

Parks, Recreation & Cultural Services

PR&CS Administration, 1401 Recreation Way, Colorado Springs, CO 80905



Agenda

Westside Community Center Working Committee

Thursday, March 30, 2023

2:00 p.m.

1628 W. Bijou

How to call in to the meeting for citizens:

Please dial +1 (720) 617-3426 Conference ID: 953 979 574#

How to comment:

- *For Citizen Discussion concerning items that are not on the agenda please email your comments to PRCS-WestsideCommunityCenterWorkingCommittee.SMB@coloradosprings.gov in advance of the meeting.*
- *For Agenda Items - Before the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment to PRCS-WestsideCommunityCenterWorkingCommittee.SMB@coloradosprings.gov. If you are a participant in Microsoft TEAMS please use the chat function to indicate you would like to comment. If you have joined the meeting via conference call, please listen for your opportunity to comment. You will be called upon to comment using the last four digits of your telephone number. Please limit your comment to three minutes.*

Announcements

Staff and Committee

Citizen Discussion

Citizens

Approval of Minutes

Working Committee Meeting Minutes – March 16, 2023

Committee

Committee Business

Committee

Staff Updates

Westside Community Center Facility Operations – Gift Trust/Donations; Updated website (<https://coloradosprings.gov/westsidecommunitycenter>)

Staff

Action Items

Committee

Proposals for Leased Space:

- Garden Farms – Tanvi Lad
- United Hearts Community School – Michelle Carroll
- Modern Yoga CO – Brooke Sakharia
- Springs Community Acupuncture – Hannah Beachy
- CONO – Sara Vaas

(over)

- Firefly Autism – Mandy Rades
- Funky Little Theater – Chris Medina

Proposals for Programs/Services:

- Strength with Robert – Robert Lee
- Foot Care Services / Senior Clinic – Colleen Morton
- After School Tutoring – Daryl Kuiper
- Organization of Westside Neighbors – Kathy Perry
- Art Classes – Judy McKay-Harbert
- Ninja Academy and Supply – James Rodzen
- Westside Mamas – Claire Wallace
- Silver Key Connections Café – Cindy Carvell
- WCC Share and Learn – Jamie Bequette

Received proposals not on this list are in process of being scheduled for review at a future Working Committee meeting.

Presentation Items

Staff

Adjournment

WCC - Main (West) Building

Description	Room #	Square Footage
Lower East Classroom - Tenant (Food Pantry)	W1	643
Lower classroom	W2	644
Community Room	W3	653
Upper Classroom	W4	1123
Café	W5	676
Lower West Classroom	W8	1435
Lower West Classroom - Girl's Restroom	W8A	40
Lower West Classroom - Boy's Restroom	W8B	42
Gym Stage	W13	633
Gym	W14	2490

WCC - Middle Building

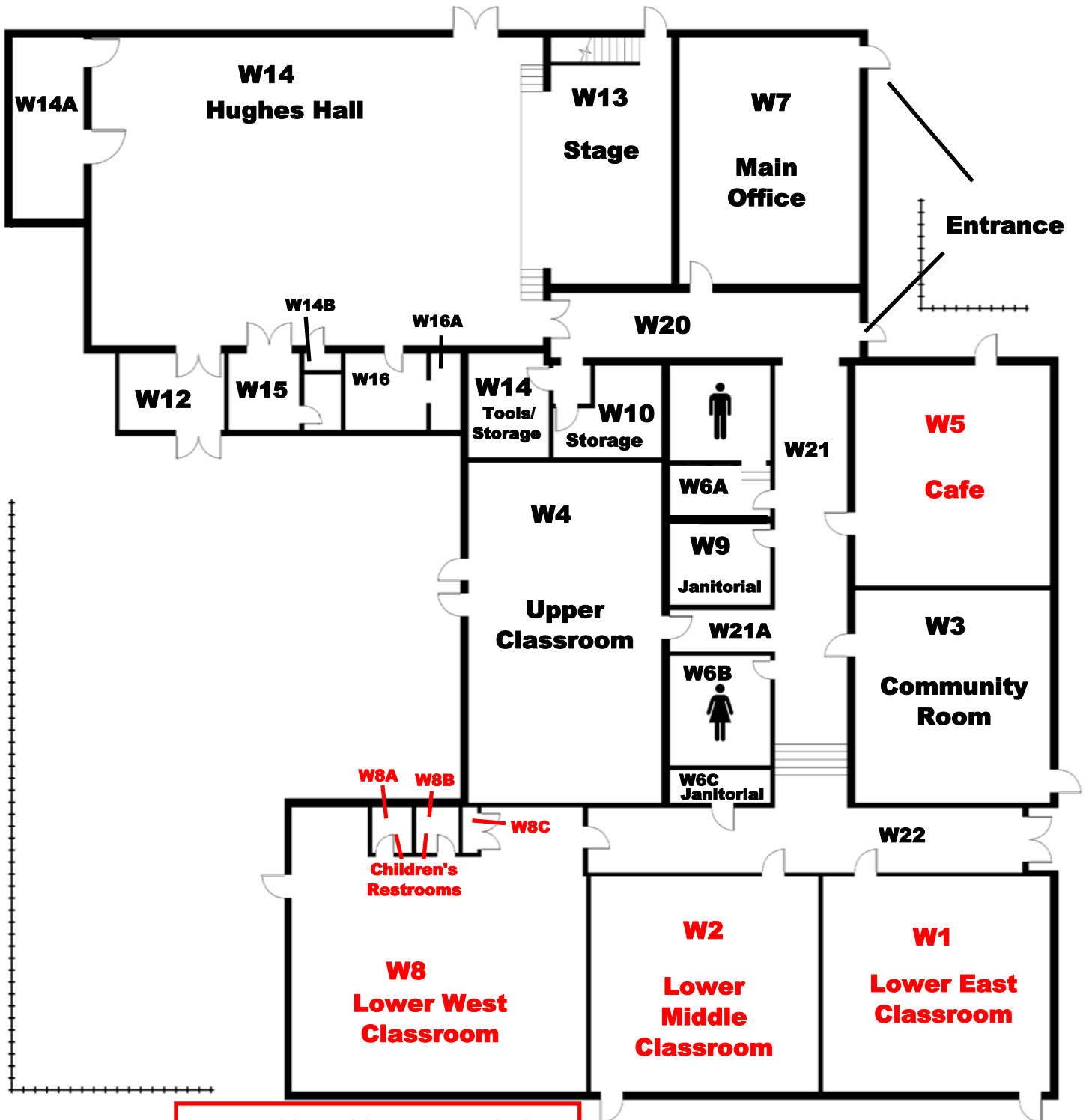
Description	Room #	Square Footage
Basement East Room - Tenant	B1	
Basement Storage Room - Tenant	B2	
Basement Office - Tenant	B3	
Basement Office - Tenant	B4	
Main Floor, Middle Room	M0	
Main Floor, East Classroom - Tenant	M1	
Main Floor, Staff Office - TRP	M2	
Upper East Meeting Room	M3	
Upper Loft	M4	
Upper West Meeting Room	M5	
Upper Dance Studio	M6	

WCC - East Cottages

Description	Room #	Square Footage
West Cottages Classroom	E1	874
Middle Cottages Classroom	E2	633
East Classroom	E3	846

LEASABLE SPACE

1628 West Bijou - Main Community Center



Potential leasable space includes:

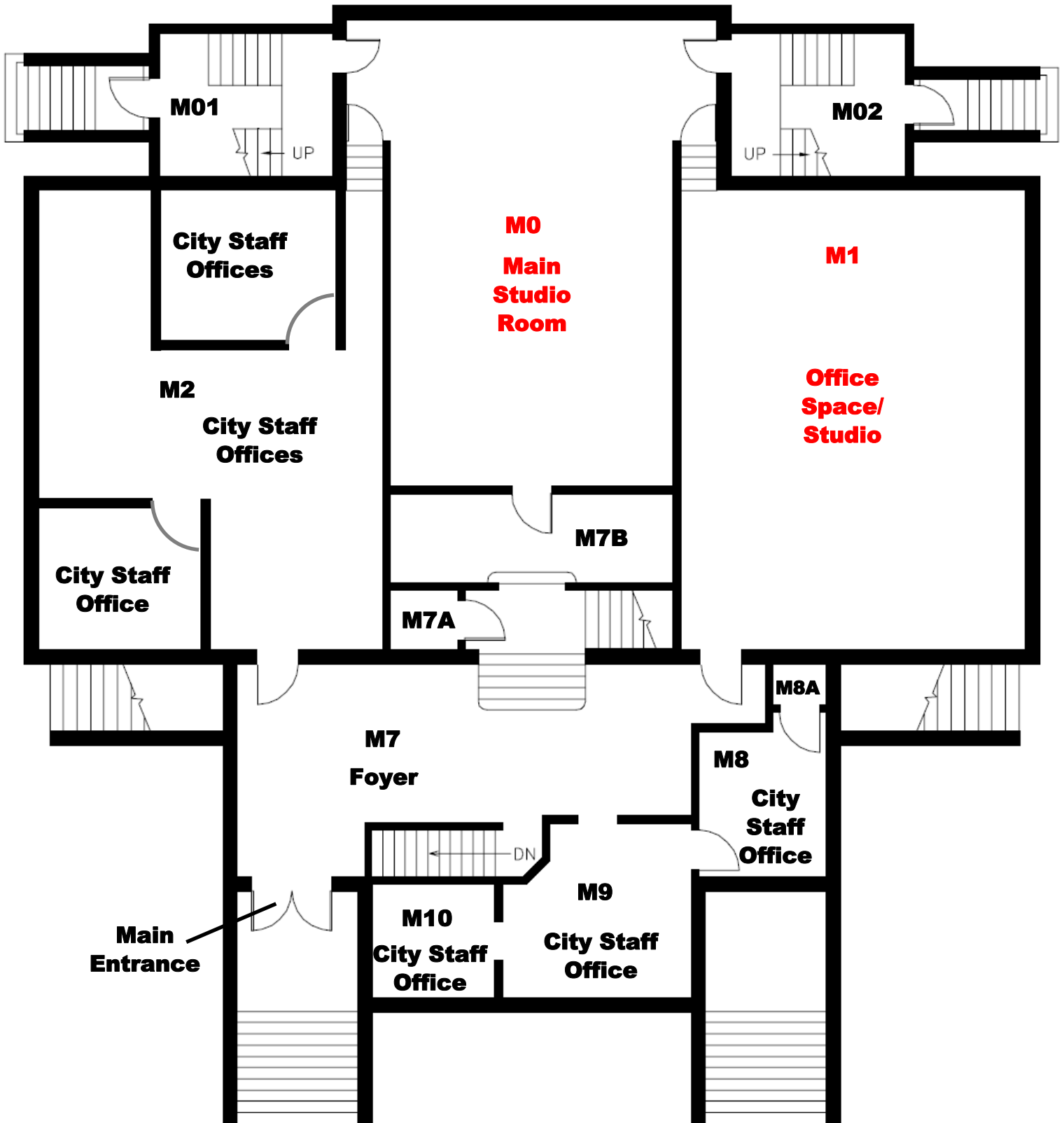
- W8 Lower West Classroom
- W2 Lower Middle Classroom
- W1 Lower East Classroom
- W5 Cafe

Please note that leased space availability will change. Please contact the Westside Community Center to inquire about availability.



LEASABLE SPACE

1620 West Bijou—Middle Building, main floors



- Potential leasable space includes:
- M0 Main Studio Room
 - M1 Office Space/Studio

Please note that leased space availability will change. Please contact the Westside Community Center to inquire about availability.



LEASABLE SPACE

1620 West Bijou—Middle Building, upper floors



Please note that leased space availability will change. Please contact the Westside Community Center to inquire about availability.

Potential leasable space includes:

- M5 Upper West Classroom
- M4 Loft
- M3 Upper East Classroom
- M6 Upper Dance Studio



LEASABLE SPACE

1620 West Bijou—Middle Building, basement



Potential leasable space includes:

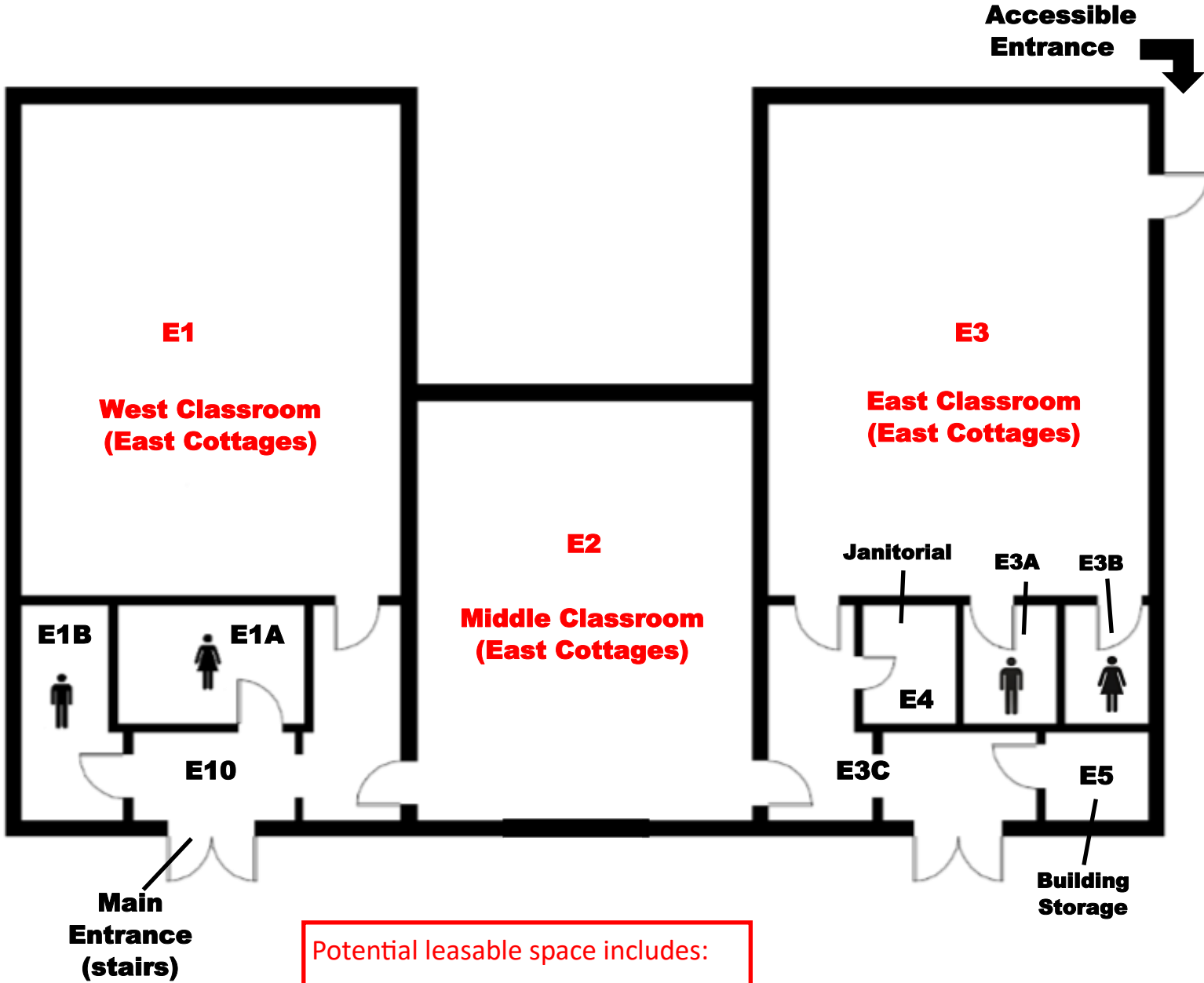
- B1 Office Space/Studio
- B2 Storage
- B3 Office
- B4 Office

Please note that not all spaces will be available for rent. Please contact the Westside Community Center to inquire about availability.



LEASABLE SPACE

1616 West Bijou—East Cottages



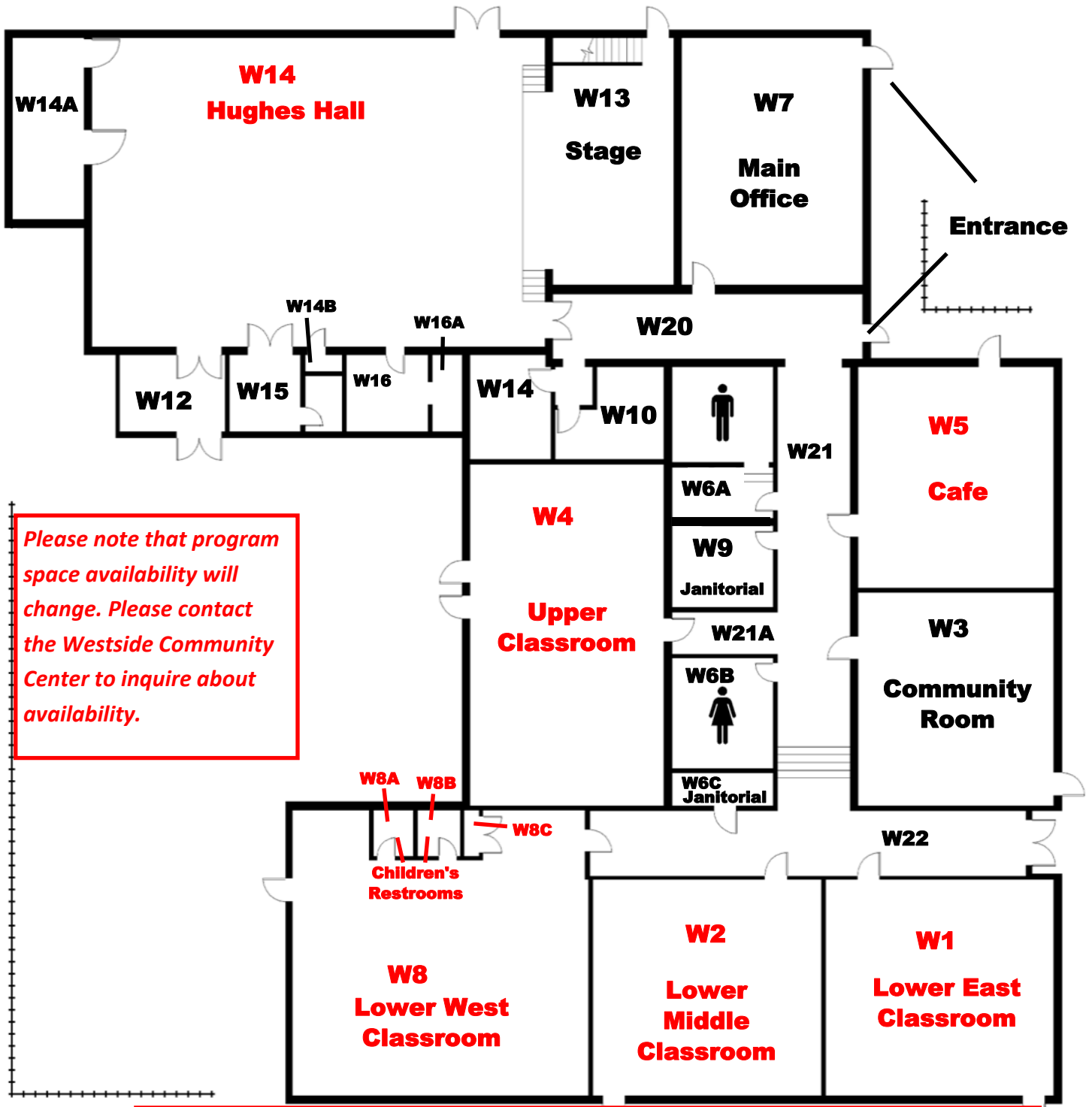
- Potential leasable space includes:
- E1 West Classroom
 - E2 Middle Classroom
 - E3 East Classroom

Please note that leased space availability will change. Please contact the Westside Community Center to inquire about availability.



PROGRAM SPACE

1628 West Bijou - Main Community Center



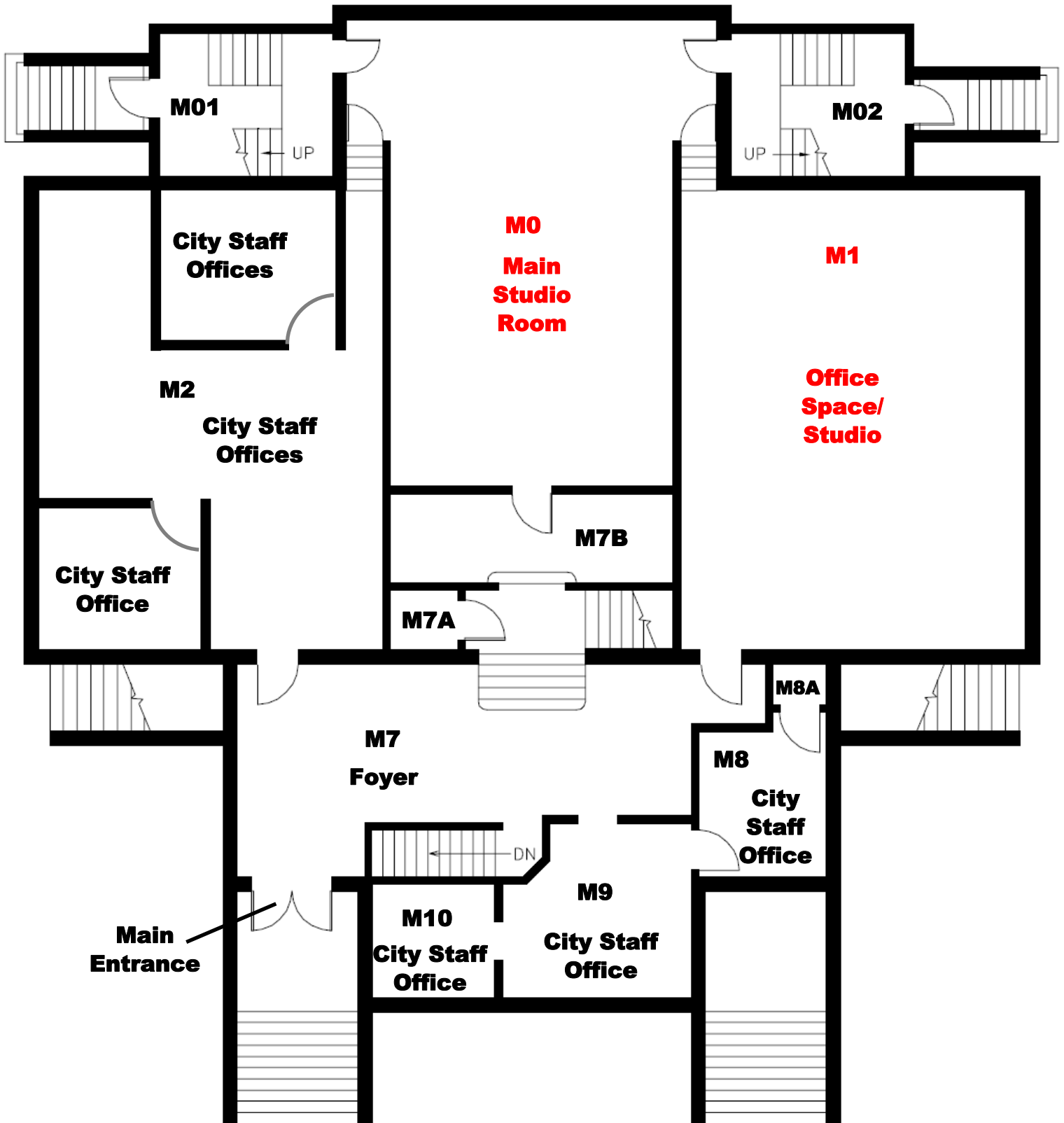
Please note that program space availability will change. Please contact the Westside Community Center to inquire about availability.

- Potential Program Spaces include:
- W14 Hughes Hall (gymnasium)
 - W5 Café
 - W4 Upper Classroom
 - W8 Lower West Classroom
 - W2 Lower Middle Classroom



PROGRAM SPACE

1620 West Bijou—Middle Building, main floors



- Potential program space includes:
- M0 Main Studio Room
 - M1 Office Space/Studio

Please note that program space availability will change. Please contact the Westside Community Center to inquire about availability.



PROGRAM SPACE

1620 West Bijou—Middle Building, upper floors



Please note that program space availability will change. Please contact the Westside Community Center to inquire about availability.

- Potential program space includes:
- M5 Upper West Classroom
 - M4 Loft
 - M3 Upper East Classroom
 - M6 Upper Dance Studio



PROGRAM SPACE

1620 West Bijou—Middle Building, basement



Potential program space includes:

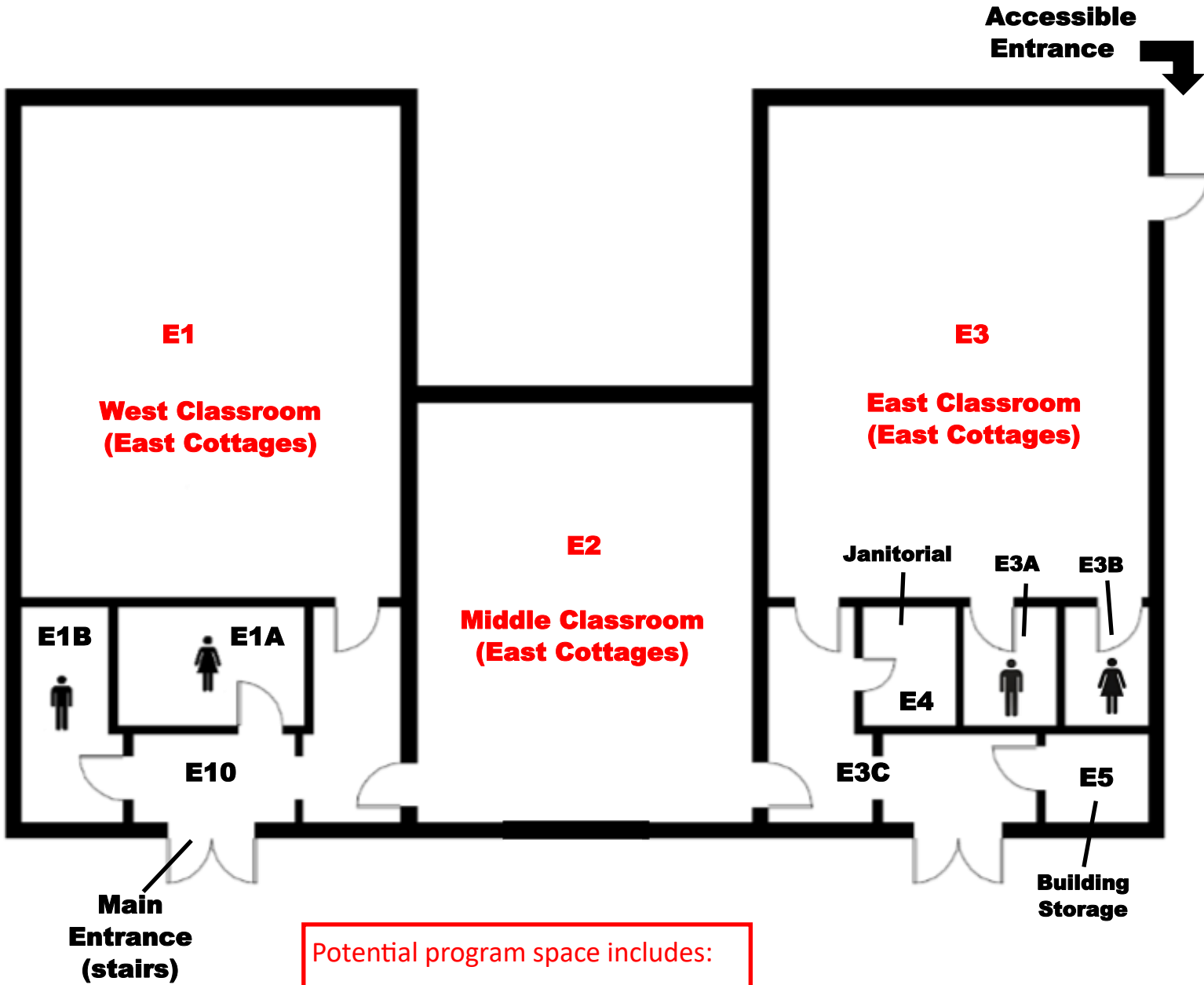
- B1 Office Space/Studio

Please note that program space availability will change. Please contact the Westside Community Center to inquire about availability.



PROGRAM SPACE

1616 West Bijou—East Cottages



- Potential program space includes:
- E1 West Classroom
 - E2 Middle Classroom
 - E3 East Classroom

Please note that program space availability will change. Please contact the Westside Community Center to inquire about availability.



Westside Community Center Proposals - Received February 15 - March 7, 2023

Proposal Type	Proposal Name	Proposer Name	FWD to Justin?	Date set for Comm Review	Date of Comm Review	Email invitation to Committee Meeting?	Will attend?	Reviewed by Committee?	Recommneded?	Referred to Parks Staff
Program	Strength with Robert	Robert L.	yes	yes	3/30/2023	Yes	-			
Leased Space	GardenFarms	Tanvi L.	Yes	yes	3/30/2023	Yes	-			
Leased Space	United Hearts Comm School	Michelle C.	yes	yes	3/30/2023	Yes	-			
Leased Space	Modern Yoga CO	Brooke S.	yes	yes	3/30/2023	Yes	-			
Program	Foot Care Services/Senior Clinic	Colleen M.	yes	yes	3/30/2023	Yes	-			
Program	After School Tutoring	Daryl K.	yes	yes	3/30/2023	Yes	-			
Leased Space	Springs Community Acupuncture	Hannah B.	yes	yes	3/30/2023	Yes	-			
Program	Org. of Westside Neighbors	Kathy P.	yes	yes	3/30/2023	Yes	-			
Program	Art Classes	Judy Mc.	Yes	yes	3/30/2023	Yes				
Program	Pediatric Holistic Wellness	Linda M.	yes	pending	-	-	-			
Quantity: 18	Unreviewed: 10 (6 Programs, 4 Leased Space)									
Leased Space	Westside Cares Food Pantry	Kristy M.	Yes	Yes	3/16/2023	Yes	Yes	Yes	Yes	Yes
Other/Group A	WCC Table Tennis	Rich L./Freddy M	yes	Yes	3/16/2023	Yes	Yes	Yes	Yes	Yes
Program	Kids Dance at WCC	Laurie W.	yes	Yes	3/16/2023	Yes	pending	Yes	Yes	Yes
Program	WCC Bible Study	Wallace/Pam H.	yes	Yes	3/16/2023	Yes	Yes (Wally)	Yes	Yes	Yes
Program	Adult Children of Alcoholics	Lori P.	Yes	Yes	3/16/2023	Yes	pending	Yes	Yes	Yes
Program	Happy Crafters	Barbara A. et. al	yes	Yes	3/16/2023	Yes	pending	Yes	Yes	Yes
Program	WCC Line Dance	Hong Yu P.	yes	Yes	3/16/2023	Yes	Yes	Yes	Yes	Yes
Other/Group Activity	Drop In Pickleball	Bob A.	yes	Yes	3/16/2023	Yes	Yes	Yes	Yes	Yes

11 Programs; 5 Leased; 2 other
Current program/service/tenant
Recent program/service/tenant

Westside Community Center Proposals - Received March 8 - March 21, 2023

Proposal Type	Proposal Name	Proposer Name	Date set for Comm Review	Date of Comm Review	Email invitation to Committee Meeting?	Will attend?	Reviewed by Committee?	Recomm ended?	Referred to Parks Staff
Lease	CONO	Sara Vaas	yes	3/30/2023	Yes				
Program	Ninja Academy and Supply	James Rodzen	yes	3/30/2023	Yes				
Program	Westside Mamas	Claire Wallace	yes	3/30/2023	Yes				
Lease	Firefly Autism	Mandy Rades	yes	3/30/2023	Yes				
Program	Silver Key Connections Café	Cindy Carvell	yes	3/30/2023	Yes				
Program	WCC Share and Learn	Jamie Bequette	yes	3/30/2023	Yes				
Lease	Funky Little Theater Company	Chris Medina	yes	3/30/2023	Yes				
Current: 7 proposals (3 lease, 4 programs)									

Westside Community Center Proposals - Received March 22 - current, 2023

Proposal Type	Proposal Name	Proposer Name	Date set for Comm Review	Date of Comm Review	Email invitation to Committee Meeting?	Will attend?	Reviewed by Committee?	Recomm ended?	Referred to Parks Staff
Lease	AAHGSCS	Candice McKnight	<i>pending</i>	<i>pending</i>	-				
Program	YMCA	Melanie Zunyga	<i>pending</i>	<i>pending</i>	-				
Current: 2 proposals (1 lease, 1 program)									

GardenFarms
Tanvi Lad
tanvilad7@gmail.com
(812) 493-5577
1010 Arcturus Drive
Colorado Springs, CO 80905

February 20, 2023

Dear Chair Trudeau, VC Vaughan, WCC Working Committee, PRCS Advisory Board & City of COS:

Over the past 13 years, my passions have culminated in working with soil science and bringing community together. The culmination has lead me to develop this business, GardenFarms, in hopes of filling an unoccupied niche in Southern Colorado. I was excited about the opportunity to lease space in the community center, because it seems to be a perfect match for GardenFarms.

I would like to be physically present at the meeting for the review of this application. I would gladly provide a short presentation and be available to answer any questions.

Thank you for your considering my application to lease a room at the Westside Community Center Campus. I look forward to continue building my relationship with the committee, community and City of COS. Please feel free to contact me anytime for more information or questions.

Sincerely,

Tanvi Lad

Lease Proposal – Westside Community Center Campus

Please describe your organization, including mission and vision.

Name: GardenFarms
Owned by: Tanvi Lad
1010 Arcturus Drive
Colorado Springs, CO 80905

Mission: To assess the quality of soil, offer organic applications for soil regeneration while raising public awareness of soil fertility through education.

Vision: To raise intergenerational awareness through community education on the importance of healthy soils, proving it is deeply intertwined with community health and wellness. Through public education, we will improve the urban ecology, biodiversity, and food security, while building climate resiliency for generations to come.

GardenFarms offers the services of microscopic biological soil assessments and educational classes that benefit the individual and agricultural business community.

Organizational Background:

I am in the process of creating the sole proprietor business, *GardenFarms*.

Educational/Practical Experience:

- Certified Soil Microbiology Lab Technician through the Soil Food Web; training to become Soil Food Web Consultant.
- 2019-2022: Food to Power, Compost Operations Manager
 - Created compost & compost tea upcycling materials from the waste stream
 - Analyzed soil samples
 - Taught compost/soil science workshops to adults and youth groups
- B.S. Ecology, Evolution & Environmental Biology, Purdue University, 2010-2014
- US Peace Corps, Malawi, East Africa, 2015-2017, Community-Based Natural Resources Management Volunteer

Please describe how you see your organization integrating into the Westside Community Center Campus and neighborhood.

The integration of GardenFarm's mission and vision is directly aligned and intertwined with the Westside Community Center (WCC) Campus's mission and vision. There are many overlapping functions for economic gain for the City of COS, WCC, and community. Not only do we see GardenFarms integrating into the Westside neighborhood, we have taken steps and are already working with the COS Parks, Recreation, and Cultural Services (PRCS) Department toward regenerative practices, which will result in alleviating the pressure of city's resource use, (e.g., water, chemicals, labor).

The physical presence of our GardenFarms soil microbiology lab in the community center brings awareness and opportunity to educate our neighbors of all generations about the importance of regenerative soil practices. In our community, most people have available land to work. Through the offering of our free educational classes and free qualitative soil assessments, we encourage the community's awareness and needs for the importance of ecological and environmental practices.

Please describe how your organization will bring value to the Westside Community Center Campus and neighborhood.

We currently bring value to the community, through gifting our free educational classes as well as experiential workshops. We have also done many soil assessments for the City of COS as well as other business and private entities. Having a physical location at the WCC, will give the community greater access to the services provided by GardenFarms.

Past and current services provided to community:

- 2022: Several gifted free interactive compost workshops including lab assessments at private residences.
- As a result of a public meeting held by the PRCS Department regarding the poison sprayed at the WCC playground and all city parks, we began working on an ecological solution with Jarod Clayton, Parks, Recreation, and Cultural Services Department's Water Conservation Specialist, at the Vermijo Park. In the future, we hope to see our biological method implemented on all public spaces city-wide, resulting in significant city-wide savings.
- As another result from the same meeting, we began collaborating with Eric Becker, Alex Crochet, and Kevin Wood of Colorado Springs Horticulture Department to test city compost piles used at the city's greenhouse facility.
- We have gifted all of our services to the city.

With the leasing of this space and approval by the committee and city, the soil classes and assessments provided will improve the community in these ways:

- Conserves and sequesters water
- Decreases erosion
- Mitigates droughts, fires, floods, and urban heat effect.
- Increases food nutrition
- Improves food security and resiliency
- Decreases pathogens throughout the greater urban ecosystem
- Carbon sequestration
- Mitigates the use of chemical inputs (fertilizers, pesticides, herbicides, etc)
- Connects people to the land
- Builds biological diversity on both micro- and macro-scales.

Healthier soil is regenerative. GardenFarms provides individuals some action to mitigate climate change through carbon sequestration by improving soil health on their own property.

There are only 4 certified Soil Food Web (SFW) microbiology labs in the state of Colorado offering this new biological soil science. Currently, GardenFarms is the only SFW Lab south of Denver.

Please describe how you intend to make your business successful at the Westside Community Center Campus.

GardenFarms will be successful at the Westside Community Center Campus because we are located in the neighborhood that we have already been servicing.

Requesting lease space for Room: B5 Storage Space

Using a microscope to run lab tests, requires use of running water and a sink to dilute and wash samples. Room B5 houses enough countertop surface, a sink, as well as enough space to be used as a classroom for educational classes.

- Basic soil classes and qualitative lab assessments will be free services. Given that GardenFarms' soil classes and assessments are gifted for free to the Westside community and PRCS Department, we would like the lease space currently listed as a storage room, B5, to be reciprocated fully, in-kind by the WCC.

There is room for growth and evolution of the services GardenFarms can provide at the WCC. This space at the center is going to be used as an office/lab/classroom for GardenFarms. In addition to that, there is a separate facility offsite that houses our products, therefore, none of these products will be housed at our space in the WCC.

Numbers of years in business: New business; 13 years of experience in this field

Anticipated Use of the Leased Space

Description of anticipated operational use of leased space:

Leased space will be used as the schedule dictates with classes and soil assessment appointments.

Number of staff expected to be housed on site at the Westside Community Center Campus:

Currently 1-3

Anticipated foot traffic:

- Daily - Minimal foot traffic for soil assessments; would mostly include a Lab technician, potentially a client or two by appointment, and future staff or volunteers
- We will not exceed the maximum occupancy of room (B5) for classes; classes will be scheduled as determined by the community's needs

Anticipated daily/weekly operating/usage hours:

- Daily assessments by appointment
- Scheduled classes as necessary, including evenings and weekends
- Flexible usage hours per week, most likely not before 6 am and after 10 pm.



**Westside Community Center Campus, 1628 West Bijou
Leased Property Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization Name: United Hearts Community School

Contact Name: Michelle Carroll

Contact Email: michelle@weareunitedhearts.com

Contact Phone: 719 505-5954

Organization website: weareunitedhearts.com

Current operating address: 108 W Ramona Ave Colorado Springs, CO 80905

Industry or Sector: Education/ Childcare

Organization Information *(please attach additional pages as needed)*

Please describe your organization, including mission and vision.

United Hearts is a preschool program fostering age-appropriate development through the arts, music and nature. We create a nurturing environment that allows children to take safe risks while developing their bodies and mind through imaginative free-play. We have a unique music program teaching a variety of percussion instruments and their African and Afro-Cuban Latin diasporas.

Please describe how you see your organization integrating into the Westside Community Center Campus and neighborhood.

Our preschool program will offer full or half-day options to children ages 3-5 in the neighborhood and surrounding areas. Our partner program, Drums for Diversity will be integrated into the preschool as well as to the community as an after-school program. In addition, our drumming workshops will be offered to families and other community members and will work collaboratively with existing westside Community Center programs and events.

Please describe how your organization will bring value to the Westside Community Center Campus and neighborhood.

United Hearts Community School will provide a full day preschool program to the neighborhood. The focus of our program is play-based learning thorough music, arts and nature. We are offering after-school enrichment programs for school-aged kids. We plan to collaborate with the senior programs and other existing programs at the Community Center for Arts, Music and Cultural enrichment activities.

Please describe how you intend to make your business successful at the Westside Center Campus.

We are bringing education, music, arts, and culture to the westside Community Center. Our programs offer daily activities for preschoolers and school-aged kids all year round including Summer Camps. Our business is flexible and open to collaborate with the community for evening and weekend entertainment, cultural, recreational and educational events. Our founders have over 25 years of experience working with children and families



CITY OF COLORADO SPRINGS
DEPARTMENT OF PARKS, RECREATION AND CULTURALS SERVICES

Number of years in business: 1.5

Anticipated Use of Leased Space *(please use additional pages as needed)*

Description of anticipated operational use of leased space:

East Cottage East Classroom will be used as the United Hearts preschool room. The west Classroom will be used for our Drums for Diversity music and culture room. Both programs will use the shared space as a multi-purpose art room for preschoolers and after-school kids.

Number of staff expected to be housed on site at the Westside Community Center

Campus:

4

Anticipated foot traffic:

30-60

Anticipated daily/weekly operating/usage hours:

Monday- Friday 8:00- 5:30pm with additional evening events
Saturday workshops and community events throughout the year (hours varying)

Optional: You may submit a cover letter expressing your interest in leasing space at the Westside Community Center Campus.

Statement of Understanding

*I understand that this is a proposal to lease property on the Westside Community Center Campus. I understand that this form and all information contained within will be made public during the Westside Community Center Working Committee review process. I acknowledge that the City is subject to the Colorado Open (Public) Records Act, C.R.S. § 24-72-201 et. seq. I further understand that, if selected to discuss a lease agreement, I will be contacted by a member of the City of Colorado Springs Parks, Recreation and Cultural Services Department. **Failure to sign and return this form could result in the rejection of the entire submission.***

DocuSigned by:
Michelle Carroll
Signature of proposer

2/20/2023
Today's Date

United Hearts Inc.



108 W Ramona Ave.
Colorado Springs, CO 80905
(719) 505-5954
michelle@weareunitedhearts.com

United Hearts Community School

December 1 ,2022

Overview

United Hearts Preschool is inspired by a blend of Nature based learning (occurs in natural settings and where elements of nature have been brought into built environments, such as plants, animals, and water), Montessori (seeks to develop natural interests and activities rather than use formal teaching methods), Waldorf Education (the learning process that essentially engages the head, heart, and hands—or thinking, feeling, and doing). and Reggio Emilia Approach (student-centered and constructivist self-guided curriculum that uses self-directed, experiential learning in relationship-driven environments based on the image of a child with strong potentialities for development and a subject with rights). We foster age-appropriate development through the arts, music and nature. We create a nurturing environment that allows children to take safe risks while developing their bodies and mind through imaginative free-play. We have a unique music program teaching a variety of percussion instruments and their African and Afro-Cuban Latin diasporas. The children will explore the rhythms of bongos, congas, claves, timbales, cajons and many other percussion instruments. They will also learn the history and culture of each instrument. Children will also explore open-ended art projects through Process Art using multiple media. Children will benefit from enhancing their imagination while developing social skills, building self-confidence, boosting intellectual growth, practicing language skills and learning to work out fears. We help children become problem solvers, think

2

critically and ask questions. Our day is child-directed through an Emergent Curriculum and structured by the change of seasons.

Goals

1. **United Hearts Preschool** : One full day classroom of up to 16 children ages 3-5. Our program is owned and operated by a licensed Child Care Director/ Certified Teacher Leader and one additional Montessori Certified Teacher Leader. We will need access to the playground and outdoor areas near the classroom and an occasional gym use if available. Our program also includes a unique percussion music program led by the Music and Culture Director of Drums for Diversity.
2. **Drums for Diversity**: One additional classroom exclusively for the music program. Drums for Diversity is a Colorado non-profit. The Founder and Director is sharing his skill and passion for the African and Afro-Cuban Latin diasporas and World Beats Percussion with our students and the community. He will be teaching the basic rhythms of the congas, bongos, claves, cajon and many other instruments including the history of where they came from. He provides all of the instruments for a full hands-on approach to learning. This program will be offered to our preschoolers during school hours as well as an after-school enrichment program. We are also interested in additional collaborative programs and workshops with the Community Center.

Specifications

Preschool- \$60/day 4 hour program 8:00-12:00 pm 2-5 days/week options (Full day options available)

Daily Schedule:

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Child Interest Activity Centers- Art materials, various building blocks, puzzles, dramatic play, books

Nature Walk-Come prepared for the weather

Circle Time- Sharing interests, music, exploring percussion, stories, books

Snack Time-

Small Group- Skill building activities

Outdoor Play-Structured and Unstructured exploration and play

Lunch-

Nap time: 12:30-2:30pm

Enrichment Activities- \$45/2.5 hours varying activities throughout the week 3:00-5:30 pm

10% discount for siblings and 5 day/week enrollment

Features Offered:

Feature: Quality teachers with over 20 years of experience in early childhood.

Benefit: They both have experience with preschool classrooms and childcare settings with Early Childhood knowledge of Head Start and Montessori.

Feature: Four hour preschool with extended day options.

Benefit: Parents can choose from 2 to 5 days a week and full or half day

Feature: Monthly family get togethers- pot lucks, cook outs, hikes, drum circles

Benefit: Families get to know each other and socialize and bring siblings.

Feature: Parents Night Out once a month

Benefit: Offer a set rate for Saturday night childcare with meals provided.

Feature: Drums and Percussion music program built into our daily schedule.

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Benefit: Students get to experience a unique music program not only learning how to play the instruments but also learning about the cultures of where they came from.

Benchmarks

1. Lease agreement

Begin licensing process, classroom arrangement, advertising and enrollment.

2. Community Awareness

Host pop up events and open houses to gain awareness for enrollment.

3. Choose a start date

Prepare for the Grand Opening and first day of school.

United Hearts Community School

Business Plan



United Hearts Inc.

108 W Ramona Ave

Colorado Springs, CO 80905

michelle@weareunitedhearts.com

Michelle Carroll, Director, Co-Owner

719 505-5954

Paul Carroll, Co-Owner

719 505-4234

I. Executive Summary

Description of Business:

United Hearts Preschool is inspired by a blend of Nature based learning (occurs in natural settings and where elements of nature have been brought into built environments, such as plants, animals, and water), Montessori (seeks to develop natural interests and activities rather than use formal teaching methods), Waldorf Education (the learning process that essentially engages the head, heart, and hands—or thinking, feeling, and doing). and Reggio Emilia Approach (student-centered and constructivist self-guided curriculum that uses self-directed, experiential learning in relationship-driven environments based on the image of a child with strong potentialities for development and a subject with rights). We foster age-appropriate development through the arts, music and nature. We create a nurturing environment that allows children to take safe risks while developing their bodies and mind through imaginative free-play. We have a unique music program teaching a variety of percussion instruments and their African and Afro-Cuban Latin diasporas. The children will explore the rhythms of bongos, congas, claves, timbales, cajons and many other percussion instruments. Children will also explore open-ended art projects through Process Art using multiple media. Children will benefit from enhancing their imagination while developing social skills, building self-confidence, boosting intellectual growth, practicing language skills and learning to work out fears. We help children become problem solvers, think critically and ask questions. Our day is child-directed and structured by the change of seasons.

Mission Statement:

We foster age-appropriate development through music, arts and nature. We create a nurturing environment that allows children to take safe risks while developing their bodies and mind through imaginative free-play. We guide children in developing social skills, building self-confidence, boosting intellectual growth, practicing language skills and learning to work out fears. We help children become problem solvers, think critically and ask questions. Our day is child-directed and structured by the change of seasons.

Proposal Description:

We are in search of a commercial or residential location to house our United Hearts Community School and Drums for Diversity program. This will include a large indoor classroom space with an additional space for the music program. The location must also include an outdoor learning area. The amount we are requesting will be used for a down payment on a location, any required renovations and cover additional start up supplies.

II. Company Overview

Business Structure:

United Hearts Inc. is an S Corporation.

Years of Operation:

Incorporated 8/16/2021. We are currently in the startup phase of opening our own location.

Services Offered:

United Hearts will offer a play-based preschool for ages 3-5 with an emphasis in music, arts and outdoor learning. Our morning preschool program will be four hours a day with options of 2-5 days a week. Our afternoons will offer different Enrichment Activities throughout the week. Parents will have a full day option if staying for extended day activities. Michelle Carroll is the Director and teacher-leader of the preschool. Michelle brings 22 years of teaching experience working in Early Childhood Education including Before and After School programs, Summer Camps, Performing Arts programs, Daycares and personal nannying. She has a BS degree in Child Development and MA degree in Teaching and Learning with Technology. She currently holds a Professional Teaching License in Colorado. Jennifer Stout is our additional teacher-leader certified in the Montessori method of education. She brings her early childhood expertise as a co-facilitator in all of our programs. Both teachers are Lead Teacher qualified through Colorado Shines and have completed all of the required training through PDIS for Childcare Centers.

Our afternoons will offer a variety of different Enrichment Activities throughout the week. These activities will change throughout the year. Paul Carroll is co-owner of United Hearts and the founder of Drums for Diversity. He is the Director of our music and culture program. He has been a professional percussionist for over 25 years. He has worked with Grammy award winning artists throughout his career. He has 20 years of experience working in schools hosting drum workshops and performances. He is sharing his skill and passion for the African and Afro-Cuban Latin diasporas and World Beats Percussion with our students and their families. He will be teaching the basic rhythms of the congas, bongos, claves, cajon and many other instruments including the history of where they came from. He provides all of the instruments for a full hands-on approach to learning.

Company Goals and Objectives:

1. Open preschool with students ranging from age 3 to 6.

Objective: We will purchase or rent the right location to fit our needs.

2. Incorporate Drums for Diversity program as part of everyday music and culture class within school.

Obj: We will partner with our non-profit organization Drums for Diversity.

3. Offer after school percussion lessons and partner students with mentors.

Obj: We will partner with community members who want to mentor students.

4. Offer drums and percussion instruments to take home to practice or purchase.

Obj: We will get donations and discounted instruments to loan or sell.

5. Teach African and Afro-Cuban Latin Diasporas.

Obj: Build a curriculum for a variety of age groups.

6. Offer Homeschool Enrichment Programs in the afternoon.

Obj. Plan different classes each day of the week.

III. Service Description

Our program goal:

We are in search of a house zoned for commercial use or a commercial building with access to outdoor learning space. Our location will need a large indoor classroom space and an additional dedicated space for the music program. We will need unlimited access for evening events.

Physical requirements:

- A minimum of one (1) lavatory and one (1) flush toilet must be provided for each 15 or fewer children. Toilet facilities for the staff and other adults must be in separate compartments or separated by a partition from children's facilities, except in centers licensed for thirty (30) or fewer children and in centers with programs of four (4) hours or less.
- Office space separate from areas used by children, other than for isolation purposes, must be provided for staff to perform administrative duties.
- One exit from each room must be directly to the exterior of the building or to a common hallway leading to the exterior. The exit path must not go through another classroom to get to the hallway.
- If the center has a security lock on outside exit doors, the center must obtain written permission from the local fire department; and there must be a written sign attached to the door instructing center staff that the security lock is not to be utilized when children are present at the center.
- Every building and structure must have an automatic or department- approved manually operated fire alarm system to warn occupants of the existence of fire or to facilitate the orderly conduct of fire exit drills.
- 30 sq.ft of floor space indoors/ child
- Min. of 1500 sq. ft outdoor space or 75sq.ft/ child
- Zoning: C5 or C6 variance for childcare
- Power and other utilities: power, internet, air conditioning, water
- Access: Unlimited

The AM preschool program will serve up to 16 students ages 3-5. Hours of operation 8-12pm. Lunch provided by parents to begin with. Naptime scheduled 12-2pm for full day students. Much of our day will be outdoors. The indoor space will include an Art Area, Dramatic Play, Building Area, Quiet Reading Area and Music and Movement. There will be a group meeting area to share stories and plans. Required furniture will include small tables and chairs, shelves for accessible toys and manipulatives, shelving for open-ended art materials, art easels, sensory table, children's cubbies, cots, large rug or individual rugs and bean bag chairs for cozy corner.

Management of facility development will depend on the property acquired. This will be approved by all three staff members.

IV. Marketing and Industry Analysis

Primary Research:

[El Paso County ECE Needs Mapping Summary Report](#)

List of major competitors in target area:

[Golden Mountain Montessori](#)-306 W Brookside St, Colorado Springs, CO 80905

[Ruth Washburn Cooperative Nursery School](#)- 914 N. 19th Street Colorado Springs, CO 80904

[Creekside Kids](#)- 1201 W Cheyenne Rd. Colorado Springs, CO 80906

Table 1: Competitive Analysis

FACTOR	Me	Strength	Weakness	Competitor A Ruth Washburn Cooperative Nursery	Competitor B Creekside Kids
Products	My preschool offers a loving, nurturing environment focusing on music, arts and outdoor learning.	x		Comparative with their style of learning but does not have our unique music program.	A Reggio Emilia inspired approach where children learn naturally through exploration and play.
Price	\$60/day 4hrs long with extended day \$15/hr		x	\$38.50/day 3.5 hrs	\$10.50/hour wrap around services
Quality	22yrs of teaching experience and authentic percussion teaching	x		Been established since 1961	Trained teachers been open for 13 years
Selection	2-5 day options and extended	x		3.5 hr programs with	Full day wrap around schedule

	day activities			different options for days	
Service	Rich with music and arts and appreciation for the outdoors	x		Less hours of availability	Located inside a state prek building
Reliability	Very reliable	x		reliable	reliable
Stability	This will be my 1st childcare business.		x	Open since 1961	Open since 2009
Expertise	I have over 22yrs of teaching experience and additional Montessori trained teacher	x		Trained teachers	Not fully trained in Reggio Emilia
Company Reputation	I have a strong reputation with parents from nannying and teaching	x		Been established for a long time in this area.	Works with District 12
Location	Unknown			Westside in its own building.	Westside inside of Canon Preschool.
Appearance	Cozy and inviting with child interest centers, outdoor play area and dedicated music room		x	They have a large outdoor space.	They share a large outdoor space with Dist. 12 school with several play areas.

Secondary Research:

<https://blog.pavcsk12.org/alternative-schooling-options-to-traditional-public-school>

<https://www.educationrevolution.org/store/resources/alternatives/whyschools/>

<https://dropoutprevention.org/effective-strategies/alternative-schooling/>

<https://education.stateuniversity.com/pages/1746/Alternative-Schooling.html>

<https://www.salon.com/2021/08/29/the-jokes-are-all-wrong-scientists-say-drummers-are-smarter-healthier-and-live-longer-lives/>

<https://fee.org/articles/schooling-was-for-the-industrial-era-unschooling-is-for-the-future/>

<https://www.psychologytoday.com/us/blog/freedom-learn/201712/the-joy-and-sorrow-rereading-holt-s-how-children-learn>

V. Marketing Plan

United Hearts strengths are that we bring authentic teaching from the heart. We will offer a safe alternative educational environment that embraces multicultural backgrounds, child-centered learning, personalized pathways for learning, development of virtues, and an appreciation of the Arts, Music and Nature.

Preschool- \$60/day 4 hour program 8:00-12:00 pm 2-5 days/week options (Full day options available)

Daily Schedule:

Child Interest Activity Centers- Art materials, various building blocks, puzzles, dramatic play, books

Nature Walk-Come prepared for the weather

Circle Time- Sharing interests, music, exploring percussion, stories, books

Snack Time- provided by parents

Small Group- Skill building activities

Outdoor Play-Unstructured exploration and play

Lunch- provided by parents

Nap time: 12-2pm

Enrichment Activities- \$45/3 hours varying activities throughout the week 2:30-5:30pm

10% discount for siblings and 5 day/week enrollment

Features Offered:

Feature: Quality teachers with over 20 years of experience in early childhood.

Benefit: They both have experience with preschool classrooms and daycare settings with Early Childhood knowledge of Head Start and Montessori.

Feature: Four hour preschool with extended day options.

Benefit: Parents can choose from 2 to 5 days a week and full or half day

Feature: Monthly family get togethers- pot lucks, cook outs, bonfires, hikes

Benefit: Families get to know each other and socialize and bring siblings.

Feature: Parents Night Out once a month

Benefit: Offer a set rate for Saturday night childcare with meals provided.

Feature: Drums and Percussion music program built into our daily schedule.

Benefit: Students get to experience a unique music program not only learning how to play the instruments but also learning about the cultures of where they came from.

Marketing Goals:

Advertise at local businesses, community centers, parks and recreational centers, Facebook, Instagram, NextDoor, Homeschool Community pages and word of mouth.

VI. Operations Plan

Management Team and Qualifications:

Michelle brings 22 years of teaching experience working in Early Childhood Education including Before and After School programs, Summer Camps, Performing Arts programs and personal nannyng. She has a strong passion for working with young children. One of her many strengths is developing meaningful relationships with not only the children she works with but their families as well. She has a unique skill of making parents feel comfortable and at ease leaving their children in her care. She has a BS degree in Child Development and MA degree in Teaching and Learning with Technology. She currently holds a Professional Teaching License in Colorado.

Jennifer brings her Montessori teaching background and love of nature and science to our program. As a co-teacher she offers her knowledge in Early Childhood Education through building a child-centered curriculum. Her experience includes nature inspired lessons and introducing different cultures to our children.

Paul is co-owner of United Hearts and the founder of Drums for Diversity. He has been a professional percussionist for over 20 years. He has worked with Grammy award winning artists throughout his career. He has 20 years of experience working in schools hosting interactive drum workshops and performances. He is sharing his skill and passion for the African and Afro-Cuban Latin diasporas and World Beats Percussion with our students and their families. He will be teaching the basic rhythms of the congas, bongos, claves, cajon and many other instruments including the history of where they came from. He provides all of the instruments for a full hands-on approach to learning.

Organization Chart:

Michelle and Paul Carroll- Owners

Michelle- Director and Teacher leader

Jennifer- Teacher leader

Paul- Music and Culture Director

Additional teachers/facilitators- contracted as needed for enrichment classes

Preschool Teacher training offered through Colorado Shines PDIS.

Consultants:

Mindspark, Energize Colorado (Keith Gruen and Cassandra James), Evelyn Knight- (6-figure Playbook), Joint Initiatives Foundations

VII. Financial Analysis

Start-Up Budget:

Down payment on purchase/ or Deposit on lease plus 3 months of rent- TBD

Renovations-TBD

[School supplies](#)

Annual Operating Budget:

[United Hearts Profit Center Projection](#)

[United Harts Cash Flow Projection](#)

VIII. Evaluation

Outcomes to be accomplished:

- Location established
- Zoning Permit
- Health Department Inspection
- Fire Safety Inspection
- Child Care Center License
- Fully enrolled at 16 kids for preschool
- Fully enrolled at 20 kids for Enrichment Programs

IV. Supporting Document

[Articles of Incorporation](#)

[Child Care Center Capacity](#)



**Westside Community Center Campus, 1628 West Bijou
Leased Property Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization Name: Modern Yoga Colorado

Contact Name: Brooke Sakharia

Contact Email: Brooke@modernyogacolorado.com

Contact Phone: 6239809240

Organization website: https://modernyogacolorado.as.me/

Current operating address: 2700 Robinson St Red Rocks Barn

Industry or Sector: Physical therapy, wellness, fitness

Organization Information *(please attach additional pages as needed)*

Please describe your organization, including mission and vision.

My mission is to bring safer movements, smarter movement patterns, overall feeling strong and more energetic so we can be better people to ourselves. In turn lifting up each other and community up!

Please describe how you see your organization integrating into the Westside Community Center Campus and neighborhood.

I have students and clients that live real close in proximity to the community center. People responded with 7-15 clients when I was teaching at the Westside Community center before.

Please describe how your organization will bring value to the Westside Community Center Campus and neighborhood.

I am a Hispanic woman locally owned business. Self funded and wants to bring a high level of education to our community about caring for our body. I already have 8-20 students attend classes regularly 4x a week. I also do private sessions to teach optimal movement. I bring mindful clientele and a place where the neighborhood can have accessible high quality fitness and wellness to attend to. My yoga is grounded in physical therapy and kinesiology. It's for everybody. Very inclusive.

Please describe how you intend to make your business successful at the Westside Center Campus.

I advertise on social media. I am consistent and committed to my business and would love to see the neighborhood have a place they can count on to teach them how to move safer with less injury. Breathe optimally to handle our daily stress. The consistency piece is important because people get use to class times and arrange their schedules to the classes. I hold donation Community events to donate to different local charities.



Number of years in business: 3

Anticipated Use of Leased Space *(please use additional pages as needed)*

Description of anticipated operational use of leased space:

I would prefer a wood floor room.

Number of staff expected to be housed on site at the Westside Community Center

Campus:

0

Anticipated foot traffic:

5-20 people

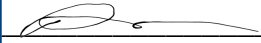
Anticipated daily/weekly operating/usage hours:

Monday evening, Wednesday evening Friday am and Sunday am. Classes are all 60 min

Optional: You may submit a cover letter expressing your interest in leasing space at the Westside Community Center Campus.

Statement of Understanding

*I understand that this is a proposal to lease property on the Westside Community Center Campus. I understand that this form and all information contained within will be made public during the Westside Community Center Working Committee review process. I acknowledge that the City is subject to the Colorado Open (Public) Records Act, C.R.S. § 24-72-201 et. seq. I further understand that, if selected to discuss a lease agreement, I will be contacted by a member of the City of Colorado Springs Parks, Recreation and Cultural Services Department. **Failure to sign and return this form could result in the rejection of the entire submission.***

DocuSigned by:

622D3597C09421
Signature of proposer

2/27/2023
Today's Date



Westside Community Center Campus, 1628 West Bijou Leased Property Proposal

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization Name: Springs Community Acupuncture, Inc.

Contact Name: Hannah Beachy

Contact Email: hannah@springscommunityacupuncture.com

Contact Phone: 970-946-9732

Organization website: www.springscommunityacupuncture.com

Current operating address: 2828 W Colorado Avenue, Colorado Springs, CO, 80904

Industry or Sector: community healthcare

Organization Information *(please attach additional pages as needed)*

Please describe your organization, including mission and vision.

We are a 510(c)(3) non-profit, sliding-scale, community acupuncture clinic. Our mission is to provide effective and affordable acupuncture to the residents of Southern Colorado, and to educate the public on the use of acupuncture and its related healing modalities as accessible healthcare options. We seek to improve the quality of life in our community by providing relief from pain, discomfort, stress, and the isolation and financial burden that can accompany acute and chronic illness.

Please describe how you see your organization integrating into the Westside Community Center Campus and neighborhood.

We are westside owned and operated since 2011. In those 12 years, we have grown deep roots in our community by providing access to affordable healthcare in a comfortable environment that supports community connection and healing together. The open setting makes it easy for patients to bring in friends and family members, and we often treat multiple generations. Community acupuncture is a great fit on the westside, where there is a strong interest in alternative medicine and community connections.

Please describe how your organization will bring value to the Westside Community Center Campus and neighborhood.

As a well-established business on the westside, we are a strong anchor business for the community center. We have partnered with other local non-profits over the years to increase awareness of services in our area, and are excited to continue with outreach from the community center. We hope to collaborate with other businesses at the WCC as well. Many of our patients live near the community center and will enjoy being able to walk and bike to acupuncture. With our high-volume practice, we would bring a lot of foot traffic into the WCC.

Please describe how you intend to make your business successful at the Westside Center Campus.

We look forward to renting a larger space than our current location, which would give us room to give more treatments and offer more services to the community. Our business is already thriving and we hope that would be nourished by the friendly community setting at the WCC.



Number of years in business: 12

Anticipated Use of Leased Space *(please use additional pages as needed)*

Description of anticipated operational use of leased space:

Community Acupuncture (acupuncture in an open setting, with a combination of recliners and tables available for treatments.) We also offer Chinese herbs and supplements. We may occasionally offer classes on nutrition, diet and qi gong exercises.

Number of staff expected to be housed on site at the Westside Community Center

Campus:

4

Anticipated foot traffic:

30

Anticipated daily/weekly operating/usage hours:

6-10 hours per day, 6-7 days per week.



Optional: You may submit a cover letter expressing your interest in leasing space at the Westside Community Center Campus.

Statement of Understanding

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DocuSigned by:

Hannah Beachy

8214A510432041

Signature of proposer

3/4/2023

Today's Date



March 4th, 2023

Dear Felicia Barnhart and the Committee for the Westside Community Center,

Thank you for considering our application to become tenants at the Westside Community Center. I have lived on the Westside since moving to Colorado Springs in 2011 and have a great appreciation for the WCC. I lived on 16th and Kiowa for a few years and have always enjoyed going to events there, the community gardens and taking small family members to play on the playground. The WCC is a tremendous resource to our community. I would love to join forces with you and find a home for our community acupuncture clinic there.

A brief history of our clinic may be helpful. We opened 12 years ago, in Old Colorado City, with a social business model (providing affordable services and living-wage jobs for acupuncturists). For years we treated 6 to 7 patients per hour on a \$15-\$35 sliding scale. In 2018, we officially became a non-profit, adding a wonderful board of directors to our team of 3 acupuncturists, 2 receptionists, and a dozen volunteers. We were bursting at the seams in our current location, giving over 9,000 treatments per year. When Covid hit in 2020, everything changed. We re-opened with masking and reduced capacity to allow for social distancing. We now have 2 full-time acupuncturists who treat 4 to 5 patients per hour, at \$30-\$50 per treatment. As the pandemic recedes, we're ready to grow and excited to have a bigger space.

You'll read a little more about our community acupuncture clinic in the application, but I wanted to add a few more details that didn't quite fit there. We treat a wide range of patients (most ages, all genders, from all different income levels and backgrounds), most of whom have never had acupuncture before. We focus on inclusivity and diversity; teaming up with other non-profits to support LGBTQ+ folks, as well as black and brown people in our community. Of course, we also treat people of varying physical abilities. To that end, we need a handicapped accessible space for patients, with a bathroom inside or very close by. This limits our options at the WCC, but I hope we will find something that works, and look forward to seeing the spaces available.

Springs Community Acupuncture
2828 W. Colorado Avenue, Colorado Springs, CO 80904
(719)464-5211 www.springscommunityacupuncture.com



Our mission and values, supporting wellness and building community through affordable healthcare, seem to align strongly with your goals at the WCC. We are a well-established business and the only community acupuncture clinic in our area. I hope to bring financial stability as a tenant, as well as increased awareness of the WCC, as we draw in patients from far and wide, and partner with other non-profits and health-related organizations in the area.

Please feel free to reach out to me anytime with questions.

Sincerely,

Hannah Beachy

Hannah Beachy, Acupuncturist and Director



Westside Community Center Campus, 1628 West Bijou Leased Property Proposal

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization Name: Alta Vista Center for Autism dba Firefly Autism

Contact Name: Mandy Rades

Contact Email: arades@fireflyautism.org

Contact Phone: 920-857-4641

Organization website: www.fireflyautism.org

Current operating address: 2020 W. Colorado Ave. Suite 101A Colorado Springs, CO 80904

Industry or Sector: Non-Profit Organization 501c3 Behavioral Health/Applied Behavior Analysis/Social Skills/Diagnostic Services

Organization Information *(please attach additional pages as needed)*
Please describe your organization, including mission and vision.

Mission: Firefly Autism is dedicated to celebrating the lives of individuals on the autism spectrum through learning, support, and solutions. We achieve this by building innovative, individualized programs and cultivating meaningful, impactful relationships with individuals, families, and communities we serve.

Vision: Our vision is a world where individuals on the autism spectrum, their families, and communities have access to the support and solutions needed to maximize learning potential and individual success.

Since 2003, Firefly Autism has been changing the landscape of behavioral and mental health. Working with individuals from 18 months to over 70 years of age, we are one of the few places in Colorado where everyone on the autism spectrum, including adults, are not only welcome, but are also receiving support.

Firefly Autism opened with 12 children and 13 therapists, establishing the foundation of our one-on-one support model for those with learning and behavioral challenges. Since then, we have supported and expanded opportunities for thousands of children, adults, and families through our center programs, home programs, diagnostics program, consultations, training, and therapies.

After identifying a great need in Southern Colorado, we expanded our services from the Denver Metro and surrounding areas to Colorado Springs in August 2019, under the direction of Mandy Rades, MS, BCBA, through in-home services. As the community began to access and benefit from services, urgency for an on-site therapy clinic grew. Firefly South, our first Colorado Springs clinic,



opened in 2021 and the need continues to grow with requests to expand services in the westside community.

Our specialized programs and services identify each individual's values, strengths, and needs across multiple developmental areas including social, behavioral, communication, academics, and life skills. With collaboration from families and other providers, we deliver services through individualized behavioral plans, and instructional goals that meet the learner's interests, values and support needs. We utilize the principles of assent-based & values-based practices (defined below), ensuring a person-centered approach to Applied Behavioral Analysis (ABA) therapy to create individualized programs that align with our learner's values.

Assent-Based Practices: Individual assent is an integral part of treatment at Firefly, as we believe it is of vital importance to teach our learners self-advocacy skills and to respect the wishes and boundaries that they communicate to us.

Values-Based Practices: Ongoing and active listening approach to ensure our learner's values guide therapeutic interactions. Firefly strives to provide our learners with the skills and accommodations needed to thrive in their environment and provide caregivers with the knowledge and support to maintain their success outside of therapy sessions.

Please describe how you see your organization integrating into the Westside Community Center Campus and neighborhood.

As an organization, Firefly Autism will integrate seamlessly into the Westside Community Center Campus and neighborhood by exuding inclusive community enrichment and direct mission alignment of health and wellness, education and learning, social connections, and daily activities that promote community cohesiveness and accessibility to services. Spending the last year involved in the westside community, we have developed a passion for the area and seek to serve more of its population in beneficial ways. Not only do 10-15 of our current learners reside in the westside community neighborhood, we place high value in working with like-minded businesses dedicated to serving the community and supporting educational resources and opportunities. Currently we do not have access to a large outdoor space. We have been utilizing a playground generously offered to us by a nearby church. Having access to a larger playground and outdoor area would allow our clients to socialize with one another and engage in gross motor activities to help with their sensory needs.

Please describe how your organization will bring value to the Westside Community Center Campus and neighborhood.

There is a severe lack of Applied Behavioral Analysis (ABA) clinics and specialized services for individuals with intellectual and development disabilities (I/DD), including autism in Southern Colorado. As a part of the Westside Community Center Campus and neighborhood, our organization would bring immense value to individuals, families, and community members who currently have nowhere to turn for necessary behavioral health, educational, and social skills services and resources. Additionally, our fundamental belief in each learner as valued and respected individuals, used a guiding principle of our practices, makes us unique from others who may offer similar services.



Firefly Autism is also a Certified Neurodiversity Workplace. This designation earned by the International Board of Credentialing and Continuing Education Standards (IBCCES) helps leaders and teams better hire, retain, and work effectively with neurodivergent workers. Neurodiversity inclusion in the workplace is becoming a focus for organizations looking to attract, hire and retain talent for a variety of positions and industries. Neurodivergent individuals, which includes professionals with autism, ADHD, dyslexia, and other differences, have a different way of thinking than neurotypical individuals. Organizations that utilize inclusive hiring and management practices, which can include staff training, accommodations, and updated policies and procedures, can better manage and nurture existing staff and attract the talent organizations need to stay competitive, increase effectiveness, and promote innovation. As the only workplace to successfully earn this designation in the United States as of September 2022, we would be able to stimulate desirable economic development within the Westside Community Center Campus through inclusive employment opportunities.

In addition, we would be able to integrate with the Westside Community Center Campus as a valuable resource in providing community training and education in understanding and serving neurodiverse populations, including autism and our related approaches.

Please describe how you intend to make your business successful at the Westside Center Campus.

Since 2019 Firefly has been successful serving over 20 families in this area and the Westside Center Campus would allow us to expand those services and build more programs for more families. Firefly as an organization has partnered with and trained many community members and organizations throughout the state of Colorado. We would like to continue these partnerships and create new partnerships within the community center and westside neighborhood. Firefly South has already sustained and grown since 2019, has a proven track record of valued and quality services to this community, and maintains an active waitlist which is indicative of continuous need for these services.



Number of years in business: 19 years 9 months

Anticipated Use of Leased Space *(please use additional pages as needed)*

Description of anticipated operational use of leased space:

Small group and 1:1 therapy for clients utilizing evidence-based practices, i.e., applied behavior analysis, assent-based practices, and value-based practices. Gym access and playground opportunities to work on social skills with all clients. E1, E2, and E3 would be ideal locations to accommodate ADA access, classroom therapy, and toilet training opportunities.

Number of staff expected to be housed on site at the Westside Community Center Campus: 15 staff

Anticipated foot traffic: Staff arrive at 8am and leave by 5pm. Parents drop off at 8:30am and pick up at 2:30pm. Utilization of gym and/or playground 2-3x's/day in 15–20-minute increments in small groups.

Anticipated daily/weekly operating/usage hours: Monday-Friday 8am-5pm

Optional: You may submit a cover letter expressing your interest in leasing space at the Westside Community Center Campus.

Statement of Understanding

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Amanda Kelly
Signature of proposer

3/15/2023
Today's Date



A spectrum of possibilities

BOARD OF DIRECTORS

Sandra Gudat, President

Linda Childears, Vice
President

Ed Francis, Treasurer

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John Griffith, Immediate Past
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Jessica Ostoyich

Travis Plakke

Bill Rooney

Meyer Saltzman

Javier Soto

Leigh Sullivan

Nicole Taylor

Krystal Than

Jim Tolliver

DEAR WEST SIDE COMMUNITY CENTER COMMITTEE,

- Firefly Autism has been serving Colorado since 2003
- Firefly Autism South has been serving Colorado Springs since 2019
- Increasing access to applied behavior analysis services
- Building meaningful community connections

Firefly Autism has been changing Colorado families' lives for over 20 years. We are dedicated to celebrating the lives of individuals on the autism spectrum through learning, support, and solutions. We achieve this by building innovative, individualized programs and cultivating meaningful, impactful relationships with individuals, families, and communities we serve. We began serving Southern Colorado in 2019 and believe that leasing the space offered by the community center would allow us to continue to grow and serve the community.

Our dedicated team at Firefly South provides individualized care through in-home and clinic-based services. Our approach to Applied Behavioral Analysis (ABA) therapy services are holistic and values-focused, always considering the family unit and individual circumstances. There are limited ABA therapy centers on the west side of Colorado Springs, and we want to remain on the west side to continue serving this community.

Having access to a gym as well as a playground would enrich our client's ABA experience by providing them with opportunities to socialize with other peers and access to sensory activities. We hope to collaborate with other like-minded businesses within the community center and be a part of an inclusive and enriching environment.

Currently we are leasing space and will have to move out at the end of May. We are hoping to hear back regarding the leased space at the community center at the end of April in order to prepare our staff and families for the move. We thank you for your time and consideration.

Firefly Autism



**Westside Community Center Campus, 1628 West Bijou
Leased Property Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization Name: CONO
 Contact Name: Sara Vaas
 Contact Email: sara@csono.org
 Contact Phone: 719-471-3105
 Organization website: csono.org
 Current operating address: 702 E Boulder St. Colorado Springs, CO 80903
 Industry or Sector: Nonprofit

Organization Information *(please attach additional pages as needed)*

Please describe your organization, including mission and vision.

Mission- Strengthening neighborhoods through education, engagement and trust-building.

CONO has been working with neighborhoods since 1976 and is a 501c3 nonprofit since 2015. CONO offers educational programs like Neighborhood U to equip neighbors with the tools and relationships to solve problems. CONO also values relationships and connections and utilizes programs such as block parties and clean ups to encourage that.

Please describe how you see your organization integrating into the Westside Community Center Campus and neighborhood.

While CONO works with all neighborhoods in El Paso County, the westside community center is a unique community space in which there is an opportunity to integrate more to help bring neighbors in. The other community centers in the city have robust community involvement and neighborhood programming. We'd like to help bring more neighbors into this center and offer programming to neighbors here.

Please describe how your organization will bring value to the Westside Community Center Campus and neighborhood.

CONO will bring resources like barricades for rentals, education programming and visibility to the other services offered at the center. CONO has a robust database of emails and contacts, along with our relationships within the westside and OWN and OCCP to help highlight the great work of the center and other activities going on.

Please describe how you intend to make your business successful at the Westside Center Campus.

CONO plans to provide programming to anyone who signs up with a minimal fee. CONO has funding from other revenue sources and we intend to make our services accessible to everyone. We have sponsors to assist in ensuring our programs are free or minimal cost.



CITY OF COLORADO SPRINGS
DEPARTMENT OF PARKS, RECREATION AND CULTURALS SERVICES

Number of years in business: _____ established 1976, 501c3 since 2015

Anticipated Use of Leased Space *(please use additional pages as needed)*

Description of anticipated operational use of leased space:

Classroom

Number of staff expected to be housed on site at the Westside Community Center

Campus: 0-1, used for programming and pop up events

Anticipated foot traffic:

30-60 people

Anticipated daily/weekly operating/usage hours:

Monday- Friday 8-5 hours, some evening meetings til 8pm

Optional: You may submit a cover letter expressing your interest in leasing space at the Westside Community Center Campus.

Statement of Understanding

*I understand that this is a proposal to lease property on the Westside Community Center Campus. I understand that this form and all information contained within will be made public during the Westside Community Center Working Committee review process. I acknowledge that the City is subject to the Colorado Open (Public) Records Act, C.R.S. § 24-72-201 et. seq. I further understand that, if selected to discuss a lease agreement, I will be contacted by a member of the City of Colorado Springs Parks, Recreation and Cultural Services Department. **Failure to sign and return this form could result in the rejection of the entire submission.***

Sara Vaas

DocuSigned by:
Sara Vaas
B18F91F68F4A4F4...

3/8/2023

Signature of proposer

Today's Date



**Westside Community Center Campus, 1628 West Bijou
Leased Property Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization Name: Funky Little Theater Company
Contact Name: Chris Medina
Contact Email: chris@funkylittletheater.org
Contact Phone: 310.909.3694
Organization website: WWW.FUNKYLITTLETHEATER.ORG
Current operating address: 1628 W. Bijou St
Industry or Sector: nonprofit / performing arts

Organization Information (please attach additional pages as needed)

Please describe your organization, including mission and vision.

Funky believes that theatre is for everyone. We want to offer opportunities for patrons of WCC and the surrounding neighbors to enjoy quality theatre productions, classes, workshops or other special event. Funky has been known to create theatre in non traditional spaces and the challenge right now is exactly that.

Please describe how you see your organization integrating into the Westside Community Center Campus and neighborhood.

We would love to continue using B1 as our main rehearsal/storage space if possible we could vacate B2 to be able to use B3. Which gives us a little more space for rehearsal/storage. The big undertaking would be letting Funky take on M0, M7A, M7B to be able to create a little black box performance space for ourselves and potentially outside groups.

Please describe how your organization will bring value to the Westside Community Center Campus and neighborhood.

Funky has always been off the beaten path as far as locations go, We have a loyal following, as well as new patrons all the time. In the last few years when we performed in Hughes Hall, many of our people/patrons were not with the location and wanted to know more. We were also one of the few activities happening in the evening. We love sharing the word about WCC with everyone. We hope that our success will ensure success for WCC.

Please describe how you intend to make your business successful at the Westside Center Campus.

We want to increase traffic to our campus, letting the neighborhood know we are back and want to get to know more about everyone. Creating programming that will appeal to the surrounding areas as potential talent and audiences alike. We want people to want to come see shows but also feel like we are accessible if they wanted to and.

Perhaps one show a year we can go back to Hughes, so everyone can access our offering at that time.



Number of years in business: 10

Anticipated Use of Leased Space (please use additional pages as needed)

Description of anticipated operational use of leased space:

Use B1+B3 as rehearsal/storage spaces.
would love to transform M0, M7A, M7B into a professional facing,
intimate theatre performance space.

Number of staff expected to be housed on site at the Westside Community Center
Campus: ?

Anticipated foot traffic: Potentially 40-50 a performance, which could
be hundreds by the end of the run.


Anticipated daily/weekly operating/usage hours:

Show programming will be set in advance.
Rehearsals/practices would be most recurring, regular activity.

Optional: You may submit a cover letter expressing your interest in leasing space at the
Westside Community Center Campus.

Statement of Understanding

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Signature of proposer

3/20/23
Today's Date

FUNKY LITTLE THEATER COMPANY

1628 W BIJOU STREET, 80904 | 310.909.3694 | CHRIS@FUNKYLITTLETHEATER.ORG

CITY OF COLORADO SPRINGS | DEPARTMENT OF PARKS, RECREATION AND CULTURAL SERVICES

1401 RECREATION WAY

COLORADO SPRINGS, CO 80904

Received
3/21/23
10:00am

20 MARCH 2023

Dear Working Committee and Parks and Rec,

Part of the Westside Community Center Campus' mission is "to provide inclusive community enrichment through arts, culture and music." This is the opportunity for Funky to shine and help bring the WCC into the next chapter of its legacy.

I've been very passionate about Funky Little Theater Company and I hope to invest and translate that passion into the future of the Westside Community Center, the Westside and Colorado Springs. Funky's vast resume will help create a unique theatre going opportunity for people from our community and beyond.

My proposal is instead of everyone battling to use time in Hughes Hall, I figured I could create space somewhere else on campus. Really, I just want a place that is ours and we aren't feeling like we're imposing ourselves on others' activities. I want to build a set and rehearse and make art for others in a designated space. Creating a small black box performance space in the middle building will take some work, but I think it will be unlike anything else in our community. Handicap accessibility isn't available in the middle building but perhaps Funky could program at least one show in a season to take place in Hughes Hall, a place that everyone can go. I think since we are a ticketed experience we will be able to inform patrons of the limited accessibilities. If we could turn M0 into a performance space, I would love to transform M7B into a box office area and perhaps use M7A as additional storage space.

Really, I want to bring people together to experience something special. If we have the opportunity to bring people to the WCC, we could show them how many amazing things are happening right here on the Westside. I want Funky to have a home on the Westside because it feels like home. We want to help the WCC become the best version of itself as possible. The WCC is the closest thing to a home we have had in a while. When we lost our space during the pandemic, we found refuge here and we want to see it through. We never got to see the WCC in its prime but hopefully now we will.

Thank you for your time and consideration,

Chris Medina, Funky Artistic Director



1620 West Bijou—Middle Building, basement

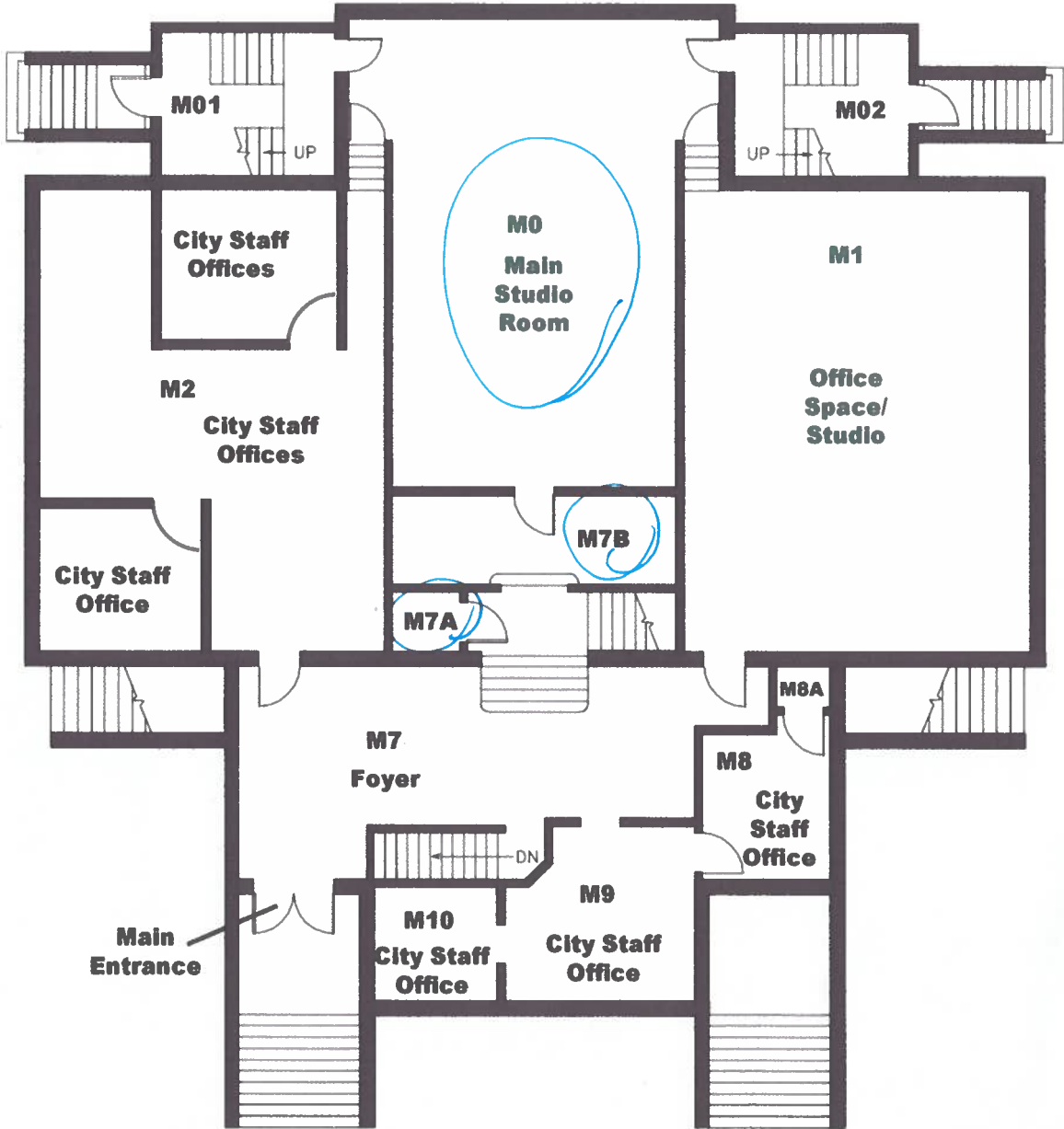


Potential leasable space includes:

- B1 Office Space/Studio
- B2 Storage
- B3 Office
- B4 Office

Please note that not all spaces will be available for rent. Please contact the Westside Community Center to inquire about availability.

1620 West Bijou—Middle Building, main floors



Potential leasable space includes:

- M0 Main Studio Room
- M1 Office Space/Studio

Please note that leased space availability will change. Please contact the Westside Community Center to inquire about availability.



**Westside Community Center Campus
Contract Program or Service Provider Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization or Provider Name: Robert Lee

Contact Name: Robert Lee

Contact Email: Robert.e.lee00@gmail.com

Contact Phone: 661-535-5640

Type of Organization: Individual For Profit Non-Profit Other: _____

What type of program or service are you proposing?

- Program (Defined as an ongoing, multi-session offering that builds on skills or learning from session to session, typically lead by an individual or instructor)
- Service (Defined as an offering providing a community good, either for no or nominal cost, to enhance community understanding of a particular topic or be a resource or service for the community)
- Other:

Organization and Proposed Program Information

(please attach additional pages as needed)

Please describe your proposed contract program or service. Include the title, description, populations served, anticipated attendance per class and general participant fees (if applicable). Please also include how this program or service is of value to the Westside Community, list goals and objectives of the program or service, and describe how you intend to make this program successful.

The title of my services is; Strength and Conditioning with Robert. My tent is to serve a diverse population to enhance their well-being, and increase their longevity in life. I anticipate approximately 15 to 20 per class session, and will be operating on donations from the community participants. The value of this service to the westside community is to deliver a robust strength and conditioning service aimed at making the community stronger, healthier, and restoring range of motion to their lives. I propose accomplishing these goals through objectives that assess, individualized, and coach, each participant to strengthen their movement weaknesses. I intend to make this program successful by hosting strength and conditioning sessions three times a week with various workout exercises stations. I'll begin each session with a 10 minute warm-up followed by lite stretching, then introduce the exercises by demonstrating each correct body movement and highlight points of performance to be aware of during the movement. I would then open the floor for any questions about the exercises. I would begin the strength and conditioning workout session for 20 to 25 minutes, followed by a 10 minute core strengthening segment concluding with a cool down that allows for

(proposal form continues on next page)

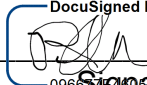


CITY OF COLORADO SPRINGS
DEPARTMENT OF PARKS, RECREATION AND CULTURALS SERVICES

Optional: You may submit a cover letter further expressing your interest in offering this contract program or service at the Westside Community Center Campus.

Statement of Understanding

*I understand that this is a proposal to offer contract programs and services at the Westside Community Center Campus. I understand that this form and all information contained within will be made public during the Westside Community Center Working Committee review process. I acknowledge that the City is subject to the Colorado Open (Public) Records Act, C.R.S. § 24-72-201 et. seq. I further understand that, if selected to discuss an agreement, I will be contacted by a member of the City of Colorado Springs Parks, Recreation and Cultural Services Department. **Failure to sign and return this form could result in the rejection of the entire submission.***

DocuSigned by:

096671634414

Signature of proposer

2/18/2023

Today's Date



Westside Community Center Campus
Contract Program or Service Provider Proposal

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization or Provider Name: Colorado Visiting Nurse Association
Contact Name: Colleen Morton, RN, Wellness Manager
Contact Email: mortonc@vnacolorado.org
Contact Phone: 303-698-6485 720-556-4370(c)
Type of Organization: Individual For Profit Non-Profit Other: _____

What type of program or service are you proposing?

- Program (Defined as an ongoing, multi-session offering that builds on skills or learning from session to session, typically lead by an individual or instructor)
 Service (Defined as an offering providing a community good, either for no or nominal cost, to enhance community understanding of a particular topic or be a resource or service for the community)
 Other: _____

Organization and Proposed Program Information

(please attach additional pages as needed)

Please describe your proposed contract program or service. Include the title, description, populations served, anticipated attendance per class and general participant fees (if applicable). Please also include how this program or service is of value to the Westside Community, list goals and objectives of the program or service, and describe how you intend to make this program successful.

Senior Wellness Clinic
Provide medical foot care services by a Registered Nurse to seniors in the area on an appointment basis. Approx 8-12 Seniors/disabled are seen at a clinic time. Requesting two clinics per week usually/negotiable.
Fee for services or may be covered by some insurance plan benefits.
(proposal form continues on next page)

Add'l information available on request.



Optional: You may submit a cover letter further expressing your interest in offering this contract program or service at the Westside Community Center Campus.

Statement of Understanding

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Colleen Macken Row

Signature of proposer

3.28.23

Today's Date

Room W15

(have been @ location prior to 3/2020, looking for location during Colorado Springs Senior Center rebuild).



**Westside Community Center Campus
Contract Program or Service Provider Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization or Provider Name: After School Tutoring
Contact Name: Daryl Kuiper
Contact Email: darylkuiper@gmail.com
Contact Phone: 719.936.8262
Type of Organization: Individual For Profit Non-Profit Other: X

What type of program or service are you proposing?
 Program (Defined as an ongoing, multi-session offering that builds on skills or learning from session to session, typically lead by an individual or instructor)
 Service (Defined as an offering providing a community good, either for no or nominal cost, to enhance community understanding of a particular topic or be a resource or service for the community)
 Other:

Organization and Proposed Program Information
(please attach additional pages as needed)

Please describe your proposed contract program or service. Include the title, description, populations served, anticipated attendance per class and general participant fees (if applicable). Please also include how this program or service is of value to the Westside Community, list goals and objectives of the program or service, and describe how you intend to make this program successful.

as of now, I would like to offer a no fee After School tutoring program for grades 3-12 in the following subjects; mathematics, general science, beginning physics, history, English and government. The initial program would be from 3:00 until 4:30 Tuesday and Wednesday by appointment. The tutoring would be done at Westside Community Center. Depending on student participation and instructor available, I would hope this program would expand



Optional: You may submit a cover letter further expressing your interest in offering this contract program or service at the Westside Community Center Campus.

Statement of Understanding

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Daryl Kuiper

Signature of proposer
Daryl Kuiper

27 Feb 2025

Today's Date



**Westside Community Center Campus
Contract Program or Service Provider Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization or Provider Name: Organization of Westside Neighbors

Contact Name: Kathleen (Kathy) Perry

Contact Email: kperrya@comcast.net

Contact Phone: 719-351-2252

Type of Organization: Individual For Profit Non-Profit Other: _____

What type of program or service are you proposing?

- Program (Defined as an ongoing, multi-session offering that builds on skills or learning from session to session, typically lead by an individual or instructor)
- Service (Defined as an offering providing a community good, either for no or nominal cost, to enhance community understanding of a particular topic or be a resource or service for the community)
- Other:

Organization and Proposed Program Information

(please attach additional pages as needed)

Please describe your proposed contract program or service. Include the title, description, populations served, anticipated attendance per class and general participant fees (if applicable). Please also include how this program or service is of value to the Westside Community, list goals and objectives of the program or service, and describe how you intend to make this program successful.

The organization of westside Neighbors would like to hold their public board meetings at the Westside Community Center on the first Thursday of each month from 5:30pm to 7:30pm beginning with April. There are 9 board members with some neighbor attendance. Our 501(c)(3) is organized and operated for charitable and educational purposes including restoration and rehabilitation of the westside Community. Our focus is on local art, building connections, cleanup, beautification, hosting the annual westfest community picnic, bike rides, and supporting the Westside of Colorado Springs as needed. We represent over 9000 households within our boundaries. The organization will host an annual meeting Saturday, April 29, 2023 to elect new officers. Our dates requested are as follows for 2023: 4-6, 5-4, 6-1, 7-6, 8-3, 9-7, 10-5, 11-2, 12-7. Our organization is not new to the community center as we have held meetings before along with hosting our annual community picnic.

(proposal form continues on next page)



CITY OF COLORADO SPRINGS
DEPARTMENT OF PARKS, RECREATION AND CULTURALS SERVICES

Optional: You may submit a cover letter further expressing your interest in offering this contract program or service at the Westside Community Center Campus.

Statement of Understanding

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DocuSigned by:

Kathleen Perry

42D51F31-1111-4111-1111-111111111111

Signature of proposer

3/5/2023

Today's Date



RECEIVED
BY *Ncm* | DATE *3.2.23*
P.M.

**Contracted Programs/Services Guide* and Proposal Form*
Westside Community Center Campus
1628 W. Bijou, 1620 W. Bijou, and 1616 W. Bijou**



Westside Community Center Campus Overview:

The City of Colorado Springs (City) is soliciting proposals from community business, organizations, community partners and service providers that are interested in partnering with the City of Colorado Springs Parks, Recreation and Cultural Services Department in creating a space that cultivates community-based services offering quality social, cultural, educational, and recreational opportunities that promote a diverse, inclusive, safe, and healthy community with an emphasis on the westside neighborhood.

Program Space at the Westside Community Center Campus consists of a variety classrooms and studio/gathering rooms, as well as a gymnasium. In the West Building which is a Community Center, there are multiple classrooms and a large gymnasium. In the Middle Building, there are large and medium studio spaces (some with wall mirrors), a loft, and classrooms. In the East Cottages, there are 2 large classrooms on each end of the building, connected by a smaller common area in between. *A floorplan of all campus buildings is located at the end of this document. Tours of the campus are available upon request by contacting Center staff.*

Mission: The mission of the Westside Community Center campus is to provide inclusive community enrichment through:

- Arts, culture and music
- Health and wellness
- Education and learning
- Recreational offerings
- Social connections



**Westside Community Center Campus
Contract Program or Service Provider Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization or Provider Name: Judith A. McKay Harbert
Contact Name: same
Contact Email: mckayja52@icloud.com
Contact Phone: 719 440 8409
Type of Organization: Individual For Profit Non-Profit Other: _____

What type of program or service are you proposing? See attached
 Program (Defined as an ongoing, multi-session offering that builds on skills or learning from session to session, typically lead by an individual or instructor)
 Service (Defined as an offering providing a community good, either for no or nominal cost, to enhance community understanding of a particular topic or be a resource or service for the community)
 Other: 38 years experience as an art & IA teacher D11 K-12 & UCCS

Organization and Proposed Program Information

(please attach additional pages as needed)
6-12 Participants 1-2 Hr. Block weekly 6 weeks
Please describe your proposed contract program or service. Include the title, description, populations served, anticipated attendance per class and general participant fees (if applicable). Please also include how this program or service is of value to the Westside Community, list goals and objectives of the program or service, and describe how you intend to make this program successful. See attached

(proposal form continues on next page)



Optional: You may submit a cover letter further expressing your interest in offering this contract program or service at the Westside Community Center Campus.

Statement of Understanding

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[Handwritten Signature]

Signature of proposer

3/2/23

Today's Date

Title: Painting with Water Media. *Some former Experience*

This is a group of participants who may be of any experience level who want to pursue personal projects. This time is intended to provide a forum for participants to return to explore or return to this art form. Each participant brings their own supplies, work in progress and reference materials.

The materials may include: Brushes or palette knife; paper: watercolor, gouache, or acrylic, (NOT oil paint); Paper: sheet, tablet, block, or canvas board. These are provided by the participants from what they have or would like to use. The room will need a sink for cleanup.

Fees: None, Because Participants are providing their own material and prior experience.

Judy will bring materials, examples of all media and handouts for typical compositions. As questions arise in session, Judy will demonstrate and/or discuss different approaches to solutions.

Title Introduction to Water Media *Beginner*

This class could be scheduled an hour before the other. It is for folks who have never painted in water media and would prefer instruction. There is no fee

Participants will use pan sets of water colors to make a sampler of 24 to 30 different techniques. They will do a set of sketches (which later may be painted) of 6 to 10 compositional approaches. They will have water media sketches in line, form depth, (overlapping and linear), repetition, rhythm, pattern, variation, value, contrast, color (wheel) theory

Visual expression has long been an outlet for mental health, for many it is fun. From abstract to still life; portraits and landscape, there is a sense of accomplishment as skills grow. In this setting friendships will also grow

*For example 6 Mondays
starting in April*
RECEIVED
8/6 3.9.23 12:50pm NCM

Instructor: Judy McKay-Harbert (719) 440-8409

Mission: Art Visual expression has long been an outlet for mental health, for many it is fun. From abstract to still life; portraits and landscape, there is a sense of accomplishment as skills grow. In this setting friendships will also grow.

Introduction to Water Media, 1hour+class (example: 9:30-10:30 Upper classroom)

This class is for people who have never painted in water media and would prefer instruction. There is no fee (See materials list below discussed first session.) Participants will use pan sets of water colors to make a sampler of 24 to 30 different techniques. They will do a set of sketches (which later may be painted) of 6 to 10 compositional approaches. They will have water media sketches in line, form depth, (overlapping and linear), repetition, rhythm, pattern, variation, value, contrast, color (wheel) theory

Title: Painting with Water Media. 1hour+class (Example: 10:30-11:30)

This is a group of participants who may be of *any* experience level who want to pursue personal projects. This time is intended to provide a forum for participants to return to explore or return to this art form. Each participant brings their own supplies, work in progress and reference materials.

The materials may include: Brushes (an inexpensive beginning set will do or synthetic 1" flat, detail, #4, #8 watercolor, gouache, or acrylic*, palette knife*; (NOT oil paint); Paper: sheet, tablet, block, or canvas board*. These are provided by the participants from what they have or would like to use. The room has a sink for cleanup. (Scrape excess acrylic paint from your flat pallet into the trash*)

Acrylics differ slightly from watercolor and gouache (opaque watercolor) in that once dry they can't be re hydrated as they have a binder. A plastic plate or saucer can be used as an inexpensive pallet.

Fees: None, Because Participants are providing their own material and prior experience. Judy will bring materials, examples of all media and handouts for typical compositions. As questions arise in session, Judy will demonstrate and/or discuss different approaches to solutions.

*for example Mondays Starters
in April*

Instructor: Judy McKay-Harbert (719) 440-8409

Mission: Art Visual expression has long been an outlet for mental health, for many it is fun. From abstract to still life; portraits and landscape, there is a sense of accomplishment as skills grow. In this setting friendships will also grow.

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Westside Community Center Campus
Contract Program or Service Provider Proposal

RECEIVED
BY NCM / DATE 3.8.23

12:12 pm

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization or Provider Name: NINJA @ ACADEMY + SUPPLY
Contact Name: JAMES RODZEN
Contact Email: jamesrodzen@gmail.com
Contact Phone: (719) 649-7568
Type of Organization: Individual For Profit Non-Profit Other: _____

What type of program or service are you proposing?
 Program (Defined as an ongoing, multi-session offering that builds on skills or learning from session to session, typically lead by an individual or instructor)
 Service (Defined as an offering providing a community good, either for no or nominal cost, to enhance community understanding of a particular topic or be a resource or service for the community)
 Other: _____

Organization and Proposed Program Information
(please attach additional pages as needed)

Please describe your proposed contract program or service. Include the title, description, populations served, anticipated attendance per class and general participant fees (if applicable). Please also include how this program or service is of value to the Westside Community, list goals and objectives of the program or service, and describe how you intend to make this program successful.

Provide martial arts training. The goal is to help persons of all ages to develop discipline. Through training kids and teens are encouraged to stay off drugs and handle conflict in productive ways.

(proposal form continues on next page)

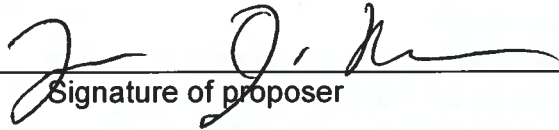





Optional: You may submit a cover letter further expressing your interest in offering this contract program or service at the Westside Community Center Campus.

Statement of Understanding

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Signature of proposer



Today's Date



TAX LICENSE

This license is issued under the provisions of Articles 7, 9, 10, and 11, Chapter 2, of the Code of the City of Colorado Springs, as amended, to the named retailer for the purpose of collecting and remitting sales, use, lodgers, automobile rental, motion picture theater, or bicycle excise taxes for the City of Colorado Springs.

License Number: 00064976

Nature of Business: SPORTING
GOODS

RONDZEN, JAMES
NINJA ACADEMY & SUPPLIES
2515 HANCOCK EXPY APT 122
COLORADO SPRINGS, CO 80910-1158

Valid From: 03/17/2021 to 12/31/2023

This license does not exempt the licensee from the payment of sales tax for purchase of tangible personal property where licensee is the final consumer.

LICENSE MUST BE PUBLICLY DISPLAYED AT THE ABOVE LOCATION

- A Sales Tax License is required for any person engaged in the business of selling tangible personal property or taxable services at "retail" in the City of Colorado Springs. A retailer uses this license to collect and remit City Sales Tax, Lodgers Tax, Automobile Rental Tax, Use Tax, Motion Picture Theater Taxes and/or Bicycle Excise Tax and to purchase items placed in inventory.
- All active retail sales tax licenses are subject to renewal no later than december 31st of every odd numbered year. A renewal application and non-refundable renewal fee of \$20.00 will be required. This license will automatically expire under these circumstances:
 - If your business changes from a sole proprietor or general partnership to an organized business, this license is no longer valid. A new application and license fee is required. You will receive a new license/account number.
 - If you reorganize your business and your Federal Identification Number (FEIN#/EIN#) changes, this license is no longer valid. A new application and license fee is required. you will receive a new license/account number.
 - Licenses are nontransferable. If you sell your business to a new owner, the new owner is required to submit an application and pay the required license fee. They will receive a new license/account number.
- This Retail Sales Tax License must be publicly displayed at this location. If you are a mobile business, please keep your license with you. If you run your business from home, the license should also be maintained.
- If there are any changes needed for this business please visit your business center online at coloradosprings.munirevs.com and review the account name or address change section for the applicable updates.
- A Retail Sales Tax License is required for each location at which business is transacted.
- Questions? Telephone 719/385-5903 or email salestax@coloradosprings.gov

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF TRADE NAME

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, a Statement of Trade Name for:

Ninja Academy & Supplies

(Entity ID # 20211224039)

was filed in this office on 03/03/2021 with an effective date of 03/03/2021 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 09/30/2021 that have been posted, and by documents delivered to this office electronically through 10/04/2021 @ 10:07:50 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 10/04/2021 @ 10:07:50 in accordance with applicable law. This certificate is assigned Confirmation Number 13483627 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



**Westside Community Center Campus
Contract Program or Service Provider Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization or Provider Name: Westside Mamas

Contact Name: Claire Wallace

Contact Email: clairewallace1221@gmail.com

Contact Phone: 713-670-4660

Type of Organization: Individual For Profit Non-Profit Other: _____

What type of program or service are you proposing?

- Program (Defined as an ongoing, multi-session offering that builds on skills or learning from session to session, typically lead by an individual or instructor)
- Service (Defined as an offering providing a community good, either for no or nominal cost, to enhance community understanding of a particular topic or be a resource or service for the community)
- Other:

Organization and Proposed Program Information

(please attach additional pages as needed)

Please describe your proposed contract program or service. Include the title, description, populations served, anticipated attendance per class and general participant fees (if applicable). Please also include how this program or service is of value to the Westside Community, list goals and objectives of the program or service, and describe how you intend to make this program successful.

"Westside Mamas" will be a program serving mothers in our community, particularly prenatal, antenatal, and postpartum through the first few years of their child's life. The intention behind this program is to be a support group for mothers through the many phases, challenges, changes, and triumphs of motherhood. I believe that growing and raising children takes a village, and local community is such an important part of that village. The less isolated a mother is, the more empowered they will feel as they raise their children. I am both a mother and Labor & Delivery/ Postpartum registered nurse, so I believe I have some qualifications to facilitate this group offering. There would be no fee, but just a safe space to gather with fellow mothers to cover various topics such as:

- Prenatal health and wellness
- Birth classes
- Postpartum preparedness/ Newborn care
- Postpartum nutrition and self-care
- Mom and baby socialization hour

(proposal form continues on next page)



CITY OF COLORADO SPRINGS
DEPARTMENT OF PARKS, RECREATION AND CULTURALS SERVICES

Optional: You may submit a cover letter further expressing your interest in offering this contract program or service at the Westside Community Center Campus.

Statement of Understanding

*I understand that this is a proposal to offer contract programs and services at the Westside Community Center Campus. I understand that this form and all information contained within will be made public during the Westside Community Center Working Committee review process. I acknowledge that the City is subject to the Colorado Open (Public) Records Act, C.R.S. § 24-72-201 et. seq. I further understand that, if selected to discuss an agreement, I will be contacted by a member of the City of Colorado Springs Parks, Recreation and Cultural Services Department. **Failure to sign and return this form could result in the rejection of the entire submission.***

DocuSigned by:

Claire Wallace

60407910392113

Signature of proposer

3/15/2023

Today's Date



**Westside Community Center Campus
Contract Program or Service Provider Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization or Provider Name: Silver Key Senior Services

Contact Name: Cindy Carvell

Contact Email: ccarvell@silverkey.org

Contact Phone: 719-884-2364

Type of Organization: Individual For Profit Non-Profit Other: _____

What type of program or service are you proposing?

- Program (Defined as an ongoing, multi-session offering that builds on skills or learning from session to session, typically lead by an individual or instructor)
- Service (Defined as an offering providing a community good, either for no or nominal cost, to enhance community understanding of a particular topic or be a resource or service for the community)
- Other:

Organization and Proposed Program Information

(please attach additional pages as needed)



Please describe your proposed contract program or service. Include the title, description, populations served, anticipated attendance per class and general participant fees (if applicable). Please also include how this program or service is of value to the Westside Community, list goals and objectives of the program or service, and describe how you intend to make this program successful.

See attached Cover Letter and Memorandum of Understanding.

(proposal form continues on next page)



CITY OF COLORADO SPRINGS
DEPARTMENT OF PARKS, RECREATION AND CULTURALS SERVICES

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Statement of Understanding

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DocuSigned by:
Cynthia Camell

Signature of proposer

3/16/2023

Today's Date

Westside Community Center Campus Service Provider Proposal
March 16, 2023

Silver Key Connections Café provides hot, nutritious, affordable meals at Westside Community Center to approximately 25+ eligible diners five days a week.

The Westside Community Center Connections Café is one of thirteen café's throughout the community served by Silver Key Senior Services. It is our goal to continue to promote good health and offer the opportunity for seniors over 60 and their spouses or disabled family members to enjoy friendship with others. Diners receive nutritional information and education as well.

Funding for this service is partially provided by the Pikes Peak Area Council of Governments/Area Agency on Aging. This entity, in addition to the State Unit on Aging, audits us yearly to ensure compliance.

A suggested donation for eligible diners is \$3.50, but no eligible person is denied a meal because of inability to give. The guest fee for a non-eligible diner is \$7.50. Reservations are required the business day before by 2 p.m.

Silver Key wishes to continue this important longstanding relationship with the Westside Center staff, volunteers, and clientele. Please refer to the attached Memorandum of Understanding which further outlines responsibilities and deliverables.

Thank you for your time and consideration,



Cynthia Carvell, Director of Community Based Services
ccarvell@silverkey.org
719-884-2300



**Westside Community Center Campus
Contract Program or Service Provider Proposal**

This proposal form and all information contained within will be made public during the Westside Community Center Working Committee review process.

Organization or Provider Name: westside community center

Contact Name: Jamie Bequette

Contact Email: jamie.bequette@coloradosprings.gov

Contact Phone: 719-339-6729

Type of Organization: Individual For Profit Non-Profit Other: government

What type of program or service are you proposing?

- Program (Defined as an ongoing, multi-session offering that builds on skills or learning from session to session, typically lead by an individual or instructor)
- Service (Defined as an offering providing a community good, either for no or nominal cost, to enhance community understanding of a particular topic or be a resource or service for the community)
- Other:

Organization and Proposed Program Information

(please attach additional pages as needed)

Please describe your proposed contract program or service. Include the title, description, populations served, anticipated attendance per class and general participant fees (if applicable). Please also include how this program or service is of value to the Westside Community, list goals and objectives of the program or service, and describe how you intend to make this program successful.

Community Share and Learn

Community Share and Learn is currently held on the calendar. It is time for community members to share their skills, talents, and knowledge with the public. Instructors are typically volunteer and sessions would mostly be free or for a nominal fee. Topics may vary depending on instructor/lecturer interest.

Community Share and Learn will be utilized to diversity programming and demographics at WCC.

(proposal form continues on next page)



CITY OF COLORADO SPRINGS
DEPARTMENT OF PARKS, RECREATION AND CULTURALS SERVICES

Optional: You may submit a cover letter further expressing your interest in offering this contract program or service at the Westside Community Center Campus.

Statement of Understanding

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DocuSigned by:

Jamie Bequette

Signature of proposer

3/20/2023

Today's Date