SCHOOL	0	0	0	0	0	0	0	0	0	0	128	121	125	118	492
SY19_20	Manitou Springs High School	0	0	0	0	0	0	0	0	0	0	121	131	109	113	474
SY	School Name	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK-12 Count
SY12_13	MANITOU SPRINGS MIDDLE SCHOOL	0	0	0	0	0	0	0	118	125	124	0	0	0	0	367
SY13_14	MANITOU SPRINGS MIDDLE SCHOOL	0	0	0	0	0	0	0	118	133	129	0	0	0	0	380
SY14_15	MANITOU SPRINGS MIDDLE SCHOOL	0	0	0	0	0	0	0	103	127	124	0	0	0	0	354
SY15_16	MANITOU SPRINGS MIDDLE SCHOOL	0	0	0	0	0	0	0	115	119	137	0	0	0	0	371
SY16_17	MANITOU SPRINGS MIDDLE SCHOOL	0	0	0	0	0	0	0	107	123	121	0	0	0	0	351
SY17_18	MANITOU SPRINGS MIDDLE SCHOOL	0	0	0	0	0	0	0	111	123	124	0	0	0	0	358
SY18_19	MANITOU SPRINGS MIDDLE SCHOOL	0	0	0	0	0	0	0	103	146	130	0	0	0	0	379
SY19_20	Manitou Springs Middle School	0	0	0	0	0	0	0	86	124	145	0	0	0	0	355

SY	School Name	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK-12 Count
SY12_13	UTE PASS ELEMENTARY SCHOOL	12	21	20	25	27	21	24	0	0	0	0	0	0	0	150
SY13_14	UTE PASS ELEMENTARY SCHOOL	9	18	18	20	16	29	18	0	0	0	0	0	0	0	128
SY14_15	UTE PASS ELEMENTARY SCHOOL	8	16	17	22	15	17	27	12	0	0	0	0	0	0	134
SY15_16	UTE PASS ELEMENTARY SCHOOL	14	17	19	17	25	24	22	14	0	0	0	0	0	0	152
SY16_17	UTE PASS ELEMENTARY SCHOOL	17	23	18	21	17	20	30	15	0	0	0	0	0	0	161
SY17_18	UTE PASS ELEMENTARY SCHOOL	15	13	22	16	22	22	20	21	0	0	0	0	0	0	151
SY18_19	UTE PASS ELEMENTARY SCHOOL	15	22	17	22	18	26	18	21	0	0	0	0	0	0	159
SY19_20	Ute Pass Elementary School	16	21	24	16	19	18	23	22	0	0	0	0	0	0	159
SY	School Name	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	PK-12 Count
SY12_13	Total	40	84	94	102	98	98	106	118	125	124	136	130	140	103	1,498
SY13_14	Total	40	73	90	97	85	101	95	118	133	129	139	131	121	128	1,480
SY14_15	Total	37	72	75	99	91	94	102	115	127	124	126	141	132	123	1,458
SY15_16	Total	41	76	84	83	95	102	105	129	119	137	130	126	140	125	1,492
SY16_17	Total	42	80	90	97	95	95	116	122	123	121	137	122	120	128	1,488
SY17_18	Total	39	73	88	84	95	94	100	132	123	124	103	124	116	105	1,400
SY18_19	Total	43	87	88	95	92	104	93	124	146	130	128	121	125	118	1,494
SY19_20	Total	48	78	94	86	90	97	97	108	124	145	121	131	109	113	1,441

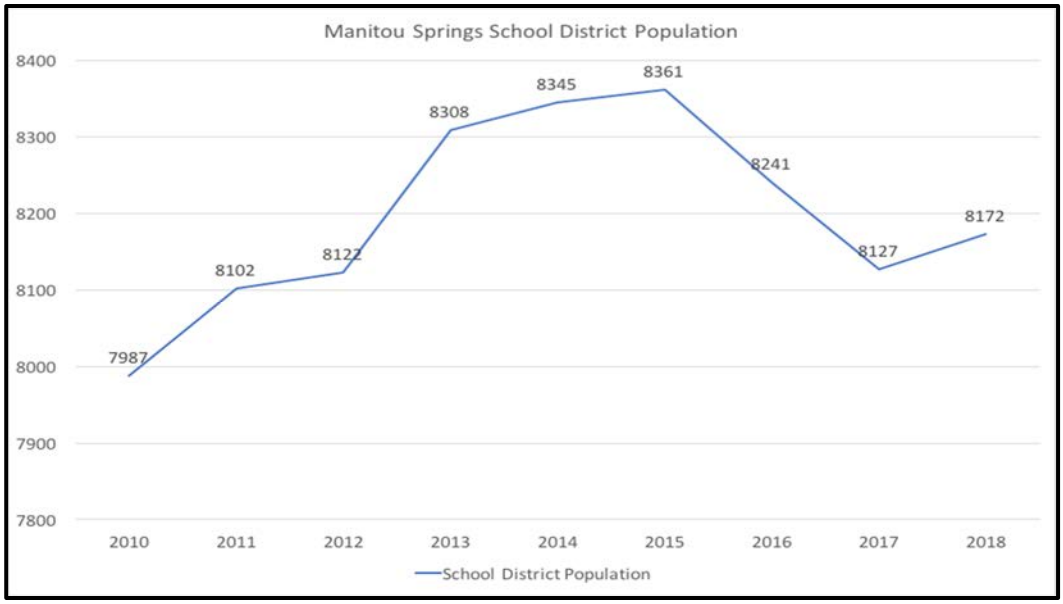
Grade Level Movement Over Time - There have been small movements between MSSD schools and non-MSSD schools for local students. Over the past three years, an average of 18 students have returned to the district for middle school from non-MSSD elementary schools and 8 students have departed before high school. These movements are small as compared to overall and grade-level enrollment and are not expected to change over time.

Figure 2 – MSSD Grade-to-grade Cohort Movement - 2014 - 2019

Annual Change as Grades Progress	PK to PK	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
14-15	4	4	12	8	-4	11	11	27	4	10	6	0	-1	-7
15-16	1	4	14	13	12	0	14	17	-6	2	0	-8	-6	-12
16-17	-3	-7	8	-6	-2	-1	5	16	1	1	-18	-13	-6	-15
17-18	4	14	15	7	8	9	-1	24	14	7	4	18	1	2
18-19	5	-9	7	-2	-5	5	-7	15	0	-1	-9	3	-12	-12
Average Change	PK to PK	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Last 3	*2*	*-1*	*10*	*0*	*0*	*4*	*-1*	*18*	*5*	*2*	*-8*	*3*	*-6*	*-8*

Total District Population – All Ages – Total population at all ages has declined in the MSSD in recent years with population declining from around 8,300 to around 8,175. Given the district's stable housing growth situation, this total population is expected to remain stable.

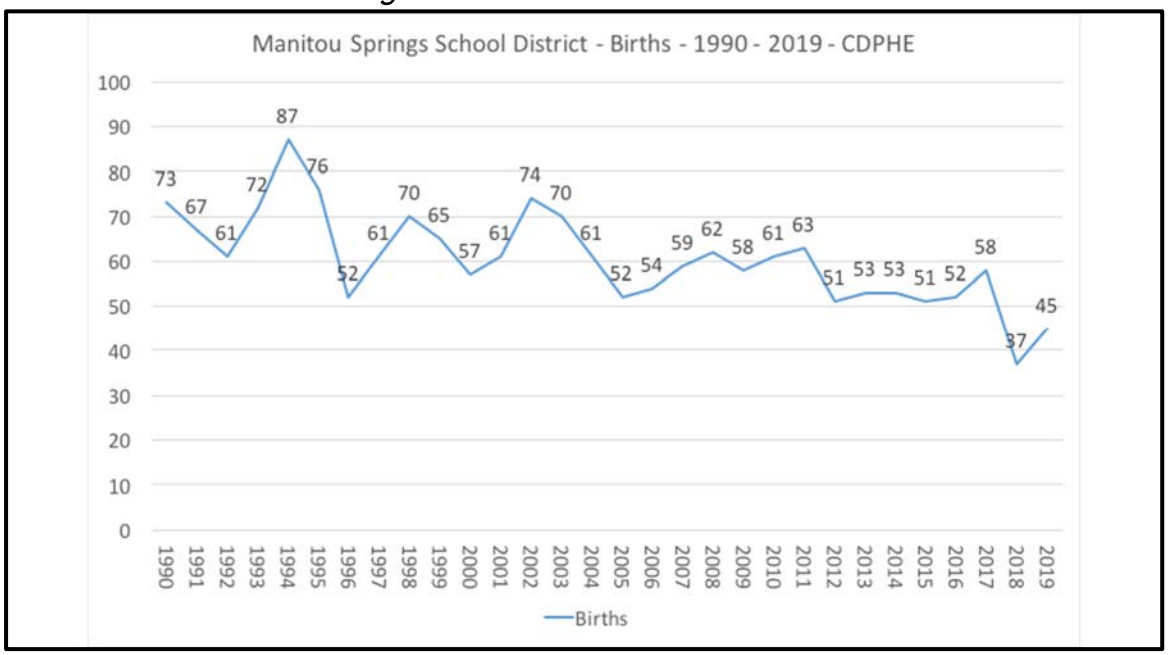
Figure 3 – MSSD Total Population All Ages – 2010 – 2018



U. S. Bureau of the Census

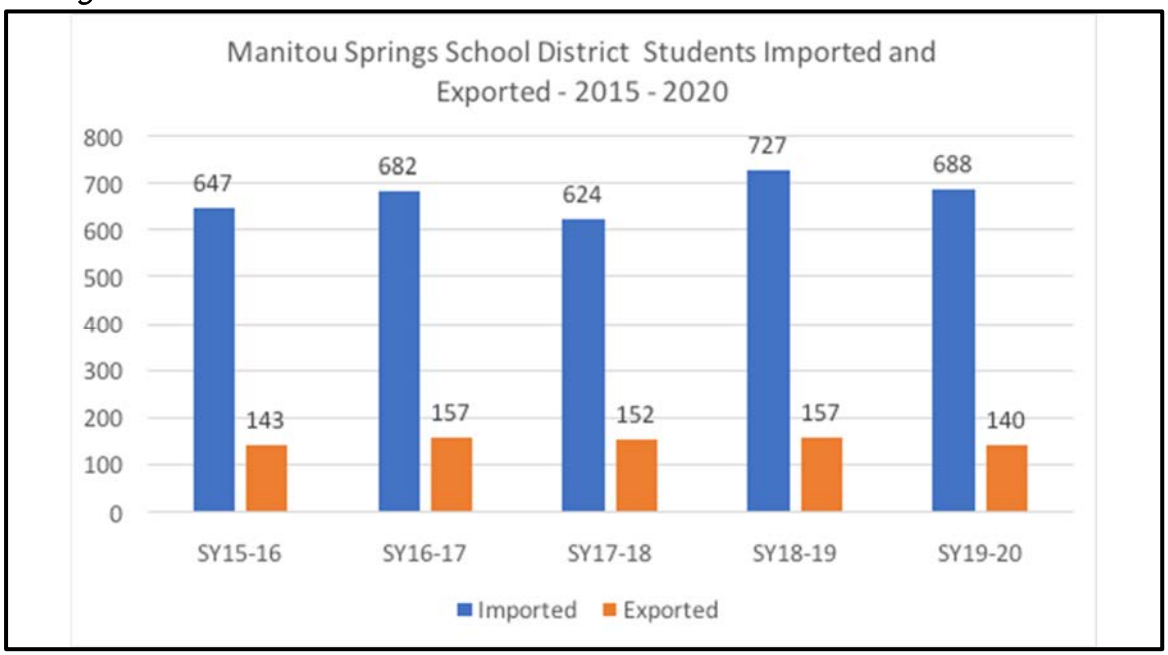
Births – The total number of births in the district has declined steadily during the past thirty years as shown in Figure 4. Births have declined from approximately 80 to approximately 45 during this period.

Figure 4 – MSSD Births – 1990 – 2019



Import and Export of Students – Figure 5 displays the number of students from other school districts served during the period spanning the 2015-16 – 2019-20 school years. In general, the MSSD serves approximately 700 students from other school districts and approximately 150 MSSD students are served in other districts. These trends have been relatively consistent over time and are expected to continue.

Figure 5 – Students From Other Districts in MSSD and MSSD Students Served Elsewhere



Import and Export of Students – 2019-20 School Year Detail – The out-of-district students came from a variety of El Paso County school districts with Colorado Springs School District 11 and Woodland Park sending the most as shown in Figure 6. Students who left the district are shown in the "Exported" column.

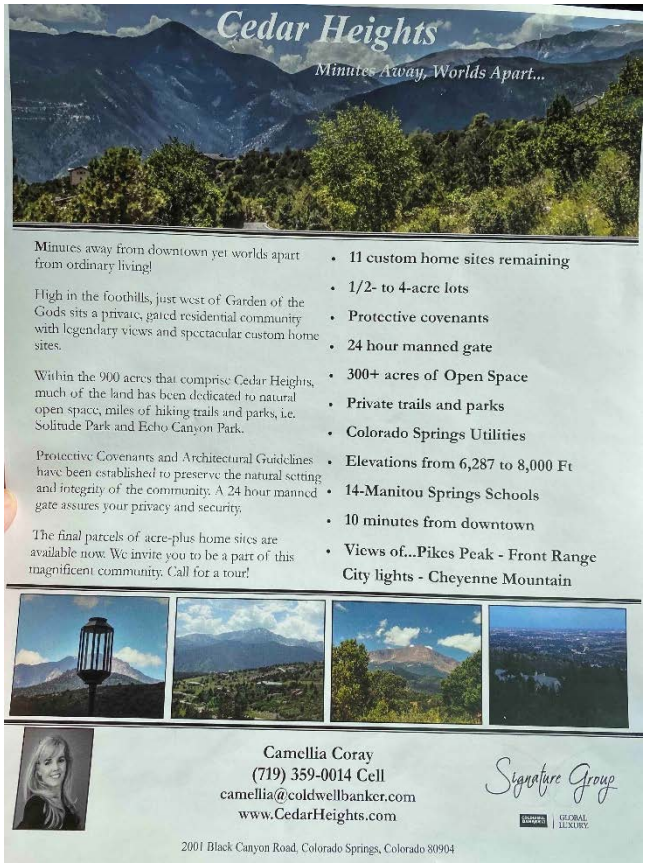
Figure 6 - Import and Export of Students – 2019-20 School Year Detail

District	Imported	Exported
School District 27J		1
Byers 32J		1
Harrison 2	38	2
Widefield 3	16	
Fountain 8	3	
Colorado Springs 11	422	50
Cheyenne Mountain 12	25	23
Academy 20	28	10
Peyton 23 Jt	1	
District 49	10	4
Park County RE-2	2	1
Julesburg Re-1		
Cripple Creek-Victor RE-1	5	
Woodland Park Re-2	138	22
Charter School Institute		21
Education reEnvisioned BOCES		5
Total	**688**	**140**

Housing Development - The City of Manitou as well as Green Mountain Falls are largely built out. The MSSD area is predominantly mountainous and the valley floor is mostly built-out with little remaining new housing potential. Any future building would be on wooded hillsides, or might include redevelopment

New housing in Manitou Springs has been added in small annual increments with ten new units in a good year and 3-5 new units on average. The City of Manitou Springs is working with developers on several new projects that will add 10+ units, but those have not gone through the approval process and the units would be added over 2 or more years. Manitou Springs does not have plans for new affordable or assisted housing projects at this time. The Cedar Heights neighborhood is the only actively developing area and consists of very high end housing and will likely yield few students. Only 11 sites were left for purchase during the summer of 2020.

Cedar Heights



Cedar Heights

Minutes Away, Worlds Apart...

Minutes away from downtown yet worlds apart from ordinary living!

High in the foothills, just west of Garden of the Gods sits a private, gated residential community with legendary views and spectacular custom home sites.

Within the 900 acres that comprise Cedar Heights, much of the land has been dedicated to natural open space, miles of hiking trails and parks, i.e. Solitude Park and Echo Canyon Park.

Protective Covenants and Architectural Guidelines have been established to preserve the natural setting and integrity of the community. A 24 hour manned gate assures your privacy and security.

The final parcels of acre-plus home sites are available now. We invite you to be a part of this magnificent community. Call for a tour!

- 11 custom home sites remaining
- 1/2- to 4-acre lots
- Protective covenants
- 24 hour manned gate
- 300+ acres of Open Space
- Private trails and parks
- Colorado Springs Utilities
- Elevations from 6,287 to 8,000 Ft
- 14-Manitou Springs Schools
- 10 minutes from downtown
- Views of...Pikes Peak - Front Range City lights - Cheyenne Mountain

Camellia Coray
(719) 359-0014 Cell
camellia@coldwellbanker.com
www.CedarHeights.com

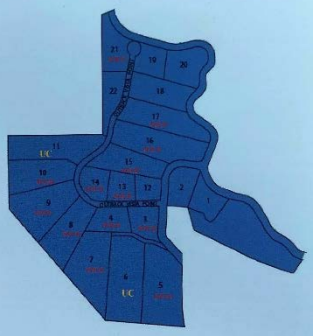
Signature Group

2001 Black Canyon Road, Colorado Springs, Colorado 80904

Cedar Heights Properties, LLC

Placer Park -Available Inventory

Lot 2	1.13 acres	~~$515,000~~	SOLD
Lot 3	1.36 acres	~~$515,000~~	SOLD
Lot 5	2.30 acres	~~$465,000~~	SOLD
Lot 6	1.37 acres	~~$465,000~~	SOLD
Lot 7	1.41 acres	~~$566,000~~	SOLD
Lot 8	1.88 acres	~~$515,000~~	SOLD
Lot 10	1.57 acres	~~$515,000~~	SOLD
Lot 11	2.00 acres	~~$566,000~~	~~$280,000~~ UC
Lot 12	2.51 acres	~~$566,000~~	SOLD
Lot 13	3.31 acres	~~$414,000~~	SOLD
Lot 14	2.21 acres	~~$364,000~~	SOLD
Lot 15	4.31 acres	~~$414,000~~	SOLD
Lot 19	1.63 acres	~~$288,000~~	$220,500
Lot 23	0.60 acres	~~$222,000~~	$145,000
Lot 24	0.57 acres	~~$268,000~~	SOLD
Lot 25	0.55 acres	~~$212,000~~	SOLD
Lot 26	1.39 acres	~~$232,000~~	$170,000
Lot 27	1.07 acres	~~$232,000~~	$170,000
Lot 28	1.03 acres	~~$212,000~~	$180,000



The Outback - Available Inventory

Lot 1	2.37 acres	Resale	$240,000
Lot 4	1.18 acres	~~$717,000~~	SOLD
Lot 6	3.56 acres	~~$717,000~~	~~$370,000~~ UC
Lot 8	2.42 acres	~~$768,000~~	N/A
Lot 9	3.13 acres	~~$768,000~~	N/A
Lot 11	2.96 acres	Resale	~~$369,000~~ UC
Lot 12	1.34 acres	~~$364,000~~	$200,000
Lot 13	0.97 acres	Resale	$209,000
Lot 15	1.34 acres	~~$441,000~~	SOLD
Lot 17	2.48 acres	~~$717,000~~	SOLD
Lot 18	2.01 acres	~~$667,000~~	$360,000
Lot 19	1.13 acres	~~$667,000~~	$330,000
Lot 20	1.72 acres	~~$465,000~~	$230,000
Lot 22	1.27 acres	Resale	$550,000

Acreage deemed reliable, but not guaranteed.
Price subject to change without notice.

For Additional Information Call
Camellia Coray @ (719) 359-0014

2001 Black Canyon Road, Colorado Springs, Colorado 80904

Historical Enrollment and Forecast Metrics - The historical enrollment trends for the district are shown in the following table. Actual enrollment for 2020 was pandemic-influenced and not available at the time that demographic data was presented. Most enrollment forecasting techniques involve selecting a "basis" such as the last two years or the last five years history. Most of this modeling suggests that the district would remain at approximately 1,450 students.

Figure 7 – MSSD Historical Enrollment and Forecast Metrics

Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	(PK-5)	(6-8)	(9-12)	(PK-12)	*Net Loss/Gain*
2014	37	72	75	99	91	94	102	115	127	124	126	141	132	123	570	366	522	1458	
2015	41	76	84	83	95	102	105	129	119	137	130	126	140	125	586	385	521	1492	*34*
2016	42	80	90	97	95	95	116	122	123	121	137	122	120	128	615	366	507	1488	*-4*
2017	39	73	88	84	95	94	100	132	123	124	103	124	116	105	573	379	448	1400	*-88*
2018	43	87	88	95	92	104	93	124	146	130	128	121	125	118	602	400	492	1494	*94*
2019	48	78	94	86	90	97	97	108	124	145	121	131	109	113	590	377	474	1441	*-53*
Change:	PK to PK	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12					
14-15	4	4	12	8	-4	11	11	27	4	10	6	0	-1	-7	42	41	-2	81	
15-16	1	4	14	13	12	0	14	17	-6	2	0	-8	-6	-12	57	13	-26	44	
16-17	-3	-7	8	-6	-2	-1	5	16	1	1	-18	-13	-6	-15	-3	18	-52	-37	
17-18	4	14	15	7	8	9	-1	24	14	7	4	18	1	2	52	45	25	122	
18-19	5	-9	7	-2	-5	5	-7	15	0	-1	-9	3	-12	-12	-11	14	-30	-27	
Change:	PK to PK	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12					
Last 5	*2*	*1*	*11*	*4*	*2*	*5*	*4*	*20*	*3*	*4*	*-3*	*0*	*-5*	*-9*	27	26	-17	37	
5 Year Trimmed	*3*	*0*	*11*	*4*	*1*	*5*	*5*	*19*	*2*	*3*	*-2*	*-2*	*-4*	*-10*	26	24	-18	32	
Last 3	*2*	*-1*	*10*	*0*	*0*	*4*	*-1*	*18*	*5*	*2*	*-8*	*3*	*-6*	*-8*	13	26	-19	19	
3 Year Weighted	*3*	*-1*	*10*	*0*	*0*	*5*	*-3*	*18*	*5*	*2*	*-6*	*5*	*-7*	*-8*	11	25	-15	21	
Last 2	*5*	*3*	*11*	*3*	*2*	*7*	*-4*	*20*	*7*	*3*	*-3*	*11*	*-6*	*-5*	21	30	-3	48	
Last 1	*5*	*-9*	*7*	*-2*	*-5*	*5*	*-7*	*15*	*0*	*-1*	*-9*	*3*	*-12*	*-12*	-11	14	-30	-27	

Various Forecast Models - Most enrollment forecast models suggest that the MSSD would remain stable at approximately 1,450 students in the event that pandemic effects eventually normalize. The district has the capacity to use choice enrollment to maintain consistent enrollment at all of its schools by admitting out of district students. Enrollments are expected to remain stable and facility needs and utilization levels should remain consistent over time.

Figure 8 – MSSD Enrollment Forecasts

Projections based upon 3 year weighted average.	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	(PK-5)	(6-8)	(9-12)	1441	
2020	48	79	88	94	86	95	94	115	113	126	139	126	124	101	584	354	491	1429	*-12*
2021	48	82	89	88	94	91	92	112	120	115	120	144	120	117	585	347	500	1432	*3*
2022	48	79	92	89	88	100	88	111	117	122	109	125	138	112	584	350	483	1417	*-16*
2023	48	80	89	92	89	93	97	106	115	119	116	114	119	130	588	341	478	1407	*-10*
2024	48	80	90	89	92	94	90	115	111	117	113	121	107	111	584	343	452	1379	*-28*
Projections based upon average annual change -- Last TWO years.	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	(PK-5)	(6-8)	(9-12)	1441	
2020	48	79	89	97	88	97	93	117	115	127	143	132	126	104	591	359	505	1455	*14*
2021	48	82	90	92	99	95	93	113	124	118	125	154	127	121	598	355	526	1478	*23*
2022	48	79	93	93	93	106	91	113	120	127	116	135	148	122	602	359	520	1481	*3*
2023	48	80	90	96	94	100	102	111	120	123	125	126	130	143	609	353	523	1485	*3*
2024	48	80	91	92	97	101	96	121	118	123	120	135	121	125	606	361	500	1467	*-18*
Projections based upon average annual change -- Last year.	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	(PK-5)	(6-8)	(9-12)	1441	
2020	48	79	85	92	81	107	102	124	108	123	136	124	119	97	594	355	476	1425	*-16*
2021	48	82	86	83	87	98	112	129	124	107	114	139	112	107	596	360	472	1428	*3*
2022	48	79	89	84	78	104	103	139	129	123	98	117	127	100	585	391	442	1418	*-10*
2023	48	80	86	87	79	95	109	130	139	128	114	101	105	115	584	397	435	1416	*-2*
2024	48	80	87	84	82	96	100	136	130	138	119	117	89	93	577	404	418	1399	*-17*

Conclusions – The demographics of the district are stable and enrollments are expected to remain level over time. Declining birth rates and an absence of new housing growth protect the district from enrollment volatility. The district has the capacity to admit Choice Students from other districts in the area to help maintain individual school and overall enrollment levels. Facility needs and utilization levels should remain consistent over time.

VI. HISTORICAL SIGNIFICANCE

DISTRICT WIDE INTRODUCTION

The Manitou Springs School District has 5 school buildings and 3 of those are over 50 years old. If and when BEST Grant(s) are pursued for these older buildings, the Colorado Department of Education will evaluate the nature of the work and could request historical significance evaluation by History Colorado (previously Colorado Historical Society) per CRS 24-80.1-104(2)(a). The e district buildings over 50 years old include:

Ute Pass Elementary School, built in 1968, located at 9230 Chipita Park Rd, Cascade, CO 80809

Manitou Springs Elementary School, built in 1922 and a major addition in 1952, located at 110 Pawnee Ave, Manitou Springs, CO 80829

Manitou Springs High School, built in 1956 with additions in 1975 & 1988, located at 405 El Monte Pl, Manitou Springs, CO 80829

While History Colorado (formerly Colorado Historical Society) has not yet evaluated the schools, we do not believe Ute Pass Elementary or Manitou Springs High are historically significant due to the nature of those buildings and their previous additions. We do believe the 1922 Manitou Springs Elementary School has historical significance as detailed below.

MANITOU SPRINGS ELEMENTARY SCHOOL

Designed in 1922 and completed in 1923 with additions in 1953 and 1988, Manitou Springs Elementary School is located at 110 Pawnee Avenue, Manitou Springs, Colorado. This report is an evaluation of the property's potential eligibility to be individually listed in the Colorado State Register of Historic Properties. The subject property is a contributor to the National Register of Historic Places (NRHP)-listed Manitou Springs Historic District. It is also located within the boundaries of the Local Historic Preservation District.

METHODOLOGY

TreanorHL conducted a site visit on July 20, 2020 to evaluate the existing conditions, historic features, and architectural significance of the property. In order to evaluate the historic significance of the property, research was completed including consultation of historical aerials and photographs, Sanborn fire insurance maps, newspaper articles, the City of Manitou Planning Department records (via email), History Colorado cultural resources files, and other online repositories.

This report includes:

- Property Description
- Architectural Styles
- Site History
- Historic Context
- Architect/Builder
- Regulatory Framework
- Evaluation of Historic Significance
- Bibliography

PROPERTY DESCRIPTION

Manitou Springs Elementary is located on the western half of the city, and to the south of commercial core on Manitou Avenue. The roughly trapezoidal parcel is at the southwest intersection of Pawnee and Duclo avenues and currently features the school building on the eastern half of the parcel, an asphalt-paved surface parking lot at the northwest, and a playground and athletic fields to the southwest. Two flights of concrete stairs lead to the front (north) façade of the building. Large cedar trees line up in front of the north façade. The stone retaining walls along Duclo Avenue and within the property match the typical examples found within Manitou Springs. The immediate surroundings consist mostly of single-family dwellings.

Figure 1. Aerial view of Manitou Springs Elementary, outlined in red (Google Earth, imagery date October 2019).

Figure 2. Construction dates of the original building and additions at Manitou Springs Elementary (edited from Google Earth, imagery date October 2019).

The school building consists of three interconnected structures: the original Beaux Arts style school building (1922), the Midcentury Modern style addition along Pawnee Avenue (1953), and the 1988 connector.

The three-story brick **Beaux Arts style school building** is roughly T-shaped in plan with a flat roof. A stepped parapet with pediments appears on the front (north) façade; the rest of the building is capped by a straight-edge parapet. A stone band wraps the building below the parapet. The primary window type is wood-sash, six-over-one, double-hung; wider windows above the main entrances are ten-over-one. The typical rusticated first floor design of a Beaux Arts style building is expressed here at the building's northern section as a slightly projecting first story with a sloped concrete cap and banded brick courses. The brick courses on the first floor replicate rusticated stone masonry by having a recessed course between every four courses. Decorative features on the exterior walls are largely created by the modification of brickwork. While most of the building has a mix of running or American bond, stacked bond headers are used as interpretations of pilasters at the upper floors. Other decorative patterns are created with changes in brick bonds such as projecting rectangles between the second and third story windows, basketweave elements, stacked bonds framing the secondary entrances, and brick windowsills. Additional decorative features, including small terra cotta square and octagonal panels, are inserted along the top within decorative features as accents.

The front façade is symmetrically divided into seven bays; the central one is emphasized by the stepped parapet that includes a cast concrete panel with garlands. A second cast concrete panel, that reads MANITOU SCHOOL, is centered below the stepped parapet. Projecting bays to the east and west are capped with concrete pediments. The building has two identical elaborate entrances on the north façade, originally the west one for girls and the east one for boys—as inscribed above the doors. Each entrance consists of a recessed double door with a six-lite transom, flanked by classical pilasters scored to be reminiscent of stone masonry. A round arch with dentils, decorative garland, and cornice return cap each entrance.

The symmetrical east façade is divided into two bays. Rows of five windows punctuate each bay on each floor. Facing the playground and the yard, the south façade is simple in design with a pedimented parapet. Most of this two-story façade is blind and the six visible window openings are boarded up. A one-story wood shed addition is attached to the building on the first floor.

The northern portion of the west façade is identical to the east façade with its three-story height and windows rhythmically piercing the wall. The central section has a double door framed by an elaborate brick surround featuring a stepped parapet, brick pilasters and a decorative garland. A flight of concrete stairs leads to this entrance. Three arched windows, all filled in by nonoriginal brick, with cast concrete keystones appear on the second floor. The southern portion features a stepped parapet and two centrally located window openings with infills at the interior.

The original interior architectural features of the 1922 school building are mostly present such as stairs, wood door trims, chalk boards with wood frame and trays, wood chair rails and baseboards. Although some of the seating was replaced over time, the auditorium is mostly intact with its proscenium with floral panels and an oval cartouche, box beams with decorative brackets, and wood trim.

The two- to three-story **Midcentury Modern addition** is rectangular in plan and angles to the southeast, away from the 1922 building, to align with Pawnee Avenue. The brick-clad building has a flat roof with a straight parapet. The typical windows are multi-lite aluminum-sash with operable lower panes and concrete sills. The east (Pawnee Avenue) façade is divided into three parts. The northern portion has two sets of aluminum glazed storefronts separated by round concrete columns on the first floor. Three vertically oriented rectangular windows punctuate the second floor. Black metal letters on the northern end of the façade read MANITOU SPRINGS ELEMENTARY SCHOOL. The central portion is three stories tall, accentuated with stacked bond brick and a stepped parapet. A recessed entryway features an aluminum-sash double door with sidelites. Vertically oriented windows on the second and third floors are stacked above the entry. The southern portion of the façade is three stories with the first floor running into the hillside as the street rises in elevation and features six-pane rectangular windows arranged in pairs. A slightly projecting concrete band runs above and below the windows on the second and third floors. A raised concrete planter with bushes runs parallel to the building.

The south façade is symmetrically arranged. A recessed entry with a glazed double door, sidelites, and a transom is centered on the ground floor. A pair of square windows pierce the wall directly above the door on the upper floor. This central arrangement is flanked by three square window openings on each floor, all infilled. The two-story west façade has four pairs of windows on each level. A slightly projecting concrete band runs above and below the windows. These windows appear identical to the ones on the front façade; however, the upper panes have brick infill. A single door was cut into one of the existing window assemblies on the ground floor.

The **connector** faces east to Pawnee Avenue and south to the yard. The north façade has an aluminum storefront assembly on the first floor featuring glazed double doors, sidelites, and a four-pane transom. Framed by a few courses of brick on top and bottom, the second floor consists of an aluminum window wall capped with a glazed shed roof. The south façade has a partial brick base, a glazed double door with sidelites, and an aluminum window wall above. The original brick walls, doors and arched windows of the 1922 building are still visible inside the connector.

Figure 3. The front (north) façade.

Figure 4. The west façade.

Figure 5. The east façade at Pawnee Avenue.

Figures 6 and 7. One of the primary entrances on the front façade (top) and the secondary entrance on the west façade.

Figures 8 and 9. Auditorium.

Figure 10. The south façade of the 1922 building and the connector, and the west façade of the 1953 building.

Figure 11. The east façade of the 1953 addition.

ARCHITECTURAL STYLES

The 1922 school building at Manitou Springs Elementary illustrates features of the **Beaux Arts** architectural style. Popular from 1880 to 1930, many examples of the style are public buildings such as schools, train stations, financial institutions, and state capitols. Commonly executed in light colored masonry, Beaux-Arts buildings are nearly always symmetrical with a flat or low-pitched roof, and prominently highlight columns as both stylistic and structural elements. These buildings often have applied sculptural features (cartouches, statuary, garlands) or statuary adorning the walls or roofline.[1]

> Early twentieth-century school buildings typically featured traditional architectural styles, monumental designs, symmetrical facades, oversized entrances, and rectangular plans […] Designed as civic monuments, the architectural focus was on building a school that would be a source of community pride. According to architect John Donovan, "one of the important functions of school architecture is to sell education to the public. This is accomplished by making attractive that side of education which the public see most" […] However, despite various applied stylistic details on the exteriors, the interiors were generally the same. The classroom was the basic building block for the school building, stacked vertically and horizontally to form a school. Classrooms were identical and all featured fixed desks facing the teacher at the front of the room with windows along one wall providing a single-direction light source. The emphasis was on order and authority […]The size of high schools grew as gymnasiums, auditoriums, science labs, manual training, and home economics became common.[2]

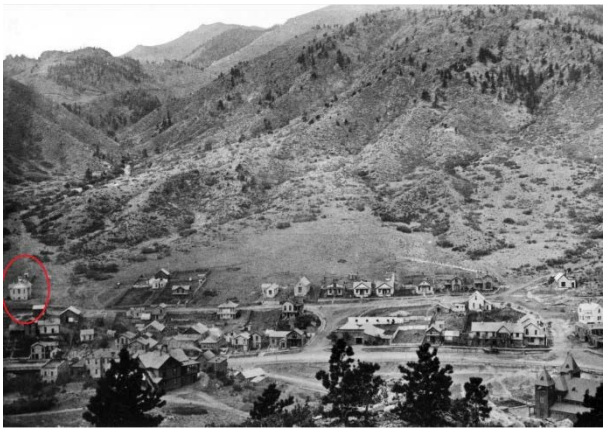
The 1953 addition to Manitou Springs Elementary was designed in the **Midcentury Modern** architectural style. Concentrating on simplicity, practicality, and functionality, the character defining features of schools from the

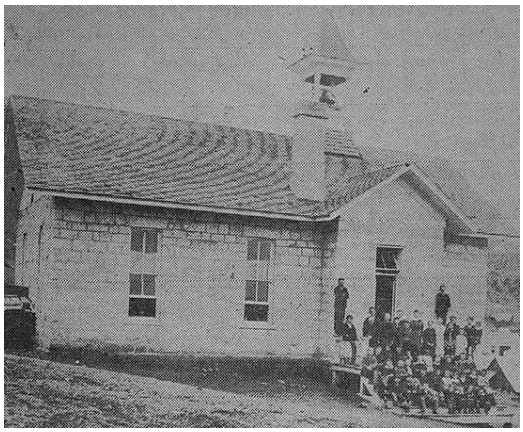
[1] "Beaux Arts," *History Colorado,* https://www.historycolorado.org/beaux-arts (accessed July 27, 2020).
[2] Abigail Christman (Center for Preservation Research, CU Denver), *Colorado's Mid-Century Schools, 1945-1970, National Register of Historic Places Multiple Property Documentation Form* (October 2016), Section No. E, page 3.

mid-1940s to the early 1960s include horizontal orientation, flat roofs with deep overhangs, minimal ornamentation, long bands of windows, asymmetrical composition, clerestories, skylights, covered walkways, and courtyards.[3]

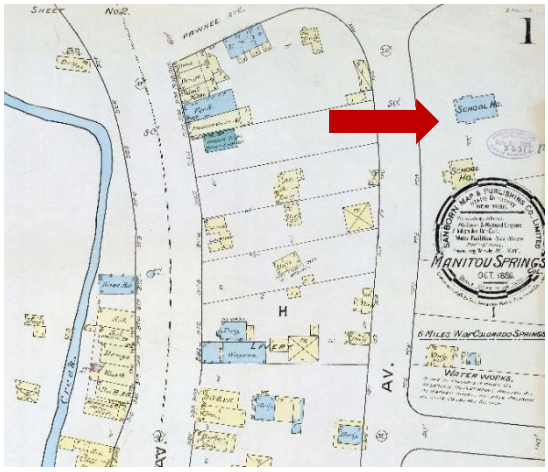
SITE HISTORY

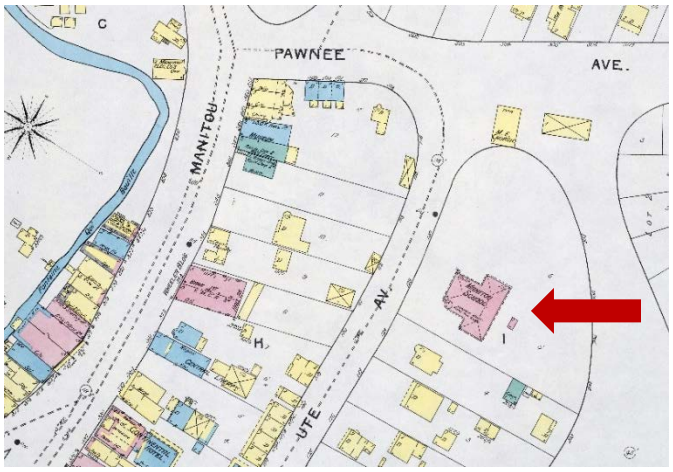
Manitou Springs' first schoolhouse was built in 1878 near the present-day elementary school.[4] According to the Sanborn maps, the site where Manitou Springs Elementary stands today held two schoolhouses in 1886: a one-story stone building and a smaller one-story wood-frame building. Both were replaced by a two-and-one-half story, six-room brick school building in 1888.[5] T-shaped in plan with a hipped roof, the building served as Manitou's elementary and high school until 1922.[6]





Figures 12 and 13. The 1878 schoolhouse at the foot of mountain, circled in red (left), and a closer view of the building (right) from a newspaper clipping (Manitou Springs Heritage Center).





Figures 14 and 15. 1886 (left) and 1892 (right) Sanborn maps showing the earlier school buildings on site (Library of Congress).

[3] Christman, *Colorado's Mid-Century Schools,* Section No. E, page 2 and 26-27.
[4] Newspaper clippings, Manitou Springs Heritage Center.
[5] Manitou Springs Heritage Center.
[6] 1886, 1892, and 1900 Sanborn maps.

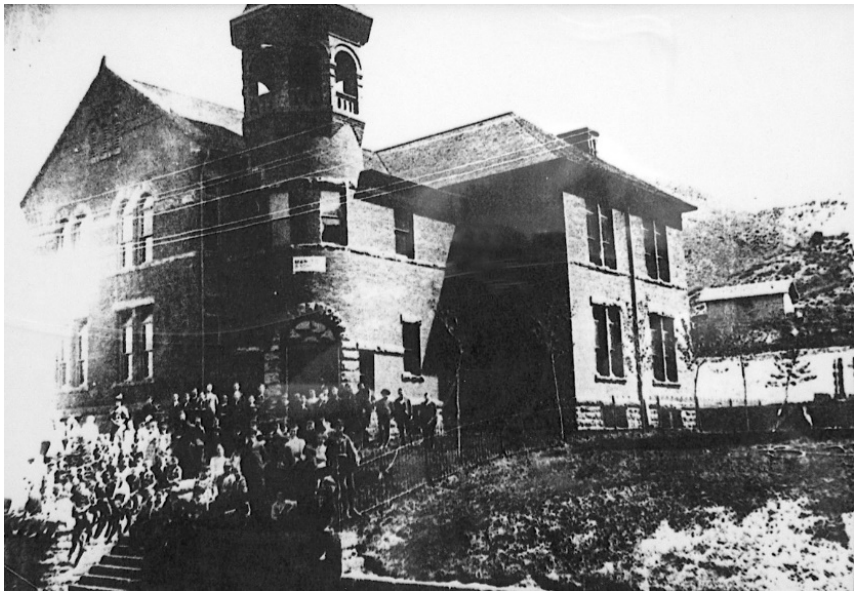
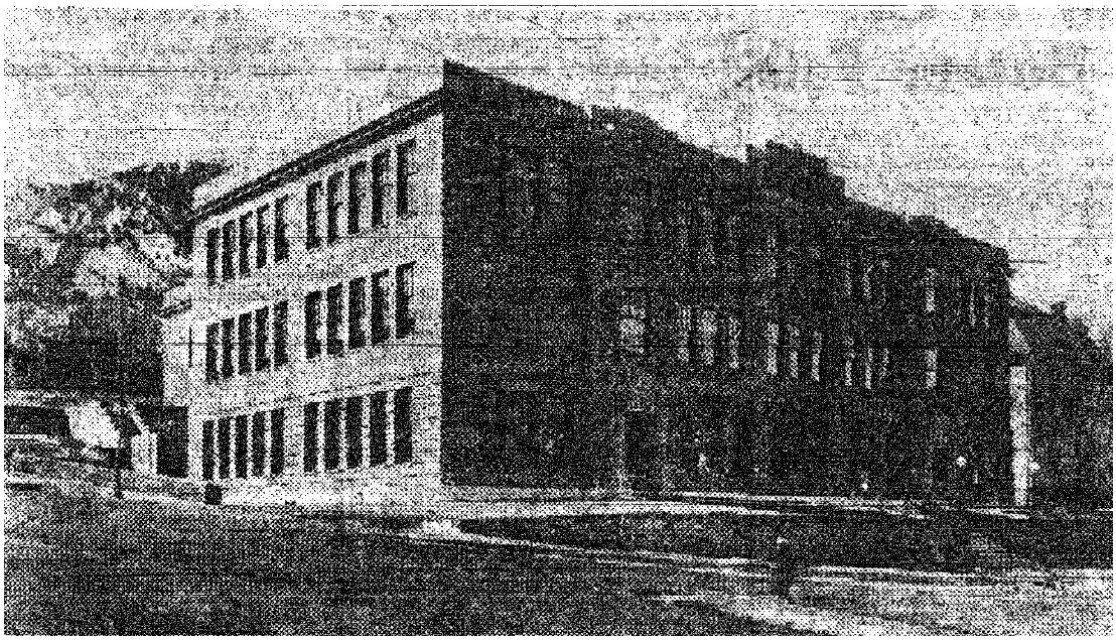


Figure 16. The 1888 school building ca. 1900 (Manitou Springs Heritage Center).

In 1921, Manitou voted to issue $130,000 bonds to construct and equip a new school building.[7] Designed by Charles E. Thomas in the Beaux Arts architectural style in 1922, the new school building was completed in early 1923.[8] The building housed all students from kindergarten to the high school. One of the most distinctive features of the new school building was publicized was the 750-person auditorium, the stage of which was also a gymnasium.[9] The brick schoolhouse on the site was demolished by 1924.[10]



[7] "New school is assured in Manitou," *Colorado Springs Gazette,* December 23, 1921 (Manitou Springs Heritage Center).
[8] "Manitou School for School District No. 14, El Paso County, Colorado," plans by Charles E. Thomas, Architect, February 27, 1922; "The new Manitou High School," Colorado Springs Gazette, January 14, 1923, and "Manitou School is splendid building," Colorado Springs Gazette, April 8, 1923 (Manitou Springs Heritage Center). The original building permit was not available, but the original drawings were dated February 1922 and the newspaper articles from the period confirm the completion date as 1923.
[9] "Manitou School is splendid building," Colorado Springs Gazette, April 8, 1923 (Manitou Springs Heritage Center).
[10] Newspaper clippings from Manitou Springs Heritage Center.

Figure 17. The school building in 1923 (Manitou Springs Heritage Center).

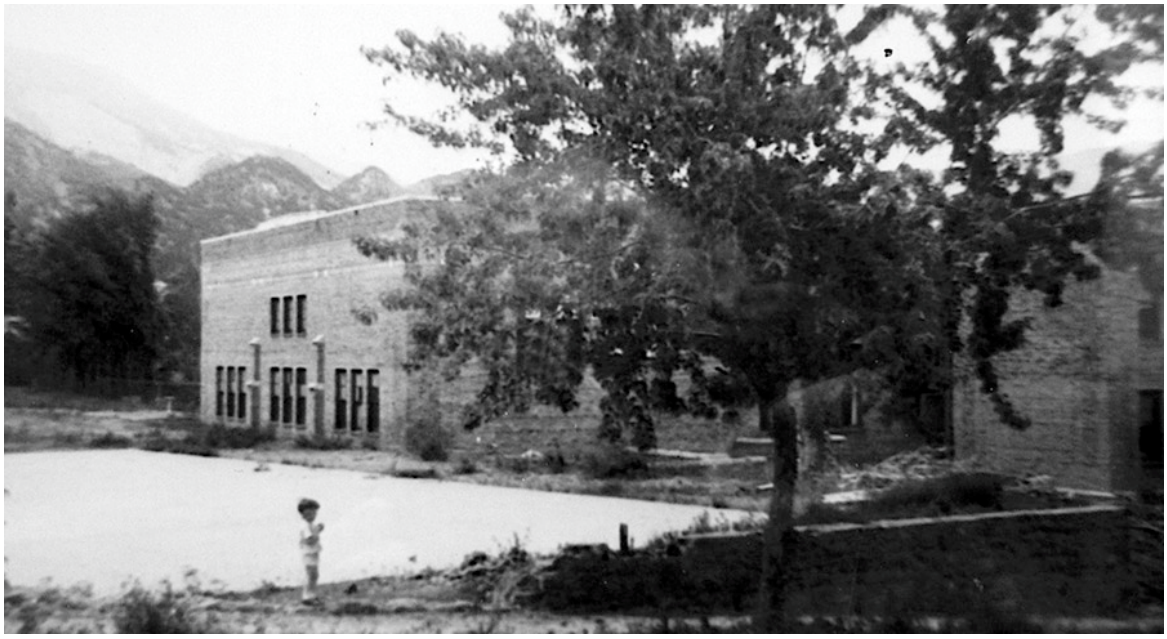


Figure 18. The south façade of the school building in the 1940s (Manitou Springs Heritage Center).

The addition parallel to Pawnee Avenue was constructed in 1953.[11] A bond issue of $298,000 had been voted in 1951 for a school building that would provide classrooms for the elementary grades. Designed by Grant A. Wilson of Colorado Springs, this Midcentury Modern building featured classrooms, the commons area, and the gymnasium.[12] The general contractor for the addition was the firm of George O. Teats and Sons.[13] The 1922 school building and the 1953 addition served as Manitou's elementary and high school until the new high school at 401 El Monte Place was constructed in 1956. The following is a local newspaper account from *The Gazette,* describing the school:

> The school […] holds a special place for Manitou Springs residents who remember it as the community's hub, a place of school plays, bake sales and sports. Until the "new" high school was built in the 1950s, every student in the small town had their classes in the building. […] Early in its history, the school was simply Manitou Springs School, serving all grades. The last high school class graduated from the building in 1956 […] The multi-story building cost just $120,000, and architectural details, including stone signs designating the separate "Boys" and "Girls" entrances bring a blast from the past. When the school first opened, the auditorium quickly became a community hub.[14]

[11] City of Manitou Springs Planning Department (email correspondence with Michelle M. Anthony, Senior Planner at City of Manitou Springs, July 28, 2020)
[12] Christman, *Colorado's Mid-Century Schools,* Section No. J, page 132; "Manitou to open bids Thursday on school building," *Colorado Springs Gazette,* June 17, 1951 (Manitou Springs Heritage Center).
[13] Newspaper clippings from Manitou Springs Heritage Center.
[14] Kristina Iodice, "Halls hold memories for Manitou alumns," *The Gazette,* August 27, 2011.

Figure 19. The south and east façades of the 1953 school building, no date (Manitou Springs Heritage Center).

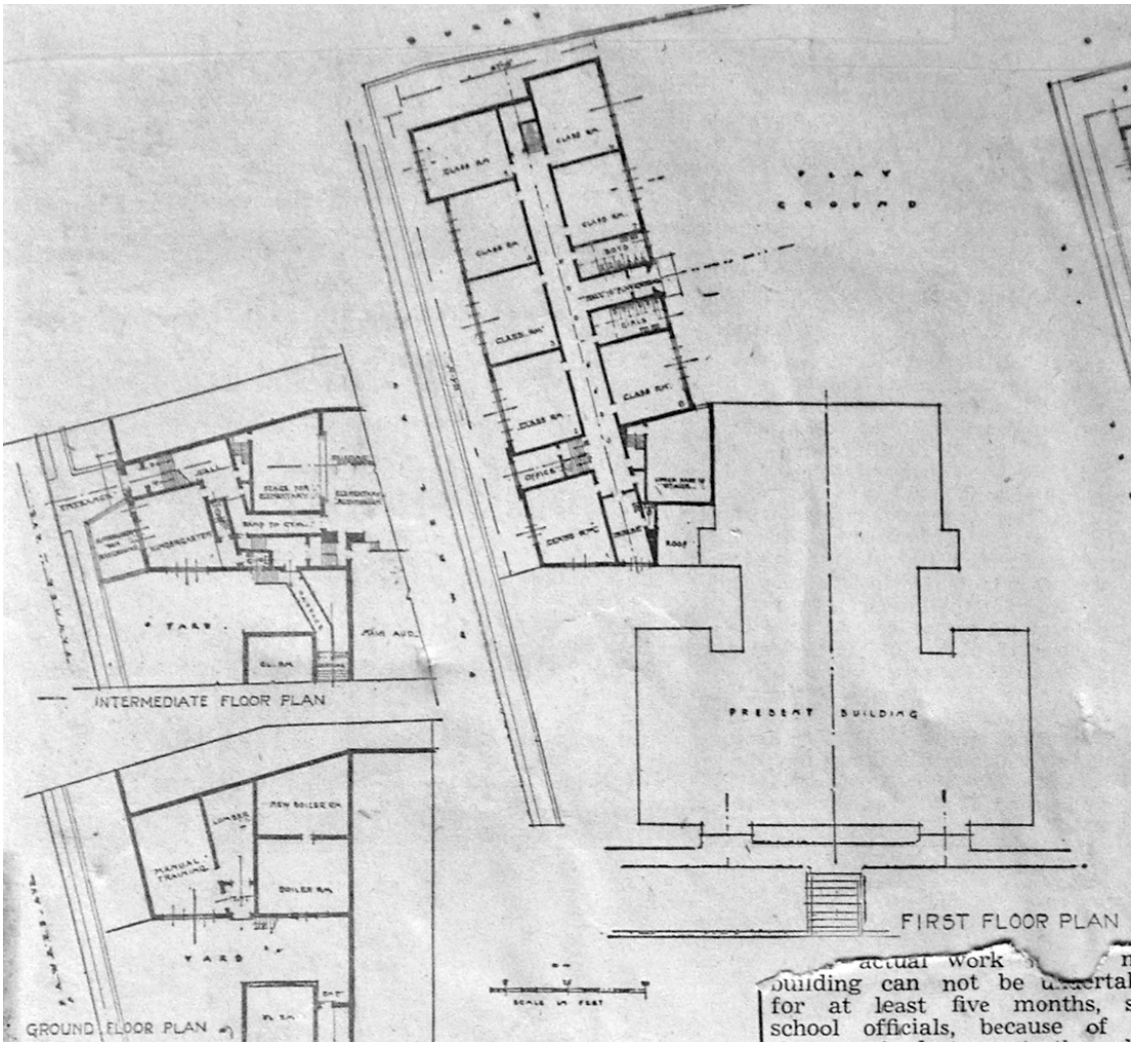


Figure 20. The proposed plans from a 1950 newspaper clipping (Manitou Springs Heritage Center).

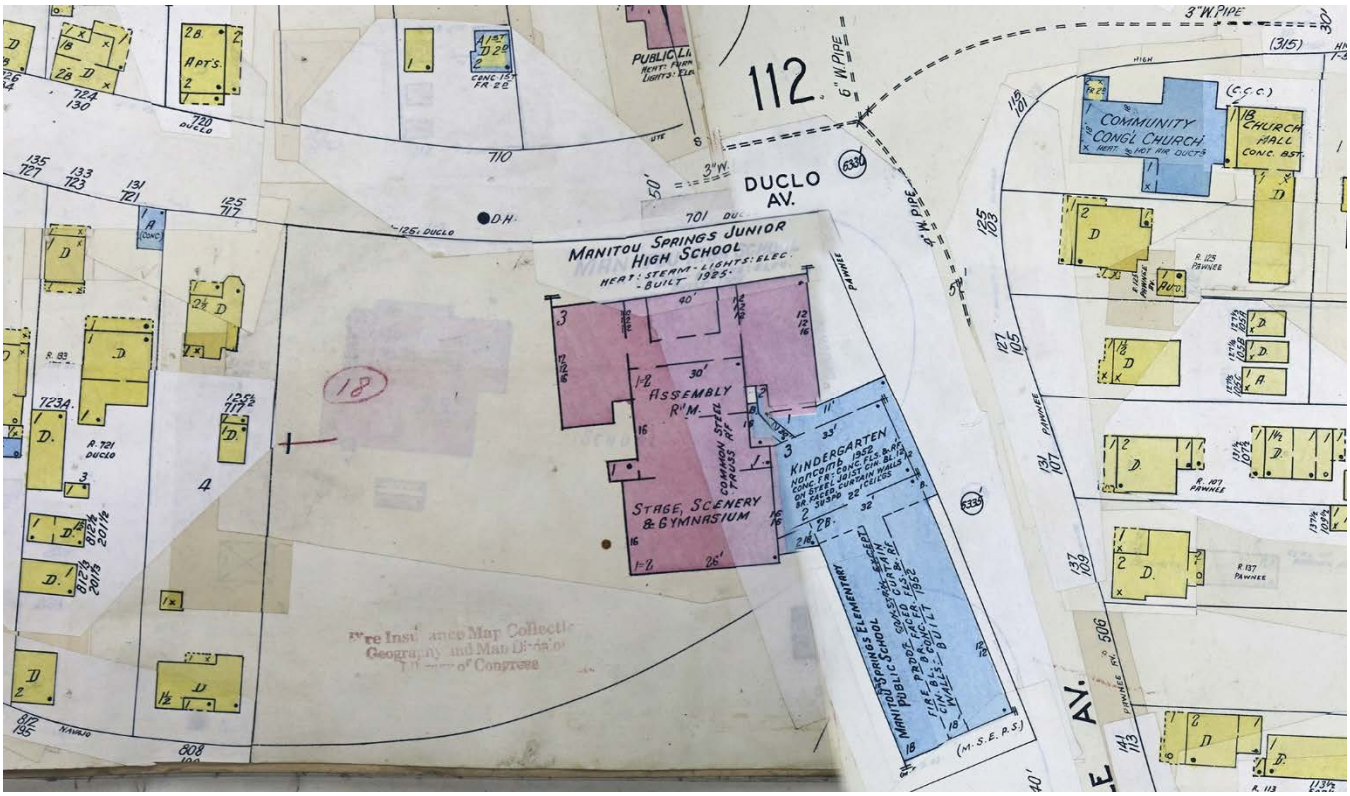


Figure 21. 1962 Sanborn map showing the 1922 school building and the 1950s addition (edited from Sanborn Fire Insurance Map, Colorado Springs, El Paso County, Colorado, Sheets 112 and 113; retrieved from Library of Congress).

The school received alterations and additions in 1976 and 1988. The windows of the 1953 building were partially infilled on the west façade and most of the windows on the south façade were completely infilled by 1988 (the exact date of the infill is unknown). The project architect for the 1988 alterations was Holger C. Christiansen & Partners of Colorado Springs. The 1922 building was renovated and remodeled, the 1953 building was remodeled, and a new connector between two buildings was constructed. This new glazed connector, which is still extant, replaced an earlier brick structure. Some of the north-facing windows of the 1953 building were infilled and others received new glazing in existing openings. All windows and frames on both the 1922 and the 1953 buildings were removed and replaced with new. Although not noted on the project drawings, the arched windows on the west façade of the 1922 building were infilled with brick in or after 1988.[15]

[15] Holger C. Christiansen & Partners, Manitou Springs Elementary School Addition and Alterations, May 1988.

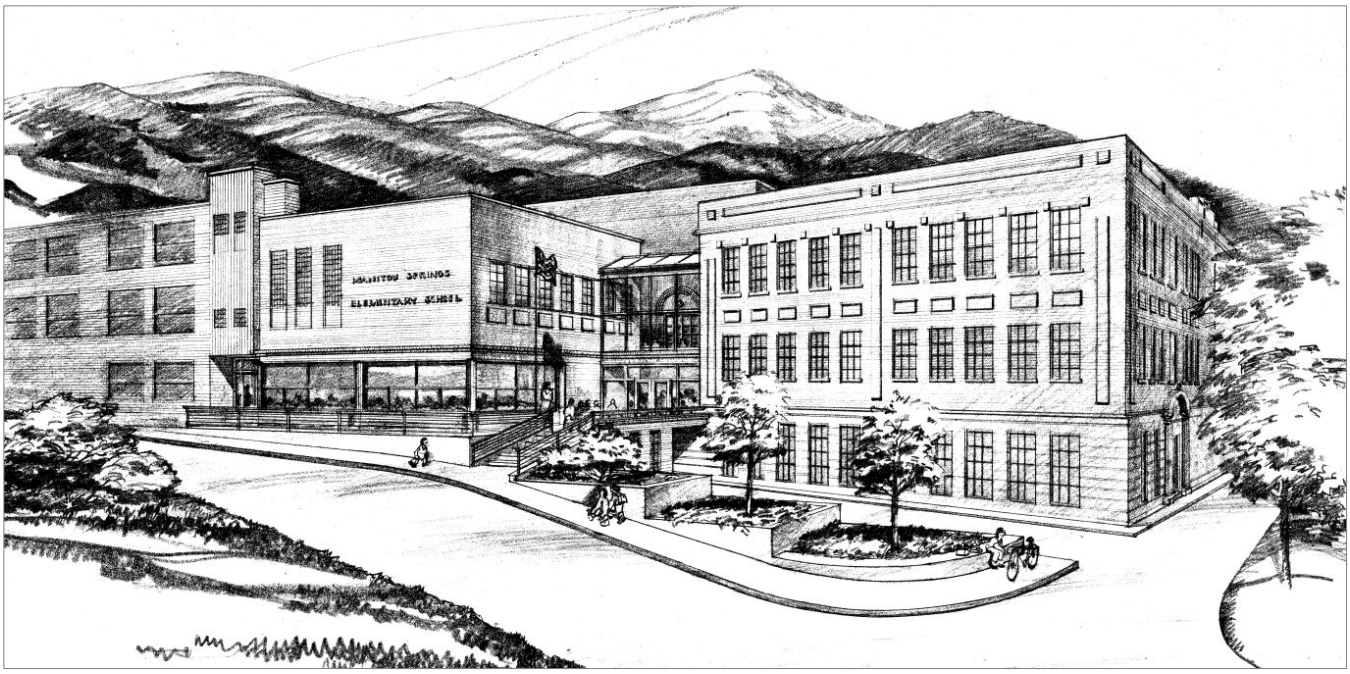


Figure 22. Rendering of the school building for the 1988 project (Holger C. Christiansen & Partners, 1988).

HISTORIC CONTEXT[16]

Manitou Springs was founded by Dr. William Bell and General William Jackson Palmer (builder of the Denver and Rio Grande railroad) in the second half of the 19th century who envisioned a grand luxurious resort spa built around the natural mineral springs with public parks, gardens, villas and elegant hotels. They were successful in attracting wealth to the town, illustrated by the several large historic residences and hotels that are still extant.[17] The town's first hotel, the Manitou House, was constructed in 1872. However, the panic of 1874 undercut the original ambitious plans, and land was subsequently divided into smaller units with more modest houses.[18] The development of the 1870s and 1880s primarily consisted of frame construction. Residential development consisted initially of tents, later followed by more permanent structures. The town's wealthy residents favored Grand Avenue for their residences while more modest homes were constructed on the hillsides south of Manitou Avenue.

The wood frame structures in the commercial district were replaced by brick and stone structures in the 1880s and 1890s. Native stone became an important material used in homes, retaining walls and bridges. Tourism played an important role in the development of Manitou Springs as evidenced by significant buildings from this period such as the Manitou Bath House (1883), Soda Springs Pavilion (1885), Manitou Mineral Water Bottling Works (1890), the Wheeler Block (1883, extant), the Leddy Block (1891, extant) and Miramont Castle (1897, extant). The residents favored large houses with extra rooms that were rented to tourists during summer. A sandstone public school and several churches were also constructed during the late 19th century.

[16] Unless noted, summarized from *City of Manitou Springs Historic District Design Guidelines* (July 2009), pages 2.1-2.4.
[17] Elaine Freed, Hugh King, and Gloria Mills, *Manitou Springs Historic District National Register of Historic Places Inventory-Nomination Form* (received August 26, 1983).
[18] Ibid.

At the turn of the century, the high Victorian period had passed and building styles became simpler. The town was still a resort accessed mainly by the railroad. Summer cottages from this period are evident along Ruxton, Pilot Knob and Waltham avenues.

The era of health-spa and long-term visitors ended with World War I. Visitors mostly arrived in their own automobiles and stayed for shorter periods. Tourist courts were developed on the east end of town such as the El Colorado Lodge and Green Willow Motel. Originally constructed as detached cottages, these were subsequently attached to each other with garages or carports. Typical examples of the automobile-related development, such as gas stations and roadside restaurants, also started to appear in Manitou Springs. To attract more tourists, the present-day Spa Building, the neighboring Arcade, and the 900 block of Manitou Avenue were developed in the popular Pueblo Revival, Spanish Colonial and Craftsman styles.

After World War II, Manitou Springs became a bedroom community for the growing Colorado Springs and its new military installations. Grand hotels and summer cottages were converted into apartments and homes for new, year-round residents. The number of grocery stores, clothing shops, hardware stores and drugstores increased in the commercial district to meet the needs of residents. As family vacations became popular in the 1950s and 1960s, historic motels in Manitou Springs' east end, curio shops, and local attractions flourished. Many of the town's historic commercial buildings modernized their storefronts. The residential developments continued along the perimeters of town. During the 1960s, Manitou Springs became a hub for counterculture and alternative lifestyles.

The NRHP-listed historic district was formed in the 1980s, resulting in the restoration of many commercial and residential buildings. The Mineral Springs Foundation restored the long abandoned mineral springs to public use, and a hillside density ordinance was adopted to protect the delicate, natural setting of the community. In addition to small-town tourism, "green tourism" focusing on outdoor activities emerged. The city grew with increased tourism and attracted new residents in the 1980s and 1990s.

Manitou Springs Historic District

Listed on the NRHP in 1983, the Manitou Springs Historic District encompasses almost the entire city. It is representative of a late 19th – early 20th century resort community, an important theme in the economic development of the state. The district is composed of about 1001 buildings, 752 of which were considered contributing at the time of designation. Areas of significance were listed as industry (resort/tourism), community planning and development, and architecture. The period of significance is from 1876 to the 1930s.

> The district is also significant in illustrating a planned community, with little change to the original layout of the town. Platted by the Colorado Springs Company in 1876, Manitou still retains the winding roads, the spa, and many of the grand hotels and residences which made the town one of the most impressive resorts in the state. The later summer cottages and other resort accommodations built in the early 20th century add historic and architectural interest in reflecting the continued growth and expansion of the community, whose importance as a tourist area has extended to the present. The craftsmanship exhibited in the design and construction of these buildings, as well as other residential, institutional, religious, and commercial buildings lends architectural significance to the district.[19]

[19] *Manitou Springs Historic District National Register of Historic Places Inventory-Nomination Form*

The Local Historic Preservation District was created in 1980 by the City of Manitou Springs and the first Design Guidelines Handbook for both the residential and commercial areas within the district was adopted in 1981. The Historic Preservation Ordinance was updated in 1987. Since the initial adoption, the design guidelines have been revised occasionally to make them more inclusive and clearer. The guidelines were comprehensively updated, and the initial subdistricts were created in 1993. In 1996, new Local Historic Preservation District boundaries were adopted that reduced its size to be more consistent with the National Register districts. A major update and reorganization to the Historic Preservation Ordinance was adopted in 2002, and the guidelines were revised again in 2009.[20]

Midland

Manitou Springs Elementary is located in the Midland Subdistrict of the Local Historic Preservation District. The subdistrict is named for the Midland Railroad which ran through the neighborhood until the late 1940s. The area is characterized by parcels laid out in a grid pattern, moderately scaled residences, terraced sites (due to the historic railroad right of way), bungalows and cottages, wood frame construction, and cut stone walls.[21]

ARCHITECTS

The 1922 school building was designed by architect Charles E. Thomas (1876-1957).[22] Born in Columbus, Ohio, Thomas moved to Denver with his family in 1881. Here, he began his architectural training in the office of Dick Phillips in 1893. He later worked for Frank E. Kidder (Denver), Robert Roeschlaub (Denver), and Thomas MacLaren (Colorado Springs). Thomas worked under MacLaren until 1904 when they formed a partnership that lasted until 1917—during which they designed numerous homes for prominent members of Colorado Springs. Thomas took some time off to study in Boston and New York in 1904, and Europe in 1909. He served as mayor of Colorado Springs beginning in 1917 and continued his private architectural practice. In 1946, he established a new partnership, Thomas & Sweet, with Gordon Sweet which possibly lasted until his death in 1957. Thomas designed many residences as well as public and private buildings. Some of his prominent works include Baldwin House in Broadmoor, Penrose Stadium in Broadmoor, the Shrine of the Sun on Cheyenne Mountain, the Shepard's Citation building in Colorado Springs, and the Holy Rosary Chapel in Cascade. In addition to the Manitou Springs Elementary, he designed the Manitou Springs post office (1907), Carnegie Library in Manitou Springs (with Thomas MacLaren, 1910), and Bank of Manitou (1924).[23]

According to the *Colorado's Mid-Century Schools* and the newspaper clippings from the period, the 1953 addition to the Manitou Springs Elementary was designed by Grant A. Wilson (1891-1976). He studied architecture at International Correspondence School, US Army Coast Artillery School at Fort Monroe, Virginia, and engineering in Los Angeles. Among his works are Bethany Baptist Church in Colorado Springs (1949), Manitou Springs High School (1956), and Pike Elementary in Colorado Springs (1956).[24]

[20] *City of Manitou Springs Historic District Design Guidelines* (July 2009), pages 2.4-2.5.
[21] *City of Manitou Springs Historic District Design Guidelines* (July 2009), page 2.38.
[22] "Manitou School for School District No. 14, El Paso County, Colorado," plans by Charles E. Thomas, Architect, February 27, 1922.
[23] Summarized from "Architects of Colorado – Biographical Series," History Colorado, https://www.historycolorado.org/sites/default/files/media/document/2017/Architects_thomas.pdf (accessed September 8, 2020).
[24] Christman, *Colorado's Mid-Century Schools,* Section No. J, page 132; AIA Historical Directory of American Architects, 1956, 1962 and 1970.

REGULATORY FRAMEWORK

The Colorado State Register of Historic Properties is a listing of the state's significant cultural resources worthy of preservation for the future education and enjoyment of Colorado's residents and visitors. Criteria for consideration of properties for nomination and inclusion in the State Register includes the following:

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.[25]

According to the *How to Nominate a Property to the State Register* document by History Colorado, a property must have retained its historic physical integrity as related to its significance. Within the concept of integrity, the State Register criteria recognize seven aspects or qualities to define integrity: location, setting, design, materials, workmanship, feeling, and association. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where and when the property is significant.[26]

SIGNIFICANCE EVALUATION

The 1922 Beaux Arts style building of Manitou Springs Elementary appears individually eligible to be listed on the Colorado State Register of Historic Properties under **Criterion A** for its association with the early 20th century development of Manitou Springs. The school was constructed to serve the growing population of Manitou Springs which was established as a resort community by then. Under Criterion A, the period of significance would be from 1922, the date of construction, to the 1930s, when the early 20th century development of the town halted.

No persons of known historical significance appear to have been directly associated with Manitou Springs Elementary; therefore, it does not appear eligible under **Criterion B**.

The building also appears individually eligible under **Criterion C** as a good example of an early 20th century Beaux Arts school building and as a work of master architect Charles E. Thomas. Even though the building received two additions, in 1953 and 1988, these are clearly distinguished from the original building and compatible in design and materials. The original site design, building massing and plan, materials, and design intent are still evident. Under Criterion C, the period of significance for the original school building would be 1922, the date of construction.

The 1953 addition was successfully designed and appears compatible with the 1922 school building. However, it is not a notable representation of the Midcentury Modern school design. It does not display innovations in design, use of new materials, construction methods, or technology. It was designed by Grant A. Wilson and the research has not revealed him as a prominent architect of his period.

[25] Colorado Office of Archaeology and Historic Preservation, *Information on Nominating Properties to the National Register of Historic Places and Colorado State Register of Historic Properties* (Rev. 07/2012).
[26] History Colorado, Office of Archaeology and Historic Preservation, *How to Nominate a Property to the State Register* (Revised 12/2018), 9.

Manitou Springs Elementary appears individually eligible under **Criterion D** for being commonly recognized as a visual landmark. The property is at a large corner lot facing the public library, and a block south of the main commercial artery. A school building has been at this location since the late 19th century, and the current 1922 building has been at this location for almost a century now—well recognized as the city's elementary school.

The subject property does not appear eligible under **Criterion E** since archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, the state, or the nation.

Integrity

After the historic significance has been established, a property's integrity must also be assessed. Since the 1922 school building was found eligible for listing under criteria A, C, and D, the integrity of the property is assessed below.

- Manitou Springs Elementary remains at its original site and retains integrity of **location**.
- The original **design** of the 1922 school building has been altered over time with alterations and additions. Even though the building received two major additions, in 1953 and 1988, these are clearly distinguished from the original building—the original site design, building massing and plan, the Beaux Arts architectural style, and design intent are still evident. Overall, the 1922 school retains sufficient integrity of design.
- The overall **setting** has not changed significantly since the time of the original construction in 1922. Even though the railroad that used to run through the neighborhood, about a block south of the school building, was removed in the late 1940s, the immediate surroundings has remained mostly intact. The school has been surrounded by single family houses with the main commercial street being a block north. Therefore, the property retains sufficient integrity of setting.
- The property retains sufficient integrity of **materials** despite alterations such as door and window replacements, and the 1953 and 1988 additions. The original brick cladding, cast concrete decorative elements, and interior wood trims still reflect the early 20th century architecture.
- The **workmanship** of the 1922 building is still evident as the expression of the period's technology.
- Although the 1953 and 1988 additions have altered the **feeling** of the property, the 1922 school building still maintains its expression of its period of significance; therefore, it retains sufficient the integrity of feeling.
- The property was originally constructed and is still used as a public school, and retains its integrity of **association**.

Overall, the 1922 school building at Manitou Springs Elementary retains sufficient integrity to communicate its significance under criteria A, C, and D. Therefore, it appears individually eligible for the Colorado State Register of Historic Properties.

Character-defining features of the 1922 building are as follows:

- Three-story massing with T-shaped plan, flat roof, and rusticated first floor
- Brick exterior walls with decorative bond patterns
- Parapet with stepped and pedimented portions
- Rusticated granite band wrapping around the building below the roofline
- Symmetrical front façade arrangement
- Arched entrances on the front façade with decorative surroundings

- Secondary entrances on the west and south facades with decorative brick surroundings and garlands
- Rectangular wood-sash windows
- Precast concrete keystones and square or octagonal decorative inserts
- Interior wood trims at classrooms and corridors
- Auditorium featuring proscenium with floral panels and an oval cartouche, box beams with decorative brackets, and wood trim
- Stone retaining walls within and around the property

Manitou Springs Historic District

According to the City of Manitou Springs Planning Department, Manitou Springs Elementary is considered contributing to the local historic district.[27]

Manitou Springs Elementary also appears to contribute to the NRHP listed Manitou Springs Historic District as the building is a representative of the early 20th century development of the planned community and is a good example of an school building designed the Beaux Arts architectural style. Additionally, the school was constructed in 1922—within the period of significance.

MANITOU SPRINGS ELEMENTARY SCHOOL CONCLUSION

The 1922 Beaux Arts style building of Manitou Springs Elementary appears individually eligible to be listed on the Colorado State Register of Historic Properties under **Criterion A** for its association with the early 20th century development of Manitou Spring; under **Criterion C** as a good example of an early 20th century Beaux Arts school building and as a work of master architect Charles E. Thomas; and under **Criterion D** for being commonly recognized as a visual landmark.

Manitou Springs Elementary is considered contributing to the locally designated historic district and also appears to contribute to the National Register-listed Manitou Springs Historic District.

Recommendations

Since Manitou Springs elementary appears individually eligible for listing the Colorado State Register of Historic Properties, the *Secretary of the Interior's Standards* (Standards) should provide guidance during rehabilitation of the historic building. As stated in the Standards, "some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes."[28] The character-defining features of Manitou Springs Elementary is identified on page 17 of this report and the significance diagrams are provided in Appendix.

[27] Email correspondence with Michelle M. Anthony, Senior Planner at City of Manitou Springs, July 28, 2020.

[28] Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (U.S. Department of the Interior, National Park Service Technical Preservation Services: Washington, D.C., 2017), 78.

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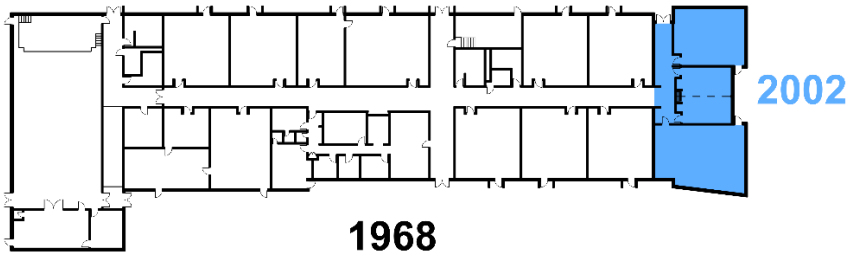
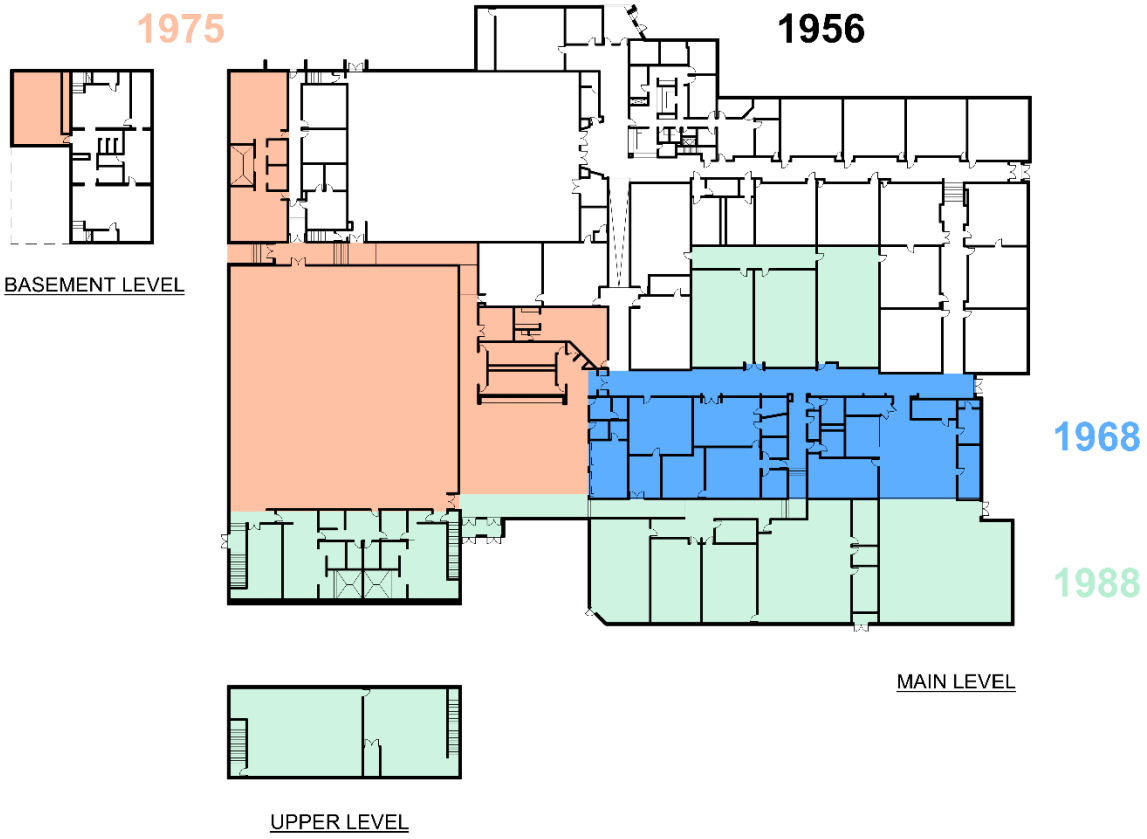
Historical Significance Conclusion

While History Colorado (formerly Colorado Historical Society) has not yet evaluated the schools, we do not believe Ute Pass Elementary or Manitou Springs High School are historically significant due to the nature of those buildings and their previous additions (see below). The 1922 Manitou Springs Elementary School does have historical significance that should be honored regardless of funding source and potential BEST funding requirements.

Ute Pass Elementary School



Manitou Springs High School



VII. BEST FACILITY ASSESSMENT

Manitou Springs School District consists of 7 occupied buildings as well as accessory buildings that serve the football field, the baseball field, and Grounds & Maintenance. The occupied buildings include:

- Ute Pass Elementary School
- Manitou Springs Elementary School
- Manitou Springs Middle School
- Manitou Springs High School
- Shared Integrated Learning Center Building (SILC)
- Transportation Building
- Grounds & Maintenance Building

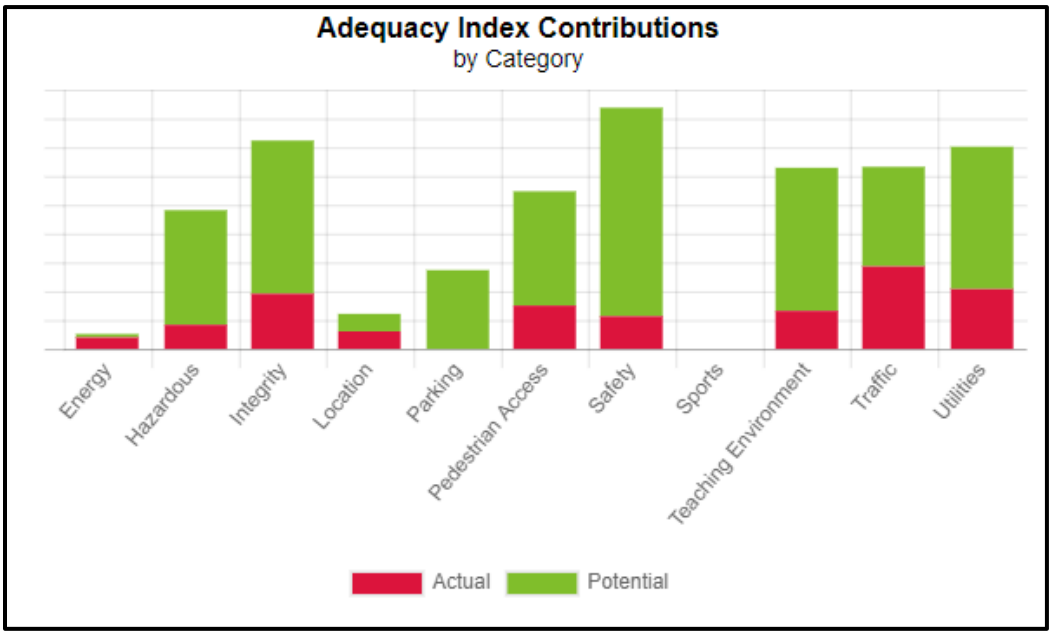
Prior to the beginning of the Master Planning process, CDE, through the State's BEST Facility Assessment program, provided assessments in the fall of 2019 and spring of 2020 for the following school facilities and their adjacent sites, resulting in the following Facility Condition Index scores (FCI). The FCI is a number between 0 and 1, with higher numbers indicating the need for improvements or, when reaching or exceeding 0.60-0.65, replacement:

- Ute Pass Elementary School Building/Site: **0.78/0.24**
- Manitou Springs Elementary School Building/Site: **0.77/0.70**
- Manitou Springs Middle School Building/Site: **0.49/0.84**
- Manitou Springs High School Building/Site: **0.63/0.50**
- Shared Integrated Learning Center Building: **0.17**

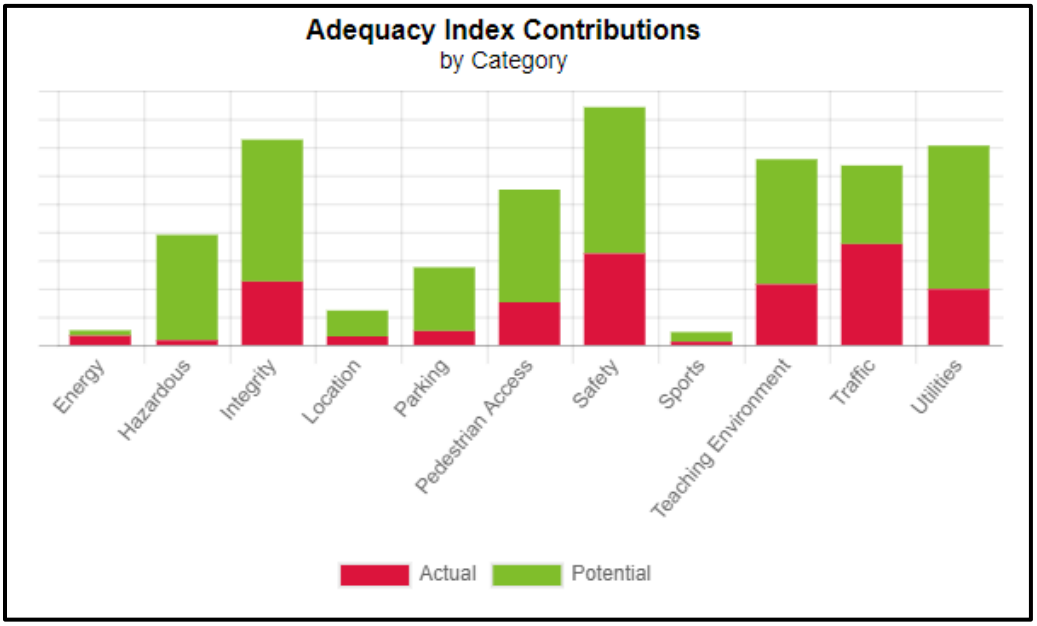
The facility assessments appear to show the need for major improvements and/or consideration for replacement across all of the schools, with the major influencing factor being that the average age of the buildings and their additions is 44 years. The exception to this is the SILC building; as it was constructed in 2002, there is not a need for significant improvements. Further comparison to these FCIs versus those calculated by the Master Plan Consulting Team is provided at the end of this section.

BEST also provides an Adequacy Index score for each site and facility (combined). This is a metric that objectively measures the current adequacy of a school as compared to the state average of all other schools. It is based on a set of questions that measure each school's compliance with a set of standards as shown here (note: this has not been provided for the high school):

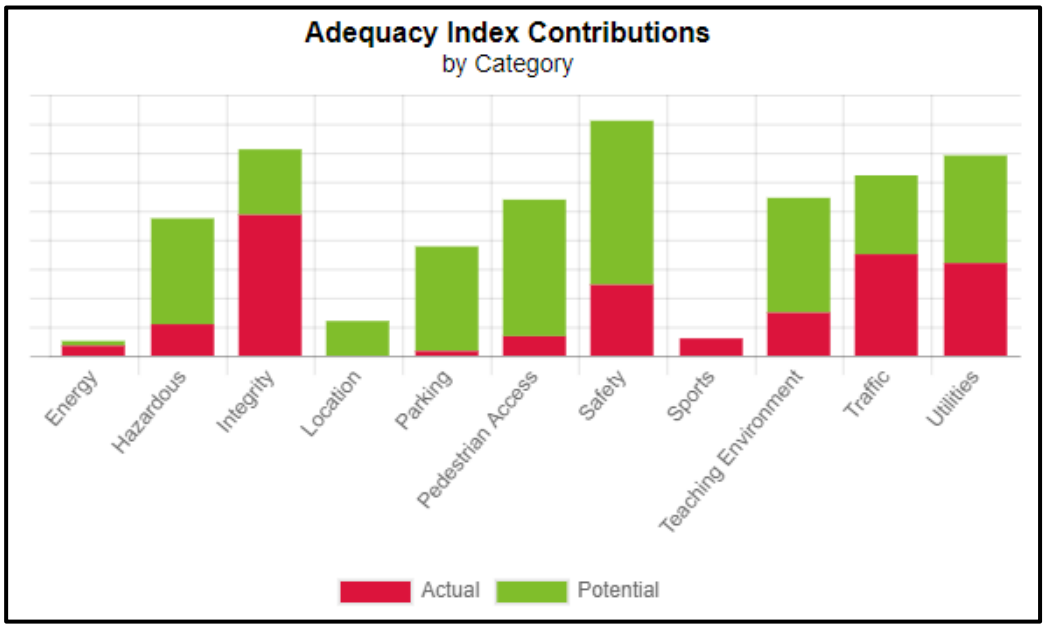
Adequacy Index for Ute Pass Elementary School:



Adequacy Index for Manitou Springs Elementary School:



Adequacy Index for Manitou Springs Middle School:



The Adequacy Index is a number between 0 and 1, with higher values indicating the need for better compliance. BEST assigned the following Adequacy Indices to the schools, indicating that while the programming meets requirements, it falls short of potential in many categories indicating a need for improvement in the site and facility:

- Ute Pass Elementary School: 0.25
- Manitou Springs Elementary School: 0.32
- Manitou Springs Middle School: 0.37
- Manitou Springs High School: 0.15

Access to the full reports can be found in Appendix A as well as here:

https://api.vfafacility.com/CDOEDashboard/districtLevel/district.jsp?districtEid=REG-644

It should be noted that BEST Facility Assessments are based on projected life expectancy of the assessed component or system based on industry standards and is independent of opinion on proper construction, function, or comparison to current building codes. It is for this reason that separate assessments are conducted by design professionals as a complement.

Evaluation of Assessments

Most of the noted work in CDE's reports was confirmed by the complementary assessment reports done by the Master Plan Consultant Team resulting in the FCIs, calculated with building and site combined, as follows:

- Ute Pass Elementary School Building/Site: **0.60** (CDE 0.78/0.24 = 0.51)
- Manitou Springs Elementary School Building/Site: **0.42** (CDE 0.77/0.70 = 0.73)
- Manitou Springs Middle School Building/Site: **0.47** (CDE 0.49/0.84 = 0.67)
- Manitou Springs High School Building/Site: **0.45** (CDE 0.63/0.50 = 0.57)
- Shared Integrated Learning Center Building: **0.07** (CDE 0.17)

Cost summaries from which these FCIs were calculated can be found in Appendix F.

The following notes reflect the Master Plan Consulting Team's understanding of from where the differences between FCIs are likely derived:

- While the sum totals for items noted in the Master Plan Consulting Team's assessment reports often closely matches that which was estimated by BEST, the cost for a replacement facility used to calculate FCI was substantially different. The cost utilized by BEST is believed to underrepresent the reality of the costs of replacement, resulting in a skewed FCI number.
- A substantial number of additional items were reported by BEST for the Manitou Springs Elementary School Facility Assessment than by the Master Planning Consulting Team, resulting in the team calculating a substantially lower FCI than BEST. The building is believed to be in much better condition than the BEST assessment reports.
- A number of additional ADA improvements were noted within the Master Plan Consultant Team assessment reports.

VIII. EDUCATIONAL PROGRAMMING AND ADEQUACY

Manitou Springs School District Core Values:

Relationships: *We value authentic connections grounded in trust and respect between ALL people.*
Deep Learning: *Our community practices dynamic, divergent, critical and global thinking. We challenge each learner to master, transfer and apply the knowledge, skills and abilities needed for success.*
Opportunity: *We provide accessible and engaging opportunities for purposeful growth and visionary learning.*

Alongside the physical repair/replacement/improvement needs of the various campuses, the complementary initiative for completing a comprehensive master plan was the Manitou Spring School District's desire to ensure that their students have access to modern teaching and learning environments that support the core values of the District within safe and accessible facilities. The students of today must be proficient problem solvers that can work in varied environments with a full understanding of the value of collaborative processes and outcomes.

With school facilities whose median age is 44 years, the teachers are forced to rise to this challenge within an environment built for traditional one-directional teaching. Students, tasked with being technologically proficient as well as collaborative to compete in today's job market, are impeded with lack of varied spaces for different types of learning. The District has worked diligently to ensure their students have equal access to opportunities for exploration but recognized the need to have a plan for the physical spaces moving forward.

Existing Educational Programs

Manitou Springs School District is a Pre-Kindergarten through 12th grade comprehensive school district with a consistent student body count average of 1500 students and a graduation rate of 90% (2019).

Offered Programming with Comparison to Colorado Academic Standards:

- Dance A dance program is provided for middle and high school students.
- Drama and Theater Arts There is a structured drama program for middle and high school level students, with (2) performances per year for each school. The auditorium at Manitou Springs Elementary School supports these programs.
- Comprehensive Health & Physical Education Comprehensive health and physical education programming are provided to students of all ages.
- Mathematics Mathematics programming is provided to students of all ages. There is a lack of collaborative spaces to promote group study for project-based learning.
- Music Music programming is provided to students of all ages. For Pre-K, this involves in classroom learning of singing, speaking, and moving. For elementary school this includes singing and musical instruments of various types. For middle and high school students, this includes band and choir programs. The music programs at the middle and high school level are very popular and as such they currently are tight on performance space to deliver the programming. The middle and high school share the spaces that provide this programming.
- Reading, Writing and Communicating Reading, Writing and Communication programming is provided to students of all ages. There is a lack of collaborative spaces to promote group study for project-based learning.

- **Science** Science programming is provided to students of all ages. For Pre-K-5th grade, this involves in classroom learning of physical science. For middle and high school students, this involves specific learning in applied sciences, including chemistry. There are two science labs in the middle school that are undersized and need accessibility and safety improvements. There are 4 science labs in the high school that need accessibility and safety improvements.
- **Social Studies** Social studies programming is provided to students of all ages. There is a lack of collaborative spaces to promote group study for project-based learning.
- **Visual Arts** Visual arts programming is provided to students of all ages. For Pre-K, this involves in classroom learning with simple art projects. For K-5th grade, this involves learning of simple art fundamentals. For middle and high school students, this involves a broader program of both 2D and 3D art with smaller areas in the main art classrooms for the digital arts. The middle and high school share the spaces that provide this programming.
- **World Languages** World languages programming is provided to students K-12. Spanish is provided at the elementary school level, Spanish and French at the middle school level, and Spanish, French and German at the high school level.

Additional Programming Offered:

- **Gifted & Talented / Exceptional Scholars (all schools)**
- **The Mountain Academy of Arts and Sciences** This program is a full time 6th grade program offered at Ute Pass Elementary School that focuses on developing skills and techniques in leadership, science, STEAM, integrated units, and music skills in an intimate and elementary school setting.
- **TEAMS** This program, focusing on technology, engineering, arts, media and science, is offered at both elementary schools to children K-5 (K-6 at UPES).
- **Career Technical Education (CTE) Career + Construction Colorado** This program has been present at the high school level for many years, and more recently added to the middle school programming as one of their exploratory paths. At the middle school level, the focus is more on integrated design and construction processes but they lack a true and adequately ventilated and protected shop space; they currently use a converted classroom at the SILC building. The high school program is currently operating out of an integrated shop area at the high school. Due to the age of the facility and insufficient space for both instruction and storage, there are safety hazards present as well as accessibility issues.
- **Robotics** Robotics has become a strong program in the District. However, this program does not have a permanent space from which to operate and as such lacks the infrastructure needed to support the projects. This program is only offered as an after school option currently.
- **Career Start Program at Pikes Peak Community College** a Concurrent Enrollment program offering at Pikes Peak Community College that provides high school students with opportunities to earn both college and high school credit in a vocational setting and immersion to the college environment and expectations.
- **Additional Academic Programs offered at MSMS:**
    - Career Technical Education (Career + Construction Colorado)
    - Gallo
    - Journalism

- **Additional Academic Programs offered at MSHS:**
    - Advanced Placement
    - MAPS
    - Exceptional Scholars/Gifted and Talented

- Career and Technical Education (CTE) (Career + Construction Colorado)
- Credit Recovery
- Concurrent Enrollment
- CU Succeed
- Independent Study
- Yearbook + Journalism
- Technical Theatre
- Visual Arts
- Athletic Conditioning
- Computer Science

Extracurricular Programs Offered

Athletics:

- Cross Country (Middle and High School)
- Golf (Middle and High School)
- Soccer (Middle and High School)
- Volleyball (Middle and High School)
- Football (Middle and High School)
- Cheerleading (High School)
- Basketball (Middle and High School)
- Wrestling (Middle and High School)
- Swimming (High School)
- Baseball (High School)
- Track and Field (Middle and High School)

Club Activities (Middle School)

- Robotics
- Forensics
- Drama
- Poetry/Writing Club
- Science Club
- Game Club
- Knitting Club
- MASH Homework Club
- Builder's Club
- Mustang Ambassadors
- TALK

Club Activities (High School):

- Forensics
- Gay, Straight, Trans* Alliance
- Key Club
- Knowledge Bowl
- Math Warriors
- Muffin Topz
- Mustang Thespian Society
- Student Council

- National Honor Society (NHS)
- Robotics
- Math Tutor Lab
- Skills USA
- Science Club
- Sources of Strength
- Spanish Club
- Teen Advocates for a Well Community (TAWC)
- Environmental Club
- Science Club

Connect14:
Provides various after-school programming for children grades K-12, and includes such specialties as robotics, performing and creative arts and gardening.

Educational Environment Improvements Desired

The master planning team met with both staff and students from the various schools to hear firsthand how their current educational environments either help or hinder what they are working to achieve as well as every day teaching and learning. Full notes on these discussions can be found in Appendix E, but a summary of top priorities is as follows.

<u>Ute Pass Elementary School</u>

Staff Perspective

Education Goals:

- Building as a teaching tool
- How to live with the natural environment
- Connection to the outdoors
- Project-based Learning

Immediate Needs:

- Itinerant space
- Improved SPED space
- Improved Pre-K space
- Improved access to nurse office
- Acoustics, security and technology
- Outdoor play field upgrade

<u>Manitou Springs Elementary School</u>

Staff Perspective

Education Goals:

- Project-based Learning
- Outdoor learning
- Collaborative teaching
- True equitable accessibility

Immediate Needs:

- Library and maker space creation
- Itinerant space
- Outdoor play field upgrade
- Acoustics, security and technology
- Accessibility

Student Perspective

Highlights:

- Like size and levels of school
- Windows and natural light
- Playground
- Nice teachers
- Outdoor classrooms

Improvements:

- Add outdoor classroom
- Replace gravel on playground
- Provide bigger lunch room
- Provide space for the library (like it in the hallway)
- Provide some bigger classrooms

<u>Manitou Springs Middle School</u>

Staff Perspective

Education Goals:

- Student-centered
- Exploratory learning
- Showcase student achievement

Immediate Needs:

- Improved outdoor space
- Itinerant space
- Accessible connection to SILC
- Larger commons
- Appropriate CTE / Career + Construction space
- Acoustics, security and technology

Student Perspective

Highlights:

- Small school environment
- Kind teachers
- Opportunities

Improvements:

- Upper outdoor space
- Accessibility
- Provide more inviting library
- Provide wider hallways
- Provide bigger lunch room

Manitou Springs High School

Staff Perspective

Education Goals:

- Student-centered exploration
- Emphasis on relationships

Immediate Needs:

- Improved outdoor space
- Improved use of space (purposeful)
- Space for robotics program
- Space for growth of music program (performance space)
- Security and technology
- Accessibility

Student Perspective

Highlights:

- Small school environment
- Family
- Strong bonds
- Community
- Natural setting

Improvements:

- More outdoor space
- Connection to outdoors
- Space for larger gatherings
- Accessibility
- HVAC system
- Inviting library
- Football, soccer and baseball fields

District Properties

Manitou Springs School District has 4 pieces of property. One in Cascade Colorado supports the district's bus parking and the transportation maintenance building and Ute Pass Elementary School. The remaining 3 properties are in Manitou Springs. One of them supports the Manitou Springs Elementary School, another supports their baseball and practice soccer field and the last supports their 6-12 grade campus including the middle school, football field, high school, SILC building, district facilities building and district track and field.

Transportation Center and Ute Pass Elementary

Manitou Springs Elementary

District Baseball and Practice Soccer Field

District 6-12 Campus, Fields & Facilities

District Facilities

Name, Address and Use of Facility	Original		1st Addition		2nd Addition		3rd Addition	
	Year Built	Square Footage	Year of addition	Square footage	Year of addition	Square footage	Year of addition	Square footage
Ute Pass Elementary School - 24,236 s.f. 9230 Chipita Park Rd, Cascade, CO 80809 Pk-6 elementary school	1968	21,336	2002	2,900	n/a			
Manitou Springs Elementary School 56,286 s.f. 110 Pawnee Ave, Manitou Springs, CO 80829 Pk-5 elementary school	1923	28,193	1953	20,386	1988	7,707	n/a	
Manitou Springs Middle School - 40,920 s.f. 415 El Monte Pl, Manitou Springs, CO 80829 6-8th grade middle school	1976	35,137	1989	3,546	2002	2,237	n/a	
Manitou Springs SILC Building - 41,920 s.f. 405 El Monte Pl, Manitou Springs, CO 80829 6-12th grade specials classrooms (art, music, drama, dance, CTE) and district administration	2004	41,920	n/a					
Manitou Springs High School - 86,047 s.f. 401 El Monte Pl, Manitou Springs, CO 80829 9-12th grade high school	1956	34,558	1968	9,256	1975	19,327	1988	22,906
District Transportation Maintainance Bldg 9232 Chipita Park Rd, Cascade, CO 80809	1977	2,100	unknown	95	n/a			
District Baseball Concessions Bldg 60 Beckers Lane, Manitou Springs, CO 80829	unknown	800	n/a					
District Football Concessions Bldg 415 El Monte Pl, Manitou Springs, CO 80829	unknown	960	n/a					
District Football Pressbox Bldg 415 El Monte Pl, Manitou Springs, CO 80829	unknown	600	n/a					
District Facilities Maintainance Bldg 401 El Monte Pl, Manitou Springs, CO 80829	unknown	1,280	n/a					

Description of Construction & School Floor Plans

Ute Pass Elementary School is a 1-story building. The 1968 portion of the school is concrete footings, slab on grade, steel frame and roof structure. Roof is built-up, ballasted. Exterior walls are cast-in-place (CIP) concrete, stone veneer on concrete masonry unit (CMU). The 2002 addition was constructed on the east end, providing three classrooms. It has concrete footings, slab on grade, steel frame and roof structure. Roofing is rolled asphalt sheets. Exterior walls are an EIFS system on metal studs.

Manitou Springs Elementary School is a 4-story building. The original 1910 school building has been removed. The older portion of the current school was constructed in 1922 and consists of concrete footings and slab on grade. The superstructure could not be confirmed, but believed to be timber construction on masonry bearing walls at the perimeter. Exterior walls are brick masonry. The 1953 addition is a concrete framed structure with concrete pan joists. Exterior walls are brick masonry. The 1988 addition is slab on grade with a steel structure and roof decking. All of the roofing is built-up ballasted with a small portion of standing seam metal.

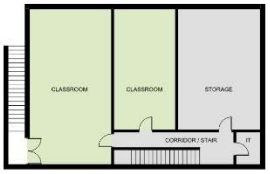
First Floor

Second Floor

Third Floor

Fourth Floor

Manitou Springs Middle School is a 1-story building. The 1976 portion of the school includes a 2,035 s.f. basement that is used to hold classes. The 1989 addition added classrooms and industrial arts space. In 2002, two additional classrooms were added. The entire building is supported by concrete spread footings, slab on grade and steel frame and roof structure (except gym is precast tee roof structure). Roofing is standing seam metal, rolled asphalt sheet and single ply. The exterior walls primarily brick masonry on metal studs, but brick on CMU at the gym.



Basement

Main Level

The **Shared Integrated Learning Center** (SILC) is a - story building with concrete footings, slab on grade and a steel frame and roof structure. Roofing is a ballasted EPDM rubber roof at the low roof and adhered EPDM rubber roof at the high roof. Exterior walls are CIP concrete and stucco on CMU.

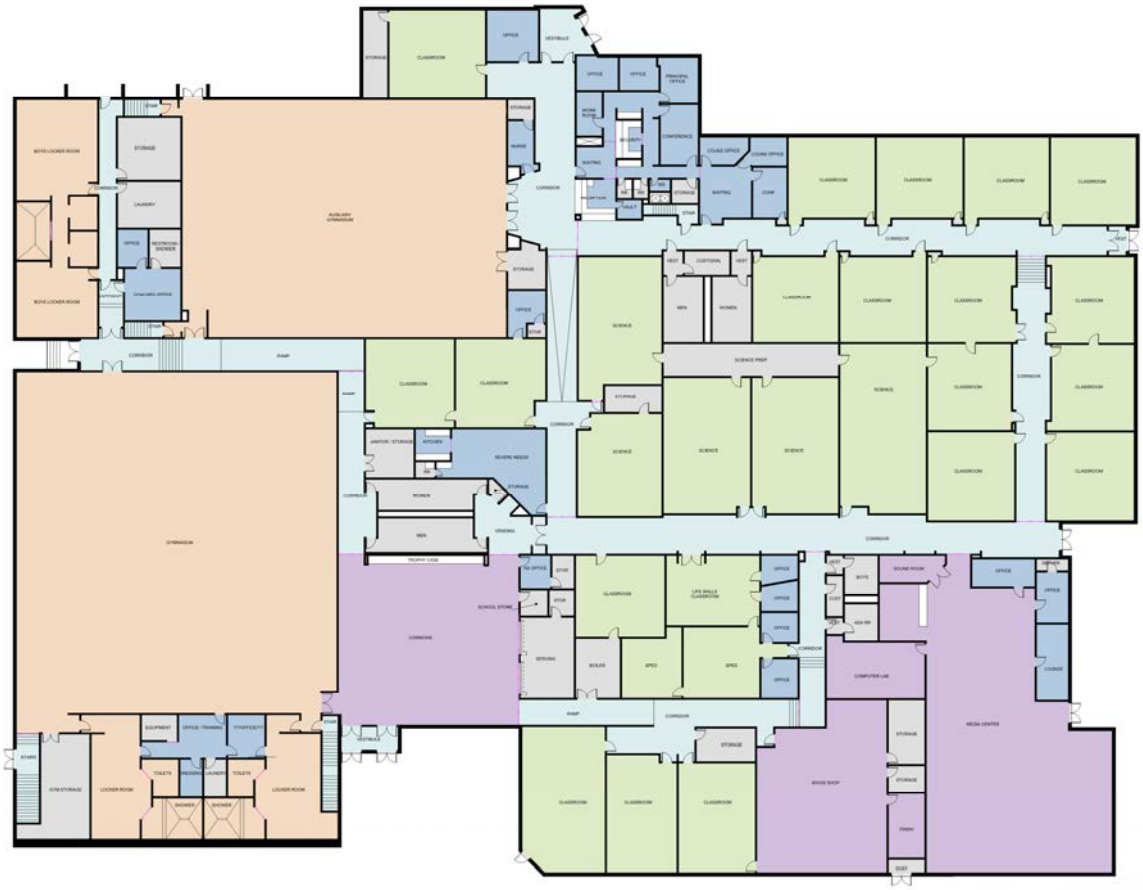
Third Floor

Second Floor

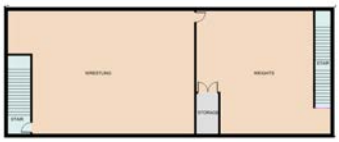
First Floor

Manitou Springs High School building is primarily a 1-story building, but the original 1956 building does have a small basement locker room area and the 1988 addition has 2nd floor wrestling and weight room area. The entire building is supported on conventional concrete spread footings with concrete slab on grade floors. The majority of the building is constructed with masonry bearing/shear walls and a precast concrete double tee roof structure. Some areas of the original building were constructed with timber construction roof elements bearing on perimeter masonry walls with a brick veneer. The majority of the exterior walls are brick masonry on CMU. The roofing on the school is a mix of built-up, ballasted, and TPO membrane.

Basement



Main Level



Upper Level

District Transportation Maintenance Building is a 1-story pre-engineered metal building with metal exterior wall panels and metal roofing. The majority of the space is dedicated to 2 bus maintenance bays. A small entry vestibule / lounge addition is constructed of CMU block with asphalt roofing.

District Baseball Concessions Building is a 1-story building constructed of load bearing exterior CMU block walls with a steel roof structure and metal roofing with some polycarbonate glazing panels. The interior wall partitions are a mix of CMU and gypsum board. The building consists of a concessions area, a utility room, a men's and women's restroom, two storage rooms, and an electrical room. The building is uninsulated and as such is drained down for the winter months.

District Football / Soccer Concessions Building is a 1-story building constructed of load bearing CMU with a stucco finish exterior. The roof is a steel structure with metal roofing. The building consists of a storage garage, men's and women's restrooms, and a concession area.

District Football / Soccer Pressbox is a 2-story building constructed of wood with a stucco finish and asphalt shingle roofing. The lower level is used for storage of buildings and grounds equipment and materials and for access via a wood stair to the upper level. The upper level is subdivided into three areas for viewing of the field. The building is uninsulated.

District Facilities Maintenance Building is a 1-story pre-engineered metal building with metal exterior wall panels and metal roofing.

X. FACILITY EVALUATION AND FUTURE USE ANALYSIS

Appendix C of the master plan contains the complete assessment reports done by the Master Plan Consultant Team for the Manitou Springs School District facilities. These are intended to accompany and supplement the assessments completed by CDE (included in Appendix A). The consultant team assessments include civil, architectural, structural, and MEP information. These site assessments and reports were completed in August of 2020, and include information from existing building drawings, facility maintenance records, and on-site observation. The Colorado Community College System also provided an evaluation of accessibility related to Career and Technical Education at Manitou Springs High School. That report was based on site observations in February of 2020 and is included as Appendix B.

The Master Plan Consultant Team assessments used the following criteria to produce the list of deficiencies:

- Code violations
- Safety and security conditions
- Building maintenance

These criteria relate solely to the physical aspects of the facility; educational programming suitability was reviewed separately and outlined in chapter VIII of the master plan.

For each line item indicated in the assessments, a time based priority level was included to help evaluate the urgency of the work from needing to be done in the next 0-3 years (high priority), 4-7 years (medium) and low priority work recommended to be completed in 8+ years. See Appendix F for a construction cost estimates relating to this itemized deficiency list.

General overview the condition of district facilities

While the facilities are clean and well-maintained, the average age of the school facilities in Manitou Springs School District is 44 years old. The last major district wide work occurred in 1988 with additional work in 2002. Since these buildings were built and renovated, building codes have continued to evolve and improve in terms of safety and energy efficiency. It is also important to note that Manitou Springs is a mountain community with significant grade changes and the majority of the district buildings were constructed before the Americans with Disabilities Act was passed and began implementation. As such the primary issues that should be addressed district wide include:

- Many accessibility issues
- Roofing, windows, and doors are generally at the end of their useful life
- Numerous safety and security concerns
- No thorough fire sprinkling
- Electrical and lighting upgrades are needed
- Mechanical equipment and distribution upgrades are needed.

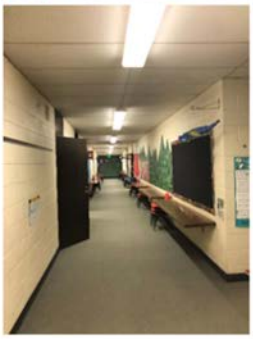
Separate overall building analysis

A snapshot of the most pressing and long-term needs of each facility is provided in the pages that follow.

Ute Pass Elementary School - (1968 original, 24,236 s.f. total)

See complete assessment for details, but the most pressing items to be addressed include:

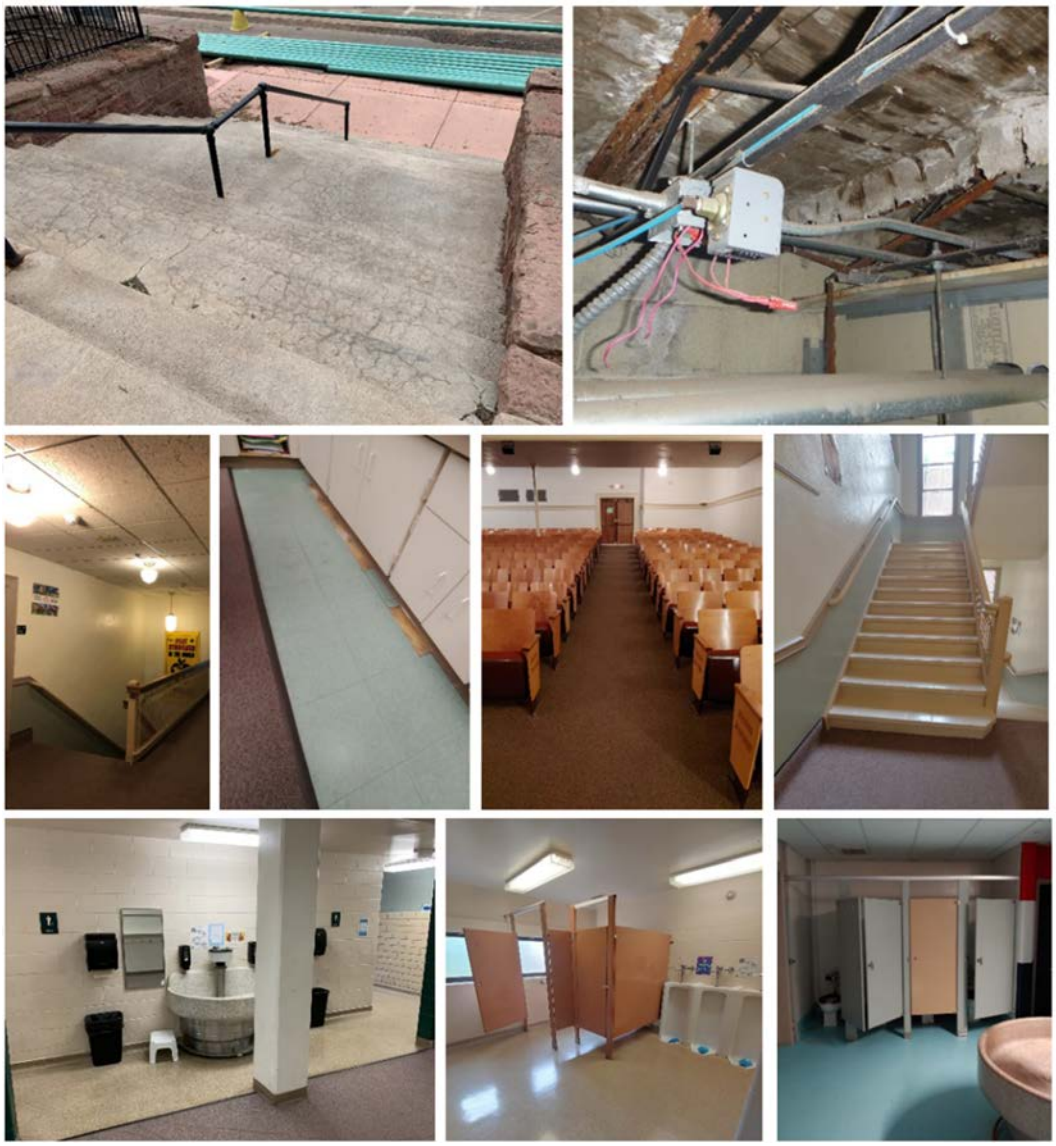
- Correct accessibility issues on site and in the facility including ADA parking spots, route to the entry, toilet room compliance, hand and guardrails.
- Reroof the entire facility
- Replace exterior windows and doors
- Replace interior finishes and casework
- Minor structural repairs
- Replace mechanical systems (central boiler and water heater to remain)
- Replace / upgrade lighting to LED
- Replace panelboards and upgrade electrical service
- Provide fire sprinklers and voice evaluation fire alarm.



Manitou Springs Elementary School - (1923 original, 56,286 s.f. total)

See complete assessment for details, but the most pressing items to be addressed include:

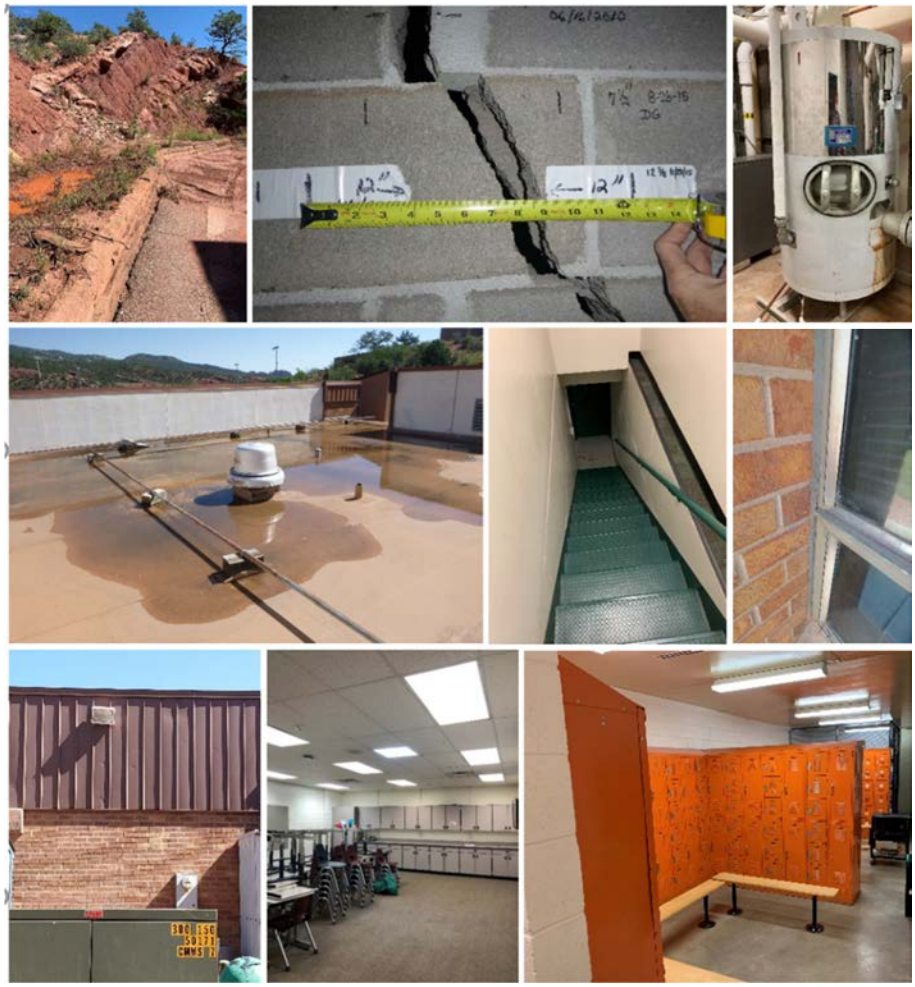
- Correct water infiltration and structural deterioration at main entry
- Correct accessibility issues on site and in the facility including: ADA parking spots and route to entry, toilet rooms, hand and guardrails.
- Reroof the 1952 portion of the building
- Minor window and door repairs
- Replace interior finishes and casework
- Minor structural repairs
- Replace mechanical systems including plumbing
- Replace / upgrade lighting to LED and egress lighting in the auditorium
- Replace panelboards and upgrade electrical service
- Provide fire sprinklers and voice evaluation fire alarm.



Manitou Springs Middle School - (1976 original, 40,920 s.f. total)

See complete assessment for details, but the most pressing items to be addressed include:

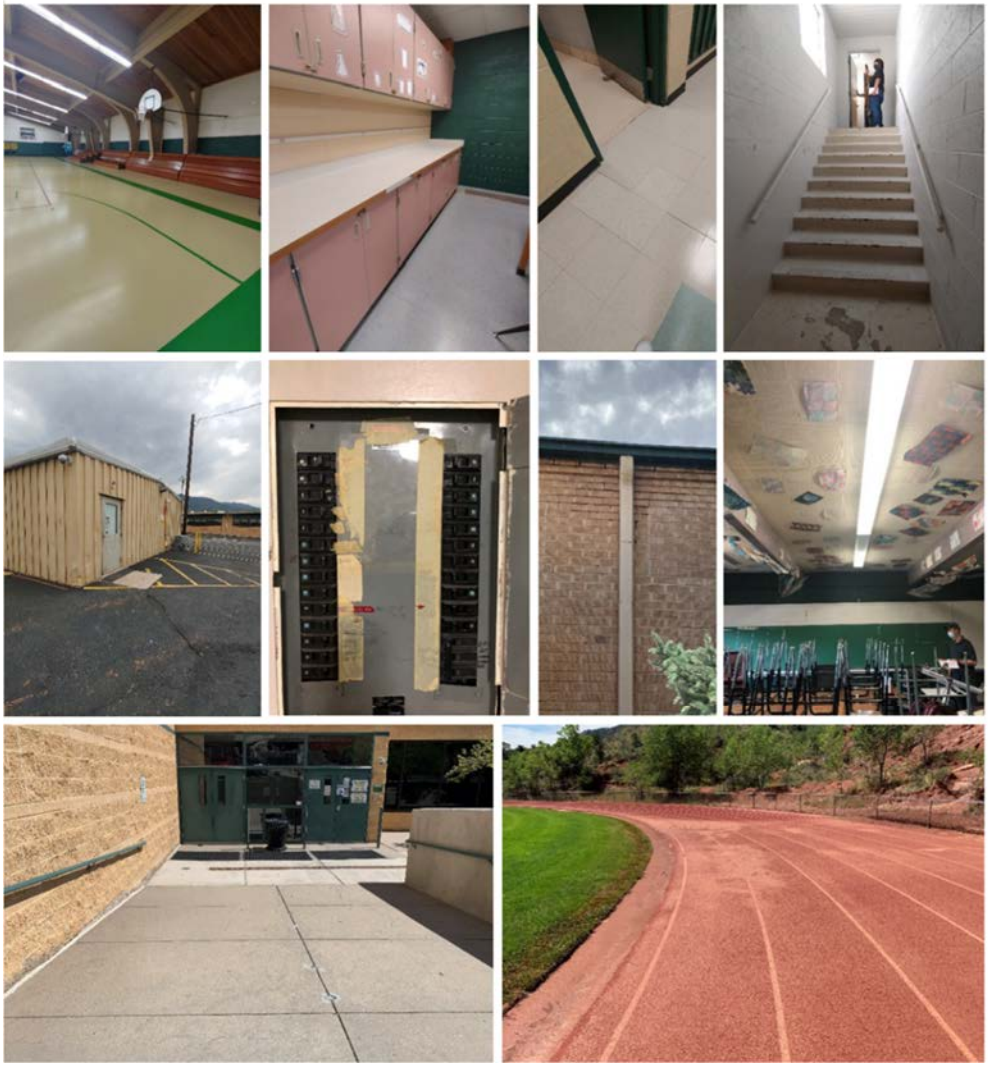
- Ongoing building movement and resulting cracking of interior walls and impediment of doors. *Note: a cost-effective long-term solution for this problem has not been identified, district continues to repair walls and adjust doors as a matter of routine maintenance.*
- Site erosion cleanup, repair and 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, basement rooms, hand and guard rails
- Correct accessibility route to SILC building. *Note: a cost-effective long-term solution for this problem has not been identified.*
- 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.



Manitou Springs High School - (1956 original, 86,047 s.f. total)

See complete assessment for details, but the most pressing items to be addressed include:

- 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 evaluation fire alarm.
- Refinish running track surface



Shared Integrated Learning Center (SILC) - (2001 original, 41,920 s.f. total)

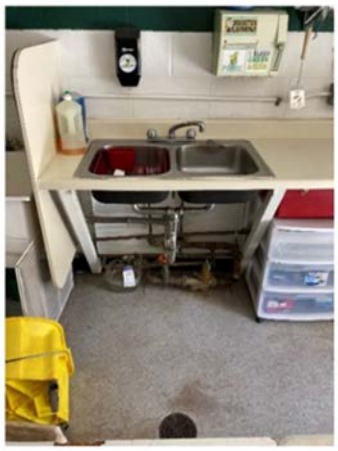
See complete assessment for details, but the most pressing items to be addressed include:

- Minor ADA improvements at toilet rooms and sinks in classrooms
- Minor fire sprinkler extension
- Exterior concrete repair
- Correct "bird trap" at covered glass entry
- Replace worn carpet in student areas
- Add dust collection system in construction lab
- Replace / upgrade lighting to LED
- Reroofing in the next 5-10 years

Football / Soccer Field

See complete assessment for details, but the most pressing items to be addressed include:

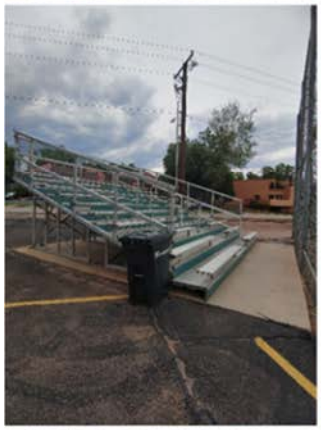
- Correct accessibility issues on site and in both the concessions and Pressbox buildings including: ADA parking spots, access to visitor bleachers, ADA compliance at bleachers, ADA toilet rooms and concessions serving counter.
- Correct site paving and drainage / runoff issues onto field
- Additional toilets needed to comply with current code – both counts and accessibility
- Exterior door replacement at the concessions building
- Replace plumbing fixtures
- Replace / upgrade lighting to LED



Baseball and Practice Soccer Complex

See complete assessment for details, but the most pressing items to be addressed include:

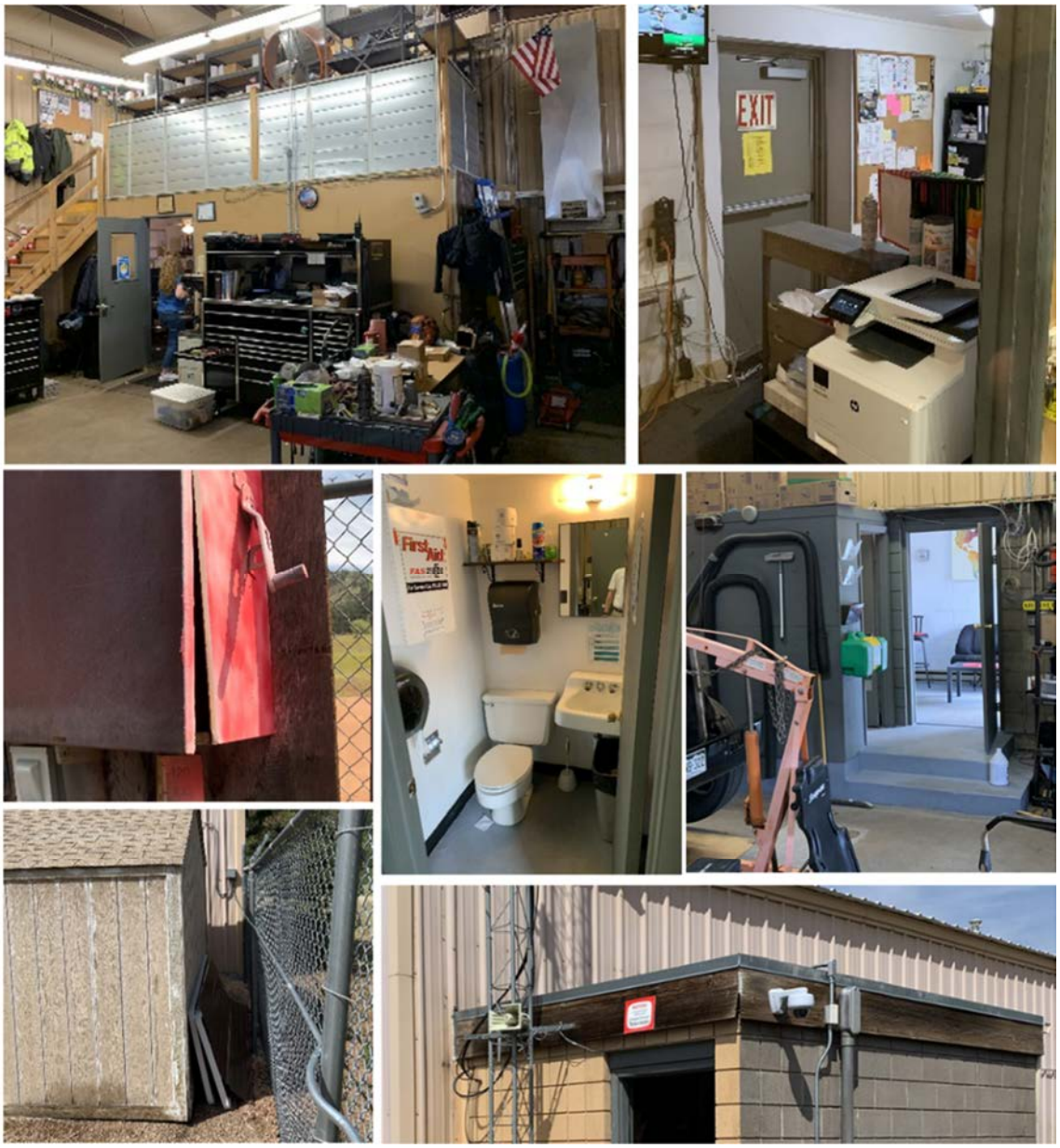
- Correct accessibility issues on site and at the concessions and into the dugouts including: ADA parking spots, ADA compliance at bleachers, ADA toilet rooms and concessions serving counter.
- Correct site paving and drainage / runoff issues onto field
- Additional toilets needed to comply with current code – both counts and accessibility
- Major improvements needed at concessions building including toilets, roof and gutters, doors, lighting.
- Major improvements needed at dugouts including exterior wood panels, roof and gutters
- Repair and regrade baseball field to provide positive and smooth playing surfaces.



Bus Barn

See complete assessment for details, but the most pressing items to be addressed include:

- Correct accessibility issues on site and in the bus barn including: ADA parking spots, route to entry, ADA compliant toilet room, hand and guardrails.
- Minor exterior flashing and fascia repair
- Provision of proper exiting from bus barn
- Replace mezzanine access stair for code compliance and make walls full height
- Provide storage systems to keep exit paths clear
- Replace exterior main electrical disconnect
- Repair of flex conduit/MC cables to junction boxes
- Replace / upgrade lighting to LED



Future Use Analysis

The master planning team recommends that each of the existing buildings be reinvested in and maintain their original and existing uses, with the exception of the existing middle school which would better serve the district and students as a district facility for district administration, buildings and grounds and the district kitchen. Refer to chapters XIII and XIV for further explanation and justification for this recommendation.

XI. ENERGY, HVAC, O&M ANALYSIS

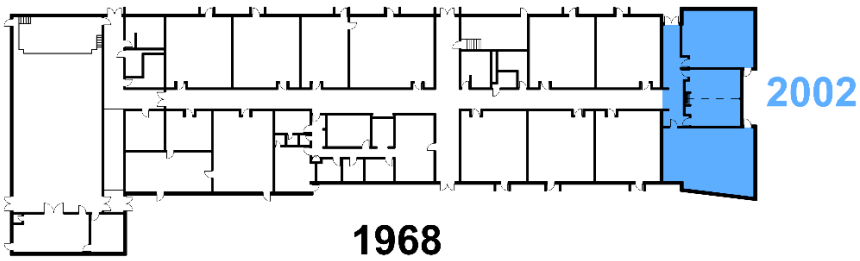
The various facilities throughout the District were constructed and added onto at various points throughout the years utilizing a mixture of materials and construction methods. The oldest facility, Manitou Springs Elementary School was constructed in 1923 and the newest, the SILC building, was constructed in 2002. With the average age of all the facilities and additions combined at 44 years, there are many existing building envelope, HVAC and electrical components that do not meet current energy codes. A quick summary of each facility follows.

Each of the major components – the typical wall and roof assembly – are itemized below for each facility and separated by year of construction. In order to gain an initial understanding of the performance of each typical assembly with comparison to the current energy code (2015 International Energy Conservation Code), the existing approximated U-value for each assembly is indicated alongside the current U-value requirement per the code for climate zone 5B, denoted **(existing U-value / 2015 IECC requirement U-value)** and reflexed in percentage of current vs. code. For scale of impact to overall building efficiency, the gross square footage of each period of construction is also included.

Note that the square footages were calculated from Revit models that were created by scaling existing building drawings and as such one should assume a +/- 10% margin of error in the totals. In addition, while some existing documentation exists on wall and roof assemblies of the different facilities, it is not continuous nor comprehensive. As such, the U-values expressed below represent a mixture of real information and best assumptions.

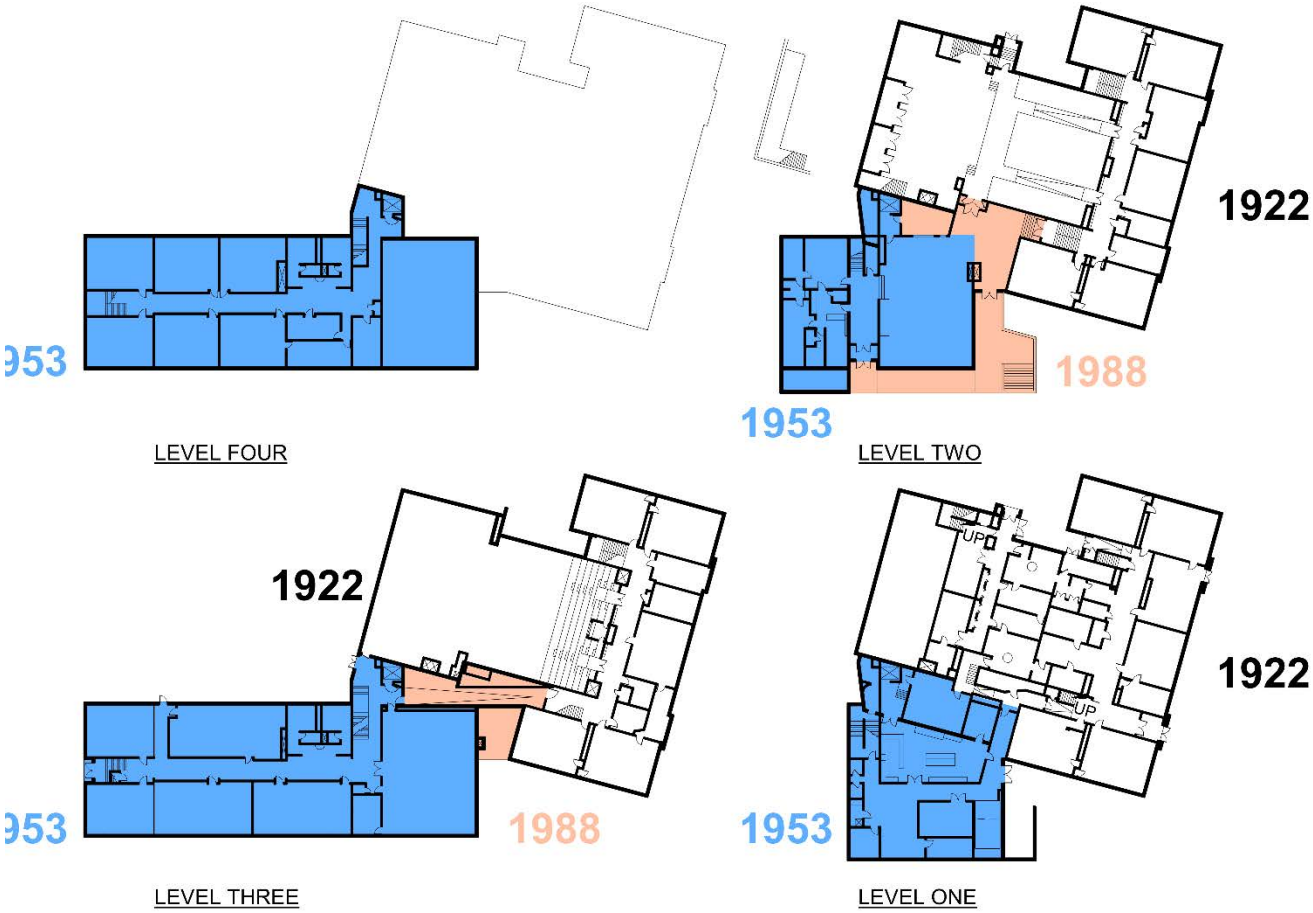
Please reference the MEP facility assessments in Appendix C for descriptions of the existing systems and functionality at each of the facilities. Note that only occupied educational buildings were included in this analysis; calculations were not performed for the various field buildings that supplement field activities or the Bus Barn. A summary of gas and electricity expenditures for the District over the last 5 years for the educational facilities has been included at the end of this section for reference.

Ute Pass Elementary School – 24,236 GSF



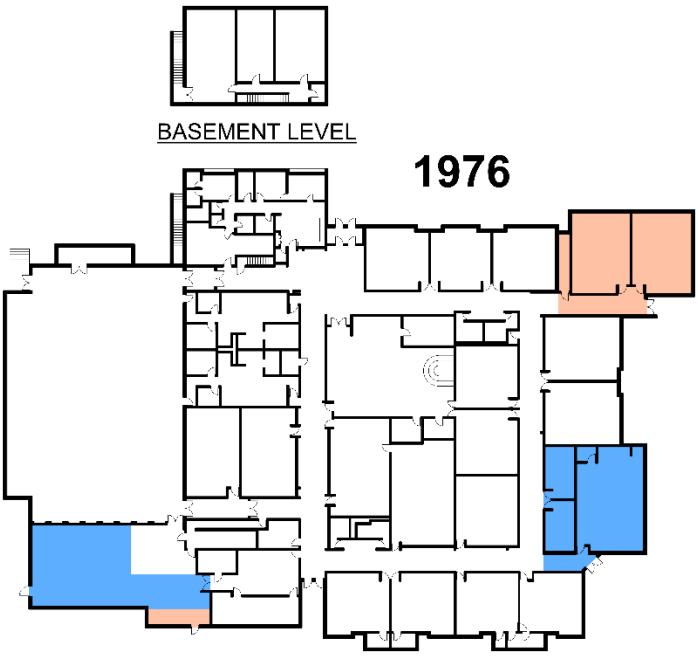
- 1968 (21,336 SF)
  - Walls: **0.277/0.090 (32%)**
  - Roof: **0.092/0.032 (35%)**
- 2002 (2900 SF)
  - Walls: **0.076/0.064 (84%)**
  - Roof: **0.038/0.032 (84%)**

Manitou Springs Elementary School – 56,286 GSF



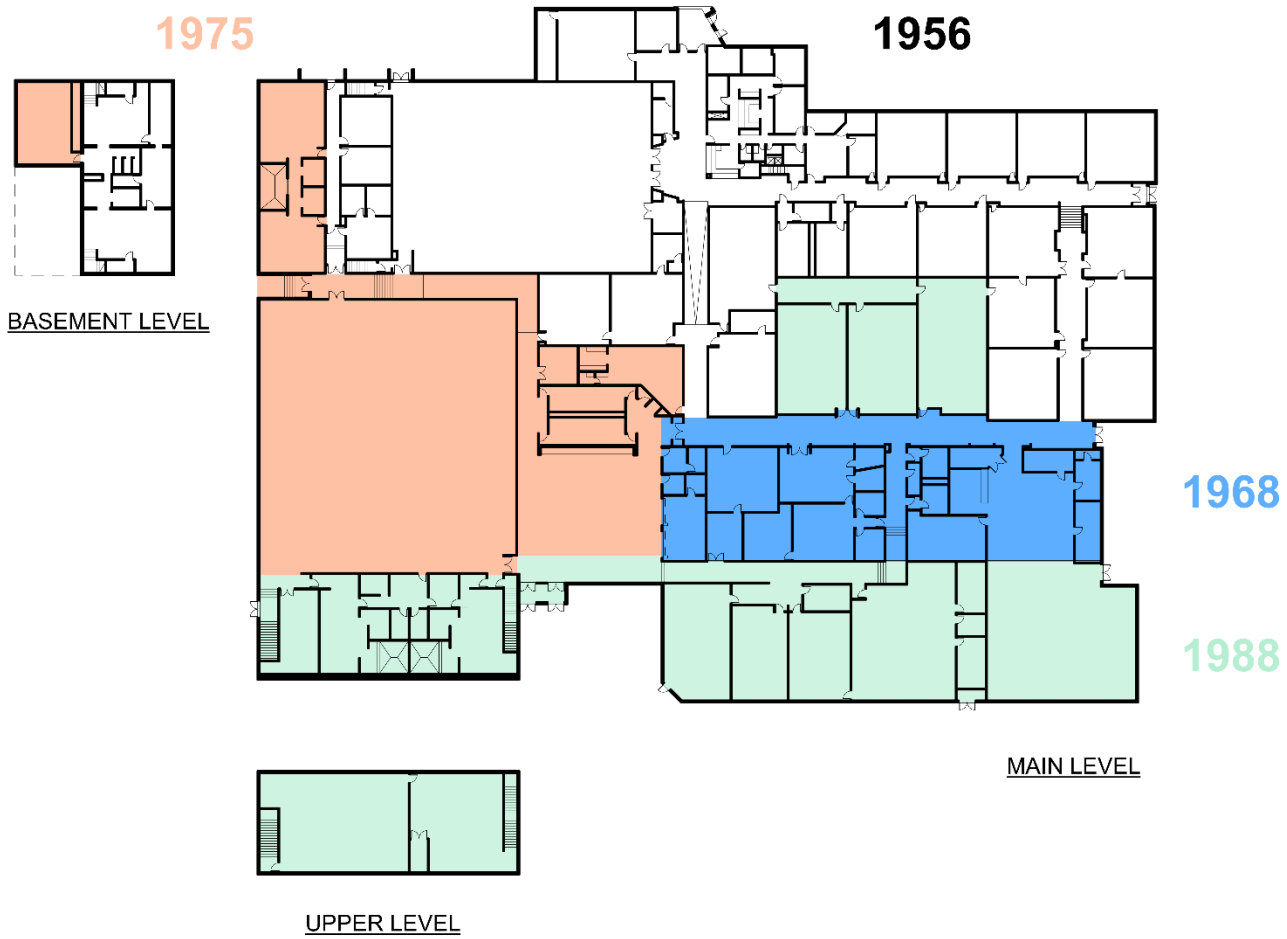
- 1923 (28,193 SF)
  - Walls: **0.307/0.090 (29%)**
  - Roof: **0.55/0.032 (6%)**
- 1953 (20,386 SF)
  - Walls: **0.362/0.090 (25%)**
  - Roof: **0.092/0.032 (35%)**
- 1988 (7707 SF)
  - Walls: **0.093/0.064 (69%)**
  - Roof: **0.092/0.032 (35%)**

Manitou Springs Middle School – 40,920 GSF



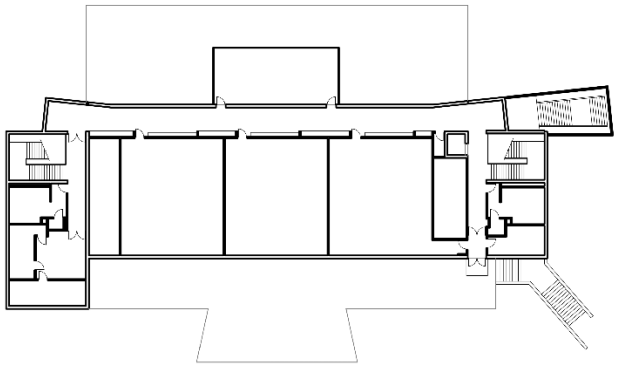
- 1976 (35,137 SF)
  - Walls: **0.384/0.090 (23%)**
  - Roof: **0.063/0.032 (51%)**
- 1989 (3546 SF)
  - Walls: **0.093/0.064 (69%)**
  - Roof: **0.051/0.035 (68%)**
- 2002 (2237 SF)
  - Walls: **0.092/0.064 (70%)**
  - Roof: **0.051/0.035 (69%)**

Manitou Springs High School – 86,047 GSF

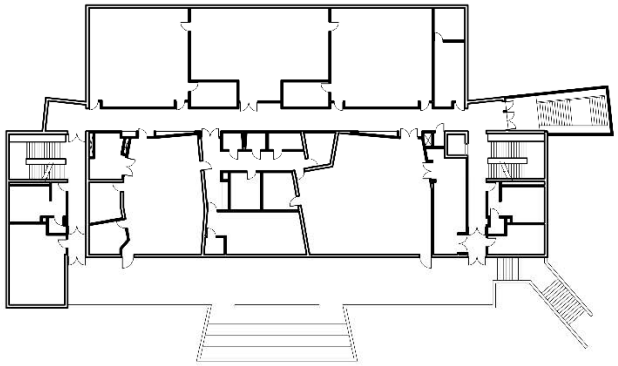


- 1956 (34,558 SF)
  - Walls: **0.384/0.090 (23%)**
  - Roof: **0.092/0.032 (35%)**
- 1968 (9256 SF)
  - Walls: **0.384/0.090 (23%)**
  - Roof: **.092/0.032 (35%)**
- 1975 (19,327 SF)
  - Walls: **0.362/0.090 (25%)**
  - Roof: **.063/0.032 (51%)**
- 1988 (22,906 SF)
  - Walls (Classroom): **0.469/0.090 (19%)**
  - Walls (Lockers): **0.077/0.090 (129%)**
  - Roof: **0.039/0.032 (82%)**

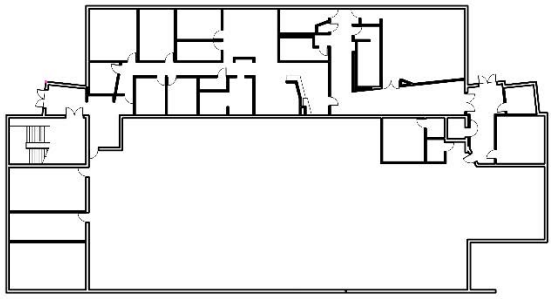
Shared Integrated Learning Facility – 41,920 GSF



LEVEL THREE



LEVEL TWO

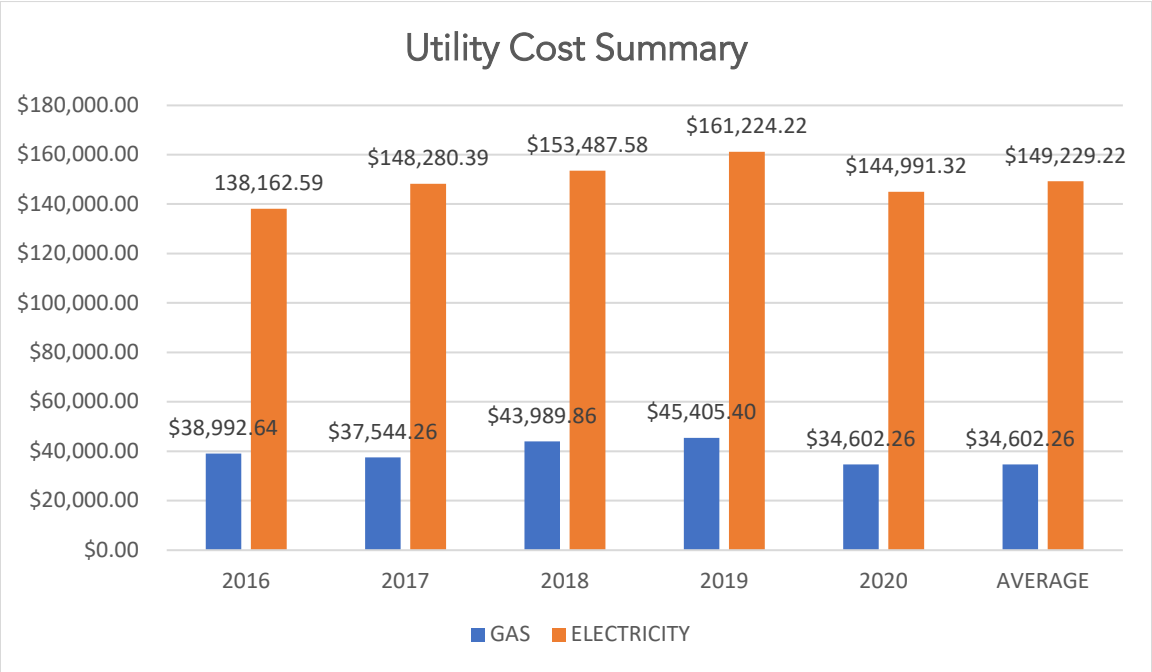


LEVEL ONE

- 2001
  - Walls: **0.052/0.064 (123%)**
  - Roof: **0.039/0.032 (82%)**

Gas and Electricity Cost Summary

For fiscal years 2016 through 2020 (July to June), the District reports the following expenditures:



Summary

Due to the lack of thermal resistance value of many of the components of the facilities as well as the inefficient systems currently in place, the buildings (with some exceptions) are performing well below that of a new facility of a similar square footage would perform. Comparing the performance of this facility to a new energy efficient facility - envelope, mechanical, and electrical working together to reduce consumption - an improvement in the range of 20% to 30% for electrical consumption could be anticipated.

XII. SQUARE FOOT ANALYSIS

The Manitou Springs School District has 2 elementary schools, 1 middle school and 1 high school. The middle and high school also share specials classrooms in the SILC (Shared Integrated Learning Center) building. Those shared classrooms and square footages have been included in the calculations of each school. The facility matrix is as follows:

	Manitou Springs School District Capacity						Utilization	
School	Facility S.F.	Classrooms	Max students per room	Building Capacity (not including pre-k at elem. and at 70% efficency (5 of 7 periods) at MS & HS)	S.F per pupil	2019-20 Enrollment (not including pre-k)	% Utilization	Acutal S.F per pupil
Ute Pass Elementary	**24,236**	**11**		**202**	**120**	**143**	**71%**	**169**
Pre-K		*2*	*15*					
Kindergarden		*1*	*26*	*26*				
Core classrooms (grades 1-6)		*6*	*26*	*156*				
Special Education		*2*	*10*	*20*				
Manitou Springs Elementary	**56,286**	**28**		**628**	**90**	**421**	**67%**	**134**
Pre-K		*2*	*15*					
Kindergarden		*3*	*26*	*78*				
Core classrooms (grades 1-5)		*20*	*26*	*520*				
Special Education		*3*	*10*	*30*				
Manitou Springs Middle	**48,851**	**24.5**		**455**	**107**	**355**	**78%**	**138**
General classrooms at MS	40,920	*18*	*28*	*504*				
Other teaching spaces at MS		*2*	*28*	*56*				
Special Education at MS		*2*	*10*	*20*				
*SILC shared classrooms (art, band, choir, drama, smart)**	7,931	*2.5*	*28*	*70*				
Manitou Springs High School	**103,496**	**39.5**		**774**	**134**	**474**	**61%**	**218**
General classrooms at HS	86,047	*24*	*30*	*720*				
Other teaching spaces at HS		*6*	*30*	*180*				
Special Education at HS		*4*	*10*	*40*				
*SILC shared classrooms (art, band, chorus, drama, dance, smart) **	17,449	*5.5*	*30*	*165*				

* Note: the SILC building is 41,920 s.f. in total, but the lower level is parking and district adminstration. The upper 2 floors are shared MS and HS classrooms and total 29,380 s.f. That s.f is being divided by the shared classrooms to

Ute Pass Elementary School

Manitou Springs Elementary School

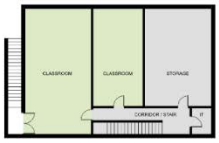
First Floor

Second Floor

Third Floor

Fourth Floor

Manitou Springs Middle School



Basement

Main Level

Shared Integrated Learning Center (SILC)

Third Floor

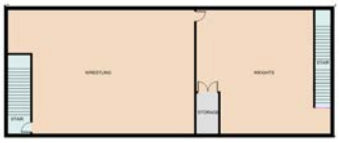
Second Floor

First Floor

Manitou Springs High School

Basement

Main Level



Upper Level

XIII. SITE EVALUATION

District Properties

Manitou Springs School District has 4 pieces of property. One in Cascade, Colorado supports the district's bus parking and the transportation maintenance building and Ute Pass Elementary School. The remaining 3 properties are in Manitou Springs. One of them supports the Manitou Springs Elementary School, another supports their baseball and practice soccer field and the last supports their 6-12 grade campus including the middle school, football / soccer field, high school, SILC building, district facilities building and district track and field.

Transportation Center and Ute Pass Elem

Manitou Springs Elementary

District Baseball and Practice Soccer Field

District 6-12 Campus, Fields & Facilities

The following is a general summary of each of the sites condition, access, and utilities. See Appendix A and B for the complete Master Plan Consultant Team site assessments and CDE assessment for further information, photographs, and areas noted for improvement.

District Transportation Center (Bus Barn) and Ute Pass Elementary School
Address: 9230 and 9232 Chipita Park Rd, Cascade, CO 80809
Site Acres: +/- 7.4 Acres (measured on Google Maps)

Site Description
This property is located in Cascade CO, just off of Colorado Highway 24, approximately 7 miles northwest of Manitou Springs. The school and bus barn share the overall property with the bus barn located northwest of the school. The school and the Bus Barn are separated by a recently constructed riprap-lined ditch that conveys runoff water from US Highway 24 through the property to Fountain Creek.

Traffic Patterns: The traffic patterns for the school visually appear adequate, however if traffic backs up on Chipita Park Road, additional stacking may be required. This could be accomplished by removing the seven parking stalls adjacent to the building in the west parking lot and allowing vehicles picking-up or dropping-off to queue along the northern and eastern sides of the parking lot. Vehicles need to keep moving forward as vehicles in front of them leave to allow more room for vehicles entering from Chipita Park Road. The bus barn traffic pattern also appears adequate with traffic entering the site parking and then exiting. Signage limits traffic within the site to buses and deliveries. Bus drivers park their personal vehicles northeast of the enclosed area by driving around the fenced area and parking in an uncontrolled gravel parking lot northeast of the enclosed site.

Parking Lots: There are 35 parking spaces on the school site. The parking on the site has been separated into two lots, an east lot and a west lot. The west lot has 23 parking spaces. The east lot has 12 parking spaces, for a total of 35 parking spaces. Of the 35 parking spaces, 2 parking spaces are accessible parking spaces with no van accessible parking spaces. The bus barn site currently has 22 parking stalls, which includes 17 designated bus parking stalls, and no handicap accessible spaces. There are no designated parking stalls in the bus driver/visitor gravel parking lot located east of the site outside the fence enclosure. The gravel lot can park approximately 20 to 25 vehicles, if parked efficiently

ADA: While there are some ADA accommodations at the school, there are several ADA requirements that are lacking at the school (see the assessment for details.) There are no site ADA accommodations on the bus barn site.

Emergency/Fire Access: The access to the site for emergency and fire vehicles appears adequate at both the school and bus barn. The number of fire hydrants in the vicinity is limited to a singular hydrant in front of the school. Under current code, Ute Pass Elementary School would require up to three fire hydrants, depending upon area separations of the floor plan.

Utility Infrastructure: It appears that water, gas and electric are serviced by Colorado Springs Utilities. At the time of our visit, gas had been disconnected from the school and was in the process of being re-connected. Wastewater for the building is served by an separate individual on-site septic systems and leach fields for each building.

The playground is of adequate size but does not have any grass play areas.

District Transportation Center (Bus Barn) and Ute Pass Elementary School
Diagram and photos

Overall Site Plan

Main entry of elem school from Chipita Park Rd

Rear side of elem school looking west

Playground looking southeast

Bus barn entry from Chipita Park Rd

Manitou Springs Elementary School
Address: 110 Pawnee Ave, Manitou Springs, CO 80829
Site Acres: +/- 2.4 Acres (from CDE report)

Site Description
This property is located in the heart of Manitou Springs, just one block south of the town's main retail / commercial street of Manitou Avenue. The site is bounded by Duclo Avenue to the north, Pawnee Avenue to the east, Prospect Place to the south, and residential properties to the west.

Traffic Patterns: Access to the school is accomplished via Pawnee and Duclo Avenues. Neither access point has regulation ADA access. The Pawnee Avenue access is greater than 12 percent slope and the Duclo access requires stairway access to the school to gain the lower school level.

Parking Lots: There are 36 parking spaces on the site. Of the 36 parking spaces, 2 parking spaces are accessible parking spaces with no van accessible parking spaces.

Emergency/Fire Access: Access to the site is available from the public rights-of-ways of Pawnee and Duclo Avenues. The steepness of the roadways adjacent to the school will inhibit emergency access. The school is accessible for fire from Pawnee and Duclo Avenues and from an elevated location on Prospect Place. The rear (west) of the school is accessible through the parking lot, however the access drive is below the typical minimum width required. If the parking lot is occupied, access through the parking lot will be difficult due to turning movements. Under current code, the Manitou Springs Elementary School would require up to six fire hydrants, depending upon area separations of the floor plan. The site is currently covered by three to four fire hydrants.

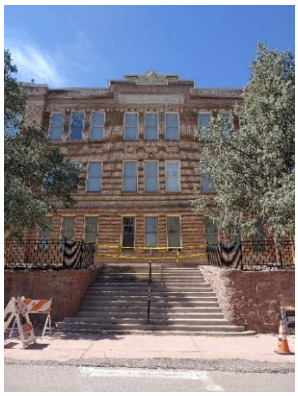
Utility Infrastructure: Utilities (water and wastewater) for the site are served by the City of Manitou Springs Utility Department. Gas and electric service is provided by Colorado Springs Utilities. Utilities are accessible in the adjacent public rights-of-way.

The playground does not have any grass play areas.

Manitou Springs Elementary School
Diagram and photos

Overall Site Plan

View south to main entry from Pawnee Ave



View south from Duclo Ave

View west of playground

View west of parking lot

District 6-12 Campus, Fields & Facilities
Address: 401, 405 and 415 El Monte Pl, Manitou Springs, CO 80829
Site Acres: +/- 33.1 Acres

Site Description
The overall property consists of five parcels and contains 33.10 acres. While the overall site has multiple components including the Manitou Springs High School, Manitou Springs Middle School, Shared Integrated Learning Center (SILC), District Facilities, District Football / Soccer Stadium and District Track, this site largely functions as a single site with many shared site functions including shared fields, facilities, parking and bus drop. There is significant grade change across the campus and there are four primary "plateaus" that support the various functions. There are no accessible routes between the various plateaus. The football / soccer stadium in the northwestern corner of the campus is the lowest plateau. The Middle School parking and building is the next plateau, with its upper playfield being yet another significant increase in grade. The largest and highest plateau holds the SILC building, high school, district track, grounds and maintenance, and the majority of the campus parking.

Overall Site Plan

Campus Traffic Patterns: The high school's parking lot handles staff, students, and visitors. The High School and Middle School share a bus drop-off / pick-up area located to the rear (south side) of the High School and just north of the Shared Integrated Learning Center. This bus loading is immediately adjacent to the parent drop-off zone on the north side of the drive in the same area.

The only access to either school is from El Monte Place, but the El Monte grades are too steep west of the high school entrance to accommodate bus traffic so no buses can access Bond Street (the football stadium or middle school). At the upper plateau of the High School/SILC building, vehicles enter the site driving east up El Monte Place and then immediately turn south toward the high school. The vehicle circulation around the school is counterclockwise. Vehicles exit the site at the same location at El Monte Place and return to the east. Traffic is restricted to a right turn onto El Monte Place during peak hours, and is in fact the only direction in which buses can turn due to the road conditions not allowing large vehicles like buses at the intersection of Fountain Place and Manitou Avenue.

The traffic circulation route is shared by buses and personal vehicles. The bus loading zone allows students to exit on the passenger side and are then routed either to the Middle School (to the south and west) or to the High School. Students going to the High School cross the vehicle circulation route just north and east of the loading zone on a raised pedestrian crossing. Student parking is located to the east of the loading zone. Student pick-up and drop-off is separated from thru traffic, keeping the thru traffic to the right. This situation is signed on the pavement for the south side of the school, east of the raised crosswalk, and the east side of the school. This cross flow of traffic and pedestrians represents an unsafe condition that should be corrected in future projects.

As previously indicated, access to the Middle School site is limited to passenger vehicles as the road access and drives in the parking lot cannot accommodate the large bus size. Turning on or off of El Monte Place is nearly impossible given the steep grade to the east of the intersection of Bond Street and El Monte Place, and as discussed previously, the intersection of Fountain Place/Manitou Avenue to the west cannot accommodate large vehicles. Therefore, there is no choice but to utilize the High School lot for drop off and have students navigate the non-accessible path between the two schools. Parent drop-off is located in the Middle School parking lot in the lane closest to the school on the south side of the parking lot. Circulation within the parking lot is restricted to counterclockwise flow. The lot is marked on the pavement to indicate that the thru lane of the parking is to the inside and the student drop is in the outside lane.

Sport Fields: A track and field facility is located just east of the High School. The track is a 7-lane synthetic surface and has some minor cracking and likely due for replacement soon. The interior of the track is a grassed field used primarily for practice as it is not of a sufficient size for football or soccer games. The facility can support track meets with jumping and throwing activities located to the inside of the track. A small set of aluminum bleachers is located on the west side. Some grade stabilization has been put in place on the east side of the track, where there is a steep drop off toward Plainview Place. The football field is located to the west of the High School and to the north of the Middle School.

Parking Lots: There are 175 surface parking spaces on the Hight School site. Of the 175 parking spaces, 7 are accessible parking spaces with 2 van accessible parking spaces. In addition to this surface parking, 24 spaces are provided within an enclosed parking area at level 1 of the SILC building. The Middle School site has one contiguous lot with 44 spaces, 2 of which are accessible. There are no van accessible parking spaces. Total parking between the schools is 243, with 9 accessible spaces and 234 regular parking spaces.

ADA: There are several ADA deficiencies on both the High School and Middle School sites; see the assessments for details. Ramps are provided at both the main entry and student entries of the High School but exceed allowable slopes. Grade at the entry to the Middle School doesn't require a ramp but the approach has cross

slopes that exceed allowable. There does not appear to be any ADA access to the football stadium seating on either side of the field, nor is there an accessible route provided to the west side seating. One of the greatest accessibility challenges lies with the pedestrian path between the High School and Middle School. It is located on steep terrain that follows the natural slope of the land, and as such greatly exceeds any allowable slope and does not have any landing areas. This connection between buildings is critical due to the shared nature of the SILC building and the bus loading zone, but a remedy to this would be costly and difficult.

Emergency/Fire Access: Access to both the High School and Middle School sites is only available from El Monte Place. The steepness of the El Monte Place east of the Bond Street access to the Middle School may be as problematic for emergency vehicles as it is for buses.

The High School site has only two hydrants; one on the north just after entry to the High School site, and one near the southwest corner of the school adjacent to the SILC building. If the parking lot is full, access to the hydrants could prove difficult otherwise access is good. Under current code, the High School could require up to six fire hydrants, depending upon area separations of the floor plan.

Separate access to the Middle School site is available from El Monte Place. The school is accessible for fire from El Monte Place and access to the fire hydrant off the northeast corner is good. Access to the fire hydrant located near the southwest corner of the school could prove difficult as the physical accessibility of a fire truck to the hydrant is limited due to turning movements and proximity to the school. Under current code, the Middle School would require up to five fire hydrants, depending upon area separations of the floor plan.

Utility Infrastructure: Utilities (water and wastewater) for the site are served by the City of Manitou Springs Utility Department. Gas and electric service is provided by Colorado Springs Utilities. Utilities are accessible in the adjacent public rights-of-way.

Additional Notes on the Middle School Site: As noted in the various subsections above, there are many limitations present on the Middle School site that need to be taken into consideration in the master planning and future projects within the District. This includes but is not limited to inability to accommodate bus access, limited emergency access, and lack of accessibility both on site and between the High School and Middle School. The building's placement within steep and rocky terrain makes remedy of these issues, as well as any type of future expansion, costly and difficult if not impossible.

District 6-12 Campus, Fields & Facilities
Site photos

Football field looking south toward middle school

Football field looking northwest

Middle school entry looking west

Upper play area looking southeast

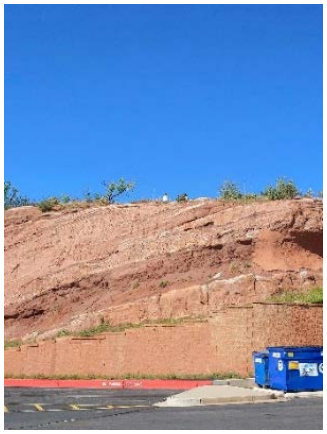
Path from middle school to SILC

Steps from high school to football field

SILC outdoor class looking SW

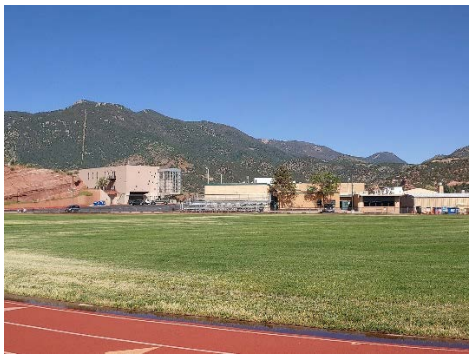
Looking west from SILC to middle school

High school entry looking south from El Monte Pl



Additional grade change looking SW from HS parking lot

Front of SILC bldg looking SW



Looking west across track toward SILC & high school

Looking south from edge of track

District Baseball and Practice Soccer Field

Address: 60 Beckers Lane, Manitou Springs, CO 80829 (southeast corner of El Paso & Beckers Lane)
Site Acres: +/- 5.9 Acres (measured on Google Maps)

Site Description
The Soccer and Baseball Complex is the only district property that is north of Colorado Highway 24. It is located at the southeast corner of Becker Lane and El Paso Boulevard.

Traffic Patterns: The parking lot is located off of El Paso Boulevard and Beckers Lane with two access points. The parking lot appears to adequately properly.

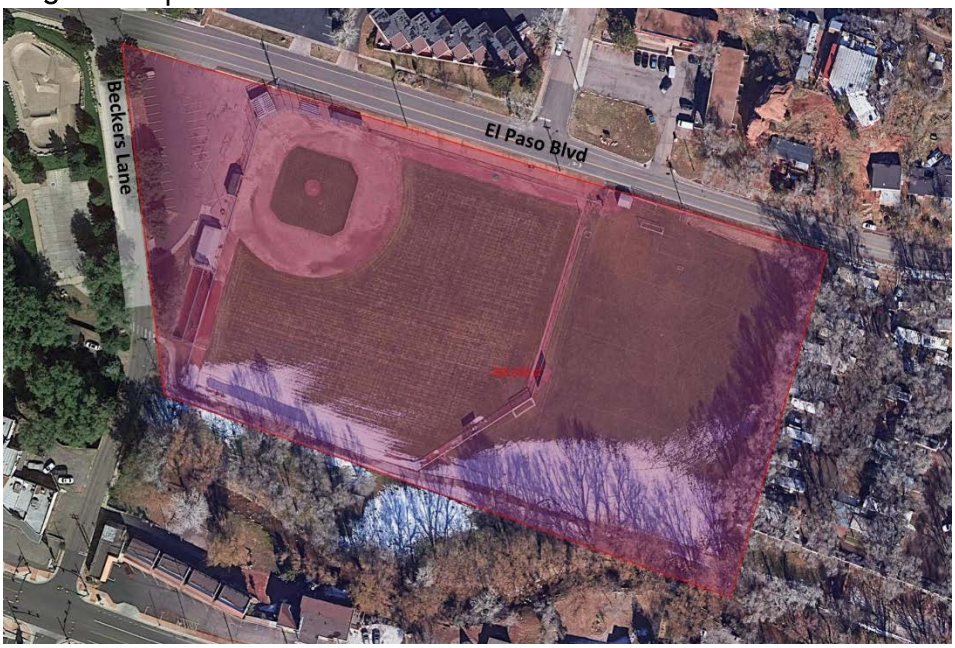
Parking Lots: There are 28 parking spaces in the lot. Of the 28 parking spaces, there is no accessible parking including no van accessible parking spaces. Additional informal parking takes place north of the Baseball field and on street.

ADA: There are no ADA accommodations on the site.

Emergency/Fire Access: Access to the Soccer and Baseball Complex is available from Beckers Lane and El Paso Boulevard. Access is good. The available fire hydrants for the site are located at the southwest corner of the intersection of Beckers Lane and El Paso Boulevard and the northwest corner of the intersection of Via Linda Vista and El Paso Boulevard. There is one structure and two baseball dugouts requiring fire protection.

Utility Infrastructure: Utilities (water only) for the site is served by the City of Manitou Springs Utility Department. Sanitary, gas and electric service is provided by Colorado Springs Utilities. Utilities are accessible in the adjacent public rights-of-way of Beckers Lane and El Paso Boulevard. There is a 10-inch PVC sanitary sewer that runs to the east under the outfield (right field). According to the CSU utility maps, there is a manhole located in right center field.

District Baseball and Practice Soccer Field
Diagram and photos



Overall Site Plan

Parking lot looking northeast

Concessions bldg looking southwest

Northern edge of baseball field looking east

Baseball field looking south

XIV. TECHNOLOGY

The following is a summary of the current technology infrastructure of Manitou Springs School District:

Network Topology

- Type of Cabling: Cat6 at all schools, Cat5 at SILC
- Age of Hardware: anywhere from 3 months to 10 years, but depends on what you are looking for.
- Security Servers: Most of our services are in the cloud.
- Source and Bandwidth of Internet: Comcast Fiber connection
  1GB MSHS
  500 Mb MSMS
  500 Mb MSES
  200 Mb UPES

Network Infrastructure

- Data Network Equipment: HP POE Switches, Routers, CISCO catalyst, CIENA boxes, repeaters for radios, Lightspeed rockets, we have tons of equipment.
- Voice Network Equipment: Cisco VoIP system, installed 2017
- Firewall and Security: Meraki MX400
- Backup and Recovery: Cloud based systems in place

System Standards and Specifications

- Operating Systems: Catalina for Mac's, Windows 10 for Lenovo, iOS 13 for iPads
- Active Directory Standards: AD in the cloud, hosted by RainTech
- Email Services: Google Enterprise
- Wireless Services: Aruba

Educational Technology

- Smart Boards: No, seldom work good with Apple Products
- TVs: 46 inch TV's in every classroom (9 years old), being upgraded to 56-64 inch, as they die out.
- Projectors: A few at HS.
- Student Equipment: iPads Air 2's and Air 6 for K- 7th grade 8-12th Lenovo Thinkpad Yoga, Mac labs at each school.
- Other Classroom Equipment: Apple TVs in every classroom, instructional space
- Staff Equipment:
  Teachers MacBook Air 2020,
  Para's iPads/Laptops
  Office staff iMac's 2019
  Admin MacBook Pro

XV. FUTURE USE ANALYSIS

The following diagrams were developed as part of the master planning process through the collaborative work of the Executive and Visioning Teams with feedback from staff, students and community members. These diagrams represent programming changes within the school facilities that would address the noted high priority educational programming improvements by staff and students.

These diagrams are intended to be conceptual in nature and were developed to establish a baseline budget for improvements, to be informational graphics to assist in the prioritization work done by the teams, and ultimately the establishment of the recommendations noted in Section XVI. Larger scale versions of these diagrams are available.

Ute Pass Elementary School

This facility is intended to keep operating as a PK-6th grade school. The improvements shown include the following:

- Creation of a SPED/Itinerant space
- Reduction in size of the existing kitchen to accommodate PE storage and Maintenance Office shifting
- Improvements to the Administration area with regard to the work room, nurse's office, provision of a staff ADA toilet and additional conference space
- The addition of a secured entry vestibule
- Improvements to the Pre-K and Kindergarten classrooms via the addition of restrooms and laundry
- Minor improvements to the Technology Lab / Maker Space to improve storage and functionality

Existing Floor Plan

Programming Improvements Plan

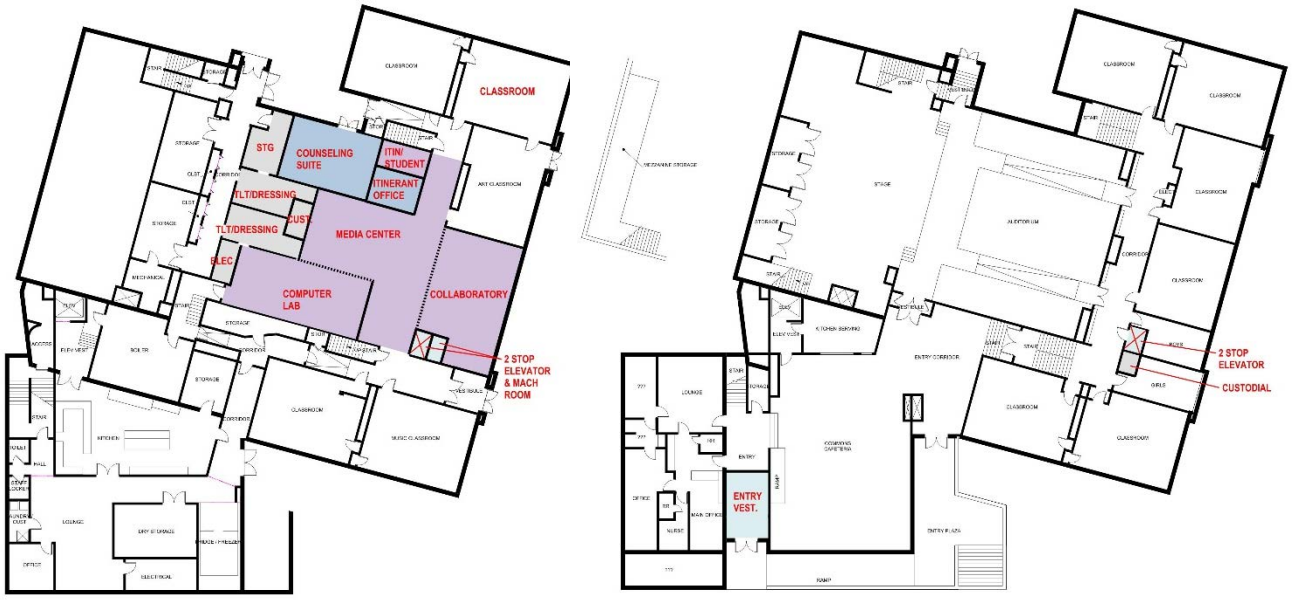
Manitou Springs Elementary School

This facility is intended to keep operating as a PK-5th grade school. The improvements shown include the following:

- The addition of a secured entry vestibule
- Provision of a 2-stop Limited Use elevator between levels 1 and 2
- Reconfiguration of level 1 space to provide media center, collaboration space lab, tech lab, and a cohesive counseling
- Provision of itinerant space

Existing Floor Plans (Levels 1 and 2)

Programming Improvements Plan (Levels 1 and 2)



Manitou Springs Middle School

This facility may be converted to a mixed use facility housing the District Administration, Grounds and Maintenance as well as some other satellite educational programming. With this, the middle school would move to a combined facility for grades 6-12 at the high school campus. The improvements shown include the following:

- Reconfiguration as needed to house District Administration offices.
- Reconfiguration of existing classrooms to educational shop space including the shop space, instructional space, storage, paint room, and office.
- Renovation of existing classrooms for use by Grounds and Maintenance. This would include addition of exterior doors/overhead doors and removal of carpeting.
- Potential for new flooring in the existing commons for conversion into a weight or wrestling room.

Existing Floor Plan (Main Level)

Programming Changes (Main Level)

Manitou Springs Middle School/High School/SILC Building

The MSHS and SILC buildings may be combined with a new addition for the middle school that would provide a completely accessible, safe and connected 6-12 school with modern learning environments and efficient use of space. These diagrams represent a two-phased approach based on funding available vs. needs at other school facilities.

The intent is that the intermediate build-out would happen in the near future with the full build-out being completed after bond is paid, in 10 years. The following are general narrative descriptions of the anticipated scope:

Intermediate Build-Out:

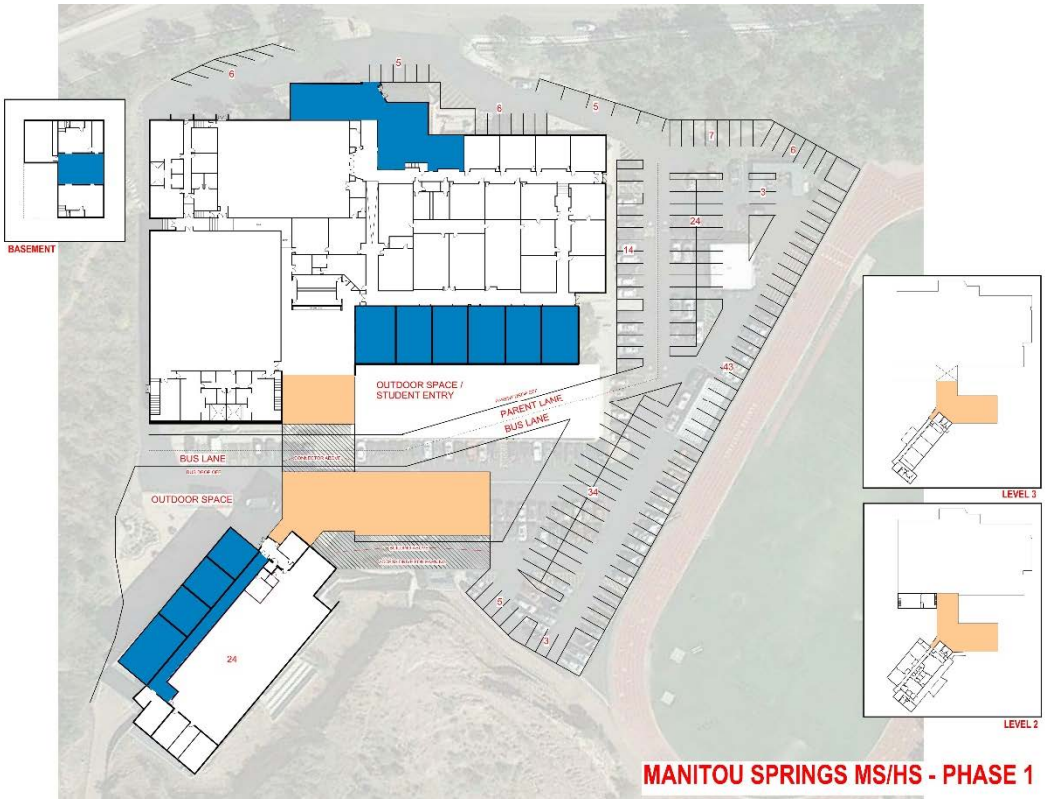
- Construction of new educational space as shown in orange, including a 2nd level connector from the existing SILC building over to the existing high school building.
- Partial demolition of the existing high school building to allow for new construction.
- Reconfiguration of portions of the existing high school building to accommodate relocation of classrooms as well as the combining of middle and high school admin areas, shown in blue.
- Renovation of portions of the existing high school building that will remain in the full build-out to address deficiencies noted in the assessment reports.
- Removal of bleachers at track and reconfiguration of parking.
- Reconfiguration of existing District Admin office space into classroom space.

Full Build-Out:

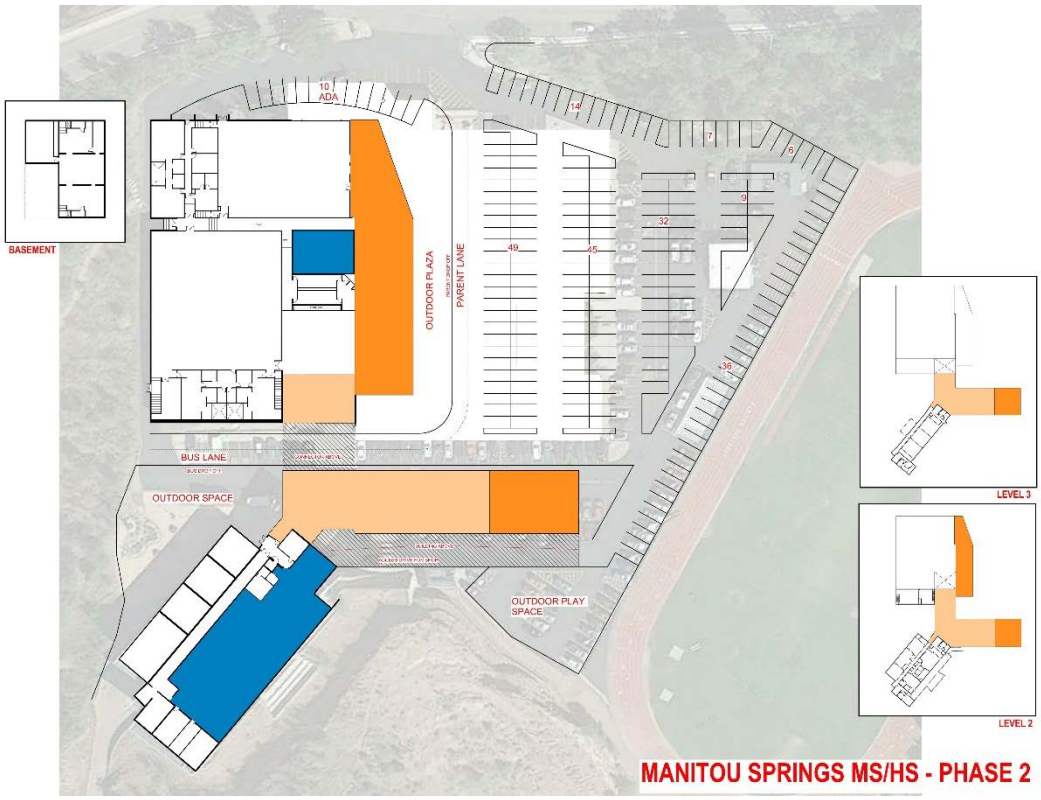
- Construction of additional new educational space as shown in dark orange.
- Further demolition of existing high school building to allow for construction of new administration and commons areas.
- Potential conversion of underground parking at SILC into shop/CTE space.
- Reconfiguration of parking and drives.

Existing MSHS / SILC Campus

Phase 1 - Intermediate Build-Out



Phase 2 – Remaining Build-Out



XVI. STRATEGIC PLAN FOR IMPLEMENTATION

The Master Plan process for Manitou Springs School District involved numerous stakeholders from various groups within the District, and was organized as follows:

- Executive Team
- Visioning Team
- Staff and Students
- Manitou Springs Community

Through a series of interactive meetings with each group as well as facility assessments by the Master Planning Consultant Team, the core values, vision and goals, current challenges, and the current state of the District's facilities were understood. All the analysis served as the foundation to a consistent approach to the district elementary schools and two different approaches to the existing middle and high school campus.

This work, which will be described in further detail in the ensuing pages, resulted in the following recommendation for the strategic plan:

- Continue to reinvest in the building infrastructure and educational improvement remodels at both elementary schools. The schools, while older, have good integrity and are of adequate size to continue to serve the district into the foreseeable future.
- Approach B for the middle and high schools. In the early 2000's, the district made a strategic decision to build the SILC building as a shared classroom facility for both the middle and high school. In order to address new and growing concerns of security, accessibility and improved educational environments, approach B recommends that the district take the next step of an integrated 6-12 campus by building and connecting the existing high school and SILC building with classrooms to create a unified, safe and accessible 6-12 building.
- Options and phasing have been evaluated to address funding questions associated with a potential BEST Grant(s) in Spring 2021 (and beyond) and Bond election in Fall of 2021

The Process

The work of the master plan kicked off with the facility assessments by the Master Plan Consultant Team in the summer of 2020. Completing the assessments in the summer ensured no disruption to staff and students and allowed the team to understand the starting point for the work ahead. The assessments were finalized in August of 2020 and given to the consulting contractor to price. The following is a brief summary:

- Many accessibility issues
- Roofing deficiencies
- Security concerns both on site and in/around the building
- Only partially sprinklered
- Energy inefficiency and building envelope deficiencies
- Mechanical distribution upgrade needed
- Electrical and lighting upgrade needed

After completing this groundwork, the process then relied heavily on the insight and input of the Visioning Team to gain understanding about deficiencies (both physical and educational), items of importance for the community, and what the vision for this Manitou Springs master plan should be. This team was comprised of

members of the District, the School Board, school administrators, school staff, students, and community members. Multiple meetings and school tours were held during the fall of 2020 in which the following was accomplished. (Note that the minutes from these meetings can be found in Appendix D.)

- Meeting #1 (8/10/20):
    - Kickoff meeting; the purpose of master planning, core value priorities were discussed, existing building conditions shared, understanding of what the BEST program is, core values of the Visioning Team discussed and set, challenges/opportunities discussed.
- Meeting #2 (09/02/20):
    - Core values were reviewed, demographics and student enrollment trends reviewed, initial facility assessment pricing was reviewed, existing educational program and facility adequacy was reviewed and examples of 21st century learning environments were discussed and the visioning team provided feedback on the district priorities.
- Meeting #3 (9/23/20):
    - Update of the process with intent to meet with the School Board to update on progress and get insight and direction.
- School Tours (9/25/20):
    - A subset of the Visioning Team toured the new Buena Vista 6-12 school and Salida High School to see their support of 21st century learning.
- Meeting #4 (10/14/20):
    - Review of work to date, review of potential funding and limitations, gaming sessions to prioritize potential projects and spending.
- Meeting #5 (10/28/20):
    - Final meeting; reviewed work to date including consensus around various projects and a phased combine 6-12 building. Additional forced ranking exercise for secondary priorities, next steps reviewed and opportunity for last thoughts and concerns was provided.

In addition to the work the Visioning Team did to set the overall framework, the following meetings and tasks were also held to gather feedback for incorporation into the strategic plan:

- All Staff meeting (08/07/20): overview of where the District and Visioning Team was with the master plan, opportunity for open discussion
- (4) Educational adequacy meetings (09/02/20): met with key educators at each school to understand the current educational program and where their existing facility could / should be improved to better support the educational needs.
- (3) Student focus groups (10/05/20): meetings with elementary, middle, and high school student groups to get feedback about what was important to them about the community and current facilities.
- (1) Community meeting (10/10/20): overview of where the District and Visioning Team was with the master plan, opportunity for open discussion. Live polling conducted during presentation for feedback.
- (2) Board of Education meetings (08/10/20 and 10/12/20) to review status, get feedback and direction.

The following is a summary of the district vision, values and core values established by the Visioning Team for this master planning effort. All of these served as the master guide for the ensuing approach studies and ultimately the final recommendation.

Manitou Springs School District 14 Vision

Responsible citizens contributing with knowledge and integrity to a dynamic world.

Manitou Springs School District Core Values

- RELATIONSHIPS. We value authentic connections grounded in trust and respect between ALL people.
- DEEP LEARNING. Our community practices: dynamic, divergent, critical, and global thinking. We challenge each learning to master, transfer, and apply the knowledge, skills, and abilities needed for success.
- OPPORTUNITY. We provide accessible and engaging opportunities for purposeful growth and visionary learning.

Visioning Team Core Values

- Ability to retain, recapture and recruit
- Honoring of place and history
- Partnerships with community
- Providing a safe, whole child learning experience
- Importance of quality, efficiency and sustainability
- Inspirational, aspirational, innovative, authentic
- Accessible for all, providing for equity, inclusion, diversity

Elementary Schools Strategic Approach - $14.0 million

After independent evaluation of the condition and capacity of both Ute Pass Elementary and Manitou Springs Elementary schools, the master planning team recommends continued reinvestment in these facilities as the district elementary schools. This approach was broadly supported as various stakeholders reported and reinforced the pride of place, history and educational successes that each of these facilities and programs hold.

The estimated hard construction costs to address all of the identified facility assessment needs as well as educational program remodels totaled approximately $9.2 million for Manitou Springs Elementary School (MSES) and another $6.1 million for the smaller Ute Pass Elementary (UPE). Based on district feedback, the priority 1 facility infrastructure needs total approximately $5m for MSES and another $3.3m for UPE. Adding the identified educational improvements, including adding secured vestibules to each school would add another $1m in cost to each facility bring the totals to $6m and $4.3m. Both the critical infrastructure (roofs & mechanical replacements) and secured vestibules are candidates for BEST Grant funding and could offset some of these costs if successful.

In conclusion, it is recommended that approximately $10.3 million in construction cost be invested in the two elementary schools within the next 2-5 years. Adding "soft costs" including estimates for escalation, asbestos abatement, design fees and owner's contingency, the likely total project cost for the elementary schools would be approximately $14 million. A successful BEST grant for this work could be approximately $1 million, bringing the total cost to the district for this work about $13 million.

If the BEST Grant is not successful or available, additional prioritization could be done to further reduce and defer the first phase investments. Alternative funding or project approaches could also be considered including lighting retrofit programs who offset costs against future utility costs.

Middle and High School Approach Options

There were 3 general approaches discussed and evaluated to address the facility and educational needs in light of the master plan core values.

Middle and High School Approach C - $27 million

Continue to reinvest in the existing Middle school, High school and shared SILC building as separate facilities, in their current locations. The estimated construction costs to just address the facility infrastructure needs identified in the assessments total approximately $13.1 million for Manitou Springs High School (MSHS), another $6.8 million for the Manitou Springs Middle School (MSMS) and $1.2 million for SILC. This $21.1 million total does not include any educational improvement remodels to either school, nor does it address two of the identified core values of "*providing a safe, whole child learning experience*" and that facilities be *"accessible for all, providing for equity, inclusion, diversity."* As more fully outlined in chapter XIII – Site Evaluation, there are safety and accessibility issues between the middle school, SILC building and high school that cannot be overcome with the existing campus layout and topography. Adding "soft costs" to these construction cost estimates brings the total project expense to implement basic building infrastructure upgrades to MSHS, MSMS and SILC to approximately $27 million. This high expense and limitations of the solution led the master planning team to consider additional approaches.

Middle and High School Approach A - $34.0 million

Full build out of a combine 6-12 facility. This would involve construction of a new 3 story classroom wing adjacent, and connecting to the existing SILC building, demolishing the functionally obsolete portions of the high school (including interior classrooms) and connecting to the remaining portions of the high school to create a combined, completely accessible, safe and connected 6-12 school with modern learning environments and efficient use of space. This approach would also address aging infrastructure and ultimately reduce the district's operational expenses.

This project would involve approximately 67,400 s.f. of new construction and 77,485 s.f. of renovation of the spaces to remain to deliver approximately 145,000 s.f. of a 6-12 school. The construction cost estimate for this project is approximately $26.6 million. Including "soft costs" the total project cost is estimated at $34 million.

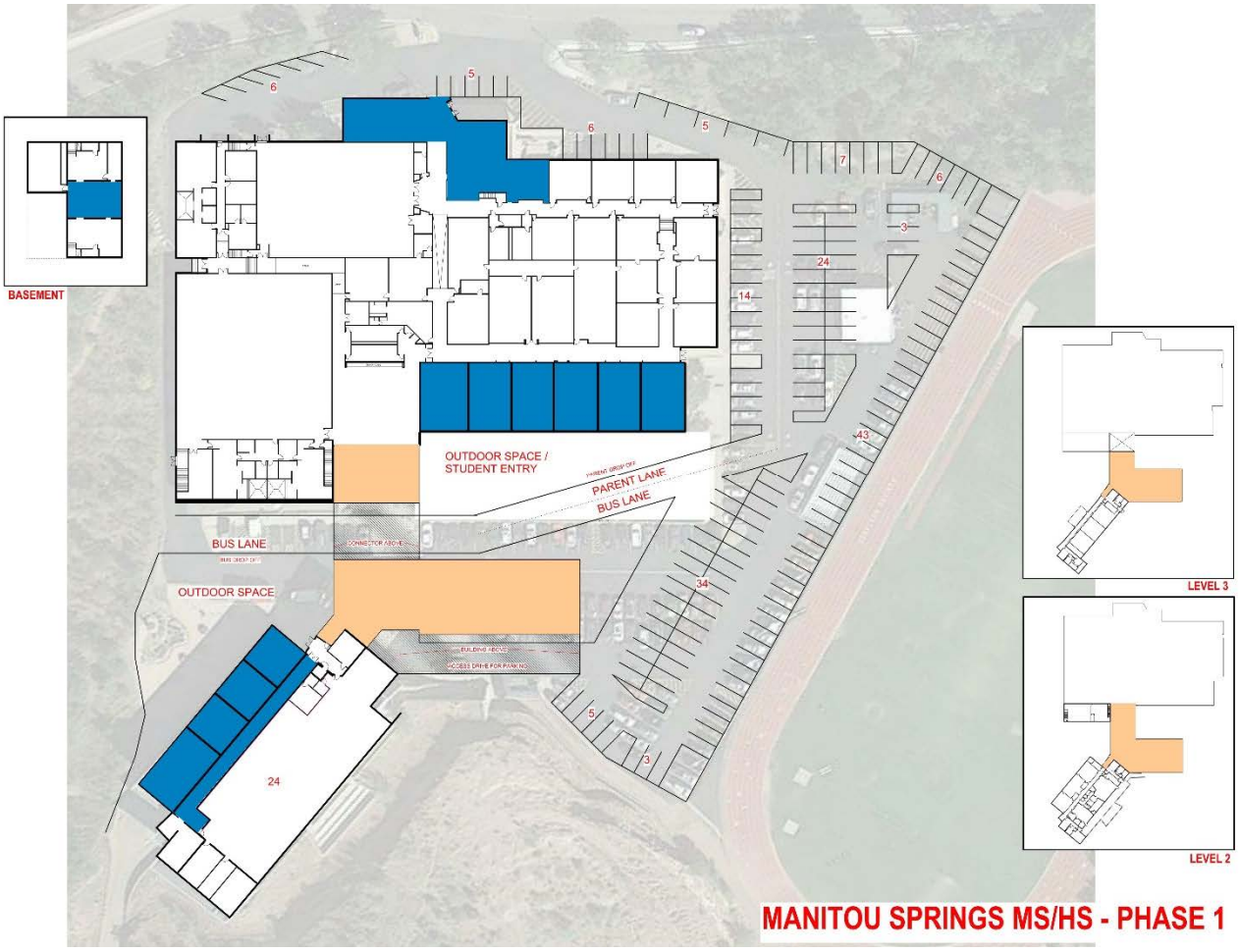
The orange areas in the diagram above represent new construction and the blue remodel areas.

This approach would likely require both passing a bond at the district's bonding capacity and being awarded a large BEST Grant. Even with those things, this cost does not include the needed priority 1 investments at the elementary school or any costs to remodel the existing middle school into a District facility to include district administration, facilities and maintenance and potentially the district central kitchen. The total for accomplishing all these district wide needs along with this approach would likely approach $50 million and is therefore not realistic as we understand likely bonding capacity and grant potentials.

Middle and High School Approach B - $21.5 million

As further described in chapter XV – Future Use Analysis, this is a phased approach to a combine 6-12 building. This first phase still provides the basic programmatic needs for a combine 6-12 building, but minimizes and defers expenses in the first phase to free up dollars for other district needs. This concept maintains many of the existing high school classrooms, maintains the existing bus drive and drop around the building, and maintains

the SILC building garage to maximize parking. This approach also includes costs to remodel the old middle school into the district administration, district facilities and maintenance and shops.



This approach also allows for the full build out, similar to approach A, as district funding allowed. The estimated construction cost for this option is approximately $16.6 million. With "soft costs", the total project cost for this approach is approximately $21.5 million. The new construction would follow the BEST programs required high performance / sustainability requirements. The intent is that the intermediate build-out would happen in the next 2-3 years with the full build-out being completed after bond is paid, in 10 years.

Conclusion

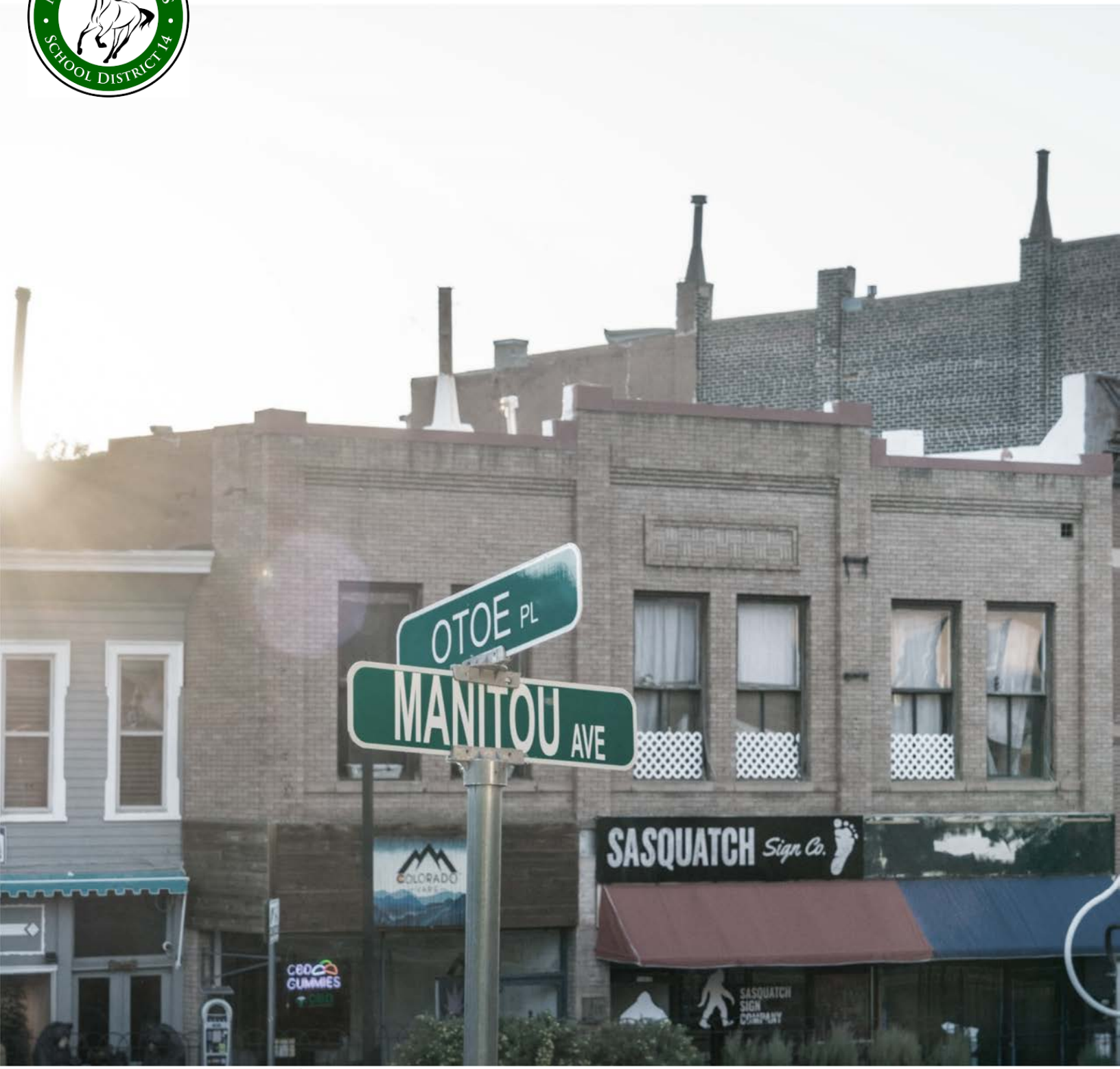
The final recommendations of this master plan is to continue to invest in the existing elementary schools and to take a phased approach to a combine 6-12 building as outlined in approach B above. The total project cost is estimated at approximately $35.5 million. To fund these projects, the district will need both BEST Grant award(s) and a successful bond campaign and election in the fall of 2021.

XVII. CONCLUSION

As noted in the beginning of this document, Manitou Springs School District recognizes that the majority of their facilities are aging, maintenance concerns are continually being deferred, safety and security is not to the required level, and the facilities inhibit delivery of some of the educational programs they desire to prepare students for a competitive job market. It is because of these issues, and the desire to have a well thought out plan and goals, that it was critical to initiate a master planning process.

The Master Planning process was lengthy and analyzed existing facility conditions, demographic and enrollment forecasts, and educational adequacy. This included collaborative work with the District, the School Board, the Executive Team, the Visioning Team, staff, student and community members. All of this resulted in the identification of top immediate priorities as well as long term goals that support the District core values of relationships, deep learning, and opportunity for all.

With an almost unanimous approval of an initial phase that includes the creation of a 6-12 facility at the high school site, the creation of a centralized District building at the middle school, as well as numerous other improvements to the physical and educational environment at the elementary schools, all can be proud that this direction is based on real and diverse information that comprehensively addresses the vision, goals, and values set forth by all of these groups.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