

Banning Lewis Ranch School

Colorado Springs, Colorado

Project Type:

New K-8 School Facility

Year / Size:

2006 / 60,000 SF



Specialty: Development Management

Completed By: Tim Masters at Makar Properties, LLC

Client Need

- The Client, Banning Lewis Ranch Management Company, wanted a new school facility built in less than one year on land dedicated to the local school district.
- The Client also desired to construct a school building that went beyond the district's prototype facility which included temporary trailer classrooms, limited gymnasium and dining capacity, and minimal library and open space.

Assignment Highlights

- Create a Charter School from scratch including the submittal of a Charter School Application to Falcon 49 School District and formation of the Board. Negotiate to obtain the site located in Client's subdivision but owned by the school board.
- Negotiate with the local school district to obtain their acceptance of the application and to secure reasonable contract terms in less time than statutory requirements allowed for.
- Obtain complete entitlements and utilities including water and sewer service from Colorado Springs Utilities, land plan and plat approvals from Colorado Springs Planning and Zoning Commission and Colorado Springs City Council approvals.
- Hire an architect and engineers to design school to the theme of the Client's community. Hire contractor to construct the school and all necessary infrastructure
- Enroll 600 students from neighboring communities for year one (since there were no homes within the subdivision and none within a half mile of the new school).
- Obtain all funding to construct the school and support on-going school operations.

Results

- Obtained charter application approval in less than 30 days followed by negotiation with the school district which included the land at no cost.
- Negotiated concessions from the City which accelerated the entitlement process and the construction schedule.
- The school was named an Outstanding Educational Facility and recognized by McGraw Hill and Colorado Construction with a Gold Hat Award for the Best Projects of 2006.
- Funding was successfully obtained from tax exempt bonds secured through the Colorado Educational and Cultural Facilities Authority (CECFA), grants, and creative arrangements with the master planned community's Metropolitan District. The Schools was located adjacent to a 9-acre park with ball fields, soccer fields, and tot lot. An operating agreement with the adjacent community recreation center was also obtained allowing the students access to the pool and other recreation facilities.