C. 1 Facilities Acquisition

Current plans are for an opening year student population of 38 students (35.5 in the budget due to 9 kindergarten students being counted as half each) in the following grade configurations and then adding additional grade levels in years two, three and beyond. The school will become a full-fledged K-8 by its sixth year of existence. La Tierra Community School plans to open with grades K-3 charter and grades 4-6 private. As the years progress, the private school will be reduced and grades will be added on to the charter therefore the size of facility listed below is only taking into consideration the charter students.

Year 1	**Year 2**	**Year 3**
K: 10 students	K: 20 students	K: 20 students
1: 11 students	1: 12 students	1: 22 students
2: 12 students	2: 13 students	2: 12 students
3: 13 students	3: 13 students	3: 13 students
Total: 46 students	4: 13 students	4: 13 students
*2 classrooms	**Total: 71 students**	5: 13 students
	*3 classrooms	**Total: 93 students**
		*4 classrooms

Minimum space requirements:

Year 1: 2 classrooms + an office area

Year 2: 3 classrooms + an office area

Year 3: 4 classrooms + an office area

Facilities available within target market and estimated costs

The target market area for La Tierra Community School is the Prescott Unified School District. More specifically, La Tierra plans to locate in the central area of the city, where poverty is the highest. During the first year of existence, La Tierra will need two classrooms. Granite Peak Unitarian Universalist (GPUU) congregation, which is located in the targeted area, has offered to rent its two-classroom religious education building to La Tierra Community School in 2011-12 **(see commitment letter at the end of this section).** Currently, La Tierra, the private school, is renting this facility and GPUU would like to see a relationship continue with the public charter. GPUU would charge LTCS $1200 a month for the two classrooms and use of the outside play area. This amount includes utilities and furniture. It is a very generous offering that LTCS will most likely take advantage of.

Knowing that it would be prudent to investigate a variety of options, LTCS will meet with representatives of Prescott Unified School District (PUSD) and explore facility possibilities as well. PUSD is currently renting a former elementary school to a first-year

public charter (Northpoint Expeditionary Learning Academy.) PUSD would rent a room (unfurnished and not including utilities) for around $2 / sq. ft.

Outside of GPUU building (area for a garden)

Playground area with picnic tables for lunch

Inside classroom of GPUU building

Another photo of the classroom with tables moved to the side

The ideal facility for La Tierra Community School would meet the sq. footage expectations, meet building code standards, and allow for close opportunities to explore the natural world. Fortunately, in the Prescott area there are now several available facilities that meet these expectations while fitting into the La Tierra budget.

There are a variety of commercial properties that are currently vacant and two potential current school sites that may be leaving their current facilities. One site, the location for Mountain Oak Charter School, has 7,614 square feet, eight classrooms, a garden and playground. Many of the classrooms have sinks and the entire building is up to code for an educational facility. Mountain Oak plans to vacate the premises and the owner is looking for a new tenant. This site is close to downtown, the library, Prescott College and the local creeks.

A second potential site is Dexter Elementary, the current location for Northpoint Expeditionary Learning Academy, an Expeditionary Learning high school and first year charter school. The Prescott Unified School District owns the Dexter building and may be searching for a new tenant in 2011-2012 because Northpoint is investigating a new

location. This site is also close to Prescott College, downtown, the library and local creeks. The Dexter building is larger than the Mountain Oak building with 26,730 square feet, although a quarter of the building is used for PUSD offices. This site meets all building codes for a school. PUSD quoted LTCS a lease price of $ .75/square foot per month which is within the amount allotted in the school's budget.

Both of these potential sites would have room for growth and could be permanent sites rather than leasing a smaller space and having to move after one year. The founders of La Tierra Community School have a strong relationship with Prescott Unified School District personnel, Northpoint Academy and Mt. Oak School, ensuring that lease and space discussions will be done with respect and good faith.

In addition to these facilities there is a remarkable amount of empty commercial space in our community and many options will be available for leasing a space. Prescott College is currently expanding the college's property and there is always potential for leasing a space from that institution if the opportunity should arise. Again, because one of the founders of La Tierra Community School is a Prescott College faculty member, and the school is affiliated with the college, the opportunities for leasing space from the college are full of promise.

GRANITE PEAK UNITARIAN UNIVERSALIST CONGREGATION
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Minister's Cell: (928)533-7878 **E-Mail: gpuucoffice@qwestoffice.net**

To Whom It May Concern:

Granite Peak Unitarian Universalist Congregation plans to rent our Children's Religious Education building to La Tierra Community School for the 2011-12 school year.

We are confident, based on past and current relationships, that sharing the building with La Tierra Community School would be in the best interest of both parties. We are estimating that rent for this building will be $1200/month (for 10 months), which would include utilities, with the lease open to negotiation.

Our modular building was purchased from the Phoenix school district four years ago. The building has 2 large classrooms, with approx. 800 square foot of space in each classroom, a large bathroom with two stalls and another handicapped accessible bathroom.

The building and grounds are also handicapped accessible, so that all adults and students are welcomed.

Sincerely,

Barbara Braswell
Director of Religious Education