C.1 Facilities Acquisition

BASIS Peoria K-6 will require an approximately 48,600 square-foot building that will accommodate approximately 840 students at full capacity. The proposed two-story building will include 22 regular classrooms, four science labs, a music room, an art room, two cafeterias, two teacher work rooms, one conference room, seven faculty and administrative offices, a competition-size gym, playground facilities, and parking. This building will follow the same general building plan (or "prototype") as BASIS Tucson K-6 and BASIS Oro Valley Primary. The building will be constructed on approximately 5.5 acres of vacant land.

For the BASIS Peoria K-6 project, BASIS intends to contract with the same general contractor that has successfully built nine BASIS schools from the ground up. The contractor has completed some of these projects in very short time frames (90 days or less), but in nearly every case fewer than 130 days. BASIS also maintains designs for several building "prototypes," each associated with a certain combination of grade levels served. BASIS's K-6 prototype building is slated to be used for a third time with the construction of BASIS Peoria K-6. This repeated experience by the contractor with nearly the exact same building will be invaluable in ensuring that BASIS Peoria K-6 is built on time, without incident, and at reasonable cost.

We intend to select and lock in the site for the BASIS Peoria K-6 facility in summer 2014. Our funding process will have begun by that time, and we plan to close on the site in January.

Costs associated with securing a facility are expected to be roughly $1 million for land costs, $6.275 million for construction and FF&E (furniture, fixtures, and equipment), and $727,000 for financing and other soft costs. BASIS anticipates using tax-free municipal bonds to finance these expenses. Debt service expense on these bonds is included in the Operational Budget. The next section, C.2, describes the advertising/marketing requirements to obtain educational occupancy for BASIS Peoria K-6.

No financial arrangements have yet been made for securing the BASIS Peoria K-6 facility, but past funding partners (who have participated in nine previous BASIS projects) have indicated their willingness and ability to participate in this project.