C.1 Facilities Acquisition

Progress and Process of Facility Acquisition

Arizona Youth Partnership (AzYP), represented by members of the Open Doors Community School (ODCS) leadership team, and members of AzYP's Board - Don Cox, Long Realty, and Bill Williams, Architect/Partner at Engberg Anderson, Inc. have been actively involved in seeking a suitable facility for our school building.

The final facility acquisition will be determined upon approval of the charter and successful negotiations with the property owner. However, the broad outline of terms is included in an attachment to this section. A lease or lease with the option to buy and possible owner financed Tenant Improvement Allowance will be decided during the final negotiations for our site of choice for the proposed school building. The ODCS leadership team toured the site at 13644 N. Sandario Rd. in Marana (right off the Marana Rd. exit on I-10) on several occasions. After researching the area, AzYP and ODCS strongly believe this location best fits the organization's mission for serving rural underserved youth, and there are currently no other readily available alternative options to this property.

Proposed Facility Description

The previously discussed property, currently owned by MHC Healthcare www.maranahealthcenter.org, is a 12,000 square foot main building, with two modular buildings. One modular is 1,440 square feet presently used for office space and the other is a multi-purpose building with 2,360 square feet. Marana Health Center is completing construction of a new 70,000 square foot facility and will begin moving by July 1, 2011 and completely vacate the existing health center building at 13644 N. Sandario Road by early 2012.

The property is well suited for the enrollment figures we have projected for Year 1 – 125 students, Year 2 – 200 students, and Year 3 – 300 students. AzYP also plans to relocate our current corporate office at 3275 W. Ina Rd, Suite 135 to this location, when the existing lease expires on June 30, 2012. The corporate office would use approximately 2,000 – 2,200 square feet of the main building in Year 1, with Years 2 and 3 needs assessed during an annual planning process. Additionally, the site provides adequate space for both AzYP and ODCS once the school reaches full capacity at 300 students.

Proposed Lease Costs

There have been multiple discussions of a progressive nature with the landlord, MHC Healthcare. We have invited them to partner with Open Doors Community School. Due to the fact that Marana Health Center, as a Federally-Qualified Health Care Center, has an array of services to offer including primary and behavioral health care they would be an ideal partner to implement the Community School model. Based on the area, size of the facility and the uniqueness of the property, an agreed upon price for leased space at a total of $8.25 per square foot including recovery of Tenant Improvements is built into the budget. Utilities are budgeted and major maintenance will be provided by MHC Healthcare.

Proposed Facility Requirements
The ODCS facility will need to accommodate 300 students at full enrollment for Year 3. The selected school building will comply with all applicable laws, regulations, and policies. It will comply with ordinance requirements of the target area for a charter school. We have reached out to T. Van Hook, Director of Community Development for the Town of Marana and she has confirmed that the facility will comply with local ordinances.

The classrooms will be sized to accommodate up to 25 students per classroom. The property includes over two acres, with ample parking, and appropriate zoning and street access. At capacity, the school will need administrative offices that will be shared with AzYP, at least 12 classrooms, library/resource room, multi-purpose room for large gatherings, school meetings, and catered lunches.

The following site photo includes: the main building which has 12,000 square feet (including 2,000 – 2,200 that would be utilized for AzYP offices in Year 1); a modular building utilized for offices on the north end of the property with 1,440 square feet; and a multi-purpose modular building on the south end of the property with 2,360 square feet. There is also a space temporarily utilized for parking that could serve as an ideal play area and ball court on the east side of the property.

Please find an existing floor plan for the space included as an attachment. We recognize that significant renovation will be required to retrofit the space and are in discussions with the CEO and board of directors of MHC Healthcare about including a landlord financed Tenant Improvement Allowance into the lease rate. Based on our discussions to date and research of other possibilities in the community, we are confident that this location is ideal for a Community School model program to serve rural and underserved youth in the Marana community.

A copy of the Memorandum of Understanding that outlines the lease commitment between AzYP/Open Doors Community School and MHC Healthcare is included as an attachment.

Proposed Facility Acquisition Timeline

May 2011	**January 2012**	**February 2012**	**June 2012**	**July 2012**	**August 2012**
Tentative agreement between AzYP and Marana Health Center for Charter application.	Finalized agreement between AzYP and Marana Health Center upon charter approval.	Site renovations begin. Required applications and permits submitted to local authorities. Tenant improvement will take place between February and June 2012.	Renovations completed. Building inspections completed. Certificate of occupancy obtained.	Move in to final site. Lease payments begin in July 2012.	School year begins