Business Plan C1 Facilities Acquisition

Phoenix Collegiate Academy, Inc. already began the work of securing a facility: narrowing and evaluating building and land options, negotiating and purchasing the land for future construction. A 540 student capacity K-4 elementary will require 23 classrooms that are approximately 800 sq ft in size each, along with outdoor play areas, multi-purpose space, offices, a library, a computer lab, and appropriate parking areas. Initial designs suggest 3.4-4.2 acres are required to accommodate these needs. A plot of land located at Hidalgo Road and Central Avenue in South Phoenix, across the street from the existing PCA middle school facility, emerged as the ideal choice to serve as an elementary building location. It was purchased in March 2014.

Figure C1.a: Details of draft preliminary program for design

	steven brenden architect llc								28 april 2013
	Phoenix Collegiate Academy K4								
	PROGRAM								
								47 STAFF/FACULTY	540-592 STUDENTS
I.D.	AREA TYPE	specialty	AREA		WIDTH	DEPTH	CAPACITY	AREA PER STUDENT	NOTE
							570		
1	K CLASSROOM		900	M-1	30	30	20	20/net	(30 x 20) + 10 x 30 teaching space/ floor circle and computer storage
2	K CLASSROOM		900	M-1	30	30	20	20/net	
3	K CLASSROOM		900	M-1	30	30	20	20/net	
4	K CLASSROOM		900	M-1	30	30	20	20/net	
5	K CLASSROOM		900	M-1	30	30	20	20/net	
6	K CLASSROOM		900	M-1	30	30	20	20/net	
7	1ST CLASSROOM		900	M-1	30	30	20	20/net	
8	1ST CLASSROOM		900	M-1	30	30	20	20/net	
9	1ST CLASSROOM		900	M-1	30	30	20	20/net	
10	1ST CLASSROOM		900	M-1	30	30	20	20/net	
11	1ST CLASSROOM		900	M-1	30	30	20	20/net	
12	1ST CLASSROOM		900	M-1	30	30	20	20/net	
13	2ND CLASSROOM		900	M-1	30	30	22	20/net	
14	2ND CLASSROOM		900	M-1	30	30	22	20/net	
15	2ND CLASSROOM		900	M-1	30	30	22	20/net	
16	2ND CLASSROOM		900	M-1	30	30	22	20/net	
17	2ND CLASSROOM		900	M-1	30	30	22	20/net	
18	3RD CLASSROOM		900	M-1	30	30	22	20/net	
19	3RD CLASSROOM		900	M-1	30	30	22	20/net	
20	3RD CLASSROOM		900	M-1	30	30	22	20/net	
21	3RD CLASSROOM		900	M-1	30	30	22	20/net	
22	3RD CLASSROOM		900	M-1	30	30	22	20/net	
23	4TH CLASSROOM		900	M-1	30	30	22	20/net	
24	4TH CLASSROOM		900	M-1	30	30	22	20/net	
25	4TH CLASSROOM		900	M-1	30	30	22	20/net	
26	4TH CLASSROOM		900	M-1	30	30	22	20/net	
27	4TH CLASSROOM		900	M-1	30	30	22	20/net	
								24300	Sqft of total classroom
	COMPUTER LAB		N.A.						
	LIBRARY		900	M-1	25	30		50/net	
	MULTIPURPOSE INTERIOR		1800	(2) M-1	60	45	150	15/net	foodservice, group assembly, music, drama contiguous to exterior assembly area
	LOBBY RECEPTION		1200		20	45	0	100/gross	
	RESTROOM STUDENTS		1300		18	25	0		76, 70 fixtures
	administrative								
	CONFERENCE ROOM		225		12	18.75	15	15/net	
	ENCLOSED OFFICE		120		12	10	1	100/gross	
	ENCLOSED OFFICE		120		12	10	1	100/gross	
	OPEN OFFICE AREA		200		10	26.8	4	100/gross	
	COPY STORAGE		300		24	25	2	300/gross	
	TEACHER WORK ROOM		450		30	40	20	100/gross	
	TEACHER LOUNGE		100		15	20	15	15/net	
	RESTROOMS		400		10	20	0		
	Subtotal:		31315						
	facilities								
	furniture/equipment/event storage								
	athletic equipment storage								
	drama/music storage								
	utility services		90		6	15			
	janitorial		45		6.42	7			
	shop/maintenance		180		12	15			
	lockers/showers		0						
	Subtotal		315						
	Total Net:		31,630.00						
	Gross Factor:	10.00%	3,163.00						
	Circulation Factor:	20%	6,326.00						
	Building Gross:		41,119.00						
	athletics								
	Playground sport court volley ball/ basketball		10,000.00						
	site								
	multipurpose exterior		2,250.00	M-3	50	45	150	15/net	
	sport field		N.A.						
	drive/ pickup/drop-off and fire truck access		9,500.00						dbl loaded @ 25' wide + (2) entry @ 625 sq. + (2) drop off @ 200 sq.
	general parking		15,000.00						(47 staff) + (8 students) 1:3 staff, 1:5 students
	visitor parking		1,200.00						4 visitor
	recycle/trash enclosure		450.00						(2) enclosures
	Subtotal site:		28,400.00						55
	Building gross:		41,119.00						
	Site gross factor:	25%	10,279.75						
	Site total:		79,828.75						
	Site acre:	43560	1.83						

PCA, Inc. staff have already begun facility financing discussions with a number of private lenders, including Raza Development Fund, LISC, RBC, and others. Many of those financing partners have committed to finding a way to help PCA, Inc. secure fundraising, but a best option has not yet been identified and a final plan has not been agreed to.

PCA, Inc. expects the total project to cost between $4 and $5M for land acquisition and building construction. Preliminary pricing estimates have already been conducted. PCA, Inc. anticipates securing a loan or loans for this amount through parties that support small businesses, charter schools, and neighborhood revitalization in low income communities. PCA, Inc. anticipates debt service payments near $300K per year (with slightly lower payments in startup years to accommodate for graduated enrollment growth).

Until facilities are finalized, PCA Elementary will use the excess space on PCA, Inc's middle school campus. Adequate classroom and administrative space has already been reserved and secured for the school's one year incubation period at 5610 S. Central Avenue, across the street from the future permanent facility.

A general timeline for construction and operations already exists and partners that PCA, Inc. has worked with in the past have already confirmed an ability to work in the following timeframe:

- Mar 2014 – Oct 2014: Finalize facility designs
- Oct 2014 – July 2015: Secure Facility Financing
- July 2015-Aug 2015: PCA Elementary begins operations co-located at the PCA MS campus
- Sept 2015 – Oct 2015: Break ground on permanent facility
- Oct 2015 – June 2016: Major Construction
- July 2016: Construction complete and certificate of occupancy obtained
- August 2016: Elementary school begins operation in a permanent facility
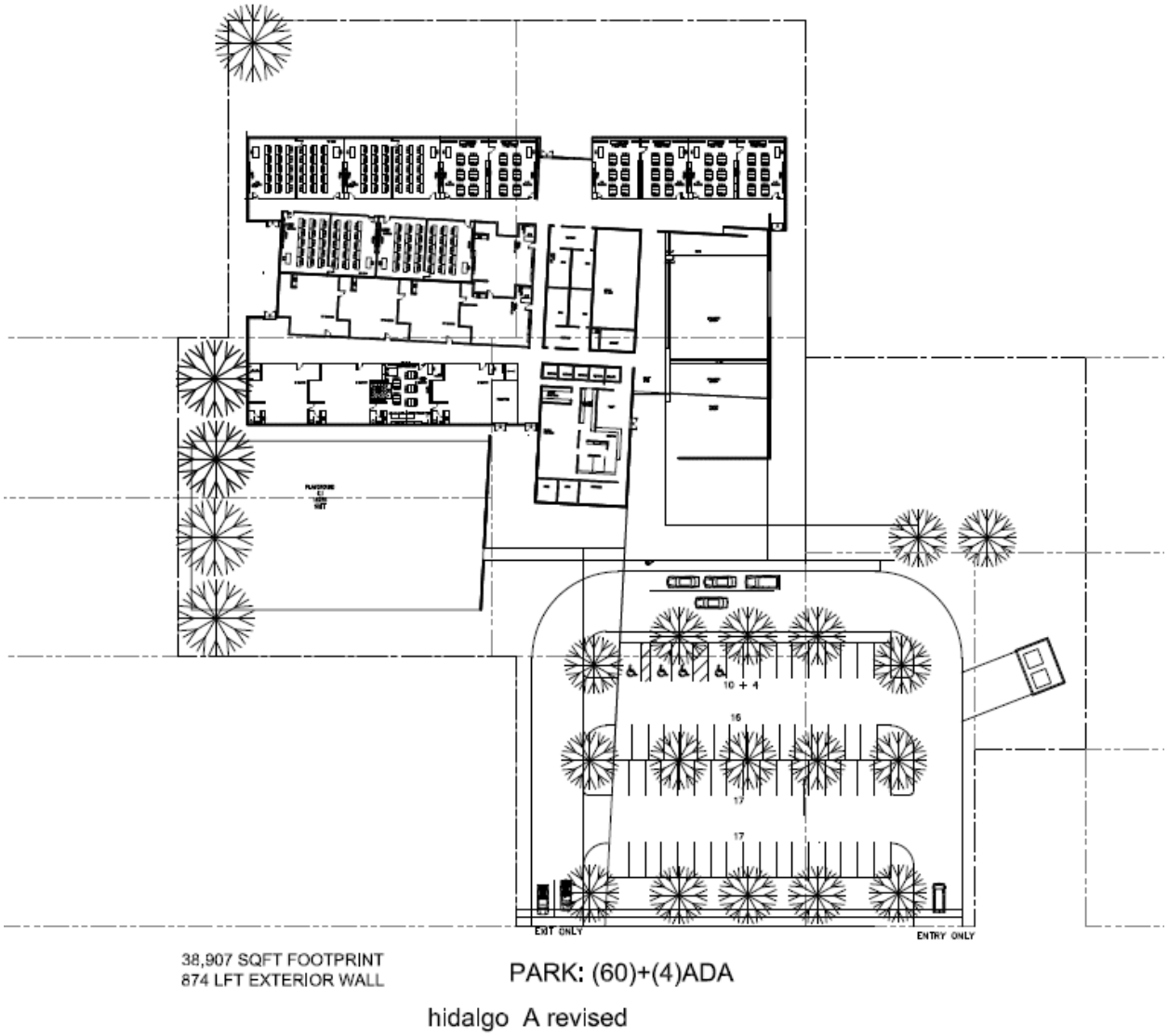
Figure C1.b: Initial rendering of the proposed school site