

# Appendix I

# StarShine Academy

# Lisa Law Peace School

# Facility Master Plan

# 2013 - 2018

## PURPOSE

In conjunction with the Facility Master Plan and Educational Specifications vendors, Public School Facilities Authority staff has revised our facility master plans/educational specifications requirements for charter schools. This revision is based upon the unique characteristics of charter schools that differentiate them from traditional schools and districts. Some of the master plan and educational specifications requirements do not apply to charter schools. For instance, charter school enrollments are capped at a certain number so that a full scale demographics component is unnecessary. Additionally, charters may deliver their educational programs in different ways, meaning that not all the requirements of the facility master plans and educational specifications apply.

The aim of this revision is to create a process that is fair and equitable for charter schools that make it easy for the vendor and the schools to create a streamlined tool that is beneficial and valuable. PSFA and the vendors met on two occasions to craft these revisions and they are the product of discussions based on the vendor's experiences in preparing these documents.

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The following components are required for any charter school facility master plan/educational specifications document.

Are there other StarShine Academy Lisa Law Peace School in operation currently?

No.

Are you looking to open one charter school with the potential of locating others?

We will be open to perhaps locating other schools in the future.

#### CHARTER SCHOOL OVERVIEW

Year of the initial charter: Application July 2, 2012, Opening Fall 2013.

First renewal, If any: N/A

#### GENERAL

Clear and Concise

Clearly presented major ideas

Separate detailed supporting forms and analysis

Clearly labeled tabs

Title identifying FMP as 5-year plan/years

Electronic file included

Include documentation of adoption by school governing board

School governing boards are to be established during the start up year.

Acknowledgements page

School physical address and contact information

Contact Information:

StarShine Academy Lisa Law Peace School

c/o StarShine Academy

3535 E McDowell Road

Phoenix, AZ 85008

Trish McCarty, Superintendent / Founder

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cell: 602-295-9493

fax: 602-956-0065

trishmccarty@starshine.us

Proposed School Location:

Santa Fe, New Mexico

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ACRONYMS/DEFINITIONS

☐ Abbreviations, acronyms, and uncommon terms identified

CTE or CATE - Career And Technology Education

Business Management and Administration / Multimedia Radio/TV / Multimedia Audio Visual Technology

Computer IT / Computer Programming

1. GOALS / MISSION

1.1 Goals

- a. All students and staff will be provided a safe and productive, working and learning environment.
- b. All students will graduate ready for post secondary education at a university or other institution and ready to work in the modern job market.
- c. All students will graduate being fully bilingual in both English and Spanish.
- d. All students will graduate being excellent citizens.

1.1.1 Mission

The vision of StarShine Academy Lisa Law Peace School is to achieve a world-class educational system in which all students are prepared to succeed in a diverse and increasingly complex world and to become one of New Mexico's top, outstanding schools, known for building peace and cooperation by providing a safe learning environment for the students of Santa Fe, New Mexico.

StarShine creates a solid culture of an holistic environment that recognizes that education is for the "whole child" rooted in academic excellence and achievement, character development and awareness, and community engagement and leadership. Serving Kindergarten through 12th grade with an anticipated enrollment of 400 students, StarShine Academy Lisa Law Peace School wants to serve the

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students of Santa Fe who recognize that our educational philosophy integrates academic, character and unique community.

To implement this philosophy, StarShine Academy Lisa Law Peace School will use a blended approach leveraging technology with the Core Knowledge curriculum in grades K-8 and the Paideia methodology of Socratic discussion in grades 9-12, both of which will be aligned with New Mexico Standards and Benchmarks as well as the Common Core Standards. The curriculum in the High School will focus on pre-collegiate readiness, and graduation requirements that meet and exceed New Mexico requirements and will focus on STEM, specifically including math, science, language arts, social studies, physical and behavioral health, communications, humanities and service learning. Demonstrated programmatic components encouraging strong character development and a safe learning environment coupled with active community engagement and strong service learning components in the curriculum will provide the tools necessary for StarShine Academy Lisa Law Peace School students to face the challenges of their community today, and to address life challenges in the world tomorrow.

Our school is a community in which we are all scholars and all teachers, working together to spark a life-long love for learning. We will serve a diverse community, considering our differences to be our strength as we celebrate our cultures, delight in our languages, and create community in our classrooms, school, and neighborhood. We strive for equity and excellence for all.

StarShine Academy Lisa Law Peace School will consider an individual student's post high school job preparation, college completion and career path as an indication of StarShine's academic performance indicators, attained by continually tracking and maintaining communication and involvement with StarShine alumni. To StarShine Academy Lisa Law Peace School, high school graduation rates and/or college entrance rates are simply not high enough indicators of a student's ability to be prepared for life.

We will serve all students, including students from low-income families, students from Spanish speaking homes, recent immigrants, children in the foster care system, children residing in homeless shelters, and children with disabilities. We will take students from where they are and help them achieve at exceptionally high levels preparing them for post-secondary education and the modern job market.

#### Desired future state of schools educational programs

StarShine Academy Lisa Law Peace School seeks to be one of the best charter school provider in New Mexico.

#### 1.1.2 General Educational Philosophy

StarShine Academy Lisa Law Peace School knows that all children learn differently, have different interests, and come to us with different levels of knowledge, skills and abilities. We seek to find the best methods to deliver instruction to all our students. We will use strategies from several continuous improvement practices such as Lean Six Sigma, Total Quality Management, the DuPont Integrative Improvement System, Baldrige, ISO 9001:2000. We will use a state of the art curriculum mapping database that will provide real time data on every student using a set of proprietary metrics. This data

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will be available in real time to each student, parent, guardian, administrator, teacher, social worker and tutor. This data will be used to improve every aspect of instruction and learning.

We believe that the citizen of the future must be bilingual in English and Spanish, be trained to have self sustaining job skills, and prepared to continue their education at any university, or any post secondary institution in the English or Spanish speaking world. Our education will focus on two of the main areas of high paying employment in the world today, especially in computer IT, Business and Multimedia fields. This job preparation knowledge and skills will begin at the earliest appropriate level and be integrated into the New Mexico Content Standards with Benchmarks and Performance Standards as well as the alignment with the Common Core Standards. We will include standards for world class college preparation as well.

#### Desired future state of school's community involvement

StarShine Academy Lisa Law Peace School will have a robust and fully integrated community involvement program. In our continuous improvement model, community members will be involved in the study, research, discussions, planning, design, implementation, and monitoring of all aspects of our operations. All members of our community are encouraged to be active and contributing members to our continuous improvement process.

Are there specific community groups in which the school will focus in the school's environment?

We seek all like- minded community groups to partner with us in helping New Mexico's children succeed.

#### Conformance with Adequacy Standards

StarShine Academy Lisa Law Peace School will comply with the New Mexico Public School Facility Adequacy Standards and the New Mexico Public School Adequacy Planning Guide. We have read the Planning Guide and we will use these documents to guide us in the selection, remodeling and maintenance our school campuses to insure we meet all adequacy requirements.

## 1.2 Process

All members are encouraged to provide all the guidance, assistance and expertise they are able to contribute. Ideas from all members are considered in an open discussion. Items are decided by mutual consensus or vote when members are divided.

Members were consulted to develop and prioritize the capital needs for the school

for the next five years. The process included the following steps:

#### 1.2.1 Data Gathering and Analysis

Data gathering on the available properties for lease that met our facility requirements, including lease documents, facility and site plans began early in 2011. A facility at 2743 Agua Fria St. is available for purchase and is accompanied by six acres. There are nearby properties available and all would need to be renovated for a school site use. This property on Agua Fria fits our model to include a large community garden and sports facility.

We have submitted our plan to the Santa Fe office of PSFA representatives for their review and recommendations.

We will conduct an abbreviated energy audit of the proposed facilities if still available.

We have examined the educational adequacy of the proposed facilities plans for the next five years and extrapolated a phased plan to reach the enrollment cap of 400 students.

Submit facilities plan to PSFA for State approval.

#### 1.2.2 Authority and Facilities Decision Making

Identify process for capital planning and decision-making

Mr. Rich Rose, CPA is our primary consultant with all capital planning and decision making. He is experienced in school finance issues and has been the past CPA for the StarShine Academy in Phoenix, Arizona. All members are encouraged to provide all the guidance, assistance and expertise they are able to contribute. Ideas from all members is considered in an open discussion. Items are decided by mutual consensus or vote when members are divided.

We have identified M3 Charter School Construction from Utah as a purchaser for a StarShine Academy Lisa Law Peace School site as a potential partner who will improve the property and provide a lease/purchase of five years back to the StarShine Academy Lisa Law Peace School, once a property is finalized.

Identify how community input is considered

We have placed fliers in all cities where we seek to open charter schools asking for all interested individuals, and businesses to become members of our Community Advisory Groups. We also have placed ads on Craig's List for individuals and businesses in New Mexico to become members of our

Community Advisory Groups.

We are developing our Community Advisory Groups and their membership is growing.

All members of our Community Advisory Groups are encouraged to provide all the guidance, assistance and expertise they are able to contribute. Ideas from all members are considered in an open discussion. Jack Ring, an international systems engineer is a chief consultant for our Community Advisory Group who incorporates Rudolf Starkermann's control systems modeling of human behavior, along with our partner, Robert Marzano work in translating research into classroom strategies (he has quotes from New Mexicans on his web page: [http://www.marzanoresearch.com/about/about\\_dr\\_marzano.aspx](http://www.marzanoresearch.com/about/about_dr_marzano.aspx)), Our work in applying brain science, along with our experience with technology will be integrated in our facility needs.

Meeting Ground Rules:

- a. Only one person speaks at a time; no one will interrupt while someone is speaking.
- b. Each person expresses their own views, rather than speaking for others at the table or attributing motives to them.
- c. Avoid grandstanding (i.e., extended comments/speaking), so that every one has a fair chance to speak.
- d. No personal attacks. Challenge ideas, not people.
- e. Everybody agrees to make a strong effort to stay on track with the agenda and to move the deliberations forward.
- f. Everybody will seek to focus on the merits of what is being said, making a good faith effort to understand the concerns of others. Questions of clarification are encouraged. Disparaging comments are not permitted.
- g. Everybody will follow the "no surprises" rule. Concerns should be voiced when they arise, not later in the deliberations when a "surprise" objection is raised.
- h. Each person will seek to identify options or proposals that represent shared interests, without minimizing legitimate disagreements. Each person agrees to do their best to take account of the interests of the group as a whole.

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i. Each person reserves the right to disagree with any proposal and accepts responsibility for offering alternatives that accommodates their interests and the interests of others.

We will use Six Sigma, Total Quality Management, Quality New Mexico, and other proven improvement systems in the field of achieving excellence will be incorporated into the Community Advisory Groups. These Community Advisory Groups will oversee all aspects of our organization. They will seek out areas to improve, research, design, improve, measure, monitor, refine, develop, change, and/or eliminate. Community Advisory Groups will have different membership requirements to insure that no group feels intimidated. School administration will not be members of any other group so that all other groups are free from any form of intimidation, or influence. There will be student groups, parent groups, community groups, and some mixed groups.

Six Sigma at many organizations simply means a measure of quality that strives for near perfection. Six Sigma is a disciplined, data-driven approach and methodology for eliminating defects (driving toward six standard deviations between the mean and the nearest specification limit) in any process – including the operations of our charter school. We seek to exceed anyone’s standards of excellence.

Quality New Mexico helps organizations throughout the state improve their performance through the use of the Baldrige Criteria for Performance Excellence.

#### Steering committee involvement

The Steering committee has been involved in determining our Mission and Vision Statement. Members have been involved in developing ideas for our charter school, on all aspects of our current plan, researching and determining that we should offer a highly developed, cutting edge, Core Knowledge Curriculum, to offer an extended day due to parent’s work schedules, this also was considered a good idea to have most of student work done during school hours. Some parents felt that their children should be bilingual in both English and Spanish to be most effective now and in the future. Issues that are currently being discussed involve the Special Education processes and to insure all students are being properly and adequately served.

We are working to develop additional members and to incorporate them into more and more aspects of our plan until we have members into every aspect of our operations.

#### Identify how staff input is considered



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Vernon Swaback, a highly revered Architect, former CEO of Talieson and apprentice to Frank Lloyd Wright is known for his sustainable, creative community designs and will be StarShine Academy Lisa Law Peace Schools' chief architect. We will incorporate his design model previously used on a StarShine Academy site in Phoenix, into a similar design in Santa Fe.

All members are encouraged to provide all the guidance, assistance and expertise they are able to contribute.

Currently we do not have any staff.

Identify how student input is considered

Students are encouraged to provide all the guidance, assistance and expertise they are able to contribute regarding our charter school plans in various states and our current operations.

Some students have tested and evaluated various software that we are considering for use in our charter school.

## 2. EXISTING AND PROJECTED CONDITIONS

### 2.1 Programs and Delivery Methods

#### 2.1.1 Programs Overview

Provide overview of current educational programs and facilities

Currently we have no facilities in New Mexico.

Academic Program:

StarShine Academy Lisa Law Peace School's educational philosophy is driven not only by academic achievement by setting, expecting and supporting high expectations, but also on the premise that total education requires a caring, safe environment that promotes character development and self awareness, while anticipating active engagement in the student's community and by the student's family.

Therefore, the proposed approach to the SALLPS curriculum is a relatively traditional one, but it is enhanced and guided by specific and aligned Core Knowledge topics for instruction in grades K-8, and the Paideia Principles for engaging adolescent learners for grades 9-12.

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According to E. D. Hirsch, Jr. “For the sake of academic excellence, greater equity and higher literacy, elementary and middle schools need to teach a coherent, cumulative, and content-specific core curriculum. Our society cannot afford a two-tiered system in which the affluent have access to a superior education, while everyone else is subjected to a dull and incoherent classroom experience. Academic excellence, educational equity and fairness demand a strong foundation of knowledge for all learners.”

The Founders of StarShine Academy Lisa Law Peace School recognize that because of the poor literacy rates and poverty in Santa Fe County, a curriculum that strives to equalize exposure to a quality education is a prime directive. The Core Knowledge curriculum for grades K-8 has been selected because it was developed to equalize the disparities in access to knowledge and help all of its students to be college ready.

The Core Knowledge Sequence is based on the belief that there is a body of lasting knowledge and skills that form the core of a strong K-8 curriculum.

Equally important is StarShine Academy Lisa Law Peace School’s commitment to providing a safe and caring school environment using service learning as a means of proactively engaging in the community and using the Second Step Curriculum, Character Counts. curriculum.

A positive school culture and climate promotes an environment that is conducive to successfully educating multi-cultural students through establishing a community of care where students are respected, valued, and expected to achieve academically. An affirming environment ultimately impacts the success of students by supporting positive behaviors, attitudes, and expectations that lead to academic success. Creating an environment that allows students to be loyal to and identify with their cultural community allows for the development of a school climate that affirms their cultural identity, especially important to a culturally rich, unique community such as Santa Fe, New Mexico and especially important to StarShine Academy Lisa Law Peace School.

Our curriculum and academic program has been developed by committed, well-educated professionals using first-rate curriculum and instructional methods.

Based in rich, important, and meaningful content that aligns with New Mexico standards / benchmarks.

How grade levels are configured

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2013-2014 school year 1-12 open graded school. 2014-2015 open graded schools with grades 1-12.

Kindergarten is integrated into our program.

Identify any existing shared/joint use facilities with other public or private entities

None

o identify the relationships with the joint use facilities

N/A

Describe the School's Instructional Program

We incorporate a state-of-the-art computer database that will provide real time data and metrics to insure we are offering the best education possible to our students. This database will be available to the student, their parents or guardians, administrators, teachers, tutors and staff on a real time basis.

Instruction will take place using individual studying by the student, peer tutoring, staff tutoring, and pull out conference room like classrooms. Students will have a choice of learning activities based on their interests, learning styles and other factors. Administrators, Teachers, Tutors and Staff will all be held accountable for the success of all of our students. Students will have access to their individual tablet computers linked to the schools database.

Description of the General Instructional Organization (grade levels, groups, academies)

Multi-graded K, 1-2, 3-4,5-6,7-8, 9-12

Schedule Approach (periods, block schedule)

We intend to use tablet computers, textbooks and computers, not necessarily iPads.

We intend to have some textbooks in a digital format on the student's tablet computers.

Building Opens at 7:00 AM

Breakfast 7:00 - 8:00 AM

Opening Activities 8:00 - 8:15 AM

Pledge

Awards

Recognitions

Announcements

Motivation and Encouragement

Attendance Check

Student Work and Tutoring Begins 8:15 AM

Teacher Lead Pull Out Classes Begins 9:00 AM

Students are pulled out of our main academic area into conference room like classrooms based on the student's academic needs. The teacher presents their lessons, conducts discussions, or activities for as long as the teacher determines is best to achieve success for all students. The teacher may dismiss, at any time, students who have mastered the concepts to the main academic area.

Attendance Check

Extended Instructional Day 8:00 AM to 6:00 PM with lunch and snack periods.

There are no set class periods in our charter school design.

Lunch Period(s) To be determined.

Snack Period(s) To be determined.

Collection of computers, clean-up,

End of the Official Class Day 6:00 PM

Attendance Check

Review of Daily Data and Reflection with Staff Members 6:00 - 6:15 PM

Building Closes 7:00 PM

List special anticipated special curricular and extracurricular activities to be accommodated in the facility, if any

Since the school plans to enroll young grades, does it have the need for a site with playground and / or fields in the event the school does field competitive sports teams?

Yes, we believe all ages need open space, nature and gardening.

We are considering working with any charter school group to collectively offer competitive sports.

Extracurricular activities will be determined by our Community Advisory Groups.

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#### 2.1.2 Anticipated Changes in Programs

None at this time.

- Identify projected changes in programs that impact use/need for facilities

None at this time.

- With regard to School Size, Class Size, Grade Level Configuration, Schedule

No change anticipated at this time.

- Discuss opportunities for continuing or increasing shared/joint use in the future.

#### 2.2 Enrollment

##### 2.2.1 Historic and Current Enrollment

- Graph of historic and current enrollment by grade level (40 day counts)

Currently we have no New Mexico charter school historic or current enrollment.

- Current year enrollment and five year historical enrollment; if available

Currently we have no New Mexico charter school historic or current enrollment.

##### 2.2.2 Projected Enrollment

- Graph of projected 5 or 10 year enrollment

graph

- Enrollment cap per current approved charter

400 Students

- Identify the five-year post occupancy projection of attendance in the grade levels affected by the facility.

We intend to operate our charter schools with 400 students.

##### 2.2.3 Student Origination

- Map identifying attendance areas of existing and proposed facilities

To Be Determined

##### 2.2.4 Classroom Loading Policy

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The school will have a minimum of approximately 50 square feet per student with 8-18 regular classrooms, a sports/theater complex, a conservatory large 5000 sq ft high school technology building, a teaching garden/culinary kitchen, a STEM lab, art room and a music room. Additionally there will be adequate office space for administration. There will be two library, quiet rooms for student study and pull out areas.

Classroom structure: 8 large classrooms with dividers. Average classroom 2000 sq ft, subdividable into areas of 300-600 sq ft. Specialized rooms for science, music, art, exercise, radio/TV studio. A large common area of about 5000 sq ft -- about the size of an Apple store. Large classrooms make it possible to combine certified teachers with subject-matter experts, with a certified teacher always "supervising", as required by law.

High-speed Internet: starting at 100 Mbps, moving to 1 Gbps as necessary. Wi-Fi throughout. One room with wired Internet and desktop computers for high-performance applications and programming. T-1 lines do not come close to meeting requirements, but Comcast is available at 100 Mbps for \$400/month. With E-Rate discount, that can be as low as \$40/month. We have years of experience with E-Rate, and a highly qualified E-Rate consultant on our advisory board.

Students will work individually and in small groups in this area. We will also require students to provide two hours of peer tutoring per week as part of their service learning component. We plan to have an extended school day where all the required activities can be completed at our charter school. Due to an extended day, we can offer more classes in each classroom than in a traditional school day. Also, only students who need instruction in a particular concept will be pulled out to be instructed in our classrooms. We will not waste the time of the students who have mastered this material.

Identify anticipated class loading requirements

One Large STEM Science/Math Lab 60 x 30 for 30 students.

One Music Room 30 x 34 for approximately 20 students.

One Art Room 30 x 34 for approximately 20 students.

One Sports/Theater Complex Room

Two CTE Rooms 20 x 34 for approximately 20 students each.

8-18 classrooms

### 2.2.5 Classroom Needs

- Identify existing/future classroom needs to accommodate the projected enrollment
  - Total number of permanent specialty classrooms

One Science Lab

One Art Room

Two CTE Rooms

### 2.3.2 Site

Site to be determined.

### 2.3.3 Facility

- Overview of sites and facilities , existing or proposed

Facility to be determined.

### 2.3.4 Facility Evaluation (If Applicable)

Facility to be determined.

### 2.3.5 Statewide Adequacy Standards

- Identify how the facility conforms to Statewide Adequacy Standards

Facility to be determined.

- Summary of facility condition evaluation (FAD Executive Summary Report)

o Has PSFA evaluated the facility for code and adequacy?

Summarize of PSFA/Code analysis of any existing facilities that are proposed for future use, if so, include in this section.

PSFA has not evaluated any facility.

Facility to be determined.

## 2.4 Utilization and Capacity

### 2.4.1 Utilization (If available)

- Identify special factors that influence facility use

Utilization not available.

#### 2.4.2 Capacity

- Identify functional student capacity (capacity based on educational program)

Cap of 400 students

- Identify anticipated student capacity and efficiency of facility use and provide supporting analysis.

To be determined.

#### 2.5 Technology

- Overview of Tech. plan and needed equip.

T-1 (not really adequate) or better internet service.

Server

300 Tablet Computers

20 Desktop Computers

10 Networked Ceiling Projectors

Charging Stations for 300 Tablet Computers

Wi-Fi Network

#### 2.6 Energy Management - of existing or proposed facilities

To be determined.

##### 2.6.1 Energy Assessment, if available

Not available.

##### 2.6.2 Energy Efficiency Recommendations, if available

Not available.

##### 2.6.3 Energy Management Plan, if available

- Overview of energy management plan, if available

Not available.

### 3. FACILITY REQUIREMENTS (Ed Spec)



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#### 3.1 Facility Goals and Concepts

The facility will incorporate as many LEED Certified recommendations for health and sustainability and will consider obtaining LEED Certification. The facility will have as much natural light as possible and incorporate energy efficient

##### 3.1.1 Goals

##### 3.1.2 Concepts

Identify and describe major facility goals and concepts including safety, security, sustainability, flexibility, community use, utilities, and any other issues or special considerations that impact space requirements and/or costs.

No safety issues involving students walking to school.

No safety issues involving traffic patterns for vehicles dropping off students.

No safety issues involving bus safety conditions.

Proximity to major roadways

Control of access to and from site is obtained.

Facility has well controlled entrance and egress points.

Proximity to airports

Proximity to high-voltage power transmission lines

Presence of toxic and hazardous substances

Hazardous air emissions and facilities within a quarter mile.

Other health hazards

Proximity to railroads

Proximity to pressurized gas, gasoline, or sewer pipelines

Proximity to high-pressure water pipelines, reservoirs, water storage tanks

Proximity to propane storage tanks

Noise levels

Compatibility with nearby businesses

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#### 3.2.1 Space Summary

We plan to build a commercial garden/teaching kitchen for culinary arts and school breakfast-lunch-dinner programs.

StarShine Academy Lisa Law Peace School will become a Sponsor for the National School Lunch Program and we will provide breakfast, lunch, snacks and possibly dinner to our students.

Students will not be permitted to leave the campus during lunch.

We believe that all our students need to be supervised while under our care.

The STEM Lab will be used by all students.

One of our CTE Rooms will have radio/audio/visual equipment and the other CTE Room will have full wall mounted technology monitors.

Itemize the quantity and sizes of spaces required to accommodate the instructional program

8-18 Classrooms

One Large Main Room Open Space Classroom for approximately 200 students.

One Science Lab

One Music Room

One Art Room

One Sports/Theater Complex

Two CTE Rooms

Faculty Restrooms

Student Restrooms

Reception Area

Office Area

Conference Room

Social Worker Room 1

Social Worker Room 2

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Office Supply Storage

Secure Room for Student Files

Secure Room for Special Education Student Files

Art Room Storage

Science Room Storage

Computer Science Classroom Storage

Teacher Workroom

Custodial Storage

3.2.2 Site Requirements

See 3.1.2 Concepts

3.2.3 Descriptions and Diagrams of Required Spaces

Provide a graphic diagram illustrating the relationship between the program areas



### 3.2.4 Alternative Methods

### 3.2.5 Space Needs

### 3.2.6 Detailed Space and Room Requirements

## 3.3 Implementation of Space Needs

### 3.3.1 Scenarios for Implementation

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Once our charter is approved, we will attempt to secure a property and begin to work on the improvements to be ready by July 1, 2013. We will negotiate a five-year lease purchase with M3 Construction, as they will purchase the property on our behalf.

Our net square feet per student will be 50 sq ft

Grades 1 - 5th require a 32 net square foot per student, these rooms are minimum 450 NSF.

- Identify facility phasing strategies considered for meeting required needs with projected growth.

#### 4. CAPITAL PLAN

##### 4.1 Capital Funding

StarShine Academy in Phoenix has a relationship with a developer, M3 Construction and a real estate investor for charter schools and has discussed future needs in Santa Fe for capital funding for acquisition and renovation of the property on Agua Fria.

##### 4.1.1 Historic and Current Funding

- Provide a brief history of how the school has met its capital funding needs

We do not have any current capital expenses.

##### 4.1.2 Current Capital Expenses

We do not have any current capital expenses.

##### 4.1.3 Potential Future Sources of Revenue

To be determined.

##### 4.1.4 PSCOC Capital Outlay Funding

- Identify the school's current and future financial resources available or expected

(indicating by year(s) available to meet capital needs)

Planning without knowing exactly what will be available is difficult at this time.

#### 4.2 Capital Needs

##### 4.2.1 Projects

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- Summarize total capital needs identified including renewal of existing facilities, technology requirements, and educational and programmatic requirements

We have been looking at available properties, but could not finalize our requirements until a specific property has been identified.

- Provide an estimate of probable costs for the total project including:

We have been looking at available properties, but could not finalize our requirements until a specific property has been identified.

- o Site development cost

We have been looking at available properties, but could not finalize our requirements until a specific property has been identified.

- o Facility construction

We have been looking at available properties, but could not finalize our requirements until a specific property has been identified.

- o Other projected costs

We have been looking at available properties, but could not finalize our requirements until a specific property has been identified.

- cost estimating assumptions including:

- o Anticipated project delivery schedule

We have been looking at available properties, but could not finalize our requirements until a specific property has been identified.

- o Unit costs

We have been looking at available properties, but could not finalize our requirements until a specific property has been identified.

- o Inflation

We have been looking at available properties, but could not finalize our requirements until a specific property has been identified.

#### 4.3 Implementation Strategy

#### 4.3.1 Project Prioritization

- Identify the process and criteria to prioritize capital needs

With the possibility for no start up funds we would see if we could negotiate lease terms that reduced or eliminated any payments during our first year of operation.

We would purchase just enough of all student furniture, computer tablets, and other similar purchases to keep up with enrollment.

We might have to reduce our staffing to below our initial planned levels to operate in a financially sound manner.

We would be interested in any reasonable loan agreement with New Mexico to operate until all start up costs could be funded through regular payments.

We would aggressively seek any grants we could apply for to mitigate any funding shortfalls.

#### 4.3.2 Capitalization Analysis

- Identify financial strategies and alternatives considered to meet capital needs

We have consulted with M3 Construction and their lenders regarding financing start up costs.

They will fund the acquisition and costs for renovation for a final total budget to be lease/purchased by the school of \$4M, the same amount of the Phoenix StarShine Academy purchase/renovation.

- Summary of capital improvement for the next 5 (or 10) yrs.

If unforeseen funding problems prohibits us from doing all the remodeling work we desire, then we would complete as much as possible each year.

Our goal is to have enough funding to perform all repair and remodeling prior to opening of our charter school and to only need to perform required maintenance and repair as needed.

### 5. MASTER PLAN SUPPORT MATERIAL

#### 5.1 Sites and Facilities Data Table

- A table summarizing characteristics of site and facilities Name of facility

Exact site locations to be determined.

- State identification number

Not yet assigned.

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o Physical address

To be determined.

o Date of opening

Fall 2013

o Dates of major additions and renovations

To be determined, if necessary.

o Facility Condition Index (FCI) and N.M. Facility Condition Index (NMCI), if available

N/A

o Site owned or leased

Plan to lease initially and then create a foundation to purchase the property by 2015.

o Total building area gross sq/ft.

Approximately 55000 square feet

o Site acreage

Approximately 5.6 acres

o Total number of permanent general classrooms

o Total enrollment current year (40th day count), if available (may not be available for a newly chartered school)

Not available

o Number of gross sq. ft per student per school facility

50 square feet / student

Scaled School Site Plan

5.3 Floor Plan

Scaled school floor plan(s) with rooms numbers to match inventory

To be determined.

5.4 Facility Inventory



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□ Include room use and square footage of each room

Main Room 5760 sq. ft.

Science Lab 780 sq. ft.

Music Room 1020 sq. ft.

Art Room 1020 sq. ft.

Sports/Theater Complex 4500 sq. ft.

CTE Room 1 680 sq. ft.

CTE Room 2 680 sq. ft.

Conference Room Classroom 1 450 sq. ft.

Conference Room Classroom 2 450 sq. ft.

Conference Room Classroom 3 450 sq. ft.

Conference Room Classroom 4 450 sq. ft.

Conference Room Classroom 5 450 sq. ft.

Conference Room Classroom 6 450 sq. ft.

Testing Center 680 sq. ft.

Boy's Restroom 260 sq. ft.

Girl's Restroom 260 sq. ft.

Men's Staff / Public Restroom 60 sq. ft.

Women's Staff / Public Restroom 60 sq. ft.

Private Meeting Room 1 100 sq. ft.

Private Meeting Room 2 100 sq. ft.

Custodial 24 sq. ft.

Teacher Work Room 180 sq. ft.

Server Room 100 sq. ft.

Office Supply Room 180 sq. ft.

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School Supply Room 180 sq. ft.

Computer Tablet Storage Room 120 sq. ft.

Office Staff 192 sq. ft.

Reception Room 240 sq. ft.

#### 5.5 Photographs

To be determined.

Illustrative photographs as appropriate (min. one exterior and one interior)

To be determined.

#### 5.6 Facility Evaluation

Evaluation report

To be determined.

#### 5.7 FAD Update

Illustrative photographs as appropriate (min. one exterior and one interior)

To be determined.

#### 5.6 Facility Evaluation

Evaluation report

To be determined.

#### 5.7 FAD Update

FAD forms updated

#### 5.8 Detailed Space and Room Requirements (EdSpec), if applicable

##### 5.8.1 Technology and Communications Criteria

We intend to have Wi-Fi service to all areas of our facility.

We are considering double wiring the facility to insure we can operate if any problems occur with the primary wiring.

We plan to have tablet computers for every student's use and some desk top computers for some activities that a tablet is not as capable. An example would be to teach keyboarding skills.

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We intend to have cameras in our school to record lectures and activities for future instruction and/or review and to provide an interactive communication tool for our students to international students.

We intend to have cameras to study and evaluate our operations and to use to evaluate any incidents that may occur.

#### 5.8.2 Power Criteria

#### 5.8.3 Lighting and Day Lighting Criteria

Classroom spaces will have natural and artificial light sources capable of maintaining at least 50 foot-candles of well-distributed light.

#### 5.8.4 Environmental Conditioning Criteria

We will attempt to obtain LEED Certification.

#### 5.8.5 Classroom Acoustics Criteria

Music Room to be soundproofed

#### 5.8.6 Furnishing and Equipment Criteria

Sturdy, durable, safe, and economical equipment will be obtained.

#### 5.8.7 Table types

#### 5.8.8 Storage types

Shelves

File Cabinets

Storage Room

#### 5.8.9 Criteria Sheets

Provide as appropriate information to support space recommendations such as an existing calendar of events or breakdowns from comparable facilities.

Evaluating of space requirements are based on experience at StarShine Academy in Phoenix with board member, Vernon Swaback, Architect and former CEO of Talieson and apprentice to Frank Lloyd Wright. The school will have a Frank Lloyd Wright inspired, design.

#### 5.9 Capital Improvement Plan(CIP), if available

N/A

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- Summary table of priority capital improvement for the next 5 years and project cost details.

N/A

**III.M(3) Projected Facility Costs**

**Based on projected facility costs of the Phoenix StarShine Academy property currently under construction with M3 Construction, the StarShine Academy Lisa Law Peace School will have a total final budget of \$4M, including purchase acquisition, renovation and new building construction as well as equipment.**