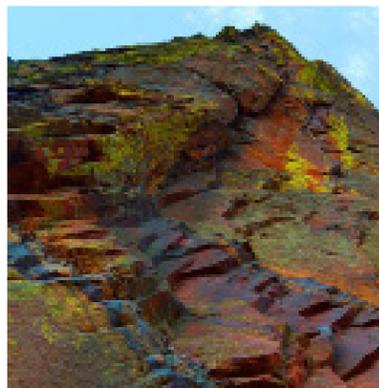


DRAFT V3



MARCH 31, 2025

RENAISSANCE SECONDARY SCHOOL



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EXECUTIVE SUMMARY

Background

The Renaissance Secondary School (Ren Sec) is a Charter School within the School District in Douglas County, Colorado ("Douglas County School District" or "DCSD") that opened in the Fall of 2017 for the 2017-2018 Academic Year. Located in the Town of Castle Rock, CO, adjacent to the Renaissance Expeditionary Magnet School operated by Douglas County School District, Ren Sec was initially founded to extend the Expeditionary Learning model utilized by this K-6 Magnet School through the 8th grade and subsequently through the 12th grade (Ren Sec currently serves 6th grade through 12th grade).

As a Charter School, Ren Sec is governed by a five-member Board of Directors and its operations are funded through a combination of an Attendance Fee and the State of Colorado's Per Pupil Funding that flows through DCSD. Any student in the DCSD may "choice" into Ren Sec, although transportation is not provided by the District nor by Ren Sec.

Long-Term Vision

Conceived to serve Grades 6-8 and re-tooled to serve Grades 6-12 to provide DCSD Students with a comprehensive pathway for an Expeditionary Learning education from Kindergarten through 12th grade, the single Ren Sec facility located at 3954 Trail Boss Lane does not have the capacity to serve all of the students who wish to obtain an Expeditionary Learning education. Additionally, it is "landlocked" - expansion of the current facility in its current location is not feasible.

The Vision of the Ren Sec Board of Directors is to offer a comprehensive PK-12 Expeditionary Learning education for all students who wish to obtain one. To facilitate this, the Board would like to expand the scope of their current Charter to serve all grades (PK through 12) and to procure a new site in close proximity to the "Trail Boss" site for expansion. The existing "Trail Boss" facility would revert to serving Grades 6-8 and the new satellite campus would serve Grades PK-12.

This addresses two issues. First, this utilizes the existing facility for the purpose for which it was designed and constructed. Second, a high school is ideally fed by multiple elementary and middle schools. The existing K-6 Expeditionary Magnet School along with the existing Ren Sec facility operating as a 6-8 school would serve as one HS feeder system, and a new facility(ies) for Grades PK through 8 on the New Ren Sec PK-12 Campus would serve as a second HS feeder system, providing the critical mass to provide more robust high school programming on the new satellite campus than can be afforded under the current facility conditions.

Phased Implementation Over Time

Given the high cost of construction, the high cost of debt, and a desire to be self-sustaining and fiscally responsible, the Vision will be implemented in phases over time. New facilities will be constructed on a new site within the Board's ability to borrow funds and to pay off any debt incurred, staffing and enrollment will be grown to fill those new facilities, and the process repeated until the ultimate Vision is realized.

The initial Phase will be to construct a new PK-5 Elementary School for approximately 500 Students to open in the Fall of 2027. A new 6-8 Middle School and a new 9-12 High School will be constructed in a Future Phase(s), currently anticipated to open in the Fall of 2032.

Facilities Master Plan Purpose

The purpose of this Facilities Master Plan is to document the Vision and to break the Vision down into logical phases for incremental implementation over time. This document is intended to be a "living" document; it should be reviewed and updated as required following each phase of investment to remain useful and relevant.

Process and Schedule

During the Winter of 2024-2025, Ren Sec retained

Agora West, Inc. to provide Owner's Representative Services, and Agora West in turn conducted a Selection Process to retain RB+B Architects, Inc. to assist with the development of this Facilities Master Plan.

A preliminary version of this Facilities Master Plan to include the Vision, anticipated Phases, and the Architectural Program will be developed to support Ren Sec's Application for a Charter to be submitted to Douglas County School District by April 1st, 2025.

In the Spring of 2025, while the Charter Application is being reviewed, potential sites will be identified and the preliminary version of this Document will be refined and updated to include Conceptual Site Studies. It is anticipated the final version of this Facilities Master Plan will be published in the Summer of 2025.

It is Ren Sec's goal that the Programming Process to complete this Facilities Master Plan be inclusive and collaborative. Stakeholders have been divided into two primary groups:

1. A Planning Advisory Group.
2. Programming Focus Groups.

To produce this preliminary version of this Facilities Master Plan, RB+B Architects, Inc. met with the Planning Advisory Group on several occasions and conducted one initial round of Programming Focus Groups with the Ren Sec Staff. Additional meetings with the Planning Advisory Group and one additional round of confirming Programming Focus Groups are anticipated in order to finalize this Facilities Master Plan.

A detailed schedule follows for the initial Phase (2025 through 2027) that includes finalizing this Facilities Master Plan, obtaining DCSD approval of proposed Ren Sec Charter revisions, obtaining financing, securing a new site for the proposed new satellite campus, and the Design and Construction of the proposed new PK-5 Elementary School.

PROGRAMMING NARRATIVE

Overarching Philosophy

Renaissance Charter School has adopted the Expeditionary Learning (EL) model of education (www.eeducation.org). This is an educational model that emphasizes real-world application, project-based learning, and character development, fostering critical thinking, problem-solving, and active citizenship. Programming at Renaissance Charter School places additional emphasis on “Adventure Education,” where the natural world becomes the classroom, offering rich opportunities for authentic learning.

Ideally, Curriculum drives Construction. Centered around an exterior courtyard, featuring exterior circulation, and including a separate Yurt structure, the existing facility demonstrates some ways in which the physical facility may support this “Adventure Education” approach. Moving forward, it is desired that any new facility(ies) similarly support, express, and reinforce this central idea.

Teacher | Student Ratios

For planning purposes, the ideal ratio of Teachers to Students for the Renaissance Charter School are as follows:

Pre-School: 1 Teacher: 8 Students
 Kindergarten and 1st grade: 1 Teacher + 1 Para: 24 Students
 2nd grade: 1 Teacher: 24 Students
 3rd grade through 5th grade: 1 Teacher: 26 Students
 6th grade through 12th grade: 1 Teacher: 30 Students

Grade Groupings

There are a number of different ways that grade levels are typically grouped into buildings, such as PK-5 Elementary, 6-8 Middle, and 9-12 High; or PK-2 Primary Elementary, 3-5 Secondary Elementary, 6-8 Middle, and 9-12 High; or PK-8 and 9-12 High; and so forth. Ultimately, Renaissance’s preferred approach to grouping grade levels into buildings is PK-5 Elementary, 6-8 Middle, and 9-12 High.

Highest and Best Use of the Existing “Trail Boss” Facility

In working through the Board’s Vision for expanding Ren Sec to serve more of the students who wish to enroll, a number of scenarios were studied for the highest and best use of the Existing “Trail Boss” Facility. After considering multiple scenarios, unsurprisingly, ultimately utilizing the existing facility for its intended purpose (a 6-8 Middle School) was deemed to be the most appropriate and cost-effective way to leverage this existing asset.

Architectural Program of (Building) Spaces

Reference the spreadsheet and diagrams included in the unabridged Document for a detailed accounting of all anticipated spaces, quantities, and sizes at full build-out organized into four anticipated facilities:

1. A New PK-5 Elementary School for about 500 Students (New Satellite Campus).
2. The Existing “Trail Boss” Facility ultimately utilized as a 6-8 Middle School for about 480 Students.
3. A New 6-8 Middle School for about 270 Students (New Satellite Campus).
4. A New 9-12 High School for about 600-720 Students (New Satellite Campus).

At full build-out, the total Renaissance PK-12 system enrollment is anticipated to be about 1,900 Students, with about 420 Students at the Existing “Trail Boss” Site and about 1,500 Students at the New Satellite Campus.

Phase One						
Site & Range of Funded Pupil Count	New Site		Existing Site		Total PK-12	
	Low	High	Low	High	Low	High
PK	48	48			48	48
K-5	450	450			450	450
MS			210	240	450	480
HS			240	240	0	0
TOTAL	498	498	450	480	948	978

Final State (Phase Two - Three)						
Site & Range of Funded Pupil Count	New Site		Existing Site		Total PK-12	
	Low	High	Low	High	Low	High
PK	48	48			48	48
K-5	450	450			450	450
MS	270	270	450	480	720	750
HS	600	720			600	720
TOTAL	1368	1488	450	480	1818	1968

Below is a summary of the spaces anticipated for the New PK-5 Elementary School to be constructed in Phase One:

- 1 Administration Suite, Including Health Clinic
- 1 Counseling Suite
- 21 Grade-Level Classrooms for PK-5th Grade (3 ea.)
- 1 Special Education Suite
- 1 Science / Maker Suite
- 1 Art Suite
- 1 Music Suite
- 1 Athletics Suite / Gym
- 1 Outdoor Adventure Suite
- 1 Learning Commons / Library
- 1 Dining Commons / Cafeteria
- 1 Building Support Suite

Architectural Program of Site Amenities

Note that neither the Douglas County School District nor the Renaissance Charter School provide transportation, so no need for a Bus Drop-Off Loop(s) is anticipated.

1. Anticipated Athletic Programming.

- a. Rock Climbing (indoors).
- b. Dance (indoors).
- c. Cheer (indoors).
- d. Basketball (indoors).
- e. Volleyball (indoors).
- f. Wrestling (indoors, not current priority, but planning should not preclude).
- g. Softball.
- h. Baseball.
- i. Soccer.
- j. Lacrosse.
- k. Track and Field.
- l. Cross Country.
- m. Ultimate Frisbee.
- n. Disc Golf.
- o. Jugger (“Capture the Flag”).
- p. Low Challenge Elements (“Low Ropes Course Challenge”).
- q. Tennis (not current priority, but planning should not preclude).
- r. Football (not current priority, but planning should not preclude).

PROGRAMMING NARRATIVE (Continued)

2. Site Amenities Associated with the New PK-5 Elementary School.

- a. PK Parent Drop-Off Parking.
- b. K-5 Parent Drop-Off Loop.
- c. Visitor Parking.
- d. Staff Parking.
- e. Parking Lot Lighting.
- f. Kitchen/Receiving/Delivery/Service Area.
- g. PK Playground.
- h. K-5 Playground.
- i. Hard Surface Play Area (sized for a 42' x 74' ES Basketball court). No lighting.
- j. Irrigated Turf Play Area. No lighting.
- k. Outdoor Educational Space (associated with building).

3. Site Amenities Associated with the New 6-8 Middle School.

- a. 6-8 Parent Drop-Off Loop.
- b. Visitor Parking.
- c. Staff Parking.
- d. Parking Lot Lighting.
- e. Kitchen/Receiving/Delivery/Service Area.
- f. Hard Surface Play Area (sized for a 50' x 84' MS/HS Basketball court). No lighting.
- g. Irrigated Turf Play Area (shared with HS). No lighting.
- h. Outdoor Educational Space (associated with building).

4. Site Amenities Associated with the New 9-12 High School.

- a. 9-12 Parent Drop-Off Loop.
- b. Visitor Parking.
- c. Student Parking.
- d. Staff Parking.
- e. Parking Lot Lighting.
- f. Kitchen/Receiving/Delivery/Service Area.
- g. Hard Surface Play Area (sized for a 50' x 84' MS/HS Basketball court). No lighting.
- h. Irrigated Turf Practice Field (sized for a 210' x 360' (70 Yard x 120 Yard) Varsity Soccer Field). No lighting.
- i. Four Tennis Courts, post-tensioned slabs, fenced. No fixed Spectator Seating. No lighting.
- j. Varsity Softball Field (225' to fence at centerfield). Press Box. Spectator Seating for 200. No lighting.
- k. Varsity Baseball Field (385' to fence at centerfield). Press Box. Spectator Seating for 200. No lighting.
- l. 400-Meter "Broken Back" Running Track with Soccer Field at interior. Press Box. Home Seating for 400 Spectators. Visitor Seating for 200 Spectators. Ticket, Concessions, and Restroom Building. Team Room and Track & Field Storage Building. No lighting.
- m. Field Events (Long Jump, Triple-Jump, High Jump, Pole-Vault, Shot-Put, and Discus). No Lighting.
- n. Outdoor Educational Space (associated with building).
- o. Greenhouse with potable water and power.

5. Miscellaneous/Shared Site Amenities.

- a. Paved Walking/Running Path. Staff often take students on 10 minute +/- walks.
- b. Low Challenge Elements ("Low Ropes") Course.
- c. Ultimate Frisbee Field (Shared Use of Irrigated Turf Practice Field).
- d. Jagger Field (Shared Use of Irrigated Turf Practice Field).
- e. Disc Golf Course (Disc Golf Baskets in Site Open Space).

Site Size

Using the typical parcel sizes DCSD uses for planning purposes, three site sizes have been studied on a preliminary "Fit Study" basis: a theoretical 20-acre parcel, a theoretical 30-acre parcel, and a theoretical 60-acre parcel. Based upon this preliminary version of this Facilities Master Plan, RB+B Architects, Inc. recommends the consideration of a site size of 60 acres, as a minimum. This is based upon the "Kit of Parts" Site Size Comparison included in the unabridged Document. As this Facilities Master Plan is refined in the coming months to include Conceptual Site Studies, the potential need for/value of additional acreage beyond 60 acres will be addressed.

IMPLEMENTATION PLAN

Phase One

Existing “Trail Boss” Facility. During this Phase One, the Existing “Trail Boss” Facility will continue to serve Grades 6-12 as it does currently. Originally designed as a Middle School, the largest challenge of utilizing this facility as a High School is the size of the Gymnasium. As one option to address this challenge, the existing Gymnasium may be expanded approximately 24 feet to the north from its current size that accommodates half of a 42’ x 74’ basketball court to accommodate a full 50’ x 84’ basketball court (spectator seating is not planned).

New Satellite Campus. A new 60-acre (minimum size) parcel of land will be obtained to eventually accommodate a New PK-5 Elementary School, a New 6-8 Middle School, a New 9-12 High School, and a range of athletic play fields, including a 400-meter running track.

A New PK-5 Elementary School with associated drop-off, parking, playgrounds, and play fields will be constructed in Phase One. As a second option to address the size of the Gymnasium at the Existing “Trail Boss” Facility, the Main Gymnasium for the New 9-12 High School may also be constructed as a separate, free-standing building in Phase One, with the balance of the New 9-12 High School constructed in a separate future Phase.

As a Charter School that is operationally independent of the School District, Renaissance employs several “Back Office” staff in operational roles that are in addition to school-specific “Front Office” roles. These “Back Office” roles are akin to the School District’s “District-level” roles. With the limited amount of office space in the current facility, these “Back Office” roles will be accommodated in the New PK-5 Elementary School at the New Satellite Campus.

Phase Two

At this time, it has not been determined whether the entire balance of the New Satellite Campus will be constructed in a single second Phase, or if additional phasing will be required. This determination will be made based upon the rate of enrollment growth, absolute enrollment numbers, and economic conditions as Renaissance Charter School continues to grow.

Existing “Trail Boss” Facility. Ultimately, the Existing “Trail Boss” Facility will serve Grades 6-8 as it was originally designed to do.

New Satellite Campus. Ultimately, a New 6-8 Middle School, a New 9-12 High School, and the balance of the athletic play fields will be constructed to complete the New Satellite Campus.

As a Charter School that is operationally independent of the School District, Renaissance employs several “Back Office” staff in operational roles that are in addition to school-specific “Front Office” roles. These “Back Office” roles are akin to the School District’s “District-level” roles. Many of these “Back Office” roles having been accommodated in the previous Phase in the New PK-5 Elementary School at the New Satellite Campus, additional “Back Office” roles will be accommodated in the New 9-12 High School.

EXEMPLAR ELEMENTARY SCHOOL SPACES

Taken from RB+B's portfolio of Work, these spaces are examples of current best practices for elementary school design indicative of the proposed New Renaissance PK-5 Elementary School.



Example Building Entrance



Example Entry



Example Administration



Example Cafeteria



Example Outdoor Dining



Example Learning Stair

EXEMPLAR ELEMENTARY SCHOOL SPACES (Continued)



Example Library



Example Gymnasium



Example ES Classroom



Example ES Classroom



Example ES Classroom



Example Art Room

EXEMPLAR ELEMENTARY SCHOOL SPACES (Continued)



Example Maker Space



Example Music Room



Example Breakout Space



Example SPED Classroom



Example PK Classroom



Example PK Playground

EXEMPLAR ELEMENTARY SCHOOL SPACES (Continued)



Example Secured Outdoor Learning



Example Community Room



Example Student Cubbies

