

This document has been uploaded in response to *Section N) Facilities, Questions labeled **Facility Options***. There is no response box in the application template/tool, but the information was listed as required.

Facility Options

- 1. If a facility has been identified, describe the facility, the appropriate square footage for the expected student population, a plan for space utilization appropriate to the school design, tenant finish or other improvements needed for the facility and expected debt service, lease costs, and maintenance and upkeep costs of the facility.**

Renaissance plans to construct a 500 student PK-5 facility on a new site. Renaissance anticipates approximately 100-120 square feet of total space needed per student, resulting in a 45,000-60,000 square foot facility. The budget template includes anticipated debt service / lease costs and maintenance costs based on current run rates at the existing Renaissance facility.

- 2. If a facility has not been identified, describe potential facilities or locations. Address how each aligns with a facility needs assessment, and detail plans for ensuring that the facility complies with the zoning, fire code, and other requirements including, but not limited to, the Americans with Disabilities Act (ADA).**

The Facilities Master Plan includes a facilities needs assessment that is designed to provide an optimal learning environment conducive to the Renaissance educational model, while allowing for the growth of our student population as we expand. Renaissance is working with a local commercial real estate agent to identify and secure a site for the new elementary campus.

Based on our needs assessment and work with RB+B Architects, we are currently considering three potential properties within the Castle Rock area, which range in size from 20 to 73 acres.

Though a site identified as a best fit long-term is around 60 acres, a smaller site will be sufficient for the current PK-5 needs. Therefore, we are considering smaller site options that may provide nearby expansion areas for future program extensions in close proximity.

Given the competitive nature of land sales in the area, specific property details are not disclosed herein, but will be shared at the appropriate time, once negotiations have advanced. Potential sites include: 1) a site in zip code 80104, around 20 acres, 2) a site in zip code 80108, around 30 acres, 3) a site in zip code 80109, around 70 acres.

Renaissance is committed to ensuring that the facility supports our commitment to safety and accessibility, following all relevant codes and guidelines, including the Americans with Disabilities Act (ADA).

- 3. Provide a timeline for identification, selection, construction/repair, and lease or contract negotiations for the facility and a backup plan for the facility if initial plans fall through.**

The project timeline can be viewed in the attached Facilities Master Plan document. It includes the following:

- **Site Selection:** By the end of summer 2025, we aim to finalize the selection of a site.
- **Secure Financing:** Once the charter application is approved and a site has been selected, Renaissance will begin the work necessary to secure financing via the municipal bond market.
- **Construction/Retrofit:** Construction is planned for 64 weeks, from April 2026 through July of 2027.

The facility will meet all necessary zoning and fire code requirements to ensure the safety of our students, staff, and visitors. We will also ensure compliance with ADA regulations, ensuring accessibility for all students. Should there be any delays in securing the primary site, we have identified backup sites in the immediate Castle Rock area that meet our criteria for space, accessibility, and zoning.

Contingency Plan

In the event that our primary facility options do not come to fruition, we will execute a contingency plan to ensure the school can open as planned. We will immediately pursue secondary site options in the same area, with a focus on ensuring the space meets the program's needs and adheres to the same zoning and fire safety standards. Additionally, we are prepared to engage in temporary leases or temporary/modular structures if necessary to accommodate the growing student population until a permanent facility is secured.

By taking these steps, we are confident that Renaissance will be able to provide an exceptional educational environment for our students, supporting both short-term needs and long-term growth.

4. Discuss plans for ensuring student safety and security, including anticipated costs.

Safety and Security

The safety of our students and staff is of the utmost importance. We plan to implement comprehensive security measures at the facility, including:

- **Controlled Access:** Secure entry points with ID-check systems and staff monitoring.
- **Surveillance:** High-definition cameras at key entry points and common areas.
- **Emergency Protocols:** Detailed emergency preparedness plans, including fire drills, lockdown procedures, and first aid training for staff.
- **Exterior Lighting:** Sufficient exterior lighting to ensure safety during evening and early morning hours.

Anticipated costs for these safety measures will be included in the overall budget for the school facility, and a contingency fund will be set aside for unanticipated security needs.