

N. FACILITY

The Academy for Advanced and Creative Learning is currently seeking space for lease within the boundaries of District 11. The board hopes to secure a location that is within three to four miles of Interstate 25 to make it as easily accessible as possible to students in the entire Pikes Peak Region.

I Facility Requirements

Based upon guidelines from The League of Charter Schools, the Academy has projected the amount of space needed per year (included in the Appendix with annual enrollment projections). The requirements for the first year are as follows:

- Two Kindergarten classrooms: 550SF each
- Three classrooms: 550SF each (one for each of Divisions II, III, and IV)
- One classroom: 350SF for Division V
- Two classrooms: 400-500SF for Art and Spanish classes.
- Three offices: 100-150SF each (one for each Director, Business Manager, and SPED/GT specialist)
- Front office: 200SF
- Lunch room: 800SF, Common room 1,000SF (or one dual-purpose room: 2,000SF)
- Teacher's lounge: 200-250SF
- Library: 600SF (optional; initially, the school's library may be spread throughout the classrooms.)
- Parent Lounge: 200-250SF (optional)
- Hallways, bathrooms, mechanical, etc: 2,000SF

This yields a total SF requirement of approximately 9,000 to 10,000SF, comprised of 8 classrooms and 3 offices.

Additional criteria for an acceptable location include:

- 20-30 on-site parking spaces (minimum)
- Adequate space and traffic flow for drop-off and pick-up
- Zoned as at least "Conditional Use" for a Charter School (zone types A, OR, OC, PBC, C-5, C-6, PIP-1, PIP-2, or M-1)
- Meets all applicable federal, state, and local building codes and be ADA-compliant

The *ideal* facility will also have these extra amenities:

- Open space where students can play and participate in field sports
- Close to a city bus stop to help facilitate transportation of lower income students

Zoned as “Permitted” for a Charter School (zone types A, OR, OC, or TND)

Pursuant to C.R.S. 22-30.5-104(3), AACL will comply with state and federal law requiring any facility alterations to accommodate special education students.

II Request for Use of Available District Building

AACL requests to be included in consideration for the use of an appropriate district owned facility, should one become available. However, the Academy is also actively pursuing the lease of a privately owned facility, should no district facility be available to meet the Academy's needs.

III Broker Assistance

AACL has been using the assistance of RD Trinidad of Hoff & Leigh, commercial realtor. His letter documenting three potential facilities is included in the Electronic Appendix. While the current economic situation has driven down lease prices, and there are numerous locations with the raw square footage AACL needs, the Steering Committee has so far only located one high-quality facility candidate, although it has found other lower-quality facilities and will continue to search for facilities while awaiting charter approval.

IV Possible Private Location

One particular facility the Steering Committee has located has the following characteristics. (The exact location is deliberately omitted so as to not compromise potential lease negotiations.)

Approximately 12,000SF already built out as 4 offices, 9 classrooms, a large lunch room and very large common area suitable for whole-school activities, community meetings, theater presentations, and indoor sports. Because this facility is already in a configuration acceptable for the Academy's use, there would be minimal remodeling costs.

Has adjoining vacant space available to grow into (up to roughly 20,000SF).

Is located on the west side of Colorado Springs, about 5 minutes from I-25.

Ample on-site parking (well over 50 spaces)

Drive-through drop-off and pick-up lane.

Has an adjacent empty field (that can be included in the lease) that can accommodate at least two soccer fields.

Is on a major city bus route with a bus stop within 500 feet of the facility's front door.

Is of relatively recent construction and appears to need no significant repair or remodeling to bring the building up to code or ADA compliance (as observed by two contractors present during the initial showing).

Asking price is \$9/SF NNN (total estimated at \$12.50/SF).

Zoned PBC (a “conditional use” zone—not ideal, but not an insurmountable problem given the other advantages). Members of the AACL Steering Committee have already met with the Land Use Division of the Colorado Springs City Planning Department to solicit their advice for developing a suitable use plan.

This facility would need the following changes to be suitable for the Academy’s use:

- Removal of six non-load bearing walls and the construction of five new non-load bearing walls, including three new doors
- New paint and possibly new carpet inside
- Fence, sod and sprinkler system to make the adjacent field suitable for student use
- City Planning Commission grant of conditional use (or District 11 override)

AACL will attempt to negotiate having the building owner perform most or even all of this needed remodeling. Parent volunteers will be used wherever possible (for instance, with cleaning and painting). The Academy will be responsible for performing the remodeling; the Steering Committee will seek out business partnerships to help cover some of that cost. Additionally, the Steering Committee will seek out business partnerships to help reduce the costs of preparing the field for use by students. Any remaining expenses will be covered by the donations already received and by additional fundraising efforts.

Finally, at least one member of the Steering Committee has some experience with obtaining conditional use approval from the City Planning Commission, although additional help will be needed for this. Family members of the Steering Committee have contacts that can assist the school in this area.

V Facility Funding

Long-term, the Academy for Advanced and Creative Learning seeks to find a permanent home of approximately 25,000 to 30,000 SF. This would provide for larger classrooms, a dedicated library, several multi-purpose areas where small-group or one-on-one instruction could take place, a gymnasium/auditorium, ample administrative space, and a parent lounge where parents can socialize and where PAACL can meet. The budget provided as part of this application predicts a positive cash reserve at the end of each year. The target for this reserve is five percent of total expenses, and is in addition to the TABOR-mandated reserves. The Academy intends to accumulate this reserve over time into a “seed fund” used to launch the purchase of permanent facilities.

VI Facility Readiness

Numerous steps remain to open the Academy on time. The following timeline gives an overview of some of these steps:

September-January

- Prepare business plan
- Define location and site parameters, space requirements, and projected facilities needs
- Tour possible sites

December

- Budget funds for facilities.
- Construct and issue RFPs (Request for Proposal) to potential options
- Continue searching market for potential options

January

- Review and compare responses to RFPs
- Respond to proposals from landlords
- Conduct initial space plan for short list of options (goal: 3 sites)

February

- Conduct expert review of site and costs
- Review code, fire, safety, and ADA issues
- Price space plan with potential contractors
- Conduct final proposal negotiations with landlord
- Sign letter of intent

March

- Negotiate final terms
- Sign lease
- Plan and design
- Finalize construction documents

April

- Submit construction documents for zoning and permits
- Select general contractor

May

- Begin construction *

** This may have to be “at-risk” if site selected requires a conditional use permit.*

June

- Construction

July

- Complete punch list (final construction items)
- Security system/custodial orientation
- Cosmetic preparation
- Begin move-in
- Install technology
- Install furniture

August

- Final classroom preparation
- Finalize move-in

Facility Readiness timeline overview modified from Colorado Springs Charter Academy's application according to AACL's needs.