



Palmer High School Steering Committee Meeting #6



Agenda

- **Summary of Project Goals**
- **IB Academic Program Focus**
- **Master Plan**
- **Design Progress**
- **Budget Update**
- **Construction Update**
- **Q&A**



Important Upcoming Dates:

- **Downtown Review Board:** November 4th, 2025
- **D11 Board iGMP Approval:** November 5th, 2025
- **Planning Commission:** December 10th, 2025
- **City Council Meeting #1:** January 13th, 2026
- **City Council Meeting #2:** January 26th, 2026





Vision



Founded in 1871 by General William Palmer and his partner Abraham Bell, Colorado Springs was envisioned as a place for excellence—a thriving city dedicated to learning, culture, and community well-being. General Palmer’s vision was “to make this the most attractive place for homes in the west—a place for schools, colleges, literature, science, and everything those embody.”

Today, as stewards of this legacy, we embark on a transformative journey to renew Palmer High School as a vibrant hub for education and community, honoring its heritage while building for the future. Our vision for this transformation is to foster educational excellence, community success, and **create a welcoming environment that invites learning, engagement, and opportunity at the heart of downtown Colorado Springs.**



Academic Excellence and the IB Philosophy

Palmer's academic spaces will embody 21st-century learning, where the **IB philosophy—rooted in inquiry, intercultural understanding, and global engagement—comes to life.**

We envision a space that invites learning, where educational activities are shared among a diverse community of learners.

This new environment will turn learning into a shared experience, showcasing our commitment to educational rigor, curiosity, and collaboration.



	IBO STANDARD
<p>PRIMARY Learning Modalities</p>	<p>“The school is committed to a constructivist, inquiry-based approach to teaching and learning that promotes inquiry and the development of critical-thinking skills.” (IBO Standard A-PYP:3c)</p> <p>“The school demonstrates a commitment to transdisciplinary learning.” (IBO Standard A-PYP:3e)</p>
<p>GENERAL Meeting and Collaboration</p>	<p>“The curriculum provides opportunities for students to work both independently and collaboratively.” (IBO Standard B1:11)</p>

IB Learner Profile

Inquirers

Knowledgeable

Thinkers

Communicators

Principled

Open Minded

Caring

Risk Takers

Balanced

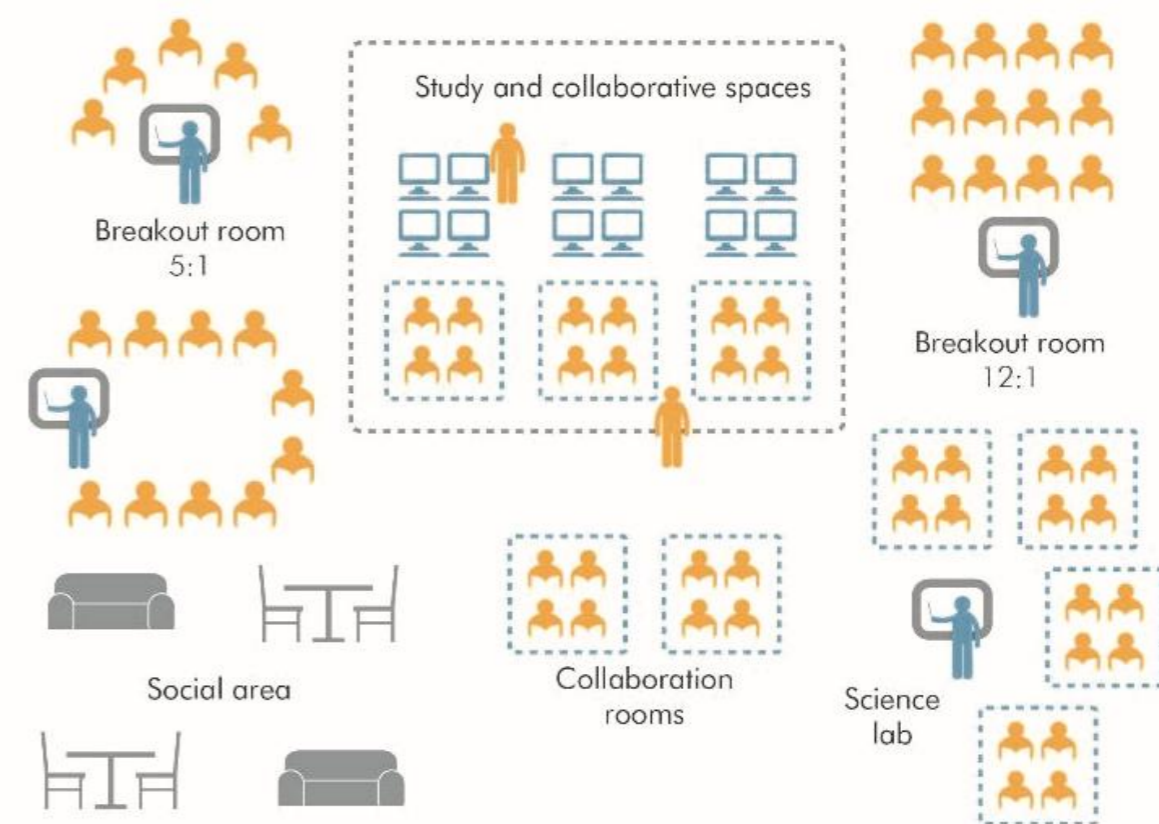
Reflective

“Through the development of these learner profile attributes, an IB education seeks to empower young people for a lifetime of learning, both independently and in collaboration with others.”

IB Designing Optimal Learning Arrangements for all Students

In many traditional school settings, learning experiences that cater to the majority of students need to be modified, accommodated, or differentiated to ensure optimal arrangements have been made for diverse learners. Often materials require significant adaption to make them accessible

The IB framework is design with the learner in mind, therefore creating contexts where approaches to teaching and learning are easily crafted by teachers to suit a vast range of learning styles.





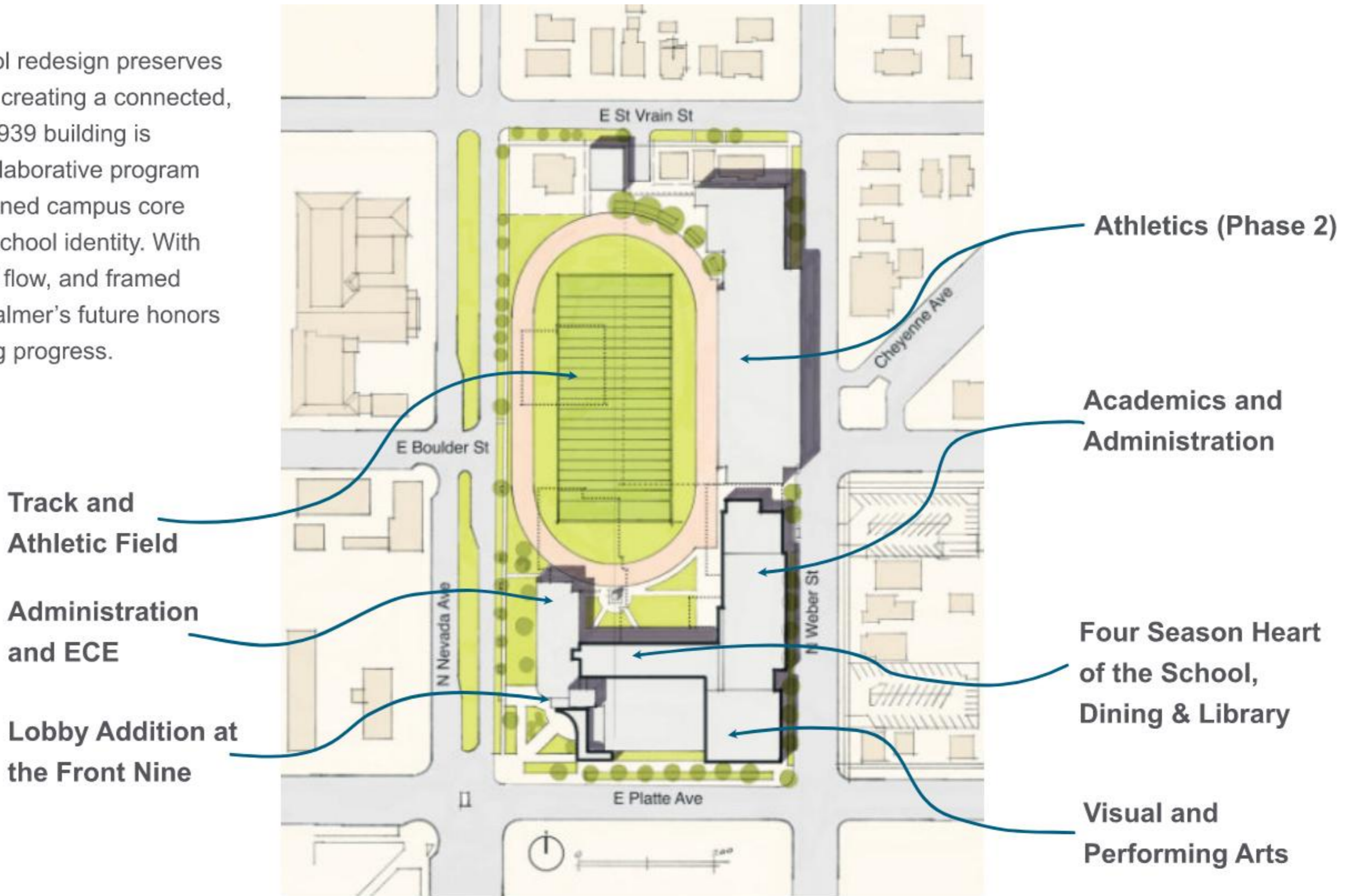
Preservation of History and Tradition

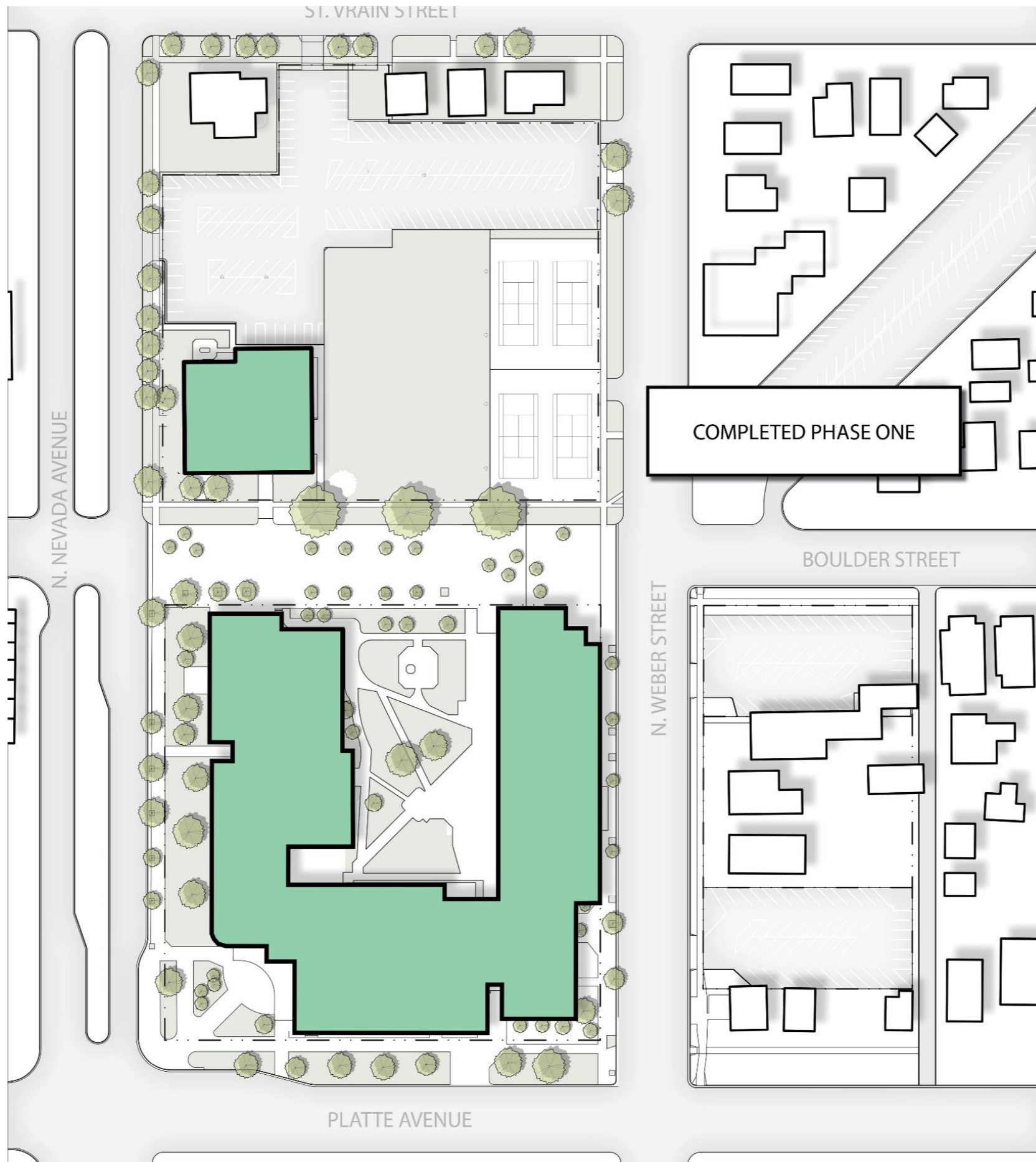
As Colorado Springs' oldest educational institution, Palmer High School is steeped in history. Our renovation honors this legacy, preserving architectural elements and traditions central to Palmer's identity.

By respecting its historical integrity, we ensure that future generations will learn and grow in a space that celebrates the city's storied past and serves as a cornerstone of pride for all Colorado Springs.

SITE PLAN

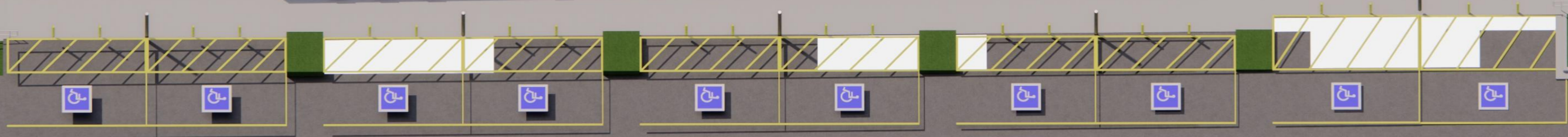
The Palmer High School redesign preserves its historic legacy while creating a connected, modern campus. The 1939 building is preserved, and new collaborative program spaces and a strengthened campus core enhance learning and school identity. With safer access, improved flow, and framed views of Pikes Peak, Palmer's future honors its past while embracing progress.





Master Plan Phase 1 Completed





1st Floor Axonometric





2nd Floor Axonometric





3rd Floor Axonometric





PALMER

Palmer Student – “Day in the life”





Palmer Student – Main Entry





Palmer Student – Approach from Weber St





Palmer Student – Learning Stair





Studied since 1999

Daylighting in Schools

An Investigation into the Relationship Between Daylighting and Human Performance

Condensed Report

August 20, 1999

Submitted to:

George Loisos

**The Pacific Gas and Electric Company
on behalf of the**

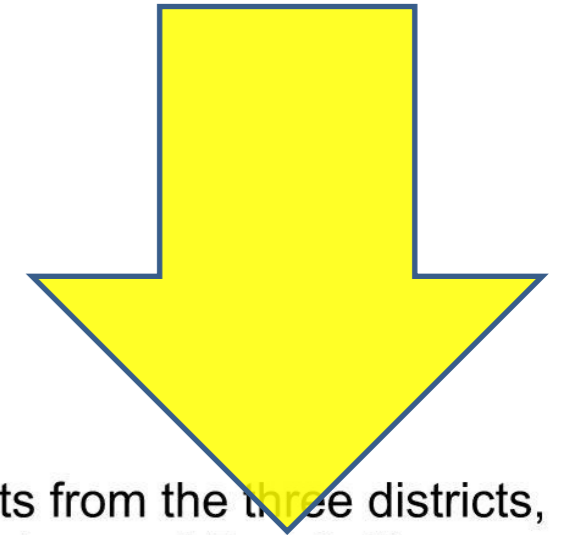
California Board for Energy Efficiency Third Party Program

Submitted by:

HESCHONG MAHONE GROUP

2,000 Classrooms

Fort Collins

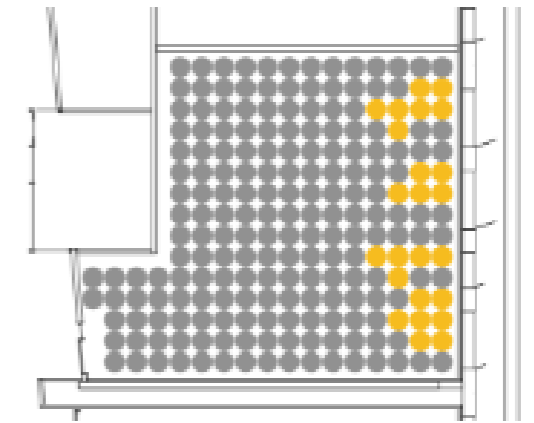
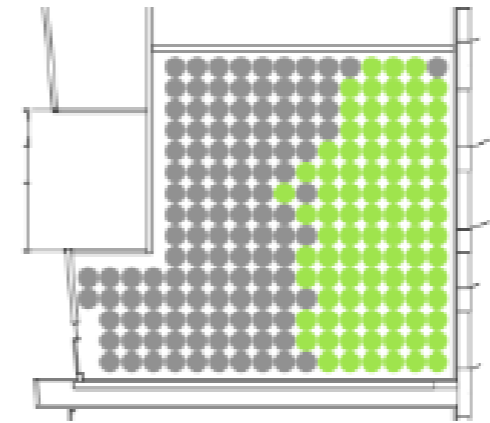
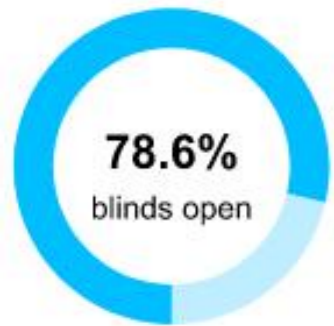
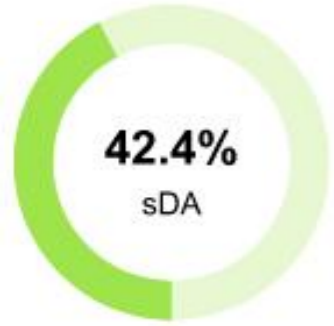


We analyzed test score results for over 21,000 students from the three districts, located in Orange County, California, Seattle, Washington, and Fort Collins, Colorado. The data sets included information about student demographic characteristics and participation in special school programs. We reviewed architectural plans, aerial photographs and maintenance records and visited a sample of the schools in each district to classify the daylighting conditions in over 2000 classrooms. Each classroom was assigned a series of codes on a simple 0-5 scale indicating the size and tint of its windows, the presence and type of any skylighting, and the overall amount of daylight expected.

In-depth research



* ASE > 10% in one or more spaces. The design addresses glare in these areas as follows:



The studies in Seattle and Fort Collins used the final scores on math and reading tests at the end of the school year, rather than the amount of change from the beginning of the year. In both of these districts we also found positive, and highly significant, effects for daylighting. Students in classrooms with the most daylighting were found to have 7% to 18% higher scores than those in rooms with the least.

Daylight Autonomy (300 lux) 0 50%



Palmer Classroom – Daylight and Learning





Palmer – Typical Classroom





Palmer – Flexible Learning Environment





Palmer Student - Collaboration





rta

Palmer Student - Collaboration









Palmer Staff – Heart of School





Second Floor Academic Commons





Palmer Courtyard / Bell





Questions?



rta



Expense Description	Organization	Total
Design and Community Engagement	RTA, Perkins Eastman, & CMTA	4,734,500
Survey Information	Baseline Engineering, Planning & Surveying	48,118
Title Information - NTE	Land Title	10,000
Geotechnical Survey	Kumar and Associates	17,000
Traffic Analysis Survey - NTE	Felsburg Holt & Ullevig	23,500
Foundation Testing	Kumar and Associates	5,000
Design Fee Increases	RTA, Perkins Eastman, Capital A/E & CMTA	456,438.75
Pre-Construction Services	Adolphson & Peterson	127,500
Furniture and Equipment Move/Removal	Junk Removed Now	38,450
Erps Gym Floor & Bleachers	Resurfacing	73,910
Utilities relocation and power pole removal	Colorado Springs Utilities	115,639.92
Enabling work storage and office set up	Cubicles, Instruments, Storage	59,942





Expense Description	Organization	Total
Adolfson & Peterson	Demo, Foundation, and Enabling Work	28,828,899
Abatement Services – Demo Report	Dominion	11,455
Abatement Services - Testing	Harness Environmental	8,500
Abatement Enabling	Region8	3,800
Abatement of Bldg C	Orion	620,550

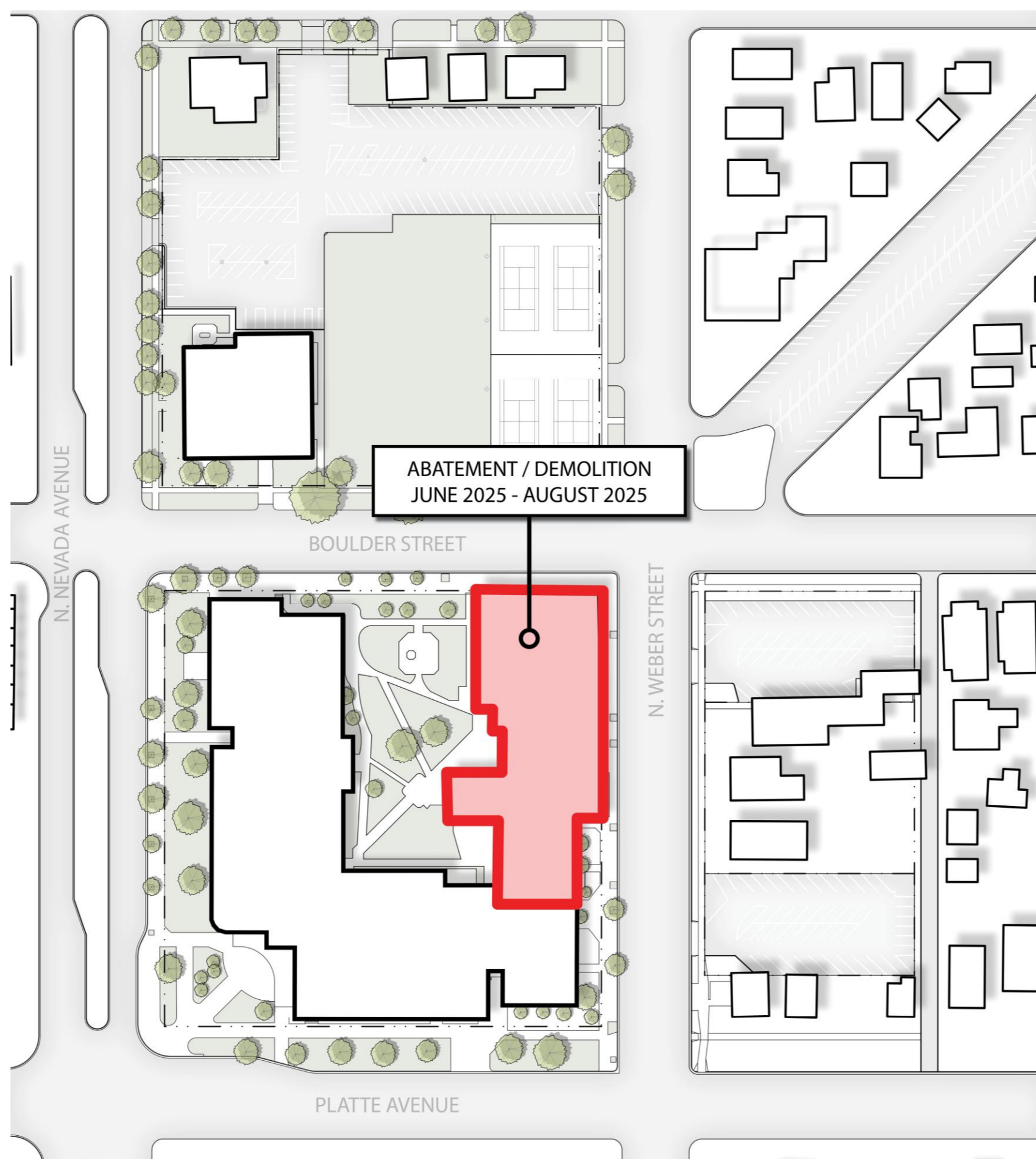
Palmer Budget	\$100,000,000
Allocated	(\$35,183,203)
Remaining	\$64,816,797

Board Meeting on 5 November to approve the GMP For Construction in the amount of \$86,777,839M This amount includes the demo/enabling work

Colorado Department of Energy Awards \$5,000,000 to Palmer High School Geothermal



- ✓ **Strong Need in an Educational Setting**
- ✓ **Community Benefit and Resilience**
- ✓ **Innovative Decoupled System**
- ✓ **Project Equity Scoring**
- ✓ **Prominent Showcase Opportunity**
- ✓ **Strong Project Team Partnership and Technical Documents**



ABATEMENT / DEMOLITION
JUNE 2025 - AUGUST 2025

N. NEVADA AVENUE

BOULDER STREET

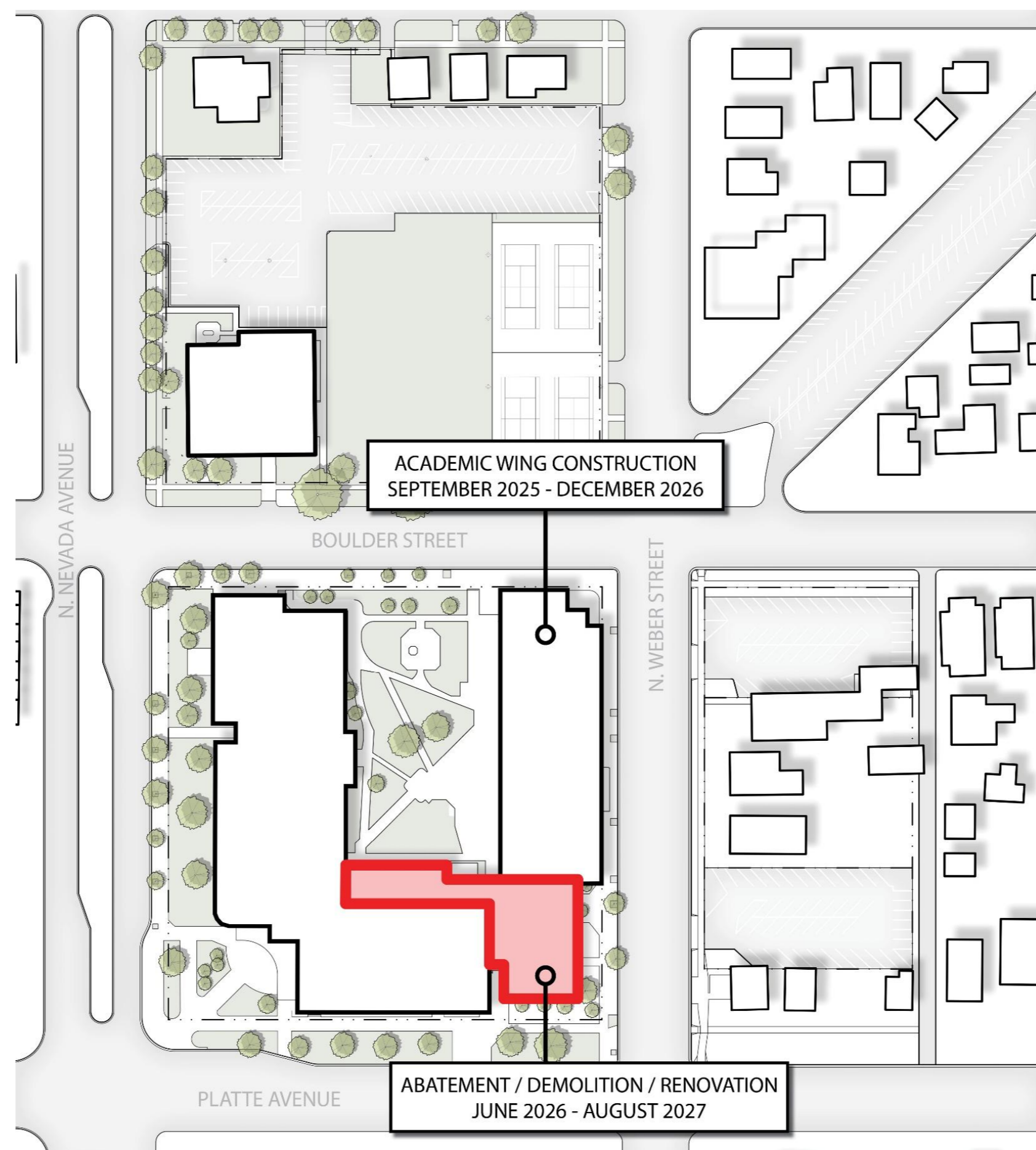
N. WEBER STREET

PLATTE AVENUE



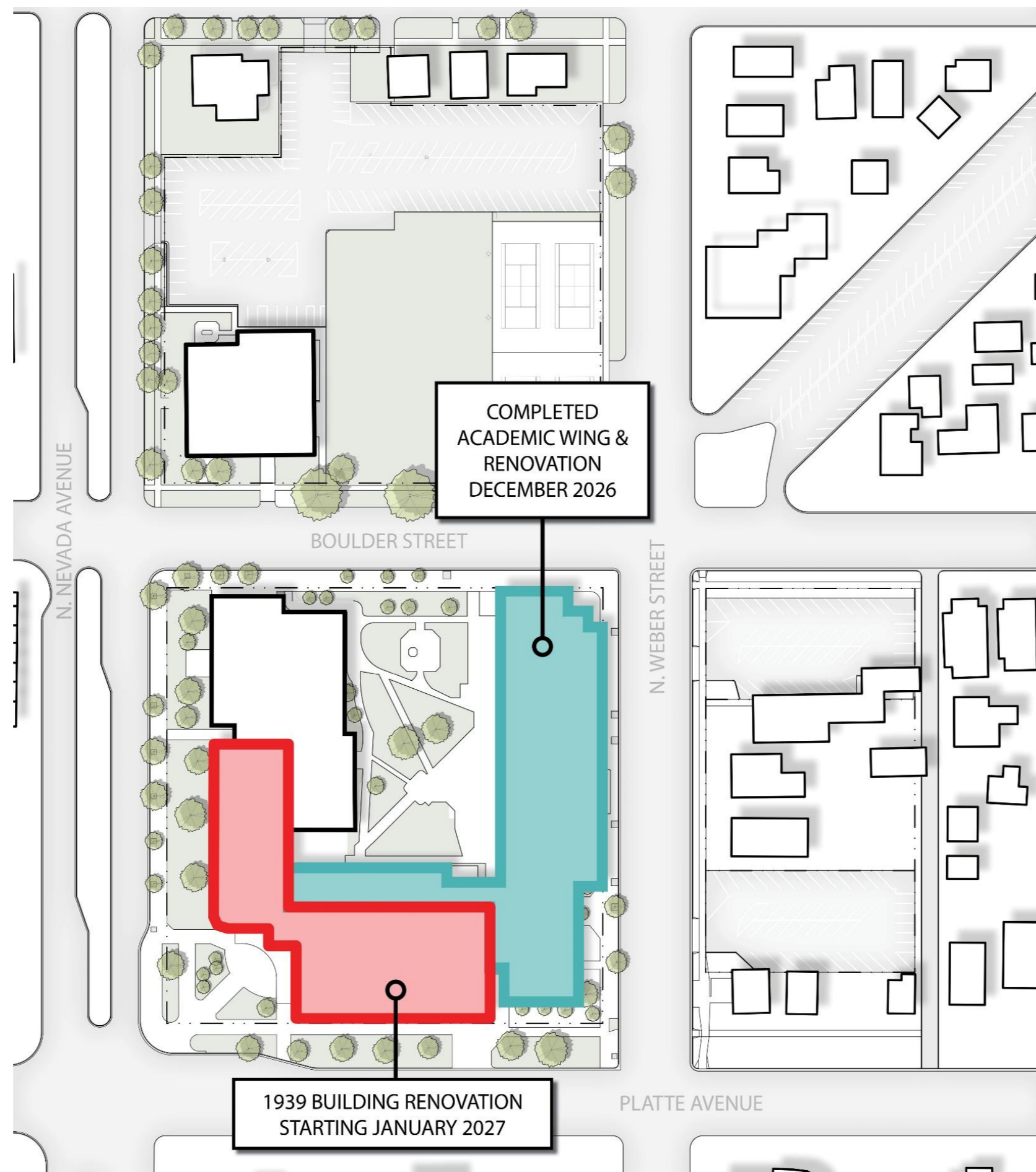
Construction Phasing – Phase 1A





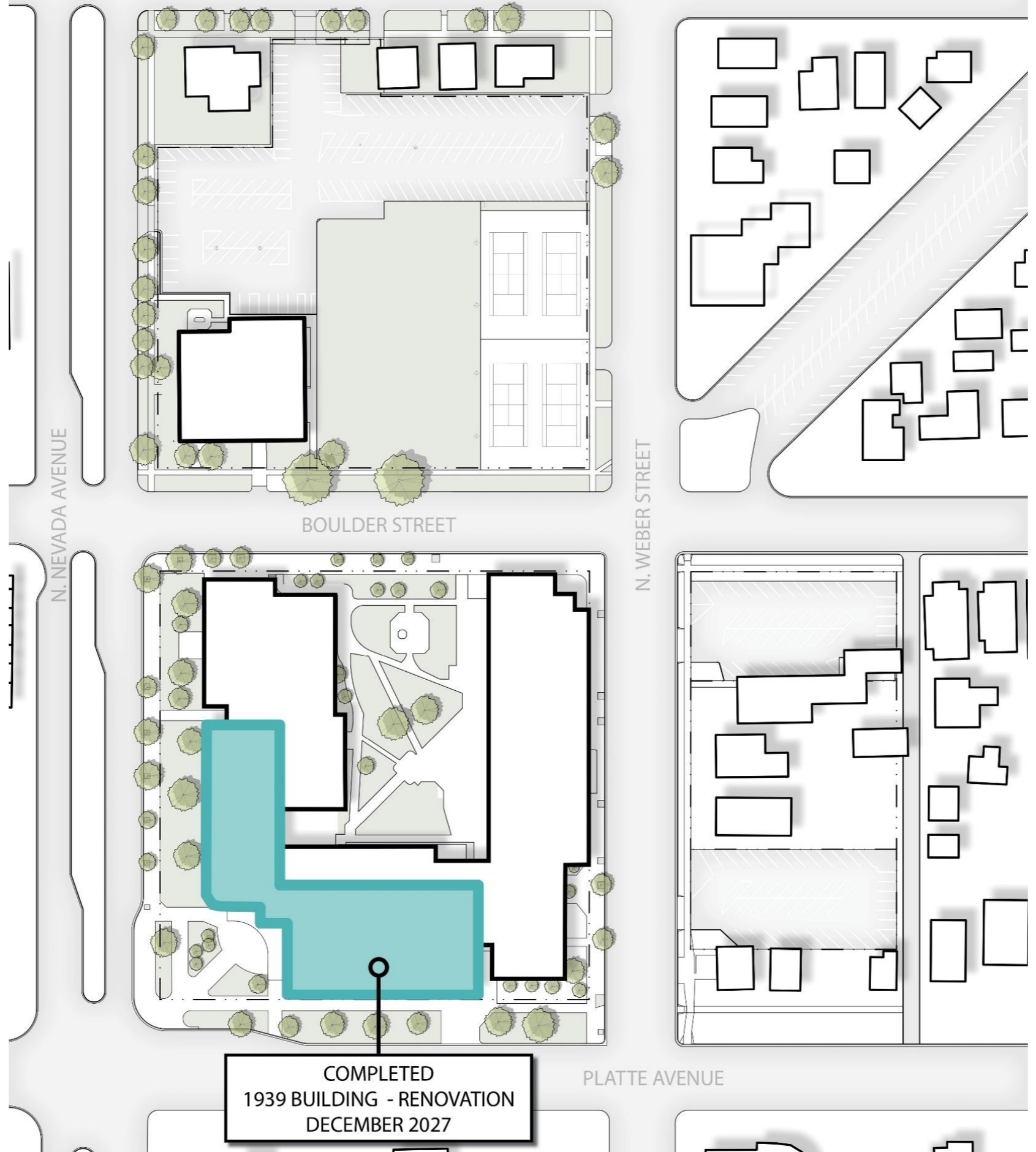
Construction Phasing – Phase 1B





Construction Phasing – Phase 1C





Construction Phasing – Phase 1C Complete





Construction Demo Photo





1938

Construction



2025



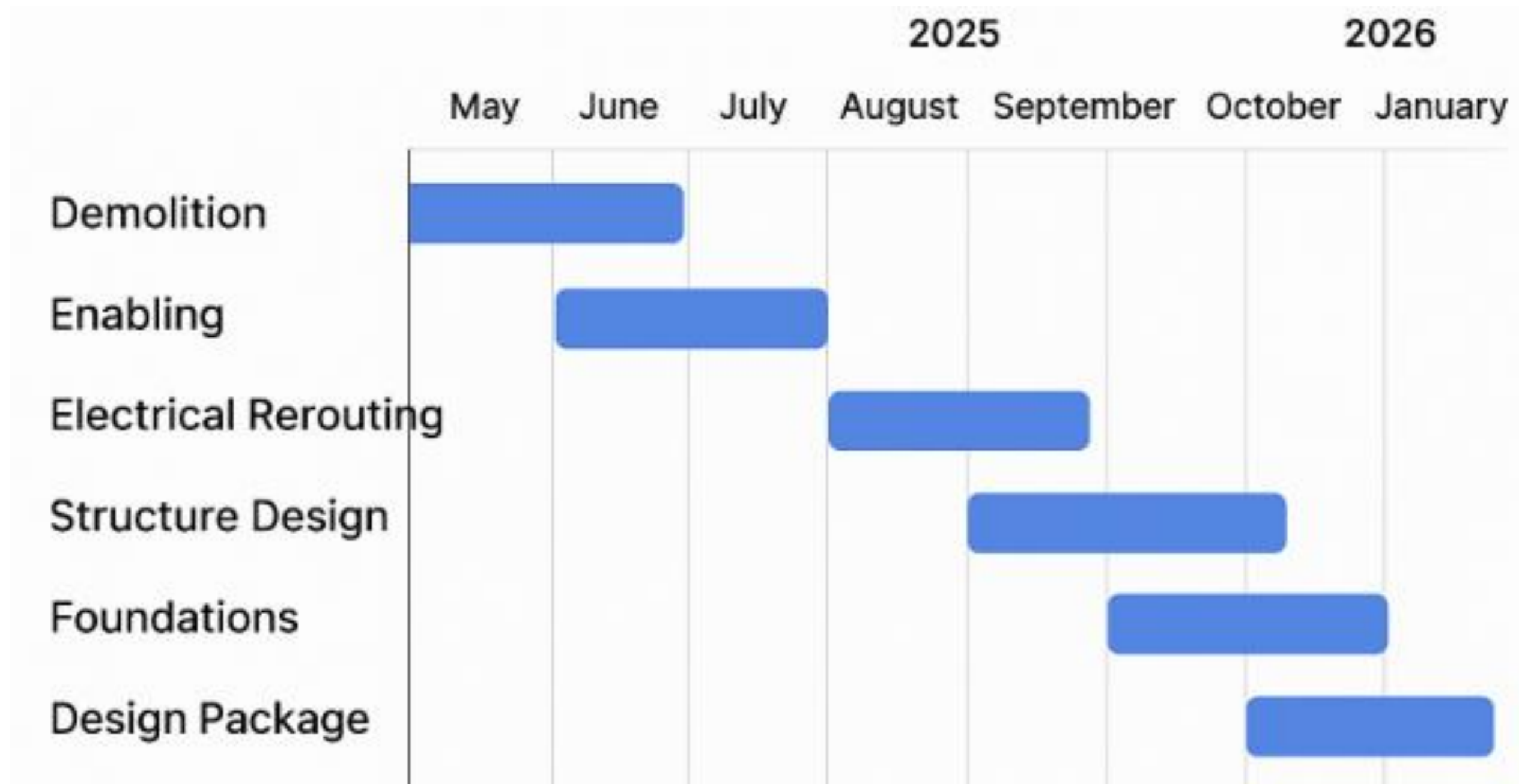


Construction

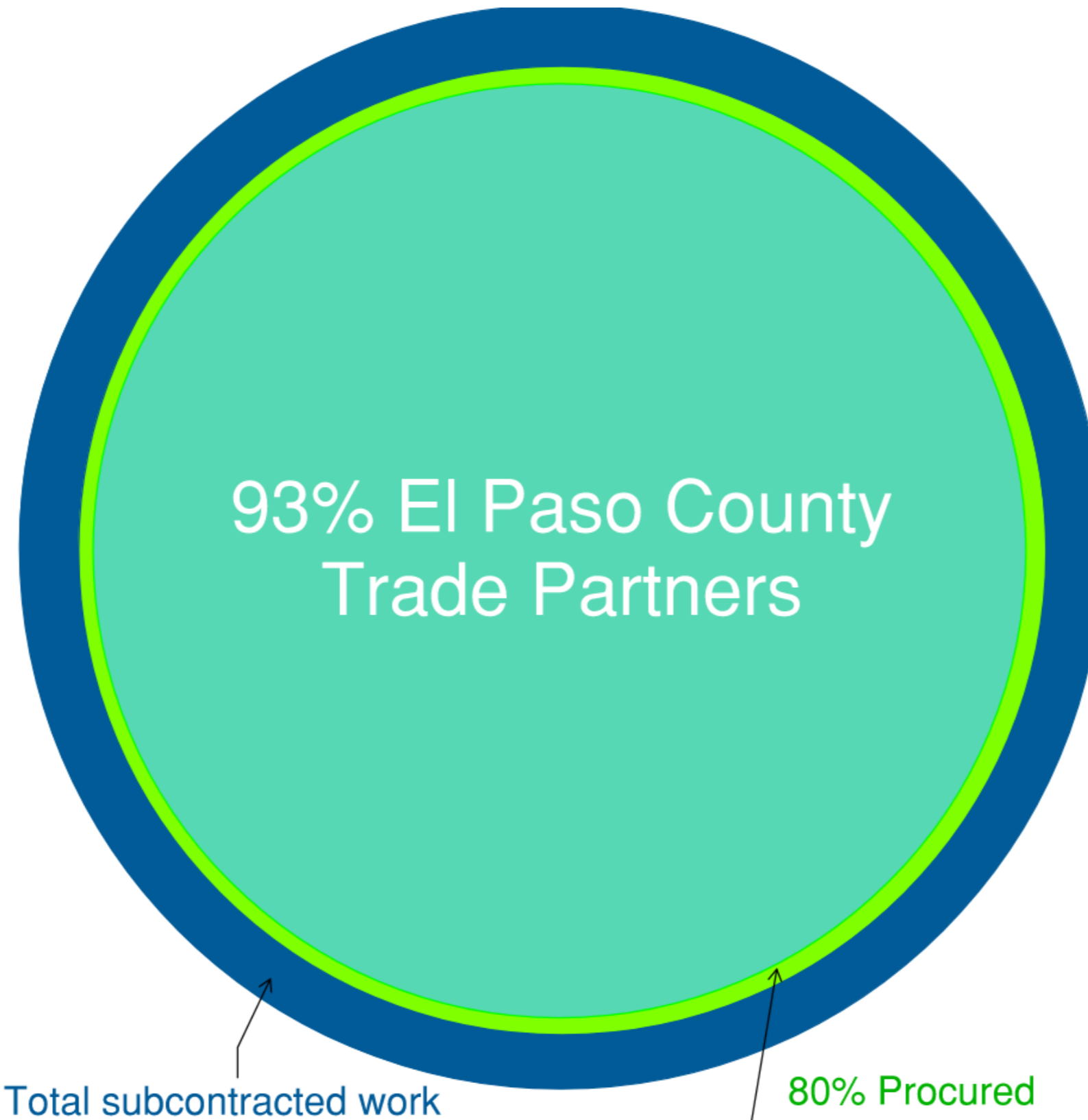


Construction and Progress through Design

- **CMGC (Construction Manager General Contractor) method allows for a fast-track process:**



Procurement Process



Construction Highlights

Complete

- Abatement and demolition of Tech Wing
- Excavation for new addition basement and building foundation
- Shoring - lateral support to the walls of an excavation
- Utility relocation; power lines, transformer

Started

- Deep foundations – continues through the end of November
 - o Drilling
 - o Reinforcing
 - o Pouring
- Earthwork continues through November

Upcoming

- Underground work
 - o Utilities
 - o Mechanical
 - o Electrical
 - o Plumbing

Geothermal filed – well drilling starts at the end of November and will continue through July

 - o Over 120 wells – 550ft deep
- Foundation grade beams and deep foundation walls start in November and continue through December
- The building will start to go vertical at the end of January with Pre-cast concrete wall panels and will continue through April
- Basement slab on grade, floor slabs and build out starts in March





Questions?

PALMER TERRORS



Thank you!